ORDINANCE NO.	
---------------	--

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 <a href="Exhibit B">Exhibit B</a> 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 <u>Exhibit D</u> 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 <u>Exhibit D</u>.
- 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 <a href="Exhibit E">Exhibit E</a> 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 (<u>Exhibit C</u>). 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 <u>Exhibit F</u> 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 1<sup>st</sup> to March 1<sup>st</sup> 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 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 <u>Exhibit H</u> and fully incorporated herein. In the event that <u>Exhibit H</u> 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.

[Intentionally Blank]

PASSED THIS	DAY OF	,	2025.		
Alderwoman Jennif Alderman Scott Dy Alderwoman Claud Alderman Darrell Jo Alderperson Tina C Alderman Mark Cip Alderman Nate Alb Alderman Joe Kuba Mayor Raymond R	ke ia Gazal efferson oberlin oiti ert l	Aye		Absent	
APPROVED THIS	DAY OF		, 20	25.	
Raymond ATTEST:	R. Soliman, Mayor				
Christine Ver	shay-Hall, City Clerk				



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.

[Left Intentionally Blank]

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

	Aye	Nay	Absent	Abstain
Commissioner Cheryl Slabozeski	5	<u>X</u>		
Commissioner John Stanton	X			
Commissioner Ken Carroll	X			
Commissioner Marty Flynn	X		<u></u>	<del>-</del>
Commissioner Bill Thomas	X		S	
Commissioner Jeff Thomas	X		) =	
Commissioner Angelo Deserio	X			
-				

Approved:

Bill Thomas, Chairperson

Attest:

