

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

PROPOSED AGENDA

May 24, 2022

6:45 p.m.

- I. Approve Minutes of April 19, 2022
- II. Public Comment
- III. P712: 4915 Main Street, Downers Grove – Proposed 22 Unit Residential Building With 11,040 Square Feet of Commercial Space

BOARD OF LOCAL IMPROVEMENTS
MINUTES

April 19, 2022

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, April 19, 2022. 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 Carly Shaw, Sewer Construction Supervisor Keith W. Shaffner, Sewer Maintenance Supervisor Bob Swirsky, Staff Engineer Alex M. Bielawa, Information Coordinator Alyssa J. Caballero, and Attorney for the District Michael G. Philipp, Trustees Wally D. Van Buren, Amy E. Sejnost and Jeremy M. Wang. President Rathje called the meeting to order at 6:45 p.m.

Minutes of March 15, 2022 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on March 15, 2022. The motion carried.

Public Comment – None

P710 – 2657 Ogden Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from HP WS-X Downers Grove, LLC, owner, for a 122-room hotel on a lot with gross acreage of 2.4 acres at 2657 Ogden Avenue, Downers Grove. This property is within the District's Facilities Planning Area but is not within the District's current corporate limits. The proposed hotel will generate an estimated wastewater flow of 8,000 gallons per day or a density of 33 PE per acre which is above the District design flow allocation of 25 PE per acre for commercial parcels. Additional Trunk Sewer Service Charge will be collected for the overage of the flow allocation. Service can be provided to the property by the existing sanitary sewer main located to the south Ogden Avenue parkway in front of the address. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Jungwirth inquired about the lot subdivision and future connection of additional lots. Staff confirmed that the other lot involved in the subdivision will be vacant for the time, but a restaurant may follow in the future. Rathje inquired if the sewer line extension is covered by an easement and if there is any opportunity for recapture here. Staff noted that there will be no recapture and the sewer main is within a 15-foot easement. Scacco inquired about the overage on the design flow allocation. Staff explained during the process of reviewing the connection permit a trunk sewer service charge will be collected to offset the PE over the design allocation. A motion was made by Scacco seconded by Jungwirth approving this request subject to annexation, 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.)

P711 – 1042 Norfolk Street, Downers Grove

The Board reviewed a request for sanitary sewer service from Pak Realty LLC, owner, for one single family home on one lot with a gross acreage of .36 acres at 1042 Norfolk Street, Downers Grove. This property is within the District's Facilities Planning Area but is not 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 9.7 PE per acre which is below the District design flow allocation

of 10 PE per acre for residential parcels. Service can be provided to the property by extension from the District's existing sanitary sewer main located to the west at the southwest corner of Carpenter and Norfolk. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Jungwirth inquired if the property was located in the area of a special assessment. Staff explained that there have been special assessments in the area, but this property has not been involved in a special assessment. Rathje inquired about the connection for neighboring lots. Staff said Lot 1045 will have the opportunity to connect and be served by this extension. Scacco inquired about the right of way and if the sewer will have adequate depth in the drainage ditch. Staff noted that the plans show the sewer installed at a depth meeting Sanitary District design standard. 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 7:00 p.m. The motion carried.

Approved: May 24, 2022

President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
May 24, 2022
STAFF BRIEFING

P712: 4915, 4919 and 4923 Main Street, Downers Grove, IL

REQUEST:

Barriere Properties, LLC, Owner, is requesting sanitary sewer service for a mixed use, 22 unit residential and 11,040 square foot commercial building at the subject location. These three properties have a combined gross acreage of .61 acres. These properties are 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 5,800 gallons per day or a density of 95 PE per acre, which is above the District design flow allocation of 25 PE per acre for commercial 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 and commercial space at .1 gallons per day per square foot.

SUMMARY:

Service can be provided to the property by the existing sanitary sewer main located in Main Street in front of the property. 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 compliant with District ordinances.

