

 ST. CHARLES <small>SINCE 1834</small>	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	2900 Dukane Drive (Concrete Batch Plant)		
	City Staff:	Matthew O'Rourke, Planner		
Please check appropriate box (x)				
	PUBLIC HEARING 6/19/12	X	MEETING	
APPLICATIONS UNDER CONSIDERATION:				
Application for a Special Use for Manufacturing, Heavy (Concrete Batch Plant)				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Memo dated 6/15/12	Applications and Attachments			
Site Plans; received 5/30/2012.	Model S Batch Plant Product Information; RexCon, LLC.			
Comment Letter; Chris Tiedt Development Engineering Division Manager; dated 6/7/2012.				
EXECUTIVE SUMMARY:				
<p>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:</p> <ul style="list-style-type: none"> • 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. 				
RECOMMENDATION / SUGGESTED ACTION (<i>briefly explain</i>):				
Conduct the public hearing. At this time Staff anticipates that additional items/exhibits will be submitted by the applicant to address outstanding Staff comments. Therefore, Staff recommends that the Plan Commission continue the public hearing until the July 17, 2012 Plan Commission meeting.				

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

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

(Concrete
Butch
Plant)

RECEIVED
Date
St. Charles, IL

MAY 30 2012

CDD
Planning Division

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

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

2900 Dukane Drive Special Use for Manufacturing, Heavy (Concrete Batch Plant) - PC Hearing Exhibits

6-19-12

Exhibit

- A. Special Use Application for Manufacturing, Heavy (Concrete Batch Plant), submitted by RA Seaton Contractor Services, LLC.
- B. Staff Analysis Memo from Matthew O'Rourke, Planner, dated 6/15/2012.
- C. Site Plans; received 5/30/2012.
- D. Model S Batch Plant Product Information; RexCon, LLC.
- E. Comment Letter; Chris Tiedt Development Engineering Division Manager; dated 6/7/2012.

Community Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Memo

TO: Chairman Todd Wallace
 and Plan Commission Members

FROM: Matthew O'Rourke, AICP
 Planner

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

DATE: June 15, 2012

I. APPLICATION INFORMATION:

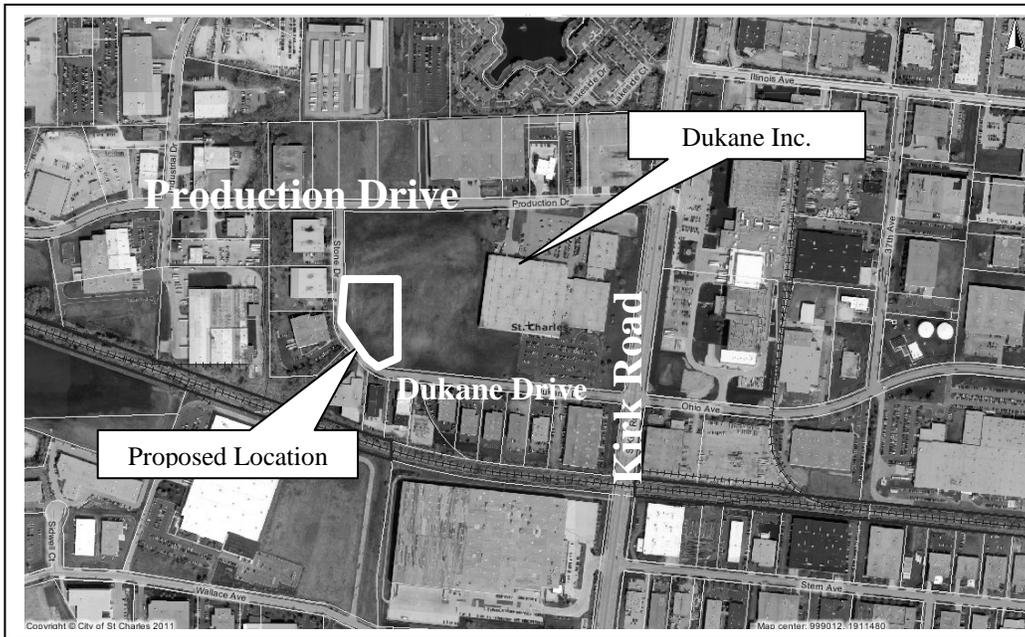
Project Name: 2900 Dukane Drive (Concrete Batch Plant)

Applicant: RA Seaton Contractor Services, LLC.

