



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommend Approval of a Special Use on a Portion of the Property Located at 2900 Dukane Drive for Manufacturing, Heavy (Concrete Batch Plant)
Presenter:	Matthew O'Rourke

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development– (7/16/12)		City Council
	Public Hearing		

Estimated Cost:	NA	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

RA Seaton Contractor Services, LLC. has submitted an Application for a Special Use for Manufacturing, Heavy on a portion of the property located at 2900 Dukane Drive. The proposed use is for a temporary concrete batch plant. This plant will supply the necessary concrete to Martam Construction, Inc. for the IDOT improvements to Rt. 64. The details of the proposal are as follows:

- One temporary concrete batch plant erected at the southwest corner of the property that is owned by Dukane, Inc. (2900 Dukane Drive).
- The concrete batch plant will be completely removed and the site will be restored once the construction projects on Rt. 64 are completed. (Estimated completion date is November of 2013)
- Two curb cuts will be created to serve as a truck entrance and exit.
- All materials related to the manufacture of concrete will be stockpiled on the site.
- Operation of the facility will begin at 6am.
- The plant will be in operation approximately 12 days in 2012 and 12 days in 2013.

Plan Commission Recommendation

The Plan Commission held a public hearing on 6-19-12 to discuss the proposal.

The Plan Commission recommended approval of the proposal contingent upon resolution of all Staff comments and subject to the conditions drafted by Staff on 7-3-12. The vote was 4-AYE to 0-NAY.

Attachments: *(please list)*

Site Plan; received 5/31/2012; Applications and Attachments; received 5/31/2012; Model S Batch Plant Product Information; RexCon, LLC; Stormwater Prevention Pollution Control Plan; received 6/26/2012; Stormwater Prevention and Site Restoration Bullet Point Summary; received 6/26/2012; Flexstorm IPP Inlet Filters Cover Spec. Sheet; received 6/26/2012; Draft Road Maintenance Agreement; received 6/21/2012; Draft Dust Control Plan; received 6/21/2012.

Recommendation / Suggested Action *(briefly explain):*

Recommend approval of the Special Use for Manufacturing, Heavy (Concrete Batch Plant) contingent upon satisfaction of any outstanding Staff Comments and subject to the following conditions:

1. The Special Use shall terminate on December 31, 2013 and equipment shall be removed by December 31, 2013. Full restoration of the site shall be completed by April 30, 2014.
2. The Special Use shall be limited to fifteen (15) days of concrete batch plant operation in the calendar years 2012 and 2013 respectively.
3. Submittal of a detailed Final Stormwater Prevention Pollution Control Plan.
4. All traffic related to the Special Use shall be limited to Stone and Dukane Drives.
5. The applicant shall enter into a maintenance agreement for repair of Stone and Dukane Drives.
6. The applicant shall enter into an agreement with the City to monitor dust, soil erosion, and cleaning.
7. The Special Use shall only be utilized to supply the construction/reconstruction of Rt. 64 between 7th Avenue and Rt. 59.

<i>For office use only:</i>	<i>Agenda Item Number: 3a</i>
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Community Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

TO: Chairman
 And Members of the Government Operations Committee

FROM: Matthew O'Rourke, AICP
 Planner

RE: 2900 Dukane Drive, Special Use for Manufacturing, Heavy (Concrete Batch Plant)

DATE: July 3, 2012

APPLICATION INFORMATION:

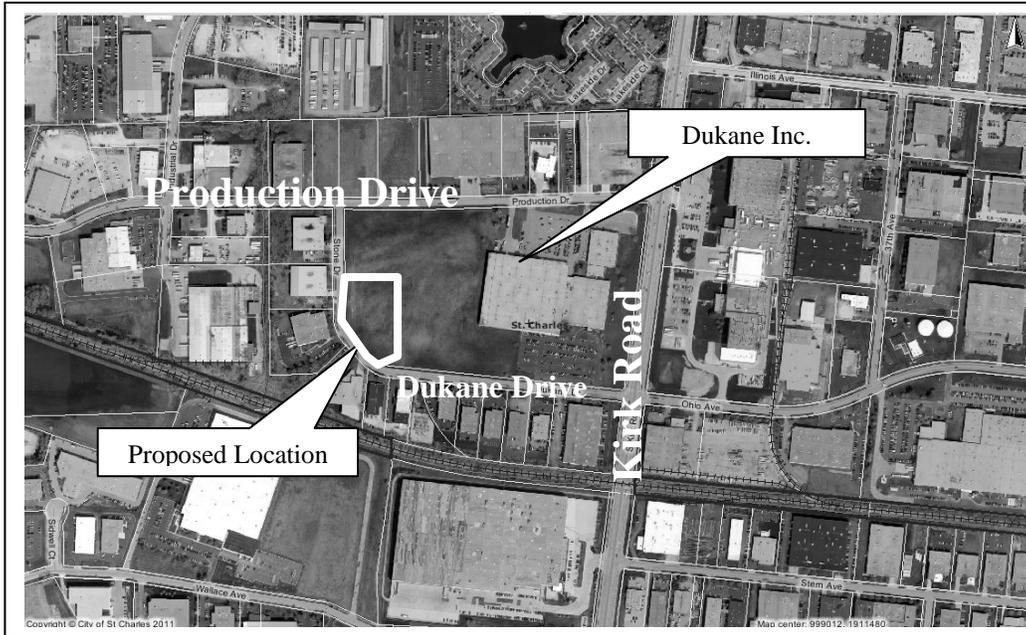
Project Name: 2900 Dukane Drive (Concrete Batch Plant)

Applicant: RA Seaton Contractor Services, LLC.

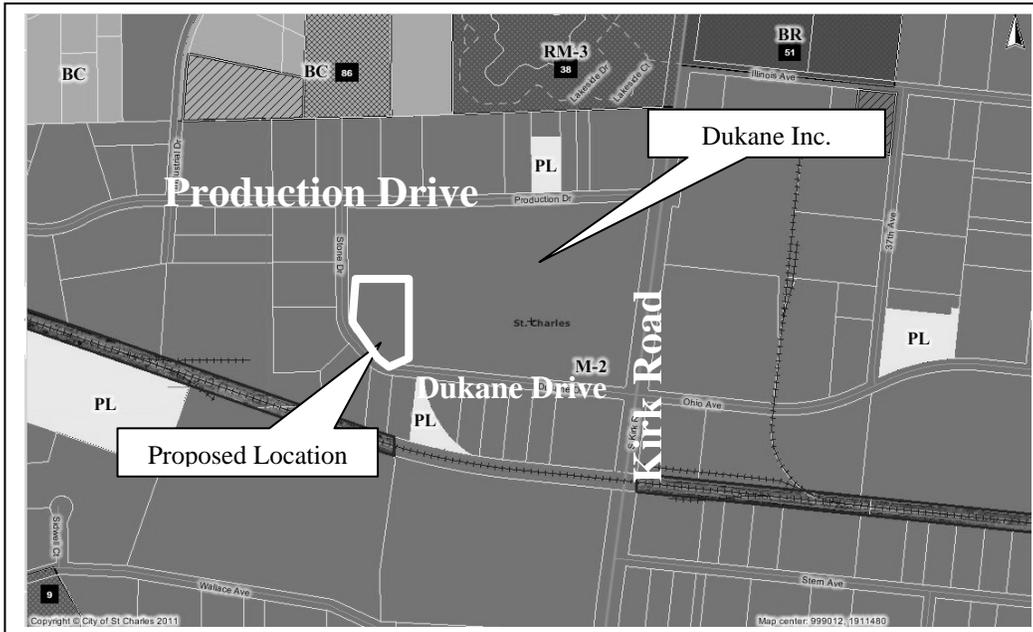
Purpose: Use a portion of the property located at 2900 Dukane Drive for a temporary concrete batch plant.

General Information:		
Site Information		
Location	2900 Dukane Drive, Southwest corner of the property.	
Acres	34.2 (Property) 1.8 (Concrete Batch Plant)	
Applications	1) Special Use for Manufacturing, Heavy (Concrete Batch Plant)	
Applicable Zoning Code Sections	Table 17.16-1 Office/Research, Manufacturing and Public Lands Permitted and Special Uses Table 17.16-2 Office/Research, Manufacturing and Public Lands Bulk Regulations 17.30 Definitions 17.24.110 Required Off-Street Parking for Manufacturing, Light & Heavy, and Warehouse Distribution Uses	
Existing Conditions		
Land Use	Vacant/Dukane, Inc.	
Zoning	M-2 – Limited Manufacturing	
Zoning Summary		
North	M-2 – Limited Manufacturing	Manufacturing/Industrial Businesses
East	M-2 – Limited Manufacturing	Manufacturing/Industrial Businesses
South	M-2 – Limited Manufacturing	Manufacturing/Industrial Businesses
West	M-2 – Limited Manufacturing	Manufacturing/Industrial Businesses
Comprehensive Plan Designation		
Manufacturing		

Aerial Photo



Surrounding Zoning



II. OVERVIEW:

RA Seaton Contractor Services, LLC. has submitted an Application for a Special Use for Manufacturing, Heavy on a portion of the property located at 2900 Dukane Drive. The proposed Manufacturing, Heavy use is for a temporary concrete batch plant. This plant will supply the necessary concrete to Martam Construction, Inc. for the IDOT improvements to Rt. 64. Martam, Inc. is the company hired by IDOT to construct these improvements. The details of the proposal are as follows:

- One temporary concrete batch plant erected at the southwest corner of the property that is owned by Dukane, Inc. (2900 Dukane Drive).
- The concrete batch plant will be completely removed and the site will be restored once the construction projects on Rt. 64 are completed. (Estimated completion date is November of 2013)
- Two curb cuts will be created to serve as a truck entrance and exit.
- All materials related to the manufacture of concrete will be stockpiled on the site.
- Operation of the facility will begin at 6am.
- The plant will be in operation approximately 12 days in 2012 and 12 days in 2013.

III. ZONING ANALYSIS

Staff has reviewed the proposal to ensure compliance with the relevant bulk standards established in Title 17 the Zoning Ordinance. The following is a summary of that review:

1. PERMITTED AND SPECIAL USES

The proposed concrete batch plant is considered a Manufacturing, Heavy use as defined by **Section 17.30.020 Manufacturing, Heavy:**

“Activities or processes that may involve the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process, and may involve outdoor operations. Typical heavy manufacturing uses include, but are not limited to: concrete batch plants, concrete, tile or brick manufacturing, automobile, truck and tire assembly, ammonia or chlorine manufacturing, metal casting or foundries, grain milling or processing, metal or metal ore production, refining, smelting or alloying, petroleum or petroleum product refining, boat, pool and spa manufacturing, slaughtering of animals, glass manufacturing, paper manufacturing, and wood or lumber processing. The assembly, fabrication or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare or health and safety hazards, are considered Heavy Manufacturing.”

