

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

PROPOSED AGENDA
November 19th, 2024
6:45 p.m.

- I. Election of Officers
- II. Approve Minutes of April 16th, 2024
- III. Public Comment
- IV. P715: 5200 Fairview Avenue – Proposed 13 Unit Townhome Development

DOWNERS GROVE SANITARY DISTRICT
M E M O

DATE: November 12, 2024

TO: BOARD OF LOCAL IMPROVEMENTS

FROM: Amy R. Underwood
General Manager

RE: Election of BOLI officers for Fiscal Year 2024-2025

On May 21, 2024, the Board of Trustees re-appointed the members of the Board of Local Improvements for Fiscal Year 2024-2025. The BOLI will need to elect officers for the fiscal year at the November 19, 2024 meeting. The following excerpt is from previous minutes for your reference.

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.)

cc: AES, JMW, ME, KWS, CS, & DM

BOARD OF LOCAL IMPROVEMENTS
MINUTES

April 16, 2024

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, April 16, 2024. 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 System Engineering Technician Brandon Morris, Information Coordinator Alyssa J. Caballero, and Trustees Amy E. Sejnost and Mark Eddington. President Rathje called the meeting to order at 6:30 p.m.

Election of Officers

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

Minutes of May 24, 2022, Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on May 24, 2022. The motion carried.

Public Comment – None

P713 – 26 W. Burlington Avenue, Westmont

The Board reviewed a request for sanitary sewer service from Ellie Stevens, owner, for proposed six attached single family homes on two lots with a combined gross acreage of .6 acres at 26 W. Burlington Avenue, Westmont. These properties are within the District's Facilities Planning Area and are within the District's current corporate limits. The proposed homes will generate an estimated wastewater flow of 2,100 gallons per day or a density of 41 PE per acre which is above the District design flow allocation of 25 PE per acre. Additional trunk sewer service charge will be collected for the overage of the flow allocation. Service can be provided to the property by extending the sanitary sewer main located in the rear alley. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Jungwirth inquired about the right-of-way and distance between the sanitary main and storm sewer. Staff responded that an easement for the sanitary sewer will be in place, and there are no issues with the proximity of the storm sewer. 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.)

P714 – 750 Curtiss Street, Downers Grove

The Board reviewed a request for sanitary sewer service from Pat Hoyt of LCI Development Partners, for a multi-story apartment complex with 132 residential units with a combined gross acreage of 1.7 acres at 750 Curtiss Street, Downers Grove. This property is within the District's Facilities Planning Area and is within the District's current corporate limits. The proposed building will generate an estimated wastewater flow of 25,700 gallons per day or a density of 151 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. Service can be provided to the property by extension from the District's existing sanitary sewer main located in Curtiss Street in front of the property. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Rathje inquired about the existing buildings and what flow credits will be given to each new building as they are built. Staff responded with the flow allocation credit will be transferred from the building that is currently within the lot, to the next structure built in the same lot. Jungwirth inquired about the utility plan and where they will connect to the sanitary main. Staff responded with the connections to the public sanitary main will be in Curtiss Street. This is where the current Police Station and Village Hall are connected. 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 6:47 p.m. The motion carried.

Approved: November 19th, 2024

President

Attest: _____
Clerk

BOARD OF LOCAL IMPROVEMENTS
November 19, 2024
STAFF BRIEFING

P715: 5200 Fairview Avenue, Downers Grove, IL

REQUEST:

Andriy Stetsyuk, of Sustainabuild LLC-5200, is requesting sanitary sewer service for a proposed 13 townhome development. The property will be combining 5200 and 5204 Fairview Avenue and will have a combined gross acreage of .99 acres. This property is within the District's Facilities Planning Area (FPA) and within the District's current corporate limits. The proposed development will generate an estimated wastewater flow of 4550 gallons per day or a density of 45.5 PE per acre, which is above the District design flow allocation of 10 PE per acre. An additional Trunk Sewer Service Charge will be collected for the overage of the flow allocation.

SUMMARY:

Service can be provided to the property by the existing sanitary sewer main located in Fairview Avenue 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 and payment of all fees per ordinance.

DATE 11/11/24

P715

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

SANITARY SEWER SERVICE REQUEST

Location 5200-5204 Fairview, Downers Grove IL

Legal Description Lot #1 Block _____ Subdivision HUDSON AND GALLUP

SUBDIVISION IN SECTION 8, TOWNSHIP 38 NORTH P.I.N. 09-08-411-031-0000/09-08-411-032-1

Name of Owner on Deed Sustainabuild LLC-5200 Phone No. (224) 425-8530

Developer Sustainabuid LLC Phone No. (773) 895-0606

Name of Person Making Request Andriy Stetsyuk Phone No. (224) 425-8530

E mail: andriy.sts@gmail.com or primeestate@gmail.com

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

2335 W Lake Street, Chicago IL 60612

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

Number of Acres Involved 0.69 Present Zoning R-6 Proposed Zoning R-6 - no changes

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

(A) If Improved, Describe Improvements Current plat of land is improved with 2 detached single family residences. We proposed to develop 13 x new construction town-homes

Number & Type of Units 13 x new construction Town-homes 2,800 each, 4 beds/3.5Bath per unit.

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

_____ Number & Type of Units _____

Estimated Starting Date of Project December 2024

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 P715 5200/5204 Fairview Avenue



Legend

- ⊙ Sanitary Manholes
- Sanitary Sewer
- annexed_parcels