Christine Vershay-Hall, City Clerk

#### "Exhibit A"

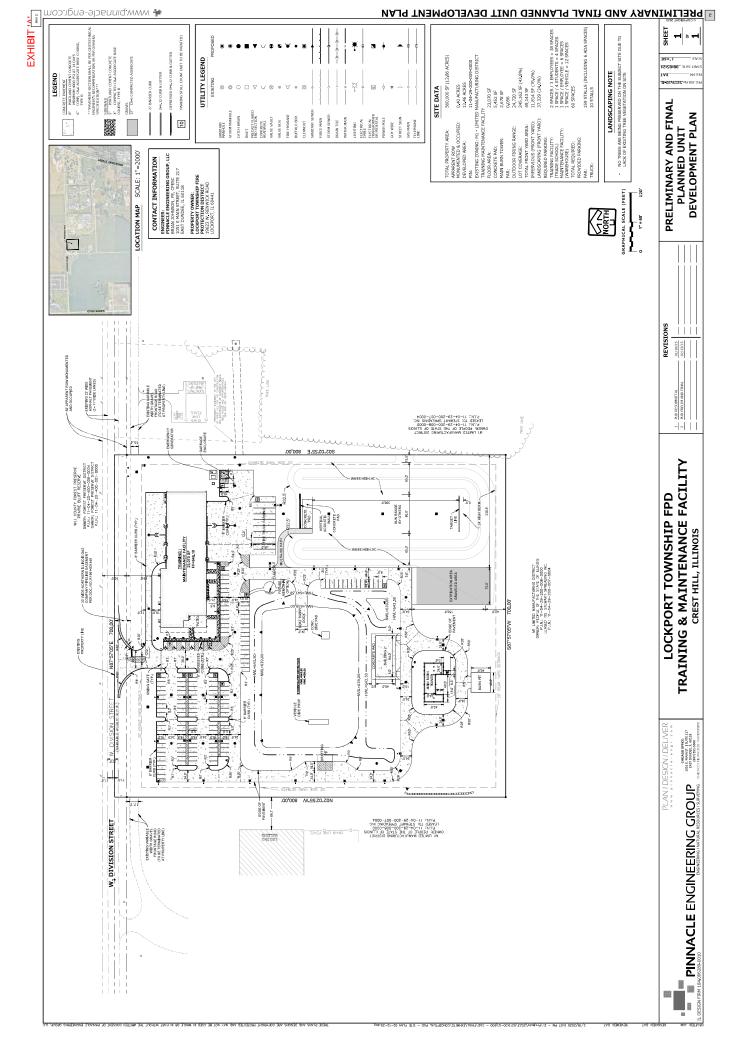
#### LEGAL DESCRIPTION

PERMANENT INDEX NO: 11-04-29-200-009-0000

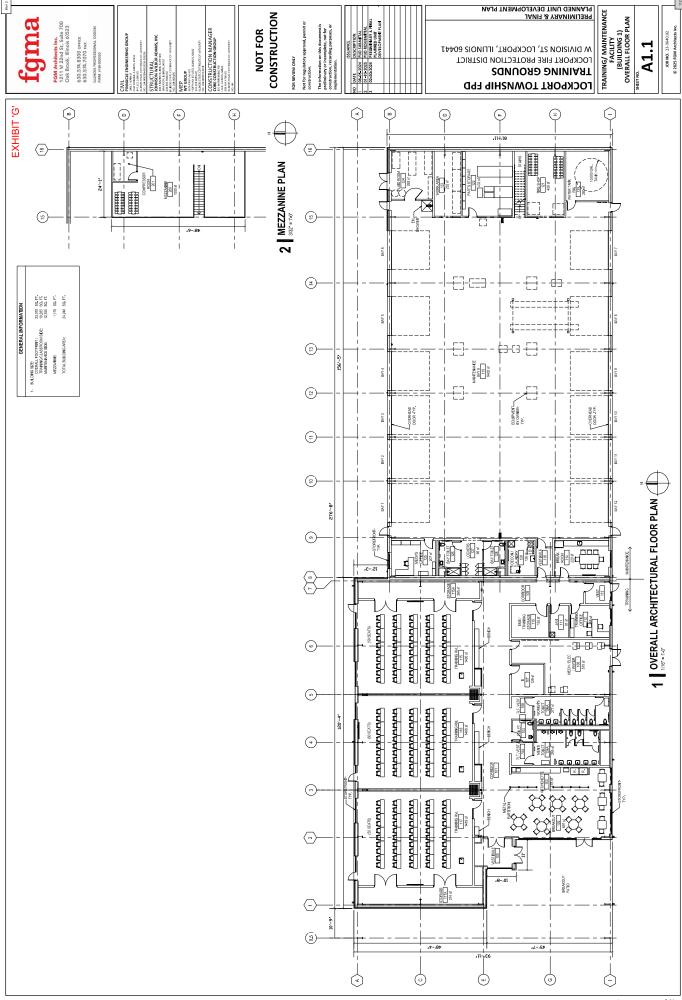
#### LEGAL DESCRIPTION

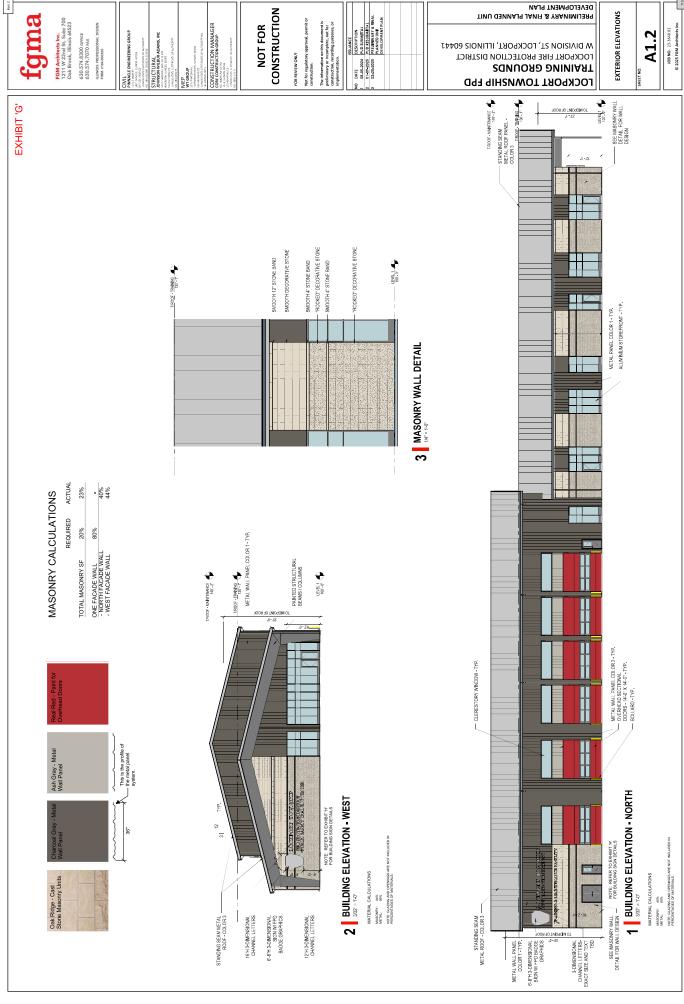
THAT PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 87 DEGREES 56 MINUTES 40 SECONDS WEST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 400.00 FEET 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.

# Exhibit C Preliminary and Final PUD Plan

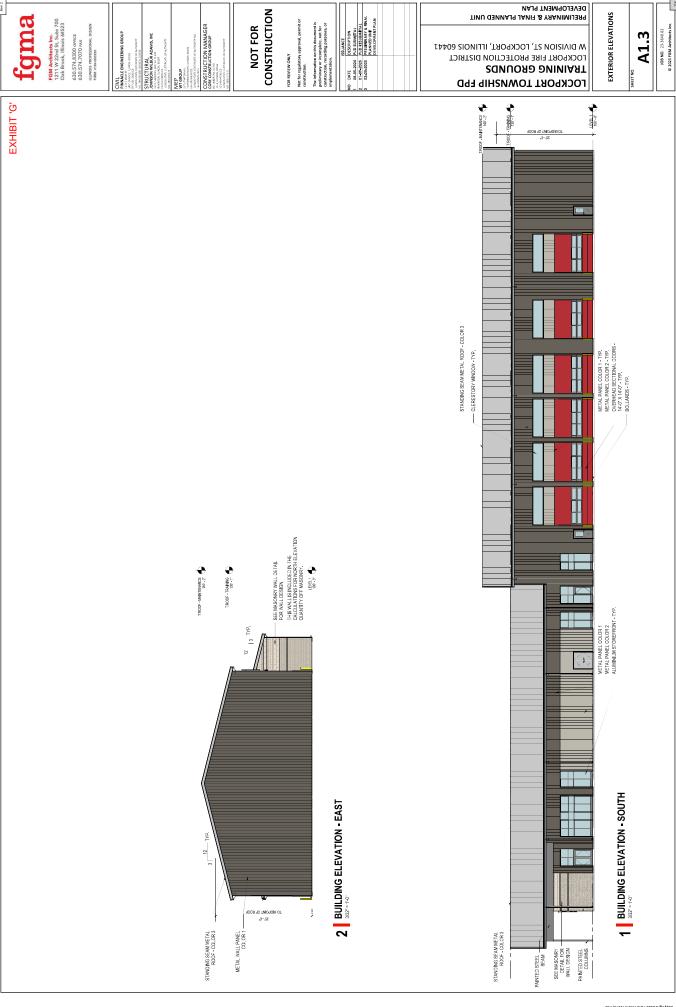


# Exhibit D Building Elevations





PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN



PRELIMINARY & FINAL PLANNED UNIT

TRAINING GROUNDS

W DIVISION ST, LOCKPORT, ILLINOIS 60441

PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

PERSPECTIVES

A1.4

ГОСКРОЯТ ТОМИЅНІР ЕРD

EXHIBIT 'G' BB H BB 2 VIEW FROM NORTHEAST

围 

1 VIEW FROM NORTHWEST

A1.5

PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN

TRAINING GROUNDS

W DIVISION ST, LOCKPORT, ILLINOIS 60441 ГОСКРОЯТ ТОМИЅНІР ЕРD

NOT FOR CONSTRUCTION	OR REVIEW ONLY	iot for regulatory approval, permit or onstruction.	he information on this document is reliminary or incomplete, not for pastruction, recording numbers, or	ration.	ISSUANCE				DEVELOPMENT PLAN		
Ö	JR REVIE	ot for regula	eliminar eliminar	nplementation.		DATE	08-05-2024	02 20 2028			

NOT FOR  DINSTRUCTION  ONSTRUCTION  Tregalatory agencia, permit or  cucion,  tregalatory agencia, permit or  cucion,  tregalatory agencia,  tregalatory agency agencia,  tregalatory agencia,  tregalatory agency
---

NOT FOR	EVIEW ONLY r regulatory approval, permit or uction.	formation on this document is ninary or incomplete, not for uction, recording purposes, or mentation.	ISSUANCE DESCRIPTION PLOT STRANGE DESCRIPTION DESCRIPT	
ON TSNC	EVIEW ONLY or regulatory uction.	formation o ninary or inc uction, reco mentation.	47E 05-2024 20-2028	

NC ISNC	NOT FOR ONSTRUCTION
EVIEW ONLY or regulatory ruction.	IEVIEW ONLY or regulatory approval, permit or rustion.
formation or increased or increased	nformation on this document is ninary or incomplete, not for ruction, recording purposes, or mentation.
ATE 2-20-2024 2-20-2026	SSLANCE DEVELOPMENT PLAN DEVELOPMENT PLAN DEVELOPMENT PLAN DEVELOPMENT PLAN DEVELOPMENT PLAN DEVELOPMENT PLAN

NOT FOR CONSTRUCTION	BR REVIEW ONLY to for regulatory approval, permit or nstruction.	e information on this document is eliminary or incomplete, not for nstruction, recording purposes, or plementation.	ISSUANCE	DESCRIPTION 2024 PUD SUBMITTAL	2025 PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN		
N OS	OR REVIEW ONLY of for regulatory instruction.	e information eliminary or in nstruction, rec plementation.		DATE 08-05-2024	02 20 2026		

NOT FOR	R REVIEW ONLY it for regulatory approval, permit or nstruction.	e information on this document is eliminary or incomplete, not for astruction, recording purposes, or plementation.	ISSUANCE	E DESCRIPTION 5-2024 PUD SUBMITTAL	0-2025 PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN		_
NO.	R REVIEW of for reguli nstruction.	e information eliminary or in nstruction, rec plementation		DATE 08-05-2024	02.20.2026		

NOT FOR	OR REVIEW ONLY of for regulatory approval, permit or	onstruction.  Information on this document is eleminary or incomplete, not for	onstruction, recording purposes, or nplementation.	ISSUANCE	DESCRIPTION PUD SUBMITTAL	PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN			
SONS	OR REVIEW ONLY ot for regulatory	onstruction. he information reliminary or in	onstruction, rec nplementation.		DATE 08-05-2024	02-20-2026			

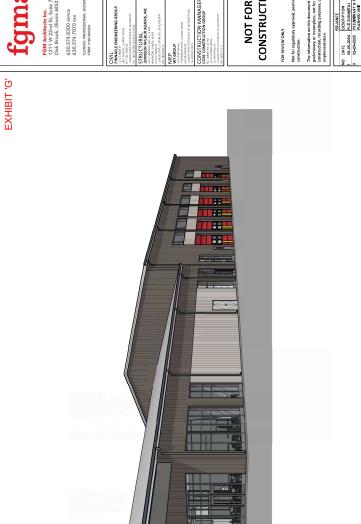
6.280 00000 as a	20206
ICTURAL ON WILBUR. SPALLED SUTES CHUNCHE SEEP SOUTH TATE CATHOLOGY COSTS	A ADAMS, INC
3 m 20	IL NOS, 80022 HRANG GE AUTHORITY NO.
STRUCTIC CONSTRUCT CONSTRUCT CONGRESS C	TION MANAGER UCTION GROUP
NC	OT FOR
TEVIEW ONL or regulator ruction.	LY ry approval, permit or
nformation minary or in ruction, rec	rformation on this document is minary or incomplete, not for ruction, recording purposes, or imentation.
	ISSUANCE
ATE 8-05-2024 2-20-2026	DESCRIPTION PUD SUBMITTAL PRELIMINARY & FINAL PLANNING HAS
	VELOP

NC ONS1	NOT FOR ONSTRUCTION
REVIEW ONLY for regulatory struction.	REVIEW ONLY for regulatory approval, permit or struction.
Information c iminary or inc struction, reco lementation.	Information on this document is iminary or incomplete, not for struction, recording purposes, or lementation.
	ISSUANCE
DATE 08.05.2024	DESCRIPTION PLD SURMITTAL
02-20-2026	PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN



CONSTRUCTION OR REVIEW ONLY The for regulatory approval, permit or oranteriors. The information on this document is construction. The information on this document is construction.	SSUANCE DESCRIPTION DESCRIPTION PREMINANT A PREMINANT IN AL PREMINANT ON A PREMINANT ON A PREMIN
CONSTRUCT CONSTRUCT CORRUGAL ORIGINAL CORRUGAL The Information approval, perm construction. The Information on the Accument performation or incomplete, and for construction, crediting purposes,	0 DATE 08-05-2024 02-20-2026

				_										_	_		_
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 #184-000350		CIVIL  PINNACE ENGINEERING GROUP  1318 ANNY  1318 ANNY  1319 ANNY  1319 ANNY  1310 ANNY	STRUCTURAL TOWNESON WILDERSON INC TOTAL AND	MEP 325-Veton 32	CONSTRUCTION MANAGER CORE CONSTRUCTION GROUP 22, MASSIVE UF 9 ACT, LIMES, 4513 713 64 SUDIQ MASSIVE COMPANDED.	NOT FOR	CONSTRUCTION	FOR REVIEW ONLY	Not for regulatory approval, permit or construction.	The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.	ISSUANCE		08-05-2024 PUD SUBMITTAL	



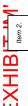
2 VIEW FROM SOUTHWEST



NOT FOR CONSTRUCTION PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN SIGNAGE DETAILS A3.0 630.574.8300 OFFICE 630.574.7070 FAX TRAINING GROUNDS

W DIVISION ST, LOCKPORT, ILLINOIS 60441 DATE 02-20-2025 ГОСКРОВТ ТОМИЅНІР ЕРD EXHIBIT 'H' SACALT CHANNEL BACKLIT CHANNEL LETTERS, MOUNTED ON STANDOFFS FIRE PROTECTION DISTRICT C SAFETY TRAINING FIRE PROTECTION DISTRI 2 NORTH WALL SIGNAGE 4 WEST WALL SIGNAGE BADGE LOCATION BADGE LOCATION 3 DIMENSIONAL BADGE

# Exhibit E Architectural Drawings



## 12315 SOUTH NEW AVE., POB #39 AMERICAN FIRE TRAINING SYSTEMS, INC.

UNIT SPECIFICATIONS

18 - 40 ISO CONTAINERS 1 - 20 ISO CONTAINER

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

6 - 14"X8" BURN ROOMS 5 - 4 X8 BURN APRONS

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









S110-732 (089)

1 - 5-level Int. Central Staircase 1 - Hinged Diverter Wall 1 - 5-level Int. Staircase

1 - V.E.S. WINDOW

1 - 3-LEVEL EXT. STAIR TOWER 1 - 16X16 ROOF PITCH

PROP(6/12 PITCH)

10 - SAFETY GATES

1 - 40° INT. WALL (HALLWAY) 1 - INT. STAIRCASE LANDING

4 - 36X80 WALL OPENINGS

2 - PIVOTED WALLS

1 - 2-LEVEL INT. STAIRCASE

1 - BASEMENT WINDOW PROP

LEMONT, ILLINOIS 60439

3 - STANDARD COMMERCIAL DOORS W/ "DO NOT ENTER" LABELS

18 - 36X36 WINDOWS

3 - BURN CARTS

24 - 36X80 DOORS

1 - 12-zone RTD system 27 - Floor drains 5 - FLUSH-OUT HATCHES

5 - BURN WINDOWS

11 - BURN DOORS

1 - BURN BALCONY



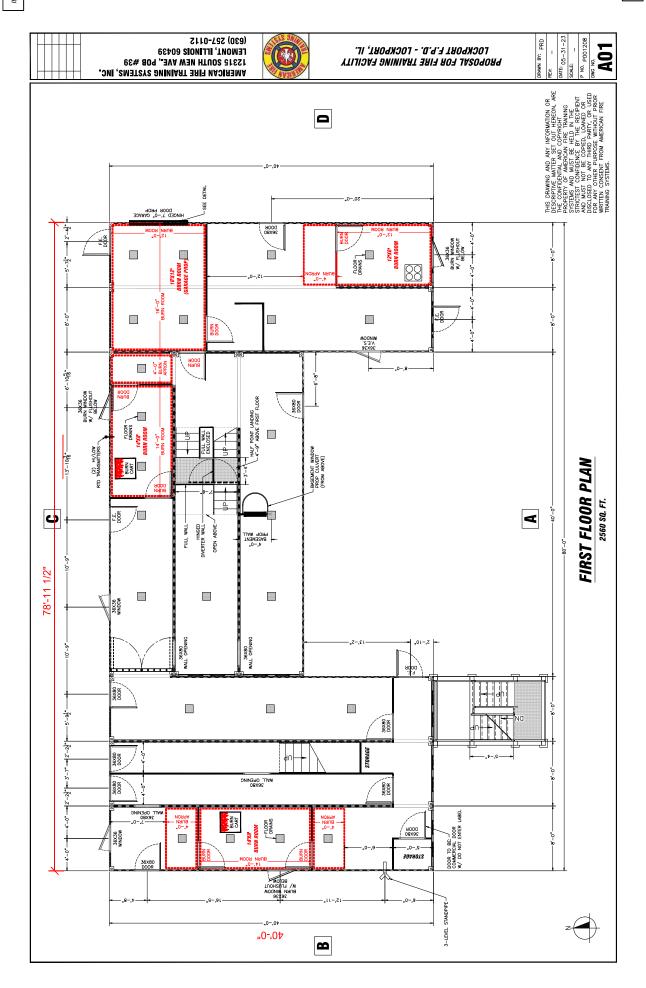
TRAINING AREA = 7892 SQ.FT.