2. BULK STANDARDS

Staff has reviewed the proposal to ensure compliance with the relevant bulk standards established in **Chapter 17.16 Office/Research, Manufacturing, and Public Lands**.

Table 1 details Staff’s review of the established bulk standards of **Table 17.16-2 Office/Research, Manufacturing, and Public Lands Office/Research, Manufacturing, and Public Lands Bulk Regulations**.

Table 1

Category	Zoning Ordinance Standard (M-2)	Existing Dukane Lot	Proposed Concrete Batch Plant Site Area
Lot Area	None	34.2 Acres	1.8 Acres
Lot Width	None	1,052.28’	260’
Building Setbacks:			
<i>Front Setback</i>	40 Feet	N/A	120 Feet (Approximate)
<i>Interior Side</i>	20 Feet	N/A	55 Feet (Approximate)
<i>Exterior Side</i>	10 Feet	N/A	60 feet
<i>Rear</i>	30 Feet	N/A	60 Feet (Approximate)
Building Coverage (FAR)	60 %	16.3%	N/A

Building Height

The maximum permitted building height in the M-2 Zoning District is 60 Feet. The total height of the facility is approximately 64’. However, per **Section 17.30.030 General Definitions**, building height is defined as follows:

“Building Height. The vertical distance from grade at the midpoint of the required front building line to a specified point on the building:

- A. In the case of a flat roof, to the highest point of the wall or parapet; if the building design provides for enclosed mechanical equipment on the roof, the building height shall be measured to the highest point of the enclosing structure, if the enclosing structure comprises more than 20% of the lot coverage of the building.*
- B. In the case of a gable, hip, gambrel or mansard roof, to the top of the ridge of the highest area of thereof. Building elements extending above the main portion of the building such as chimneys, spires, steeples, towers, elevator penthouses, tanks and similar projections shall not be included in calculating building height, unless the area of a horizontal plane through the widest part of the building element comprises more than 20% of the lot coverage of the building.”*

Based on the language contained in subsection B and the Model S Batch Plant Product information submitted by the applicant, the height of the structure per the Zoning Ordinance definition is 58 feet tall. There are a couple of chimney/tower structures only that exceed the 60’ maximum building height requirement.

Parking

Per **Section 17.24.110 Required Off-Street Parking for Manufacturing, Light & Heavy, and Warehouse Distribution Uses**, the parking requirement for a Manufacturing, Heavy facility is 1 space per every 1,000 square feet of gross floor area. Since there is no gross floor area, there is no way to calculate the off-street parking space requirement.

The applicant has stated that they will provide off-street parking spaces for the employees to use when the plant is in operation.

3. SPECIAL USE FINDINGS OF FACT SECTION 17.04.330.C.2 FINDINGS AND RECOMMENDATIONS

Staff's review of the proposed Special Use has revealed existing and proposed conditions that could impact the Special Use Findings of Fact for the proposed temporary concrete batch plant. The following is a summary of these items:

a. Street Network

The Public Works Department has stated that the condition of the roads surrounding 2900 Dukane Drive are in a failing state. There are concerns that the excessive weight of the trucks carrying loads of concrete will hasten the deterioration of these roads and ultimately affect the ability of surrounding property owners to utilize this road network.

Section 17.04.330.2 Finding of Fact and Recommendations - Finding of Fact b states the following, **“Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being provided.”**

Staff Comment:

Given the known condition of the surrounding road network, Staff is working with the applicant to create an action plan to address any deterioration issues caused by the operation of the concrete batch plant.

Response:

The applicant has submitted a revised draft maintenance agreement (attached to this report) requiring the applicant to repair any damage to the surrounding roads for the duration of the construction project. Staff is still in the process of reviewing these documents. This document will be finalized before City Council approval.

b. Environmental

Since there will be stockpiling of various materials used to make concrete on this site, there will need to be sufficient measures taken to control dust, material erosion, and run-off from these materials. The entrance to the proposed concrete batch plant is located where stormwater from the property enters the regional stormwater system. Stormwater leaving this site makes its way to the 7th Avenue Creek, which could potentially impact a number of downstream properties. Please consider the following:

Section 17.04.330.2 Finding of Fact and Recommendations, Special Use Finding of Fact c states the following, **“Effect of Nearby Property: That the Special Use will not be injurious to the use and enjoyment of the other property in the immediate vicinity of the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.”**

Staff Comments:

As part of this permit, there will need to be a stormwater pollution prevention plan that clearly identifies the methods the applicant will use to mitigate all concerns related to dust and erosion caused by the site disturbance and stockpiled materials.

The proposal will also be subject to the standards stated in **Section 17.22.050.D Dust and Air Pollution** as follows:

“Dust and other types of air pollution, borne by the wind from sources, such as storage areas, yards, roads, conveying equipment and the like, within lot boundaries, shall be kept to a minimum by appropriate landscaping, screening, sheltering, paving, fencing, wetting, collecting or other acceptable means. No persons shall cause, or allow, the emission of fugitive particulate matter across lot lines visible to an observer looking generally toward the zenith, beyond the property line. This requirement shall not apply when the wind speed is greater than twenty-five (25) miles per hour. Determination of wind speed for the purposes of this rule shall be by a one (1) hour average or hourly-recorded value at the nearest official station of the U.S. Weather Bureau or by wind speed instruments operated on the site.”

Response:

The applicant has submitted a preliminary Stormwater Prevention Pollution Control Plan that Staff is in the process of reviewing. The preliminary plans and description are attached to this report for review. The applicant will need to show the following information on the final plans:

- A to scale site plan of the concrete batch plant and all equipment.
- The location off all stock piled materials and related silt fencing.
- Location of the new water service pipes, related appurtenances, and the sizes of these items.
- Location of the boundary silt fence.
- Location of the inlet filters.
- Location of the build check dam for washout.
- Location of the topsoil stockpile that has been stripped from the site. Details about the temporary seed mix should also be shown on the plans.
- Location of the silt fence around the topsoil stock pile.
- Location of the all Recycling Asphalt Product (RAP) on the site.
- Location of the proposed swale around the border of the site.
- Grading plan demonstrating a positive drainage flow (as stated in the bullet point summary.)

c. Special Use Timing

The applicant has stated that the concrete batch plant will only be located on this site for the duration of the IDOT Rt. 64 reconstruction projects, and once these projects are complete the concrete batch plant will be removed. The IDOT projects are scheduled to be complete by the end of November 2013.

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a Public Hearing on 6-19-12 to discuss the proposal.

The Plan Commission recommended approval of the proposal contingent upon resolution of all outstanding Staff Comments and subject to the conditions drafted by Staff on 7-3-12. The vote was 4-AYE to 0-NAY contingent upon resolution of all outstanding Staff comments.

V. REQUESTED ACTION

Staff recommends approval of the Special Use for Manufacturing, Heavy (Concrete Batch Plant) contingent upon satisfaction of any outstanding Staff Comments and subject to the following conditions:

1. The Special Use shall terminate on December 31, 2013. All construction equipment shall be removed from the site by December 31, 2013. Full restoration of the site shall be completed by April 30, 2014.
2. The Special Use shall be limited to fifteen (15) days of concrete batch plant operation in the calendar year 2012 and limited to fifteen (15) days of concrete batch plant operation in the calendar year 2013.
3. A detailed Final Stormwater Prevention Pollution Control Plan shall be submitted, reviewed and approved by the City before the site is occupied or disturbed in any way and before any permits are issued.
4. All traffic related to the Special Use be limited to Stone and Dukane Drives no traffic shall utilize Production Drive.
5. The applicant shall enter into a maintenance agreement with the City, agreeing to repair any damage to Stone and Dukane Drives caused by the operations of the Special Use including but not limited to:
 - Delivery of any materials in association with the Special Use.
 - Shipping of any product produced by the Special Use.
 - Clean-up and restoration of the site.
 - Any additional vehicular activity generated by the operation of the Special Use.
6. The applicant shall enter into an agreement with the City requiring the applicant to adequately monitor dust, soil erosion, and cleaning during the operation of the Special Use.
7. The Special Use shall only be utilized to supply the construction/reconstruction of Rt. 64 between 7th Avenue and Rt. 59.

VI. FINDINGS OF FACT FOR SPECIAL USE:

1. **Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The proposed temporary Special Use will provide the necessary concrete materials for the Rt. 64 widening and reconstruction projects, and assist in the facilitation of the projects in a timely manner. This will help mitigate the impacts of the projects to the properties affected by the construction.

2. **Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

Staff has identified that the roads in this area are failing. However, a maintenance agreement with the City will require the applicant to maintain, repair, or reconstruct any portion of City streets damaged by any activity related to the operation of the Special Use.

- 3. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The location is in an industrial area zoned M-2 Limited Manufacturing. The Special Use shall only be permitted to operate for a total of 15 days in the 2012 calendar year and 15 days in the 2013 calendar year. The applicant is responsible for all site maintenance and mitigating any issues created by the stockpiling of materials, the construction of the plant, and the operation of the Special Use. Furthermore, the Special Use will be removed at the end of the 2013 calendar year.

- 4. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The majority of the surrounding property is already developed, and the proposed use will be removed at the end of the 2013 calendar year.

- 5. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The applicant will be required to mitigate any dust, soil erosion, or road maintenance issues that result from the operation of this batch plant. The concrete batch plant is required to be removed at the end of the 2013 calendar year, and the applicant will be required to restore the site back to the condition it was in before the construction of the plant.

- 6. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to Special Use for Planned Unit Development.**

The proposed Special Use for Manufacturing, Heavy (concrete batch plant) will comply with all relevant standards of the Zoning Ordinance. No permits for the establishment of the concrete batch plant will be issued until all Staff comments have been addressed in a manner deemed acceptable by the City.

VI. ATTACHMENTS

- Stormwater Prevention Pollution Control Plan; received 6/26/2012.
- Stormwater Prevention and Site Restoration Bullet Point Summary; received 6/26/2012.
- Flexstorm IPP Inlet Filters Cover Spec. Sheet; received 6/26/2012.
- Draft Road Maintenance Agreement; received 6/21/2012.
- Draft Dust Control Plan; received 6/21/2012.

