



**PLAN COMMISSION AGENDA
VILLAGE HALL BOARD ROOM
25 E. STATE STREET
TUESDAY, MARCH 3, 2020
7:00 PM**

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated February 4, 2020.

PUBLIC HEARING

1. **Petition #20-03 (153 S. Lincolnway):** The petitioner, Fox Metro Water Reclamation District, requests the following actions in the B-3 Central Business District:
 - a) Approval of a Special Use to allow a Utility (Pump Station).
 - b) Site Plan Approval.

NEW BUSINESS

1. **Petition #20-03 (153 S. Lincolnway):** The petitioner, Fox Metro Water Reclamation District, requests the following actions in the B-3 Central Business District:
 - a) Approval of a Special Use to allow a Utility (Pump Station).
 - b) Site Plan Approval.

OLD BUSINESS

1. None.

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
FEBRUARY 4, 2020**

CALL TO ORDER

Chairman Mike Brackett called the meeting to order.

ROLL CALL

In attendance: Chairman Mike Brackett, Co-chairman Jennifer Duncan, Commissioners Anna Tuohy, Aaron Anderson, Tom Lenkart, Connie Holbrook, Mark Bozik and Doug Botkin.

Staff in attendance: Village Administrator Steve Bosco and Community and Economic Development Director Mike Toth.

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated January 7, 2020

Motion for approval made by Commissioner Lenkart and seconded by Commissioner Holbrook. All in favor. **Motion approved.**

PUBLIC HEARING

1. Petition #20-02 (125 S. Grant Street): The petitioner, Aurora Packing, Inc., requests the following actions in the I-3 Central Industrial District:

- a. Approval of a Special Use for a Planned Unit Development with deviations pursuant to Section 5.3 of the North Aurora Zoning Ordinance.
- b. Site Plan Approval.
- c. Approval of a Plat of Consolidation pursuant to the Subdivision Ordinance.

Mike Toth stated that this item went before the Village Board at a Committee of the Whole meeting on October 21, 2019.

Those planning to speak were sworn in at this time.

Representing Aurora Packing, John Whitehouse (engineer and land surveyor with Engineering Enterprises in Sugar Grove). Also in attendance were Kathy West (Attorney for Aurora Packing), Dan Russo (architect and construction manager consultant with ESI), Don Olsen (ESI), Dan Friggy (ESI), Don Zeko (facilities manager at Aurora Packing) and Don Tanis (CFO with Aurora Packing).

Attorney Kathy West provided evidence of the publication and notices. Notice of the public hearing was published in the Daily Herald on January 14, 2020. Notices were mailed to property owners within 250 feet of the Aurora Packing property on January 10th and six notice signs were posted on the property on January 17, 2020. All notifications were done in accordance with village code.

Mr. Whitehouse stated that the plan for the project is to reconfigure the inside of the Winco Plastics building into a refrigeration and dry warehouse facility. Aurora Packing will also construct a new facility between the existing and the Winco building, keeping the existing facility in operation during the construction of the facility. On day one of the new facility the operations will switch. The old building will be torn down and where the new building sits, will be the new employee parking facility.

Don Tanis stated that the project will be a \$75 million project. Aurora Packing currently employs 300 employees and is looking to increase that to 450 employees with the new facility.

Dan Zeko stated that they are currently operating at a 12-hour shift. With the new facility, they are looking to cut back to 8 hour shifts. The new equipment it will be more economic friendly. The facility will be

aesthetically pleasing and more environmentally friendly with the upgraded water treatment system. Whitehouse said there were discussions with the water department and public works staff since the village was concerned that there could be a significant increase on water usage. Whitehouse said that with the new equipment, the water consumption would only increase by 10%.

Don Olsen stated that the building will be a steel framed metal structure and skinned with insulated metal panels which will make the building highly efficient. The office area will be a combination of masonry, stone, split face and architectural metal panels.

Dan Russo noted that the Winco building will be turned into a cold storage/finished goods/freezer and dry storage area.

Whitehouse stated that the petitioner is proposing a resubdivision of the property. It currently consists of 14 separate parcels. It will then be a 2-lot subdivision. The lot of the south half would be the production facility and then there is an orphaned lot #2, which will be vacant and restored with topsoil and grass. There will be 303 parking spaces. Code requires 293. There are a significant number of loading docks, more than what is required. Aurora Packing will be replacing 400 feet of watermain at the request of the water department and public works.

Manual traffic counts were done. South Grant Street has 800 cars northbound and 700 cars southbound. Of those southbound cars, about 100 of those go into Aurora Packing. There are 199 cars that leave that north entrance each day with 40 headed north on Grant street and the rest turn right to go to the signal at Route 25.

Aurora Packing will encourage all truck traffic to use the south entrance.

Toth summarized the actual requests:

-Special Use for the Planned Unit Development with deviations – The use itself is a permitted use in the I-3 District. However, Section 17.54 of the Zoning Ordinance requires any non-residential development greater than two acres be a PUD.

-Setback interpretation - There is no actual building setback deviation required at this time, but wanted to memorialize them in the PUD ordinance.

-Landscaping - One of the deviations is the landscaping trees. The Zoning Ordinance requires 336 trees. The plan provided showed 220 trees. Staff found the proposed landscape plan sufficient for the property.

-Easement encroachment - A portion of the Aurora Packing building encroaches into a village easement. Aurora Packing is looking for approval to construct a portion of the building in that easement.

-ADA Parking – Aurora Packing will get approval from the village to use a portion of the property that belongs to the village for ADA parking spaces. A condition was placed by the village that there would be eight ADA spaces at all times.

-Site Plan approval – Any new industrial development or any addition that is greater than 25% of the total area requires site plan approval.

There were no questions or comments from the audience or petitioner.

Chairman Brackett closed the public hearing at this time.

COMMISSIONER COMMENTS

Co-Chairman Jennifer Duncan said she liked the idea of having trucks enter at the southern entrance. Duncan also noted that all of the best management practices for the water will be a great improvement.

Commissioner Holbrook said she liked the plan and looks forward to seeing the improvements.

