

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

PROPOSED AGENDA
December 16th, 2025
6:30 p.m.

- I. Approve Minutes of September 23rd, 2025
- II. Public Comment
- III. P722: 4919 Forest Avenue – Multi Family Apartment Building

P722

DATE 12/09/25

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

SANITARY SEWER SERVICE REQUEST

Location 4919 Forest Avenue

Legal Description Lot 18-20 Block 5 Subdivision E.H. Prince Addition
to Downers Grove P.I.N. 09-08-116-004, 09-08-116-005, 09-08-116-006

Name of Owner on Deed 4919 Forest Ave, LLC Phone No. _____

Developer 4 Corners Construction, LLC Phone No. (630) 842-8843

Name of Person Making Request Lyndsey Stallter Phone No. (630) 709-8946

E mail: lstallter@cagecivil.com

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

2200 Cabot Drive, Suite 325, Lisle IL, 60532

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

Number of Acres Involved 0.477 Present Zoning DB Proposed Zoning DB

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

(A) If Improved, Describe Improvements Lots 18-20 are proposed to be consolidated to construct a multi-level apartment complex with a parking garage and associated utilities.

Number & Type of Units 13 1-Bedroom, 40 2-Bedrooms, 9 3-Bedrooms, 62 total units

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

Number & Type of Units _____

Estimated Starting Date of Project Spring 2026

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

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

BOARD OF LOCAL IMPROVEMENTS
MINUTES

September 23, 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, 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 6:30 p.m. Board Member Mark Scacco was absent.

Minutes of August 19, 2025, Meeting

A motion was made by Jungwirth seconded by Scacco approving the revised minutes of the meeting held on August 19, 2025. The motion carried.

Public Comment – None

P719 – 828 Warren Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from Michael Gatto, General Contractor, for a proposed new 20-unit multi-family building located at 828 Warren Avenue, Downers Grove with a gross acreage of 0.5 acres. The building is proposed to have 5 studios, 1 one-bedroom, 3 two-bedroom and 11 three-bedroom apartments. The proposed building will generate an estimated wastewater flow of 4,850 gallons per day or 97 PE per acre which is above the District design flow allocation of 25 PE per acre per parcel. Additional Trunk Sewer Service Charge will be collected for the overage of the flow allocation. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Rathje inquired about the depth of the sewer. Staff informed Rathje that the sewer is around 23 feet deep at the connection point. Jungwirth inquired about the General Contractor. Staff informed Jungwirth that the General Contractor will be Michael Gatto. 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.)

P720 – 5112 Forest Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from Brownstone Homes Ltd, owner, for a proposed new mixed-use building located at 5112 Forest Avenue, Downers Grove with a gross acreage of 0.6 acres. The building is proposed to have 1 restaurant, 3 retail units, 9 office units and 5 residential units. 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 downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Jungwirth inquired about parking for the building. Staff informed Jungwirth the parking is proposed on the bottom floor. Rathje inquired about the layout of the building and how water meters and billing will be handled. Staff informed Rathje that they are not sure if the billing will be for each unit or the building as a whole. 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.)

P721 – 3900 Finley Road, Downers Grove

The Board reviewed a request for sanitary sewer service from Tom Kracun of Pinnacle Engineering Group for a proposed warehouse and distribution building located at 3900 Finley Road, Downers Grove with a 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. Service can be provided to the proposed building by connecting to the sanitary main to the west, in the University of Illinois Property. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Rathje inquired about the ownership of the property that will have to be crossed to tap into the public main. Staff informed Rathje that the sanitary service will cross Nicor, and University of Illinois property. The owner will be required to submit a completed easement agreement from both property owners to complete the sanitary permit review. Jungwirth inquired if this property is served by the Northwest lift station. Staff confirmed with Jungwirth that the sanitary flow will go to Northwest lift station. 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 6:53 p.m. The motion carried.