Cc: Russell Colby, Planning Division Manager
Rebecca Seaton, RA Seaton Contractor Services, LLC., Applicant
Britt Lienau, Elmhurst Stone

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

RECEIVED Date
St. Charles, IL

MAY 30 2012

CDD
Planning Division

CITYVIEW	
Project Name:	2900 Dukane Dr.
Project Number:	2012 -PR-007
Application Number:	2012 -AP-012

(Concrete
Butch
Plant)

To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 09-25-351-002	
	Street Address (or common location if no address is assigned): 2900 Dukane Drive St. Charles, IL 60174	
2. Applicant Information:	Name RA Seaton Contractor Services LLC	Phone 815-520-4812
	Address 1467 McKinley Ave Belvidere, IL 61008	Fax 815-547-7766
		Email raseatoncontractor@gmail.com
3. Record Owner Information:	Name Dukane Inc.	Phone 630-584-2300
	Address 2900 Dukane Drive St. Charles, IL 60174	Fax 630-584-5144
		Email +goldman@dukane.com
4. Billing: To whom should costs for this application be billed?	Name RA Seaton Contractor Services LLC	Phone 815-520-4812
	Address 1467 McKinley Ave Belvidere, IL 61008	Fax 815-547-7766
		Email raseatoncontractor@gmail.com

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: M2

Is the property a designated Landmark or in a Historic District? NO

What is the property's current zoning? M2

What is the property currently used for? Manufacturing

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

Heavy manufacturing

If the proposed Special Use is approved, what improvements or construction are planned?

Temporary concrete batch plant

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. N/A

Why is the proposed change necessary?

N/A

What are the proposed amendments? (Attach proposed language if necessary)

N/A

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) A current title policy report; or
 - b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

TRAFFIC STUDY: If requested by the Director of Community Development.

PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance

17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

x *M. Phung* 05/29/2012 *Terry Goldman*
 Record Owner *MICHAEL RITSCHDORFF* Date *TERRY GOLDMAN*

Ekenna A. Sexton 5-26-2012
 Applicant or Authorized Agent Date

FINDINGS OF FACT SHEET – SPECIAL USE



The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.

2900 Dukane Drive
Project Name or Address

5-24-12
Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed special use will help expediate the RTE 64 reconstruction project. The plant will reduce the truck traffic on RTE 64. The plant will reduce the number of paving days resulting in fewer lane closures.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

A CA-6 base will be installed for the plant and entryways.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The plant is only temporary so it should not diminish values. The area will be restored to its same condition upon completion. Plant will only operate approximately 2.5 times in the 14 month period. Plant will not operate at night. Flagger will be present on days of operation. if needed

- D. **Effect on Development of Surrounding Property:** That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The plant is temporary and therefore should have no impact on the development or improvement of the surrounding properties.

- E. **Effect on General Welfare:** That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed special use will actually be beneficial to the public health, safety and comfort by accelerating the RTG by reconstruction, limiting lane closures and reducing truck traffic.

- F. **Conformance with Codes:** That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed special use will be in conformance with all applicable standards established in the zoning ordinance.

EXHIBIT A

Legal Description

LOTS 7, 8, 9, 10, 11, 12, 13 and 14 (EXCEPT THAT PART OF SAID LOTS 10 AND 11 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10, PROCEED SOUTHERLY ON THE EAST LINE OF SAID LOTS 10 AND 11, 1052.28 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 11; THEN WESTERLY ON THE SOUTH LINE OF SAID LOT 11, WHICH FORMS AN INTERIOR ANGLE OF 91 DEGREES 37 MINUTES 20 SECONDS WITH THE LAST DESCRIBED LINE, 20.00 FEET; THEN NORTHEASTERLY ON A LINE THAT FORMS AN INTERIOR ANGLE OF 44 DEGREES 11 MINUTES 20 SECONDS, 10.75 FEET TO A POINT ON A LINE 12.50 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 10 AND 11; THENCE NORTHERLY ON SAID PARALLEL LINE, WHICH FORMS AN EXTERIOR ANGLE OF 135 DEGREES 48 MINUTES 40 SECONDS WITH THE LAST DESCRIBED LINE, 1043.07 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10; THENCE EASTERLY ON SAID NORTH LINE, WHICH FORMS AN INTERIOR ANGLE OF 99 DEGREES 22 MINUTES 43 SECONDS, WITH THE LAST DESCRIBED LINE, 12.67 FEET TO THE POINT OF BEGINNING) OF UNIT NO. 2, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT IN SECTIONS 25, 26, 35 AND 36, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

Commonly known as: 2900 Dukane Drive,
 St. Charles, Illinois 60174

PIN 09-25-351-002

AUTHORIZATION

Let this letter serve as authorization permitting RA Seaton Contractor services LLC to act on behalf of DuKane Inc in obtaining a special use permit on its site.

By 
MICHAEL RITSCHDORFF

It's CEO & PRESIDENT

MAINTENANCE AGREEMENT

Let this serve as an agreement between Martam Construction and the City of St Charles for the maintenance of Dukane and Stone Drives between Production and Kirk for the term of the proposed special use. Martam proposes to maintain and or repair any damages caused by excessive traffic attributed to their shipping from the proposed concrete batch plant. Maintenance will include but not be limited to failing pavement, damaged curbs, restoration of parkways and greenspaces. The city will approve all methods of repair. The Director of Public Works will make final repair decisions. Upon the directors decision Martam will perform the repair in no less than 72 hours. Upon completion of repair city staff shall inspect in for conformance. This maintenance agreement will apply to the construction seasons as follows. Present to November 30 2012 and April 1st 2013 to November 30 2013 or conclusion of project whichever is earlier. Martam will keep before and after records to help determine possible damages. This will include either photographs or video of the road. Martam would also like joint periodic inspections with the City of St Charles to maintain the road in a desired manner. In addition to this agreement Martam will put up a warranty bond for the road.

By _____
Martam Construction

By _____
City of St. Charles

DUST CONTROL PLAN

A number of steps will be taken to address dust control. First of all the proposed plant is a central mix batch plant with a two compartment stationary dust collection system. A central mix plant batches the materials in its drum and discharges the wet concrete mixture into the truck. Most people are probably familiar with the more common dry batch plant. In a dry batch plant all materials are loaded dry into the mixer truck. Unlike a wet mix central batch plant, the dry batch has the potential to create dust. Second the entire site will be graded with a pervious RAP material. Unlike gravel base RAP material tends to be void of fine particles reducing dust. Third the contractor will provide a street sweeper on the days the plant is in use. Fourth a water truck will be on site to wet down any materials that may produce dust. Finally, prior to start up a list of phone numbers will be provided to all surrounding businesses so any of the questions will be addressed immediately.

Gentleman:

Enclosed is the method and procedure for what R. A. Seaton is proposing for the limited use permit for the concrete plant at 2900 Du Kane. You will find our storm water prevention plan, plant layout, erosion material certifications and restoration materials.

R. A. Seaton has been in the landscape and erosion control business for the State of Illinois for the past five years. Currently we are the Erosion Control Manager on two tollway projects that cover 22 miles of construction. I am confident that we will manage this site as required by the City. We will monitor the site and take corrective action as need from the weekly inspections. The erosion plan that we are submitting maybe altered to fit any requests that the City of St Charles may have.

The following page provides a bullet point presentation of the procedures that R. A. Seaton plans to implement for the erosion control, storm water management and site restoration for the proposed special use permit. These items are further illustrated on the drawings provided.

1) EROSION CONTROL/STORM WATER MANAGEMENT:

- Install silt fence around perimeter of batch plant site
- Install inlet filter on roadways to plant site
- Weekly inspection of erosion control starts once silt fence is installed
- 7 day cycle of inspection is established
- After ½” rainfall inspection of erosion control will be performed
- Inlet filter to be cleaned at 25% of capacity
- Water plant area as needed when material is being imported and days of production
- Sweep surrounding areas as needed
- Build check dam for washout
- Clean washout area as needed

2) PLANT AREA PREPARATION:

- Strip topsoil from site and stock pile
- Silt fence around topsoil stock pile
- Temp seed topsoil
- Place RAP on site
- Establish positive drainage
- Establish water source piping
- Set up plant

3) OPERATION:

- Haul in material for concrete
- Production of concrete as needed on jobsite
- Monitor streets and dust during production days and material import
- Dust control and cleaning will be maintained during operation

4) SOIL RESTERATION:

- Disconnect water source
- Remove plant
- Remove RAP from site
- Spread topsoil over entire area
- Restore area with IDOT class 2A and mulch
- Once the grass establishes remove silt fence and inlet filters



24137 111TH ST. UNIT A
NAPERVILLE, ILLINOIS 60564
P/ 866 287 8655
F/ 630.355.3477
WWW.INLETFILTERS.COM

FLEXSTORM
INLET FILTERS™
MATERIAL CERTIFICATION

DATE:

REF:

JOB:

PRODUCT: FLEXSTORM Inlet Filters

TOTAL QTY:

PRODUCER: INLET & PIPE PROTECTION, INC (IPP)
Naperville, IL
630 355-3288 ph
630 355-3477 fx
www.inletfilters.com

IPP CERTIFIES ABOVE PRODUCTS MEET IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATION GUIDE AND ISTHA SECTION 1114.10 AND SUPPLEMENTAL SPECIFICATION 280.20 FILTER FABRIC INLET PROTECTION. (SEE DETAILS ATTACHED)

James Ringenbach, Officer



MEMO

April 2008

**From: Jamie Ringenbach
Inlet & Pipe Protection, Inc (IPP)**

RE: Inlet Filter Material Specifications

Attached are the written specifications for IPP FLEXSTORM™ Inlet Filters. These specifications are also documented by IDOT in Sec 1081.15 for Inlet Filters and are covered by the tollway in ISTHA Sec 1114.10 and Supplemental Specification 280.20 under Filter Fabric Inlet Protection. All IPP Inlet Filters meet these specifications.

For IDOT and ISTHA jobs we supply the NonWoven geotextile sediment bags. ISTHA will be updating their spec in the near future to include more specific geotextile detail along with updated drawing views.

Thank you,

A handwritten signature in blue ink, appearing to read "Jamie Ringenbach". The signature is fluid and cursive.

