

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

**PROPOSED AGENDA**

August 19th, 2025

6:45 p.m.

- I. Election of Officers
- II. Approve Minutes of April 15th, 2025
- III. Public Comment
- IV. P718: 5724 Lomond Avenue – Single Family Home Sewer Extension

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

DATE: August 11, 2024

TO: BOARD OF LOCAL IMPROVEMENTS

FROM: Amy R. Underwood  
General Manager

RE: Election of BOLI officers for Fiscal Year 2025-2026

On May 20, 2025, the Board of Trustees re-appointed the members of the Board of Local Improvements for Fiscal Year 2025-2026. The BOLI will need to elect officers for the fiscal year at the August 19th, 2025 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 Jungwirth 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: AES, JMW, ME, KWS, CS, & DM

BOARD OF LOCAL IMPROVEMENTS  
MINUTES

April 15, 2025

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, April 15, 2025. 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 General Manager Amy R. Underwood, Administrative Supervisor Carly Shaw, Sewer Construction Supervisor Keith W. Shaffner, Information Coordinator Alyssa J. Caballero, and Trustees Amy E. Sejnost and Mark Eddington. President Rathje called the meeting to order at 6:49 p.m. Member Mark Scacco was absent.

Minutes of March 18, 2025, Meeting

A motion was made by Jungwirth seconded by Rathje approving the revised minutes of the meeting held on March 18, 2025. The motion carried.

Public Comment – None

P717 – 100 39<sup>th</sup> Street, Downers Grove

The Board reviewed a request for sanitary sewer service from Anna Sutton from M/I Homes of Chicago LLC, for proposed 35 single-family home subdivision with a gross acreage of 20.7 acres. This property is within the District's Facilities Planning Area but is not within the District's current corporate limits. The proposed 35 single family home subdivision will generate an estimated wastewater flow of 12,250 gallons per day. This flow is based on 350 gallons per day per single family home. The Sanitary District design allocation for 10 PE per acre is well above the estimated wastewater flow from the homes of 122.5 PE. Service can be provided to 18 of the proposed homes by existing sanitary sewer main on 39th Street, Cumnor Road, and Williams Street. The other 17 homes will need a 900-foot sanitary sewer main extension. The sanitary sewer main extension will be extended from the sanitary sewer main on 39th Street. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Jungwirth asked if the homes will all pay the same fees and if this is an unincorporated area. Staff confirmed yes to both inquiries. A motion was made by Jungwirth seconded by Rathje approving this request subject to annexation, receipt of Illinois EPA permit, payment of all fees per ordinance, compliance with all District ordinances and standard conditions. The motion carried. (Votes recorded: Ayes–Rathje and Jungwirth.)

Upon a motion by Jungwirth seconded by Rathje, the meeting was adjourned at 6:55 p.m. The motion carried.

Approved: August 19th, 2025

\_\_\_\_\_  
President

Attest: \_\_\_\_\_  
Clerk

**BOARD OF LOCAL IMPROVEMENTS**  
**August 19, 2025**  
**STAFF BRIEFING**

P718: 5724 Lomond Avenue, Downers Grove, IL

**REQUEST:**

Daniel Rubel the property owner, is requesting sanitary sewer service for a proposed new single-family home. The property will need a 200-foot sewer main extension to be served. The property has a gross acreage of .76 acres and is within the District's Facilities Planning Area (FPA). The proposed single-family home will generate an estimated wastewater flow of 350 gallons per day.

**SUMMARY:**

Service can be provided to the property by extending the sanitary sewer main located on 59th Street to the south. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of this request subject to receipt of an Illinois EPA permit and payment of all fees per ordinance.

DATE 07/15/25

P718

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

SANITARY SEWER SERVICE REQUEST

Location 5724 Lomond Ave., Downers Grove, IL. 60516

Legal Description Lot 8 Block 5 Subdivision Arthur T McIntosh & Co's Scenic Views Subdivision  
P.I.N. 08-13-109-022

Name of Owner on Deed Daniel Rubel Phone No. (312) 515-0944

Developer Daniel Rubel Phone No. (312) 515-0944

Name of Person Making Request Daniel Rubel Phone No. (312) 515-0944

E mail: djrub@sbcglobal.net

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

5603 Katrine Ave., Downers Grove, IL. 60516

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

Number of Acres Involved 0.687 Present Zoning R-4 Proposed Zoning R-4

Is the Property (A) Improved \_\_\_\_\_ (B) Vacant (B) Vacant

(A) If Improved, Describe Improvements \_\_\_\_\_

Number & Type of Units \_\_\_\_\_

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe Construct a single story

2,486sf residence with 754sf attached garage and a 1,159sf unfinished basement.

