

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

**PROPOSED AGENDA**

December 21, 2021

6:45 p.m.

- I. Approve Minutes of September 21, 2021
- II. Public Comment
- III. P708: 1856 Grant Street, Downers Grove – Proposed Sanitary Main Extension for One Single Family Home

BOARD OF LOCAL IMPROVEMENTS  
MINUTES

September 21, 2021

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, September 21, 2021. 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 J. Scacco and General Manager Amy R. Underwood, Administrative Supervisor W. Clay Campbell, Sewer Construction Supervisor Keith W. Shaffner, Attorney for the District Michael G. Philipp, Trustee Wally D. Van Buren and Trustee Amy E. Sejnost. President Rathje called the meeting to order at 6:45 p.m.

Minutes of July 20, 2021 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes as revised of the meeting held on July 20, 2021. The motion carried.

Public Comment – None

P706 – 926 Maple Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from Michael P. Yungerman of Opus Development LLC, developer, for 167 unit multi-family residential building on a 1.7 gross acreage parcel at 926 Maple Avenue, Downers Grove. The property is within the District's Facilities Planning Area, and within the District's current corporate limits. The existing commercial and residential buildings on this property will be disconnected from the Sanitary District main and demolished. The proposed use will generate an estimated wastewater flow of 30,300 gallons per day or a density of 178.24 PE per acre. The District's design allocation for this site is 25 PE per acre. A trunk sewer service charge will be assessed to offset the PE overage for the project. Service can be provided to this project by connection to the Sanitary District sewer located in Washington Street to the East. Based on modeling results provided by Baxter & Woodman the downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Board Member Jungwirth inquired about the church parking lot north of Maple Avenue. Staff noted that the project will utilize that space for the proposed development. Trustee Scacco inquired about the downstream capacity. Staff identified that there should continue to be sufficient capacity even after considering this project. President Rathje inquired if the developer was aware of the additional development in the area upcoming with the Village of Downers Grove's site at 801 and 825 Burlington Avenue, Downers Grove with special concern provided for the timing and potential conflict of construction schedules. Staff answered that the developer was aware of the other project's existence. A motion was made by Scacco seconded by Jungwirth approving this request subject to a 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.)

P707 – 297/299 60<sup>th</sup> Street, Downers Grove

The Board reviewed a request for sanitary sewer service from John Daly, developer and owner, for two single family homes on two lots with a combined gross acreage of 0.91 acre at 297/299 60<sup>th</sup> Street, Downers Grove. The properties are within the District's Facilities Planning Area, but are not entirely within the District's current corporate limits. The proposed use will generate an estimated

wastewater flow of 700 gallons per day or a density of 7.7 PE per acre which is below the District design flow allocation of 10 PE per acre for residential parcels. Service can be provided to this project by extension of the Sanitary District's existing sewers located 370 feet to the west of the subject parcels in the south right of way. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. The Board clarified that this project's approval is wholly independent of and not contingent upon the progress or status of Sewer Request P703 at 310 W. 60<sup>th</sup> Street, previously approved during the May 18, 2021 Board of Local Improvements meeting. It was acknowledged that either project could proceed on its own and that the approvals by the Board of Local Improvements of both requests were not in conflict. A motion was made by Scacco seconded by Jungwirth approving this request subject to annexation, receipt of 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 7:08 p.m. The motion carried.

