

FGMARCHITECTS

August 5, 2024

Mr. Ron Mentzer
Acting Community and Economic Development Director
City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403

Subject: Lockport Township Fire Protection District, Request for Planned Unit Development approval for new Training Grounds

Dear Mr. Mentzer,

Lockport Township Fire Protection District is requesting approval for a Planned Unit Development of the 12.86 acre property located directly west of Statesville Correctional Facility. The property was gifted to the FPD by the state with the intent of providing a single, centrally located training facility for the fire district.

The maintenance side of the proposed main building is intended to move the maintenance operations out of Station 6, so that it can free up bays at station 6 for Specialty Team equipment that can now be located centrally in the Fire District thus reducing response times. The vehicles that will be either stored (reserve bays) or maintained will include ladder trucks, engines, ambulances, and other vehicles used by staff. The proposed building will have 12 bays (6 double bays). 4 of the bays will be used for vehicle maintenance while 8 of the bays will be used for reserve vehicles.

The training side of the proposed main building will include 3 classrooms, each will seat up to 50 students. It is anticipated that training will occur 3-4 times per week. Trainees will attend sessions several hours at a time with classes beginning early in the morning and finishing up in the afternoon. Trainees will either be inside the classroom or outside doing practical training.

A law enforcement element that will be requested is the construction of a gun range to be built and operated by the Lockport Police Department. This site element will require a text amendment to the City of Crest Hill Zoning Ordinance. Please read below for additional information on the gun range.

At this time, the Lockport Township Fire Protection District is seeking Conceptual Plan Review and Direction from the City Council.

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The following is a description of the site elements and buildings to be included in the project.

A. SITE:

- 2 drives will be located at the parking lot. These will be accessed directly off of the frontage road. Each drive will have a manual security gate that will be closed after hours.
- Parking: Quantity of parking provided is greater than the required parking based on zoning ordinance Off-Street Parking and Loading:
 - Maintenance side: Use is considered Warehouse and Storage Building (zoning ordinance 11.8-4). There will be 2-4 employees. The maintenance bay will be able to house 12 vehicles (6 double bays). Total maximum required parking is 16.
 - Training side: Use is considered Business, Professional, Trade School (zoning ordinance 11.8-5). There will be 3 classrooms for 50 students each. There will be 1 training officer and up to 3 instructors. Total maximum required parking is 42.
 - Total required parking is 60. This includes 6 handicap parking spaces (3 are required per IAC).
 - Total parking for the site: 169.
- Trash enclosure: there will be a 3 sided enclosure made of galvanized metal with vinyl slats (7.12.050, (D) City of Crest Hill Code of Ordinances).
- Extrication Area: This is an area dedicated for training on vehicles. This will be a graveled area.
- Burn pit: The burn pit is where excess materials that are removed from burn tower will be placed for final burning.
- Storm detention/ Training pond: The storm detention pond will also be used as a training pond. There will be a dive dock, a boat ramp and an area where they can draft from the pond to the fire trucks.

B. BUILDINGS, description:

- Training/ Maintenance Facility (Building #1)
 - Building use: Approx. half of the facility will be used for classroom training. It will include 3 classrooms, an office, break rooms, storage spaces, mechanical spaces (IT, HVAC, Electrical, Sprinkler) and toilet facilities. The other half of the facility will be used for vehicle storage and maintenance of FPD vehicles.
 - Building construction: Pre-engineered metal building (construction type 3B).
 - Building size (footprint): Approx. 23,100 GSF.
 - Number of stories: 1.
 - Building height: Approx. 35'-0" to the median height of the tallest roof.
 - Exterior construction materials:
 - Roof: metal panels
 - Walls: metal panels and masonry.
 - Windows/ Door: aluminum storefront.
 - Exterior lighting:
 - Wall packs above overhead doors.

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- Wall sconces at man doors.
 - Downlighting at main entrance.
 - Training Tower Classroom (Building #2) accessory building:
 - Building use: Outdoor classroom.
 - Building construction: 3 shipping containers used for storage will be placed underneath the roof structure which will be made of cold form framing. This will create 2 open classroom spaces.
 - Building size (footprint): 3,360 GSF under roof.
 - Number of stories: 1.
 - Building height: Approx. 15'-6" to the highest point.
 - Exterior construction materials:
 - Roof: metal panels
 - Walls: metal panels
 - Exterior lighting:
 - Wall sconces/ wall packs at garage doors and man doors.
 - Storage/ Toilet rooms (Building #3) accessory building:
 - Building use: Storage space and toilet facilities.
 - Building construction: Steel framing.
 - Building size (footprint): 1,280 GSF.
 - Number of stories: 1.
 - Building height: Approx. 15'-6" to the highest point.
 - Exterior construction materials:
 - Roof: metal panels
 - Walls: metal panels
 - Doors: metal
 - Exterior lighting:
 - Wall sconces/ wall packs at garage doors and man doors.
 - Main Burn Tower:
 - Building use: Tower used for training purposes, including fire fighting, search and rescue, forcible entry and technical rescue to name a few.
 - Building construction: Pre-manufactured box containers specifically designed for fire fighting.
 - Building size: 7,892 GSF (footprint: 2,676 GSF).
 - Number of stories: 4 plus roof.
 - Building height: 45'-3"
 - Exterior construction materials:
 - Roof and wall: Metal panels
- C. LAW ENFORCEMENT SHOOTING RANGE: The sole intent of this police gun range is the cooperation between law enforcement and the fire service in Lockport Township to best utilize property gifted by the State of Illinois for training purposes to better serve our community and the resident who live here. It is understood that the Lockport Township Fire Protection District will be requesting an approval for a TEXT AMENDMENT to the City of Crest Hill Zoning Ordinance for the inclusion of the shooting range.
- Approximately 100 yards long by 25 yards wide.

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- Located on the South/East corner of the training grounds.
- Firing Direction – South
- Range is surrounded by 25 ft. high berms on the east, west and south sides with natural vegetation designed to dampen sound.
- Decibel study conducted by the Lockport Police Department (see attached Exhibit 'H').
- Majority of the training will be using handguns on the southernmost part of the range 15-20 yards from the end berm.
- There will be electrical lighting on the range.
- There will eventually be a canopy or outdoor wooden structure to protect officers from the sun.
- The range will be owned by the Lockport Township Fire Protection District, but designed, built, and operated by the Lockport Police department. An Inter-governmental Agreement will be drafted to outline these parameters.
- Only departments within Lockport Township Fire Protection District will be able to utilize this range, at no cost, under the supervision of a range-master of the Lockport Police Department who will write guidelines for its use and operation.

D. VARIANCE REQUESTS

We are requesting variances for the following items:

1. Total quantity of masonry required for entire building is 20% (CCH Code of Ordinances 15.04(1)(1)(b) 1). The building has 19% total masonry.
2. Total quantity of masonry required on one façade is 80% (CCH Code of Ordinances 15.04(1)(1)(b)2 and Zoning Ordinance 8.7-2. The maximum on one façade is 45% (west façade).
3. Metal wall panels on the main building, accessory buildings and burn tower (zoning ordinance 8.7-2).
4. Maximum height of accessory buildings is 15'-0" (Zoning Ordinance 8.3-7).
 - a. Buildings 2 and 3 will be approximately 15'-6" to the highest point.
 - b. The Burn Tower will have a height up to 45'-6".
5. Shipping containers are not allowed (Zoning Ordinance 8.3-9.6).
 - a. Building 2 will use shipping containers for storage. The roof structure of the building will be metal framed with metal roof panels.
 - b. The burn tower is constructed of shipping containers.
6. Height of Training / Maintenance building wall sign on west façade (main entrance). Bottom of sign at 6'-0" in lieu of 10'-0" (15.12.080, C, 2)

The following drawings are attached:

- Exhibit 'A': Civil Overall Site Plan (24" x 36")
- Exhibit 'B': Landscape Overall Site Plan (24" x 36")
- Exhibit 'C': Architectural Site Plan (24" x 36")
- Exhibit 'D': Site photometric plan (24" x 36")
- Exhibit 'E': Accessory Building Plans and Elevations (24" x 36")
- Exhibit 'F': Training/ Maintenance Building #1 Elevations and Perspectives (11" x 17")
- Exhibit 'G': Burn Tower Drawings (11' x 17")

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- Exhibit 'H': Decibel Study for Gun Range (letter)

Please accept this application for the proposed Planned Unit Development. Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Jennifer Villena-Johnson, AIA | Project Architect
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cc: John O'Connor, Fire Chief
Jason Estes, FGM Architects
Wally Hadel, CORE Construction
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Enclosure(s):

- Professional Fee Agreement (Appendix 'A') w/ Letter requesting waiver.)
- Development Project Setup Sheet (Appendix 'B')
- Application for Development (Appendix 'C')
- Exhibits noted above