Number & Type of Units 1 single story residence

Estimated Starting Date of Project 09/01/25

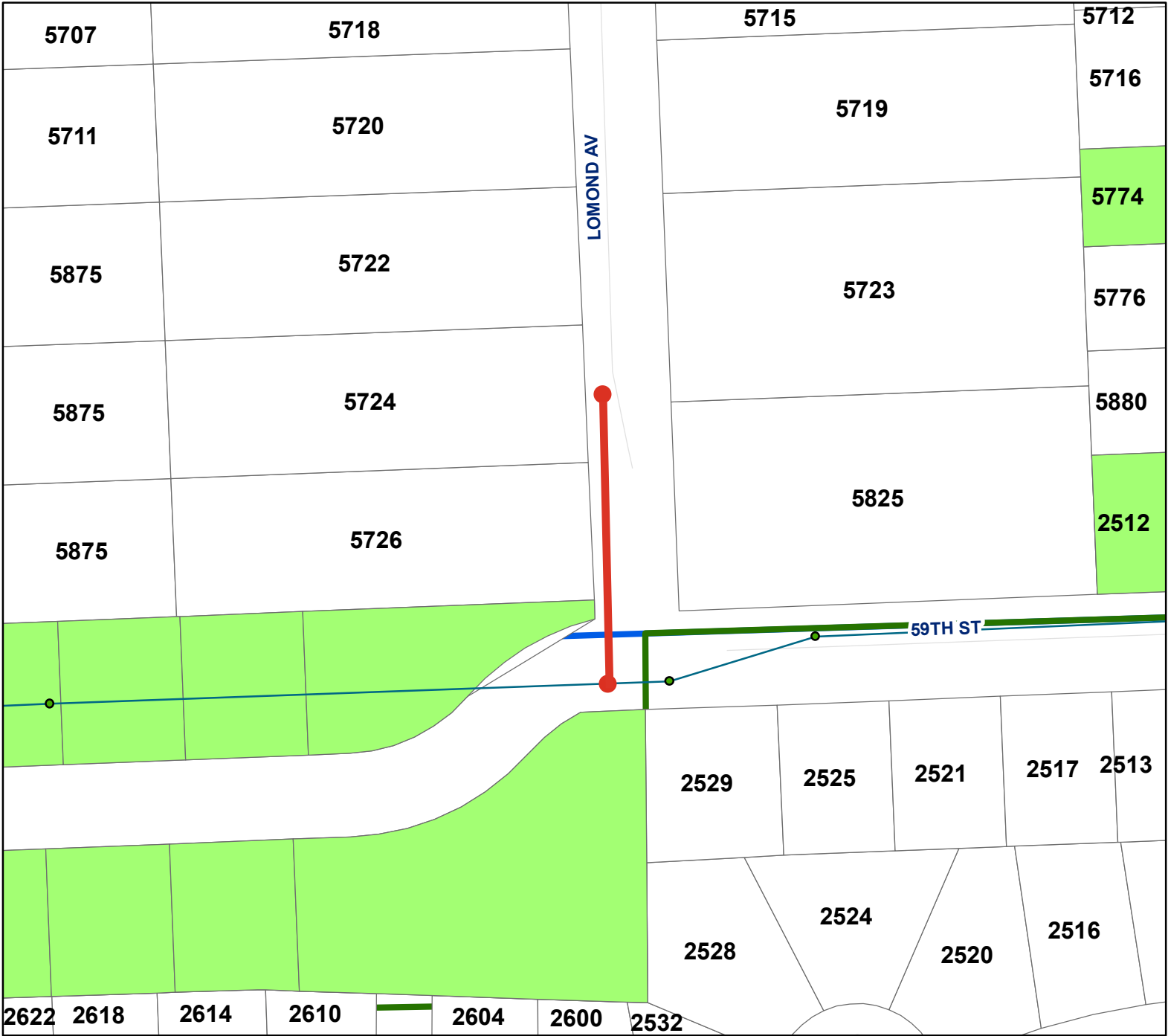
If You Propose to Annex to a Community, Which One \_\_\_\_\_

**NOTE:** If this request is for

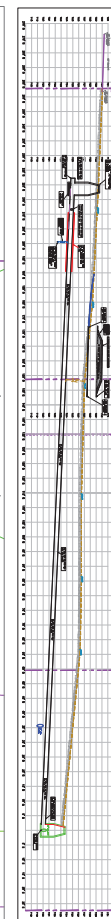
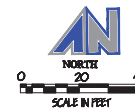
- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing 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\*\***

**Downers Grove Sanitary District  
P718 - Sewer Extension  
5724 Lomond Avenue**



**CALL J.U.L.I.E.  
BEFORE YOU DIG  
1-800-892-0123**

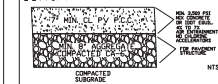


IMPERVIOUS LOT COVERAGE	
CALCULATIONS	
5724 Lombard Av. Downers Grove	
LOT SQUARE FOOTAGE	29620 S.F.
STORMWATER	0.887 AC
EXISTING	
	0 S.F.
	3 F.
	0 S.F.
EXISTING IMPERVIOUS	= 0 S.F.
	= 0 AC
	= 0.00%
PROPOSED STORM	
RESIDENCE	3273 S.F.
PERCENT PAVK/STEPS	256 S.F.
AREA WELLS	48 S.F.
REAR STOP	24 S.F.
NON RETAINING WALL	30 S.F.
ACGEN UNITS	16 S.F.
100% GARAGE APRON	182 S.F.
DRIVEWAY APPROACH	170 S.F.
CONC DRIVEWAY	2526 S.F.
PROPOSED IMPERVIOUS =	6125 S.F.
	= 20.81%
INCREASED IMPERVIOUS =	6525 S.F.
	= 22.03%

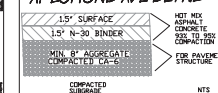
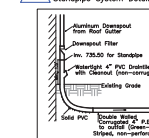
LEGEND

- 
- DRAINAGE DIRECTION, GENERAL
- PROPOSED DRAINAGE TIE
- DOWN SPOUT DIRECTION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED GRADE
- 731.80
- UTILITY POLE
- SANITARY SOWER
- STORM SOWER
- FENCE LINE

CONCRETE APRON/DRIVE DETAIL



ASPHALT APPROACH  
AT LOMOND AVE DETAIL


Downspout with Standpipe System Detail

All Elevations Provided are NAVD '88

BENCH MARK:  
DuPage County BM MF1248  
Located along Belmont, 200' south  
of intersection Curtiss Street.  
In the west curbline, @ St. Joseph  
Creek.  
Elevation Given: 692.43

TEMPORARY SITE BENCH PROVIDED:  
P.K. nail along west side of Lomond Avenue,  
adjacent to S.E. Property corner of 5724 Lomond.  
Elevation Established: 728.96

PROFESSIONAL ENGINEER'S SIGNATURE &amp; SEAL



**Dan Greco, P.E.**  
Civil Engineer  
1042 Maple Ave, Suite 130  
Lisle, IL 60532  
(630) 745-0824  
dgreco1@att.net

Total Area disturbed estimated @ 20,000 S.F.

Due to unfavorable site soil properties, a fee in lieu of shall be paid of instead of installing onsite PCBMP facilities.

A total site net new impervious area of 6525 square feet is proposed. Based upon a fee in lieu of at a rate of \$0.50/square foot, a total fee in lieu of onsite PCBMP stormwater runoff detention is calculated to be \$3,262.50.

**SHEET:**

**PROPOSED SITE AND DRAINAGE PLAN**  
**5724 LOMOND AVENUE**  
**DOWNS GROVE, IL 60516**

NO. 1007.

WINERS:  
Daniel Rubel

0	Daniel Grecco, P.E.	Architect:
1	042 Maple Ave, Suite 130	Don Richard, PLLC
2	042 Maple Ave, Suite 130	4735 Main Street
3	042 Maple Ave, Suite 130	Downers Grove, IL 60515
4	042 Maple Ave, Suite 130	(708) 361-9139
5	042 Maple Ave, Suite 130	donrichardarchitect@gmail.com
6	042 Maple Ave, Suite 130	
7	042 Maple Ave, Suite 130	
8	042 Maple Ave, Suite 130	
9	042 Maple Ave, Suite 130	

SCALE \_\_\_\_\_  
AS SHOWN

SHEET

C3

Date  
JULY 14, 2025