

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

PROPOSED AGENDA
September 23rd, 2025
6:30 p.m.

- I. Approve Minutes of August 19th, 2025
- II. Public Comment
- III. P719: 828 Warren Avenue – Multi Family Apartment Building
- IV. P720: 5112 Forest Avenue – Multi Family Mixed Use Building
- V. P721: 3900 Finley Road – Warehouse

BOARD OF LOCAL IMPROVEMENTS MINUTES

August 19, 2025

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, August 19, 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, Mark J. Scacco, 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 and Attorney Dan McCormick. President Rathje called the meeting to order at 6:45 p.m. Also present were Derek Wold and Amanda Streicher with Baxter & Woodman.

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 Scacco 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 April 15, 2025, Meeting

A motion was made by Jungwirth seconded by Scacco approving the revised minutes of the meeting held on April 15, 2025. The motion carried.

Public Comment – None

P718 – 5724 Lomond Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from Daniel Rubel, property owner, for a proposed new single-family home located at 5724 Lomond Avenue, Downers Grove with a gross acreage of 0.76 acres. The property will need a 200-foot sewer main extension to be served. The proposed single-family home will generate an estimated wastewater flow of 350 gallons per day. Service can be provided the proposed home 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 recommended approval of this request. Jungwirth inquired if the house is incorporated in the Village of Downers Grove. Staff confirmed not at this time. Rathje inquired if this extension would be eligible for recapture. Staff informed Board Members that the properties that this extension will cross already have sanitary sewer available to them, and no recapture will be collected. Jungwirth inquired about what side of the road the extension would be installed on. Staff informed Board Members the sanitary sewer main extension will be installed straight from the existing manhole to the home in the west right of way. A motion was made by Scacco seconded by Jungwirth 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, Jungwirth and Scacco.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 6:52 p.m. The motion carried.

Approved: September 23rd, 2025

Attest: _____
Clerk

President

BOARD OF LOCAL IMPROVEMENTS
September 12, 2025
STAFF BRIEFING

P719: 828 Warren Avenue, Downers Grove, IL

REQUEST:

Michael Gatto, the General Contractor, is requesting sanitary sewer service for a proposed new 20 unit multi-family building. The building is proposed to have 5 studios, 1 one-bedroom, 3 two-bedroom and 11 three-bedroom apartments. This property has a combined gross acreage of .5 acres. This property is within the District's Facilities Planning Area (FPA) and within the District's current corporate limits. The proposed building will generate an estimated wastewater flow of 4,850 gallons per day or a density of 97 PE per acre, which is above the District design flow allocation of 25 PE per acre for parcels. Additional Trunk Sewer Service Charge will be collected for the overage of the flow allocation. This is based on a flow factor of studio 1 PE, 1 bedroom at 1.5 PE, two and three bedrooms at 3 PE.

SUMMARY:

Service can be provided to the property by the existing sanitary sewer main located in Warren Avenue in front of the property. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommend approval of this request subject to receipt of an Illinois EPA permit and payment of all fees per ordinance.

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

SANITARY SEWER SERVICE REQUEST

Location 828 Warren Ave., Downers Grove

Legal Description Lot _____ Block _____ Subdivision _____

P.I.N. 0908125014; 0908125015

Name of Owner on Deed _____ Phone No. (847) 778-9626

Developer HP Ventures LLC Phone No. (847) 778-9626

Name of Person Making Request Michael Gatto Phone No. (847) 778-9626

E mail: mikegatto@gmail.com

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

828 Warren Ave. Downers Grove

This Applicant's Interest in This Property Owner

(Owner/Developer/Beneficiary Land Trust, etc.)

Number of Acres Involved 0.376 Present Zoning DB Proposed Zoning DB

Is the Property (A) Improved Yes

(B) Vacant _____

(A) If Improved, Describe Improvements One single family home, one commercial building

Number & Type of Units _____

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe New construction

20 Unit multi family. 5 studios; 1 one bedroom; 3 two bedrooms; 11 three bedrooms

Number & Type of Units see above

Estimated Starting Date of Project October 15, 2025

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 P719 - Proposed Multi-Family Building 828 Warren Avenue

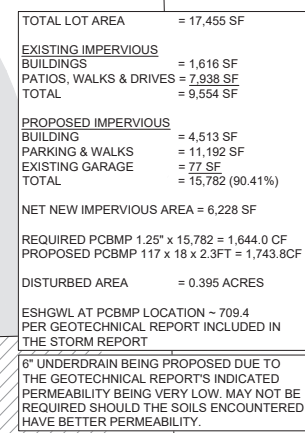
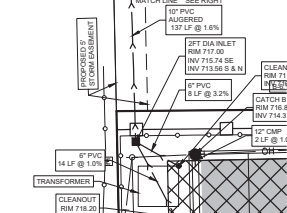


Legend

-  DGSD Annexed Parcels
-  Unannexed Parcels
-  Sanitary Manholes
-  Sanitary Sewer Main

0 35 70 140
Feet





Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
915 Waverly Road, Suite 405-52
Tomball, TX 77375
Phone: (281) 352-1100
Fax: (281) 352-1099
FAX: (830) 271-0774
Website: www.meciv.com

NE
A GREEN LEAF
GROWING FROM THE LETTER
NE
BETTER. A LIFE!

FILED IN: CB
DRAWN BY: JWS
CHECKED BY: AS
APPROVED BY: EF
DATE: 04/24/2004
SCALE: 1/8"=1'-0"
SHEET -
V-1

5
OF 11 SHEETS
PROJ # 24-PR-1007

BOARD OF LOCAL IMPROVEMENTS

September 12, 2025

STAFF BRIEFING

P720: 5112 Forest Avenue, Downers Grove, IL

REQUEST:

Brownstone Homes Ltd, the owner, is requesting sanitary sewer service for a proposed new mixed-use building. The building is proposed to have 1 restaurant, 3 retail units, 9 office units and 5 residential units. This property has a combined gross acreage of .6 acres. This property is within the District's Facilities Planning Area (FPA) and within the District's current corporate limits. The proposed building will generate an estimated wastewater flow of 10,200 gallons per day or a density of 163 PE per acre, which is above the District design flow allocation of 25 PE per acre for parcels. Additional Trunk Sewer Service Charge will be collected for the overage of the flow allocation. The wastewater PE estimate was provided by the owner and is attached to the packet.

SUMMARY:

Service can be provided to the property by the existing sanitary sewer main located in Forest Avenue in front of the property. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommend approval of this request subject to receipt of an Illinois EPA permit and payment of all fees per ordinance.

P720

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

DATE 09/10/25

SANITARY SEWER SERVICE REQUEST

Location 5112 Forest, 5114 Forest, 5116 Forest, 5120 Forest - Downers Grove IL 60515

Legal Description Lot _____ Block _____ Subdivision _____

09-08-301-008 / 09-08-301-009 / 09-08-301-030 P.I.N. 09-08-301-031

Name of Owner on Deed Brownstone Homes Ltd Phone No. (630) 234-6474

Developer Brownstone Homes Ltd Phone No. (630) 234-6474

Name of Person Making Request Don Brown Phone No. (630) 243-6474

E mail: kelly.brownstonehomes@gmail.com

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

1007 Curtiss St. #5, Downers Grove IL 60515

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

Number of Acres Involved _____ Present Zoning DC Proposed Zoning DC

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

(A) If Improved, Describe Improvements proposed: 1 restaurant unit, 3 retail units, 9 office units,
5 residential units

Number & Type of Units restaurant seating capacity approx 110 11a-10p; 5 res units=2 bedrooms ea

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe Existing structures will be
demolished and a new 3 story building will be built

_____ Number & Type of Units _____

Estimated Starting Date of Project 12/2025

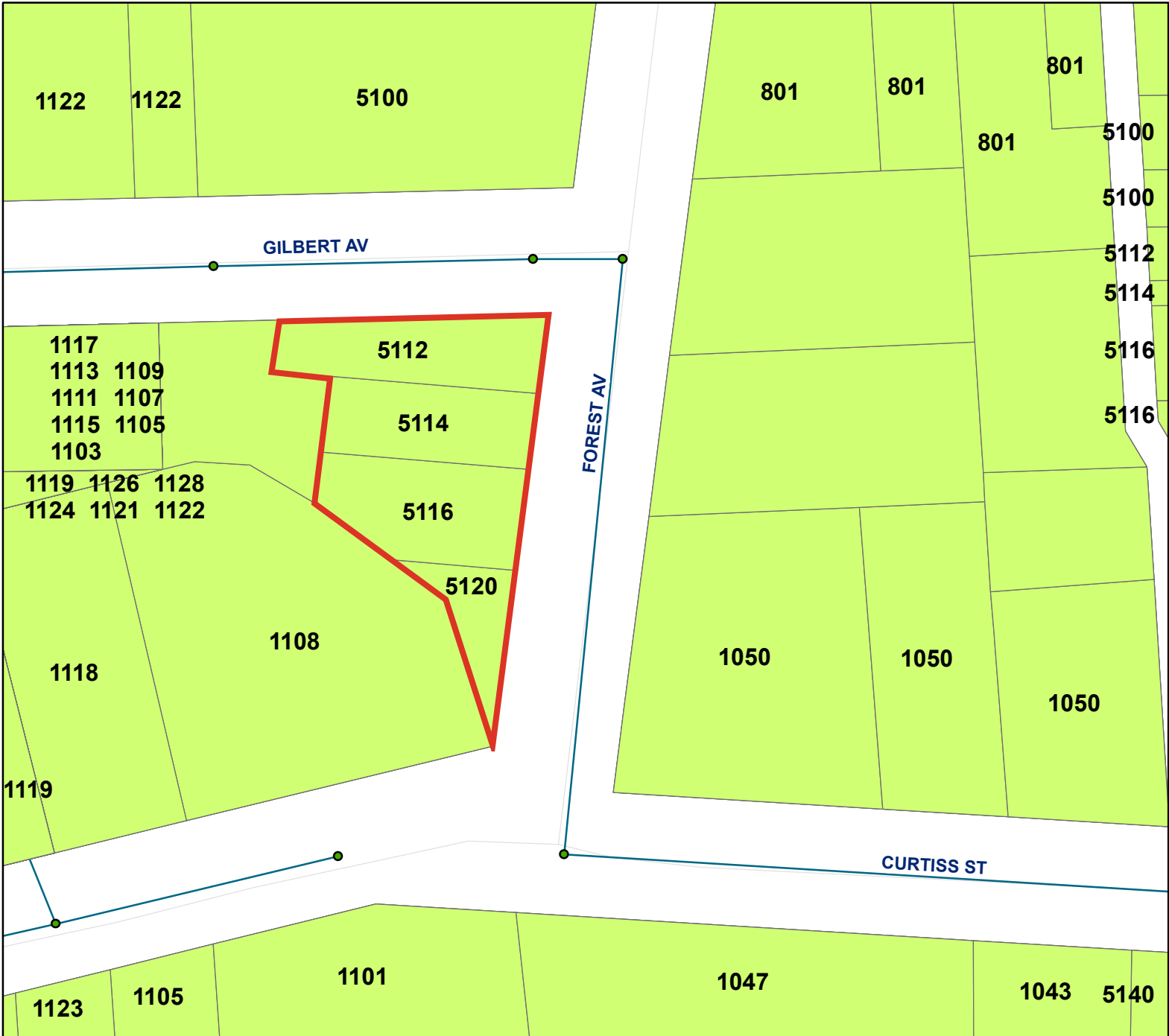
If You Propose to Annex to a Community, Which One _____

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****

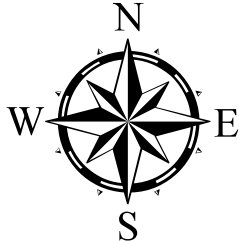
**Downers Grove Sanitary District
P720 - Proposed Multi-Use Building
5112 Forest Avenue**