Jamie Ringenbach
Inlet & Pipe Protection, Inc



IPP FLEXSTORM™ INLET FILTERS

COVERED SPECS:

- IDOT Specifications (Article 1081.15 of Standard Specifications Guide)
- ISTHA (Section 1114.10 / Supplemental Specification 280.20 under Filter Fabric Inlet Protection)

An Inlet Filter shall consist of a steel frame with a two piece geotextile fabric bag attached with a stainless steel band and locking cap that is suspended from the frame. A clean, used bag and a used steel frame in good condition meeting the approval of the Engineer may be substituted for new materials. Materials for the inlet filter assembly shall conform to the following requirements:

Frame Construction. Steel shall conform to IDOT Article 1006.04; A36 structural steel (galvanized or zinc coated steel components)

Frames designed to fit under a grate shall include an overflow feature. The overflow feature shall be designed to allow full flow of water into the structure when the filter bag is full. The dimensions of the frame shall allow the drainage structure grate to fit into the inlet filter assembly frame opening. The assembly frame shall rest on the inside lip of the drainage structure frame for the full variety of existing and proposed drainage structure frames that are present on this contract. The inlet filter assembly frame shall not cause the drainage structure grate to extend higher than 6 mm (1/4 in.) above the drainage structure frame.

Geotextile Fabric Bag. The sediment bag shall be constructed of an inner filter bag and an outer reinforcement bag.

- a. Inner Filter Bag material is Nonwoven THRACE–LINQ 130EX. The inner filter bag is constructed of a polypropylene geotextile fabric with a minimum silt and debris capacity of 0.06 cu m (2.0 cu ft). The geotextile filter material conforms to the following requirements:

Inner Filter Bag		
Material Property	Test Method	Minimum Avg. Roll Value
Grab Tensile Strength	ASTM D 4632	45 kg (100 lb)
Grab Tensile Elongation	ASTM D 4632	50%
Puncture Strength	ASTM D 4833	29 kg (65 lb)
Trapezoidal Tear	ASTM D 4533	20 kg (45 lb)
UV Resistance	ASTM D 4355	70% at 500 hours
Actual Open Size	ASTM D 1420	212 μm (No. 70 sieve US)
Permittivity	ASTM D 4491	2.0/sec
Water Flow Rate	ASTM D 4491	5900 Lpm/sq m (145 gpm/sq ft)
Mullen Burst	ASTM D 3786	1448 kPa (210 psi)

- b. Outer Reinforcement Bag. The outer reinforcement bag shall be constructed of polyester mesh material that conforms to the following requirements:

Outer Reinforcement Bag		
Material Property	Test Method	Value
Content	ASTM D 629	Polyester
Weight	ASTM D 3776	155 g/sq m (4.55 oz/sq yd) ±15%
Whales (holes)	ASTM D 3887	7.5 ± 2 holes/25 mm (1 in.)
Chorses (holes)	ASTM D 3887	15.5 ± 2holes/25 mm (1 in.)
Instronball Burst	ASTM D 3887	830 kPa (120 psi) min.
Thickness	ASTM D 1777	1.0 ± 0.1 mm (0.040 ± 0.005 in.)

*** THRACE-LINQ 130EX is the Inner Filter Bag Material used in all NonWoven IPP Inlet Filters.



Thrace-LINQ™
MEMBER THRACE GROUP

Product Data Sheet

130EX

A nonwoven geotextile fabric supplied by Thrace-LINQ, Inc., is manufactured from Polypropylene staple fiber. The fibers are randomly oriented and form a cohesive / stabilized needle punched fabric for use in many applications, such as separation, drainage, filtration, etc. This fabric has been UV stabilized and is resistant to commonly encountered chemicals, mildew and insects found in soil.

PROPERTY	TEST PROCEDURE	METRIC		ENGLISH	
		MARV		MARV	
Grab Tensile Strength	ASTM D-4632	467	N	105	lbs
Grab Elongation	ASTM D-4632	50	%	50	%
Trapezoid Tear	ASTM D-4533	200	N	45	lbs
Puncture	ASTM D-4833	289	N	65	lbs
Puncture (CBR)	ASTM D-6241	1335	N	300	lbs
Mullen Burst	ASTM D-3786	1448	kPa	210	psi
Permittivity	ASTM D-4491	2.0	sec ⁻¹	2.0	sec ⁻¹
A.O.S.	ASTM D-4751	0.212	mm	70	U.S. Sieve
UV Stability (500 hrs)	ASTM D-4355	70	%	70	%
Water Flow Rate	ASTM D-4491	5908	lpm/m ²	145	gpm/ft ²

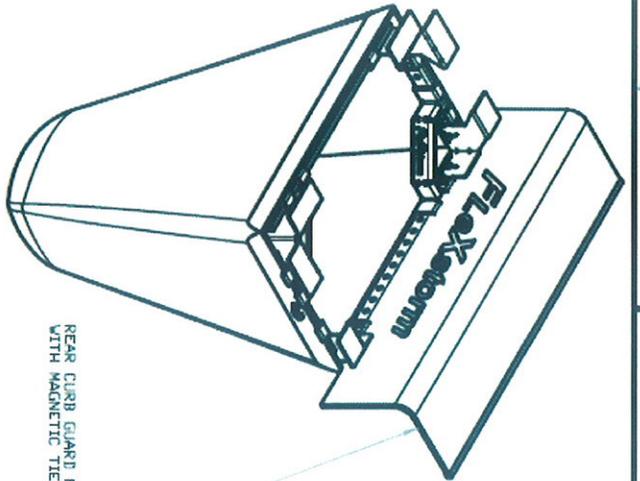
PACKAGING	TEST PROCEDURE	METRIC		ENGLISH	
		Typical		Typical	
Weight	ASTM D-5261	136	g/m ²	4.0	oz/yd ²
Thickness	ASTM D-5199	1.397	mm	55	mils
Roll sizes		3.81 x 109.7	m	12.5 x 360	ft
		4.57 x 91.4	m	15 x 300	ft
Roll Area		418	m ²	500	yd ²
		418	m ²	500	yd ²

This information relates to the specific material designated and may not be valid for such material used in combination with any other materials or in any process. Such information is, to the best of our knowledge and belief, accurate and reliable as of the date compiled. However, no representation, warranty or guarantee is made as to its accuracy, reliability or completeness. It is the user's responsibility to satisfy himself or herself as to the suitability and completeness of such information for his or her own particular use. We do not accept liability for any loss or damage that may occur from the use of this information, nor do we offer any warranty against infringement.

LINQ and the Thrace-LINQ emblem are registered trademarks of Thrace-LINQ, Inc.

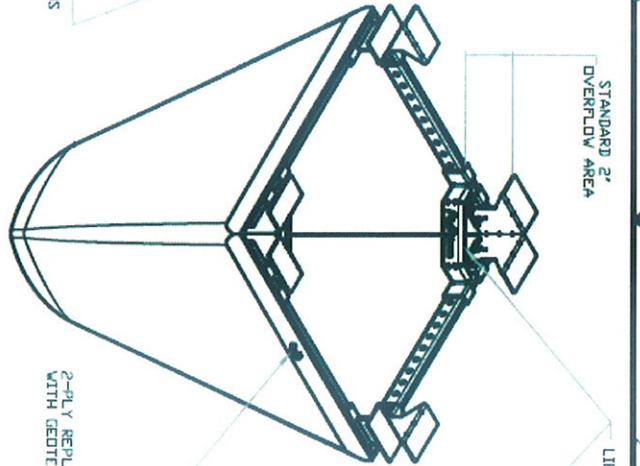
IPP FLEXSTORM™ SUBMITTAL DRAWING:

**TYPICAL CURB BOX
INLET FILTER**



REAR CURB GUARD FLAP
WITH MAGNETIC TIE-DOWNS

**TYPICAL FLAT/RECTANGULAR/ROLLED CURB
INLET FILTER**



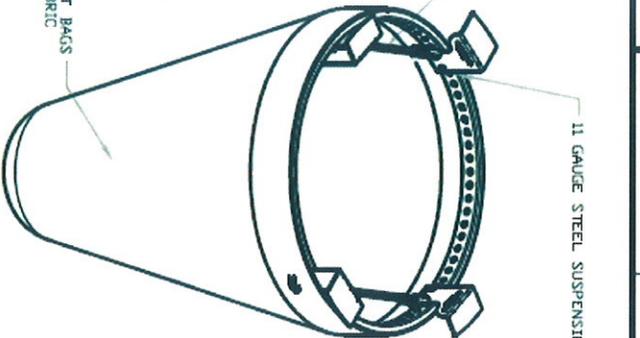
STANDARD 2"
OVERFLOW AREA

LIFT HANDLES

2-PLY REPLACEABLE SEDIMENT BAGS
WITH GEOTEXTILE FILTER FABRIC

STAINLESS
STEEL
CLAMPING
BAND

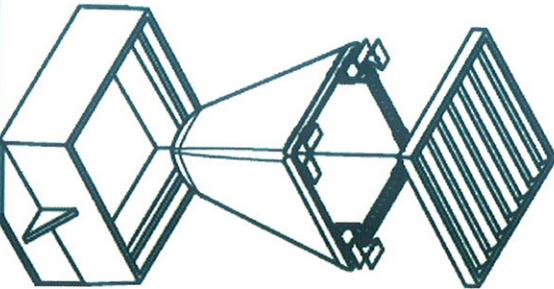
**TYPICAL ROUND
INLET FILTER**



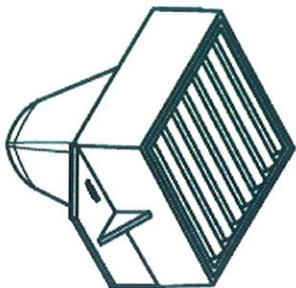
11 GAUGE STEEL SUSPENSION SYSTEM

IPP Flexstorm Inlet Filter Specifications

Material Property	Test Method	Value (min size)	
> Inner Filter Bag Specs [2 ft³ min vol]			
Grab Tensile	ASTM D 4532	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 503 h.s.	90%
Asp Open size (AOS)	ASTM D 4751	7C sieve (212 m/n)	40 sieve (425 m/n)
Permeativity	ASTM D 4491	2.0 /sec	2.1 /sec
Water Flow Rate	ASTM D 4491	145 g/cm ² /qt	145 gpm/3qt
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sqyd +/- 13%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel	ASTM A 576	Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi	
11 Gauge Zinc Plated			



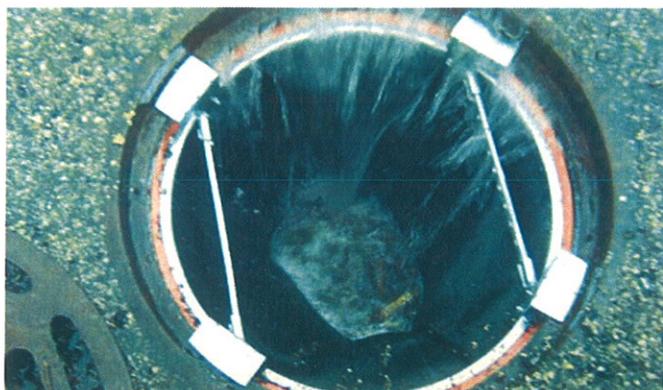
- INSTALLATION**
1. REMOVE GRATE
 2. DROP FLEXSTORM INLET FILTER DNTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
 3. REPLACE GRATE



ALL PRODUCTS MANUFACTURED BY
INLET & PIPE PROTECTION, INC
(866) 287-8655 PH
INFO@INLETFILTERS.COM
WWW.INLETFILTERS.COM

DESIGN	ANDRILANO	SCALE	C
CHECKED		DATE	
APPROVED		SIZE	
		DATE	
		REV	

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- [Product Configurator](#)
- [Find a Sales Rep](#)
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New: Flexstorm Product Configurator



About Flexstorm Inlet Filters Flexstorm Features

State DOTs and Municipalities across the country now have a universal structural BMP to address the issue of storm sewer inlet protection. The FLEXSTORM system is inexpensive, configurable and adjustable and offers more versatility to fit the wide array of drainage structures throughout the United States while offering various levels of filtration. FLEXSTORM Inlet Filters are the preferred choice for inlet protection and storm water runoff control.