DATE 05/10/22

P712

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

SANITARY SEWER SERVICE REQUEST

Location 4915, 4919 and 4923 Main Street - Downers Grove, IL

Legal Description Lot Attached Block - Subdivision E.H. Prince and Company's

Addition to Downers Grove P.I.N. -

Name of Owner on Deed Barriere Properties, LLC Phone No. (630) 918-2083

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)

4915 Main Street, Downers Grove, IL 60515

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

Number of Acres Involved .48 Present Zoning DB Proposed Zoning DB

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

(A) If Improved, Describe Improvements Water, Sewer, Gas & Electric

Number & Type of Units Proposed mixed use building, 22 residential, Total SqFt 46,200

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

Number & Type of Units 22 rentals, retail/office 11,040 sf

Estimated Starting Date of Project September 2022

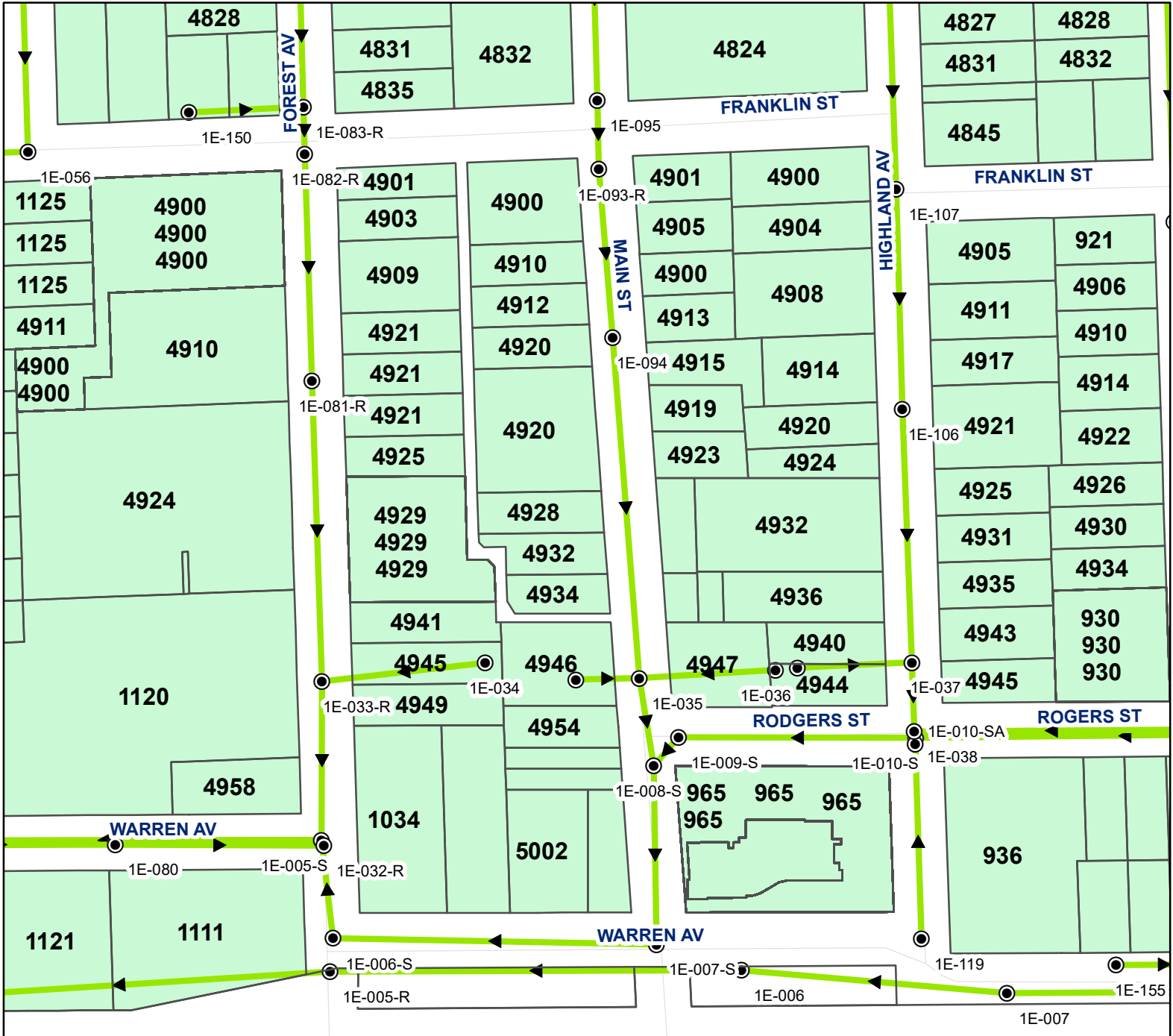
If You Propose to Annex to a Community, Which One _____