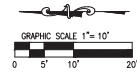
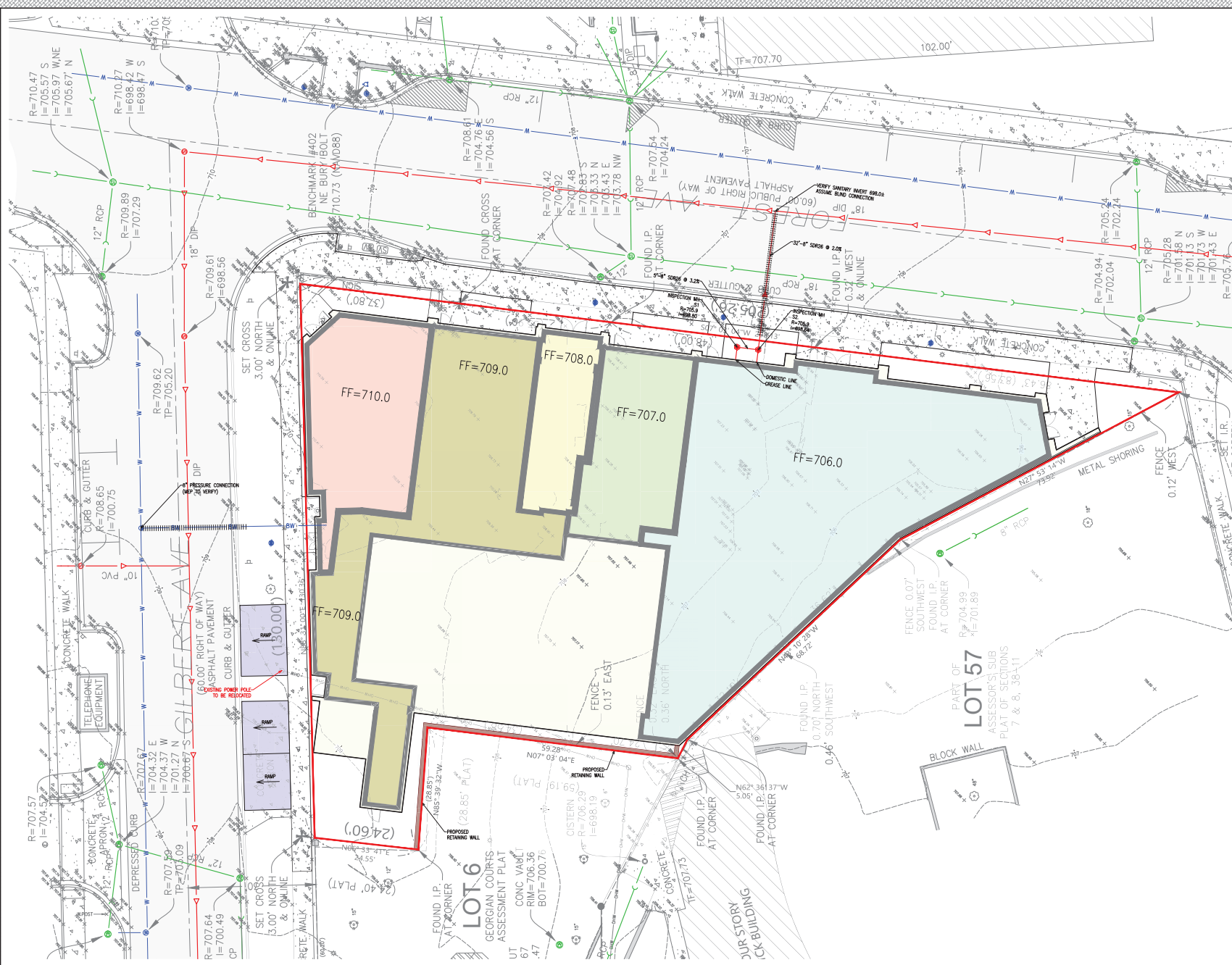


Legend

-  DGSD Annexed Parcels
-  Unannexed Parcels
-  Sanitary Manholes
-  Sanitary Sewer Main

0 25 50 100
 Feet





SITE DATA SUMMARY		
DESCRIPTION	S.F.	ACRES
SITE AREA	64,546	1.48
PROPOSED IMPERVIOUS AREA SUMMARY (S.F.)		
DESCRIPTION		
BUILDINGS	12,781	0.29
SIDWALK	2,748	0.06
RAMP	461	0.01
TOTAL	15,990	0.37
EXISTING IMPERVIOUS AREA SUMMARY (S.F.)		
DESCRIPTION		
BUILDINGS	4,381	0.10
ASPHALT PAVEMENT / DRIVEWAY	3,693	0.08
GRAVEL DRIVEWAY	313	0.01
BRICK PAVEMENT	94	0.00
WOODEN DECK	344	0.01
CONCRETE	1,311	0.03
WALL	57	0.00
TOTAL	10,193	0.23

ADVANTAGE
CONSULTING ENGINEERS

PROPOSED
PRELIMINARY ENGINEERING
FOREST POINT MIXED USE
SWX FOREST & GILBERT
DOWNER GROVE, IL.