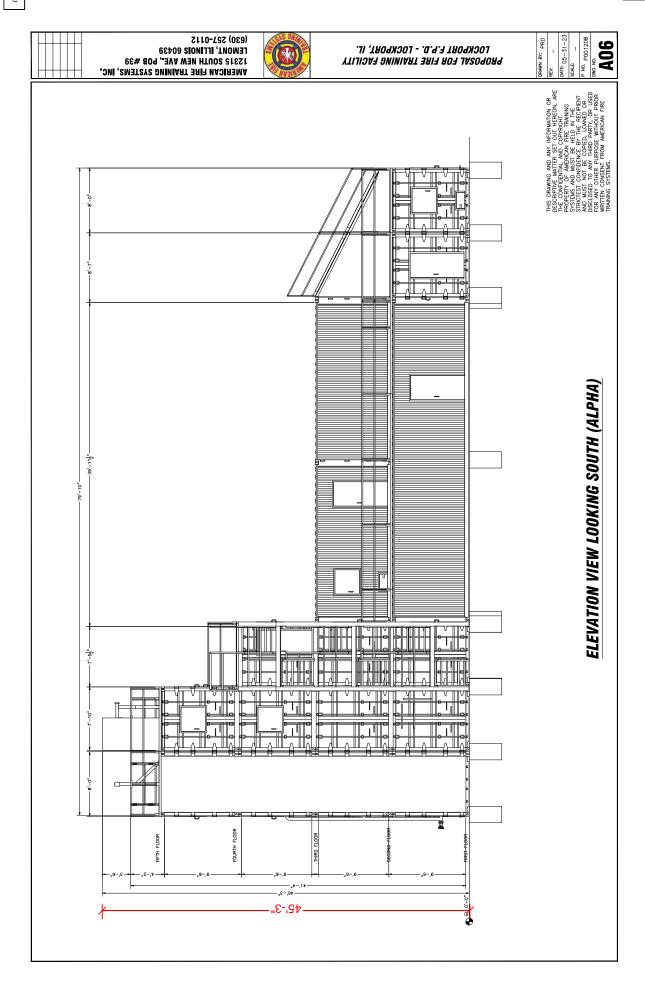
PROPOSAL FOR FIRE TRAINING FACILITY LOCKPORT F.P.D. - LOCKPORT, IL.

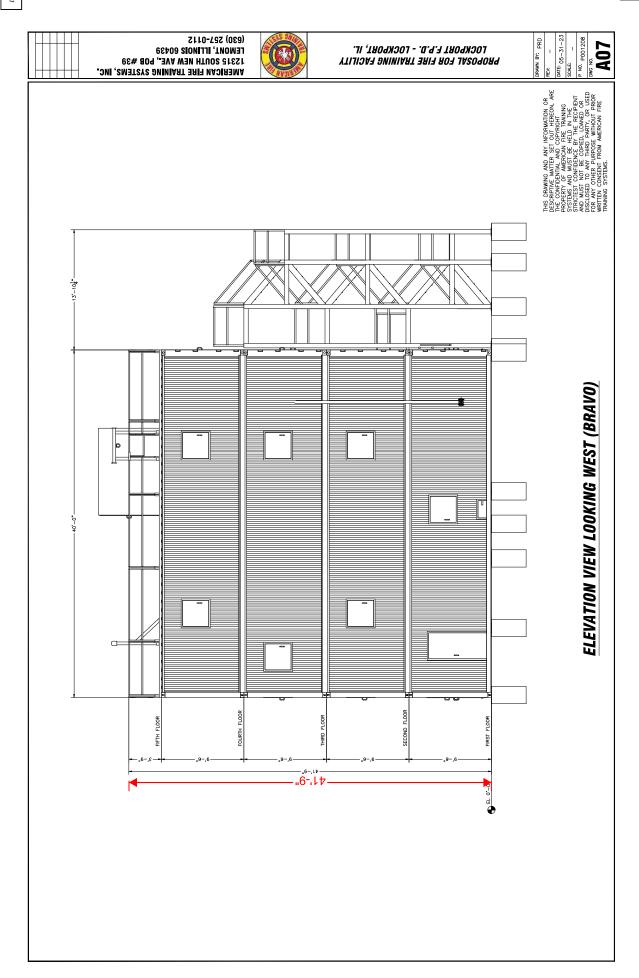
THIS DRAWING AND ANY INFORMATION OR EXCEPTION, ARE SECRETOR, EARTHER SET OUT HEROW, ARE TRAINED STREAM AND MUST BE HID. IN THE TRAINED STRICKET CONFIDENCE HT. IN THE RECIPIENT AND MUST NOT BE COPIED, LOANED OR DESCORED TO ANY THIRD PARTY, OR USED FOR ANY OTHER PURPOSE WITHOUT CONFIDENCE HID.

