BOARD OF LOCAL IMPROVEMENTS
DOWNERS GROVE SANITARY DISTRICT

PROPOSED AGENDA
November 17th, 2026
6:30 p.m.

I. Approve Minutes of October 20th, 2026

II. Public Comment

III. P726: 902 Maple Avenue – 7 Unit Townhome Development with Sanitary Sewer Extension

BOARD OF LOCAL IMPROVEMENTS
MINUTES

October 20th, 2026

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, October 20, 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, and Trustees Amy E. Sejnost, 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.

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 21, 2026, Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on April 21, 2026. The motion carried.

Public Comment – None

P725 – 3300 Lacey Road – Proposed Children's Hospital, Downers Grove

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's design flow allocation of 25 PE per acre for commercial parcels. Board member Rathje inquired about the north lot of the project area and the plans for future development. Staff informed Rathje that at this time there is no plan for development. Jungwirth inquired about the location of the last manhole on the sanitary sewer service and its distance from the building. Staff informed Jungwirth the location of the manhole is to be in an area that will not block any driveways of the hospital. The location will be able to be serviced by a sewer cleaning truck without blocking entrances. Rathje inquired about the annexation status of the lots for the proposed project. Staff informed Rathje that the lots have been annexed to DGSD since the Esplanade property was developed. The proposed hospital will not have to pay for annexation or Trunk Sewer Service Charge due to the annexation already being completed. Rathje inquired about the flow meter data that was included in the packet. In the meter readings the downstream sewers see higher flow during the weekend than the week. Derek Wold from B&W Engineering was present and informed Rathje that this is due mostly to the hotel in the Esplanade producing more sanitary wastewater on the weekends. Staff also added that the upstream flow from Butterfield Lift Station is a large percentage restaurants and shopping centers. A motion was made by Scacco seconded by Jungwirth approving this request, 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 6:40 p.m. The motion carried.

Approved: November 17, 2026

_____
President

Attest: _____
Clerk

P726

DATE 11/02/26

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

SANITARY SEWER SERVICE REQUEST

Location 902 MAPLE AVENUE, DOWNSERS GROVE, ILLINOIS

Legal Description Lot 14 Block _____ Subdivision Assessors Subdivision

(Section 7 & 8, Township 38 North, Range 11 East) P.I.N. 09-08-307-023

Name of Owner on Deed L46 902 DOWNERS, LLC Phone No. _____

Developer BARRIERE CONSTRUCTION INC. Phone No. 630 918 2083

Name of Person Making Request ADAM BARRY Phone No. 630 918 2083

E mail: adam@barriereconstruction.com

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

4920 MAIN ST. DOWNERS GROVE, IL 60515

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

Number of Acres Involved 0.69 Present Zoning C Proposed Zoning DT

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

(A) If Improved, Describe Improvements EXISTING BRICK BUILDING IS TO BE REMOVED,
PROPOSED SINGLE FAMILY TOWNHOMES

Number & Type of Units 7 SINGLE FAMILY TOWNHOMES

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

_____

_____ Number & Type of Units _____

Estimated Starting Date of Project 11/9/26

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****

BOARD OF LOCAL IMPROVEMENTS
November 17th, 2026
STAFF BRIEFING

P726: 902 Maple Avenue – 7 Unit Townhome Development with Sanitary Sewer Extension

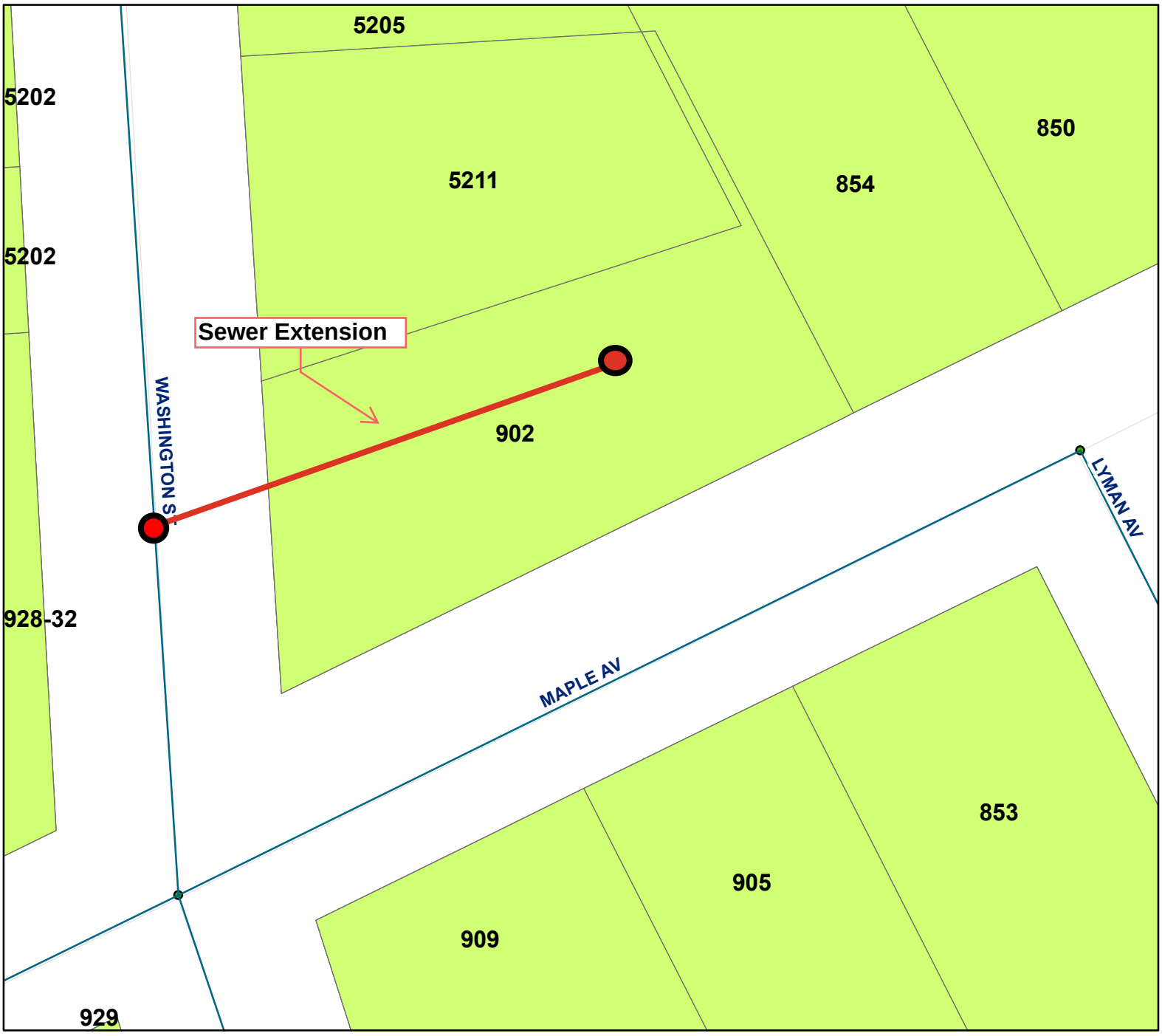
REQUEST:

Barriere Construction Inc. the developer is requesting sanitary sewer service for a proposed 7-unit, single family home townhome development. This property has a combined gross acreage of .62 acres. The property is within the District's Facilities Planning Area (FPA) and is within the District's current corporate limits. The proposed units will generate an estimated wastewater flow of 2,450 gallons per day or a density of 14.7 PE per acre, which is above the District design flow allocation of 10 PE per acre for residential parcels. Additional Trunk Sewer Service Charge will be collected due to the flow being above the design allocation.

SUMMARY:

Service can be provided to the property by extending the sanitary sewer from the existing sewer main located to the west of the property in the center of Washington Street as shown on the attached map. 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.

Downers Grove Sanitary District
P726 - Proposed Townhomes
902 Maple Avenue

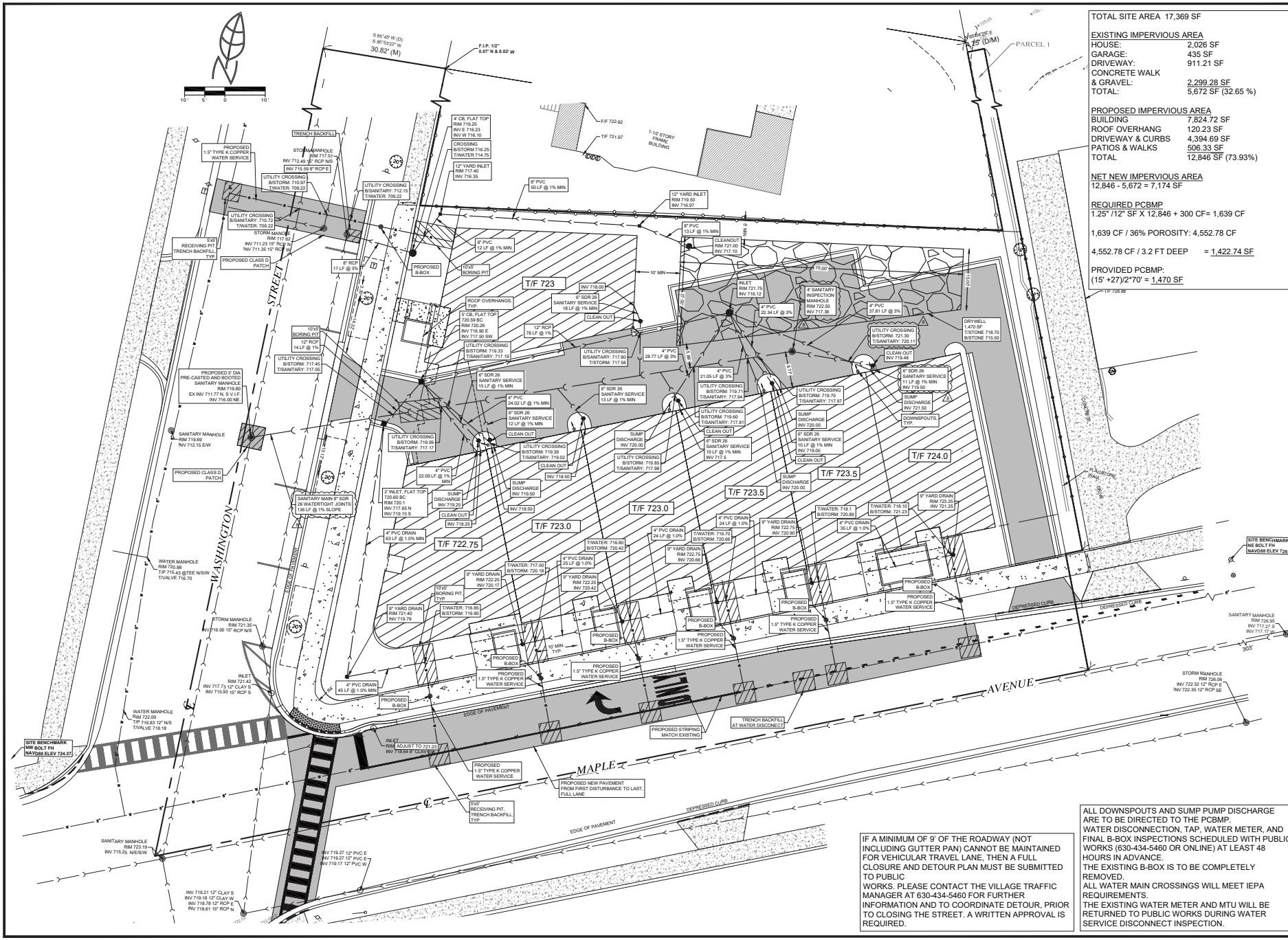


Legend

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

0 15 30 60
Feet

N
W E
S



TOTAL SITE AREA 17,369 SF

EXISTING IMPERVIOUS AREA

HOUSE:	2,026 SF
GARAGE:	435 SF
DRIVEWAY:	911.21 SF
CONCRETE WALK & GRAVEL:	2,299.28 SF
TOTAL:	5,672 SF (32.65 %)

PROPOSED IMPERVIOUS AREA

BUILDING	7,824.72 SF
ROOF OVERHANG	120.23 SF
DRIVEWAY & CURBS	4,394.69 SF
PATIOS & WALKS	506.33 SF
TOTAL	12,846 SF (73.93%)

NET NEW IMPERVIOUS AREA
12,846 - 5,672 = 7,174 SF

REQUIRED PCBMP
1.25" /12" SF X 12,846 + 300 CF= 1,639 CF

1,639 CF / 36% POROSITY: 4,552.78 CF

4,552.78 CF / 3.2 FT DEEP = 1,422.74 SF

PROVIDED PCBMP:
(15' +27)/2*70' = 1,470 SF

IF A MINIMUM OF 9' OF THE ROADWAY (NOT INCLUDING GUTTER PAN) CANNOT BE MAINTAINED FOR VEHICULAR TRAVEL LANE, THEN A FULL CLOSURE AND DETOUR PLAN MUST BE SUBMITTED TO PUBLIC WORKS. PLEASE CONTACT THE VILLAGE TRAFFIC MANAGER AT 630-434-5460 FOR FURTHER INFORMATION AND TO COORDINATE DETOUR, PRIOR TO CLOSING THE STREET. A WRITTEN APPROVAL IS REQUIRED.

ALL DOWNSPOUTS AND SUMP PUMP DISCHARGE ARE TO BE DIRECTED TO THE PCBMP.
WATER DISCONNECTION, TAP, WATER METER, AND FINAL B-BOX INSPECTIONS SCHEDULED WITH PUBLIC WORKS (630-434-5460 OR ONLINE) AT LEAST 48 HOURS IN ADVANCE.
THE EXISTING B-BOX IS TO BE COMPLETELY REMOVED.
ALL WATER MAIN CROSSINGS WILL MEET IEPA REQUIREMENTS.
THE EXISTING WATER METER AND MTU WILL BE RETURNED TO PUBLIC WORKS DURING WATER SERVICE DISCONNECT INSPECTION.

#	DATE	
3	8/25/2026	PER VILLAGE DEMO PERMIT REVIEW LETTER DATED 8/14/2026
4	9/09/2026	PER VILLAGE REVIEW LETTER DATED 9/2/2026
5	9/30/2026	PER VILLAGE REVIEW LETTER DATED 9/21/2026
6	10/08/2026	PER VILLAGE REVIEW LETTER DATED 10/08/2026
7	10/23/2026	PER SANITARY DISTRICT REVIEW LETTER DATED 10/23/2026
8	11/2/2026	PER SANITARY DISTRICT EMAIL COMMENTS ON 10/30/2026

UTILITIY PLAN

902 MAPLE AVENUE
DOWNERS GROVE, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Suite 140, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.envil.com

FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	KK
DATE:	04/20/2026
SCALE:	HORIZ 1"=10'
	VERT --

SHEET 6 OF 13 SHEETS

PROJ # 23-05-2000B

11/2/2026 02:39:07 PM
\\morris-dc\projects\2023\23-05-2000B - 902 Maple Downers\Engineering\Rev-08-23-05-2000B_SITE_2026-11-02.dwg