

**BOARD OF LOCAL IMPROVEMENTS
DOWNERS GROVE SANITARY DISTRICT**

PROPOSED AGENDA

May 21, 2019

6:45 p.m.

- I. Approve Minutes of March 19, 2019
- II. Public Comment
- III. P697: 4110 Finley Road, Downers Grove - Bridge Point II, 133,443 square foot office warehouse

BOARD OF LOCAL IMPROVEMENTS
MINUTES
March 19, 2019

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, March 19, 2019. The meeting was held at the District's Administration Center, 2710 Curtiss Street, Downers Grove. Present were Board Members Kenneth J. Rathje, Robert T. Jungwirth and Mark J. Scacco, General Manager Nicholas J. Menninga, Administrative Supervisor W. Clay Campbell, Sewer Construction Supervisor Ted Cherwak, Sewer Inspector Keith W. Shaffner, Information Coordinator Alyssa J. Caballero, Trustees Wallace D. Van Buren and Paul W. Coultrap and Attorney Michael G. Philipp. President Rathje called the meeting to order at 6:45 p.m.

Election of Officers

A motion was made by Jungwirth seconded by Scacco nominating Kenneth J. Rathje as President of the Board of Local Improvements, closing the nominations and electing Kenneth J. Rathje as President. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.) A motion was made by Scacco seconded by Rathje nominating Robert T. Jungwirth as Vice President, closing the nominations, and electing Robert T. Jungwirth as Vice President. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.) A motion was made by Jungwirth seconded by Rathje nominating Mark J. Scacco as Clerk, closing the nominations, and electing Mark J. Scacco as Clerk. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.)

Minutes of May 15, 2018 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on May 15, 2018. The motion carried.

Public Comment – None

P696 – 5614 Katrine Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from Dan Anderson, owner, for a new single family home on a 0.69 gross acre parcel at 5614 Katrine Avenue, Downers Grove. The property is within the District's Facilities Planning Area, but is not within the District's current corporate limits. The proposed project is estimated to generate wastewater flows of 350 gallons per day, or a density of 5.07 PE per acre, which is within the District's design allocation of 10 PE per acre for residential parcels. Service can be provided to this property by extension of the District sewers located on College Road. The proposed sewer design complies with the Sanitary District's Unsewered Area Plan. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. A motion was made by Scacco seconded by Jungwirth approving this request subject to annexation, to a maximum flow of 350 gallons per day, receipt of an Illinois EPA permit, construction of the necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances, and standard conditions. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.)

Upon a motion by Scacco seconded by Jungwirth, the meeting was adjourned at 6:50 p.m. The motion carried.