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

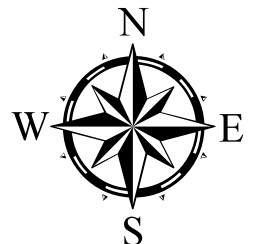
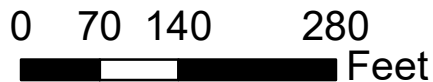
****SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS****

Downers Grove Sanitary District Board of Local Improvements 4915 Main Street P712



Legend

- Sanitary Manholes
- ➔ Sanitary Sewer
- DGSD Boundary

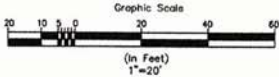


ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

SEE PAGE 2 OF 2 FOR TOPOGRAPHIC INFORMATION

200 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 918-6262



LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF LOT 4, IN THE RESUBDIVISION OF BLOCK 5 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION SITUATED IN PART OF SECTION 5 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 24, 1891 AS DOCUMENT 46830, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 4, ALSO BEING THE EAST RIGHT OF WAY LINE OF MAIN STREET, AS NOW PLATTED AND RECORDED, A DISTANCE OF 111.6 FEET (DEED, 111.0 FEET CALC. & MEAS.); FOR A PLACE OF BEGINNING; THENCE EASTERLY A DISTANCE OF 115.0 FEET (DEED, 110.0 FEET CALC. & MEAS.); THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID WEST LINE OF LOT 4 A DISTANCE OF 25.4 FEET MEASURED; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF LOT 4 TO A POINT 135 FEET WEST OF THE EAST LINE OF LOT 4; THENCE NORTHERLY TO A POINT ON THE NORTH LINE WHICH IS 135.0 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 4, A DISTANCE OF 82.0 FEET; THENCE WESTERLY ALONG SAID NORTH LINE OF LOT 4 TO A POINT ON THE AFORESAID WEST LINE OF LOT 4 (EAST RIGHT OF WAY LINE OF MAIN STREET, AS NOW PLATTED AND RECORDED); THENCE SOUTHERLY ALONG SAID WEST LINE OF LOT 4 TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS 4915 MAIN STREET, DOWNERS GROVE, ILLINOIS 60515

PARCEL 2:

THE SOUTH 50 FEET OF THE NORTH 111.6 FEET OF THE WEST 110 FEET OF LOT 4 IN THE RESUBDIVISION OF BLOCK 5 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1891 AS DOCUMENT 46830, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS 4919 MAIN STREET, DOWNERS GROVE, ILLINOIS 60515

PARCEL 3:

THE SOUTH 56.00 FEET OF THE WEST 110.00 FEET OF LOT 4 IN THE RESUBDIVISION OF BLOCK 5 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1891 AS DOCUMENT 46830, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS 4923 MAIN STREET, DOWNERS GROVE, ILLINOIS 60515

CONTAINING: PARCEL 1, 8,695.20 SQ. FT., 0.20 AC.

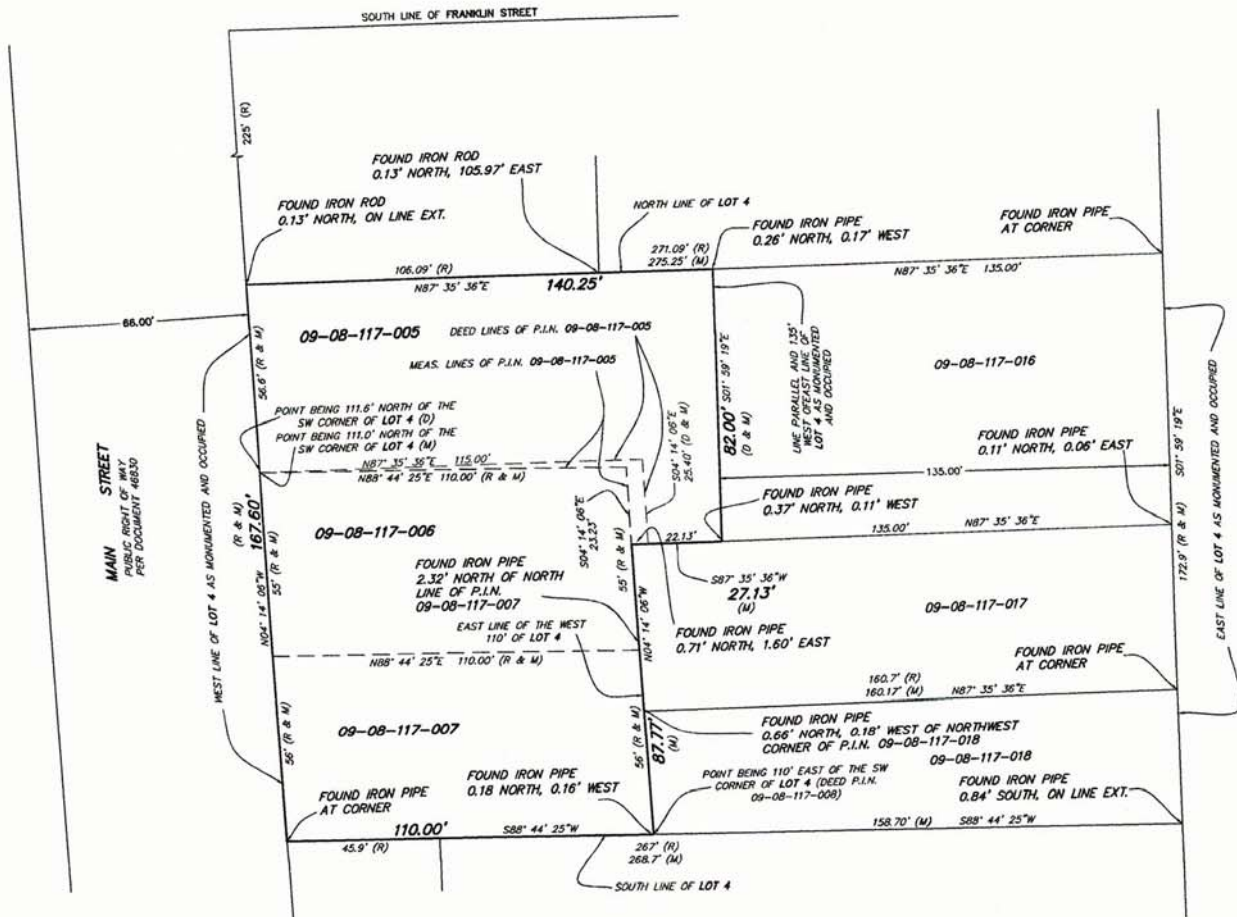
PARCEL 2, 6,041.85 SQ. FT., 0.14 AC.

PARCEL 3, 6,151.70 SQ. FT., 0.14 AC.

TOTAL, 20,888.58 SQ. FT., 0.48 AC. (MORE OR LESS)



VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

- (D) DEED
- (R) RECORD
- (M) MEASURED

NOTES:

BASIS OF BEARINGS:

ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY