

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

PROPOSED AGENDA

December 15, 2020

6:00 p.m.

- I. Approve Minutes of July 21, 2020
- II. Public Comment
- III. P700: 5117 Fairview Avenue, Downers Grove – 18 Unit Apartment Building

PLEASE NOTE:

President Kenneth J. Rathje of the Downers Grove Sanitary District Board of Local Improvements has determined, in compliance with Senate Bill 2135 signed into law by Governor Pritzker on June 12, 2020, the following:

- 1) The Governor has issued a disaster declaration related to public health concerns and all or part of the District's jurisdiction is covered by the disaster area; and
- 2) That an in-person meeting for this regular meeting of the District's Board of Local Improvements scheduled to take place on Tuesday, December 15th at 6:00 p.m. is not practical or prudent because of a disaster.

The District shall comply will all other Open Meetings Act provisions referenced in Senate Bill 2135 in the holding of its special Board of Local Improvements meeting on December 15th at 6:00 p.m.

Therefore, in accordance with Senate Bill 2135, this Board meeting will be conducted electronically through Zoom. Public may virtually attend this meeting using any of the links or phone numbers provided below.

You are invited to a Zoom webinar.

When: Dec 15, 2020 06:00 PM Central Time (US and Canada)

Topic: December BOLI meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84604113484?pwd=cXFBeVdmWEVScG9BOW92Wm1ERWhSZz09>

Passcode: 992754

Or iPhone one-tap :

US: +13126266799,,84604113484#,,,,,0#,,992754# or +13017158592,,84604113484#,,,,,0#,,992754#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 846 0411 3484

Passcode: 992754

PUBLIC COMMENT: The District also has an online form for the Public who wish to virtually attend or cannot attend a meeting to submit public comment. District staff shall read aloud any received public comments during the Public Comment portion of the meeting. Public comments for Public not attending the meeting in person need to be submitted before 4:00 p.m. on December 15, 2020. The form can be found here: <https://www.dgsd.org/government/public-comment/>



BOARD OF LOCAL IMPROVEMENTS
MINUTES

July 21, 2020

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, July 21, 2020. The meeting was held virtually online through Zoom, a video conferencing app. Present were Board Members Kenneth J. Rathje, Robert T. Jungwirth and Mark J. Scacco, General Manager Amy R. Underwood, Administrative Supervisor W. Clay Campbell, Sewer Construction Supervisor Keith W. Shaffner and Attorney Michael G. Philipp. President Rathje called the meeting to order at 6:00 p.m.

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.)

Minutes of July 16, 2019 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on July 16, 2019. The motion carried.

Public Comment – None

P699 – 6000 Woodward Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from Bronius Bekstas, owner, for a single family home on a 0.51 gross acre parcel at 6000 Woodward Avenue, 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 350 gallons per day or a density of 6.86 PE per acre. The District’s design allocation for this site is 10 PE per acres for residential parcels. Service can be provided to this project by extension of District sewers located on Woodward Avenue. 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 Jungwirth approving this request subject to annexation, to a maximum flow of 350 gallons per day, receipt of an Illinois EPA permit, construction of necessary sewer extension, 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 6:17 p.m. The motion carried.

Approved: December 15, 2020

President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
December 15, 2020
STAFF BRIEFING

P700: 5117 Fairview Avenue, Downers Grove, IL

REQUEST:

Craig Ross of Ross Builders Inc., Developer, is requesting sanitary sewer service for a 3 story, 18 unit residential building on a .88 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 building on this property will be disconnected from the Sanitary District main and demolished. The proposed use of 5117 Fairview Avenue will generate an estimated wastewater flow of 5,400 gallons per day or a density of 61 PE per acre. The District's design allocation for this site is 25 PE per acre. The flow estimate is based on 18 two bedroom residential units. The flow factor is 300 gallons per day for each two bedroom unit.

SUMMARY:

Service can be provided to this property by connection to the Sanitary District sewer located in 2nd Street to the South of the project. 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 3.75 gallons per minute (5,400 gallons per day), and subject to receipt of Illinois EPA permit, payment of all fees per ordinance, and compliance with all District ordinances and standard conditions.

