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

PROPOSED AGENDA July 16th, 2019 6:45 p.m.

- I. Election of Officers
- II. Approve Minutes of May 21, 2019
- III. Public Comment
- IV. P698: 1 W. Quincy Street, Westmont 5 Story Mixed Use Building

## **DOWNERS GROVE SANITARY DISTRICT** M E M O

DATE: July 11, 2019

## TO: BOARD OF LOCAL IMPROVEMENTS

FROM: Nicholas J. Menninga General Manager

RE: Election of BOLI officers for Fiscal Year 2019-2020

On May 21, 2019, the Board of Trustees re-appointed the members of the Board of Local Improvements for Fiscal Year 2019-2020. The BOLI will need to elect officers for the fiscal year at the July 16, 2019 meeting. The following excerpt is from previous minutes for your reference.

### 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.)

cc: WDVB, AES, PWC, TTC, WCC, & MGP

## BOARD OF LOCAL IMPROVEMENTS MINUTES <u>May 21, 2019</u>

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, 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. President Rathje called the meeting to order at 6:45 p.m.

## Minutes of March 19, 2019 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on March 19, 2019. The motion carried.

Public Comment - None

## P697 – 4110 Finley Road, Downers Grove

Board member Jungwirth recused himself from discussion and voting on this item as Spaceco is a sister company to his full-time employer. The Board reviewed a request for sanitary sewer service from Mark Houser of Bridge Development Partners, LLC, contract purchaser/developer, for 133,443 square foot office-warehouse building on a 12.21 gross acre parcel at 4110 Finley Road, Downers Grove. The property is within the District's Facilities Planning Area, but 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, which is within the District's design allocation of 25 PE per acres. 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. 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 proposed sewer design 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 recommended approval of this request. A motion was made by Scacco seconded by Rathje approving this request subject to annexation, to a maximum flow of 2.04 gallons per minute (2,936 gallons per day), 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. The motion carried. (Votes recorded: Ayes-Rathje and Scacco. Abstain-Jungwirth.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 6:54 p.m. The motion carried.

Approved: July 16, 2019

President

Attest:

Clerk

## BOARD OF LOCAL IMPROVEMENTS July 16, 2019 STAFF BRIEFING

### P698: 1 W. Quincy Street, Westmont, IL

#### **REQUEST:**

Drew Mitchell of Holladay Properties, developer, is requesting sanitary sewer service for a 5 Story, 94 Unit mixed use building on a 1.29 gross acre parcel at the above location. The property is within the District's Facilities Planning Area (FPA), and within the District's current corporate limits. The existing commercial and residential buildings on this property will be disconnected from the Sanitary District main and demolished. The proposed use of 1 W. Quincy will generate an estimated wastewater flow of 19,400 gallons per day or a density of 149.23 PE per acre. The District's design allocation for this site is 25 PE per acre. The flow estimate is based on 76 one bedroom residential units, 18 two bedroom units and a 3,400 square foot restaurant. The flow factors are 150 gallons per day for one bedroom units and 300 gallons per day for two bedroom units. The 3,400 square foot 65 seat restaurant flow estimate is based on a flow factor of 40 gallons per day per seat.

### SUMMARY:

Service can be provided to this property by connection to the Sanitary District sewer located in the alley to the West of the project. A portion of the public alley will be vacated by the Village of Westmont and the sanitary sewer main in that portion will be removed due to the larger scale of the proposed building. The portion of the sanitary main that will be removed has no upstream flow and no other private service connection. The downstream trunk sewers have adequate reserve capacity to serve this request (see attached memo from Baxter & Woodman). Staff recommends approval of this request to a maximum flow of 13.47 gallons per minute (19,400 gallons per day), and subject to receipt of an Illinois EPA permit, payment of all fees per ordinance, and compliance with all District ordinances and standard conditions.



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

## SANITARY SEWER SERVICE REQUEST

Location 1 W Quincy, Westr	nont, IL 60559		
Legal Description Lot	Block	Subdivision	
09-09-407-007; 008; 015; 0	016 (20-24 S Cass)	P.I.N. Various -	Under Consolidation
Name of Owner on Deed HP Q	uincy Partners, LLC (6-	18-2019) Phone No	. (312) 545-5123
Developer Holladay Properties			. <u>(</u> 312) 545-5123
Name of Person Making Request Drew Mitchell			(312) 545-5123
E mail: dmitchell@holladay	properties.com		
Address (we will be sending info	ormation regarding this requ	est; please be sure addres	ss is legible)
324 W Burlington Ave, Lag	ırange, IL 60521		
This Applicant's Interest in This	Property Owner / Develo	oper veloper/Beneficiary Land	d Trust, etc.)
Number of Acres Involved 1	Present Zoning C	BD Proposed	Zoning PUD / CBD
Is the Property (A) Improved	Α	(B) Vacant	
(A) If Improved, Describe Impr	rovements Currently impr	oved with 3 commer	cial buildings, which will be
demolished and replaced v	vith a 5 story, 94 unit mi	ixed use building	
Number & Type of Units 94 Ap	partments + 3,400 SF R	estaurant	
(B) If Vacant or Additional Imp	provements or Remodeling A	Are Proposed, Describe	See above
Restaurant - 3,400 SF; Sea	ating Cap 65; Hours 11/	AM to 11PM	
	Numbe	r & Type of Units 76 C	ne Beds, 18 Two Beds
Estimated Starting Date of Proje	ct November 1, 2019		
If You Propose to Annex to a Co	ommunity, Which One <u>N/A</u>		
<b><u>NOTE</u></b> : If this request is for			
<ul> <li>a multiple family development,</li> <li>a restaurant, indicate the seating</li> <li>a commercial project, indicate t</li> <li>an office/warehouse or light ma</li> <li>an office/research development</li> <li>commercial/industrial buildings</li> </ul>	indicate the number of units for g capacity and hours of operation the floor area. anufacturing development, indica- t, indicate the floor area and numbers.	or each bedroom count. on. If drive-up is proposed cate the floor area. mber of employees.	, give the number of orders per day.

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



# Memo

То:	Keith Shaffner, Downers Grove Sanitary District				
From:	Shane Firsching P.E., Baxter & Woodman, Inc.				
Date:	July 11, 2019	Project No.: 190056.00			
Subject:	Capacity Analysis – Quincy Station, Westmont				

The District has been approached by a developer to replace the existing apartment building and commercial building at the properties of 20 S. Cass Avenue, 14 S. Cass Avenue, and 33 W. Quincy Street (all in Westmont, IL) with a proposed five-story mixed use building. This would increase the wastewater loading from 17 population equivalents (P.E.) to 194 P.E. and would generate an additional 17,700 gallons per day (gpd) to be connected upstream of manhole 1N-051. This equates to an additional average daily flow of 12 gallons per minute (gpm) and a peak flow of 53 gpm. The purpose of this evaluation is to determine whether sufficient downstream capacity is available to serve the subject property.

The flow metering locations downstream of the proposed development are shown in the table below. A lower rank number indicates higher risk of I/I (i.e. A basin with the rank of 1 has the worst I/I performance out of all 150 basins.) In general, the downstream basins perform well, but note that Basins 1N-011 and 1G-005 are ranked in the worst 25 percentile.

Basin	Group	I/I No.	Rank (150 total)
1N-011	А	11.93	36
1N-001-A	А	7.96	72
1G-005	A-I	12.84	30
1E-006-S	I-J	5.89	104
1E-003-S	J	5.58	111
1C-006-S	J-K	7.01	85
2A-008-S	K-L	5.75	107
2A-001-S	L	5.25	115

In 2010, a hydraulic model was prepared in XP-SWMM to evaluate the existing capacity and impact of additional flow to the collection system serving the Westmont Downtown area. This included all Group A Basins in the District's flow metering program. Typically, the District evaluates sanitary sewers for the capability to handle a ten-year frequency storm event.



The 2010 model was revised to include the cumulative wastewater loadings from previously reviewed developments, including the following:

J 408-420 N. Cass Avenue, 77 P.E. (tributary to 1G-005 in this study)

The 2010 model was revised to include improvements to the collections system, including the following:

- J Basin 1G-046 ARRA Grouting
- ) Basin 1K-002 ARRA Grouting
- Basin 1K-028 Alley Sewer Replacement, Phase 1 and Phase 2

The model simulations show the collection system has available capacity to receive the proposed flow addition without causing sanitary sewer overflows. The simulations predict minimal surcharging. However, sensitivity analyses show the level of surcharging can be volatile for additional future flows. The model predicts Manhole 1G-014 as the first manhole downstream that would overflow. Manhole 1G-014 is 6.75 feet deep and has 4.75 feet of freeboard.

Our evaluation determined the addition of the development will not significantly impact the hydraulic grade line (hgl) in the trunk sewer during peak flow events. Thus, the additional flow from the proposed development will have a negligible impact on the sewer system operation. However, we recommend the District continue with improvements (1K-028 Basin Sewer Replacement) in the collection system upstream of Manhole 1G-014 to increase protection against surcharging. In addition, we recommend further analysis of the area to evaluate reserve capacity, potential future flows, and required I/I reduction to accommodate future development.

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## Sanitary Sewer Atlas



## Legend

• Manholes



0 20 40 80 120 160 Feet



## Downers Grove Sanitary District Board of Local Improvements 1 W. Quincy Street Quincy Station P698









Sanitary Sewer

- Streets
  - DGSD Boundary



120

Feet

30 60

0