[Learn more about Flexstorm >](#)
[Flexstorm partners with ADS >](#)

- **Configurable**
Steel frames configured to fit ANY storm drainage structure
- **Adjustable**
Rectangular frames are adjustable in 1/2" increments up to 5" per side
- **Reusable**
Replaceable geotextile sediment bags designed for construction or post construction applications
- **Affordable**
Low per-unit cost; installs in seconds;

Flexstorm Product Configurator

In 3 simple steps, you'll have your Flexstorm filter configured so you can:

- Place an order
- Specify the filter for a project
- Request pricing and other information

[Configure my filter now](#)

Already know your part number?

- [Request pricing and availability](#)

Flexstorm Applications

- DOT/Road Construction
- Commercial/Parking Lots
- Residential Developments
- Industrial/Maintenance

easily maintained with Universal Removal Tool (no machinery required)

- Effective
Works below grade; overflow feature allows streets to drain with full bag; prevents ponding

- [Submit order information](#)

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loading

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About Flexstorm

About Inlet & Pipe Protection, Inc.

Our team is comprised of veterans from the sewer & water industry along with experts in manufacturing, metal fabrication, and engineering. Our experience has enabled us to develop the most cost effective and robust Inlet Protection available. And our understanding of core municipal and construction requirements has positioned us to offer value added services worth the investment.

Inlet & Pipe Protection, Inc (IPP) has been producing the IDOT approved Inlet Filter since 2003. The IPP Inlet Filter is comprised of a rigid steel frame supporting a suspended sediment bag, which filters the storm water runoff below grade through a geotextile fabric with a typical flow rate of 145 gpm. Many municipalities throughout the Midwest have recognized this design as an acceptable structural BMP for inlet protection and have made it a standard for Erosion and Sediment Control plans. Inlet Filters are preferred by most engineers because of their durability, sediment bag capacity, ease of installation/maintenance, and important overflow benefits, which prevent hazardous ponding, road icing, and jobsite erosion.

About IPP FLeXstorm Inlet Filters

IPP has continually improved the Inlet Filter design platform and made a substantial investment in proprietary tooling of the FLeXstorm system. We have created the first configurable, adjustable Inlet Filter suspension system. This configurable system will replace the welded framework on the current IPP Inlet Filters and offer more versatility to fit the wide array of drainage structures throughout the Midwest and the United States.

The FLeXstorm Inlet Filter System will allow users to make adjustments as needed in the field. Once a job is complete, the re-usable filter frame system can be carried to the next jobsite equipped with a new sediment bag using only a screwdriver. Users may also break down the components and re-assemble into a completely different model by ordering new or modifying the existing channel lengths. All structural steel components are corrosion resistant

(zinc plated) and stamped with the FLeXstorm part numbers and hole locations. Our goal is to make FLeXstorm Inlet Filters a universally accepted design standard for inlet protection; capable of fitting any drainage structure throughout the United States while providing the maximum inlet protection against construction site runoff. The FLeXstorm Inlet Filter System also offers sediment bags with clog resistant Woven Monofilament geotextiles for high silt jobsites, and oil absorption and hydrocarbon removal booms for parking lots and loading ramps.

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loading



FLEXSTORM™ Inlet Filter Specifications and Work Instructions

Product: FLEXSTORM and FLEXSTORM PC/PC+ Inlet Filters

Manufacturer: Inlet & Pipe Protection, Inc (IPP) www.inletfilters.com

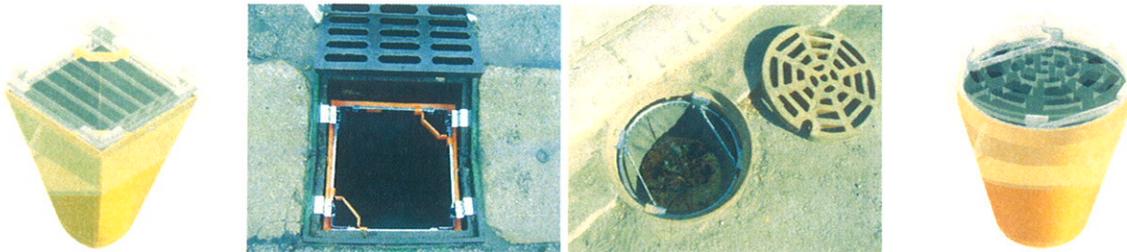
Distributor: Advanced Drainage Systems (ADS) www.ads-pipe.com

1.0 Description of Work:

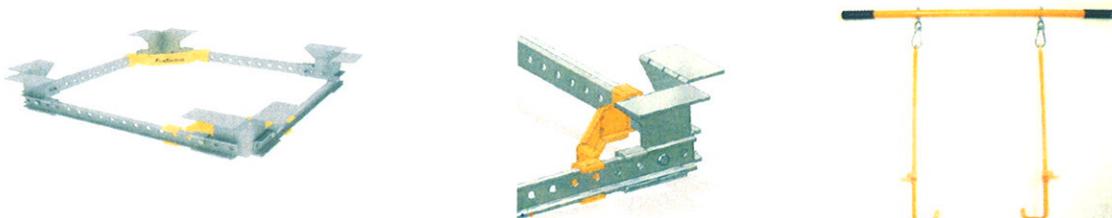
- 1.1 The work covered shall consist of supplying, installing, and maintaining/cleaning of the FLEXSTORM Inlet Filter assembly. The purpose of the FLEXSTORM Inlet Filter system is to collect silt and sediment from surface storm water runoff at drainage locations shown on the plans or as directed by the Engineer. Post Construction offerings (FLEXSTORM PC / PC+) are capable of removing small particles, hydrocarbons, and other contaminants from drainage “hot spots”.

2.0 Material:

- 2.1 The FLEXSTORM Inlet Filter system is comprised of a corrosion resistant steel frame and a replaceable geotextile sediment bag attached to the frame with a stainless steel locking band. The sediment bag hangs suspended from the rigid frame at a distance below the grate that shall allow full water flow into the drainage structure if the bag is completely filled with sediment.



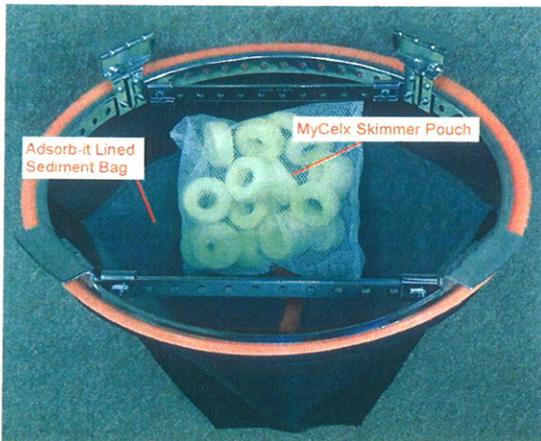
- 2.2 The FLEXSTORM Inlet Filter frame includes lifting handles in addition to the standard overflow feature. A FLEXSTORM Removal Tool engages the lifting bars or handles to allow manual removal of the assembly without machine assistance. The frame suspension system is adjustable in 1/2" increments up to 5" per side on rectangular designs should the casting or drainage structure have imperfections.





2.3 Standard FLEXSTORM Sediment Bag: The standard Woven Polypropylene Sediment Bags have a typical flow rate of 200 gpm per sqft. Litter / Leaf Bags are offered to collect larger debris at very high flow rates.

2.4 Post Construction FLEXSTORM PC and PC+ Sediment Bags: The Post Construction “PC” is the standard FLEXSTORM Woven Polypropylene sediment bag lined with Adsorb-it filter fabric, which is made from recycled polyester fibers. The “PC+” includes a replaceable MyCelx skimmer pouch strapped to the bottom of the bag for advanced hydrocarbon removal.



3.0 Sediment Bag Material Specifications (taken from manufacturers average roll value):

Material Property	Woven Polypropylene (Std Flexstorm bag)	Adsorb-it XTEX Liner (PC bag)	Leaf / Litter Polyester Mesh Bag (5 oz)
Flow Rate (gpm/sqft)	200	125	High
AOS (sieve)	20	130	5 mm x 6 mm hole size
Puncture Strength (lbs)	135	72	150

4.0 **Tested Filtration Efficiency and Removal Rates:** TSS and TPH testing performed under large scale, real world conditions at accredited third party erosion and sediment control testing laboratory. (See Full Test Reports at www.inletfilters.com or www.ads-pipe.com)



Inside View of Hopper Agitator



Hopper With Outlet Pipe Leading To Area Inlet



Area Inlet Simulated Showing Influent Discharge From Pipe



4.1 FLEXSTORM Standard Test Results: All testing performed in general accordance with the ASTM D 7351, *Standard Test Method For Determination of Sediment Retention Device Effectiveness in Sheet Flow Application*, with flow diverted into an area inlet. Test Soil used as sediment had the following characteristics with a nominal 7% sediment to water concentration mix. This is representative of a heavy sediment load running off of a construction site.

Soil Characteristics	Test Method	Value	Filtration Efficiency of Standard FLEXSTORM Bag 82%
% Gravel	ASTM D 422	2	
% Sand		60	
% Silt		24	
% Clay		14	
Liquid Limit, %	ASTM D 4318	34	
Plasticity Index, %		9	
Soil Classification	USDA	Sandy Loam	
Soil Classification	USCS	Silty Sand (SM)	

4.2 FLEXSTORM PC and PC+ Test Results: TSS measured on effluent samples in accordance with SM 2540D and TPH in accordance with EPA 1664A.