Approved: December 21, 2021

\_\_\_\_\_  
President

Attest: \_\_\_\_\_  
Clerk

**BOARD OF LOCAL IMPROVEMENTS**  
**December 21, 2021**  
**STAFF BRIEFING**

P708: 1856 Grant Street, Downers Grove, IL

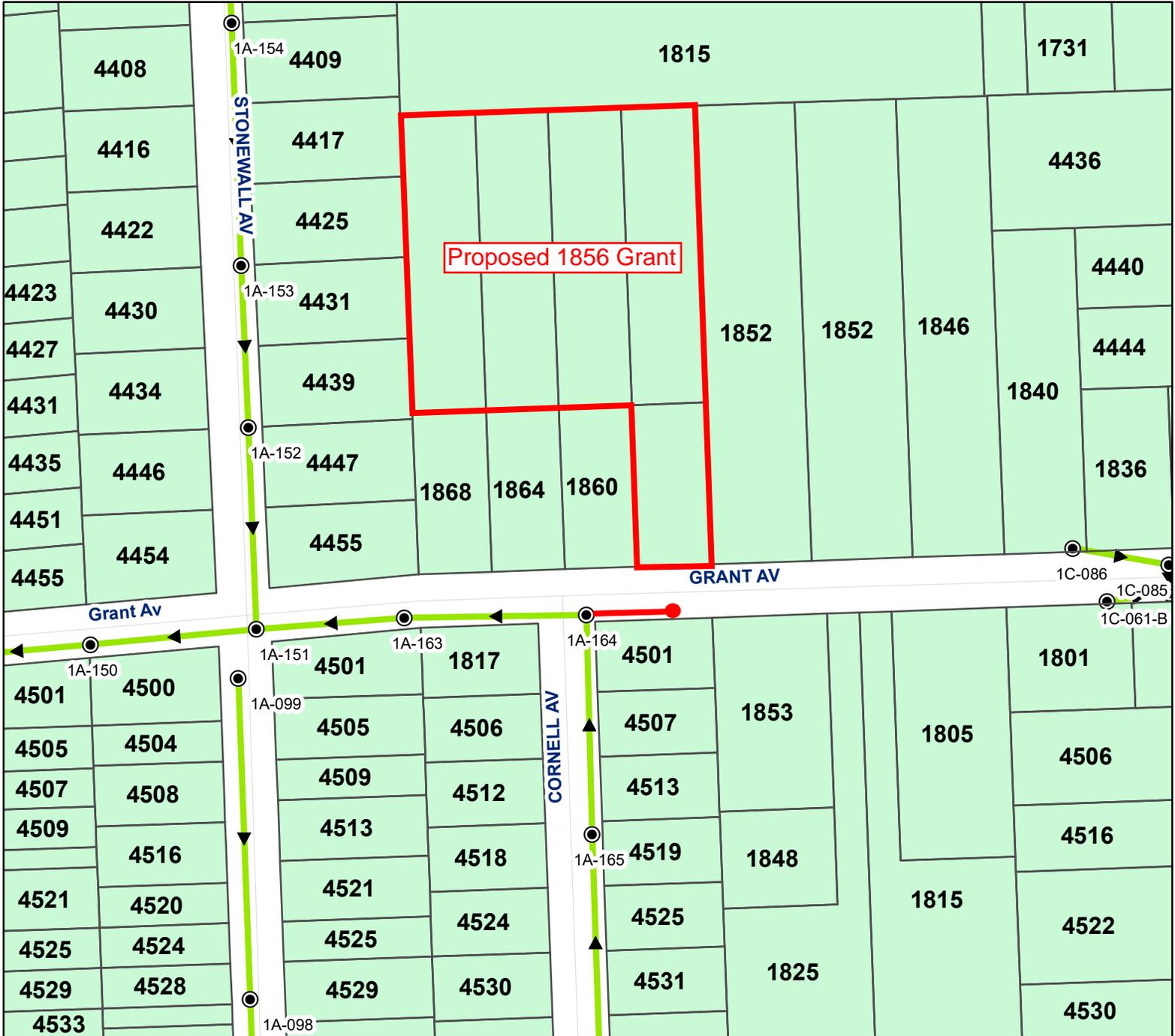
**REQUEST:**

Steve Lockwood, Owner, is requesting sanitary sewer service for one single family home on five lots with a combined gross acreage of 3.5 acres at the above location. These properties are within the District's Facilities Planning Area (FPA) and are within the District's current corporate limits. The proposed single family home will generate an estimated wastewater flow of 350 gallons per day or a density of 1 PE per acre, which is below the District design flow allocation of 10 PE per acre for residential parcels. This is based on a flow factor of 3.5 PE per single family home.

**SUMMARY:**

Service can be provided to this property by extension of the District's existing sewer located to the West at the intersection of Cornell and Grant . The proposed sewer design complies with the Sanitary District's Unsewered Area Plan. 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, payment of all fees per ordinance and construction of the necessary sewer extension that is compliant with District ordinances and standard conditions.

# Downers Grove Sanitary District Board of Local Improvements 1856 Grant Street P708

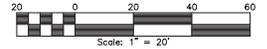
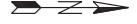


## Legend

- Sanitary Manholes
- ▶ Sanitary Sewer
- DGSD Boundary



# TOPOGRAPHICAL SITE DEVELOPMENT PLAN



**HATCH LEGEND:**

	CONCRETE
	ASPHALT
	ADA DETECTABLE WARNING
	DEPRESSED CURB AND GUTTER
	TRENCH BACKFILL

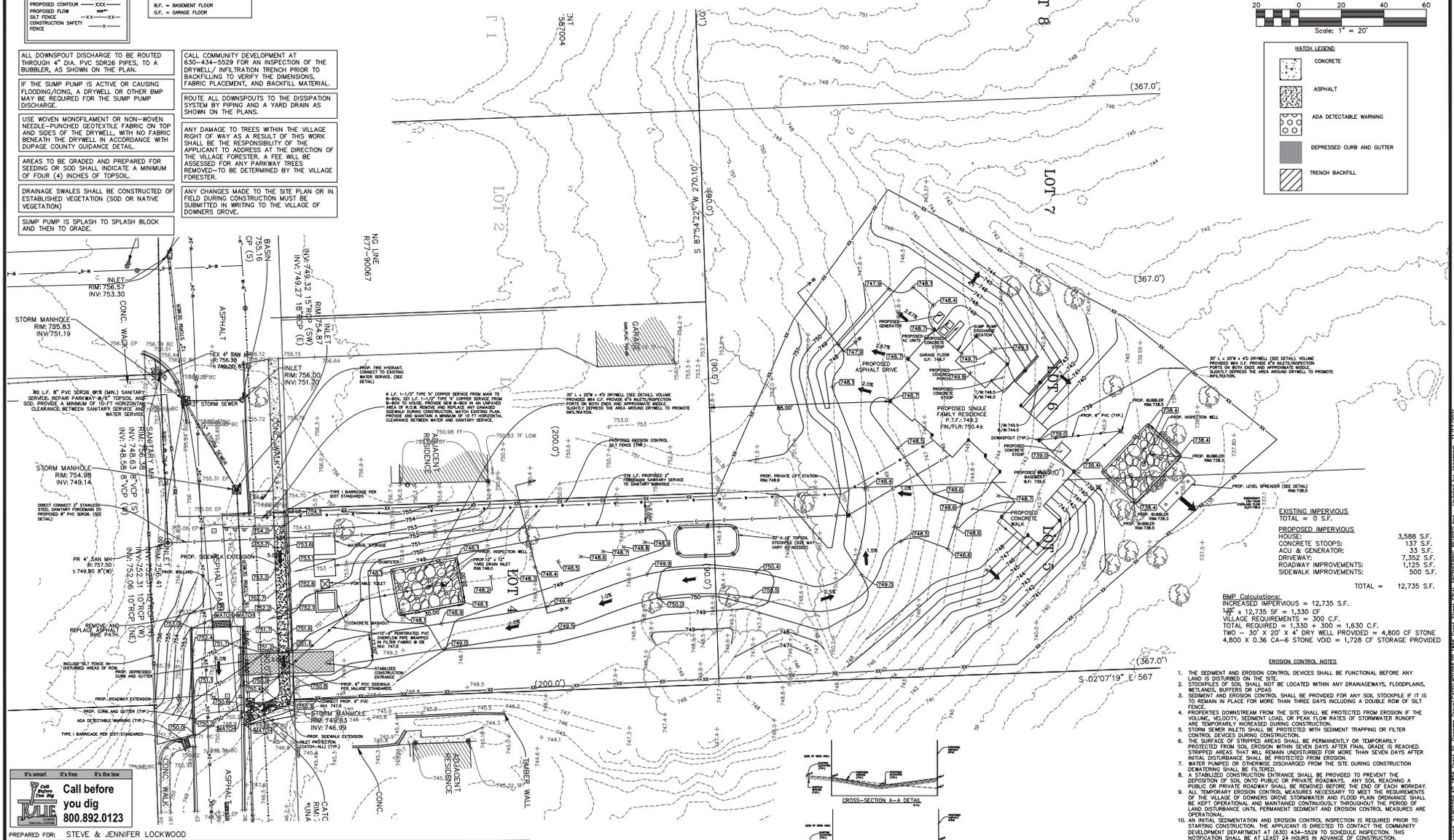
**KEY:**

	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED FLOOR
	SILT FENCE
	CONSTRUCTION SAFETY FENCE

**KEY:**

	FIN./FLR. = FINISHED FLOOR
	P.T.F. = PROPOSED TOP OF FOUNDATION
	B.F. = BASEMENT FLOOR
	G.F. = GARAGE FLOOR

- ALL DOWNSPOUT DISCHARGE TO BE ROUTED THROUGH 4" DIA. PVC SDR26 PIPES, TO A BUBBLER, AS SHOWN ON THE PLAN.
- IF THE SUMP PUMP IS ACTIVE OR CAUSING FLOODING/ICING, A DRYWELL OR OTHER BMP MAY BE REQUIRED FOR THE SUMP PUMP DISCHARGE.
- USE WOVEN MONOFILAMENT OR NON-WOVEN NEEDLE-PUNCHED GEOTEXTILE FABRIC ON TOP AND SIDES OF THE DRYWELL, WITH NO FABRIC BENEATH THE DRYWELL IN ACCORDANCE WITH DUPAGE COUNTY GUIDANCE DETAIL.
- AREAS TO BE GRADED AND PREPARED FOR SEEDING OR SOD SHALL INDICATE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL.
- DRAINAGE SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION (SOD OR NATIVE VEGETATION).
- SUMP PUMP IS SPLASH TO SPLASH BLOCK AND THEN TO GRADE.
- CALL COMMUNITY DEVELOPMENT AT 630-434-5529 FOR AN INSPECTION OF THE DRYWELL/ INFILTRATION TRENCH PRIOR TO BACKFILLING TO VERIFY THE DIMENSIONS, FABRIC PLACEMENT, AND BACKFILL MATERIAL.
- ROUTE ALL DOWNSPOUTS TO THE DISSIPATION SYSTEM BY PIPING AND A YARD DRAIN AS SHOWN ON THE PLANS.
- ANY DAMAGE TO TREES WITHIN THE VILLAGE RIGHT OF WAY AS A RESULT OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ADDRESS AT THE DIRECTION OF THE VILLAGE FORESTER. A FEE WILL BE ASSESSED FOR ANY PARKWAY TREES REMOVED—TO BE DETERMINED BY THE VILLAGE FORESTER.
- ANY CHANGES MADE TO THE SITE PLAN OR IN FIELD DURING CONSTRUCTION MUST BE SUBMITTED IN WRITING TO THE VILLAGE OF DOWNERS GROVE.



**EXISTING IMPERVIOUS**  
TOTAL = 0 S.F.

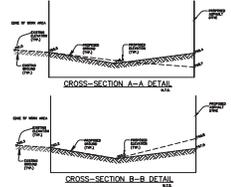
**PROPOSED IMPERVIOUS**

HOUSE:	3,588 S.F.
CONCRETE STOOPS:	137 S.F.
ACU & GENERATOR:	33 S.F.
DRIVEWAY:	7,352 S.F.
ROADWAY IMPROVEMENTS:	1,125 S.F.
SIDEWALK IMPROVEMENTS:	500 S.F.
<b>TOTAL =</b>	<b>12,735 S.F.</b>

**Bmp Calculations:**  
 INCREASED IMPERVIOUS = 12,735 S.F.  
 $120' \times 12,735 \text{ SF} = 1,330 \text{ CF}$   
 VILLAGE REQUIREMENTS = 300 C.F.  
 TOTAL REQUIRED =  $1,330 + 300 = 1,630 \text{ C.F.}$   
 TWO -  $30' \times 20' \times 4'$  DRY WELL PROVIDED = 4,800 CF STONE  
 $4,800 \times 0.36 \text{ CA} = 1,728 \text{ CF STORAGE PROVIDED}$

**EROSION CONTROL NOTES**

- THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
- STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGEWAYS, FLOODPLAINS, WETLANDS, BUFFERS OR UPDAS.
- SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS INCLUDING A DOUBLE ROW OF SILT FENCE.
- PROPERTIES DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
- STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN SEVEN DAYS AFTER FINAL DISTURBANCE AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF DOWNERS GROVE STORMWATER AND FLOOD PLAN ORDINANCE SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
- AN INITIAL SEDIMENTATION AND EROSION CONTROL INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS DIRECTED TO CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT (630) 434-5529 TO SCHEDULE INSPECTION. THIS NOTIFICATION SHALL BE AT LEAST 24 HOURS IN ADVANCE OF CONSTRUCTION.



It's smart. It's free. It's the law.  
**Call before you dig**  
 800.892.0123

PREPARED FOR: STEVE & JENNIFER LOCKWOOD

**ENGINEERING RESOURCE ASSOCIATES**

18701 WEST AVENUE, SUITE 150 WARENEVILLE, ILLINOIS 60055 PHONE (630) 393-3060 FAX (630) 393-2152	20 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099	2416 GALEN DRIVE CHAMPAGNE, ILLINOIS 61821 PHONE (217) 351-6288 FAX (217) 355-1902
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DRAWN BY: KK  
 CHECKED BY: NV  
 APPROVED BY: NV