WJDI STUDIO
80 MAIN STREET
LEWISTON, IL 60439
847-233-9200

DATE

NO.

JULY 22, 2025

JOB: 25-010

SHEET:
C2

2 OF 19

BOARD OF LOCAL IMPROVEMENTS
September 12, 2025
STAFF BRIEFING

P721: 3900 Finley Road, Downers Grove, IL

REQUEST:

Tom Kracun of Pinnacle Engineering Group is requesting sanitary sewer service for a proposed warehouse and distribution building. This property has a combined gross acreage of 9.7 acres. This property is within the District's Facilities Planning Area (FPA) but is not within the District's current corporate limits. The proposed building will generate an estimated wastewater flow of 2,070 gallons per day or a density of 2.1 PE per acre, which is below the District design flow allocation of 25 PE per acre for commercial parcels. The waste water PE estimate was provided by the owner and is attached to the packet.

SUMMARY:

Service can be provided to the property by the existing sanitary sewer main located to the west of the property in the ComEd easement. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommend approval of this request subject to receipt of an Illinois EPA permit payment of all fees per ordinance.

DATE 09/05/26

P721

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

SANITARY SEWER SERVICE REQUEST

Location 3900 Finley Road

Legal Description Lot _____ Block _____ Subdivision _____

P.I.N. 0906100022

Name of Owner on Deed Finley Rd PBK LLC Phone No. (773) 520-8766

Developer Phelan Development Phone No. (773) 520-8766

Name of Person Making Request Tom Kracun Phone No. (312) 285-6509

E mail: tkracun@pinnacle-engr.com

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

2001 York Road, Suite 100, Oak Brook, Illinois, 60523

This Applicant's Interest in This Property Engineering Consultant
(Owner/Developer/Beneficiary Land Trust, etc.)
O-R-M

Number of Acres Involved 9.02 Present Zoning O-R-M Proposed Zoning O-R-M

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 Warehouse and distribution facility

Number & Type of Units _____

Estimated Starting Date of Project 12/01/25

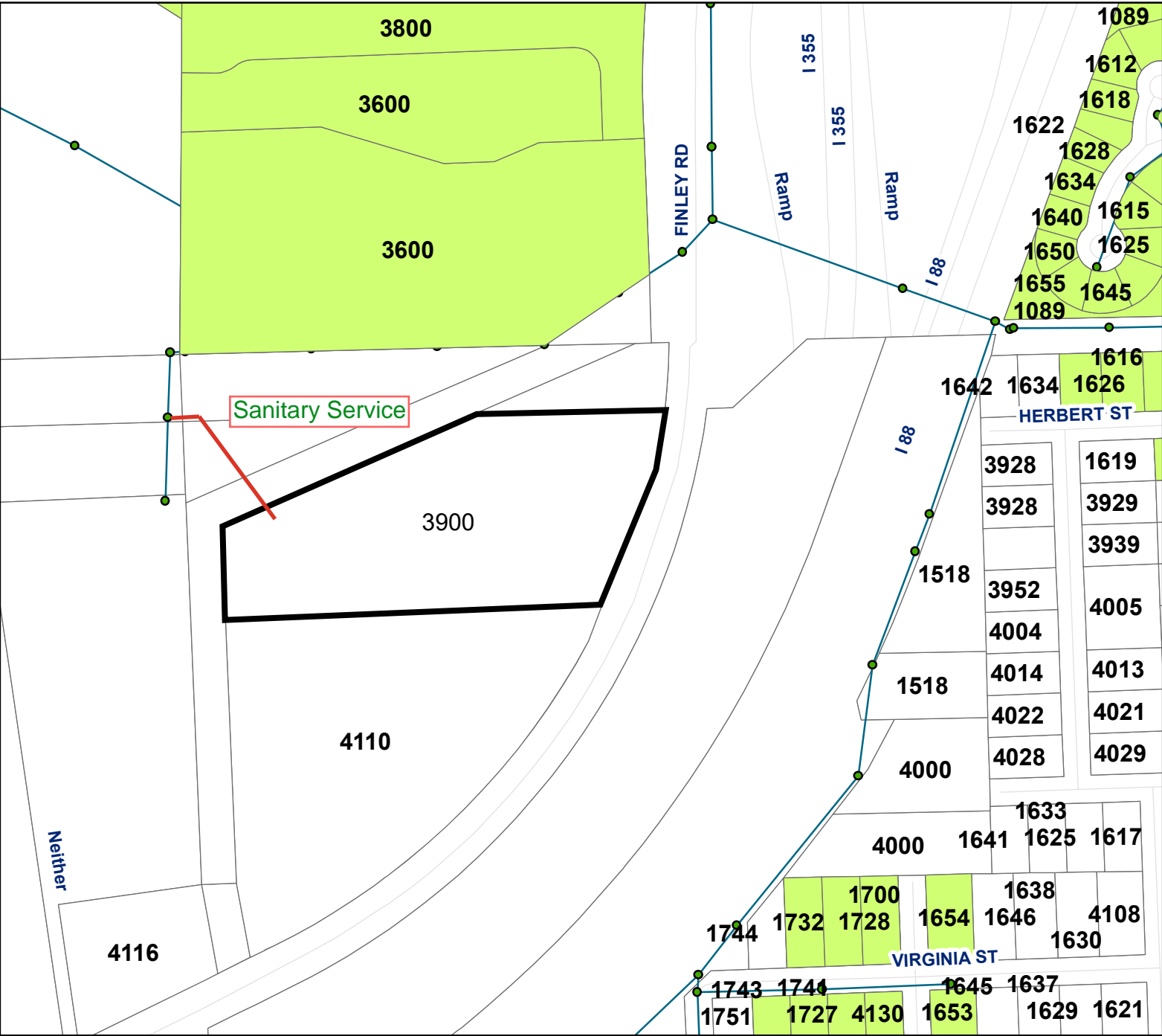
If You Propose to Annex to a Community, Which One _____

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****

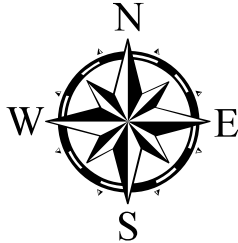
**Downers Grove Sanitary District
P721 - Proposed Warehouse
3900 Finley Road**



Legend

-  DGSD Annexed Parcels
-  Unannexed Parcels
-  Sanitary Manholes
-  Sanitary Sewer Main

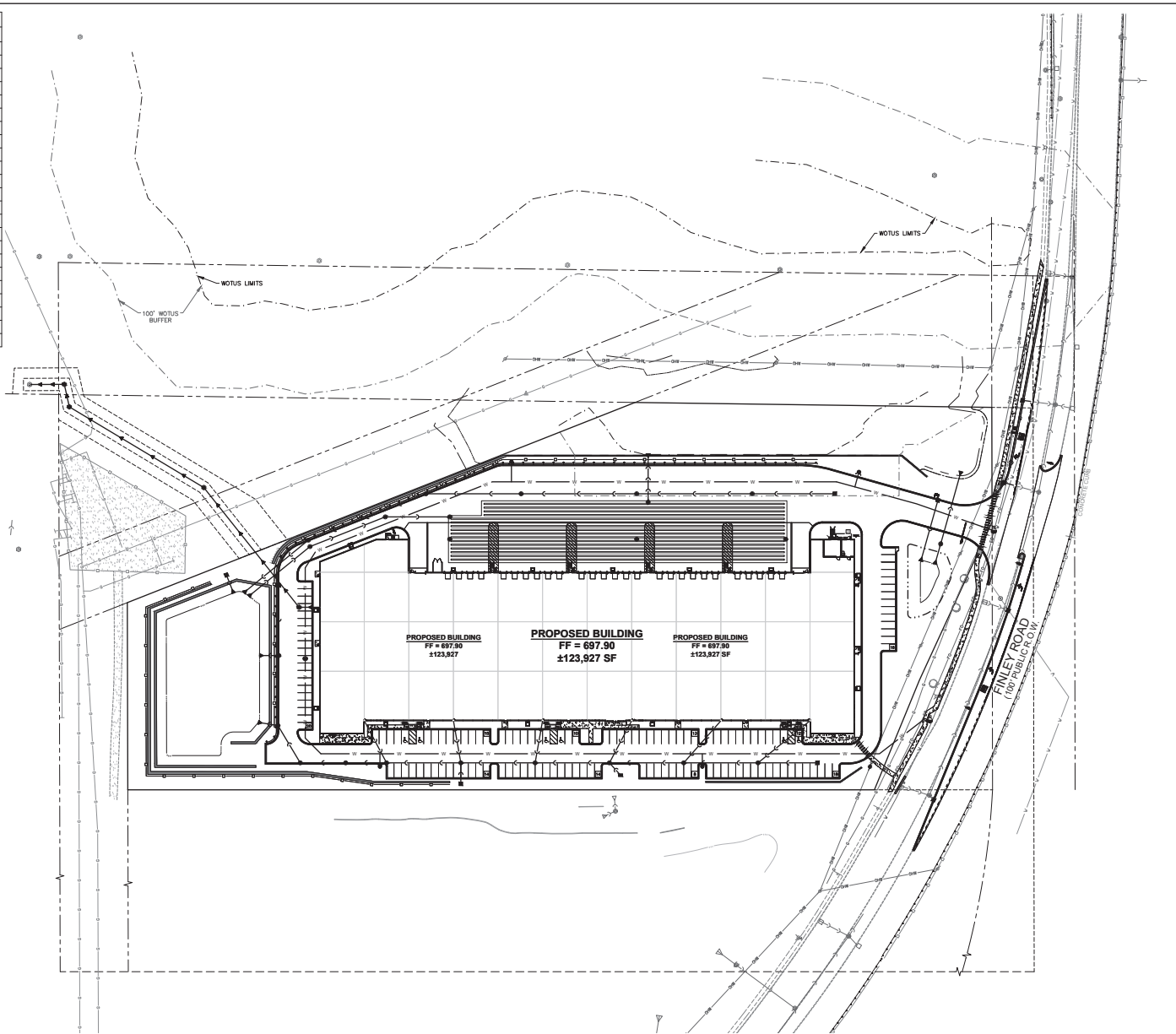
0 140 280 560 Feet



9/2/2025 3:17 PM - 2: Pinnacle Engineering Group, Inc. - SANITARY SEWER UTILITY PLAN - FINLEY ROAD DEVELOPMENT - DOWNERS GROVE, ILLINOIS

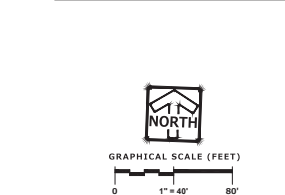
UTILITY CROSSINGS TABLE					
CROSSING NUMBER	UPPER PIPE TYPE	BP ELEV	LOWER PIPE TYPE	LP ELEV	SEPARATION
1	EX 36" GAS	685.82	8" PVC SDIR-26	685.76	3.65'
2	EX 36" GAS	685.84	8" PVC SDIR-26	685.78	2.46'
3	24" RCP CL IV STM*	685.16	8" PVC SDIR-26	685.26	0.66'
4	18" RCP CL IV STM*	684.85	8" PVC SDIR-26	685.26	0.57'
5	8" DIA DIRM	685.80	8" PVC SDIR-26	684.94	3.85'
6	18" RCP CL IV STM*	685.97	8" DIRM	687.60	1.79'
7	24" RCP CL IV STM*	685.97	8" DIRM	685.04	1.50'
8	36" RCP CL IV STM*	687.17	8" DIRM	685.67	1.50'
9	12" RCP CL IV STM*	685.21	8" DIRM	687.71	1.50'
10	12" RCP CL IV STM*	685.27	8" DIRM	688.77	1.50'
11	12" RCP CL IV STM*	685.05	8" DIRM	686.55	1.50'
12	36" RCP CL IV STM*	686.74	8" DIRM	685.24	1.50'
13	12" RCP CL IV STM*	687.94	8" DIRM	685.22	2.72'
14	12" RCP CL IV STM*	684.76	8" DIRM	685.26	1.50'
15	12" RCP CL IV STM*	687.35	EX 12" DIRM	686.85	1.50'
16	12" RCP CL IV STM*	691.98	8" DIRM	690.48	1.50'
17	12" RCP CL IV STM*	692.81	8" DIRM	690.94	1.87'
18	12" RCP CL IV STM*	692.97	8" DIRM	690.97	1.87'
19	12" RCP CL IV STM*	693.26	8" DIRM	690.75	2.51'
20	EX 4" GAS	694.22	8" DIRM	692.72	1.50'
21	18" RCP CL IV STM	686.21	36" RCP CL IV STM	686.33	1.87'

* CONTRACTOR TO LOWER WATERMAIN AS NEEDED TO ACHIEVE 1' SEPARATION
** STORM SEWER TO BUILT WITH ASTM C-403 JOINTS



- ### UTILITY NOTES
- CONTRACTOR SHALL CONTACT 811 TWO BUSINESS DAYS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR UTILITY CONSTRUCTION.
 - ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES.
 - ALL UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
 - ALL SANITARY MANHOLES AND VALVE VAULTS SHALL HAVE "SANITARY" AND "WATER" CAST INTO THE LID. ALL OPEN LIDS OR GRATES SHALL HAVE THE WORDS "DRAINS TO CREEK, DUMP NO WASTE PERMANENTLY INSCRIBED."
 - BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
 - CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF ALL BUILDING SERVICES WITH ARCHITECTURAL AND MEP PLANS.
 - CONTRACTOR SHALL ADJUST ALL RIM ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
 - CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS OF ALL ELECTRIC, GAS, AND TELEPHONE SERVICES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL LOCATE ALL EXISTING SEWER AND WATERMAIN LOCATION, SIZE, ELEVATION, AND CONDITION AT POINTS OF CONNECTION AND WHERE PROPOSED UTILITIES SHALL CROSS OR POTENTIALLY COME IN CONFLICT WITH EXISTING LINES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEERING OF ANY DISCREPANCIES OR CONFLICTS.
 - LIGHTING IS SHOWN FOR REFERENCE ONLY. REFER TO PHOTO METRICS PLAN FOR CONSTRUCTION.
 - UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE VILLAGE, THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, IDOT. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.
 - THE WATER DISCONNECTION INSPECTION, TAP INSPECTION, WATER METER INSPECTION, AND FINAL B-BOX INSPECTION WILL BE SCHEDULED WITH PUBLIC WORKS (630)434-5460 OR ONLINE AT LEAST 48 HOURS IN ADVANCE.
 - ALL PRIVATE FIRE HYDRANTS INSTALLED WILL BE RED.
 - ALL WATER MAIN CROSSINGS WILL MEET IEPA REQUIREMENTS.
 - THE WATER MAIN/FIRE PROTECTION LINE WILL BE PRESSURE TESTED AND CHLORINATED PER IEPA REQUIREMENTS.

LEGEND	
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN/RISE
	INLET
	PRECAST FLARED END SECTION
	VALVE VAULT
	VALVE BOX
	PRESSURE CONNECTION
	BUFFALO BOX
	FIRE HYDRANT
	CLEANOUT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	WATERMAIN
	STREET SIGN
	LABELED UTILITY CROSSING



PINNACLE ENGINEERING GROUP
ILL DESIGN FIRM 184.006289-0010

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

CHICAGO OFFICE:
1051 E. MAIN ST. | SUITE 217
60407 DOWNERS GROVE, IL 60130
(847) 353-8300

ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE | NATIONWIDE

FINLEY ROAD DEVELOPMENT

DOWNERS GROVE, ILLINOIS

REVISIONS	
1. PER VILLAGE REVIEW	08/27/25
2. PER IEPA REQUIREMENTS	09/09/25

OVERALL UTILITY PLAN

PROJECT NO. 1248.00-14
DATE: 08/27/25
SCALE: 1" = 40'

SHEET
C-13
OF
C-26