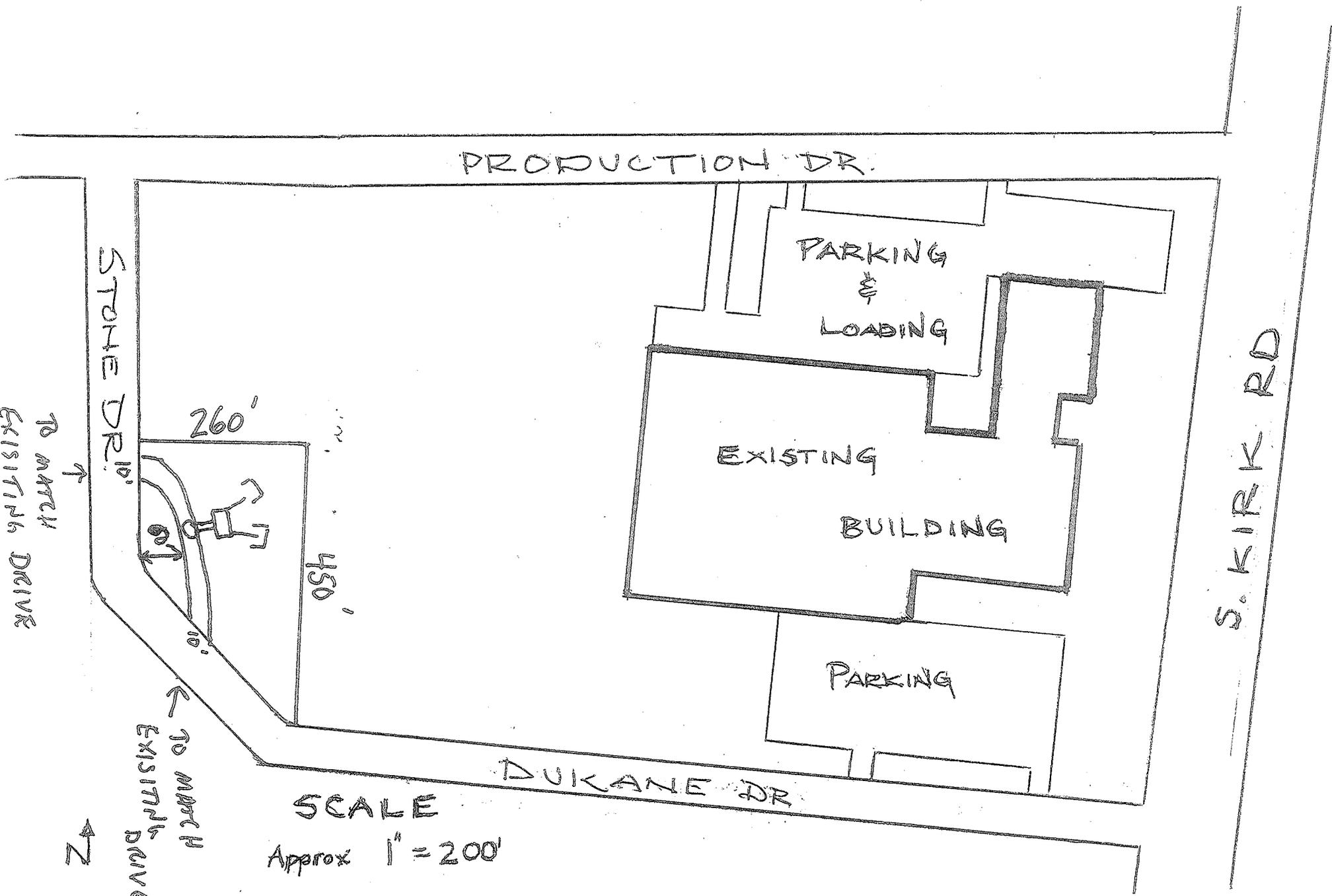
Product Tested	110 micron Sediment Load	Ave Flow Rate GPM	% TSS Removal	Soil Retention Efficiency
FLEXSTORM PC Sediment Bag	1750 mg/L using OK-110 Silica Sand and Clean Water	23	99.28%	98.96%
		48	99.32%	99.25%
		70	98.89%	98.80%

Product Tested	Street Sweep Sediment Load	Particle Size of Sediment Load	% TSS Removal	Soil Retention Efficiency
FLEXSTORM PC Sediment Bag	2.5% = 100 lbs Sed / 4000 lbs water	.001 mm – 10.0 mm (median 200 micron)	99.68%	95.61%

Product Tested	Hydrocarbon Load	Ave Flow Rate GPM	% TPH Removal	Oil Retention Efficiency
FLEXSTORM PC+	243 mg/L using 750 mL (1.45 lb) used motor oil + lube oil and clean water	19	99.04%	97.22%
FLEXSTORM PC		20	97.67%	91.61%
FLEXSTORM PC+		92	96.88%	99.11%



- 7.0 Maintenance Guidelines:** The frequency of maintenance will vary depending on the application (course construction, post construction, or industrial use), the area of installation (relative to grade and runoff exposure), and the time of year relative to the geographic location (infrequent rain, year round rain, rain and snow conditions). The FLEXSTORM Operation & Maintenance Plan (as shown below) or other maintenance log should be kept on file.
- 7.1 Frequency of Inspections: Construction site inspection should occur following each ½” or more rain event. Post Construction inspections should occur three times per year (every four months) in areas with mild year round rainfall and four times per year (every three months Feb-Nov) in areas with summer rains before and after the winter snowfall season. Industrial application site inspections (loading ramps, wash racks, maintenance facilities) should occur on a regularly scheduled basis no less than three times per year.
- 7.2 General Maintenance for standard sediment bags: Upon inspection, the FLEXSTORM Inlet Filter should be emptied if the sediment bag is more than half filled with sediment and debris, or as directed by the Engineer. Remove the grate, engage the lifting bars or handles with the FLEXSTORM Removal Tool, and lift the FLEXSTORM Inlet Filter from the drainage structure. Machine assistance is not required. Dispose of the sediment or debris as directed by the Engineer. As an alternative, an industrial vacuum may be used to collect the accumulated sediment if available. Remove any caked on silt from the sediment bag and reverse flush the bag for optimal filtration. Replace the bag if the geotextile is torn or punctured to ½” diameter or greater on the lower half of the bag. If properly maintained, the Woven sediment bag should last a minimum of 4 years in the field.
- 7.3 Inspection and Handling of the FLEXSTORM PC and PC+ post construction sediment bag: The PC+ sediment bags will collect oil until saturated. Both the Adsorb-it filter liner and the MyCelx skimmer pouch will retain oil. The volume of oils retained will depend on sediment bag size. Unlike other passive oil sorbent products, Adsorb-it filter fabric has the ability to remove hydrocarbons at high flow rates while retaining 10- 20 times its weight in oil (weight of fabric is 12.8 oz / sq yd). The average 2’ x 2’ PC Bag contains approx .8 sq yds, or 10 oz of fabric. At 50% saturation, the average Adsorb-it lined PC filter will retain approximately 75 oz (4.2 lbs) of oil. Once the bag has become saturated with oils, it can be centrifuged or passed through a wringer to recover the oils, and the fabric reused with 85% to 90% efficacy. If it is determined, per Maintenance Contracts or Engineering Instructions, that the saturated PC sediment bags will be completely replaced, it is the responsibility of the service technician to place the filter medium and associated debris in an approved container and dispose of in accordance with EPA regulations. Spent Adsorb-it can be recycled for its fuel value through waste to energy incineration with a higher BTU per pound value than coal. The MyCelx skimmer pouch is made of all natural biodegradable materials and should be disposed of in the same fashion as the Adsorb-it filter membrane (likened to an oily rag). It too, is an excellent fuel source and can be burned for energy. The skimmers start yellow in color and will gradually turn brown as they become saturated, indicating time for replacement. Each MyCelx skimmer pouch will absorb approximately 89 oz (5 lbs) of oil before requiring replacement. To remove the pouch simply unclip it from the swivel strap sewn to the bottom of the bag.



PRODUCTION DR.

PARKING
&
LOADING

EXISTING
BUILDING

PARKING

STONE DRIVE

S. KIRK RD

DUKANE DR.

SCALE

Approx 1" = 200'

260'

450'

10'

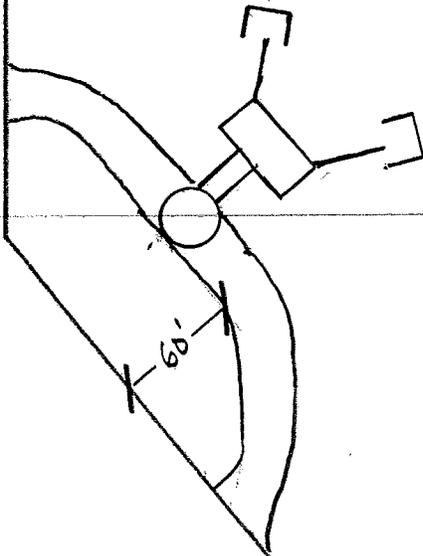


TO MARCH
EXISTING DRIVE

TO MARCH
EXISTING DRIVE

PRODUCTION DR.

STONE DR.



DUKANE DR.

Visit www.rexcon.com to see all RexCon products.



MODEL S BATCH PLANT

The Model S Portable Paving Batch Plant offers portability, volume production, and quality mixing. Modular designed sections are pin connected for fast installation on your jobsite. The Model S produces up to 35 loads per hour with a RexCon tilt mixer, and 55 loads per hour when also using the RexCon Horizontal Shrink Mixer.

The Model S Batch Plant can be easily converted for portable or permanent ready mix applications.

FEATURES

- ▶ 48 in. wide, high speed batch belt with deep troughing rollers moves more material faster.
- ▶ Aggregate batcher with adjustable baffles produces uniform blending of aggregates as it loads the batch belt.
- ▶ Water holding tank mounted above mixer provides gravity flow of pre-batched water upon batch controls demand.
- ▶ 135 Ton aggregate bin can be mounted in either direction so footprint of Model S and conveyors can adapt to space conditions.
- ▶ Horizontal shrink drum can be easily added to all Model S plants for increased production.
- ▶ All sections are pin connected, pre-wired and pre-plumbed for fast installation.