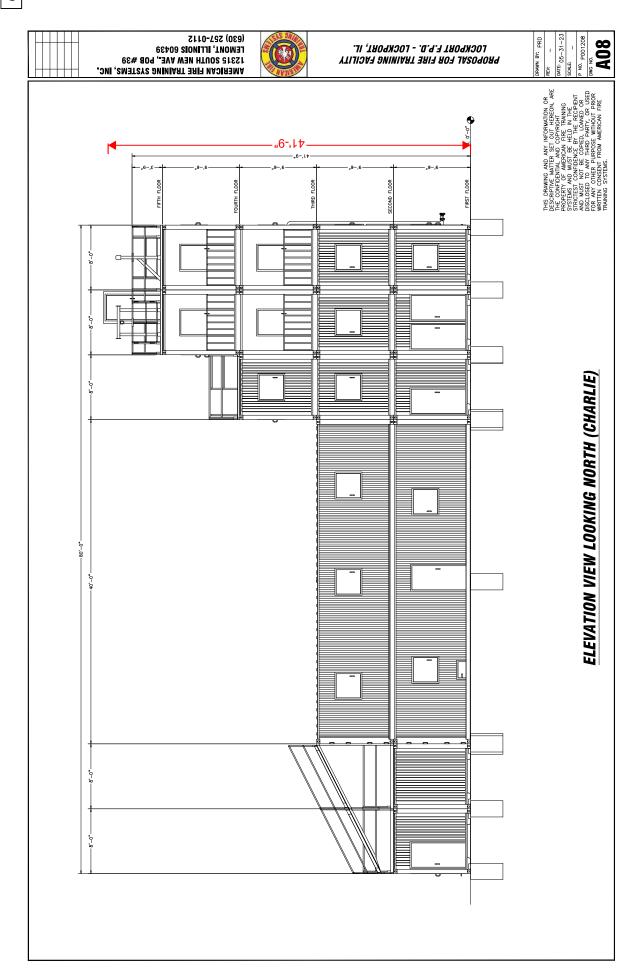
05-31-23

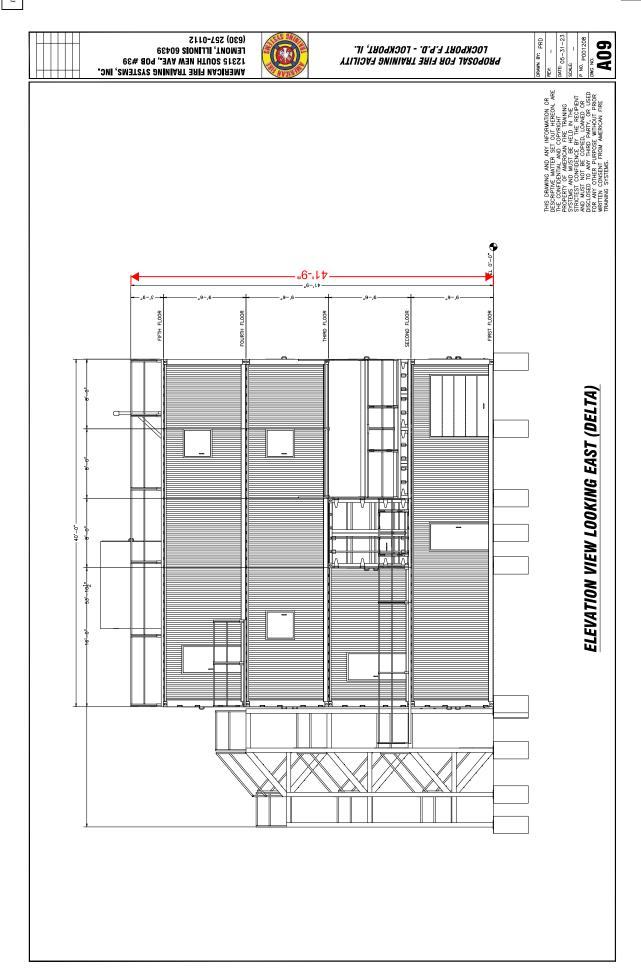


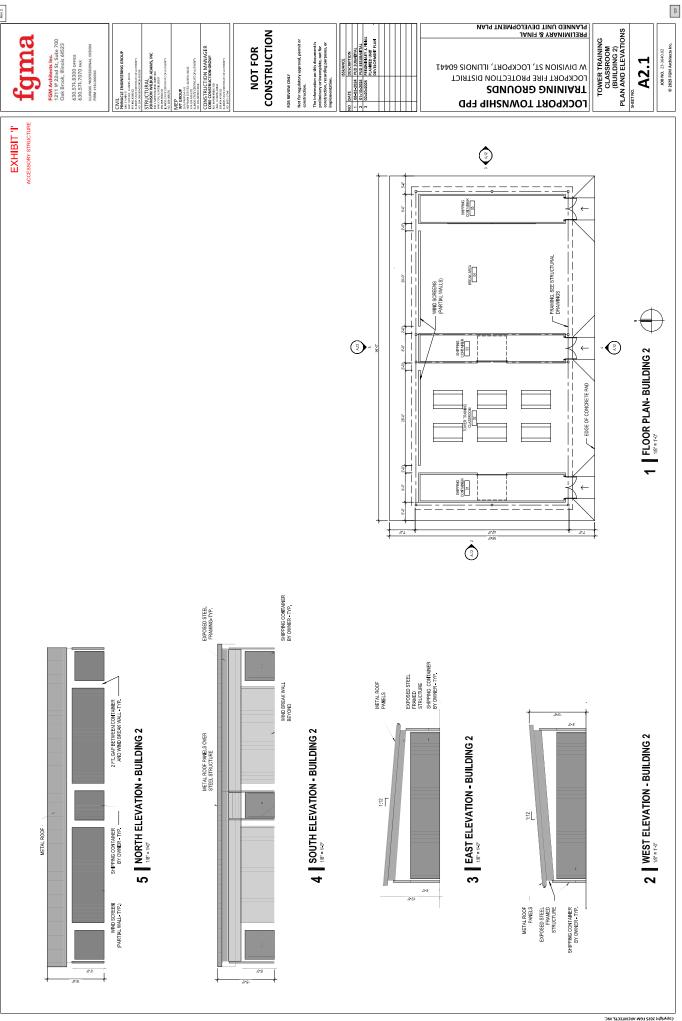




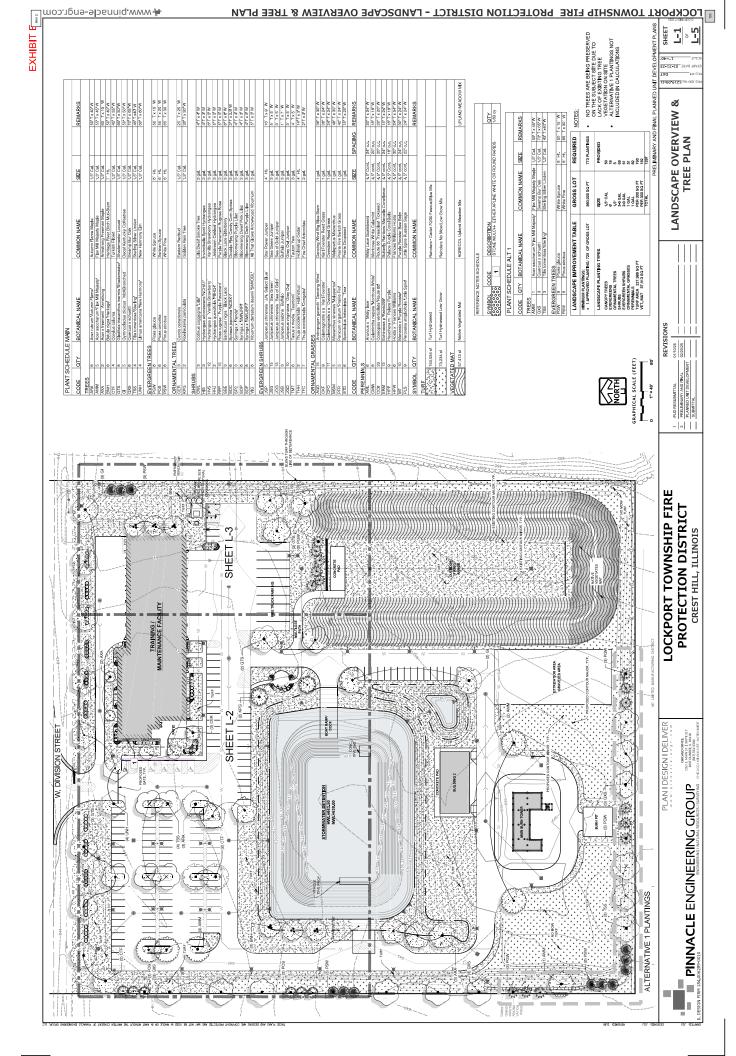








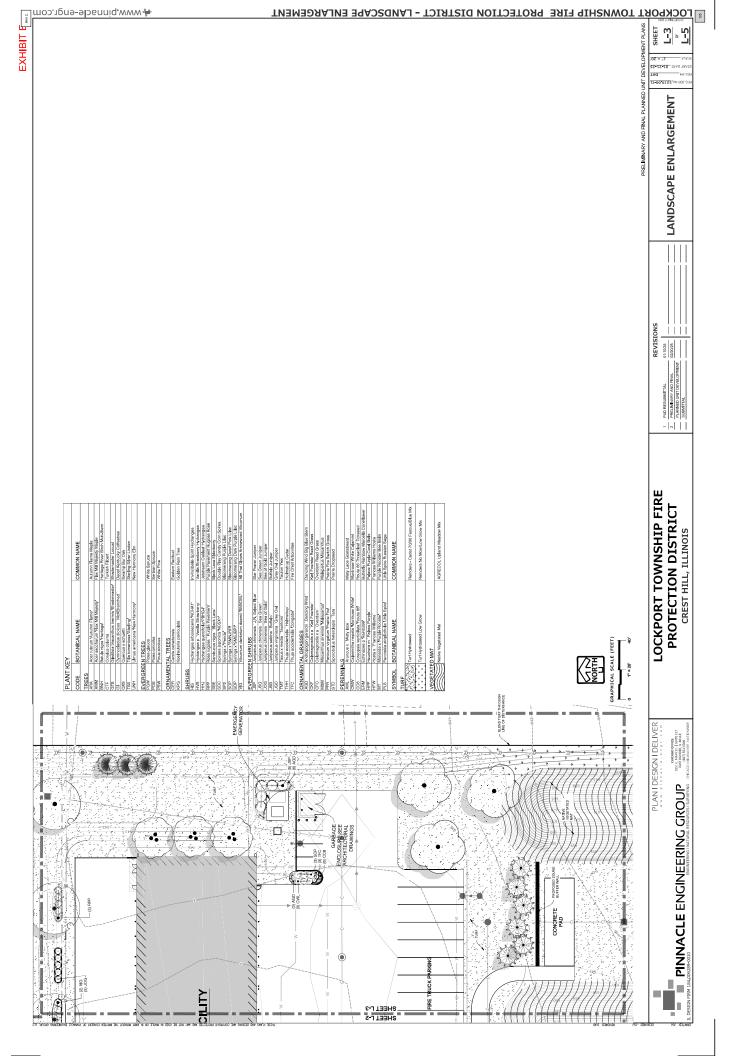
# Exhibit F Landscape Plan



E LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT - LANDSCAPE ENLARGEMENT 🗕 www.pinnacle-engr.com EXHIBIT F PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLANS SHEET F. F. Invinciballe Spiti Hydranges Vanile Sirvenery Hydranges Jordenam Calabat Hydranges Purple Parener Rugoss Rose Black Lace Elderbern Double Play Granty Corn Spires Bloomeang Purple Lipe Bloomeang Dark Priple Libe All All Spires Aironavood Vision Eastern Redbud Golden Rain Tree /d •00'6125'0 SYMBOL CODE DESCRIPTION

1 STONE MULCH-#1 CLEAR STONE LANDSCAPE ENLARGEMENT PERENNIALS
AND Advances White level Advances white level advances white level advances with level advances by the companion with least years of the companion with least years of the companion o NORTH NORTH O T = 20 P = 20 PLANT KEY MAINTENANCE FACIL TRAINING / REVISIONS 00 000 BOAT RAMP DOCK ĵ LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT CREST HILL, ILLINOIS W. DIVISION STREET STORMWATER DETENTION HWL=643,50 NWL=639.00 X • 1 • 0000 0 00 × PLAN I DESIGN I DELIVER CHICAGO OFFICE: 1003 E. MANN ST. | SUITE 227 EAST DUNDEE, IL 60118 (847) 551-5900 PINNACLE ENGINEERING GROUP

RIGHT 1844.020238-0310 



# EXHIBIT Freez

- THE LAVOUT OR ALL PAYMED EEDS AND INDUQUAL, TREES AND GRHUBS SHALL BE STAKED BY THE CONFRECTOR IN MUNICIPACING SEASOLE BE STAKED BY THE CONFRECTOR IN MUNICIPACING SEASOLE BE ON THE PANS. AN APPROPURED SEASON THE PANS. AN APPROPURED SERVICE BECENTION WITH THE AND AND MARE INFORMATION THE CONFRECTOR SEASON THE SEASON SEASON SEASON THE ALSO RECEIVED AND MARE INFORMATION THE SEASON SEASON SEASON SEASON THE ALSO RECEIVED AND ALSO RECEIVED.
  - THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL DOMANTHEE SECORIED DY THE LINDSCAPE PLANS. REPORT ANY DESCREPANCIES TO THE LINDSCAPE ARCHITECT.
- ALL DRS TOCK SHALL BE WINEERY CROOM ME CAP CLAN CLAN CLAN CAN CAN ALL CHANGE CONTROL THE COMMENTER OF PROJECT LOCATION IN A ZONE COMPATIBLE WIN USED MACHINES SOUR ES, SEED SHALL BE PROVIDED FROM A NURSERY WITHIN ZOON HARDESS SOUR ES, SEED SHALL BE PROVIDED FROM A NURSERY WITHIN ZOON HES WITH A SHALL RE HANDED BE SOUL MANUL SHEWER SOUR CONTROL STEME OSE TO SHALL BE MANDED BE SOUL MANUL SHEWER TO CERTAIN CANDED WIN SCHOOL SHEWER SHEWER TO CENTROL SHEWER PROPER CREAMING MEDIUM IS ACHEVED. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVALE YTHE LANDSOAPE ARCHITECT, ANY CHARGES SHALL BE SUBMITTED TO THE LANDSOAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
  - ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF WINDSCAPE AND MATERIAL SHALL COMMERS. ALTHORISED REPRESENTATIVE RESERVEST HE RGHT TO MASPECT AND POTENTIAL REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
    - ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS, MUTLISTRIA TREES SHALL HAVE 3-4 STRAGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT TO-CALPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI 280.1.
- RECONDINGUES SHALL BELADER ENQUED THE LEEDONERY OF THE CROND SYSTEMS SHALL CONFORM TO SYMDAGED SHEV APPEAR IN THE MONINGHALL CONFORM TO SYMDAGED SA THEY APPEAR IN THE MONINGHEN OF THE MERCIAN SOCKHON OF NURSERY WERS AMERICAN STOCK, AMSI ZOS.

  STANDARD OF NURSERY STOCK, AMSI ZOS.

  BUSIN THESE SHALL ED ONE WITH A PALL OF SOCK IN TO SOFT PLEATE OR POTTED AND SHALL BE FRAM IN THEIR ROOTEM, SOT BALL SHALL BE WARPED WITH SHALL SHALL BE MAN THE TREE ROOT FALLS.

  WITHIN THE TOP THEER MONIES OF GANDE.
- 10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.