Approved: May 21, 2019

Attest: _____
Clerk

President

BOARD OF LOCAL IMPROVEMENTS

May 21, 2019

STAFF BRIEFING

P697: 4110 Finley Road, Downers Grove, IL

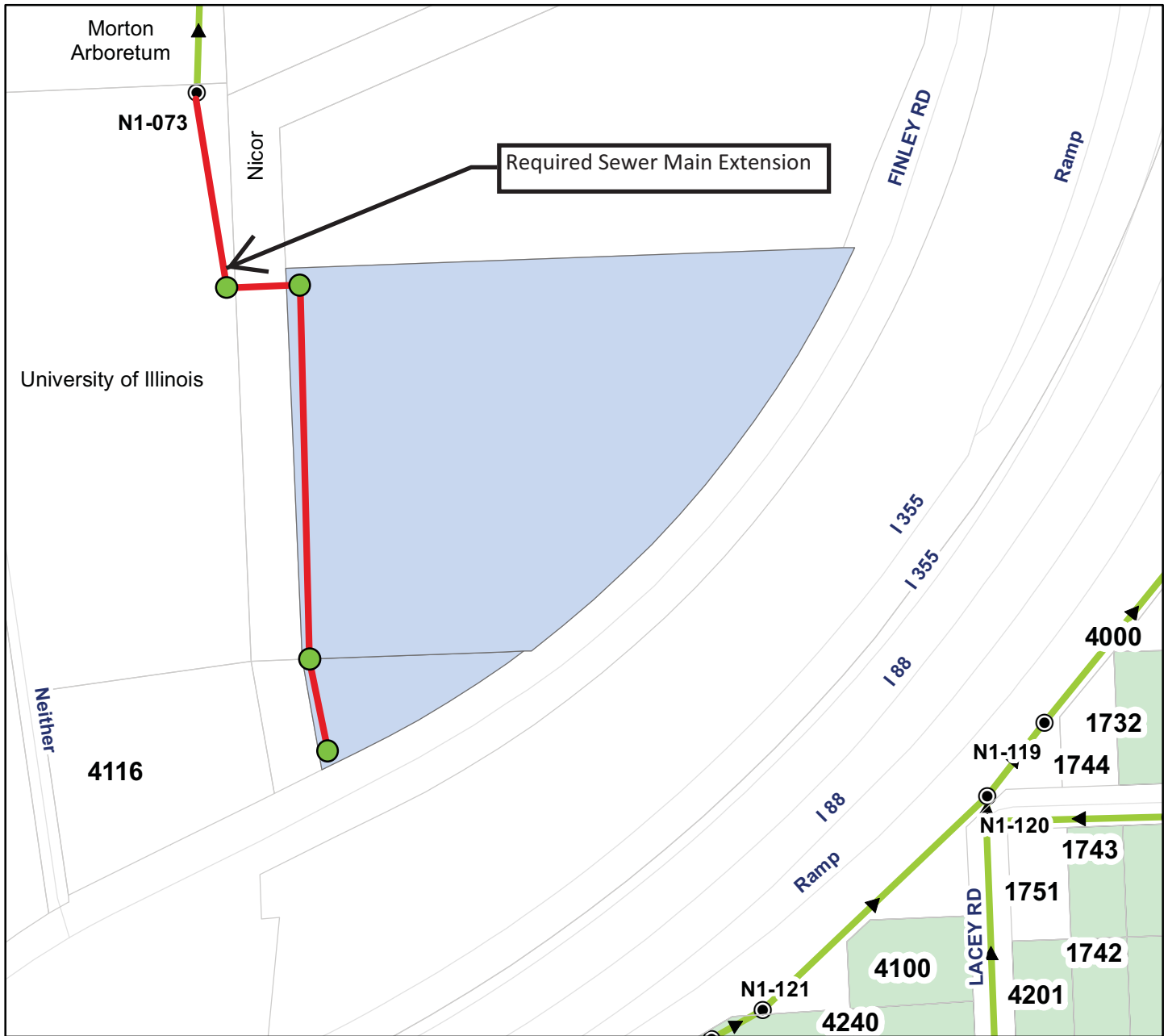
REQUEST:

Mark Houser of Bridge Development Partners, LLC, contract purchaser/developer, is requesting sanitary sewer service for 133,443 square foot office-warehouse building on a 12.21 gross acre parcel at the above location. The property is within the District's Facilities Planning Area (FPA), but it is not within the District's current corporate limits. The proposed use will generate an estimated wastewater flow of 2,936 gallons per day or a density of 2.41 PE per acre. The District's design allocation for this site is 25 PE per acre. The flow estimate is based 15% of the building use in office space and 85% in warehouse space. The flow factors are 0.09 gallon per day per square foot of office space and 0.01 gallon per day per square foot of warehouse space.

SUMMARY:

Service can be provided to this project by extension of the public sewer main from the existing District sewer located on the Morton Arboretum and University of Illinois properties. The location of the proposed sewer main will require the granting of a sewer easements to the District (from the University of Illinois and Nicor). The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of this request to a maximum flow of 2.04 gallons per minute (2,936 gallons per day), subject to annexation, the receipt of an Illinois EPA permit, construction of public sewer main extension, the granting of the sewer easements, payment of all fees per ordinance, compliance with all District ordinances and standard conditions.

Downers Grove Sanitary District Board of Local Improvements 4110 Finley Road Downers Grove P697

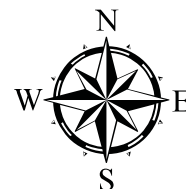


Legend

- P697 - 4110 Finley Road
- Sanitary Manholes
- Sanitary Sewer
- DGSD Boundary

0 65 130 260 390 520 Feet

Downers Grove
Sanitary District



DATE 04/17/19

DOWNERS GROVE SANITARY DISTRICT
2710 CURTISS STREET
DOWNERS GROVE, ILLINOIS 60515
(630) 969-0664

P697

SANITARY SEWER SERVICE REQUEST

Location 4110 Finley Road, Downers Grove, IL

Legal Description Lot _____ Block _____ Subdivision _____

See attached legal description and survey. P.I.N. 09-06-100-19 & 09-06-100-25

Name of Owner on Deed C. V. Land Holdings LLC Phone No. (847) 676-4300

Developer Bridge Development Partners, LLC Phone No. (630) 626-4128

Name of Person Making Request Mark Houser Phone No. (630) 626-4128

E mail: mhouser@bridgedev.com

Address (we will be sending information regarding this request; please be sure address is legible)

1000 W. Irving Park Road, Suite 150, Itasca, IL 60143

This Applicant's Interest in This Property Contract Purchaser/Developer
(Owner/Developer/Beneficiary Land Trust, etc.)