NEW "direct drive" horizontal shrink drum

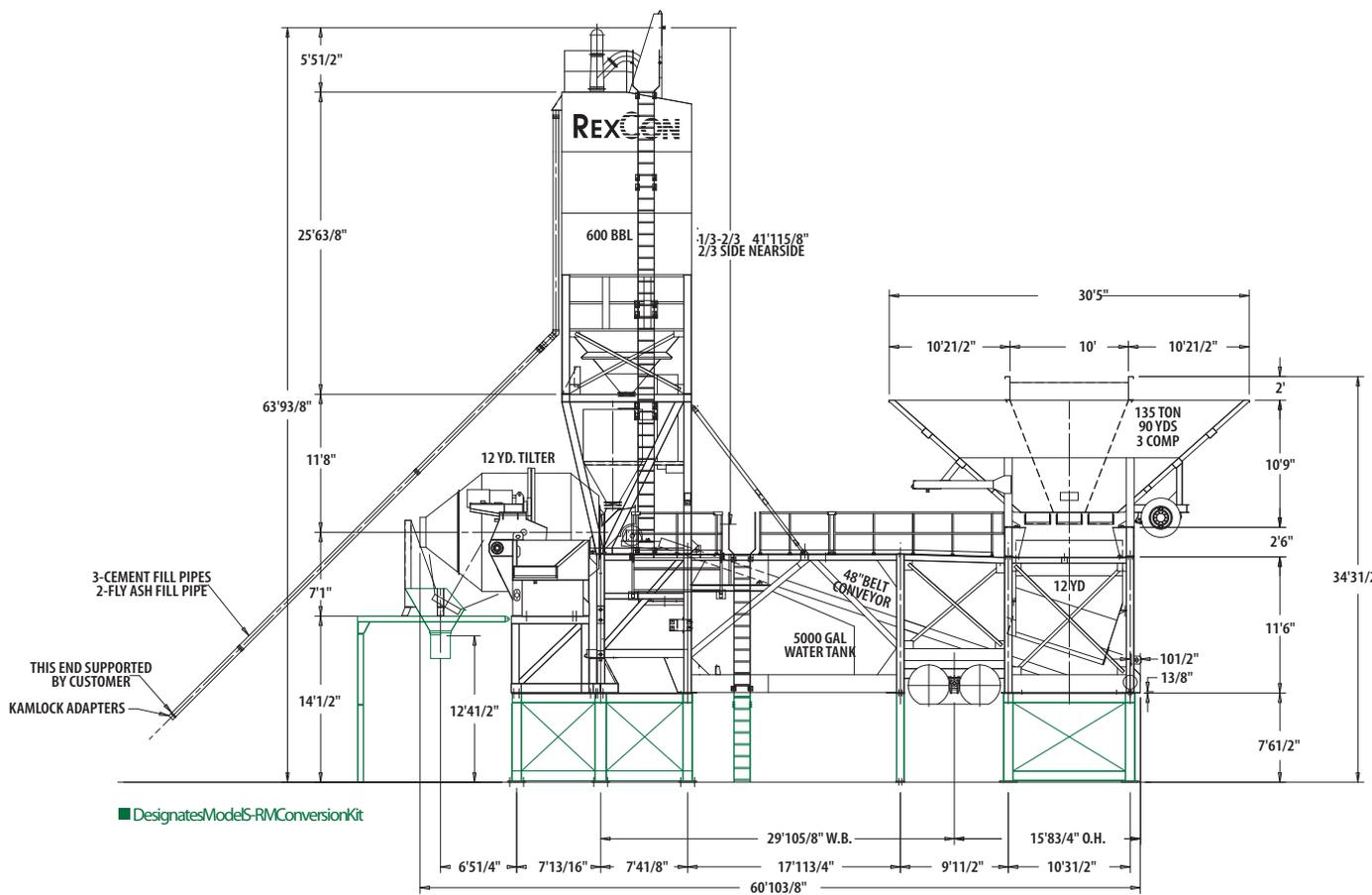


Reversible aggregate bin



IMPROVED multiple level access





SPECIFICATIONS

- ▶ Tilt Mixer Trailer: 12 cu. yd. / 9 cu. m (CPMB) tilt mixer with poly lined drum, 30 HP hydraulic pac, emergency mixer tilting, and mixer stand.
- ▶ Plant Base Trailer: 12 cu. yd. / 9 cu. m (CPMB) aggregate batcher with 50,000 lb. load cells, 48" wide batch belt (500 FPM), 20 HP air compressor with 120 gal. tank, 3" Badger water meter, 5000 gal. water storage tank, 3 HP aeration blower.
- ▶ Cement Section Trailer: 2400 cu. ft. / 600 bbl. (CPMB) split compartment silo with double wall, high and low bin signals, mixer charging hood, five 5" cement fill pipes, batched water holding reservoir.
- ▶ Aggregate Bin Trailer: 135 Ton / 90 cu. yd. (CPMB) reversible bin, with 3 compartments and 3 high level bin signals.
- ▶ Electrical System: 460 Volt power panel with starters.
- ▶ RexCon RC3 computer batch controls.

For more information on the Model S, contact your RexCon sales support staff.

OPTIONS

- ▶ Gravity cement storage: 3000 cu. ft. / 750 bbls., single or split compartment.
- ▶ Auxiliary cement storage: 2200 cu. ft. / 550 bbl., 3000 cu. ft. / 750 bbl., or 4200 cu. ft. / 1050 bbl., single or split compartment.
- ▶ Extended length control and power cables.
- ▶ Factory installed control and power panel.
- ▶ Office trailer or container for computer batch controls and power panels.
- ▶ High Performance Mixing System with two 100 HP reducers and drives (in place of 60 HP) and high performance spiral blades increases production volume up to 45 loads per hour.
- ▶ Material handling conveyors with hopper, control, starter (in power panel) and wiring.
- ▶ AR Steel or polyurethane liners for aggregate bins & batcher.
- ▶ RA200 central dust collection.

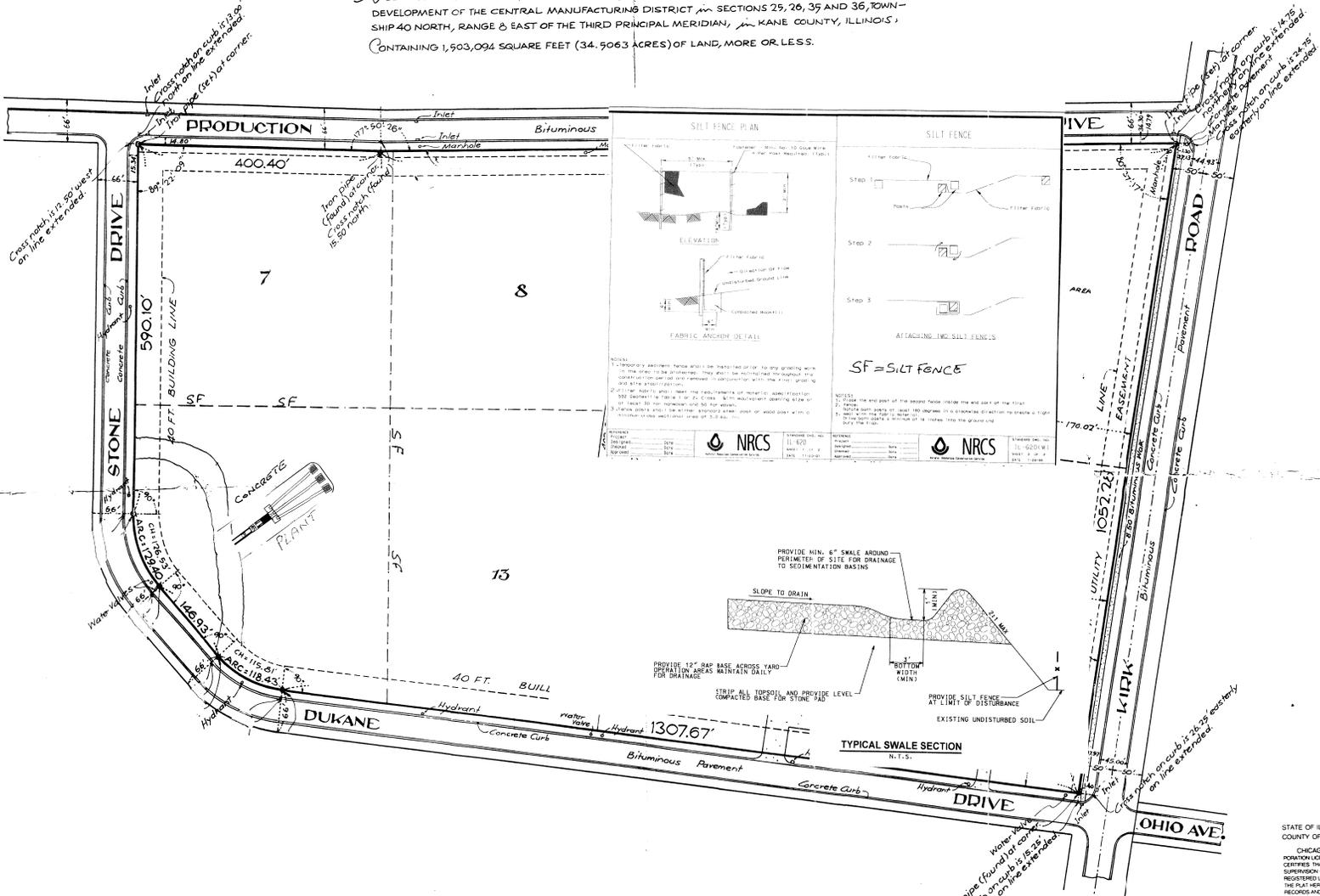
Specifications are subject to change without notice.



SCALE: 1"=80'

PLAN OF SURVEY

ALL OF EACH OF LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 IN UNIT NO. 7, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT IN SECTIONS 29, 26, 35 AND 36, TOWN-SHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS;
(CONTAINING 1,503,094 SQUARE FEET (34.9063 ACRES) OF LAND, MORE OR LESS.



SILT FENCE PLAN

SILT FENCE

Step 1: [Diagram]

Step 2: [Diagram]

Step 3: [Diagram]

ATTACHING TWO SILT FENCES

SF = SILT FENCE

NOTES:

- Temporary silt fence fabric shall be installed on lot for any grading work on the site to be graded. Once work has commenced, the silt fence shall be removed in conjunction with the grading work and replaced as needed.
- If the fabric gets into the machinery or material, immediately stop work and clean the fabric. Do not use any sharp objects to clean the fabric.
- Fabric shall be replaced when it is damaged or when it is no longer effective.

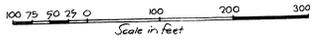
NOTES:

- The end post of the second fence must be set on top of the first.
- The end post of the second fence must be set on top of the first.
- The end post of the second fence must be set on top of the first.

PROJECT	NO. 11-020	DATE	11-11-11
DRAWN BY	...	CHECKED BY	...
DATE	...	SCALE	...

PLANT LAYOUT AREA

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.
Underground utilities are not shown hereon.
Compare your points before building by the same, and AT ONCE report any difference.



Distances are marked in feet and decimals.
Order No. 8712014
Ordered by NARCO CONSTRUCTION LTD.

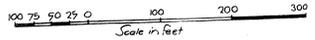
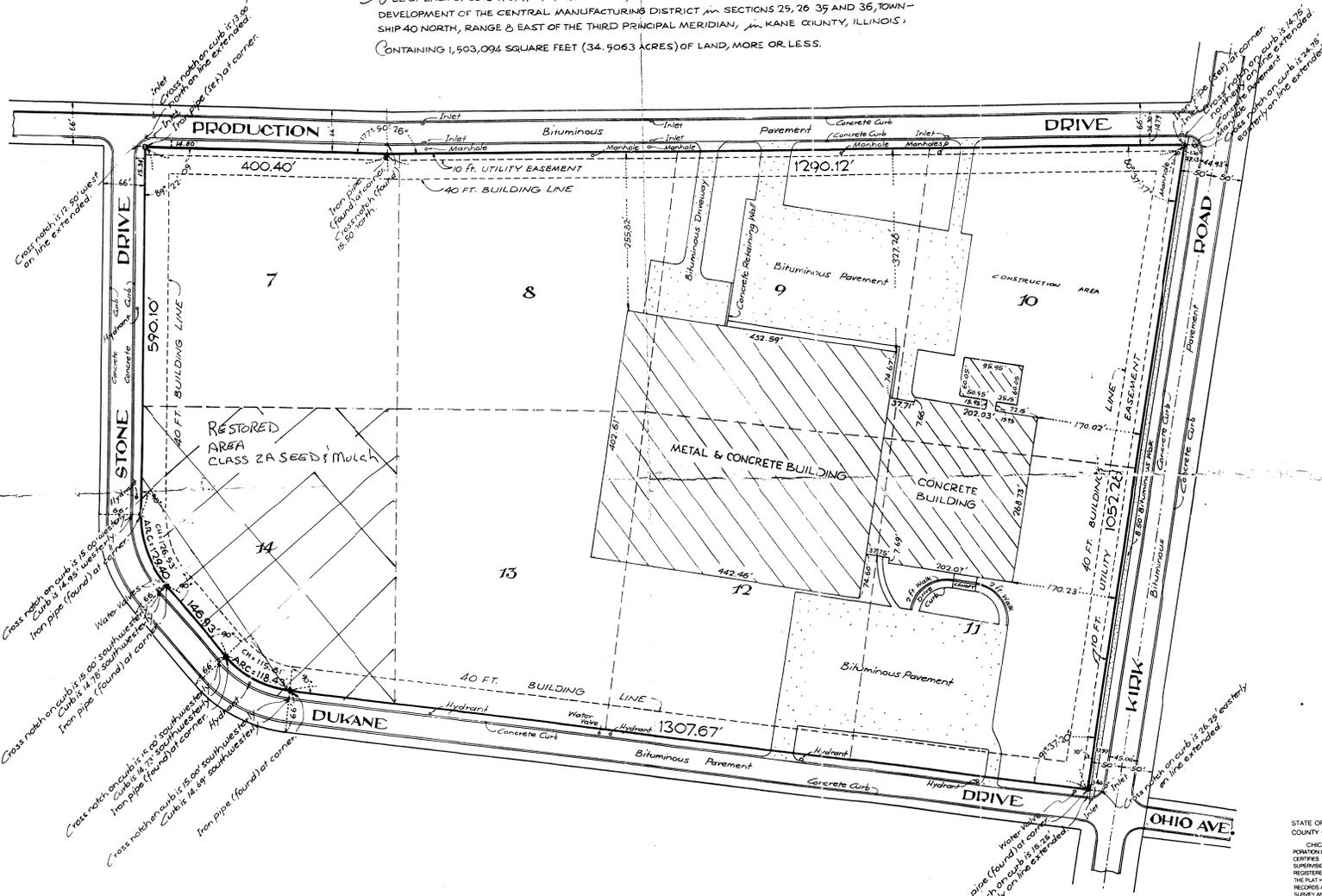


STATE OF ILLINOIS) ss
COUNTY OF COOK)
CHICAGO GUARANTEE SURVEY COMPANY, AN ILLINOIS CORPORATION LICENSED AS AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF MICHAEL E. FARRELL, AN ILLINOIS REGISTERED LAND SURVEYOR, OF THE PROPERTY DESCRIBED ABOVE. THAT THE PLAN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH THE OFFICIAL RECORDS AND CORRECTLY REPRESENTS SAID SURVEY AND THAT BOTH THE SURVEY AND THE PLAN HAVE BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS APPLICABLE TO THEM OF BOTH THE LAND OF THE STATE OF ILLINOIS AND THE ILLINOIS LAND SURVEY STANDARDS JOINTLY ESTABLISHED AND ADOPTED BY THE CHICAGO BAR ASSOCIATION, ILLINOIS STATE BAR ASSOCIATION, ILLINOIS REGISTERED LAND SURVEYORS ASSOCIATION AND SOCIETY OF PROFESSIONAL LAND SURVEYORS IN 1986 AND IN ACCORDANCE WITH THE MINIMUM STANDARDS, OTHER REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1962 AND REAFFIRMED SEPTEMBER 21, 1978.
January 20, 2018
CHICAGO GUARANTEE SURVEY COMPANY
BY: [Signature]
ATTEST: [Signature]



PLAN OF SURVEY

ALL OF EACH OF LOTS 7, 8, 9, 10, 11, 12, 13 AND 14, UNIT NO. 7, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT IN SECTIONS 29, 26, 35 AND 36, TOWN-SHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS; CONTAINING 1,903,094 SQUARE FEET (34.9063 ACRES) OF LAND, MORE OR LESS.



Distances are marked in feet and decimals.
 Order No. 8712014.
 Ordered by NARCO CONSTRUCTION LTD.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.
 Underground utilities are not shown hereon.
 Compare your points before building by the same, and AT ONCE report any difference.



STATE OF ILLINOIS
 COUNTY OF COOK
 CHICAGO GUARANTEE SURVEY COMPANY, AN ILLINOIS CORPORATION LICENSED AS AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF MICHAEL E. ZAROSKEL, AN ILLINOIS REGISTERED LAND SURVEYOR OF THE PROPERTY DESCRIBED ABOVE, THAT THE PLAN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH THE OFFICIAL RECORDS AND CORRECTLY REPRESENTS SAID SURVEY, AND THAT BOTH THE SURVEY AND THE PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS APPLICABLE TO THEM OF BOTH THE LAWS OF THE STATE OF ILLINOIS AND THE ILLINOIS LAND SURVEY STANDARDS JOINTLY ESTABLISHED AND ADOPTED BY THE CHICAGO BAR ASSOCIATION, ILLINOIS STATE BAR ASSOCIATION, ILLINOIS REGISTERED LAND SURVEYORS ASSOCIATION, AND SOCIETY OF PROFESSIONAL LAND SURVEYORS IN 1968, AND IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN TITLE ASSOCIATION AND AMERICAN COUNCIL ON SURVEYS AND MAPPING IN 1961, AND REAPPROVED SEPTEMBER 21, 1979.
 CHICAGO ILLINOIS January 20th, 2014.
 CHICAGO GUARANTEE SURVEY COMPANY
 BY: Robert J. Starnan, REGISTERED LAND SURVEYOR
 ATTEST: [Signature], SECRETARY



Dukane Corporation
2900 Dukane Drive
St. Charles, IL 60174
TEL: (630) 584-2300
FAX: (630) 584-5144
www.dukcorp.com

June 19, 2012

St. Charles Plan Commission
2 E. Main Street
St. Charles, IL 60174 60174-1984

Dear Plan Commission:

We are aware that a public hearing will be held tonight to review the "special use application for manufacturing" to erect a temporary concrete batch plant on the southwest corner of 2900 Dukane Drive, St. Charles, IL 60174. Due to previous commitments, neither I, nor the V.P. of Administration, Terry Goldman, are able to attend tonight's hearing.

The Economic Development Office of St. Charles recommended that we work with Elmhurst-Chicago Stone Company on this project. We enthusiastically support the City's and Elmhurst-Stone's intention to streamline the production and delivery of cement for this project. The location of the batch plant on this site will help to expedite cement delivery. I have been guaranteed that the land being used by this temporary batch manufacturing site will be returned to its original state.

We have personally met and explained the project with the majority of our neighbors who would be impacted by the temporary structure. During our discussions, we heard no objections and most of our neighbors were encouraged that this could help to expedite the timely completion of the Rte. 64 expansion project.

Thank you for your time and attention. Please let this letter serve as our support of this effort to assist in the expansion of Route 64.

Regards,

Michael W. Ritschdorff
C.E.O. and President

Christopher R. Doveala
VP Financial Administrative Services



June 17, 2012

RECEIVED
St. Charles, IL

City of St. Charles
Community Development Department
Ms. Rita Tungare, Director of Community Development
Two East Main Street
St. Charles, IL 60174

JUN 25 2012
CDD
Planning Division

RE: 2900 Dukane Drive
PROPOSED CONCRETE BATCH PLANT

Dear Ms. Tungare:

We are tenants at 417 Stone Drive, St. Charles, IL, a property within 250 feet of captioned site.

We strongly object to a concrete batch plant being located in the vicinity of 417 Stone Drive for the following reasons:

- Dust and dirt would likely have an adverse impact on our manufacturing
- Noise, dust and dirt from the operation would inevitably affect our employees and visitors
- Truck traffic is likely to be disruptive to the business park and our access to our leased premises
- A heavy industrial use such as a concrete plant is not consistent with the kinds of uses of Leviton and other tenants in the park

We believe that St. Charles would not want to compromise the quiet enjoyment of the existing businesses in this business park. We ask that the applicant be directed to seek land in heavy industrial areas more suitable to their proposed use, and that the requestor's application for the captioned site be denied.

I may be reached by email at cdoveala@leviton.com or by telephone at 631-812-6414 if further information is required. I would appreciate being advised of your decision in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Christopher Doveala".

CC: 417 Stone Drive, LLC
Attn: Ronald J. Berrettini
1972 Shenandoah Lane
St. Charles, IL 60174