

ORDINANCE NO. 2016

**AN ORDINANCE GRANTING SPECIAL USE PERMITS FOR A NON-RESIDENTIAL
PLANNED UNIT DEVELOPMENT, AN INDOOR INSTITUTIONAL USE, AND AN
ACCESSORY OUTDOOR FIRING RANGE (GOVERNMENTAL TRAINING
PURPOSES), WAIVING CERTAIN PLANNED UNIT DEVELOPMENT SUBMITTAL
REQUIREMENTS, AND APPROVING CERTAIN PLANNED UNIT DEVELOPMENT
EXCEPTIONS**

WHEREAS, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Lockport Township Fire Protection District (“District”) is the owner of certain property, located within the corporate boundaries of the City, that is commonly known as vacant land located south of W. Division Street, in the City of Crest Hill, Illinois and bearing the current PIN: 11-04-29-200-009-0000 (“Subject Property”); and

WHEREAS, the Subject Property is presently zoned M-1 (limited manufacturing) and is legally described on Exhibit A attached hereto and fully incorporated herein; and

WHEREAS, on February 20, 2025, the District submitted a zoning application (“Application”) to the City seeking, *inter alia*, the following zoning relief:

1. Approval of preliminary and final plans of planned unit development (“PUD”) for the Subject Property, including waivers of certain PUD submittal requirements, as well as various PUD exceptions; and
2. Approval of a special use permit to authorize the establishment of an indoor institutional use on the Subject Property in order to facilitate the construction and use of a state-of-the-art, multi-building public safety training and maintenance facility, as well as associated training grounds and facilities; and
3. Approval of a special use permit to authorize the establishment of an accessory outdoor firing range (governmental training use) on the Subject Property; and

WHEREAS, the City Council previously referred the District’s Application, along with all other supporting materials to the Crest Hill Plan Commission (“Plan Commission”) for review and consideration; and

WHEREAS, the Plan Commission conducted a public hearing on the Application on March 13, 2025, due notice having been provided for the same, and at that time recommended approval of the Application, as stated in the Plan Commission’s written findings of fact and recommendation of approval, a copy of which is attached hereto as Exhibit B and fully incorporated herein; and

WHEREAS, the City Council has reviewed, and concurs with, the Plan Commission’s findings of fact and hereby determines and declares that it is necessary, expedient, and in the best interests of the City and its citizens to approve the District’s Application, as set out in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The City Council hereby finds that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: The City Council hereby approves the Preliminary and Final PUD Plan, attached hereto as Exhibit C and fully incorporated herein, and grants a special use permit to the District to utilize the Subject Property in substantial conformance therewith (the “Master PUD Special Use Permit Approval”). The City Council further approves the following PUD Exceptions:

1. The masonry construction requirements of Section 8.7-2(2)(b) are hereby modified as necessary to permit construction of the Primary Training and Maintenance Building on the site in substantial conformance with the approved building elevations attached hereto as Exhibit D and fully incorporated herein.
2. The prohibition against the use of metal materials on exterior building facades is waived in part to permit the construction of the proposed Primary Training and Maintenance Building on the site in substantial conformance with Exhibit D.
3. The District is authorized to construct the following accessory buildings at heights not to exceed the following:
 - a. The Main Burn Training Tower shall not exceed a maximum height of 45’-3”.
 - b. The Burn Training Tower Classroom shall not exceed a maximum height of 15’-6”.
 - c. The sound attenuation wall proposed at the north end of the firing range shall not exceed a maximum height of 20’-6”.
4. The District is authorized to utilize shipping containers in the construction of the Main Burn Training Tower and Burn Training Tower Classroom in substantial conformance with the architectural drawings attached hereto as Exhibit E and fully incorporated herein.
5. The District shall be permitted to install the wall sign on the Primary Training and Maintenance Building not less than 6’-0” above grade and on the west building façade not facing a public right-of-way, all in substantial conformance with Exhibit D.
6. The District’s driveway curb-cut on Division Street shall not exceed 150’ at its widest point.
7. The District shall not be required to provide certain landscaped parking lot islands in the specific locations reflected in the Final PUD Plan (Exhibit C). The parking lot islands in question shall be paved and striped instead.
8. The District shall not be required to provide a designated loading zone on the Subject Property.

SECTION 3: The City Council further approves and grants the District a special use permit authorizing the establishment and use of an indoor institutional use with accessory training buildings and facilities in substantial conformance with Exhibits C, D, and E.

SECTION 4: The City Council further approves and grants the District a special use permit authorizing the establishment and use of an outdoor firing range (governmental training use) as an accessory use on the Subject Property.

SECTION 5: All of the special use permits granted by this Ordinance are and shall be subject to the following conditions and restrictions:

A. Regarding the Master PUD and Indoor Institutional Use Special Use Permit Approvals:

1. Prior to issuance of any grading or infrastructure permit(s), the District must secure final staff approval of the final construction engineering design plans for those components of the project.
2. Prior to issuance of any building permit(s), the District must secure final staff approval of the final construction engineering design plans for the project including, but not limited to, site geometry, traffic study, and stormwater management.
3. Prior to any improvements or interconnections being made to City Well #11 for the purpose of providing City well water service to the Subject Property, the District and the City must each provide final approval of a mutually agreeable IGA between the City and District regarding water use.
4. Prior to issuance of any building permit(s), the District must provide the City with all Plat(s) of Easement dedication as deemed necessary by the City Engineer.
5. Prior to issuance of any building permit(s), the District must secure IDOT approval for the construction of the proposed driveway improvement and curb cut onto Division Street.
6. The District shall provide landscaping on the Subject Property in substantial conformance with the Landscaping Plan attached hereto as Exhibit F and fully incorporated herein. This shall include the installation of the “Alternative 1 Plantings” reflected on Exhibit F.
7. All pole-mounted parking lot and drive aisle light fixtures shall be installed and equipped with necessary shielding, and maintained in a manner where the bottom glass of the fixture remains parallel to the adjacent grade level in order to ensure all lighting is directed downward.
8. The maximum size of the burn pit used to dispose of residual combustible materials used in the burn tower shall be limited to 8’ x 8’.

B. Regarding the Outdoor Firing Range Special Use Permit Approval:

1. Firing Range Design and Maintenance Requirements:

- a. The firing range will be designed by a design professional (FGMA architect) with the assistance of certified Range Masters from the Lockport Police Department.
- b. Except as specifically noted otherwise in these conditions, the design, location, berming, landscaping, and layout of the firing range and associated sound barrier wall shall be constructed and maintained in substantial compliance with the Preliminary and Final PUD Plan (Exhibit C). This includes but is not limited to:
 - The firing range being located at the southeast corner of the property, with its firing direction facing due south.
 - The firing range being surrounded on three sides (east, south, and west) by 24-foot-tall earthen berms, which will feature native plantings with deep roots to help stabilize them.
 - The shooting platform being positioned on the north end of the firing range so that shooting will be directed south.
 - A 20.5' tall abortive sound barrier wall will be constructed on the north end of the firing range. Said wall shall be constructed in the location assumed and modeled in the March 11, 2025, Soundscape Engineering Noise Transmission Assessment of FPD Training Grounds, Lockport, Illinois.
 - The Firing Range shall be maintained in a manner that is substantially consistent with the "EPA's Best Management Practices for Lead at Outdoor Shooting Ranges (EPA-902-B-01-001)" for recommended remediation measures for lead in earthen berms.
 - The firing range shall be designed and maintained to prevent contamination of any waterway considered "Waters of the U.S." as defined by the U.S. Army Corps of Engineers, wetland, or floodplain in accordance with the Clean Water Act. Firing Range Training Restrictions:
- c. General daytime live ammunition training shall be restricted to the following days and times:
 - Monday - Friday 7:30am - 4:00pm
 - Saturday - 09:00am - 1:00pm
 - Sunday - No Shooting
 - No shooting permitted November 1st to March 1st except for individual new employee and officer returning from injury required qualification training.
- d. Night training shall be restricted to the following days and times:
 - Night training shall be limited to the months of March, April, September, and October only.