Number of Acres Involved 10.87 Present Zoning O-R-M Proposed Zoning Same

Is the Property (A) Improved _____ (B) Vacant X

(A) If Improved, Describe Improvements _____

Number & Type of Units _____

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe Bridge proposes to
develop the property with a 133,443 square foot, multi-tenant, speculative, industrial building.

Number & Type of Units From one to three tenants.

Estimated Starting Date of Project July, 2019

If You Propose to Annex to a Community, Which One _____

NOTE: If this request is for

- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing development, indicate the floor area.
- an office/research development, indicate the floor area and number of employees.
- commercial/industrial buildings(s), provide an estimate of wastewater flow in gallons per day

****SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS****

4110 Finley Road, Downers Grove, IL

Legal Description

Parcel 1:

That part of the Northwest 1/4 of Section 6, Township 38 North, Range 11, East of the Third Principal Meridian, described by beginning at the Northwest Corner of Lot 3 of Lacey Estates, recorded December 19, 1962 as document R62-44978, being on a Line Parallel with and 82.5 Feet East of, measured at right angles, of the West Line of said Northwest 1/4, and running thence North along said parallel line, 631.69 feet; thence East parallel with the North Line of Lots 1, 2 and 3 in Lacey Estates, 1048.38 feet (measure 1047.77 feet) to the Westerly Line of Finley Road; thence Southerly and Southwesterly along said Westerly line, being on a curve to the right and having a radius of 991.74 feet, for an arc distance of 703.28 feet (measure 702.49 feet) to the Northeast corner of said Lot 1; thence West along said North Line of Lots 1, 2 and 3, 771.88 feet (measure 773.78 feet) to the point of beginning, in DuPage County, Illinois.

Parcel 2:

Lots 1, 2 and 3 in Lacey Estates, being a Subdivision in Section 1, Township 38 North, Range 10, East of the Third Principal Meridian, and in Section 6, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded December 19, 1962 as document R62-44978, in Dupage County, Illinois

(except that part of said parcels 1 and 2 lying Southeasterly of the following described line: Commencing at the Northwest Corner of Lot 3 in Lacey Estates; thence South 10 degrees 26 minutes 38 seconds East 187.79 feet along West Line of Said Lot 3 for a point of beginning of said Line; thence North 63 degrees 46 minutes 45 seconds East 67.72 feet to a point of curvature; thence along a curve to the left having a radius of 1713.04 feet and subtending a chord of 1145.63 feet and bearing North 44 degrees 14 minutes 39 seconds East, for an arc distance of 1168.13 feet to the point of termination of said line (said point being on a Line Parallel with the North Line of Lots 1, 2 and 3 in Lacey Estates and said parallel line being 631.69 feet North of the Northwest corner of said Lot 3) and except the Southeasterly 7.00 feet of that part of said parcels 1 and 2 lying Northwesterly of and adjoining the line described in the first exception and except that part of said parcel 1 described as follows: commencing at the Northwest Corner of Lot 3 in Lacey Estates, being a Subdivision according to the Plat thereof recorded December 19, 1962 as document R62-44978, said point of commencement being the Intersection of the South Line of Lot 1 of Lacey Davenport Plat of Survey, aforesaid, with a line 82.50 feet, as measured at right angles, East of and parallel with the West Line of the Northwest 1/4 of Said Section 6; thence Northerly along said last described parallel line, 631.69 feet; thence Easterly parallel with the North Line of Lots 1, 2 and 3 in Lacey Estates, aforesaid, 902.33 feet to the point of beginning, thence continuing along said parallel line 10.34 feet to a point on a line lying 7.00 feet Northwesterly of and concentric with the Northwesterly line of relocated Finley Road acquired by Condemnation in Case No. 88ED249; thence Southwesterly along said concentric line being a curved line convex Southeasterly and having a radius of 1706.04 feet, an arc distance of 95.91 feet; thence Northeasterly 91.40 feet to the point of beginning), in DuPage County, Illinois

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ALTA Commitment for Title Insurance (08/01/2016)



A.L.T.A./N.S.P.S. LAND TITLE SURVEY