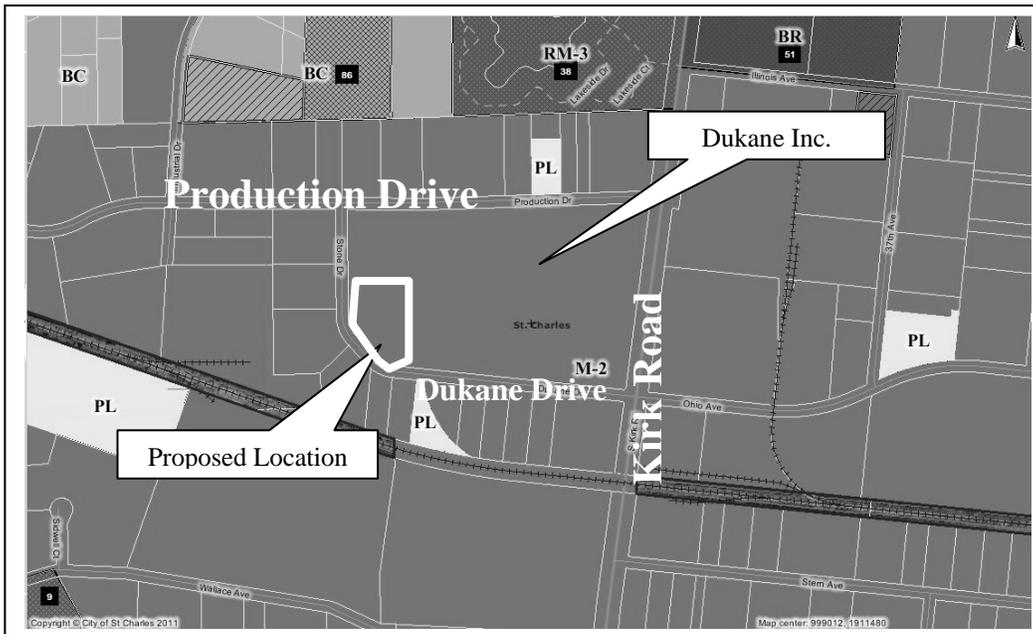
Purpose: Use a portion of the property located at 2900 Dukane Drive for a temporary concrete batch plant.

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 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.

At this point, Martam, Inc. has submitted a draft maintenance agreement 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. Staff would recommend that such an agreement be included as a condition for the recommendation of the Special Use approval.

Staff is also recommending that all traffic related to the operation of the concrete batch plant be limited to Dukane Drive. This will help limit the truck traffic to one street, and direct the trucks to the traffic signal at Dukane Drive and Kirk Road.

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:

Per the comment letter from Chris Tiedt, Development Engineering Division Manager dated 6/7/12, the applicant will need to submit a stormwater permit. 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 applicant has been made aware of this comment and is in the process of preparing the required plans to address this comment.

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.”

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.

Staff suggests that the Commission consider recommending a condition to the Special Use that requires the concrete batch plant to be removed once the IDOT Rt. 64 projects are completed.

d. Noise

The proposal will be subject to the standards stated in **Section 17.22.050.A Noise** as follows:

“No activity or use shall be conducted in a manner that generates a level of sound as measured on another lot greater than that allowed by Noise Regulations of the State Pollution Control Board, as amended from time to time. The limits shall not apply to construction noises, noises emanating from safety signals or warning devices, noises not directly under the control of the owner or occupant of the property, and transient noises from moving sources, such as motor vehicles, railroads and aircraft.”