- No more than one night training event shall occur per week during March, April, September, and October.
 - All night shooting shall cease by no later than 10:00pm
- e. The Lockport Township Public Safety Training Facility Advisory Committee will review shooting schedule after 1 year of operation to see if the schedule can be further refined.
 - f. Shooting at the range shall be limited to 15 days a month.
 - g. No live ammunition training shall be allowed on Sundays unless otherwise approved by the City Council for special events.
2. Firing Range Illumination Restrictions: The firing range spotlights shall only be operated when the firing range is in use within the hours of operation allowed by the City approved special use permit for the range.
 3. Establishment and Operation of Training Facility Advisory Committee: To address community concerns and recommendations regarding the operation of the training and maintenance facility, including all operations related to the firing range component, the District shall organize and coordinate the conduct of a new Lockport Township Public Safety Training Facility Advisory Committee in substantial conformance with the Bylaws attached hereto as Exhibit G.
 4. Authorized Range Users: Unless otherwise approved by the City Council, authorized users of the firing range will be limited to District arson investigators and employees of the following public safety agencies:
 - a. The City of Crest Hill Police Department
 - b. The City of Lockport Police Department
 - c. The Lockport Township Park District
 - d. The Village of Romeoville Police Department
 - e. The Lewis University Police Department
 5. Operational Oversight Requirements:
 - a. The firing range will be constructed and operated by the Lockport Police Department for public safety training purposes under an IGA with the Lockport Township Fire Protection District.
 - b. Authorized users of the firing range will train at the range, under the ultimate supervision of a certified Range Master of the Lockport Police Department who will write and enforce Standard Operating Procedures and guidelines for its safe use and operation.
 - c. Each authorized agency using the firing range will be responsible for providing their own certified Range Master who will be present, ensuring the safe training

operations at the firing range whenever in use. The Range Master of authorized users shall notify both the Fire District and the Lockport Police Department Range Master when their training begins and ends.

- d. A safety plan will be developed and enforced by the Lockport Police Department certified Range Master responsible for the overall supervision of training activities at the range. Said safety plan shall comply with the requirements of the current edition of the NRA's "The Range Manual, A guide to Planning and Construction."
- e. Proof of liability insurance in the minimum amount of two million dollars (\$2,000,000) shall be provided to the Lockport Township Fire Protection District that names the Fire District as an additional insured party and shall save and hold the Fire District, its appointed officials, and employees working within the scope of their duties harmless from and against all claims, demands and causes of action of any kind or character, including the cost of defense thereof, arising in favor of a person or groups members or employees or third parties on account or representatives. The Fire District shall be notified immediately if there are any changes or lapses to this liability insurance coverage.

SECTION 6: As part of the PUD Approvals granted by this Ordinance, the City Council hereby waives the following PUD submittal requirements, as authorized by the City's zoning ordinance:

1. Final Construction Drawings (Section 10.3-3(c)); and
2. A Market Analysis (Section 10.3-2(b)(8)); and
3. A Tax and School Impact Analysis (Section 10.3-2(b)(8)).

SECTION 7: In the event that the District violates any of the conditions and restrictions set forth in Section 5 of this Ordinance, the City shall have the ability, but not the obligation, to revoke the special use permits granted pursuant to this Ordinance, provided that the District shall be entitled to notice and a hearing before the City Council prior to any revocation pursuant to this Section. Under no circumstances shall any failure to enforce any condition or restriction of this Ordinance on any particular occasion or occasions be deemed or interpreted as constituting a waiver or forfeiture of the City's right to so enforce in the future, nor shall any such failure to enforce preclude the City from considering any and all prior violations as part of any revocation proceeding under this Section.

SECTION 8: The City Clerk is hereby authorized and directed to record a copy of this Ordinance against the Subject Property in the office of the Will County Recorder, and further to annotate the PUD approvals and special use permits granted hereby on the official zoning map of the City.

SECTION 9: In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 10: That all ordinances, resolutions, motions, or parts thereof, conflicting with

any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 11: That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 12: This Ordinance shall be in full force and effect from and after the later-occurring of (i) its passage, approval and publication in pamphlet form as provided by law and (ii) execution of the “Unconditional Agreement and Consent” attached hereto as Exhibit H and fully incorporated herein. In the event that Exhibit H is not duly executed within sixty (60) days following the adoption of this Ordinance, this Ordinance shall thereafter be null and void and of no further legal effect and shall be deemed to have been automatically repealed and rescinded without any further action by the City Council or notice or hearing due to the District.


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PASSED THIS 7th DAY OF APRIL, 2025.

	Aye	Nay	Absent	Abstain
Alderwoman Jennifer Methvin	X			
Alderman Scott Dyke	X			
Alderwoman Claudia Gazal		X		
Alderman Darrell Jefferson		X		
Alderperson Tina Oberlin	X			
Alderman Mark Cipiti		X		
Alderman Nate Albert	X			
Alderman Joe Kubal	X			
Mayor Raymond R. Soliman				


Christine Vershay-Hall, City Clerk

APPROVED THIS 7th DAY OF APRIL, 2025.


Raymond R. Soliman, Mayor

ATTEST:


Christine Vershay-Hall, City Clerk

Exhibit A

Legal Description

THAT PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 87 DEGREES 56 MINUTES 40 SECONDS WEST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 400.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 03 MINUTES 20 SECONDS EAST, PERPENDICULAR TO SAID NORTH LINE, 800.00 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 40 SECONDS WEST, PARALLEL WITH SAID NORTH LINE, 700.00 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 20 SECONDS WEST, PERPENDICULAR TO SAID NORTH LINE, 800.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 40 SECONDS EAST, ON SAID NORTH LINE, 700.00 FEET TO THE POINT OF BEGINNING), ALL IN WILL COUNTY, ILLINOIS.

Commonly known as: vacant land located south of W. Division Street,
in the City of Crest Hill, Illinois

Bearing the current PIN: 11-04-29-200-009-0000

Exhibit B

**Plan Commission Findings of Fact and
Recommendation of Approval**

BEFORE THE PLAN COMMISSION
OF THE CITY OF CREST HILL, ILLINOIS

IN RE:)	
)	
The application of the Lockport Township Fire)	
Protection District)	No. PUD-25-1-3-1
)	
)	
For Text Amendments to the City of Crest Hill)	
Zoning Ordinance)	
)	

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. PUD-25-1-3-1
THE APPLICATION OF THE LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT
MIDWEST INDUSTRIAL FUNDS, INC. FOR WAIVER OF VARIOUS PRELIMINARY/FINAL
PUD APPLICATION SUBMISSION REQUIREMENTS AND FOR APPROVAL OF VARIOUS
SPECIAL USE PERMITS AND PLANNED UNIT DEVELOPMENT EXCEPTIONS FOR A 12.86
ACRE PARCEL OF VACANT PROPERTY WITHIN THE CITY OF CREST HILL**

THIS APPLICATION, coming before the City of Crest Hill Plan Commission for decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on March 13, 2025, and being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Lockport Township Fire Protection District is the owner of a certain vacant 12.86-acre parcel within the City of Crest Hill, which parcel is zoned M-1 Limited Manufacturing.

B. That the application seeks the following waivers of Preliminary/Final PUD Application Submission requirements:

- Waiver of Final Construction Drawings pursuant to Section 10.3-3(c);
- Waiver of submission of a Market Analysis pursuant to Section 10.3-2(b)(8);
- Waiver of a Tax and School Impact Analysis pursuant to Section 10.3-2(b)(8).

That the application also seeks an M-1 special use for construction and operation of a new Outdoor Firing Range, Government Training Purposes, as an accessory use to the Requested Special Use for the construction and operation of a new Institutional Use in the form of a proposed training complex on the property described in the application, approximately 12.86 acres on the south side of Division Street and part of PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A". The Application also seeks Preliminary and Final PUD Plan approval and Planned Unit Development Exceptions, as follows

Reduction in the minimum amount of masonry required on building facades pursuant to Section 8.7-2(2)(b);

Permit the use of metal panels on certain exterior building facades, which are prohibited by Section 8.7-3.

Allow multiple accessory structures to have a height more than 15 feet as limited and restricted by Section 8.3-7.

Permit the use of shipping containers of accessory training buildings despite the prohibition in Section 8.3-9.6.

Permit a wall sign to be installed at a height of less than 10 feet from grade as required by Section 15.12.080 of the City Sign Ordinance.

Permit the driveway curb cut from the facility onto Division Street to exceed 30 feet in width as required by Section 15.04.040 of the City Code of Ordinances.

Eliminate the required parking lot landscape islands as required by Section 11.6-2.

Eliminate the requirement to have a designated loading zone as required by Section 11.11-15.

C. That the Property is currently zoned M-1;

D. That the proposed use is not allowed on the Property as currently zoned;

E. That the Property described in the application is currently zoned as Manufacturing District, with M-1 zoning adjacent thereto;

F. That the application for the special use permits, planned unit developments exceptions, and waivers of preliminary/final PUD application submission requirements was properly submitted to the City and notice of the application and the Public Hearing were properly published;

G. That no interested parties filed their appearances herein;

H. That the public hearing was opened and called to order on March 13, 2025, and the applicant presented evidence and arguments in support of its application on that date, and members of the public were allowed to make comment and examine the applicant's witnesses. The public hearing was duly transcribed by a certified shorthand reporter of the State of Illinois;

I. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

K. That the proposed special uses for the Proposed Training Complex and for an Outdoor Firing Range, Government Training Purposes as an accessory use, as considered under section 12.7 of the zoning code, meets the standards for the granting of the special use under section 12.7-6 as the proposed development meets all of the criteria set forth in subsections 10.6 and 12.7-6(1), (2), (3), (4), (5) and (6) for the reasons set forth on the record in the meeting held on March 13, 2025 as well as those recommendations and comments outlined in the City of Crest Hill staff report dated March 13, 2025 and the March 13, 2025 addendum to that report, and subject to the conditions set forth therein;

L. That the requested waivers of the various Preliminary/Final PUD Application Submission requirements, are for the reasons set forth in the City of Crest Hill staff report dated March 13, 2025, also determined to be acceptable and meet the requirements for waiver established by the zoning ordinance;

M. That the Planned Unit Development Exceptions requested in the application are also determined to be conditionally accepted for the reasons set forth on the record in the March 13, 2025 Plan Commission meeting and in the City of Crest Hill staff report and addendum dated March 13, 2025.

THEREFORE, it is the decision of the Plan Commission of the City of Crest Hill, Illinois, based upon the evidence heard by same and arguments and suggestions heard at the public hearing, and having duly considered the mandates and standards as set forth in the City of Crest Hill Illinois code of ordinances and zoning ordinance for the granting of special uses and Planned Unit Developments, as follows:

1. That the application of the Lockport Township Fire Protection District for an M-1 special use for the preliminary and final Planned Unit Development (PUD) plans with the reviewed plans for a Governmental Training Complex with an accessory Outdoor Firing Range, Governmental Training Purposes on the vacant 12.86 acre property located on the south side of Division Street, PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A", in a M-1 zoning district was conditionally recommended to be approved and is supported by the evidence adduced during the March 13, 2025 public hearing and as outlined in the March 13, 2025 City of Crest Hill staff report and addendum;
2. That the application of the Lockport Township Fire Protection District for the Planned Unit Development Exceptions for a Governmental Training Complex with an accessory Outdoor Firing Range, Governmental Training Purposes on the vacant 12.86 acre property located on the south side of Division Street, PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A", in a M-1 zoning district was conditionally recommended to be approved and is supported by the evidence adduced during the March 13, 2025 public hearing and as outlined in the March 13, 2025 City of Crest Hill staff report and addendum;
3. That the application of the Lockport Township Fire Protection District for waiver of Preliminary/Final PUD Application Submission Requirements for a Governmental Training Complex with an accessory Outdoor Firing Range, Governmental Training Purposes on the vacant 12.86 acre property located on the south side of Division Street, PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A", in a M-1 zoning district was recommended to be approved and is supported by the evidence adduced during the March 13, 2025 public hearing and as outlined in the March 13, 2025 City of Crest Hill staff report and addendum;
4. These conditional approvals are subject to all conditions enumerated in the March 13 2025 City of Crest Hill staff report and addendum which are attached hereto and made part of this Findings and Decision document.
5. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the special uses, waivers, and Planned Unit Development Exceptions as outlined herein be conditionally approved.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 13th Day of March 2025 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Cheryl Slabozeski	<u>X</u>	<u>X</u>	<u> </u>	<u> </u>
Commissioner John Stanton	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Ken Carroll	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Marty Flynn	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Bill Thomas	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Jeff Thomas	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Angelo Deserio	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Approved:



Bill Thomas, Chairperson

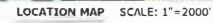
Attest:



Christine Vershay-Hall, City Clerk

Exhibit C

Preliminary and Final PUD Plan



PROPERTY OWNER:
LOCKPORT TOWNSHIP FIRE
PROTECTION DISTRICT
19623 W RENWICK ROAD
LOCKPORT, IL 60441

UTILITY LEGEND		
	FILE NAME	FILE EXTENSION
STANDARD PROPERTY		
OTHER PROPERTY		
CUSTOM DIALOG		
WELL		
ONE CASE (LARGE)		
ONE CASE (SMALL)		
COMPARISON PROPERTY		
WELL PROPERTY		
WELL INFO		
TIME INTERVAL		
WELLHEAD DATA		
FLUIDPROF		
PROPERTY VALUE		
FORCE FIELD		
STANDARD FIELD		
DATA FIELD		
DATA FIELD		
1-D (1D)		
2-D (2D)		
3-D (3D)		
PROPERTY VALUE		
WELL INFO		
PROPERTY VALUE		
WELL INFO		

LANDSCAPING NOTE
 WITH THE SITE, THE PLANTING SHOULD BE THE SAME AS THE ONE FOR
 THE OTHER PLANTING THE VEGETATION (CIVIL)



**LOCKPORT TOWNSHIP FPD
TRAINING & MAINTENANCE FACILITY
CREST HILL, ILLINOIS**

PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLAN

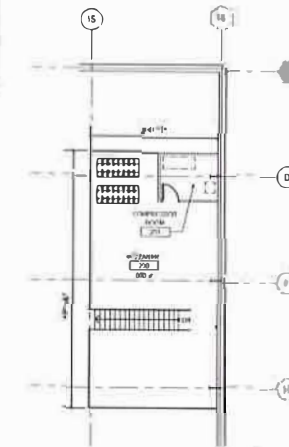
SHEET
1
of
1

Exhibit D

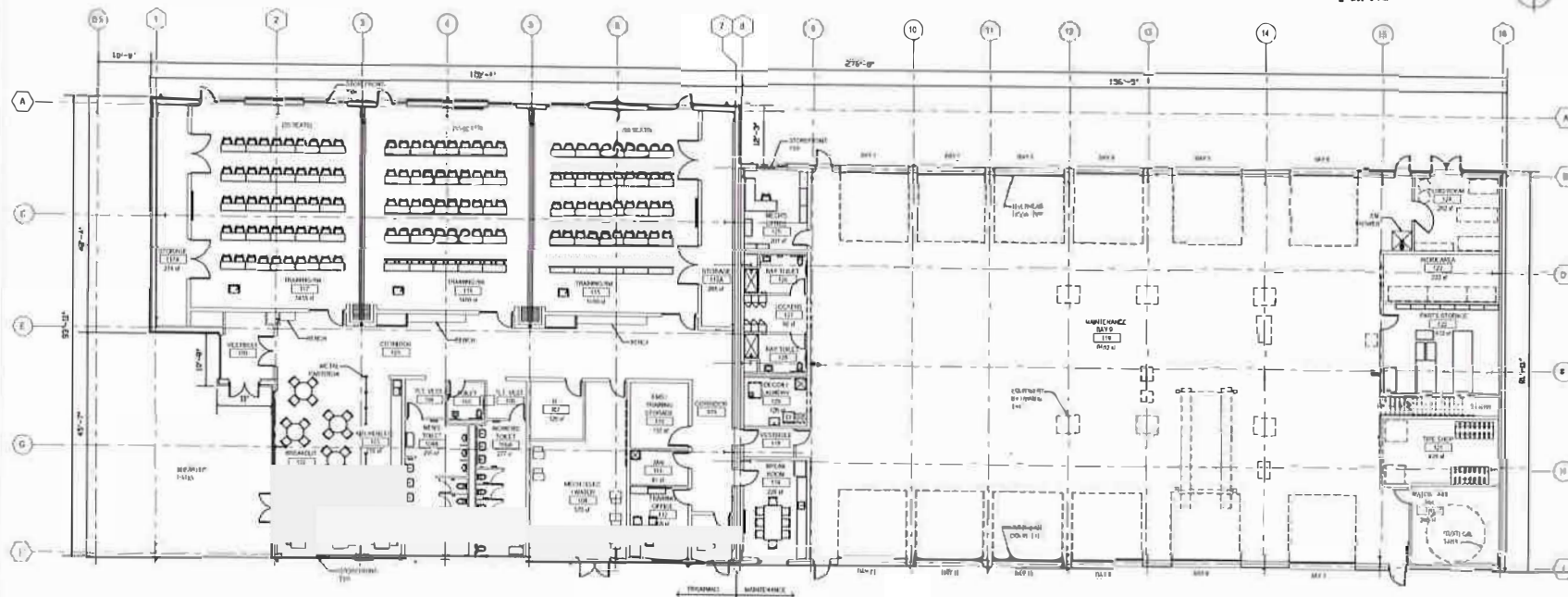
Building Elevations

GENERAL INFORMATION		
BUILDING AGE		
OVERALL FOOTPRINT	21,870 SQ. FT.	
TRAINING ROOMS	10,240 SQ. FT.	
MAINTENANCE AREA	11,630 SQ. FT.	
NET EXTERIOR	11,720 SQ. FT.	
TOTAL BUILDING AREA	33,500 SQ. FT.	

EXHIBIT 'G'



2 | MEZZANINE PLAN
307' x 147'



1 | OVERALL ARCHITECTURAL FLOOR PLAN
1112' x 110'

fgma

FGMA Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523
630-574-8300 Office
630-574-7670 Fax
ILLINOIS PROFESSIONAL ENGINEER
FIRM #18100130

CIVIL
Professional Engineering Group

STRUCTURAL
Professional Engineering Group

MEP
Professional Engineering Group

CONSTRUCTION MANAGER
Professional Engineering Group

**NOT FOR
CONSTRUCTION**

This information is for informational purposes only and is not to be used for construction, record keeping, or implementation.

DATE	DESCRIPTION
06-15-2024	PRELIMINARY
08-15-2024	PRELIMINARY
10-15-2024	PRELIMINARY
12-15-2024	PRELIMINARY
02-15-2025	PRELIMINARY
04-15-2025	PRELIMINARY
06-15-2025	PRELIMINARY
08-15-2025	PRELIMINARY
10-15-2025	PRELIMINARY
12-15-2025	PRELIMINARY
02-15-2026	PRELIMINARY
04-15-2026	PRELIMINARY
06-15-2026	PRELIMINARY
08-15-2026	PRELIMINARY
10-15-2026	PRELIMINARY
12-15-2026	PRELIMINARY
02-15-2027	PRELIMINARY
04-15-2027	PRELIMINARY
06-15-2027	PRELIMINARY
08-15-2027	PRELIMINARY
10-15-2027	PRELIMINARY
12-15-2027	PRELIMINARY
02-15-2028	PRELIMINARY
04-15-2028	PRELIMINARY
06-15-2028	PRELIMINARY
08-15-2028	PRELIMINARY
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12-15-2028	PRELIMINARY
02-15-2029	PRELIMINARY
04-15-2029	PRELIMINARY
06-15-2029	PRELIMINARY
08-15-2029	PRELIMINARY
10-15-2029	PRELIMINARY
12-15-2029	PRELIMINARY
02-15-2030	PRELIMINARY
04-15-2030	PRELIMINARY
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LOCKPORT TOWNSHIP IPD
TRAINING GROUNDS
LOCKPORT FIRE PROTECTION DISTRICT
W DIVISION ST, LOCKPORT, ILLINOIS 60441

PRELIMINARY & FINAL
PLANNED UNIT DEVELOPMENT PLAN

TRAINING/ MAINTENANCE
FACILITY
(BUILDING 1)
OVERALL FLOOR PLAN

A1.1

DATE: 06-15-2024
BY: FGMA

11.1.2018 9:47 PM EST 11.1.2018
4:44 PM EST 11.1.2018

CONSTRUCTION MANAGER
CORE CONSTRUCTION GROUP
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Denver, CO 80202
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Fax: 303.733.1112
www.corecog.com

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[illegible]PRELIMINARY & FINAL PLANNED UNIT
DEVELOPMENT PLAN

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HARRIS PROFESSIONAL DESIGN, INC.
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**LOCKPORT TOWNSHIP FPD
TRAINING GROUNDS
LOCKPORT FIRE PROTECTION DISTRICT
W DIVISION ST, LOCKPORT, ILLINOIS 60441**

**PRELIMINARY & FINAL PLANNED UNIT
DEVELOPMENT PLAN**

DATE	10/1/21
DESIGNED BY	JOHN J. HARRIS
CHECKED BY	JOHN J. HARRIS
APPROVED BY	JOHN J. HARRIS
DATE	10/1/21
DESIGNED BY	JOHN J. HARRIS
CHECKED BY	JOHN J. HARRIS
APPROVED BY	JOHN J. HARRIS

PERSPECTIVES

A1.4

SHEET NO.

888 HWY. 18 NORTH
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2 | VIEW FROM NORTHEAST

1 | VIEW FROM NORTHWEST

2/13/2025 2:15:18 PM
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1211 W 22nd St, Suite 700
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630.574.8300 ext 101
630.574.7070 fax
Business Hours: 9:00am - 5:00pm
Email: info@dominc.com

Civil
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TENUCIAR!
 Come oggi sta per essere il
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 moda e l'arte di casa tua.

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LOCKPORT TOWNSHIP FPD
TRAINING GROUNDS
LOCKPORT FIRE PROTECTION DISTRICT
W DIVISION ST, LOCKPORT, ILLINOIS 60441
PRELIMINARY & FINAL PLANNED UNIT
DEVELOPMENT PLAN

PERSPECTIVES

A1.5

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2 | VIEW FROM SOUTHWEST



1 | VIEW FROM SOUTHEAST

Exhibit E

Architectural Drawings

PROPOSAL FOR FIRE TRAINING FACILITY LOCKPORT F.P.D. - LOCKPORT, IL.



CONCEPTUAL VIEWS

UNIT SPECIFICATIONS
*STAIRWELLS ARE NOTED IN DRAWINGS IF THEY ARE HALF OR FULLY ENCLOSED.

- UNIT SPECIFICATIONS**
- 18 - 40' ISO CONTAINERS
 - 1 - 20' ISO CONTAINER
 - 6 - 14'X8' BURN ROOMS
 - 5 - 4'X8' BURN APRONS
 - 1 - BURN BALCONY
 - 5 - BURN WINDOWS
 - 11 - BURN DOORS
 - 1 - 12-ZONE RTD SYSTEM
 - 27 - FLOOR DRAINS
 - 5 - FLUSH-OUT HATCHES
 - 3 - BURN CARTS
 - 18 - 36X36 WINDOWS
 - 24 - 36X80 DOORS
 - 3 - STANDARD COMMERCIAL DOORS
 - WI "DO NOT ENTER" LABELS
 - 1 - V.E.S. WINDOW
 - 1 - 5-LEVEL INT. CENTRAL STAIRCASE
 - 1 - HINGED DIVERTER WALL
 - 1 - 5-LEVEL INT. STAIRCASE
 - 2 - PIVOTED WALLS
 - 4 - 36X80 WALL OPENINGS
 - 1 - 40' INT. WALL (HALLWAY)
 - 1 - 2-LEVEL INT. STAIRCASE
 - 1 - INT. STAIRCASE LANDING
 - 1 - 3-LEVEL EXT. STAIR TOWER
 - 1 - 16X16 RDOF PITCH
 - PROP(6/12 PITCH)
 - 10 - SAFETY GATES
 - 1 - BASEMENT WINDOW PROP
 - 1 - HINGED GARAGE DOOR PROP
 - 1 - BULKHEAD DECK ACCESS
 - 2 - RAPPEL ANCHORS
 - 3 - RECESSED BALCONIES
 - 4 - F.E. DOORS
 - 36 - FLOOR DRAINS

TRAINING AREA = 7892 SQ.FT.

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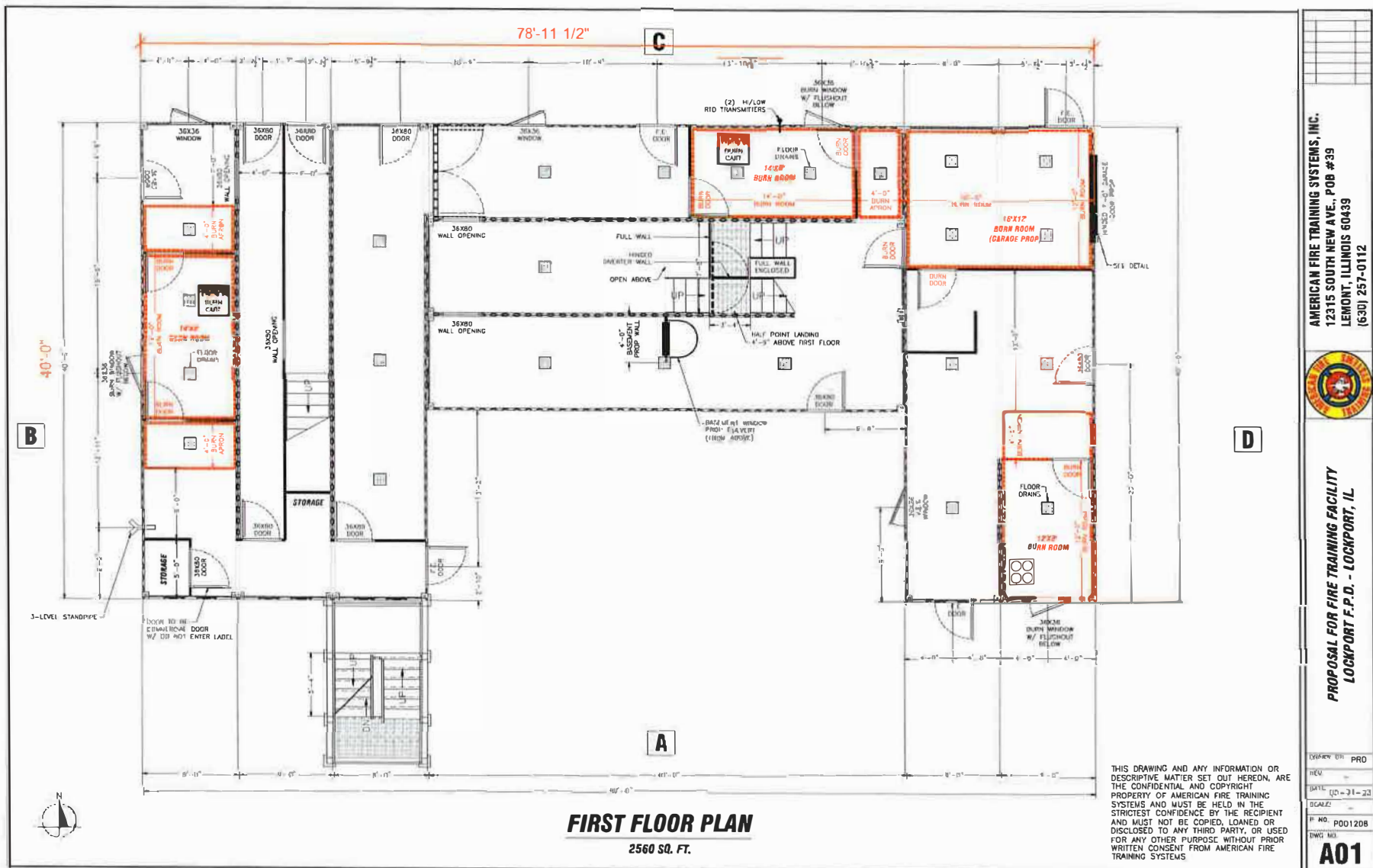
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12315 SOUTH NEW AVE., POB #39
LEMONT, ILLINOIS 60439
(630) 257-0112

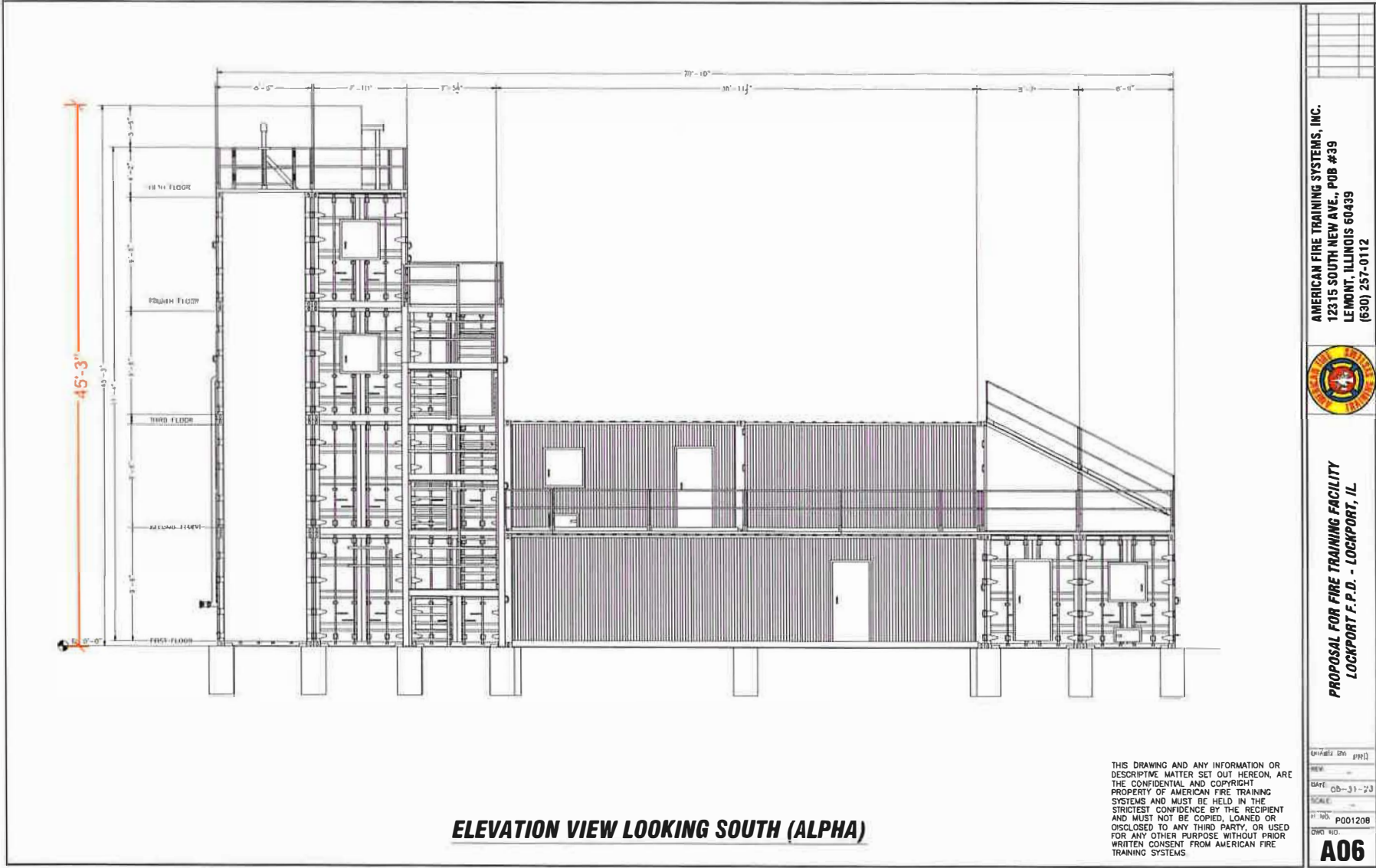


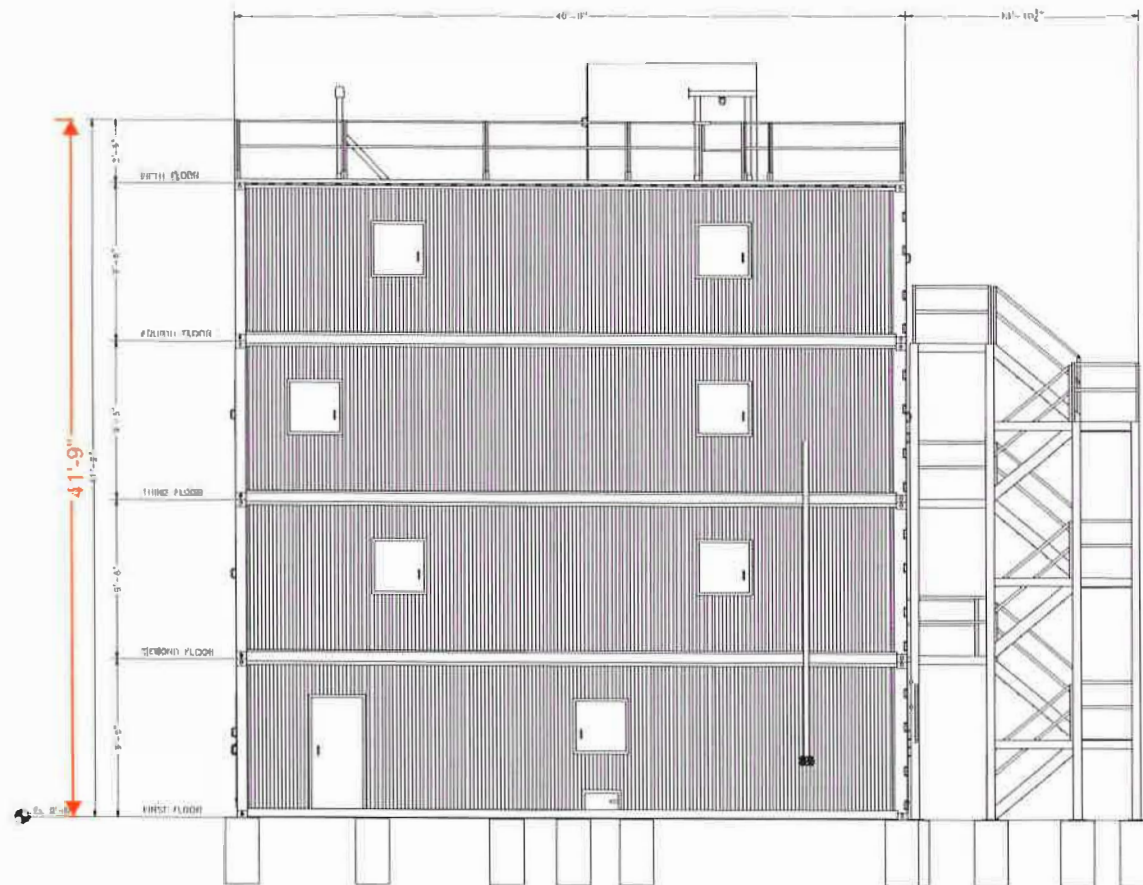
PROPOSAL FOR FIRE TRAINING FACILITY
LOCKPORT F.P.D. - LOCKPORT, IL

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ELEVATION VIEW LOOKING WEST (BRAVO)

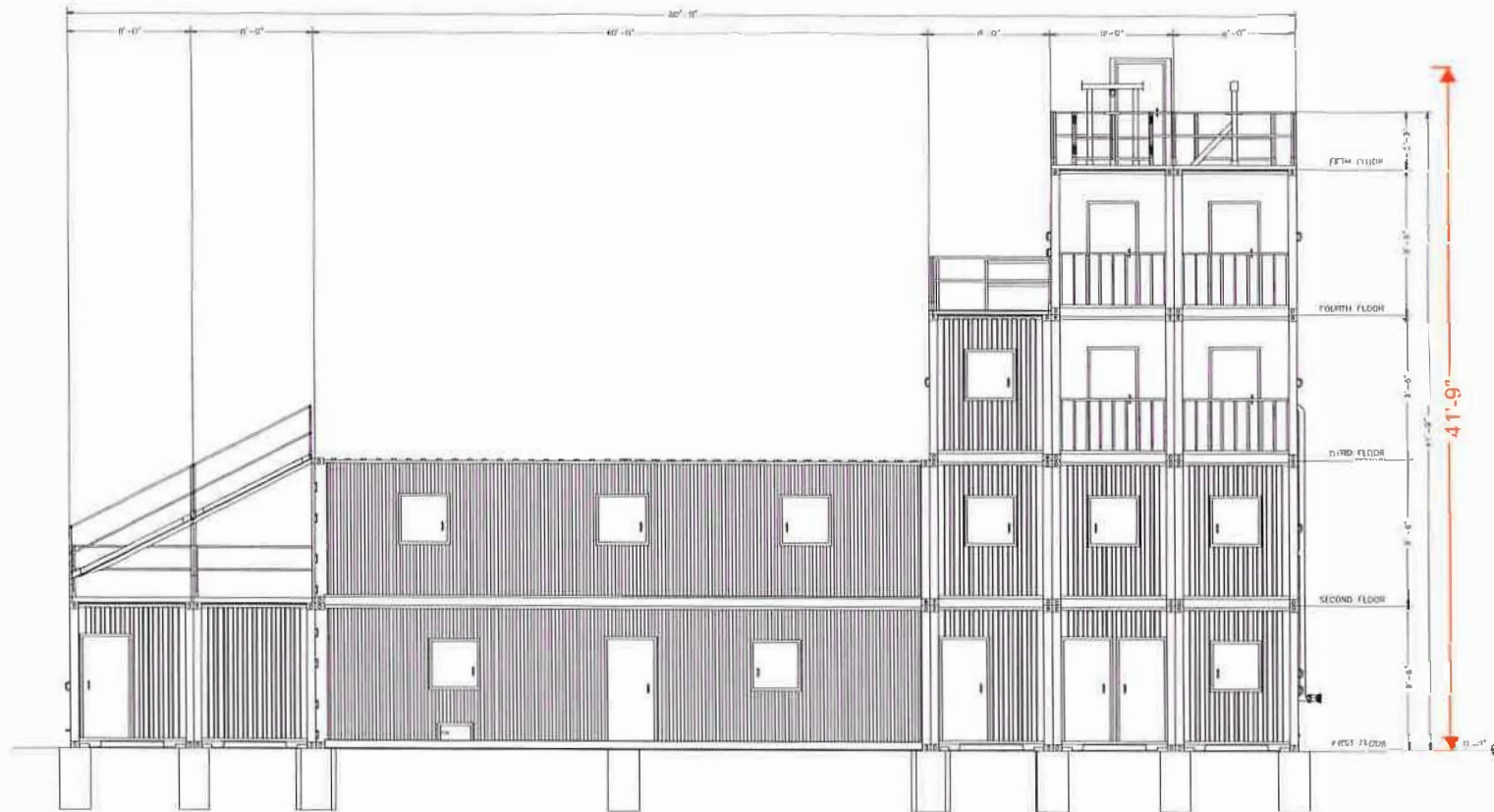
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**PROPOSAL FOR FIRE TRAINING FACILITY
LOCKPORT F.P.D. - LOCKPORT, IL**

EXAMIN: JTF PRO
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DATE: 05-31-23
SCALE: -
BY: JTF
DATE: 05-31-2023
A07



ELEVATION VIEW LOOKING NORTH (CHARLIE)

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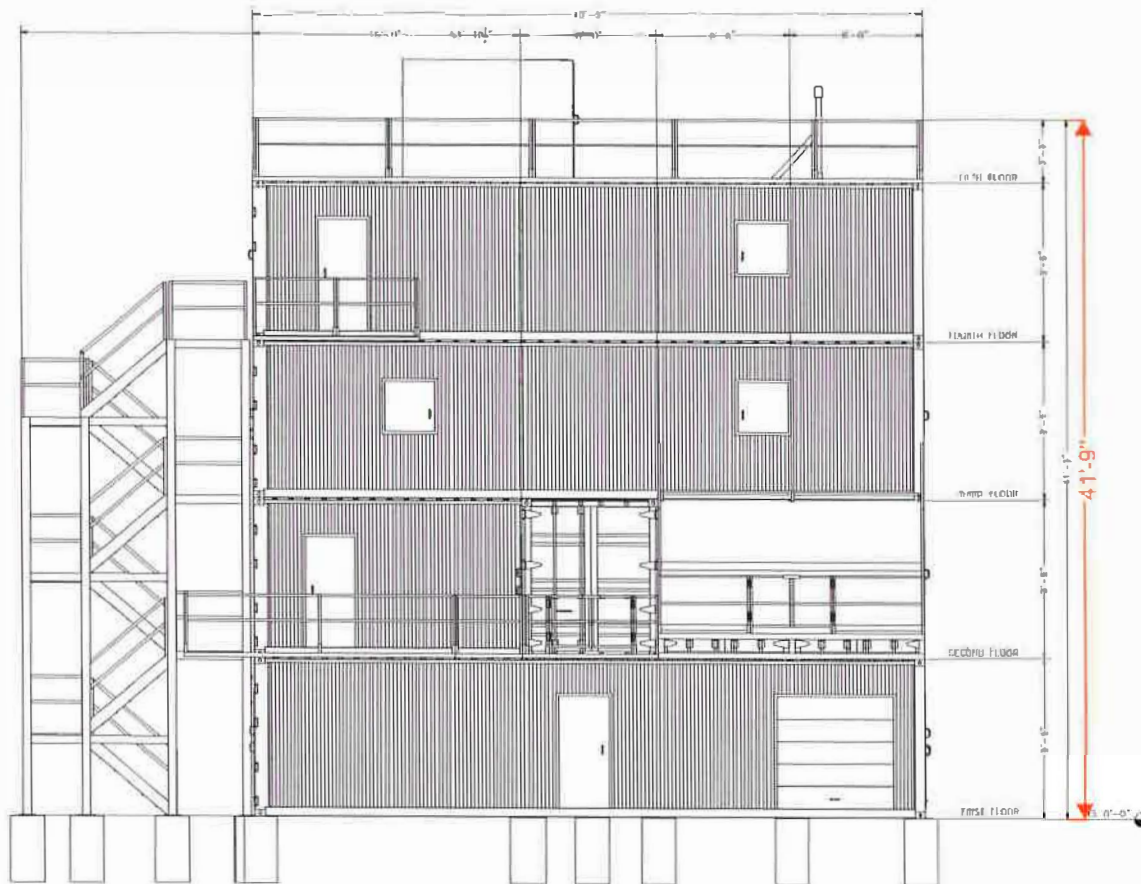
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LEMONT, ILLINOIS 60439
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PROPOSAL FOR FIRE TRAINING FACILITY
LOCKPORT F.P.D. - LOCKPORT, IL

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8112" = 1'-0"	
8136" = 1'-0"	
8160" = 1'-0"	
8184" = 1'-0"	
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8256" = 1'-0"	
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8328" = 1'-0"	
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8376" = 1'-0"	
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8472" = 1'-0"	
8496" = 1'-0"	
8520" = 1'-0"	
8544" = 1'-0"	
8568" = 1'-0"	
8592" = 1'-0"	
8616" = 1'-0"	
8640" = 1'-0"	
8664" = 1'-0"	
8688" = 1'-0"	
8712" = 1'-0"	
8736" = 1'-0"	
8760" = 1'-0"	
8784" = 1'-0"	
8808" = 1'-0"	
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8856" = 1'-0"	
8880" = 1'-0"	
8904" = 1'-0"	
8928" = 1'-0"	
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9024" = 1'-0"	
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9816" = 1'-0"	
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9936" = 1'-0"	
9960" = 1'-0"	
9984" = 1'-0"	
10000" = 1'-0"	

A08



ELEVATION VIEW LOOKING EAST (DELTA)

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WRITTEN CONSENT FROM AMERICAN FIRE
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AMERICAN FIRE TRAINING SYSTEMS, INC.
12215 SOUTH NEW AVE., POB #39
LEMONT, ILLINOIS 60439
(630) 257-0112



**PROPOSAL FOR FIRE TRAINING FACILITY
LOCHPORT F.P.D. - LOCHPORT, IL**

DATE BY: PRO
DATE: 05-31-23
SCALE:
P. NO: P001208

A09

fgma
FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523
630.574.8300 OFFICE
630.574.7070 FAX
ILLINOIS PROFESSIONAL DESIGN
FIRM # 16-038830

CIVIL
Pinnacle Engineering Group
1401 E. 12th St.
Chicago, IL 60605
312.467.1100
www.pinnacle-engineering.com

STRUCTURAL
Sponberg Weber Adams, Inc.
200 N. LaSalle St.
Chicago, IL 60601
312.467.1100
www.sponbergweberadams.com

MED
MT GROUP
1401 E. 12th St.
Chicago, IL 60605
312.467.1100
www.mtgroup.com

CONSTRUCTION MANAGER
Core Construction Group
1401 E. 12th St.
Chicago, IL 60605
312.467.1100
www.coreconstruction.com

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FOR REVIEW ONLY
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NO.	DATE	DESCRIPTION
1	08-04-2024	PRELIMINARY
2	08-10-2024	PRELIMINARY
3	08-10-2024	PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN

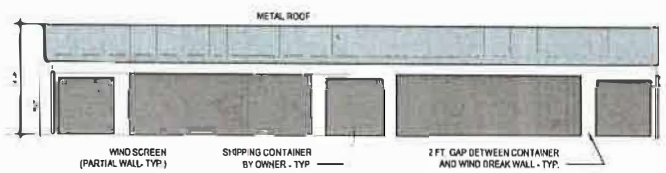
**LOCKPORT TOWNSHIP FPD
TRAINING GROUNDS
LOCKPORT FIRE PROTECTION DISTRICT
W DIVISION ST, LOCKPORT, ILLINOIS 60441**

PRELIMINARY & FINAL
PLANNED UNIT DEVELOPMENT PLAN

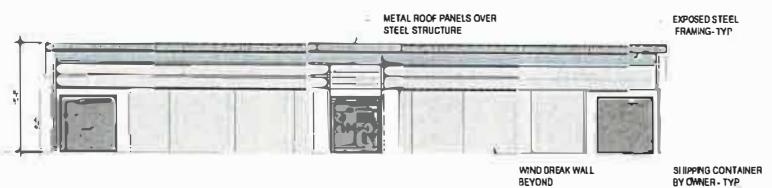
**TOWER TRAINING
CLASSROOM
(BUILDING 2)
PLAN AND ELEVATIONS**

A2.1

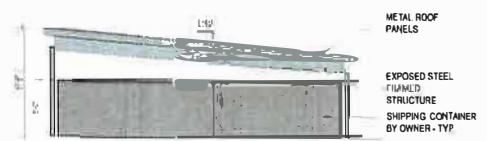
010 1/16 21 1/4 4/10/21
© 2021 FGM Architects Inc.



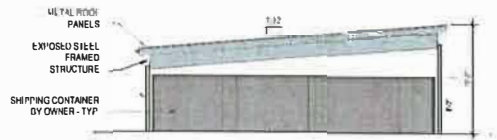
5 | NORTH ELEVATION - BUILDING 2
1/8" = 1'-0"



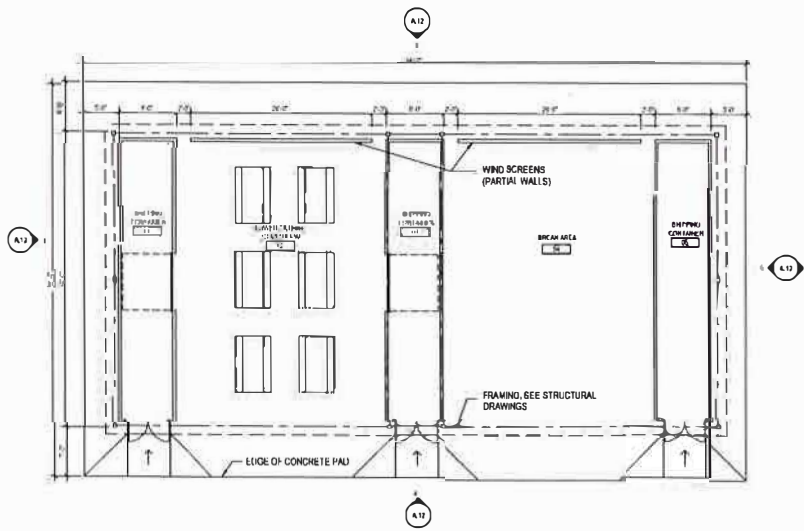
4 | SOUTH ELEVATION - BUILDING 2
1/8" = 1'-0"



3 | EAST ELEVATION - BUILDING 2
1/8" = 1'-0"



2 | WEST ELEVATION - BUILDING 2
1/8" = 1'-0"



1 | FLOOR PLAN- BUILDING 2
1/8" = 1'-0"

Exhibit F

Landscape Plan



PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLANS

**LOCKPORT TOWNSHIP FIRE
PROTECTION DISTRICT
CREST HILL, ILLINOIS**

		REVISIONS
1	NO RESUBMITAL	04/10/24
2	PRELIMINARY AND FINAL	01/20/24
	PLANNING UNIT DEVELOPMENT	
	SUBMITAL	

LANDSCAPE ENLARGEMENT

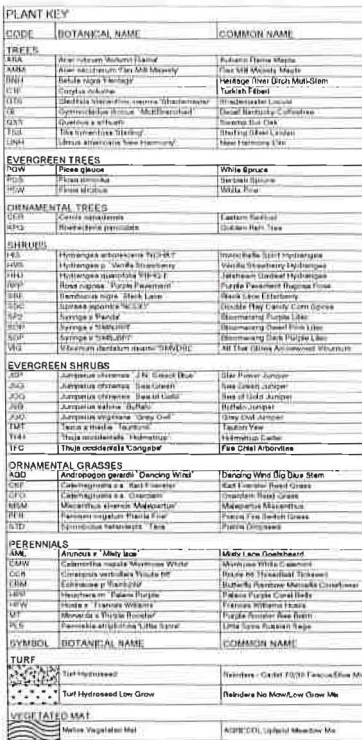
SHEET
L-2
of
L-5



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

(എല്ലാ വർഷവും)
 2017-2018-ൽ 100% വർദ്ധനവ്
 2018-2019-ൽ 100% വർദ്ധനവ്
 2019-2020-ൽ 100% വർദ്ധനവ്

LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT - LANDSCAPE ENLARGEMENT



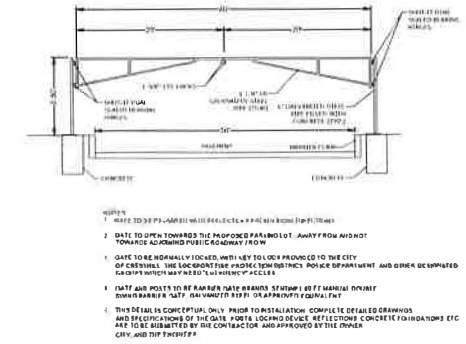
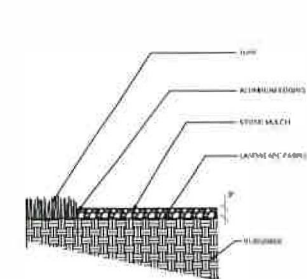
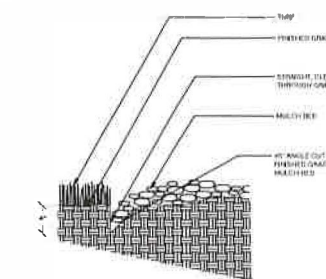
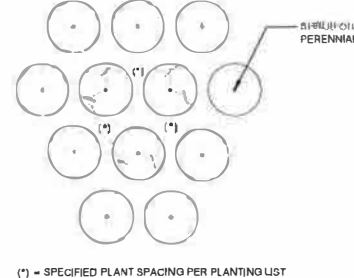
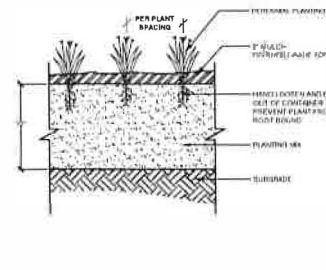
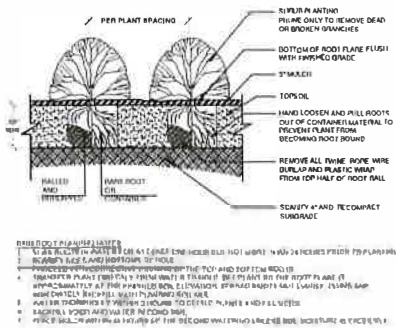
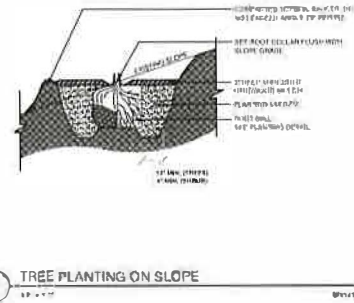
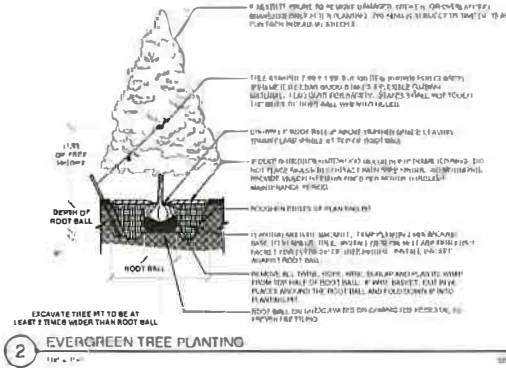
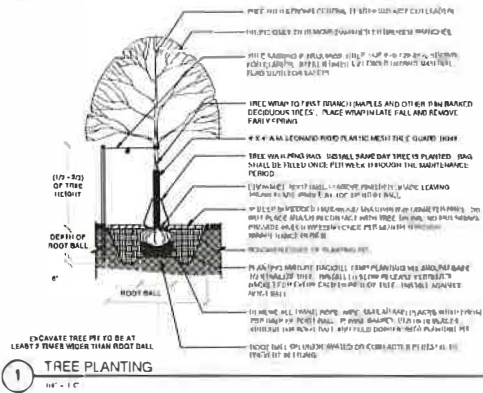
TH

GRAPHICAL SCALE (FEET)



0 1" = 25' 40'

SHEET
L-3
OR
L-5



C-7

Exhibit G

Advisory Committee Bylaws

The Lockport Township Public Safety Training Facility Advisory Committee



Bylaws of the Lockport Township Public Safety Training Facility Advisory Committee

Article I: Name

The name of this committee shall be the **Lockport Township Public Safety Training Facility Advisory Committee** ("the Committee").

Article II: Purpose

The purpose of the Committee is to serve as a forum for open dialogue and collaboration between public safety leaders, community members, and City of Crest Hill administrative staffto:

1. Discuss concerns and issues related to the Lockport Township Public Safety Training Facility (the "Facility").
2. Review and provide feedback on Facility operations and community impact.
3. Advocate for Facility improvements and support the facility's mission to serve both the public safety community and local residents.

Article III: Membership

1. Composition of the Committee:

- The Committee shall consist of nine (9) members.
 - One (1) public safety leader from the Lockport Township Fire Protection District and appointed by the Fire Chief
 - One (1) public safety leader from the Lockport Police Department and appointed by the Police Chief.
 - One (1) public safety leader from the Crest Hill Police Department and appointed by the Crest Hill Police Chief
 - One (1) representative from the City of Crest Hill administrative staff and appointed by the City Administrator.
 - One (1) representative appointed by the Fields of Longmeadow Homeowners Association
 - Two (2) Community Members/Business Owners from the local community appointed by the Lockport Township Board of Trustees.
 - Two (2) Community Members/Business Owners from the City of Crest Hill appointed by the Crest Hill City Council.

2. Term Length:

- Each member shall serve a term of two (2) years, with the option to be reappointed for consecutive terms by the person or entity they were originally appointed by.

3. Vacancies:

- If a vacancy occurs, the person or entity that person was appointed by shall appoint a new member to complete the remainder of the term.

Article IV: Meetings

1. Frequency:

- The Committee shall initially meet **quarterly** (four times a year) at a time and location designated by the Chairperson. After one year the committee will meet on an as-needed basis

2. Special Meetings:

- Special meetings may be called by the Chairperson or upon request by a majority of the Committee members.

3. Quorum:

- A quorum for conducting official business shall be a simple majority of the Committee members (i.e., five members must be present).

4. Open Meetings:

- All meetings shall be open to the public, and the agenda will be posted at least 48 hours in advance of the meeting.

5. Agenda:

- The agenda for each meeting shall be prepared by the Chairperson and distributed to all members at least one week before the meeting.

- Items for the agenda may be submitted by any member or community stakeholder at least one week before the meeting.
 - The agenda shall include an opportunity for public comment.
 - 6. Minutes:
 - The LTFPD shall coordinate the preparation, distribution, Committee approval, and record keeping of the minutes of the discussion and action taken at meetings.
-

Article V: Officers

1. **Chairperson:**
 - The Chairperson shall preside over all meetings, ensuring that the meetings are conducted in an orderly manner and that all members have the opportunity to speak.
 - The Chairperson will also represent the Committee to the Board of Trustees and the community.
 2. **Vice-Chairperson:**
 - The Vice-Chairperson shall assist the Chairperson and assume their duties in their absence.
 3. **Secretary:**
 - The Secretary shall be responsible for maintaining meeting minutes, ensuring that all records are kept and distributed to members promptly.
 4. **Election of Officers:**
 - Officers shall be elected annually by the Committee members during the first meeting of the year. Nominations will be accepted from the floor, and elections will be conducted by a simple majority vote.
-

Article VI: Roles and Responsibilities

1. **Public Safety Leaders:**
 - Provide professional insight and recommendations regarding training programs, Facility operations, community benefits of the Facility, and potential Facility impact mitigation opportunities.
 - Serve as a liaison between the Committee and their respective public safety agencies.
 - Actively participate in the planning and discussion of public safety-related matters.
2. **Administrative Staff:**
 - Serve as a liaison between the Committee and the City of Crest Hill City Council.
 - Provide professional insight and recommendations on Facility operations, applicable City of Crest Hill regulations, and potential Facility impact mitigation opportunities.
3. **Community Members and HOA Representatives:**
 - Represent the concerns, suggestions, and feedback from the organization or community they represent regarding the facility, its operation, and its impact.

- Assist in fostering community engagement, ensuring transparency, and addressing any public concerns.
 - Encourage two-way communication between the public safety leaders and the broader community.
- 4. All Members:**
- Attend all meetings and contribute constructively to discussions.
 - Maintain confidentiality where necessary, especially in cases involving sensitive operational matters.
 - Collaborate with other members to develop solutions, recommendations, and actions based on discussions.
-

Article VII: Decision-Making

- 1. Consensus and Voting:**
- The Committee shall aim for decisions by consensus. In the event consensus cannot be reached, a vote will be held, and decisions will be made by a simple majority of members present.
- 2. Recommendations:**
- The Committee may make formal recommendations to the Lockport Township Board of Trustees and/or the City of Crest Hill regarding the operations, policies, or improvements to the Facility.
- 3. Conflict Resolution:**
- In the event of a disagreement or conflict, the Committee shall attempt to resolve it through open dialogue and mediation. If a resolution cannot be achieved, the matter may be escalated to the Board of Trustees.
-

Article VIII: Subcommittees

- 1. Establishment of Subcommittees:**
- The Committee may establish subcommittees to address specific issues or concerns related to the training facility. Each subcommittee shall be composed of at least three members, and a subcommittee chair shall be appointed by the Chairperson.
- 2. Subcommittee Reports:**
- Subcommittees shall report their findings and recommendations to the full Committee at each quarterly meeting.
-

Article IX: Amendments

- 1. Amendment Procedure:**

- These bylaws may be amended by a two-thirds majority vote of the Committee members present at any regular meeting, provided that the proposed amendments are submitted in writing to all members at least one week in advance.
-

Article X: Code of Conduct

1. Respect and Professionalism:

- All members of the Committee shall act with respect, professionalism, and integrity in all discussions and deliberations.

2. Public Engagement:

- Members shall encourage open and respectful dialogue and actively seek input from the community, ensuring that the diverse perspectives of all stakeholders are considered in committee discussions.

Exhibit H

Unconditional Agreement and Consent

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Crest Hill, Illinois (“City”):

WHEREAS, the Lockport Township Fire Protection District (the “Applicant”) is the owner of that certain real property commonly known vacant land located south of W. Division Street, in the City of Crest Hill, Illinois and bearing the current PIN: 11-04-29-200-009-0000 (“Property”); and

WHEREAS, Ordinance No. 2016, approved and passed by the Crest Hill City Council on April 7, 2025, (“the Ordinance”), approved various special use permits to allow the development of the Property as a planned unit development with a multi-building public safety training and maintenance facility and a government firing range, subject to certain enumerated and specified conditions; and

WHEREAS, Section 12 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and is subject to automatic repealer and rescission, unless and until the Applicant has executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance.

NOW, THEREFORE, the Applicant does hereby agree, and covenant as follows:

1. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understands and has considered the possibility of revocation of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agrees, covenants and warrants that it will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that notice of the City’s intent to Repeal or Revoke the Ordinance is provided to the Applicant as required by Section 7 of the Ordinance.

3. The Applicant acknowledges and agrees that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City’s granting of the Special Use Permit or its passage of the Ordinance, and that the City’s approvals do not, and will not, in any way be deemed to insure the Applicant against damage or injury of any kind at any time.

4. The Applicant hereby agrees to release, defend, indemnify and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against them in connection with (a) the City’s review and approval of any plans and issuance of any permits, (b)

Lockport Township Fire Protection District

John O'Connor

By: John O'Connor

Its: FIRE CHIEF

Date: April 10, 2025

SUBSCRIBED and SWORN to before me
this 10 day of April, 2025.

[Signature]
Notary Public

My commission expires: 5/30/27