  11. ALL AUTUUN TREES WANT BE FRESHLY DUG IN THE MOST RECENT AUTUM.

  12. TREES SHALL BE AUTE. HEALTHY AND APPROPRIATE! MOST AT TIME OF DELIVERY. THESE SHALL BE SUBJECT TO INSPECTIVE FOR COMPOUNDING TO RECENT AND APPROVING THE PRESENTATIVE. THE LANGOCAPE MACHINETO FOR COMPOUNDING SERVER SHALL SHALL
- ALL PLANT MATERIAL SHALL BE NUSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
   ALL PAURING BEDS SHALL HAVE ANIMINUM IN" DETHI OF PREPARED SOL, WITH APPROVALE INSTRING SOLI MAY BE UNILIZED PROVIDED THE PROPER SOLI.
  AMENOMENTS ARE TILLED THOROGICALY WITO THE TOP TO OF SOLI, REFER TO SOL.
- 15. WHILE PLANTING TREES AND SHRUBS, BACKFILL OF PLANTING HOLE AND WATER TREE THANOLOGHLY BEFORE INSTALLING THE REMANDER OF SOLI MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROGORALY AGAIN.
  - 16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- 17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TÎME OF ÎNSTALLATION AND DURING THE SECOND GROWING SEASON.
  - 18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH AND ALL TREES PLANTED IN TUBF RAGES SHALL RECEIVE A 3" DEEP SHEDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- 19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A # DEEP TRENCHED BED EDGE CREATED BY THEIR A FAT LINGSACHE SYADE OR MICHAMICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURE AND PLANTING AREAS.
  - ALL AREAS RECEIVING STONE MULCH TO RECEIVE STEEL BED EDGING, CONTRACTOR TO PROVIDE STEEL PERMISSPECIATION POR PREPOVAL PREP TO INSTITUTION. STEEL EDGING TO BE INSTILLED PER MANUFACTORIES RECOMMEMBATION.
- 21. AREAS THAT CALL FOR STONE MUICH SHALL RECEIVE LANDSCAPE FABRIC WITH 3"
  DEEP ALMINE TOYONE MUICH. PETHEN TO STONE MUICH PETHEN CONTRACTOR TO
  PROVIDE LANDSCAPE FABRIC AND MUICH SPECHECATIONS TO LANDSCAPE
  ASCHITECT FOR APPROVAL PEROR TO INSTALLATION, LANDSCAPE FABRIC SHALL BE
  INSTALLED TO COOKER THE ENTIRE AREA TO RECEIVE STONE MUICH WITH EACH BEAM
  OVERLAPPING AMMINIUM OF 6".
- ALT ITHE SEGES ABLA SECRIF AN AUTHOR DEFORT OF TOPSOLL. WITH APPROVAL, EXETING SOIL MAY BE UTILIZED PROVIDED THE PROCESS SOIL. AN INCAPIENT MEMOMENTS OF RETLIED THOOKOIGHY, INTO TIET OF PO GO SOIL, AS INCAPIENT THE SOIL PLACEMENT NOTES, REQUIRED AMENOMENTS SHALL BE DETERMINED PASSED ON A GOLD AMANYSS TO BE PERFORMED. ALL TOPSOLL. AMENDMENT SHALL BE AGED WAS DEED FREE MANUES OF CLASS I ORGANIA. MATTERS.
  - FOR LAWN SEEDING, APPLY ASTAPTER FERTILIZER AND SEED UNIFORBILY AT THE RATE RECORDING THAT RATE RECORDING THAT IS SUFFIXED FOR THAT IS SUFFIXED FOR THAT IS SUFFIXED THE SET ALBISHMENT. OF ROWNED FEED SERMINATION AND THE SET ALBISHMENT OF SOUTHARDOTO TO PROPERLY SET OF ROWNED FEET AND MULCH SECREPACHORS TO THE LANDSCAPE AND HIGH SERVILATION. EFOSION 23.

# CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABLIZATION (SWALES, SLOPES EXCEEDING 13, AND THOSE LOCATIONS INDICATED INDICATED INDICATED INCL. DRAWMINGS).

- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH O BARE SMOOTS LARGER THAM & Y.K. ANY BARE SPOTS LARGER THAM & Y.K. AT THE END OF ESTABLISHMENT PERROD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
  - 25. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- 26. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- 27. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER. 28. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT JULLIE.
  - 29. TREES SHALL BE INSTALLED NO CLOSER THAN:

4. AMEND SOIL WITH CLEAN COMPOST OR OTHER MEDIA AND MIX INTO SURFACE TO DECREASE TRANSITIONAL ROOTING TIME INTO EXISTING SOIL.

5. IF SOLL IS EXCESSIVELY DRY PRE WATER SITE OR WATER AS NVM IS LAID.

TRANSPORTATION:

1. PICK UP PRODUCT NO MORE THAN 48 HOUR PRIOR TO INSTALLATION.

ELIMINATE SURFACE ROUGHNESS (CLODS, SMALL TREE STUMPS, ETC.) TO PREVENT ROOT PRUNING FROM AIR GAPS.

ELMMATE ALL EXISTING VEGETATION, USE A NON SELECTIVE NOW-PERSISTING HERBEIGE LIKE GLYHOGATE OR REPEATED MECHANICAL WEED CONTROL CULTIVATIONS OR SMOTHERING TECHNIQUES.

1 ELIMINATE SURFACE AND SUBSURFACE COMPACTION TO ALLOW RAPID DEEP ROOT DEVELOPMENT OF NATIVES.

3. SEED MIX TO BE USED IN THE NVM SHALL BE THE UPLAND MEADOW MIX.

NATIVE VEGETATED MAT MUST BE KEPT COOL AND MOIST DURING TRANSPORTIVEN TO AVOID FOOT HAR PRUNING (DRY BACK), A REPRICERATED ARR RIDE TRUCK MAY BE NECESSARY FOR LONG HAULS, A TARPED TRUCK OR TRAULER CAN BE SUFFICIENT FOR SHORT HAULS.

INSTALLATION:

1. MANDET THE NATINE VEGETATED MAT WITH CARE TO MINIMAZE ROOT AND

1. WESTATIVE DAMAGE, KEEP THE MATERIAL MOST AND COOL AT ALL TIMES AT

THE RISTALL SITE, INSTALL NMM WITHIN 48 HOURS OF BEING LOADED ONTO THE

TRUCK.

- -10 FEET FROM ANY FIRE HYDRANT
  -7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND
  -7 FEET FRYNCE
- 30. THE CONTRACTORS SHALL RESIDES THAT SCHOOLTINGS AND CONFRONDING LOCAL UNDESSANDER TO ALLOW REPORTED TO REMAKE AROUND THE CONSTRUCTION SITE. UNDESSANDER CONTRACTORS SHALL BE REDOLFFOR TO THE ATTENTION OF THE LANDSCAPE. AROUTED FROM TO BEEN SHALL BE BEDUNDED TO THE ATTENTION OF THE PROPERMENT OF THE SHALL BE THE CONTRACTORS RESPONSIBILITY OF BISSURE PROPER SURFACE AND SUBSURFACE DRAWAGE IN ALL AREAS
- 31. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- 32. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERIND DOCUMENTS PRIOR TO INSTALLATION, AND CONCINCTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.

2. INSTALL NUM SEAMS TIGHTLY TO PREVENT EDGE DRY BACK. TUCK THE EDGES OF NUM NOT HE GOLUBY CUTNING A LIP NITH AS SADE. LAY NATIVE VEGETATED MAT SO THAT THE ENDS OF THE PRECES DO NOT LINE UP WITH THE ADJOINING ROW, BUT CREATE A STAGGERED PATTERN.

3. ANCHOR THE NVM WITH WOOD STAKES, LANDSCAPE STAPLES, J-HOOKED REBAR ON EARTH ANCHORS TO PRECHATT THE WM FROM MOVING, SUPPING DOWN-SLOPE OR FLOATING IN A HYDRAULIC APPLICATION. THE NUMBER AND TYPE OF STAKES WILL BE SITE DEPROPENT.

1. WATER THE NATUE VEGETATED MAT AS SOON AS POSSIBLE AFTER MISTILLATION. FOLK BE KOKESPICE, DRY PRE WATER SITE OR WATER AS NUM IS LALD. WETTING HOT EXPOSED SOIL WAIL ALSO REDUCE HEAT INJURY TO PERISHABLE PREAINE ROOT HAIRS.

3. WATER EVERY DAY FOR THE FIRST 5 TO 7 DAYS, PLAN FOR AT LEAST 1"+ PER WEEK.

2. INITIALLY SOAK SOIL THE NVM TO A NEARLY SATURATED CONDITION.

- 33. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIDO OF DOA'S TO ENSINE VEGETATURE STABLISHIENT. UPON COMPLETION OF THE PROLECT. CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- 34. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER MACCETANGE, ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD SYCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- 35. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER O LESTROAM PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MIT.

# SOIL PLACEMENT NOTES

- - THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS, (1 PART TEXISTING SOIL, APRILODOLL, 1 PART TOGANNE OLD AMINOMENT, 2.9 POUNDS PER VOIRS YARD OF 4-4-4-4 AMALYSIS SLOWHELEARE FERTILIZER).