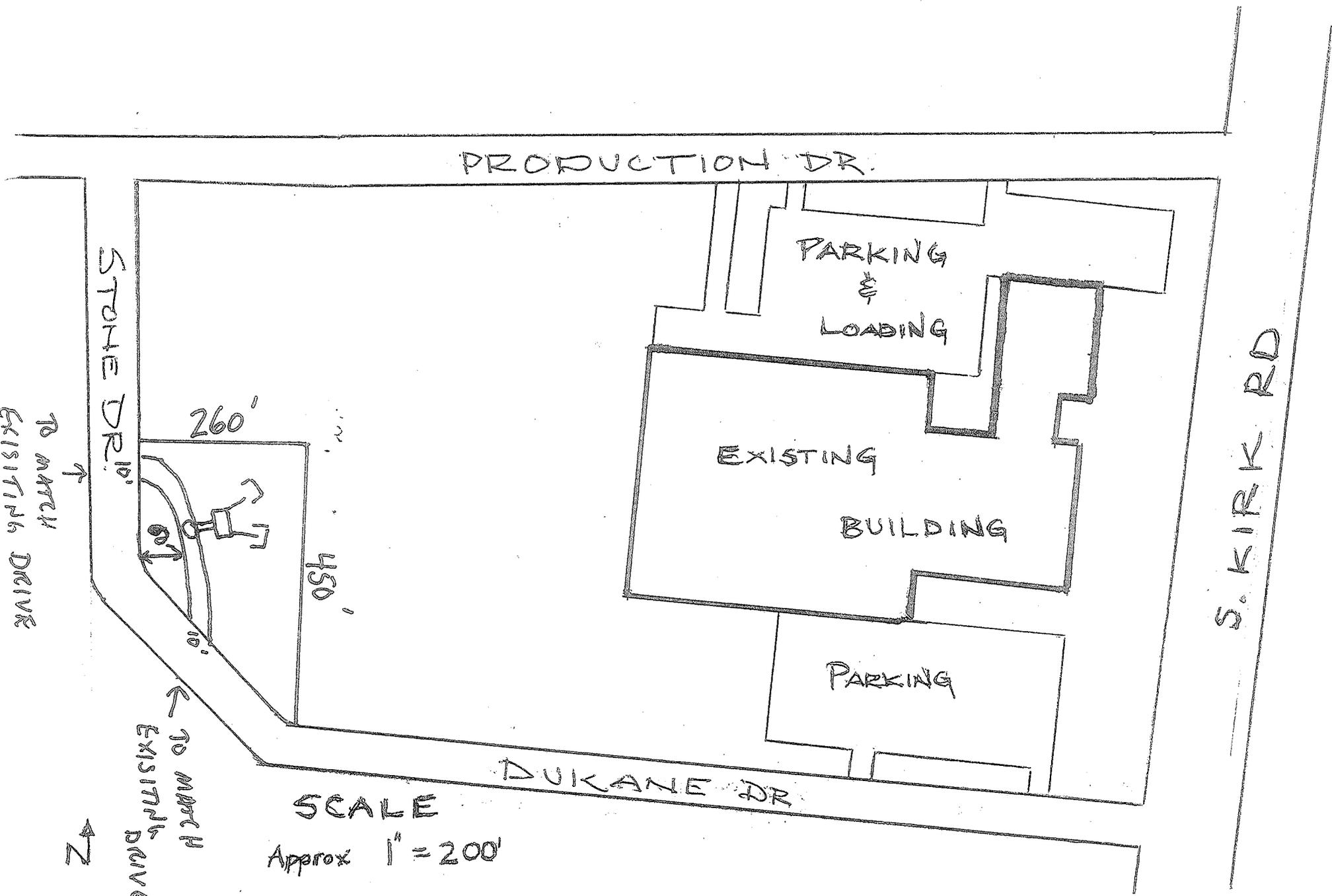
IV. REQUESTED ACTION

Conduct the public hearing. At this time Staff anticipates that additional items/exhibits will be submitted by the applicant to address outstanding Staff comments. Therefore, Staff recommends that the Plan Commission continue the public hearing until the July 17, 2012 Plan Commission meeting.

V. ATTACHMENTS

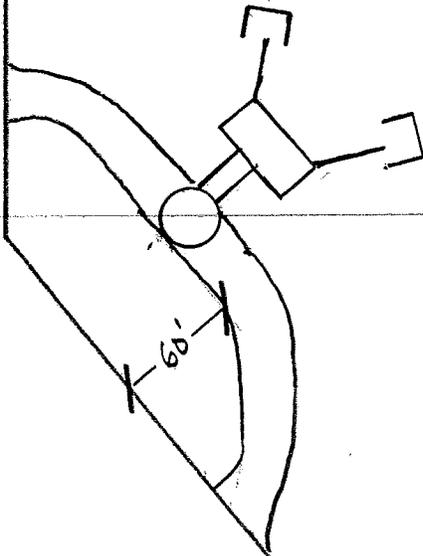
- Site Plans; received 5/30/2012.
- Model S Batch Plant Product Information; RexCon, LLC.
- Comment Letter; Chris Tiedt Development Engineering Division Manager; dated 6/7/2012.

