

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

**PROPOSED AGENDA**

August 15, 2017

6:45 p.m.

- I. Approve Minutes of June 20, 2017
- II. Public Comment
- III. P693: Sherman Avenue, south of Maple Avenue, Downers Grove – Two Single Family Homes

BOARD OF LOCAL IMPROVEMENTS  
MINUTES  
June 20, 2017

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, June 20, 2017. The meeting was held at the District's Administration Center, 2710 Curtiss Street, Downers Grove. Present were Board Members Kenneth J. Rathje and Robert T. Jungwirth, General Manager Nicholas J. Menninga, Administrative Supervisor W. Clay Campbell, Sewer Construction Supervisor Ted Cherwak, Information Coordinator Alyssa J. Caballero, Trustees Wallace D. Van Buren, Amy S. Kovacevic and Paul W. Coultrap and Attorney Michael G. Philipp. Also present was Stacy McDonald of Downers Grove. President Rathje called the meeting to order at 6:45 p.m.

Minutes of May 16, 2017 Meeting

A motion was made by Jungwirth seconded by Rathje approving the minutes of the meeting held on May 16, 2017. The motion carried.

Public Comment – None

P690 – 200 Village Drive, Downers Grove

The Board reviewed a request for sanitary sewer service from Walter Graft of Gewalt Hamilton, consulting engineer for the owner, for redevelopment of the existing senior living complex on a 38.70 gross acre parcel at 200 Village Drive, Downers Grove. The redevelopment will be completed in three phases and will include new towers for health care, assisted living and residential units and 13 villa units. This service request is for all three phases. The construction of these new buildings will require the demolition of the existing skilled nursing and assisted living building, the townhome buildings and the cottage units. This work will also require the relocation of a portion of the public sewer main. A new easement grant will be needed for the relocated mains. The property is within the District's Facilities Planning Area and is within the District's current corporate limits. The proposed project will generate an estimated net increase of wastewater flow of 17,900 gallons per day. The combined flows of the proposed and remaining buildings will be 532 PE or a density of 13.2 PE per acre. Service can be provided to this project by connection to the existing or relocated District sewers main located on the campus. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. A motion was made by Jungwirth seconded by Rathje approving this request to a maximum flow of 53,208 gallons per day (37 gallons per minute), receipt of an Illinois EPA permit, relocation of the sewer main, granting of new sewer easements, payment of all fees per ordinance, compliance with all District ordinances, and standard conditions. The motion carried. (Votes recorded: Ayes–Rathje and Jungwirth.)

Board Member Mark J. Scacco arrived at 6:55 p.m.

P691 – 5200 & 5204 Fairview Avenue, Downers Grove

The Board reviewed a request for sanitary sewer service from Phil Wolf, consulting engineer for the owner-developer, for 14 attached single family units on a 1.00 gross acre parcel at 5200 and 5204 Fairview Avenue, Downers Grove. The development will consist of two townhome buildings. This site currently has two single family homes which will be razed. The property is within the District's Facilities Planning Area and is within the District's current corporate limits. The proposed project

will generate an estimated wastewater flow of 4,900 gallons per day or a density of 49 PE per acre. This is based on a flow factor of 3.5 PE per unit single family unit. Service can be provided to this project by extension of the public sewer main from the existing District sewer located in Fairview Avenue. The location of the proposed sewer main will require the granting of a sewer easement to the District. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. A motion was made by Jungwirth seconded by Scacco approving this request to a maximum flow of 4,900 gallons per day (3.4 gallons per minute) subject to the receipt of an Illinois EPA permit, construction of public sewer main extension, the granting of the sewer easement, payment of all fees per ordinance (including additional Trunk Sewer Service Charges), compliance with all District ordinances and standard conditions. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.)

P692 – 63<sup>rd</sup> Street, Hobson Road and Interstate 355, Woodridge

The Board reviewed a request for sanitary sewer service from Michael May of CEMCON Ltd, consulting engineer for the developer (M/I Homes of Chicago), for 52 attached single family units on an 8.6 gross acre parcel at 63rd Street, Hobson Road and Interstate 355, Woodridge. This site is also the location of the District’s Hobson Road Pumping Station. The property is within the District’s Facilities Planning Area, but is not within the District's current corporate limits. The proposed project will generate an estimated wastewater flow of 18,200 gallons per day or a density of 21.16 PE per acre. Service can be provided to this project by extension of the public sewer main from the existing District sewer located in Hobson Road Pump Station easement. 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 to a maximum flow of 18,200 gallons per day (12.63 gallons per minute), subject to annexation, the receipt of an Illinois EPA permit, construction of public sewer main 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.)

Election of Officers

A motion was made by Scacco seconded by Jungwirth 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 Rathje seconded by Scacco 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.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 7:08 p.m. The motion carried.

Approved: August 15, 2017

\_\_\_\_\_  
President

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

**BOARD OF LOCAL IMPROVEMENTS**  
**August 15, 2017**  
**STAFF BRIEFING**

P693: Sherman Avenue, south of Maple Avenue, Downers Grove

**REQUEST:**

Tony Montalbano of Rally Homes, owner, is requesting sanitary sewer service for two single family lots on a 1.00 gross acre parcel at the above location. The property is within the District's Facilities Planning Area (FPA), but it is not within the District's current corporate limits. The proposed project is estimated to generate wastewater flows of 700 gallons per day, which is based on the standard flow estimate for a single family home of 350 gallons per day. This would result in a density of 7.0 PE per acre, which is within the District's design allocation of 10 PE per acre for residential parcels. (These two lots are part of a five lot project by Rally Homes. Three of these five lots already have access to the public sanitary sewer main).

**SUMMARY:**

Service can be provided to this property by extension of the District sewers located on Sherman Avenue. The proposed sewer design conforms to 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 annexation, receipt of an Illinois EPA permit, construction of the necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions.

DATE 7-6-2017

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

**P693**

SANITARY SEWER SERVICE REQUEST

Location: Sherman Ave sewer extension

Legal Description Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

\_\_\_\_\_ P.I.N.: 09-18-105-013 & 014

Name of Owner on Deed Rally Homes, LLC Phone No. 630 613 2710

Developer: Rally Homes, LLC Phone No. 630 613 2710

Name of Person Making Request Tony Montalbano Phone No. 630 240 3755

Fax No. \_\_\_\_\_ E mail: Tmontalbano@rallyhomes.net

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

1010 Jorie Blvd Oakbrook, IL 60523

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

Number of Acres Involved \_\_\_\_\_ Present Zoning Residential Proposed Zoning \_\_\_\_\_

Is the Property (A) Improved \_\_\_\_\_ (B) Vacant X

(A) If Improved, Describe Improvements \_\_\_\_\_

Number & Type of Units \_\_\_\_\_

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

\_\_\_\_\_ Number & Type of Units 2 single family homes

Estimated Starting Date of Project August 2017

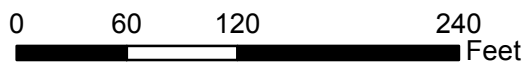
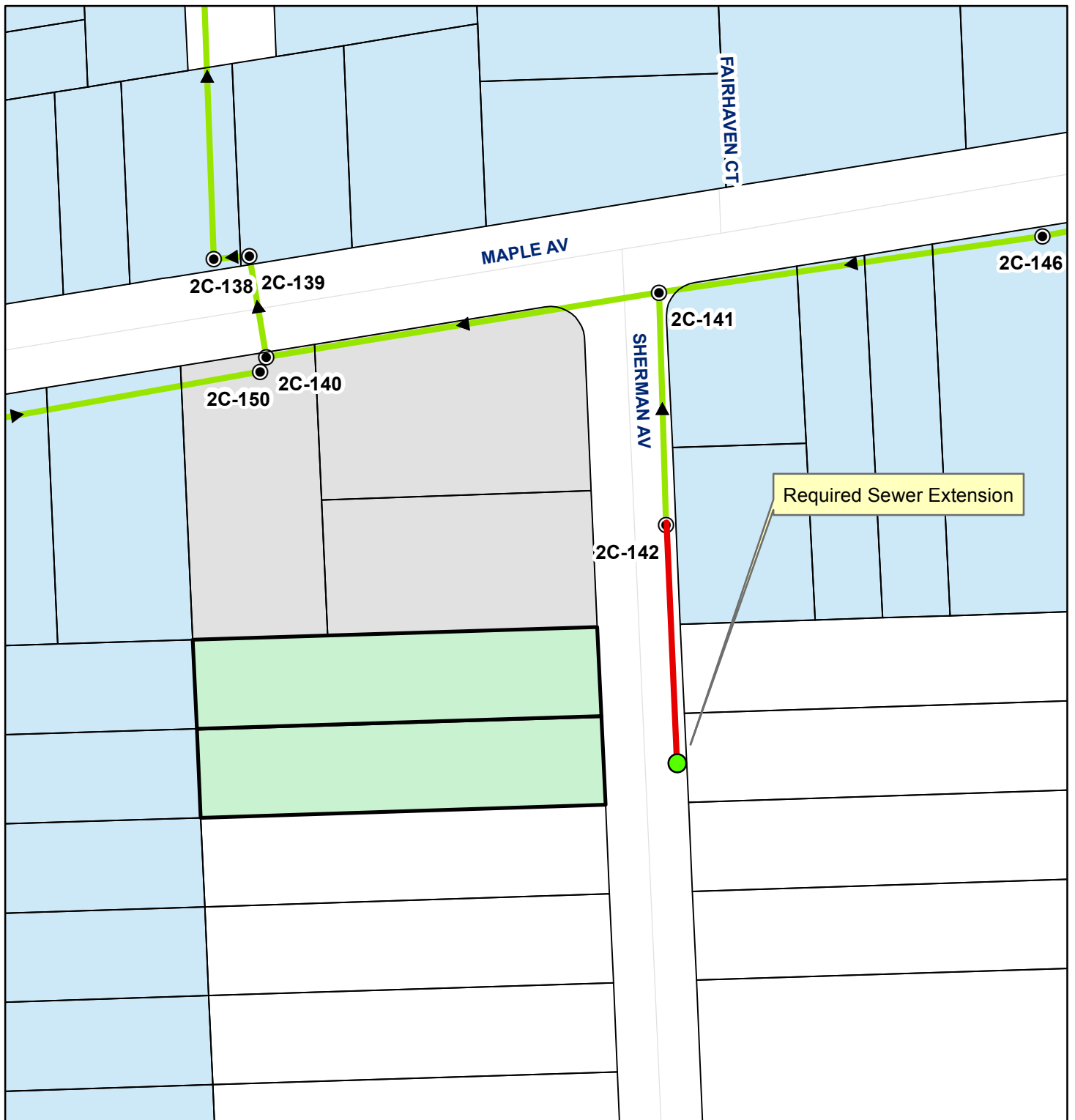
If You Propose to Annex to a Community, Which One \_\_\_\_\_

**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\*\***

# P693 - Board of Local Improvements Sherman Avenue, south of Maple Avenue



Downers Grove  
Sanitary District

## Legend

- Sanitary Manholes
- Sanitary Sewer
- P693
- Rally Homes Subdivision
- DGSD Boundary