Approved: December 16, 2025

Attest: _____
Clerk

President

BOARD OF LOCAL IMPROVEMENTS
December 16th, 2025
STAFF BRIEFING

P722: 4919 Forest Avenue, Downers Grove, IL

REQUEST:

Lyndsey Stallter, Project Engineer of Cage Engineering, is requesting sanitary sewer service for a proposed new 62 unit multi-family building. The building is proposed to have 13 one-bedroom, 40 two-bedroom and 9 three-bedroom apartments. This property has a combined gross acreage of .63 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 16,650 gallons per day or a density of 264 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 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 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.

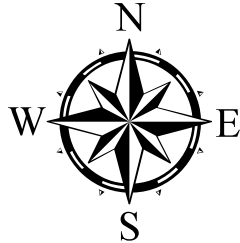
Downers Grove Sanitary District
P722 - Multi Family Building
4919 Forest Avenue



Legend

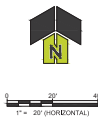
-  DGSD Annexed Parcels
-  Unannexed Parcels
-  Sanitary Manholes
-  Sanitary Sewer Main

0 35 70 140
Feet



TOPOGRAPHIC AND BOUNDARY SURVEY

CURRENT P.L.N.:
09-10-18-005-0000
09-10-18-006-0000
09-10-18-007-0000



OWNER

4 CORNERS CONSTRUCTION, LLC
3940 94th AVENUE
ST. CHARLES, IL 60174

SURVEYED AREA

2,319 SQUARE FEET (0.487 ACRE)

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS.

LEGAL DESCRIPTION

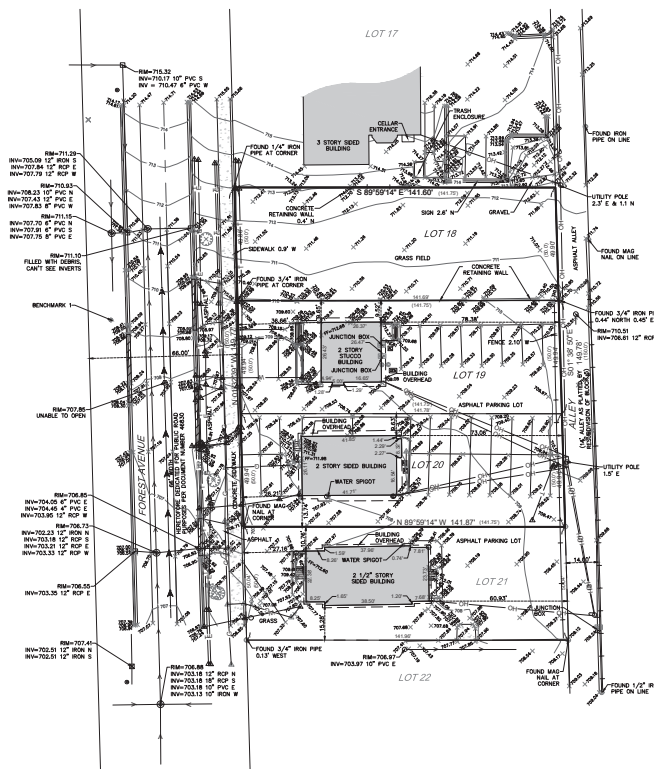
LOTS 18, 19 AND 20 IN THE RESUBDIVISION OF BLOCK 5 OF E.A. PRINCE AND COMPANY'S ADDITION TO OWNERS GROVE, IN SECTIONS 6, 7 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 24, 1991 AS DOCUMENT 06831, IN DAUPHIN COUNTY, ILLINOIS.

BENCHMARKS

REFERENCE BENCHMARK: 2008 GEODETIC SURVEY MONUMENT 013012
3.17 BRASS DISC SET IN CONCRETE BOLT ABOVE GRADE AT
NORTHEAST CORNER OF WASHINGTON STREET AND ANDERSON AVENUE.
STATION IS 27.4' SOUTHWEST OF A POWER POLE, 44.5' EAST OF A
LIGHT POLE, AND 79.4' NORTHEAST OF A FINE SIGNAL.
ELEVATION: 751.76 DATUM: NAVD83-GEOD19

SITE BENCHMARK 1:
SOUTHWEST BOLT (TAGGED BOLT) FIRE HYDRANT AT 49th FOREST
AVENUE.
ELEVATION: 771.33 DATUM: NAVD83-GEOD19

SITE BENCHMARK 2:
SQUARE CONCRETE BASE OF FIRST LIGHT POLE SOUTH OF
BENCHMARK 1 SQUARE CUT ON EAST SIDE OF BASE.
ELEVATION: 707.88 DATUM: NAVD83-GEOD19



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES () ARE RECORD OR DEED VALUES, NOT FIELD MEASUREMENTS.
2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, EMBODIMENTS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS, THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN FOUND.
6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CABLES, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON THE ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE. THE EXACT LOCATION MAY DIFFER FROM THE LOCATION SHOWN HEREON.
7. OTHER THAN VISIBLE IMPROVEMENTS NOTED HEREON, THIS SURVEY MAKES NO CLAIMS REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLING UNDERGROUND EXPLORATORY EFFORTS TOGETHER WITH UTILITY MARKINGS (GULLIES, DUGS, PRIVATE, ETC.) IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES.
8. THIS SURVEY WAS PREPARED FOR DEANER BUILDERS, INC. (CLIENT), BASED ON A FIELD SURVEY COMPLETED ON MAY 28, 2024.
9. CAGE CIVIL ENGINEERING, LLC IS A PROFESSIONAL DESIGN FIRM, CURRENT LICENSE NO. 184007977, EXPIRES APRIL 30, 2024.

LEGEND

| | |
|---------------------------------|-----------------------------|
| BOUNDARY LINE = | EX. CONTOUR = |
| P.O.D. LINE = | FOUND IRON PIPE/POD = |
| EASEMENT LINE = | EX. STORM MANHOLE = |
| PAVEMENT LINE = | EX. CATCH BASIN = |
| CURB & GUTTER = | EX. INLET = |
| CONCRETE SEWER = | EX. SANITARY MANHOLE = |
| SANITARY LINE = | EX. DOWN DRAIN / CLEANOUT = |
| STORM LINE = | EX. WATER MAIN MARKER = |
| EX. WATER MAIN = | EX. VALVE BOX = |
| EX. UNDERGROUND ELECTRIC LINE = | EX. VALVE VALET = |
| EX. TELEPHONE LINE = | EX. BOLLARD = |
| EX. UNDERGROUND UTILITY LINE = | EX. SIGN = |
| EX. GAS MAIN = | EX. DECIDUOUS TREE = |
| EX. WOODEN FENCE = | EX. GRADE SHOT = |
| EX. AN CONCRETE = | EX. CONCRETE = |
| EX. ELECTRICAL OUTLET = | EX. BUILDING = |
| EX. TELEPHONE MANHOLE = | EX. DEEPENED CURB = |
| EX. GAS MAIN MARKER = | RECORD INFORMATION = |
| EX. ELECTRIC METER = | MEASURED INFORMATION = |
| EX. UTILITY POLE = | |
| EX. ELECTRIC LIGHT POLE = | |

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DAUPHIN)
I, GABRIELA PRASINIA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED HAVE BEEN PREPARED FOR THE USES AND PURPOSES HEREIN SET FORTH.
ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF JUNE, A.D. 2024.
Gabriela Prasinha
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3862
LICENSE EXPIRES NOVEMBER 30, 2024
FOR INTERNAL REVIEW ONLY
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATE OF FIELD SURVEY: MAY 28, 2024

2024-11-28T09:00:00
GABRIELA PRASINIA
P.L.N. 09-10-18-005-0000
WWW.CAGECIVIL.COM



REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |

4 CORNERS MULTIFAMILY HIGH RISE
DOWNERS GROVE, IL
TOPOGRAPHIC & BOUNDARY SURVEY

DATE: 06/28/2024
SCALE: 1"=20'
SHEET NUMBER
1 of 1