Cc: Russell Colby, Planning Division Manager
Britt Lienau, Elmhurst Stone



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

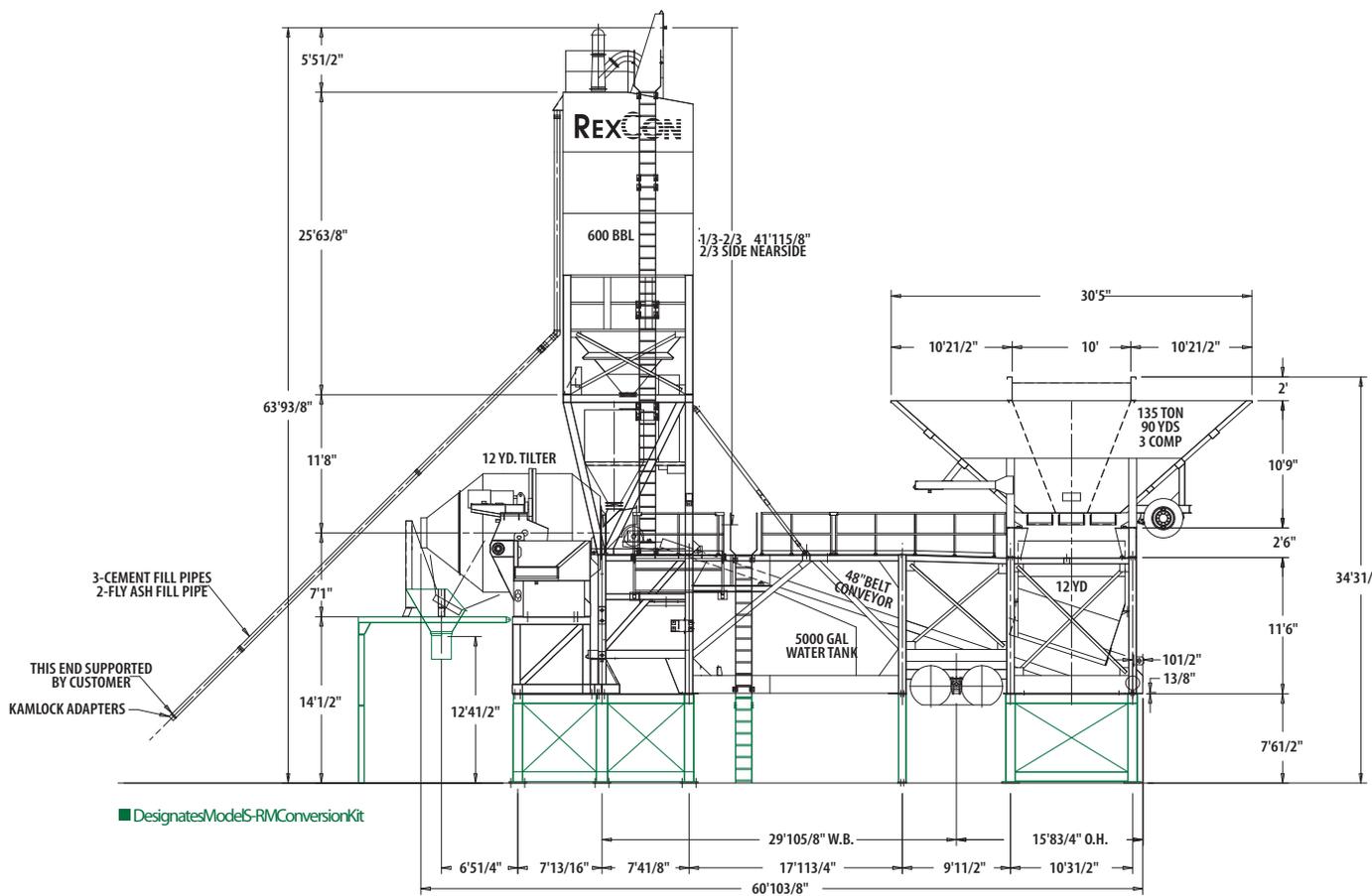


Reversible aggregate bin



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.

**Community Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 6/7/12

To: Matthew O'Rourke

From: Christopher Tiedt *CT*
6/7/12

RE: 2900 Dukane Dr.- Concrete Batch Plant

I have reviewed the submittal for the proposed batch plant located on Stone and Dukane Drives. I have reviewed these submitted documents for conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. The following comments are being offered up for your consideration:

1. A stormwater permit, application fee and narrative will need to be provided because disturbance is more than 5,000 SF. The permit application will also need to include a stormwater pollution prevention plan and an "exit" plan that identifies how the site will be cleaned up and stabilized when the batch plant is removed from the site.
2. Erosion Control and BMP measures, including, but not limited to, silt fence, bio-swales, settling ponds and a concrete washout area will need to be identified and located within the site.
3. Provided that a sunset clause is included in the Special Use, it is my opinion that given the temporary nature of the batch plant, despite disturbing more than 25,000SF, that the City would not require stormwater detention to be constructed.
4. Measures will need to be taken to insure that there is not a substantial increase in the amount of stormwater runoff from the site.
5. Will the access drives be paved? Will any of the plant area be paved?
6. What utilities are needed to operate this plant? (Water, Sewer, Electric) These should be identified and coordinated prior to final approval.
7. Existing utilities in the area will need to be protected.
8. Locating the batch plant in this location will increase the amount of truck traffic on these streets, which will effectively reduce the useful lifespan of the streets. This should be taken into consideration and possibly repair and/or reconstruction of the streets by the applicant should be considered as part of the "exit" plan.
9. Should this proposal move forward, a more informative site plan incorporating all comments should be provided and approved prior to the construction of the plant.