2. WEED CONTROL. HE THEN KAUTURE OF WAINTER KEGETAGED MAT COMPLED WITH THE SOLL-ESS WEED PREED REGIONAL COMPLETE DATA COMPLETE SOLL-ESS WEED BONK FROM SORMON THROUGH, EIMMANITOR, HE FREEDER HE FREEDER WITHOUGH OF THE PREMANLY GESTATION PRIOR TO BINKTALATION WITH FURTHER REDUCE LONG FROM MATHEMATIC WEED AS THE WITHOUGH OF THE WAINTER WEED AS BE INTODIOGED TO THE SITE, SIMPLY WAND VARED OF ANY SET HE MED SOLL DE WAINTED THE WEED AS BE WAINTED WHAT SOLD ENTRY OF COULD ELIMINATE OTHER PLANTS OF REALTHOUGH OF THE WAINTED WAIN

BURNING: BURNING CAN BE INTRODUCED IN TARR THREE ONLY IF THE NVM CONTAINS THE DEPENDABLE CORE MATERIAL. NATIVE VOCETATED MAT BURNS SHOULD ONLY BE CONDUCTED BY TRANED PROFESSIONALS.

1. WATERNG - THIS LOCATION FOR THE NATIVE VEGETYTED MAT IS IN AN EXTREME CONDITION. THE NAW MALL HAVE TO BE WATERED. IT MAY TAKE 3 TO 5 YEARS TO GET PRAIRE ROOTS TO THERE FULL ROOTIND POTENTIAL. 4. FOR 2 TO 8 WEEKS AFTER INSTALLATION WATER TO A WET CONDITION AND LET DRY BACK MAKING THE ROOTS GROW DEEPER FOR MOISTURE.

- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD COL, AND SCH, AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED ON MEET FINISH SHOURDES AFTER MATINGAL BETTERIENT, (FINISH GRANDE OF PLANTING BEDS SHALL BET BELOWALL ADJACENT SHRÄDES.) FINISH GRANDE OF THUR SEGURDA RAELS SHALL BE T BELOWALL ADJACENT HARD SHRÄDES. SHALL BE T BELOWALL ADJACENT HARD SHRÄDES. SHALL BE T BELOWALL ADJACENT HARD SHRÄDES.
- - DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- 7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- 8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

# PRELIMINARY AND FINAL PLANNED UNIT

SEED SOURCE AND NATIVE VEGETATIVE MAT (NVM) NOTES: CARET 7000 FESCUE BLUE SEED MIX FROM REINDERS INC FORMULE - 5% LOMPELLONS OF HEMINDS FESCUE 35% WHINDWRID 1 SILHOUETHE CHEWINGS FESCUE 50% CANAINT FERTUCKY BLUEGRASS 10% MERCURY KENTUCKY BLUEGRASS 10% MERCURY KENTUCKY BLUEGRASS

SPECIFICATIONS: AGREOL NATIVE VEGETATED MAT PLANTED WITH UPLAND MEADOW OR APPROVED EQUIVALENT.

1. THIS PRODUCT REQUIRES A LEAD TIME OF 12-16 WEEKS

SEEDING RATE 5 - 7 LBS PER 1,000 SQ. FT 225 - 325 LBS PER ACRE

NO MOW/LOW GROW SEED MIX FROM REINDERS INC FORMULA- 45% SPARTAN II HARD FESCUE 40% QUATRO SHEEPS FESCUE 15% TURF TYPE ANNUAL RYE GRASS

UPLAND MEADOW NVM FROM AGRECOL NATIVE SEED & PLANT NURSERY UPLAND MEADOWS ARE DRY, SANDY OR ROCKY ENVIRONMENTS WITH LITTLE TOPSOL. "HIS DIVESE MIX OF DROUGHT-TOLERANT GRASSES AND WILD-FLOWERS GROW BEST UNDER POLL, SUN. SEEDING RATE 5-7 LBS PER 1,000 SQ, FT 225-325 LBS, PER ACRE

#UPMD MESIC TO DRY FULL SUN TO PART SUN 9:00 PLS LBS/ACRE 87:00 SEEDS/ SQ. FT

BCS	wildliowers		OXIMIE
(10)	Achillea millefolium	Native Yarrow	0.75
rs (44a)	Agastache foenitulum	Lavender Hyssop	05.0
149)	Amorpha canescens	Leadplant	2.00
150)	Asclepias syriaca	Common Milkweed	2.00
150)	Chamaecrista fasciculata	Partridge Pea	8.00
199)	Coreopsis palmata	Prairie Coreopsis	2.00
£5	Dalea candida	White Prairie Clover	2.50
ks (Fe)	Dalea purpurea	Purple Prairie Clover	2.00
rs (Ha)	Echinacea purpurea	Purple Coneflower	8.00
ts)	Heliopsis helianthoides	Early Sunflower	4.00
rs (Ha)	Liatris pycnostachya	Prairie Blazing Star	1.50
15 (hh)	Monarda fistulosa	Wild Bergamot	05.0
88 (Pa)	Monarda punctata	Dotted Mint	1.00
rs (ha)	Ratibida pinnata	Yellow Coneflower	6.00
88 (elf)	Rosa arkansana	Prairie Wild Rose	2.00
(b)	Rudbeckia hirta	Black-Eyed Susan	2.00
rs tha)	Solidago speciosa	Showy Goldenrod	050
rita)	Tradescantia ohiensis	Ohio Spiderwart	4.00
(e)	Verbena stricta	Hoary Vervain	1.50
s (et)	Zizia aptera	Heart-Leaved Golden Alexanders	1.00
(ta)	Grasses, Sedges, & Rushes		Oz/Acre
(sta	Bouteloua curtipendula	Side Oats Grama	40.00
(ga)	Boutelous gracilis	Blue Grama	4.00
(fe)	Elymus canadensis	Canada Wild Rye	16.00
tha)	Juncus tenuis	Path Rush	0.25
	Koeleria cristata (macrantha)	June Grass	4.00
	Schizachyrium scoparium	Little Bluestem	16.00
	Sorghastrum nutans	Indian Grass	4.00
	Sporobolus heterolepis	Prairie Dropseed	8.00

LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT CREST HILL, ILLINOIS

PLAN I DESIGN I DELIVER

CHICAGO OFFICE: 1051 E. MAIN ST. | SUITE 217 EAST DUNDER, IL 60118 (847) 551-5300

PINNACLE ENGINEERING GROUP

REVISIONS PUD RESUBMITTAL. 01/10/25
PRELIDINARY AND FINAL 02/20/25
PLANNED UNIT DEVELOPMENT SUBMITTAL

LANDSCAPE GENERAL NOTES

L-5 SHEET L-5 1-00-6152

# **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 leaderfrom 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:

o 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:

o 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.

- o Items for the agenda may be submitted by any member or community stakeholder at least one week before the meeting.
- o 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:

- o 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.
- o Actively participate in the planning and discussion of public safety-related matters.

#### **2.** Administrative Staff:

- o 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:

o Represent the concerns, suggestions, and feedback from the organization or community they represent regarding the acility, 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:

- o 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:

o 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:

o 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:

o 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**

WHEREAS, the Lockport Township Fire Protection District (the "Applicant") is the owner

TO: The City of Crest Hill, Illinois ("City"):

the Ordinance.

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 (" <b>Property</b> "); and
WHEREAS, Ordinance No, approved and passed by the Crest Hill City Council on, 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 recision, 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

**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) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

Lockport Township Fire Protection District
By:
Its:
Date:
SUBSCRIBED and SWORN to before me thisday of, 2025.
Notary Public
My commission expires: