

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

PROPOSED AGENDA

October 20th, 2026

6:30 p.m.

- I. Election of Officers
- II. Approve Minutes of April 21st, 2026
- III. Public Comment
- IV. P725: 3300 Lacey Road – Ann & Robert H. Lurie Children’s Hospital and Clinic Facility

DOWNERS GROVE SANITARY DISTRICT
M E M O

DATE: October 06, 2026

TO: BOARD OF LOCAL IMPROVEMENTS

FROM: Amy R. Underwood
General Manager

RE: Election of BOLI officers for Fiscal Year 2026-2027

On May 26, 2026, the Board of Trustees re-appointed the members of the Board of Local Improvements for Fiscal Year 2026-2027. The BOLI will need to elect officers for the fiscal year at the October 20th, 2026, 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 21, 2026

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, April 21, 2026. 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 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, Jeremy M. Wang and Mark Eddington and Attorney Dan McCormick. President Rathje called the meeting to order at 6:30 p.m. Also present was Derek Wold from Baxter & Woodman.

Minutes of February 10, 2026, Meeting

A motion was made by Jungwirth seconded by Scacco approving the revised minutes of the meeting held on February 10, 2026. The motion carried.

Public Comment – None

P724 – 2001-2153 63rd Street Shoppes of Meadowbrook Phase 1B, Downers Grove

The Board reviewed a request for sanitary sewer service from Stellco Properties, property owner, for a proposed two building commercial development located at 2001-2153 63rd Street Shoppes of Meadowbrook Phase 1B, Downers Grove. Lot 1 is proposed to be a car wash and lot 2 is proposed to be a mixed retail space. The property will need a 595-foot sewer main extension to be served. The property has a gross acreage of 2.6 acres and is within the District's Facilities Planning Area (FPA). The proposed building will generate an estimated wastewater flow of 6,500 gallons per day. Service can be provided to the property by extending the sanitary sewer main located on Belmont Road. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Scacco inquired about the invert elevations and flow direction. Staff informed Scacco the flow direction and that the plans were preliminary, and the final plans would go through full review by District staff ensuring proper elevations. Jungwirth inquired about the location of the extension. Staff informed Jungwirth that the main extension will run from Belmont Road to the east, south of the gas station at the corner. Rathje inquired if the District will be responsible for maintenance. Staff informed Rathje that the sewer extension will be an 8-inch main line sewer and the District will maintain the sanitary sewer line. He also asked about the car wash and if they will recycle water that would result in a lower PE. Staff informed Rathje that there is a water recycling system being installed that will lower the amount of wastewater being produced. A motion was made by Scacco seconded by Jungwirth approving this request, with updated engineering plans, subject to 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 6:45 p.m. The motion carried.

Approved: October 20, 2026

Attest: _____
Clerk

President

BOARD OF LOCAL IMPROVEMENTS
October 20, 2026
STAFF BRIEFING

P725: 3300 Lacey Road, Downers Grove, IL

REQUEST:

RWG Engineering is requesting sanitary sewer service for a proposed children's hospital and clinic facility. This property has a combined gross acreage of 21.5 acres. This property is within the District's Facilities Planning Area (FPA) and is within the District's current corporate limits. The proposed building will generate an estimated wastewater flow of 30,500 gallons per day or a density of 14.2 PE per acre, which is below the District design flow allocation of 25 PE per acre for commercial parcels. 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 to the west of the property in the center of Birchwood Place as shown on the attached map. The downstream trunk sewers have adequate reserve capacity to serve this request. Attached is a downstream sanitary sewer study performed by B&W Engineering. Staff recommend approval of this request subject to receipt of an Illinois EPA permit and payment of all fees per ordinance.

DATE 10/02/26

P725

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

SANITARY SEWER SERVICE REQUEST

Location 3300 Lacey Road

Legal Description Lot Parcel F2 Block _____ Subdivision Esplanade Assessment

Plat No. 4 P.I.N. 06-31-100-024

Contract Purchaser Ann & Robert H. Lurie Childrens Hospital of Chicago Phone No. (312) 227-0927

Developer Ann & Robert H. Lurie Childrens Hospital of Chicago Phone No. (312) 227-0927

Name of Person Making Request RWG Engineering, LLC Phone No. (630) 480-7889

E mail: mkr@rwg-engineering.com

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

975 E. 22nd Street, Suite 400, Wheaton, IL 60189

This Applicant's Interest in This Property Contract Purchaser

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

Number of Acres Involved 13.20 Present Zoning ORM Proposed Zoning ORM

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 Request for 3 sanitary

sewer services to serve the new Lurie Children's hospital and clinic facility.

Number & Type of Units _____

Estimated Starting Date of Project 12/01/26

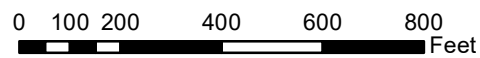
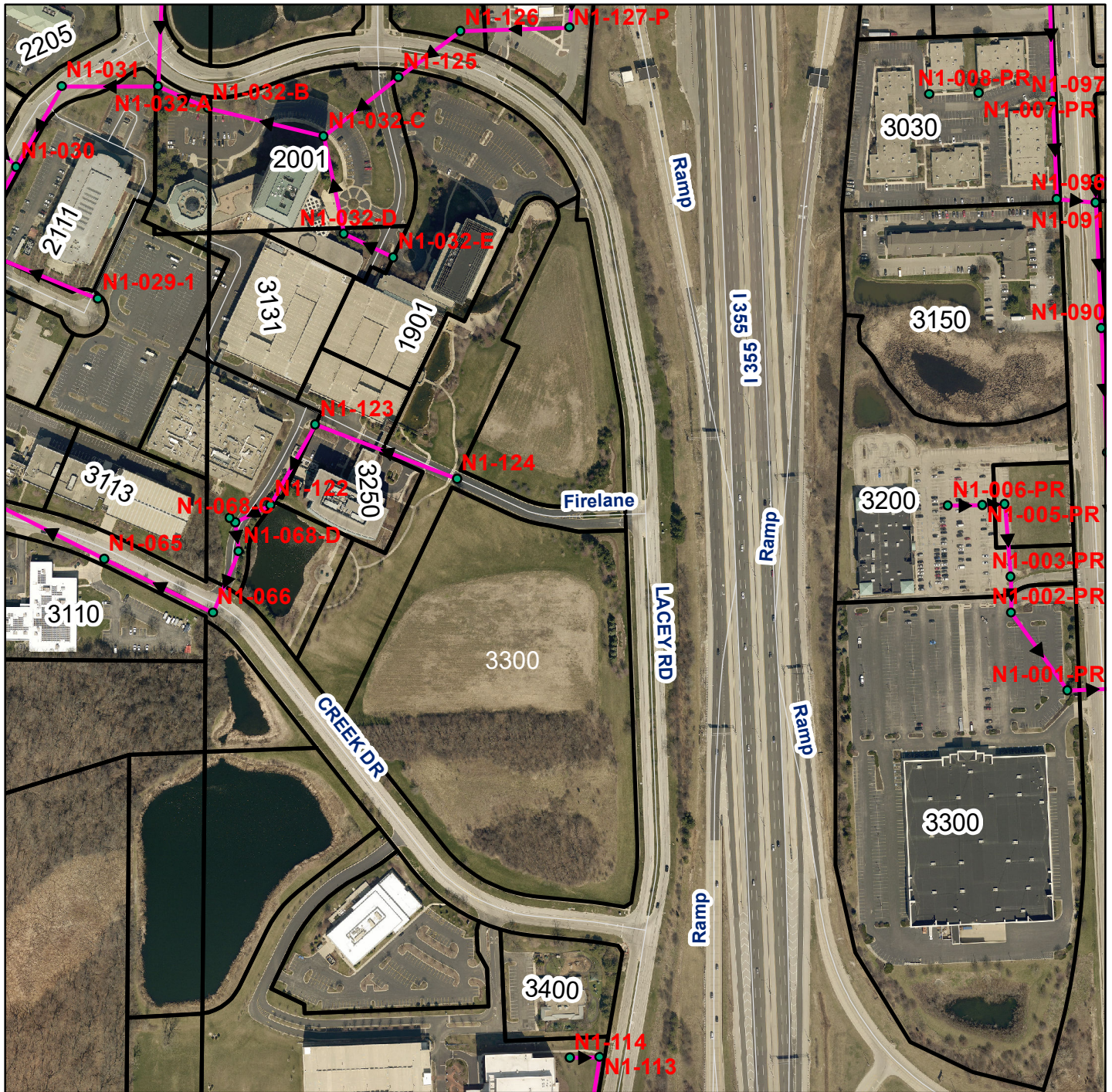
If You Propose to Annex to a Community, Which One N/A

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** 30,538 gpd

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

Sanitary Sewer Atlas



Technical Memorandum

Date: July 20, 2026
To: Mr. Keith Shaffner
Downers Grove Sanitary District
From: Shane Firsching, P.E.
Project No. 2600031.00
Subject **Capacity Analysis – Proposed Development at 3300 Lacey Road**

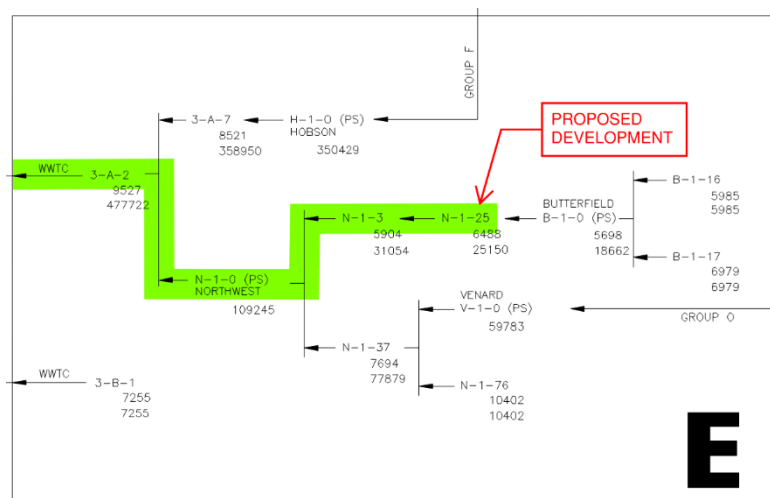
The purpose of this memorandum is to evaluate available capacity of the downstream collection system to receive wastewater loading from the proposed development at 3300 Lacey Road, Lisle, IL. The proposed development is a four-story, 48-bed children's hospital with a large clinic facility located on a 13.2-acre parcel (PIN 06-31-100-024). It will provide medical service to both inpatient children and daily clinical children's visits.

Flow Loading

For this parcel, a maximum land use of 25 PE/acre is allowed. The proposed development includes a projection of 30,538 gpd (305.38 P.E.) sewage loading to the District's collection system based on land use of 23.1 PE/acre. The proposed loading results with an average flow of 21 gpm and peak flow of 86 gpm using an IEPA Peaking Factor of 4.08 per IEPA Title 35, Section 370, Appendix D.

Flow Routing

The proposed flow routing is to connect to the existing 10-inch sanitary sewer along Birchwood Place at Manhole N1-124 in Flow Meter Group E. The flow routing of the proposed development includes downstream meters N1-025, N1-003, Northwest Pump Station (N1-000), and 3A-002 before discharging to the WWTP.



Flow Meter Data

The flow routing of the proposed development includes downstream meters N1-025, N1-003, Northwest Pump Station, and 3A-002 before discharging to the WWTP.

Flow Meter Manhole	N1-025	N1-003	3A-002
Diameter (inch)	16	24	42
Average Weekday Flow (gpm)	250	230	2,700
Average Weekend Flow (gpm)	280	240	4,400
I/I Basin Rank (1 st is Worst)	28	31	83
Design Capacity (% Full)	66.7	80.0	80.0
Design Capacity (gpm) at Min. Slope	940	2,300	6,900

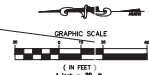
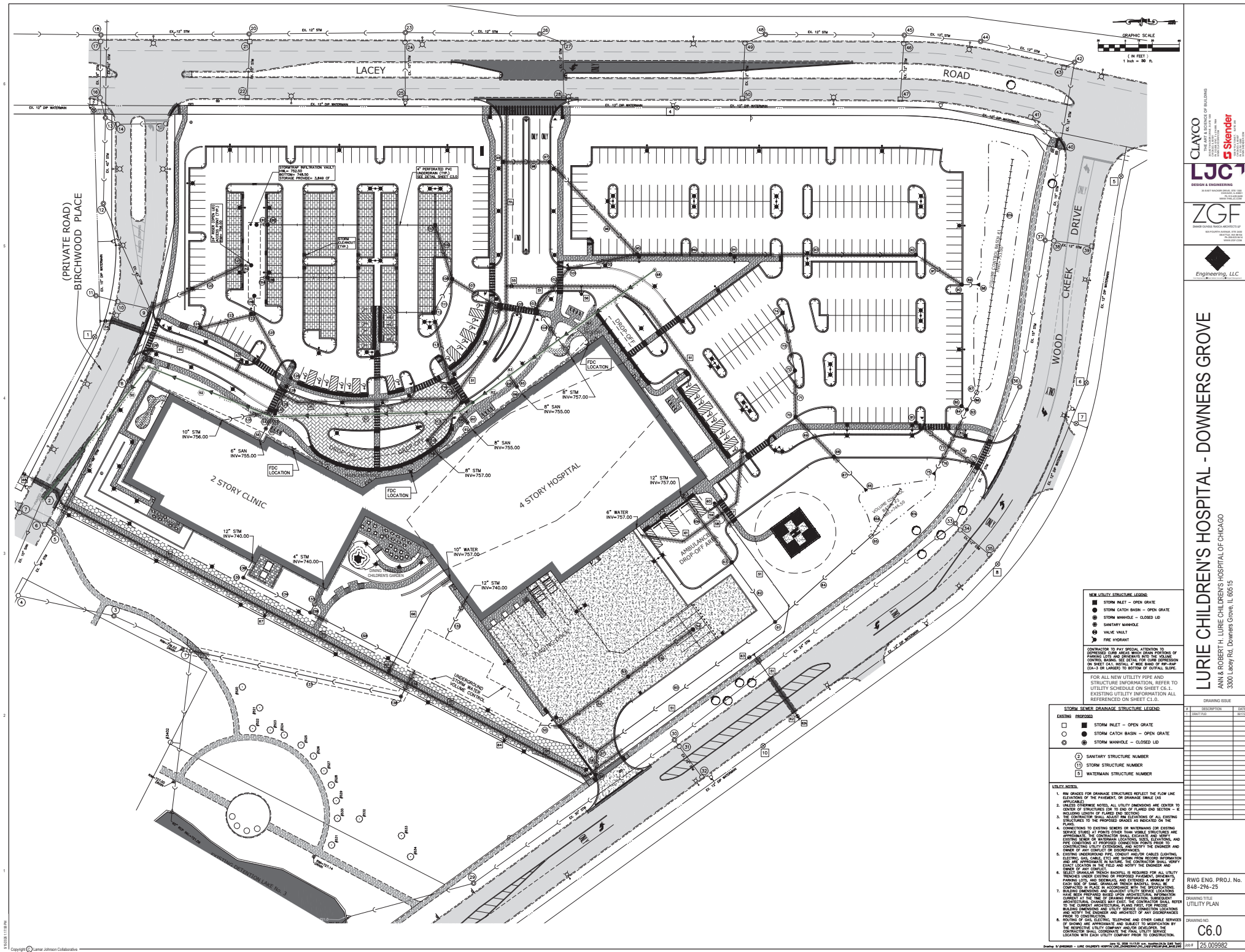
In the I/I records, there was only one wet weather event that caused surcharging at these flow meter locations. N1-003 had a peak depth of 74 inches during a 4.5-inch rain event on June 26, 2021, that also resulted with peak I/I of 98 MGD at the WWTC. This size event is beyond the District's 10-year design event. For 10-year design events, the collection system performs well within District design guidelines.

Northwest Pump Station is adequately sized for the additional flow of the proposed development.

Recommendation

We recommend approving connection of the proposed development. The downstream sewers have adequate capacity to convey the proposed wastewater loadings in both dry weather and wet weather conditions.

LCH													
Sewage and water estimates per day													
Date	3/26/26												
	Hospital												
		Employee	Emp GPD	Inpatient	Inpat GPD	Patient	Patient GPD	Visitor	Vist GPD	Notes			
	Level 0	30	750	0	0	0	0	0	0	Food service, staff			
	Level 1	68	1700	0	0	1680	8400	840	4200	50% of visitors- ER Companion; 6 patient rotations			
	Level 2	39	975	0	0	111	555	0	0				
	Level 3	19	475	24	4200	0	0	24	120	Inpatient visitor average of floor			
	Level 4	19	475	24	4200	0	0	24	120	Inpatient visitor average of floor			
	GPD Totals		4375		8400		8955		4440	26,170	Totals GPD		
	Clinic												
	Level 1	24	600			528	1056	264	528	50% of visitors- Companion; 12 patient rotations			
	Level 2	24	600			528	1056	264	528	50% of visitors- Companion; 12 patient rotations			
	GPD Totals		1200				2112		1056	4368	Totals GPD		
										30,538	Site GPD		
											42.41	Average (12 hrs)	
											106.03	Instantaneous	
	Employee	Full time	Duration	GPD						Full time (8-12 hrs)			
	Inpatient	Full time	8-12 hrs	25						Full time Patient			
	Patient	Part time	24 hrs	175						average 12 hrs/ population x 6			
	Visitor	Part time	2-hrs	5						average 12 hrs/ population x 6			
			2-hrs	5									
	Clinic Patient	Part time									-1		
	Clinic Visitor	Part time	30 min.	2									
			30 min.	2									



- NEW UTILITY STRUCTURE LEGEND**
- STORM INLET - OPEN GRATE
 - STORM CATCH BASIN - OPEN GRATE
 - STORM MANHOLE - CLOSED LD
 - SANITARY MANHOLE
 - WATER VALVE
 - FIRE HYDRANT

CONTRACTOR TO PAY SPECIAL ATTENTION TO EXISTING UTILITY LOCATIONS. WHEN DRIVING PORTING OF EXISTING UTILITY LOCATIONS INTO THE UTILITY SCHEDULE, SEE EXISTING UTILITY SCHEDULE ON SHEET C6.1. EXISTING UTILITY INFORMATION ALL INFORMATION ON SHEET C6.1.

- STORM SEWER DRAINAGE STRUCTURE LEGEND**
- EXISTING STRUCTURE
- STORM INLET - OPEN GRATE
 - STORM CATCH BASIN - OPEN GRATE
 - STORM MANHOLE - CLOSED LD
- ① SANITARY STRUCTURE NUMBER
② STORM STRUCTURE NUMBER
③ WATERMAIN STRUCTURE NUMBER

- UTILITY NOTES**
- ALL GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE PARALLEL OR DRAINAGE SHAPE LID.
 - UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES FOR TO END OF PLANS AND SECTION - 4' INCLUDING LENGTH OF PLUMED END SECTION.
 - THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING STRUCTURES.
 - CONNECTIONS TO EXISTING SEWERS OR WATERMAINS (OR EXISTING SERVICE LINES) AT JOINTS SHALL HAVE SLOPE STRUCTURES ARE APPROXIMATELY 1% SLOPE. THE CONTRACTOR SHALL VERIFY THE SLOPE AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE SLOPE AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTION.
 - EXISTING UNDERGROUND PIPE, CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC.) AND STORM FROM RECORD INFORMATION AND ARE APPROXIMATELY IN PLACE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - SELECT DRAINAGE TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED PAVEMENT. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS. EACH SIDE OF TRENCH SHALL BE BACKFILLED WITH A MINIMUM OF 2' OF BACKFILL. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

CLAYCO
DESIGN & ENGINEERING
3300 Lacey Rd. Downers Grove, IL 60155
5 Stender
ZGF
Engineering, LLC

LURIE CHILDREN'S HOSPITAL - DOWNERS GROVE
ANN & ROBERT H. LURIE CHILDREN'S HOSPITAL OF CHICAGO
3300 Lacey Rd. Downers Grove, IL 60155

NO.	DESCRIPTION	DATE
1	CONTRACT	10/15/14

RWB ENG. PROJ. NO. 846-274-25

DRAWING TITLE
UTILITY PLAN

DRAWING NO.
C6.0