DATE 12/10/20

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

P700

SANITARY SEWER SERVICE REQUEST

Location 5117 Fairview Avenue

Legal Description Lot N/A Block N/A Subdivision N/A

P.I.N. 09-09-300-013

Name of Owner on Deed Ross Builders, Inc Phone No. (630) 253-5177

Developer Ross Builders, Inc Phone No. (630) 253-5177

Name of Person Making Request Craig Ross Phone No. (630) 253-5177

E mail: craig@rossbuilders.com

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

23 N Lincoln Street, Hinsdale, IL 60521

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

Number of Acres Involved 0.61 Present Zoning B2 Proposed Zoning R6

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

(A) If Improved, Describe Improvements Old Gas Station Site - to be demolished and redeveloped

Number & Type of Units _____

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe 18 Unit Apartment Building

Number & Type of Units 18 units - all 2 BR

Estimated Starting Date of Project Spring, 2021

If You Propose to Annex to a Community, Which One Already in Downers Grove

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

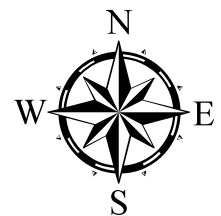
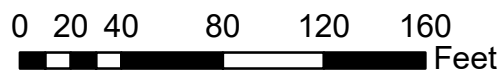
****SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS****

Downers Grove Sanitary District Board of Local Improvements 5117 Fairview Avenue Fairview Station Flats P700



Legend

- P700-5117 Fairview
- Sanitary Manholes
- Sanitary Sewer
- DGSD Boundary



8840 W. 192nd Street
Mokena, IL 60448
815.459.1260
708.478.8710
www.baxterwoodman.com
info@baxterwoodman.com



Memo

To: Alex Bielawa, Downers Grove Sanitary District

From: Shane Firsching P.E., Baxter and Woodman, Inc.

Date: August 21, 2020 **Project No.: 200044.00**

Subject: Capacity Analysis - 5117 Fairview Apartments

The District has been approached by a developer to serve a proposed apartment complex at 5117 Fairview Avenue, Downers Grove, Illinois. The proposed development includes 18 units with a total projected wastewater flow of 54 population equivalents (P.E.). The development would produce an estimated average flow of 3.8 gallons per minute (gpm) and peak flow of 16 gpm.

The development is located upstream of flow meter locations 1M-015, 1M-008, and 1L-019-1. These three meter locations are each ranked among the worst 10 percent of District Basins for inflow and infiltration (I/I) per the ranking in August 2018. A poor I/I ranking indicates a high ratio of peak flow rate induced by wet weather events when compared to dry weather flow in that basin, length of tributary sewers, and peak I/I flow at the Wastewater Treatment Center (WWTC). The record of peak flow events that caused surcharging at each of these meter locations for the since 2013 are enclosed for reference.

The collection system is sensitive to peak flow and can surcharge quickly. All of these recorded events had less intensity than the District's Design Event of 10-years which typically results with WWTC I/I exceeding 80 MGD. The District may compare these events with sanitary sewer overflow records (SSO) to confirm or verify if basement backups occur when the 1M-015, 1M-008, and 1L-012-R Basins surcharged during these recorded events.

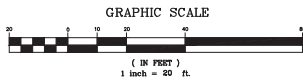
The collection system has available capacity during dry weather, but does not during the District's Design Event. The shortage of peak wet weather available capacity is due to the magnitude of I/I in the collection system. Typically, I/I is sourced from older sewers, manholes, and properties. I/I is typically very low with new construction. We recommend allowing the proposed development to connect if it can be tested and observed that the new construction is free of I/I. The proposed development will likely have negligible impact on surcharging during peak flow events.

Downers Grove Sanitary District

Capacity Analysis - 5117 Fairview

Peak Flow Events with Surcharging

		Total											
<i>Flow</i>		Basin	Upstream		<i>Avg</i>	<i>Avg</i>	<i>Basin</i>	<i>Total</i>	<i>Peak</i>			<i>Basin I/I</i>	<i>Total I/I</i>
<i>Basin</i>	<i>Group</i>	Tributary	Tributary	<i>Storm</i>	<i>Weekday</i>	<i>Weekend</i>	<i>Peak I/I</i>	<i>Peak I/I</i>	<i>Flow</i>	<i>Rainfall</i>	<i>WWTC I/I</i>	<i>Number</i>	<i>Number</i>
		Sewers	Sewers	<i>Event</i>	<i>DWF</i>	<i>DWF</i>	<i>Flow</i>	<i>Flow</i>	<i>Depth</i>	<i>Depth</i>	<i>(MGD)</i>		
		(ft)	(ft)	<i>(Date)</i>	<i>(gpm)</i>	<i>(gpm)</i>	<i>(gpm)</i>	<i>(gpm)</i>	<i>(in)</i>	<i>(in.)</i>			
1-M-15	H	8842	8842	3/10/2013	55	54	780	780	25	1.06	65	19.9	19.9
1-M-15	I	8842	8842	5/28/2013	49	45	835	835	32	0.96	15	36.1	36.1
1-M-15	I	8842	8842	7/8/2013	49	45	669	669	15	1.39	14	20.5	20.5
1-M-15	I	8842	8842	10/5/2013	39	40	974	974	32	1.23	24	28.3	28.3
1-M-15	I	8842	8842	10/31/2013	39	40	901	901	35	3.35	27	9.2	9.2
1-M-15	O	8842	8842	8/22/2014	72	68	1,398	1,398	74	4.03	26	12.1	12.1
1-M-15	C	8842	8842	6/14/2015	92	73	703	703	20	1.37	16	20.9	20.9
1-M-15	C	8842	8842	6/15/2015	92	73	816	816	39	2.85	55	8.1	8.1
1-M-15	D	8842	8842	8/18/2015	92	95	553	553	27	1.56	30	11.8	11.8
1-M-15	D	8842	8842	9/19/2015	92	95	671	671	27	1.71	42	11.9	11.9
1-M-15	H	8842	8842	3/1/2017	35	36	975	975	31	1.71	21	21.2	21.2
1-M-15	H	8842	8842	5/10/2017	54	55	1,067	1,067	50	1.30	23	29.5	29.5
1-M-15	H	8842	8842	10/15/2017	52	50	1,216	1,216	75	5.16	26	8.2	8.2
1-M-15	K	8842	8842	2/20/2018	90	81	1,040	1,040	59	2.88	22	13.1	13.1
1-M-8	H	9316	27600	3/10/2013	158	168	-169	1,048	25	1.05	65		8.7
1-M-8	I	9316	27600	5/28/2013	60	63	1,271	1,271	19	0.96	15	52.1	17.6
1-M-8	O	9316	27600	8/22/2014	135	128	3,765	5,656	42	4.08	26	30.5	15.5
1-M-8	D	9316	27600	8/18/2015	114	119	370	1,406	25	1.56	30	7.5	9.6
1-M-8	D	9316	27600	9/19/2015	114	119	424	1,482	24	1.71	42	7.1	8.4
1-M-8	H	9316	27600	5/10/2017	105	89	747	2,363	25	1.31	23	19.6	20.9
1-M-8	H	9316	27600	10/15/2017	27	27	1,130	2,446	55	5.26	26	7.1	5.2
1-M-8	K	9316	27600	2/20/2018	99	90	1,071	2,472	39	2.87	22	12.9	10.0
1-L-19-1	H	0	0	3/1/2017	127	133	900	2,864	32	1.71	21	26.2	16.1



BOUNDARY AND TOPOGRAPHIC SURVEY

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LOTS 3, 4 AND 5 AND THE SOUTH 50 FEET OF LOT 2 IN BLOCK 2 IN RESUBDIVISION OF BLOCKS 2 TO 16 INCLUSIVE, IN VICTOR FREDENHAGEN JR.'S SUBDIVISION AT EAST GROVE, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 8, 1886 AS DOCUMENT 36375, IN DU PAGE COUNTY, ILLINOIS.
CONTAINING: 26709.05 SQ. FT., 0.61 AC. (MORE OR LESS)
PROPERTY COMMONLY KNOWN AS: 5117 FAIRVIEW AVENUE, DOWNERS GROVE, ILLINOIS.