Commissioner Bozik said the existing aerial shows about 50 trailers. The new plan shows spots for about 10 trailers. Bozik asked how they will manage the trailers with the new facility. Don Zeko said that many of the trailers currently on site are dry storage trailers. The new facility will allow for storage inside and therefore they will be able to get rid of a lot of those trailers. With the new cold storage, will also be able to warehouse more. Bozik asked about plans for parking during construction. Whitehouse said they are exploring the property to the south of the interstate for a possible staging and employee parking area.

Bozik said that for the renderings, the trailers are parked on the east side of the building by the tracks and in the summer it has a significant odor. Bozik asked if there are any plans to improve that situation. Answer was that they would be repurposing the existing truck garage area so that trucks are able to back up inside the building. Bozik asked if there are any improvements planned for the intersection at Route 25. Answer was no.

Commissioner Botkin asked if the village-owned property where the eight parking spaces will be located are maintained by the village. Mike Toth said that is maintained by the business owner.

Commissioner Lenkart asked what direction trucks would travel if there were to be improvements to the intersection at Grant and Route 25. Toth said there would be a detour plan at that time. Lenkart asked if 330 parking spaces would be enough for 450 employees. Whitehouse said yes and that a lot of people are carpooling and are being dropped off for work.

Commissioner Tuohy asked if this project is financed and ready to begin. Answer was yes. Tuohy asked about the timeline for hiring the additional 150 employees. Whitehouse said it will be over the next 1 – 2 years.

Chairman Brackett said that since Aurora Packing is going to include less than the required number of trees on their property, why not have them plant some trees on the two pieces of property that are planned to be only grass. Toth said that the provision requires that the trees be on site which is the 12.6 acres.

The Plan Commission was in favor of moving forward.

NEW BUSINESS

1. Petition #20-02 (125 S. Grant Street): The petitioner, Aurora Packing, Inc., requests the following actions in the I-3 Central Industrial District:

- a. Approval of a Special Use for a Planned Unit Development with deviations pursuant to Section 5.3 of the North Aurora Zoning Ordinance –** The petitioner asked that the word “shall” be removed. Toth said they could change this to read that “truck access shall be encouraged to utilize the south entrance.” The Plan Commission agreed. Motion made by Commissioner Bozik and seconded by Commissioner Duncan to approve the special use contingent on the recommendations by staff. All in favor. **Motion approved (7-0).**
- b. Site Plan Approval –** Motion for approval made by Commissioner Lenkart and seconded by Commissioner Duncan. All in favor. **Motion approved (7-0)**
- c. Approval of a Plat of Consolidation pursuant to the Subdivision Ordinance - All in favor.**

OLD BUSINESS - None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES - None

ADJOURNMENT

Motion to adjourn made by Commissioner Lenkart and seconded by Commissioner Duncan. All in favor.
Motion approved.

Respectfully Submitted,

Lori J. Murray
Village Clerk

DRAFT

Staff Report to the Village of North Aurora Plan Commission

FROM: Mike Toth, Community and Economic Development Director

GENERAL INFORMATION

Meeting Date: March 3, 2020

Petition Number: 20-03

Petitioner: Fox Metro Water Reclamation District

Request(s): 1) Special use to allow a Utility 2) Site Plan Approval

Location: 153 S. Lincolnway

Parcel Number(s): 15-04-426-022

Property Size: Approximately 0.37 acres



Current Zoning: B-3 – Central Business District

Contiguous Zoning: North – B-3 Central Business District, South – B-3 Central Business District, East - B-3 Central Business District, West – B-3 Central Business District

Comprehensive Plan Designation: Local Commercial

PROPOSAL

Fox Metro Water Reclamation District currently maintains an operable pump station on the west bank of the Fox River for the collection and transmission of sewage. According to Fox Metro the existing pump station is approximately 50 years old and has reached the end of its useful life. In order to meet the demands of the service area Fox Metro purchased the subject property, demolished a single-family residence once located on the subject property and is now proposing to build a new pump station, which would be located in close proximity to the existing pump station. The existing pump station would be decommissioned upon activation of the new pump station.

The proposed use of the property has been classified as a “Utility,” which is listed as a special use in the underlying B-3 Central Business District. Upon review of the proposed plans, it was determined that no variations from the Zoning Ordinance are required to facilitate the development.

RECOMMENDATIONS

Staff finds the information presented **meets** the Standards for Specials Uses as submitted by the petitioner and as set forth in the Zoning Ordinance. Based on the above considerations staff recommends the Plan Commission make the following motion recommending **approval** of Petition #20-03.

APPLICATION FOR SPECIAL USE

VILLAGE OF NORTH AURORA
Board of Trustees
25 East State Street
North Aurora, IL 60542

PETITION NO. 20-03

FILE NAME Fox Metro Pump Station

DATE STAMP

RECEIVED

JAN - 2 2020

VILLAGE OF
NORTH AURORA

I. APPLICANT AND OWNER DATA

Name of Applicant Fox Metro Water Reclamation District

Applicant Address 682 State Route 31 Oswego, IL 60543

Applicant Telephone # 630-892-4378

Email Address kzollers@fmwrd.org

Property Owner(s) Same as above.

Owner Address _____

Owner Telephone # _____

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 153 S. Lincolnway

(indicate location if no common address)

Legal Description: See attached legal description.

Parcel Identification Number 15-04-426-022

Parcel Size 0.37 ac.

Present Use Vacant -- Formerly single-family residential.

(business, manufacturing, residential, etc.)

Present Zoning District B-3

(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use Public Utility - Wastewater Pump Station

(Zoning Ordinance Classification)

Code Section that authorizes Special Use Ch. 8 Sec. 8.2, Table 8.1

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? No.

If so, when? _____ to what district? _____

Describe briefly the type of use and improvement proposed Fox Metro is replacing the existing adjacent North Aurora Sanitary Pump Station with a new facility that is will handle a maximum flow of 32 million gallons per day (MGD). The average daily flow is estimated to be 4.5 MGD. The additional capacity is being provided for wet weather flows and future development within the service area.

What are the existing uses of property within the general area of the Property in question? Existing adjacent uses include office, medical office, retail, commercial services and retail food establishments.

Additionally, there a number of parcels of open space owned and operated by the Fox Valley Park District including Fox River Trail.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) There is a demonstrated need for the new sewage pumping facility.

The existing pump station is approximately 50 years old and has reached its end of useful life.

The current station serves a large portion of the Village of North Aurora and is critical infrastructure for the collection and transmission of sewage. The pump station lifts sewage to the North Aurora Interceptor.

Attach hereto a statement with supporting data that the proposed special use will conform to the following standards:

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
2. The proposed special use is deemed necessary for the public convenience at that location.
3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
7. The proposed special use is compatible with development on adjacent or neighboring property.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

IV CHECKLIST FOR ATTACHMENTS

The following items are attached here to and made a part hereof:

1. Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
2. Legal Description of the subject property(s).
3. Illinois Land Surveyor's plat of survey.
4. Site Plan illustrating all existing and proposed improvements.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
7. Specified escrow deposit (\$4,000 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
8. Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a consultation using DNR's EcoCat online application.
9. Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending United States mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

Thomas A. Muth
Applicant or Authorized Agent

01/02/2020
Date

Thomas A. Muth
Owner

01/02/2020
Date

Following are the names and addresses of all property owners within 250 feet of the property in questions for which the special use being is being requested.

TAX PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
15-04-426-006	William C. & Rhonda F. Lindoo, Trustees	05 S 016 Swan Road Big Rock, IL 60511
15-04-426-010	Tyler Glen, LLC	161 S. Lincolnway Suite 311 North Aurora, IL 60542
15-04-426-011	Tyler Glen, LLC	161 S. Lincolnway Suite 311 North Aurora, IL 60542
15-04-426-012	Brackett, Richard D. DCLR of Tr., Trustee	43 Silver Trail North Aurora, IL 60542
15-04-426-013	Tyler Glen, LLC	161 S. Lincolnway Suite 311 North Aurora, IL 60542
15-04-426-017	Cremer, Carl F. and Theresa A.	153 S. Lincolnway North Aurora, IL 60542
15-04-426-018	William C. & Rhonda F. Lindoo, Trustees	05 S 016 Swan Road Big Rock, IL 60511
15-04-426-019	Stelzman Properties, LLC	141 S. Lincolnway North Aurora, IL 60542
15-04-426-020	Rodriquez, Florentino	145 S. Lincolnway North Aurora, IL 60542
15-04-426-021	William C. & Rhonda F. Lindoo, Trustees	05 S 016 Swan Road Big Rock, IL 60511
15-04-426-022	Fox Metro Water Reclamation District	682 State Route 31 Oswego, IL 60543
15-04-427-012	Fox Valley Park District	101 W. Illinois Avenue Aurora, IL 60506
15-04-427-013	Fox Valley Park District	101 W. Illinois Avenue Aurora, IL 60506
15-04-427-014	Fox Metro Water Reclamation District	682 State Route 31 Oswego, IL 60543

I, Patrick Kelsey, being first duly sworn on oath certifies that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct

Patrick Kelsey
Applicant Signature

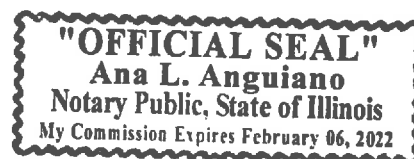
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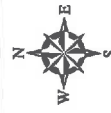
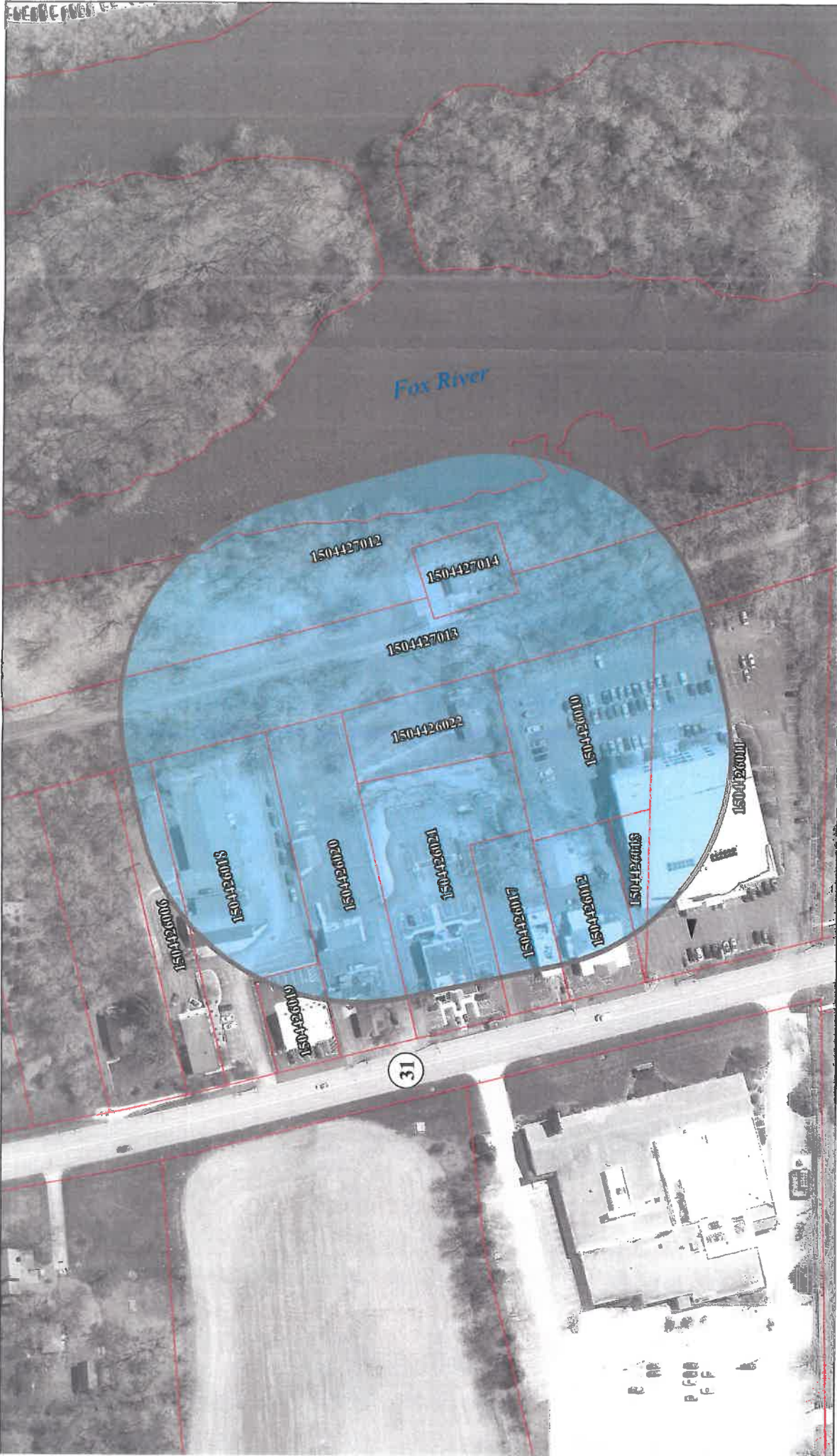
Date

SUBSCRIBED AND SWORN TO

Before me this 2nd day of January, 2020.

A. L. Anguiano Exp. 02/06/2022
Notary Public





Legend

 North Aurora Pump Station - 250 Foot Buffer

**North Aurora Pump Station:
250 Foot Buffer/Parcel PINs**



CIVIL | STRUCTURAL | ELECTRICAL | ENVIRONMENTAL

230 WOODLAWN AVENUE • TELEPHONE (630) 897-4651 • FAX (630) 897-5696
AURORA, ILLINOIS 60506

January 2, 2020

Mr. Michael S. Toth
Village of North Aurora
25 East State Street
North Aurora, IL 60542

RE: Fox Metro Water Reclamation District North Aurora Pump Station -- Request for a Special Use.

Dear Mr Toth:

Fox Metro Water Reclamation District is a public utility that provides collection and treatment of waste generated by homes, businesses, restaurants, governmental facilities, institutions and a variety of industries, in portions of Kane, DuPage, Kendall and Will Counties. The North Aurora Pump Station serves more than 8,00 residents of North Aurora and more than 14,500 residents of southern Kane County and western DuPage County. Fox Metro proposes to replace the existing North Aurora Pump Station, which is reaching the end of its useful life. The existing station was built in the 1960s and repairs and maintenance are increasingly more difficult because of the age of the mechanical equipment in the station.

Fox Metro Water Reclamation District is submitting this application and supporting documentation for a special use to construct and operate a replacement sanitary pump station at 153 S. Lincolnway. The Parcel Identification Number for the subject property is 15-04-426-022. Fox Metro currently operates the North Aurora Pump Station on an adjacent parcel with no common address. The PIN for the existing facility is 15-04-277-014.

The proposed North Aurora Pump Station is a 32 million gallon per day sanitary facility that will lift sewage approximately 65 ft from the Fox River inverted siphon to the North Aurora gravity interceptor sewer. The station will be in operation 24 hours a day, 7 days a week year-around. The facility includes three levels below ground approximately 55-feet deep and the building that houses the station will be a single-story, 27 foot high, contemporary, brick and stone -faced structure with a clear story and windows to add ambient light to the interior. Construction of the new North Aurora Pump Station is scheduled to begin in the late Spring of 2020 and will be operational in early 2022.

Access to the new facility will be through an existing easement that will be reconfigured. Energy to operate the plant will provided by Commonwealth Edison and NICOR. The facility will also include a generator to ensure continuous operation in all weather conditions, remote monitoring and operation using SCADA and a 60-foot antenna to transmit data remotely.

Based upon the Zoning Ordinance requirements for a special use, we have included the following documents in the Fox Metro WRD request for the North Aurora Pump Station Special Use:

1. Cover Letter
2. Special Use Application
3. Location Map with 250-foot Public Notification Radius.
4. Pump Station Service Area Aerial Map
5. Quit Claim Deed & Legal Description for the Subject Property
6. Site Plan
7. Landscape Plan
8. Building Elevations.
9. Project Renderings
10. Preliminary Engineering – In-progress plans
11. List of properties within 250 feet

Fox Metro is excited to begin construction of the new North Aurora Pump Station and looks forward to providing the citizens of North Aurora with a larger facility designed to handle increasing development within the Village boundaries in a safe, efficient and environmentally sensitive manner.

If you have any questions concerning our request for a special use for the new pump station, please contact me.

Respectfully submitted,



Patrick Kelsey
Environmental Manager

cc: File

DATE: January 2, 2020
TO: Michael S. Toth
FROM: Patrick Kelsey, Deuchler Engineering Corp.
RE: Special Use Findings of Fact -- North Aurora Pump Station
APPLICANT: Fox Metro Water Reclamation District
Cc: File

A statement with supporting data that the proposed special use will conform to the following standards:

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.

Applicant Response: The special use is authorized by the North Aurora Code of Ordinances, Title 17 – Zoning, Chapter 8 Business Districts, Section 8.2 – Permitted & Special Uses, Table 8.1.

2. The proposed special use is deemed necessary for the public convenience at that location.

Applicant Response: The special use is necessary in order to site the pump station where the sewage can reach the pump station by gravity flow in the existing sewer system and that is in close proximity to the existing pump station, which it is replacing.

3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.

Applicant Response: The replacement North Aurora Pump Station is a critical piece of public utility infrastructure and necessary to transfer sewage up to the North Aurora Inceptor sewer. The pump station serves areas of North Aurora and Aurora that include 12.17 square miles with an approximate population of 23,439. The primary economic benefit of the

proposed pump station is it increases the reliability and capacity of the sanitary sewer service provided by Fox Metro in the northeastern region of the service area.

4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

Applicant Response: Three goals of the North Aurora Comprehensive Plan are directly advanced by construction and operation of the new North Aurora Pump Station:

1. Grow in an environmentally and fiscally responsible manner. The North Aurora Pump Station will improve the environmental conditions within North Aurora by using new, more energy efficient processes to collect and move waste created within the Village and do so in a manner that is safer with redundancy to greatly reduce the likelihood of an unintended environmental release.

2. Use annexation to capitalize on development opportunities and facilitate efficient governance. The new pump station will increase the capacity of sewage that can be collected and transported for wastewater treatment, which in turn provides part of the necessary sanitary utilities integral to future growth.

3. Protect and preserve the Village's environmental features against contamination and any negative impacts of development. Fox Metro is a partner with North Aurora in providing the citizens with safe, environmentally sensitive, and sanitary collection and treatment of wastewater that improves the health and welfare of the people within the service area.

The North Aurora Pump Station is being designed in conformance with all federal, state and local codes and ordinances that control the construction and operation of sanitary facilities.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.

Applicant Response: The North Aurora pump station is being designed for the specific purpose of collecting and lifting untreated sewage in a pressurized main from below the Fox River to the gravity North Aurora Interceptor some XX ft above the influent sewer in elevation.

Under normal and wet weather flow conditions the plant must operate 24 hours a day, 365 days per year. The station will be located immediately across the Fox River Trail from the existing pumping facility.

To maintain the 24/365 operations, the station must have an auxiliary source of power. The design includes a 600KW generator that will be outside the building. In order to control air and noise pollution the District has selected a natural gas operated generator. Under normal operating conditions, the generator will be run for short periods about once a week to ensure all controls and the power source are functioning properly.

The new station features improved odor control as compared to the current facility. The building design is modern and will fit well with the character of the surrounding community.

6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.

Applicant Response: The proposed pump station will increase the safety, reliability, use, enjoyment and value of the area that it is located within by replacing an aging facility with a modern, sustainable and more environmentally protective facility. Fox Metro's primary purpose is to protect the public's health and safety while improving the quality of the Fox River through the systematic collection and treatment of wastes generated by the residents, businesses, and industries that it serves.

7. The proposed special use is compatible with development on adjacent or neighboring property.

Applicant Response: The special use is necessary to protect the health and safety of the residents of the District. To the extent possible, Fox Metro is designing a facility that allows this special use to exist in harmony with the surrounding properties. There are no immediately adjacent residential structures and the surrounding uses are or will be buffered by vegetation and local topography.

8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.

Applicant Response: The proposed pump station access eliminates the need for District vehicles to cross the Fox River Trail at an unmarked driveway. The new facility will see about the same amount of traffic as the current station, which amounts to one or two small service trucks several days a week.

9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.

Applicant Response: Minimal parking is necessary and the facility will meet the requirements with the exception of parking for handicapped individuals. Parking is for pump station operations only and will not be marked handicapped accessible. The function of the facility precludes access by those with physical disabilities because of the rigorous nature of the work and need to be ambulatory to perform that work.

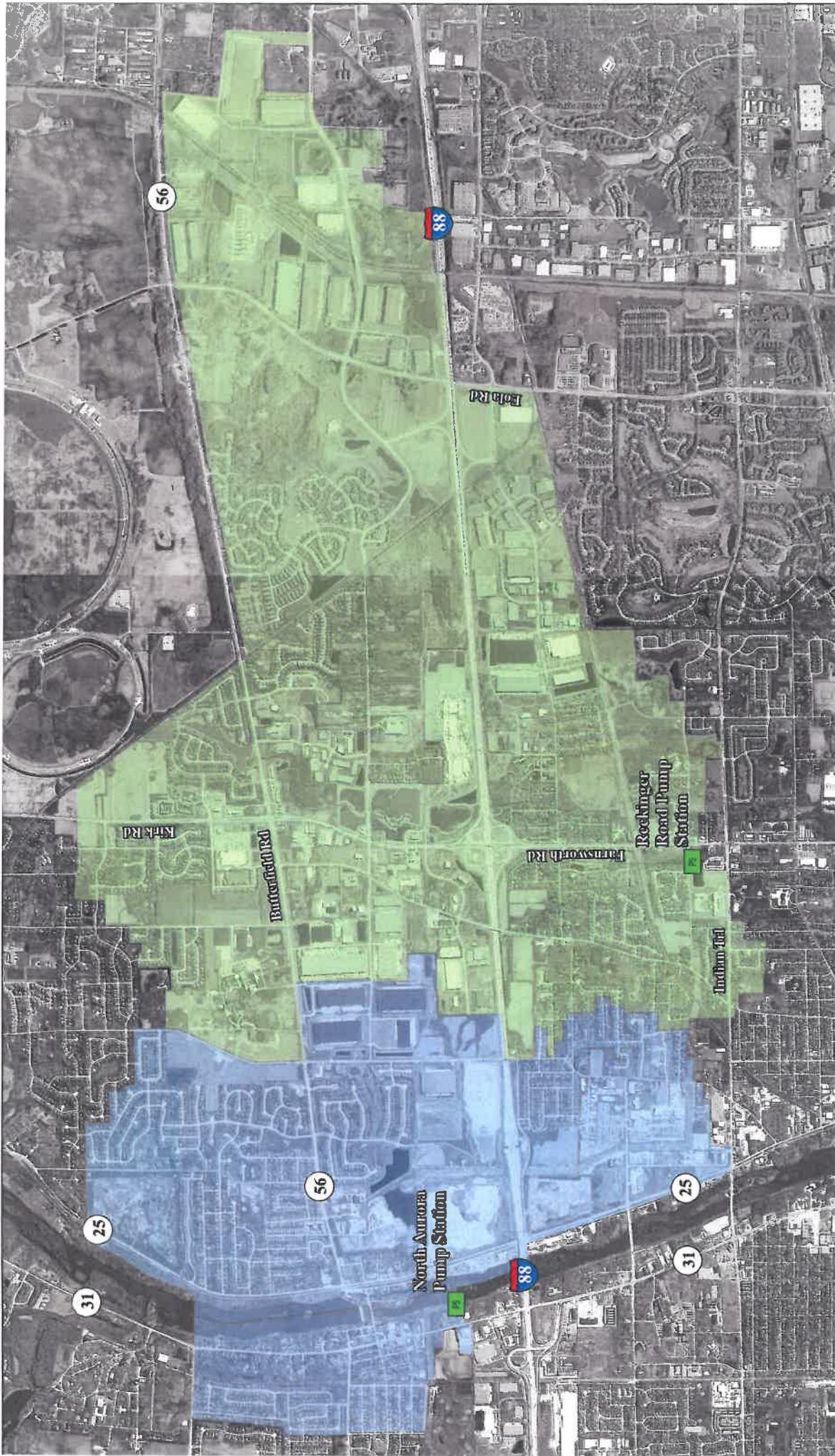
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.

Applicant Response: The proposed pump station design addresses utilities, drainage, road access, public safety and other facilities. The pump station will be served by both Commonwealth Edison and Nicor for energy needs. The facility is on a slope and drainage design has taken into account that conditions for all weather access. Vehicle access is through existing easements that are being slightly reconfigured with a new driveway.

The facility will be secured 24/7/365 from public access. Following discussions with the Fox Valley Park District, Fox Metro proposes to not fence the facility as fencing will affect future maintenance access. With an anticipated life of more than 50 years, the pump station will need to have the large pumps serviced and access is necessary should a pump ever need to be replaced.

11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

Applicant Response: The proposed pump station is being designed to conform with the North Aurora Zoning Ordinance and all applicable regulations with the exception of a requested variance from the handicapped parking requirement. The slopes of the parking and loading area will meet accessibility cross-slope but the facility will not be striped for parking.



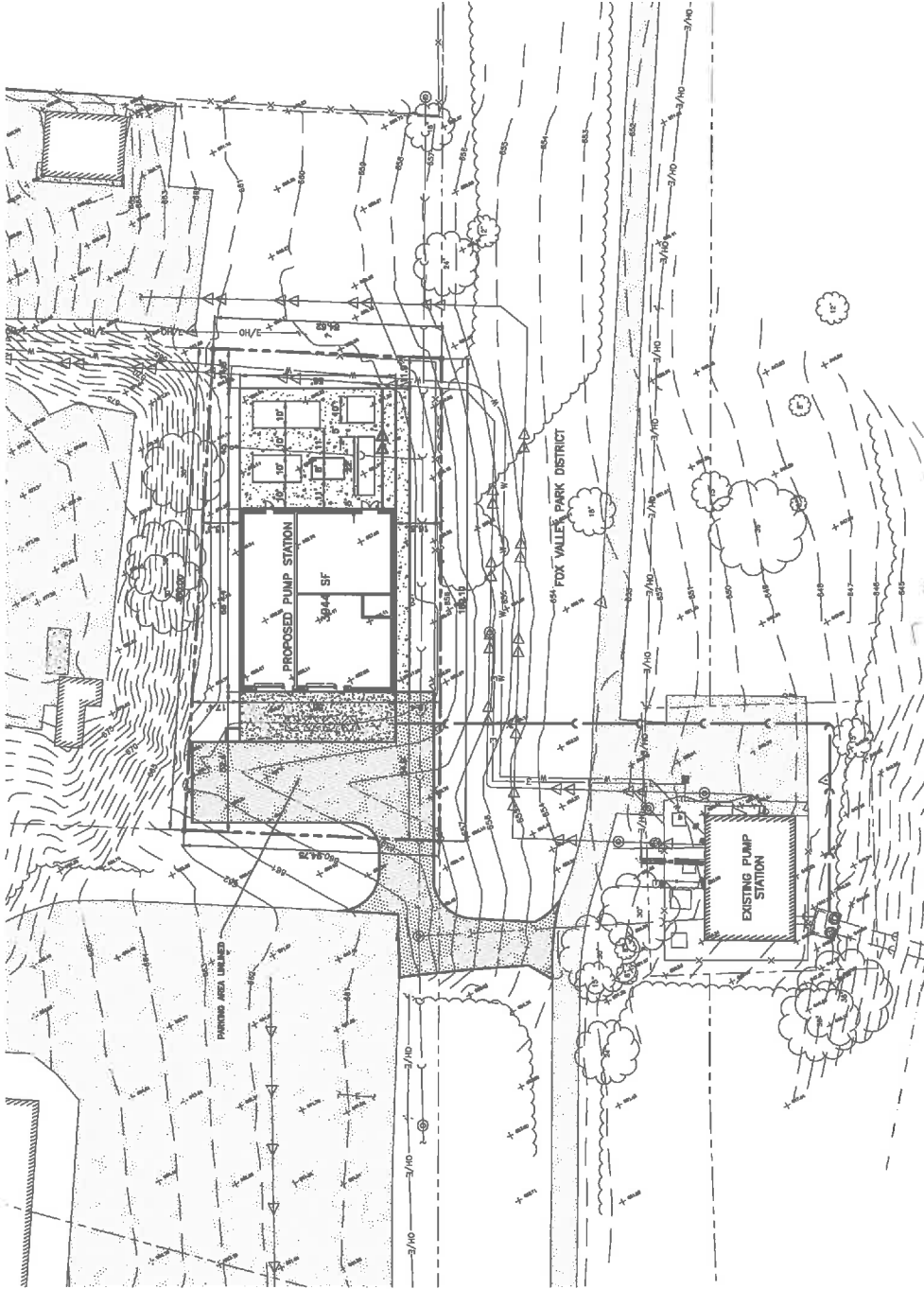
- Legend**
- North Aurora Pump Station Service Area
 - Reckinger Road Pump Station Service Area

Reckinger Road/North Aurora Pump Station Service Areas





SCALE IN FEET
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11/21/2020 10:00 AM
11/21/2020 10:00 AM
11/21/2020 10:00 AM
11/21/2020 10:00 AM

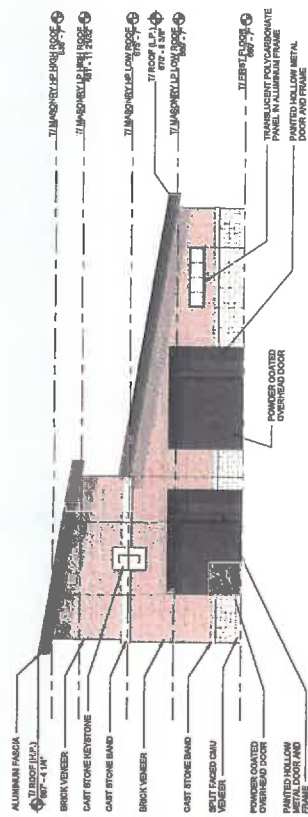
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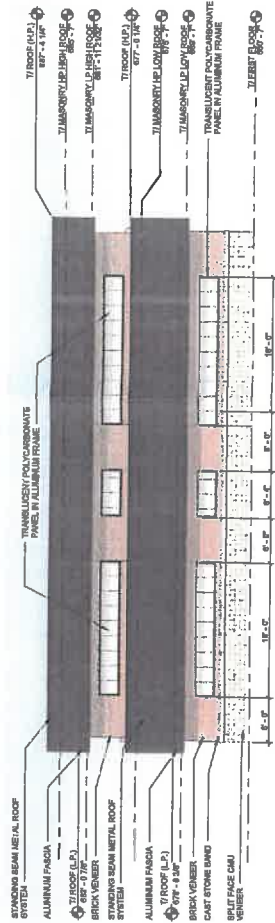
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FOX METRO WATER RECLAMATION DISTRICT
NORTH AURORA PUMP STATION
PRELIMINARY SITE PLAN

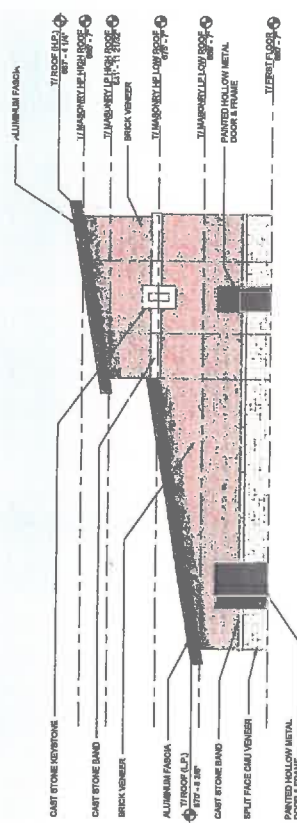
1
SHEET 1
OF 1



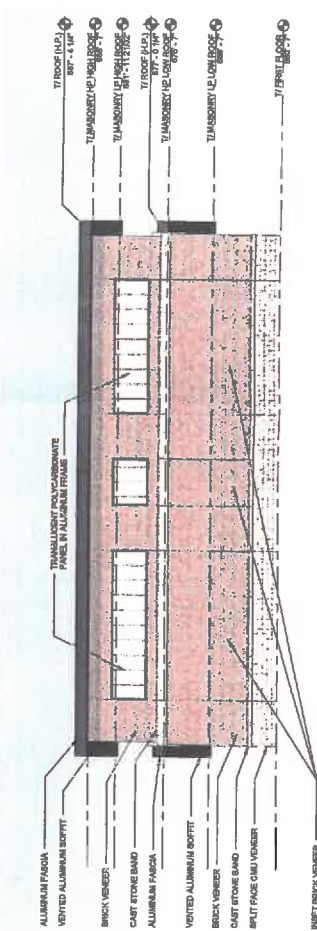
1 SOUTH ELEVATION
1/8" = 1'-0"




2 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

 DEUCHLER CORP. • FARMINGTON • CONNECTICUT • 06031	(US) 860-252-7200 (CAN) 1-800-368-7200 230 BROADWAY AVENUE, FARMINGTON, CT 06031 PH: 860-252-7200 FAX: 860-252-7094 www.deuchler.com		REVISIONS 1. 11/20/01		DATE 12.31.2011		DESIGNED BY DP		
	CHECKED BY DP		SCALE 3/8" = 1'-0"		DRAWN BY DP		SHEET OF		
PROJECT NO. 11-0000		JOB NO. 11-000		FIELD BOOK NO. 11-000		APPROVED BY DP		BUILDING ELEVATIONS	
1" = 1'-0"		1" = 1'-0"		1" = 1'-0"		1" = 1'-0"		1" = 1'-0"	



LIJONG T. CHEN, P.E.
230 WISCONSIN AVENUE
AURORA, IL 60009
TEL: 630-397-4884
WWW.DEUCHLER.COM

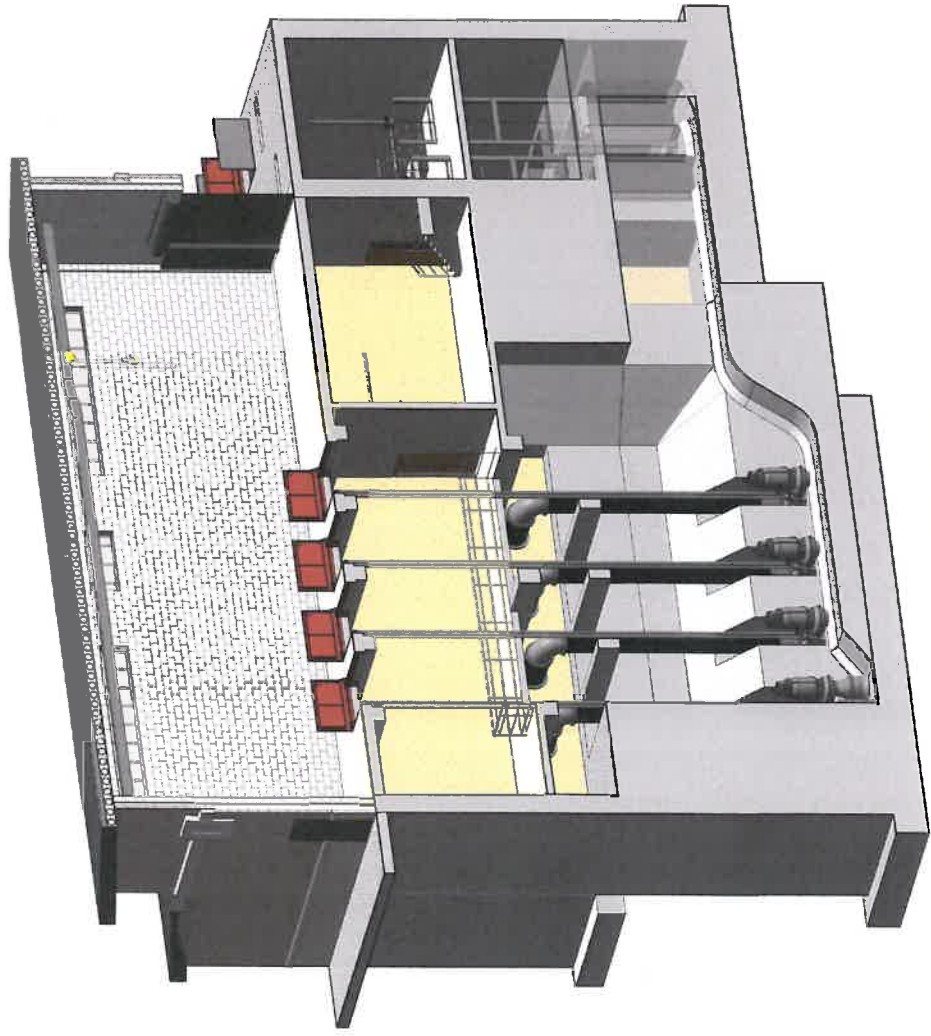
KEY: SCALE
1" = 1' 0" ON
PAPER
1" = 1' 0" ON
PAPER

DATE	02/28/20	DESIGNED	CHEN	DRAWN	CHEN
SCALE	1" = 1' 0"	CHECKED	CHEN	APPROVED	CHEN
PROJECT	114-11000-04	REVISION	114-11000-04	REVISION	114-11000-04
PROJECT	114-11000-04	REVISION	114-11000-04	REVISION	114-11000-04

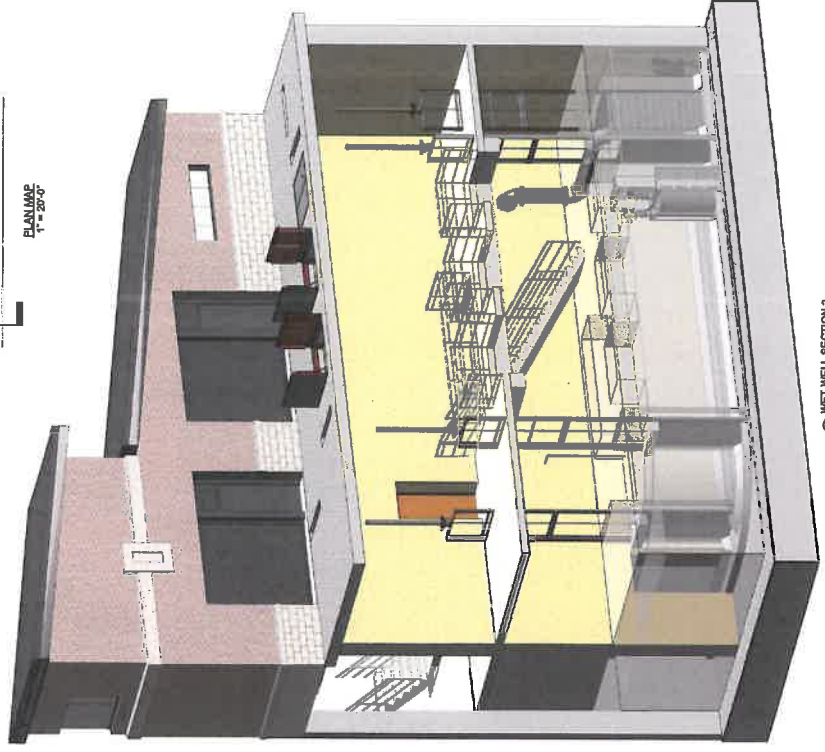
PROJECT: 114-11000-04
REVISION: 114-11000-04
REVISION: 114-11000-04
REVISION: 114-11000-04

FOX METRO WATER RECLAMATION DISTRICT
NORTH AURORA PUMP STATION
PRELIMINARY
3D SECTIONS

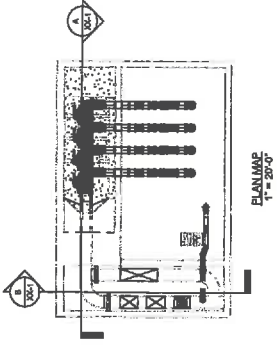
XX-1
SHEET
7



WET WELL SECTION 1



WET WELL SECTION 2



PLAN MAP
1" = 20'-0"



CORDOGAN CLARK & ASSOCIATES INC.
ARCHITECTS • ENGINEERS

PERSPECTIVE VIEW

NORTH AURORA PUMP STATION
FOX METRO WATER RECLAMATION DISTRICT

JANUARY 2020



CORDOGAN CLARK & ASSOCIATES INC.
ARCHITECTS • ENGINEERS

PERSPECTIVE VIEW

NORTH AURORA PUMP STATION
FOX METRO WATER RECLAMATION DISTRICT

JANUARY 2020



CORDOGAN CLARK & ASSOCIATES INC.
ARCHITECTS • ENGINEERS

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JANUARY 2020



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ARCHITECTS • ENGINEERS

PERSPECTIVE VIEW

NORTH AURORA PUMP STATION
FOX METRO WATER RECLAMATION DISTRICT

JANUARY 2020



CORDOGAN CLARK & ASSOCIATES INC.
ARCHITECTS ENGINEERS

PERSPECTIVE VIEW

NORTH AURORA PUMP STATION

FOX METRO WATER RECLAMATION DISTRICT

JANUARY 2020

[illegible]

DEUCHLER
STRECHHA | ELECTRA | THERMO



ELLERRE DESIGN PAV
P. TEL. 02/201210
230 WOODMAN AVENUE
AUSTIN, TX 78709
PH: 512-387-4486
FAX: 512-387-0486
e-mail: deuchler@aol.com

1. 2. 3. 4.



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**FOX METRO WATER RECLAMATION DISTRICT
NORTH AURORA PUMP STATION
LANDSCAPING PLAN**

DATE	12/11/10	RECORDED	PK
BY	AS SHOWN	DEPT	MAF
JOB NO.	111-19028-00	CHECKED	PK

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040

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