LEGEND

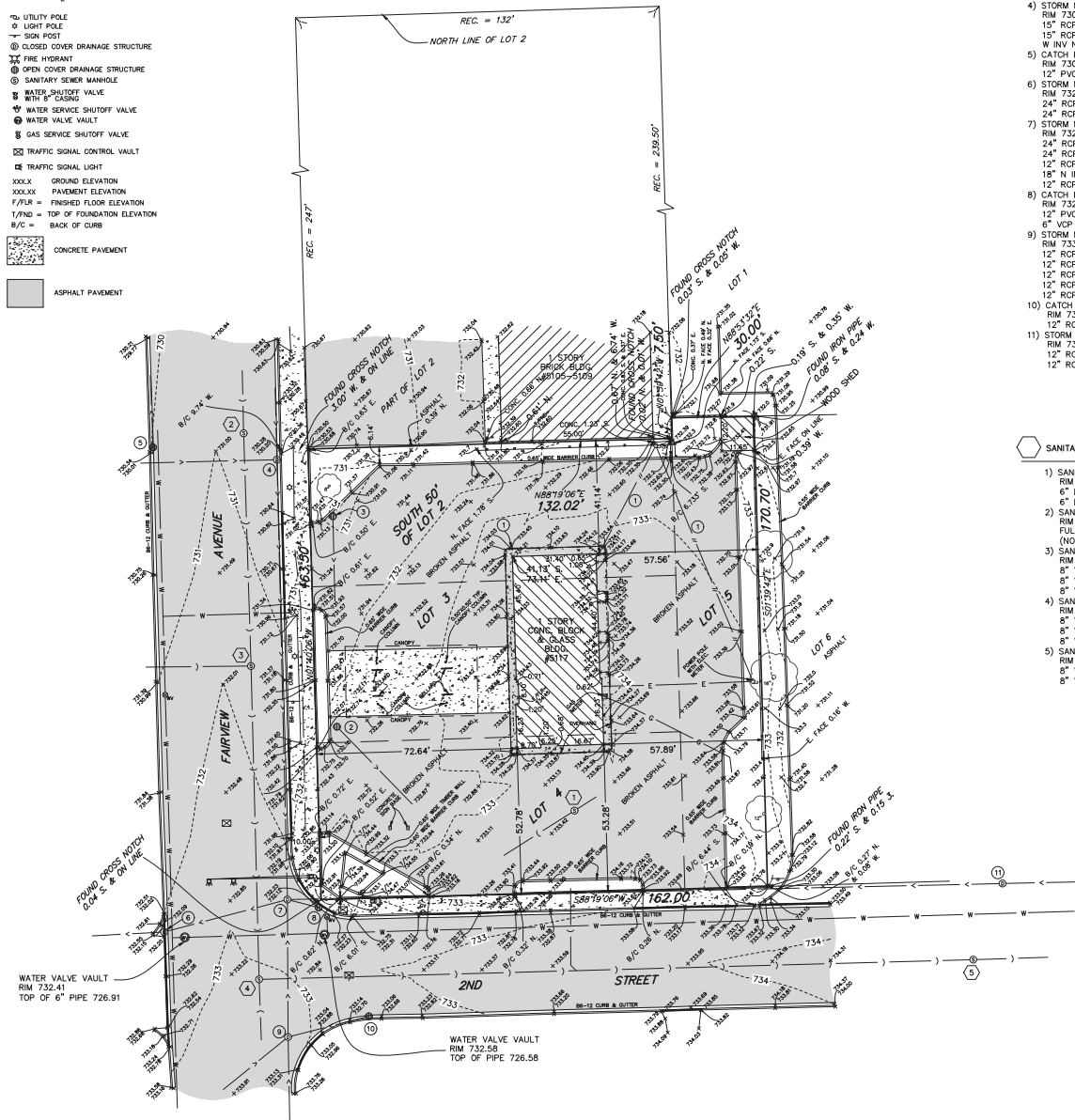
- TREE WITH TRUNK DIAM. SIZE
- OVERHEAD WIRES (g OF WIRES)
- STORM SEWER
- SANITARY SEWER
- GAS MAIN
- WATER MAIN
- TELEPHONE LINE
- ELECTRIC LINE
- UTILITY POLE
- LIGHT POLE
- SIGN POST
- CLOSED COVER DRAINAGE STRUCTURE
- FIRE HYDRANT
- OPEN COVER DRAINAGE STRUCTURE
- SANITARY SEWER MANHOLE
- WATER SHUTOFF VALVE
- WITH "C" CASING
- WATER SERVICE SHUTOFF VALVE
- WATER VALVE VAULT
- GAS SERVICE SHUTOFF VALVE
- TRAFFIC SIGNAL CONTROL VAULT
- TRAFFIC SIGNAL LIGHT
- XXX.X GROUND ELEVATION
- XXX.XX PAVEMENT ELEVATION
- F/FLR = FINISHED FLOOR ELEVATION
- F/FRM = TOP OF FOUNDATION ELEVATION
- B/C = BACK OF CURB
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT

STORM SEWER STRUCTURES

- 1) 3" PVC INV 733.59
- 2) CATCH BASIN RIM 732.07
- 3) 8" PVC SE INV 725.84
- 4) CATCH BASIN RIM 730.74
- 5) 8" VCP S INV 726.02
- 6) STORM MANHOLE RIM 730.28
- 7) 15" RCP N INV 725.28
- 8) 15" RCP S INV 725.18
- 9) W INV NOT ACCESSIBLE
- 10) CATCH BASIN RIM 730.04
- 11) 12" PVC N INV 727.89
- 12) STORM MANHOLE RIM 732.12
- 13) 24" RCP NE INV 713.47
- 14) 24" RCP NE INV 713.52
- 15) STORM MANHOLE RIM 732.30
- 16) 24" RCP SW INV 713.72
- 17) 24" RCP E INV 713.82
- 18) 12" RCP SE INV 724.55
- 19) 18" N INV 724.90
- 20) 12" RCP S INV 727.45
- 21) CATCH BASIN RIM 732.15
- 22) 12" PVC NW INV 724.60
- 23) 6" VCP NE INV 724.85
- 24) STORM MANHOLE RIM 733.24
- 25) 12" RCP N INV 728.64±
- 26) 12" RCP S INV 728.64
- 27) 12" RCP NE INV 728.64±
- 28) 12" RCP SW INV 728.69
- 29) 12" RCP S INV 728.39
- 30) CATCH BASIN RIM 732.63
- 31) 12" RCP NW INV 730.23
- 32) STORM MANHOLE RIM 734.29
- 33) 12" RCP W INV 714.31
- 34) 12" RCP E INV 714.31

SANITARY SEWER STRUCTURES

- 1) SANITARY MANHOLE RIM 733.39
- 2) 6" DUCTILE SW INV 728.01
- 3) 6" DUCTILE NE INV 728.07
- 4) SANITARY MANHOLE RIM 731.05
- 5) FULL OF SILT (NOT ABLE TO SEE INVERTS)
- 6) SANITARY MANHOLE RIM 731.86
- 7) 8" VCP W INV 724.51
- 8) 8" VCP N INV 723.57
- 9) 8" VCP S INV 723.51
- 10) SANITARY MANHOLE RIM 733.16
- 11) 8" VCP E INV 723.11
- 12) 8" VCP N INV 723.16
- 13) 8" VCP S INV 723.31
- 14) SANITARY MANHOLE RIM 724.64
- 15) 8" VCP W INV 722.44
- 16) 8" VCP E INV 722.39



WATER VALVE VAULT
RIM 732.41
TOP OF 6" PIPE 726.91

WATER VALVE VAULT
RIM 732.58
TOP OF PIPE 726.58

NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BASES OF BEARING:
ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.
BENCHMARK: DUPAGE COUNTY BM # D009800

STATION IS LOCATED ALONG FAIRVIEW AVENUE ON THE EAST SIDE OF "T" INTERSECTION OF FAIRVIEW AVENUE WITH WILSON STREET. STATION IS 37.0 FEET EAST OF THE CENTERLINE OF FAIRVIEW AVENUE, 63.3 FEET NORTH OF A BRICK SIDEWALK TO A PARK PARKING, 17.7 FEET NORTHEAST OF A LIGHT POLE, AND 3.5 FEET EAST OF A CONCRETE SIDEWALK ALONG FAIRVIEW AVENUE. MONUMENT IS A ROD WITH ACCESS COVER IN CONCRETE WITH NO STAMPING ON COVER. NOTE: THE STATION IS DISTURBED; ROD TIP HAS BEEN REMOVED.

ELEV. = 733.22 (NAVD 88 DATUM)

SITE BENCHMARK:
SQUARE CUT ON WEST SIDE OF TRAFFIC SIGNAL POLE LOCATED NEAR SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEV. = 732.72

STATE OF ILLINOIS S.S.
COUNTY OF DUPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

MAY 15, A.D. 2020

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

BASE SCALE: 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY: RMC ENGINEERING LLC
DRAWN BY: _____
CHECKED BY: _____
SURVEYED BY: JLR

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 20-22074