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## City Council Work Session

Crest Hill, IL

September 09, 2024

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

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### Agenda

1. Review of Conceptual Planned Unit Development (PUD) Plans and Related Special Zoning Requests for Proposed Lockport Township Fire Protection District Training Grounds Facility
2. Review of Lockport Township Fire Protection District Fee Waiver Request for Proposed New Training Grounds Facility
3. Status Report by City Attorney Reference Mowing Parkways on Gaylord Parkway
4. Proposed Changes to Plan Commision Ordinance(s)
5. Discussion of Referendum Process and Possible Change in Crest Hill Form of Government
6. Public Comments
7. Mayor's Updates
8. Committee/Liaison Updates
9. City Administrator Updates

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.



## City Council Work Session Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	09/09/2024
<b>Name:</b>	Ronald Mentzer, Interim Community & Economic Development Director
<b>Department:</b>	Community Development
<b>Topic:</b>	Review of Conceptual Planned Unit Development (PUD) Plans and Related Special Zoning Requests for Proposed Lockport Township Fire Protection District Training Grounds Facility

**Background:** On August 5, 2024, the Lockport Township Fire Protection District (LTFPD) submitted a formal application for a Planned Unit Development Special Use Permit and numerous related special zoning approvals for the new training grounds facility it is seeking to develop on the 12.86-acre section of former Stateville Property the State gifted to the District along the south side of Division Street (the “Project Site”). The proposed facility includes a new 23,100 sq. ft. training and maintenance facility, a 3,360 sq. ft. training tower classroom building, a 1,280 sq. ft. storage/bathroom accessory building, a 7,892 sq. ft. burn tower training structure, and a law enforcement shooting range.

Per the Zoning Ordinance (the “Z.O.”), the size and scope of this facility mandate that the City process it as a PUD. Chapter 10 of the Z.O. outlines the detailed regulations, standards, and the following four-step procedure the City uses to review and process PUD requests. **The September 9, 2024, City Council Workshop Meeting discussion of this project is being conducted in accordance with the below highlighted Step 2 requirements.**

- **Step 1 - Pre-Application Procedure (Z.O. Section 10.2-1):** LTFPD and City staff and consultant representatives completed this step in late June and early July of 2024.
- **Step 2 - Conceptual Plan Procedure (Z.O. Section 10.2-2):** The detailed Z.O. requirements for Step 2 are attached for reference as Exhibit 1. The intent of Step 2 is to provide the City Council an opportunity to learn about the details of the proposed project and “provide direction, modify, or disapprove the Plan”. The underlying goal of Step 2 is to provide the petitioner (LTFPD in this case) reasonable assurance that if the agreed to concept plans are carried out, preliminary and Final PUD approval will be granted by the City of Crest Hill. It is important to note that Step 2 does not require any public hearing notices for the project be published, sent, or posted on the project site.
- **Step 3 - Preliminary Plan of PUD Procedure (Z.O. Section 10.2-3):** This step in the City’s process requires the Plan Commission conduct a formal public hearing on the Preliminary PUD application materials for the project. The City’s public hearing process

requirements require a public notice for the project to be published in the local newspaper, sent to surrounding property owners within 300 feet of the Project Site by certified mail, and a public hearing sign be posted on the project site at least 15 days prior to the public hearing.

- **Step 4 – Final Plan Procedure (Z.O. Section 10.2-4):** This step of the PUD process involves the Plan Commission’s and staff’s review, and the City Council’s approval, of the final design plans for the proposed project at formal public meetings of each body.

On January 22, 2024, LTFPD representatives appeared at a City Council workshop meeting to provide a status report and an initial overview of the scope of the new training grounds facility they were in the initial stages of design at that time. A copy of the meeting minutes from that discussion are attached for reference as Exhibit 2. The minutes reflect general City Council support for the project but significant concern about the gun range component.

On May 13, 2024, Interim Community and Economic Director Mentzer presented information at a City Council workshop meeting to explain how the existing Z.O. does not specifically allow new gun/shooting ranges and therefore automatically prohibits them. He indicated the Z.O. would need to be amended before a new gun range could be constructed and operated in Crest Hill. A copy of the meeting minutes from that discussion are attached as Exhibit 3.

**Application Information:** The LTFPD’s lead project consultant, FGM Architects, prepared and submitted the Application For Development/Appendix C attached for reference as Exhibit 4 and the August 5, 2024, letter attached as Exhibit 5 to provide a detailed description of the various elements of their project (Sections A-C on pages 2-4 of the August 5 letter), summarize the various Special Zoning approvals their project requires from the City of Crest Hill (Section D. on page 4 of the August 5 letter), and document the various concept design drawings and supporting documents they have submitted for the City’s review (listed on pages 4 and 5 of August 5 letter).

Full-size hard copies of any or all of the application documents submitted for this project are available upon request to Administrative Clerk Zoe Gates in the Community Development Department.

**Initial City Staff/Consultant Feedback:** Staff offers the following initial feedback on the concept design drawings and supporting documents submitted as part of this application:

- ***Shooting Range***
  - Exhibit 5 indicates the LTFPD intends to request approval of a Z.O. Text Amendment that would accommodate the construction and operation of a “Law Enforcement Shooting Range” by the City of Lockport Police Department.
  - A shooting range decibel study conducted by the Lockport Police Department has been submitted as Exhibit H in the application materials for this project. If the City Council has technical questions or concerns about the submitted study, the City should consider engaging a qualified consultant to review and verify the information and conclusions in it.
  - If the City of Crest Hill is receptive to a limited law enforcement shooting range at this location, staff suggests the Z.O. be amended to:

- Add a very narrow definition of what a “Law Enforcement Shooting Range” encompasses.
  - Add “Law Enforcement Shooting Range” to the list of potential special uses allowed in the M-1 Limited Manufacturing District. As a special use, the City would be able to impose specific restrictions and requirements on any new law enforcement shooting range approved in the City of Crest Hill.
- Information regarding the planned construction schedule of the proposed shooting range should be provided.
- Additional information regarding the protective canopy or wooden structure for the shooting range should be provided.
- Additional details regarding the proposed hours and days of operation for the shooting range should be provided.
- Additional detailed landscape plans should be provided to illustrate exactly what type of vegetation/landscaping is proposed on and around the 25-foot-tall berm proposed around the east, west, and south sides of the shooting range.
- A detailed photometric plan for the site lighting proposed around the shooting range should be provided.
- ***Division Street***
  - The submitted concept plans do not reflect any improvements or new access driveways on Division Street. Division Street is a State-owned roadway. This project will require some level of improvement to and a ROW dedication for the adjacent section of Division Street. All access, improvement, and ROW dedication details for the project will need to be coordinated and permitted through IDOT. This coordination should commence as soon as possible if it is not already underway.
  - Once access and ROW requirements are confirmed with IDOT, City staff will be able to verify if the proposed building, parking and drive aisle setbacks comply with applicable Z.O. requirements or if additional variations will be required.
  - A traffic study should be provided to document the amount of increased traffic and turning movements the proposed project will generate on Division Street and identify what improvements to Division Street will be required to effectively manage the increased traffic.
- ***Existing Gravel Frontage Road***
  - The submitted concept plans do not reflect any material improvement to the existing 13-foot-wide gravel frontage road located on the Project Site along Division Street even though it would be used as the primary vehicular access route to and from the Project Site.
  - This frontage road also provides access to the Stateville property and improvements located immediately adjacent to the Project Site.
  - The existing gravel frontage road will need to be widened and paved in accordance with current City standards if it is to be used as the primary vehicular access route to and from the Project Site.
  - The LTFPD should secure and provide an access agreement with Stateville documenting its right to use and improve the existing off-site frontage road access driveway connections to Division Street for the access needs of the proposed project.

- The existing frontage road driveway connection to Division Street east of the project site will need to be designed and upgraded to manage the increased traffic and turning movements generated by the proposed project.
- A truck/fire engine maneuverability exhibit should be submitted to demonstrate how large vehicles will be able to enter and exit the project site safely.
- **Parking**
  - Landscape islands should be provided at the end caps of all rows of parking.
  - The plans illustrate overflow parking. Additional design details should be provided to illustrate how these parking areas will be designed and constructed. The City's Z.O. requires all parking spaces to be paved.
- **Shipping Containers**
  - The Z.O. prohibits shipping containers in the City of Crest Hill.
  - According to consulting Sr. Planner Rigoni, the City has allowed the use of shipping containers for storage purposes on properties in the M-1 Zoning District as part of previous PUD approvals.
  - As proposed, the burn tower and training tower classroom would be constructed with shipping containers. While staff understands the merit of having the burn tower constructed with metal shipping containers, it would be preferable to have the training tower classroom building and the storage/toilet room building constructed in a design and with building materials similar to that of the main training/maintenance facility.
- **Architectural**
  - As presented, LTFPD is requesting a reduction to the minimum required percentage of masonry on the main building. Staff recommends consideration be given to providing additional masonry on the front and east facades of the main building in the areas illustrated on attached Exhibit 6. These areas of the building are very visible from the Division Street corridor.
- **Water**
  - The City and the LTFPD should continue to work towards an IGA for the raw water the training facility will use during practice sessions. This agreement will be a major cost saving to the LTFPD and for the City by not using some of the City's Lake Michigan Water allocation which could then be allocated for additional desirable private development.
  - Internal fire hydrants that will be used for training shall be painted a different color as those tied to the City's potable water line.
- **Stormwater**
  - Stormwater detention shall be provided per city ordinance and all calculations, and a stormwater report shall be submitted to the City for review and approval.
  - The construction of the stormwater pond will need to meet all city ordinances (i.e. safety selves, etc.).
- **Miscellaneous**
  - Coordination and approval will be needed from Northern Illinois Gas Company for any proposed crossing of the pipeline easement.
  - The City Engineer suggests that the city's requirement for curb and gutter be waived for the segments of internal driveways located south of the main parking lot. Due to the

location and training function of this facility, 3-foot wide aggregate shoulders along these driveways would be acceptable instead of concrete curb and gutter.

**Recommended Council Action:** Review the Concept Plan Application Materials and provide direction on what adjustments or revisions should be made to the design and application documents for the project before the applicant submits its Preliminary/Final PUD application materials.

**Financial Impact:** N/A

**Funding Source:**

**Budgeted Amount:**

**Cost:**

**Attachments:**

- Exhibit 1 - Detailed Z.O. requirements for Step 2 in the City's PUD Process
- Exhibit 2 - January 22, 2024, Workshop Meeting Minutes
- Exhibit 3 - May 13, 2024, Workshop Meeting Minutes
- Exhibit 4 - Application For Development/Appendix C
- Exhibit 5 - August 5, 2024, FGM Architects Application Letter
- Exhibit 6- Staff Recommended Areas of Additional Masonry Architectural Elements

**10.2-2 STEP 2-CONCEPTUAL PLAN PROCEDURE**

- a. Intent - The intent of the Conceptual Plan Submission is to obtain direction from City Council for the development of a parcel of land in accord with the plans, programs, and schedule submitted as this part of the Planned Unit Development application. Following conceptual plan review, the petitioner can proceed to subsequent steps of the Planned Unit Development procedure with reasonable assurance that if the agreed to concept is carried forth, preliminary and final plat approval will be granted.
- b. Procedure - A request for approval of a Conceptual Plan, as a step in the Planned Unit Development procedure, shall be submitted to the City and subsequently shall be referred to the City Council for review. The required procedure for review of the Plan shall be:
  1. Submission of the items required of a Conceptual Plan petitioner as identified under the "Submission Requirements" Section. Said submission requirements fall into two general categories:
    - a. Submission of data required at the time application is made for Conceptual Plan Review ;
    - b. Submission of data required at the time of the meeting before the City Council pertaining to the specific Conceptual Plan.
  2. The City Council shall hold a meeting on the application for a Planned Unit Development Conceptual Plan in accord with the procedures established for in this Ordinance.
  3. The City Council, after receipt of the Conceptual Plan, shall provide direction, modify, or disapprove the Plan within sixty (60) days, unless an extension is requested by the petitioner.

It is emphasized that no building or construction whatsoever may take place within the proposed Planned Unit Development and no permits may be issued, until Final Plat and accompanying data has been submitted, approved and recorded. Review of the Conceptual Plan shall constitute an interim zoning acceptance of the land use and density concepts specified therein, and shall indicate the general acceptance of the City Council to approve a "Preliminary Plat/Plan that carries out, refines, and implements the concepts expressed in the Conceptual Plan. The Conceptual Plan and Preliminary Plat for the first stage or stages of a Planned Unit Development may be filed and approved simultaneously.



MINUTES OF THE WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
January 22, 2024

The January 22, 2024 City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman John Vershay, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: Police Chief Ed Clark, City Engineer Ron Wiedeman, Public Works Director Blaine Kline, Interim Planner Maura Rigoni, Community Development Director Ron Mentzer, Building Commissioner Don Seeman, City Attorney Mike Stiff.

Absent were: Finance Director Lisa Banovetz.

**TOPIC: LTFD Training/Maintenance Facility**

Mayor Raymond Soliman announced that we have several guests from the Lockport Fire Protection District in the audience tonight to discuss the Lockport Fire District Training Center. Mayor Soliman introduced Lockport Fire Chief John O'Connor, Division Chief of Training Dave Izquierdo, and Deputy Fire Chief Frank Blaskey.

Fire Chief O'Connor approached the podium and gave a presentation on the concept for the training center on Division Street. This is a project that they have been dreaming of for the past twenty years so that they can have a dedicated training facility for the fire fighters. He stated that the presentation is based off their mission and vision and is why they need a training facility of this size. He then read off their Mission and Vision: To effectively provide professional, caring emergency service to those in need with courage, honor, and commitment and to continually improve our services through community interaction, progressive training, and utilizing latest technologies. We will be ready, able, and qualified to respond to all public safety needs. He explained public safety needs have expanded in the last twenty years. It used to be fire and Emergency Management Services and now it has expanded to technical rescue, water rescue, search and rescue, hazardous materials, fire investigation and all these matters they need to be subject experts. These calls are high risk low frequency type of emergencies and the only way to be proficient is with training.

He explained that they have conducted a SWOT analysis which is strength, weaknesses, opportunities, and threats. This analysis has identified some weaknesses within the fire district and some of the weaknesses were: lack of dedicated training facility, lack of live fire training, not enough training on basic firefighting of auto extraction, hands on physical training, standalone vehicle maintenance facility, and vehicle maintenance department for outstanding repairs. They currently do their practical training at the old convent in Lockport owned by St. Joe's Church which was an abandon building that they use for training now.



The property was attained through the State of Illinois and is on Stateville property and is thirteen acres. The property is centrally located to the fire department since they will still be on duty while doing the training.

There will be a training maintenance facility building with parking for over one hundred vehicles, there will be a driver's course, fuel depot, and extra emergency vehicle storage. There will also be a classroom for about one hundred people, locker rooms, office space, storage, and six drive through bays with twelve bays for vehicle maintenance. They currently take on vehicle maintenance for Homer Fire, and Channahon Fire, would like to take on Wilmington Fire but with the current situation there is no space but with more bays they can expand their vehicle maintenance program.

It was stated that the training center needs to be four stories. The two top stories on the four-story center will be empty in case the police would like to come in and do room cleaning. (Short video was shown on the training center and explanation of the building was given with the video).

Chief O'Connor commented that they wanted to focus on the training of their fire personnel and have room to grow for the next fifty years. He explained that the public safety departments are on many calls together and work together and that it would be ideal if they could train together and be able to provide better services to the community.

Chief O'Connor also explained that there is concern about a gun range in Crest Hill but there are four arson investigators who have side arm pieces and are sworn officers and have arresting powers. These officers need to be qualified every year and they had thought of a later phase to have a small gun range since there is room to do so and fulfill all the training needs. It was then discussed that why not have Romeville Police, Lockport Police, and Crest Hill Police utilize this as well.

He also commented that Lockport Police had desire to have a gun range but that had fallen through. It was then suggested to work together where Fire Protection has the land, and they had the funding. Chief O'Connor commented that they want all their public safety partners to be able to utilize the facility and not just the gun range and work together with other police departments for a safe gun range.

Chief O'Connor commented that another partnership could be with Tri-River Police Training Region and the Director Brad Hertzmann was there to explain what Tri River is responsible for. It was commented that Tri River Police Training Region is responsible for all the continuing education for police in a three-county area and is currently held out of the Plainfield Police Department. It was stated that is a nice partnership with the Plainfield Police Department but there are challenges. Some of the challenges are gaining access to the building, space, and they must share the training classroom with the police. Chief O'Connor commented that if they can build their new facility, they could accommodate Tri River and they could have a classroom for thirty-five students, four offices, kitchen type facility, I.T. Room, and a dedicated entrance for Tri River. Tri River would provide lease payments to the fire department, and they would run all the continued education out of the new facility in Crest Hill.

Brad Hertzmann approached the podium and stated that this would be the first fire and police training facility in the State of Illinois. He commented that this facility will give

them an opportunity to offer several types of training that is a major part of what the officers go through. This would give us the opportunity to purchase the simulator and have departments from Will, Grundy, and Kankakee Counties to utilize that simulator.

Alderman Cipiti thanked the Chief O'Connor and the rest of the department for coming tonight and presenting the information. He also stated that all the City Council have the upmost respect and support of the fire departments, police department, and all first responders and thanked them for all they did. Alderman Cipiti asked at what point did you reach out to the City of Crest Hill with the ideas and plans to build this facility. Chief O'Connor commented that after he received approval from the fire board in August of 2023, but did not have any plans or designs just a study to know what this might cost. It was October of 2023 when we reached out to the mayor and asked what the next step would be, and it was mentioned to bring this in front of the Plan Commission and City Council. He also stated that the mayor informed him that until the fire department has plans there is nothing to do and then when there is, it will go before the planning commission. Alderman Cipiti commented that the Council did not learn anything about this until December after a sign was placed for the residents about what would be built there and now, we are playing catch up.

Fire Chief O'Connor stated that he placed his business card on the dais for all Council members and please feel free to contact him with any questions or concerns.

Alderwoman Gazal thanked them for coming out today and she commented that they are so professional. She also wanted to thank our Lobbyist, Josh Hassert, for bringing this to the Council. She also commented that she thinks this is a beautiful building and it is an asset to the City of Crest Hill but there is an issue with the gun range, and it is her job to represent her residents. She stated that as she learned tonight there will be municipalities utilizing this facility and this would create more traffic by extending this out to other agencies. She commented that people will not like this in their backyard and that will affect many pets in the area. Chief O'Connor commented that he can certainly understand her concern but if you are weighing that verses your community and your police officers being proficient, this will out way the gun shots in the area where there is already two gun ranges in the area. Chief O'Connor commented that this gun range will be one hundred yards and it can be designed with berms that will help reduce the sounds. Alderwoman Gazal also commented that this will be a health hazard and pollution for the air quality from the lead being left in the dirt/ground. Chief O'Connor stated that he could not speak to that since he is not aware of any studies of lead leaking in water or dirt and causing ground or air pollution and if she were aware of a study, he would be happy to look into it.

Alderman Cipiti asked if they had looked into other locations that are further away from residential areas. Chief O'Connor commented that they originally looked at the property by Wilco but because of it being close to Lewis University and close to planes that would not be good and would be a challenge. He commented that they also talked to the Park District and Forest Preserve but the area they were providing would not be large enough and could not construct a building because of water drainage.

Alderwoman Gazal commented that she talked to one of the trustees on Saturday and was told that the amount of dirt that will be left over from building the facility would be cheaper to use it to build the gun range than haul the dirt away. Chief O'Connor said that that is not

the reason for the gun range and there will be dirt and the advantage will be to use the dirt to put a berm around the entire property.

Alderman Gazal also asked why the City of Lockport Police Department does not build their own gun range and everyone goes there. Chief O'Connor commented that they did originally have land and funding, but he does not know why this did not get followed through. Alderman Gazal also commented that Romeoville has a gun range and does not need this range. Chief O'Connor commented that that is not necessarily true, and they have a small range already but can only qualify for small handguns. Alderman Gazal commented that they have been managing with that. Chief O'Connor asked her if managing is the bar and she commented that when there are residents affected than it is.

Chief O'Connor commented that you cannot train enough for a situation that they may come against that could kill you, and this would be a great opportunity. Alderman Gazal suggested that they do an indoor gun range. Chief O'Connor commented that the cost for an outdoor gun range versus an indoor gun range is a lot. He also commented that the fire department is going out for the funding without putting a referendum on the ballot and making the taxpayers pay more or asking Crest Hill.

Alderman Jefferson asked if anyone asked about polling the residents for this facility and it was stated that residents were not polled. Chief O'Connor commented that they have looked at every other option in our community and this is the best location that is centrally located. Alderman Jefferson commented that he went to a facility in East Dundee and was able to walk around and he questioned the acoustics, so the sound does not travel outside. He also commented that he is 100% for public safety, fire fighters, and police but he cannot come back to the residents and say he will vote for another gun range.

Chief O'Connor explained the difference between indoor and outdoor gun ranges and the distance to qualify with a rifle which is what they need. Alderman Jefferson questioned about the control burns and that he supports anything that does not affect the residents, and the animals. Chief O'Connor commented that they are under regulation with the state on what they can burn and that it is clean smoke to make it realistic to an actual fire and there will be certain rooms that will be used to burn.

Alderman Dyke commented that the main concern is the gun range and feels the Council will support the training center but feels there should be another location for the gun range where it is not a residential area. He also commented that he has seen plenty of areas in Lockport that would not affect anyone.

Chief O'Connor commented that having the gun range would be ideal for fire and police to work together and the partnership would be ideal.

Alderman Vershay commented that the complex is about 30 years too late, and asked how close the range will be from the subdivision. Chief O'Connor commented that he will need to look into the distance. He also asked which direction they would be shooting. Chief O'Connor commented that they would be shooting in the opposite direction of the residential area. Alderman Vershay commented that he feels this is needed now more than ever to stay on top of the crime. He also commented that at 3:00a.m. he hears gun training at Stateville and he does not see a problem with the location where it is being built but he does not live by it, and he thinks it is a good idea.

Alderman Dyke asked if he is given permission to hunt geese on a farmer's property within city limits, would that be legal. Chief Clark commented that no he could not do that legally in city limits.

Alderperson Oberlin commented that she appreciates the firefighters and police officers, but she feels that the gun range was hidden from them, and it is unfortunate that having several people in that meeting, and no one thought about letting the Council know what was being planned.

Chief O'Connor commented that they did not get any approval from the Board until August and the first meeting was the with Crest Hill.

Mayor Soliman clarified that the meeting was not in September. He commented that the meeting with the fire department was on October 26<sup>th</sup> at 11:00a.m. and in attendance was Blaine Kline, Ed Clark, Ron Wiedeman, Maura Rigoni, Don Seeman and Steve Gulden. He also commented that the meeting was just informational on what is required.

Alderman Albert asked about the budget and the total cost of the facility. Chief O'Connor commented that the cost is approximately twelve million dollars. Alderman Albert commented that this is a phenomenal project, however we have been good partners with the fire department, and we should have more conversation with the Council, and that there needs to be a form of buffer between the project and the residents.

Mayor Soliman asked if anyone would like to make a public comment.

Julie Pearce, a resident, commented that if the wind blows west, they can hear the gun range on Route 53 like if it is the fourth of July all day and night. She also commented that it impacts the residents, pets, and veterans.

Erma Castro, a resident, commented that she is in support of the training facility and is appreciative of all the firefighters and what they do but it is not a win-win situation, the residents are baring a loss. The residents are losing property value and quiet enjoyment, and this is the straw that breaks the camels back. She also commented that the decision is going to keep her in Crest Hill living up to the commitment she made when buying her home or it will make her run for her money. As a resident she stated that she feels the dream they work so hard for will no longer be able to enjoy.

Therese Stellato, a resident, commented that she owns three properties and when the wind blows right you can hear the gunshots inside or outside of their home. She stated she has no problem with the training center, but a gun range will make her move and sell all three properties.

Christina Pershey, a resident, commented that she supports a gun range but asks to rethink an indoor range or sound absorption so that the sound is contained.

Stuart Soifer, a resident, commented that the Council and most residents agree with the training center and not the gun range. He also commented that he feels if the Council were aware of this before December and architect had not gone through the design you would have had all this input. Chief O'Connor commented that nothing is out to bid and there is



nothing to put out to bid since there is no plans. He also commented that all they have done is a study to see if the land was able to be built on. Stuart commented that whomever you spoke to in the city would have sent out an executive memorandum and possibly pushed this in a different manner by sharing with the Council.

Linda Dyke, a resident, asked the mayor if this would go by Carillon Lakes Subdivision how would they feel. She also commented on how they screamed about lights from a hot dog stand. She stated that she is not against the training center. She also commented that she is no fool and that the meeting that was held was where Steve Gulden was at, but Steve Gulden works with Josh Hassert and Josh Hassert never heard about it. The residents elect the Council to know what is going on in the community and asked the mayor how he feels about this and stated the mayor can never answer a question. It was then said by someone that it is comments not questions. She then commented that she wished the mayor would resign.

Aderman Cipiti asked the mayor what his opinion is about the gun range. Mayor Soliman commented that there are positive and negatives on the gun range. He also commented that he is not sure what the frequency of the usage of the firing range is. He also commented that the communities are not going to use it 24/7 and they will only have to qualify twice a year. He commented that when he lived on Clement Street, he could hear District 5 and Stateville, same living in Carillon Lakes as well. He does feel there could be improvements to the gun range, but he agrees with the fire chief that there is a great opportunity to train our firefighters. Mayor Soliman commented that he feels for the residents, but nothing will happen coming out of the meeting tonight. He commented that there is a process for the fire department to move forward and if they wish to move forward, they will follow the same rules and regulations with the city that everyone would have to follow.

Alderperson Oberlin commented that she is in full support of the training facility but to say it is no cost to the city when you heard residents speaking about how they are already affected, and this is a cost to the city and residents. She also commented that as much as she loves the aspect of the facility and welcomes it to the city, the gun range is a big issue.

Chief O'Connor commented that when he referenced no cost to the city, he meant monetary. He also stated he will take away a lot from this meeting and asked for everyone to keep an open mind. He stated that the mayor is right this is early in the process, and he just wanted the opportunity to address the City Council and do something for public safety.

Alderwoman Gazal asked what happens if we change an ordinance to not allow a gun range within several miles of the city. Chief O'Connor commented that that is your prerogative, and the land did not cost them \$1.00 and that would be something they would have to think about.

Several Council members thanked Chief O'Connor and all the departments that came out tonight to discuss this issue with the gun range.

#### **TOPIC: 1269 Caton Farm Road Permit Fee Reduction**

Building Commissioner Don Seeman commented that he has a permit fee reduction for 1269 Caton Farm Road, a building that is being built by Mr. John Russ Jr. He commented that in December 2021, Mr. Russ came to the city and received a permit for a cost of \$4,520.00 but did not start the work due to some circumstances. In August of 2023, he

MINUTES OF THE WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
May 13, 2024

The May 13, 2024 City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also Present were: Interim Administrator Tony Graff, City Engineer Ron Wiedeman, Interim Finance Director Carron Johnson, Interim Public Works Director Mike Eulitz, Interim Community Development Director Ron Mentzer, City Attorney Mike Stiff, Deputy Clerk Karen Kozerka.

Absent were: City Clerk Christine Vershay-Hall, Police Chief Ed Clark, Building Commissioner Don Seeman, Interim City Planner Maura Rigoni.

**TOPIC: Presentation by QuikTrip Corporation – Purchase Proposal for Old City Hall Property 1610 Plainfield Road**

Interim Community Development Director Ron Mentzer commented that there was a publication in the paper notifying the public that the City is accepting proposals to purchase the property and the only submittal was from QuikTrip for the purpose of redevelopment of the property. QuikTrip is present at the meeting and would like to talk a little more about their thoughts and development plans for this site. Interim Director Mentzer recommended that the Council does not have any discussion on the terms of the transaction during open session, there would need to be a discussion in a closed session regarding the terms of transaction.

Charlie Tarwater and Jeremy Foreman with GW Properties approached the podium, introduced themselves, and gave a background to who QuikTrip is. QuikTrip started over sixty (60) years ago in Tulsa, Oklahoma as just a convenient store with no gas purchases. They have grown exponentially moving into markets such as St. Louis, Atlanta, Phoenix, Tucson, Dallas, Austin, San Antonio, and Denver. The Chicagoland area is a new market they have recently been exploring, and the closest one would be in Addison. Last year they celebrated their one thousandth store opening and as of today they have 1,070 stores nationwide. They do employment approximately 25,000 people nationwide and that is corporate employees, store employees, and deliver techs and quality techs. They are privately held and rated as the top one hundred best companies to work for, as well as Forbes top one hundred privately held companies. They donate 5% of their profit each year and last year that number was roughly \$50,000,000.00. They are a registered national safe place, which means any youth who feels they are in danger can come to their store and tell a team member they do not feel safe and will be escorted back to a safe location in the store where a store team member can contact the proper authorities.

Mayor Soliman asked for any questions or comments. There were none.

AYES: Ald. Dyke, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

NAYES: None.

ABSENT: None.

**TOPIC: City of Crest Hill Gun/Shooting Range Regulations**

Interim Community Development Director Ron Mentzer commented that this stems from a work session meeting where the Fire District came and presented their development plans for their multiuse complex and Alderman Cipiti asked that there be another discussion regarding what specific regulations the City has in place that addresses the gun shooting range proposed. He also commented that after researching there are no specific regulations that would allow or prohibit gun ranges. He went on to explain the structure of the zoning ordinance not listing gun ranges or shooting ranges in any zoning district, which has a catch-all stating that if it is not listed, it is automatically prohibited by zoning ordinance. Interim Director Mentzer commented in order to allow the gun range under the structure of the City's Ordinance they would have to do a Public Hearing where the City Council will find and approve a Special Use permit where they would find a gun range similar to something else that is already in the zoning ordinance but there is nothing in the Ordinance that you will find similar as a gun range. The only other option accommodating a gun range would be for the applicant to ask for a Text Amendment to the Zoning Regulations that would add some type of gun range listing as a possible permitted use in that particular zoning range, which is M-1, and this would still require a Plan Commission Public Hearing.

Interim Director Mentzer commented that in his opinion as the zoning administrator for the community, he feels the best course of action is to do nothing since the ordinance does not accommodate this and if the Fire District wants to do it at some point in time and make their formal application and they will need to ask for an amendment to the Text of the Zoning Ordinance.

Alderwoman Gazal commented that basically if they do not come for approval, they cannot build a gun range. Interim Director Mentzer commented that that would be his interpretation. Attorney Mike Stiff commented that he concurs with everything Interim Director Mentzer stated, and he thinks that the Text Amendment would go through the entire process of a Public Hearing and residents will come in and speak about it and you will receive a recommendation from the Plan Commission and ultimately it is the City Council's decision.

Alderman Oberlin commented that once again the cart was put before the horse, and they did not have their facts and Council did not learn about it until after the fact.

Alderwoman Gazal commented that the fact our State Representative Natalie Manley is reaching out to some of us to convince us, tells us how much they want it.



**City of Crest Hill Development Handbook****Appendix C****Application for Development**For Office Use Only: **Case Number:**

**Project Name:** Lockport Township Fire Protection District - Training Grounds

**Owner:** Lockport Township Fire Protection District **Correspondence To:** John O'Connor, Chief

**Street No:** 19623 Renwick Rd. **Street No:** 19623 Renwick Rd.

**City, State, Zip:** Lockport, IL 60444 **City, State, Zip:** Lockport, IL 60444

**Phone:** 815-838-3287 **Phone:** 835-919-2445

**Email or fax:** **Email or fax:** joconnor@lockportfire.org

**Property Address:** **Property Information:**

**Street No:** **Lot Width:** 700 l.f.

**City, State, Zip:** **Lot Depth:** 800 l.f.

**PIN:** part of 11-04-29-200-009-0000 **Total Area:** 560,000 sq. ft. ( 12.8558 acres)

\* Attach a copy of the legal description of the property and applicable fees.

\* Submit electronic version of the legal description to:

[mdeharo@cityofcresthill.com](mailto:mdeharo@cityofcresthill.com) and [lthrasher@cityofcresthill.com](mailto:lthrasher@cityofcresthill.com).

**Existing Zoning:** M-1 **Existing Land Use:** Farmland

**Requested Zoning:** M-1 **Proposed Land Use:** Training Grounds with Training and Vehicle Maintenance facility

**Adjoining Properties Zoning and Uses:**

**North of Property:** Forest Preserve

**South of Property:** M-1

**East of Property:** M-1

**West of Property:** M-1

**Purpose Statement (intended use and approval sought):** See attached letter.

## City of Crest Hill Development Handbook

## Appendix C


**Development Request:** Please check all that apply and describe:

- ☐ **Rezoning:** \_\_\_\_\_  
 \* Please attach written responses to items listed in Section 12.8-5 of the Zoning Ordinance.
- ☒ **Special Use:** See attached letter.  
 \* Please attach written responses to items listed in Section 12.7-6 of the Zoning Ordinance.
- ☒ **Variance:** See attached letter.  
 \* Please attach written responses to items listed in Section 12.6-2 of the Zoning Ordinance.
- ☒ **Planned Unit Development:** See attached letter.  
 \* Please attach written responses to items listed in Sections 10.0-4 & 10.5 of the Zoning Ordinance.
- ☐ **Annexation:** \_\_\_\_\_
- ☐ **Plat:** \_\_\_\_\_
- ☒ **Other:** See attached letter. The Lockport Township Fire Protection District will be requesting approval of a Zoning Ordinance Text Amendment for the Shooting Range.

**Contact Information** – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

<b>Civil Engineer</b>	Dwight Trostle, P.E.	<b>Phone Number</b>	o. 224-802-2723 c. 630-774-9023
<b>Company</b>	Pinnacle Engineering Group	<b>Email Address</b>	datrostle@pinnacle-engr.com
Construction Manager			
<b>Contractor</b>	Wally Haderler	<b>Phone Number</b>	o. 309-404-4700 c. 847-450-4584
<b>Company</b>	CORE Construction	<b>Email Address</b>	wallyhaderler@coreconstruction.com
<b>Architect</b>	Jennifer Villena-Johnson	<b>Phone Number</b>	d. 630-574-7074
<b>Company</b>	FGM Architects	<b>Email Address</b>	jennifervillena@fgmarchitects.com
<b>Builder</b>	TBD	<b>Phone Number</b>	_____
<b>Company</b>	_____	<b>Email Address</b>	_____

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

  
 Signature of the Applicant

8/5/24  
 Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

\_\_\_\_\_  
 Signature of the Owner

\_\_\_\_\_  
 Date

# 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.

## FGMARCHITECTS

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.

## FGMARCHITECTS

- 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.

## FGMARCHITECTS

- 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")

## FGMARCHITECTS

- 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**  
[jennifervillena@fgmarchitects.com](mailto:jennifervillena@fgmarchitects.com)

cc: John O'Connor, Fire Chief  
Jason Estes, FGM Architects  
Wally Hadel, CORE Construction  
file

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



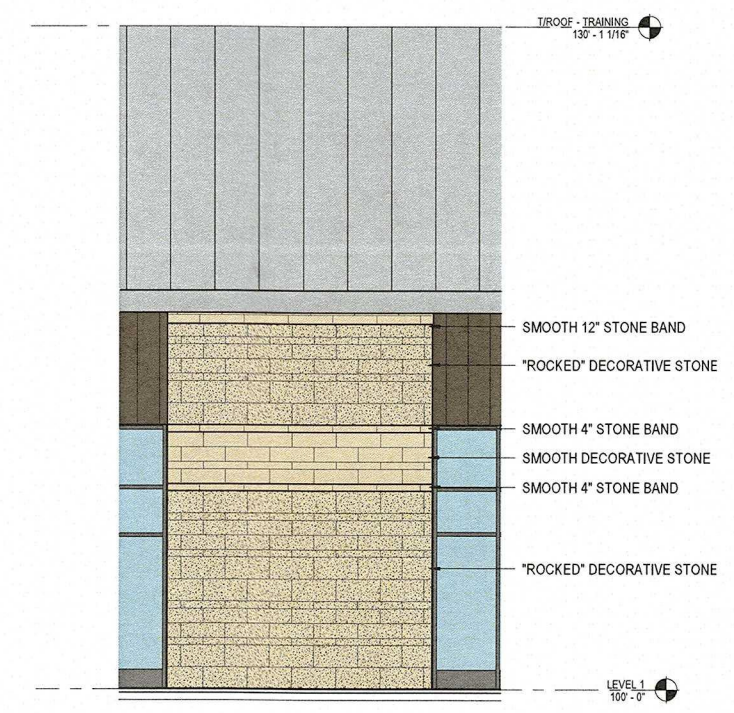
# LOCKPORT TOWNSHIP FPD TRAINING GROUNDS

W DIVISION ST, LOCKPORT, ILLINOIS 60441



NOTE:  
3 DIMENSIONAL CHANNEL LETTER  
FONT STYLE/ HEIGHT AND TEXT  
TO BE DETERMINED.  
BOTTOM OF LOWEST LETTER WILL  
BE APPROXIMATELY 6 FT. ABOVE  
FINISH FLOOR.

WEST ELEVATION



MASONRY WALL DETAIL



NOTE:  
3 DIMENSIONAL CHANNEL LETTER  
FONT STYLE/ HEIGHT AND TEXT  
TO BE DETERMINED.  
BOTTOM OF LOWEST LETTER WILL  
BE GREATER THAN 10 FT. ABOVE  
FINISH FLOOR.

NORTH ELEVATION

## BUILDING 1 - ELEVATIONS

SCALE: 3/32" = 1'-0"

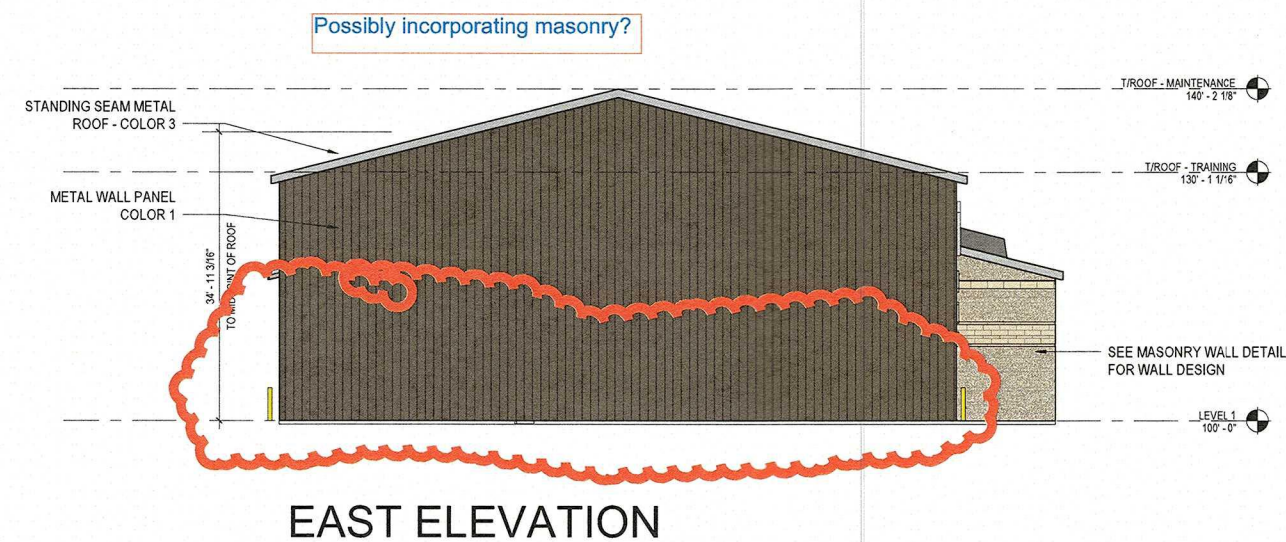


# LOCKPORT TOWNSHIP FPD TRAINING GROUNDS

W DIVISION ST, LOCKPORT, ILLINOIS 60441

Exhibit 6B

Item 1.



## BUILDING 1 - ELEVATIONS



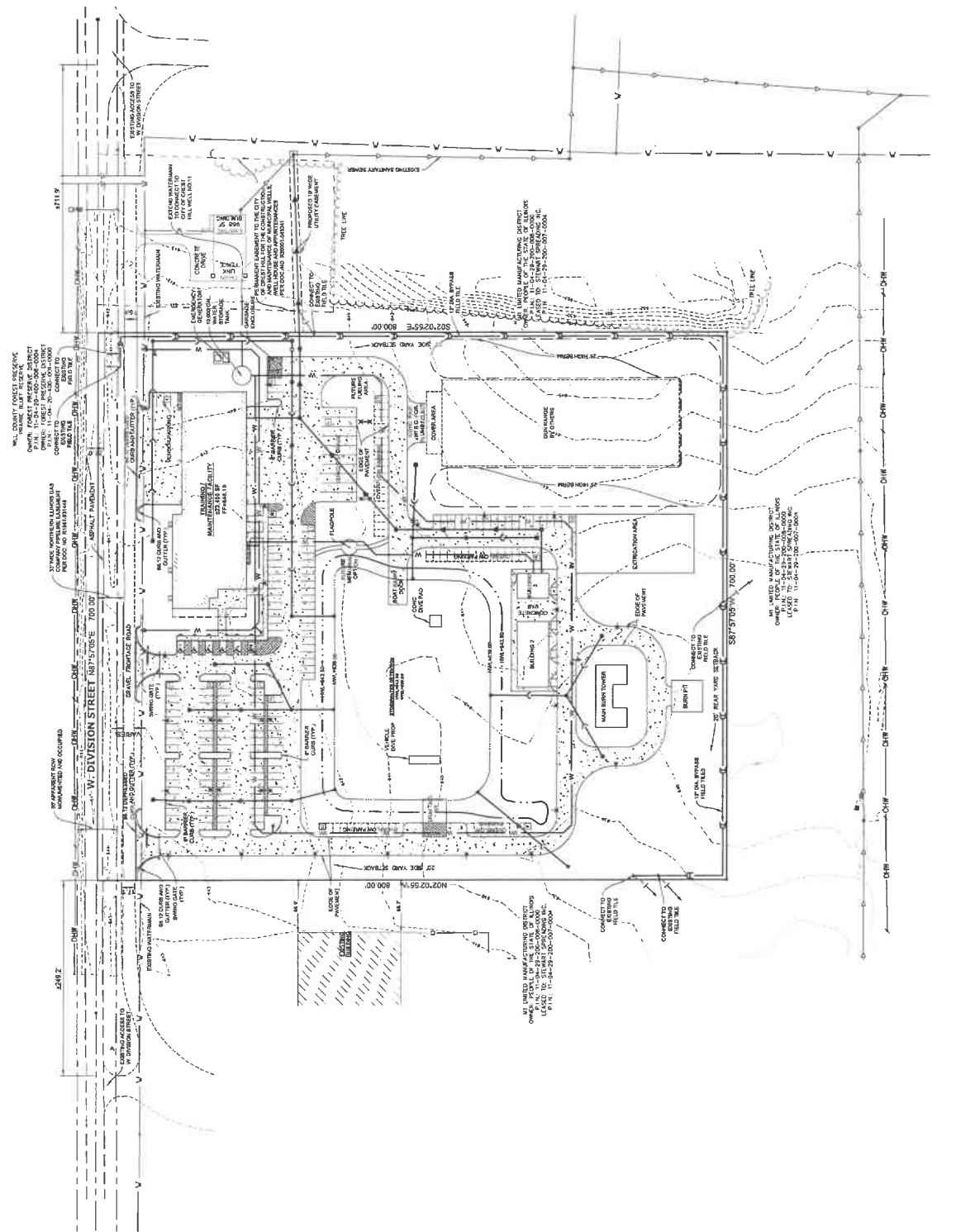
**LOCKPORT TOWNSHIP FPD  
TRAINING & MAINTENANCE FACILITY  
CREST HILL, ILLINOIS**

[illegible]

## REVIEWS

**CONCEPTUAL PLANNED  
UNIT DEVELOPMENT  
SITE PLAN**













1350



✚ [www.pinnacle-engl.com](http://www.pinnacle-engl.com)

CONCEPTUAL PLANNED UNIT DEVELOPMENT - SITE PLAN

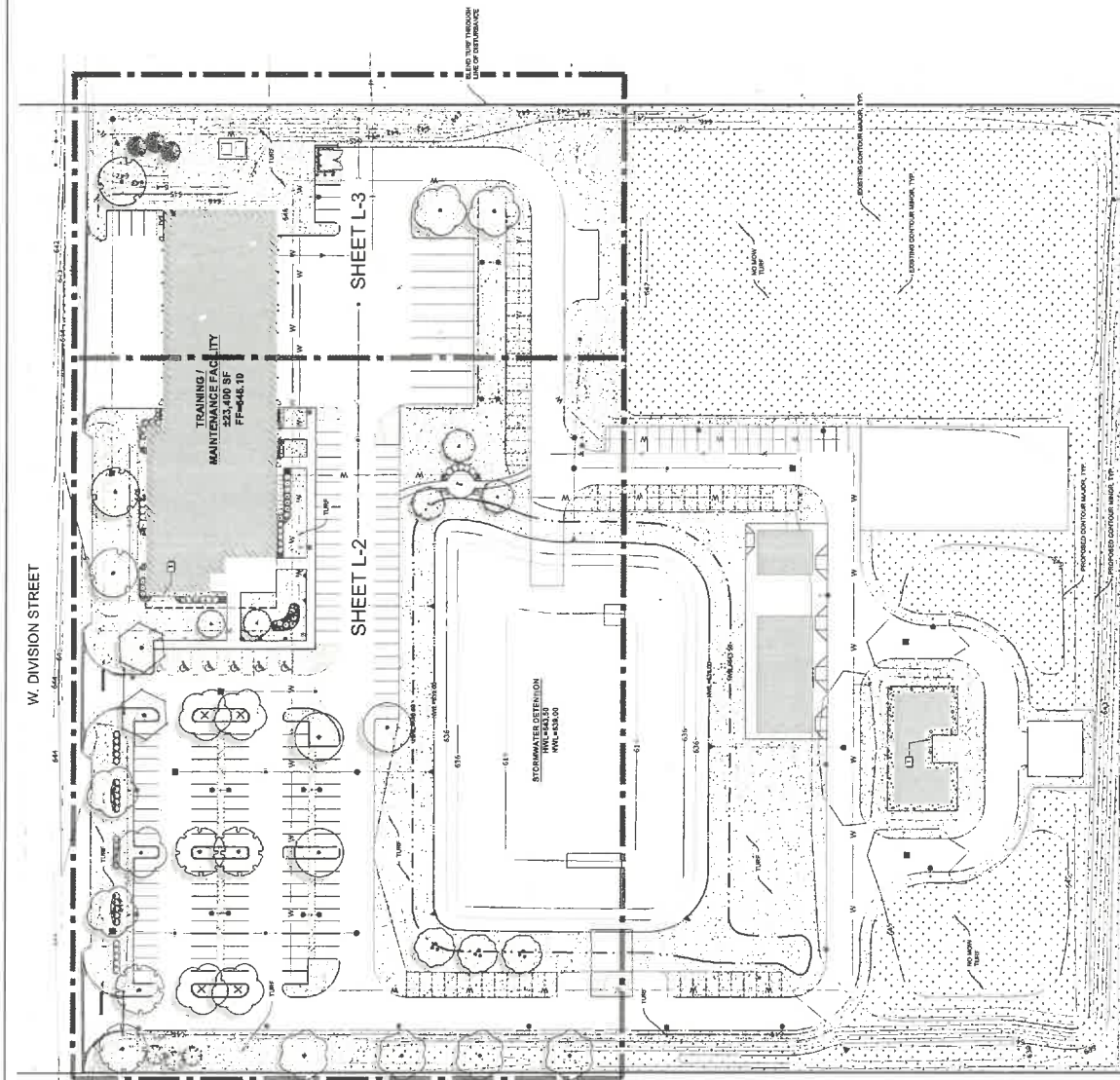
**LEGEND**

	CONCRETE PAVEMENT
	PORTLAND CEMENT CONCRETE
	ASPHALT CONCRETE
	GRAVEL
	SAND
	SUBGRADE
	WATER
	SEWER
	STORM SEWER
	MANHOLE
	CURB AND GUTTER
	DEPRESSED CURB
	MANNING STALL

**UTILITY LEGEND**

EXISTING

[illegible]

[illegible]

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
QTY	



GRAPHICAL SCALE (FEET)

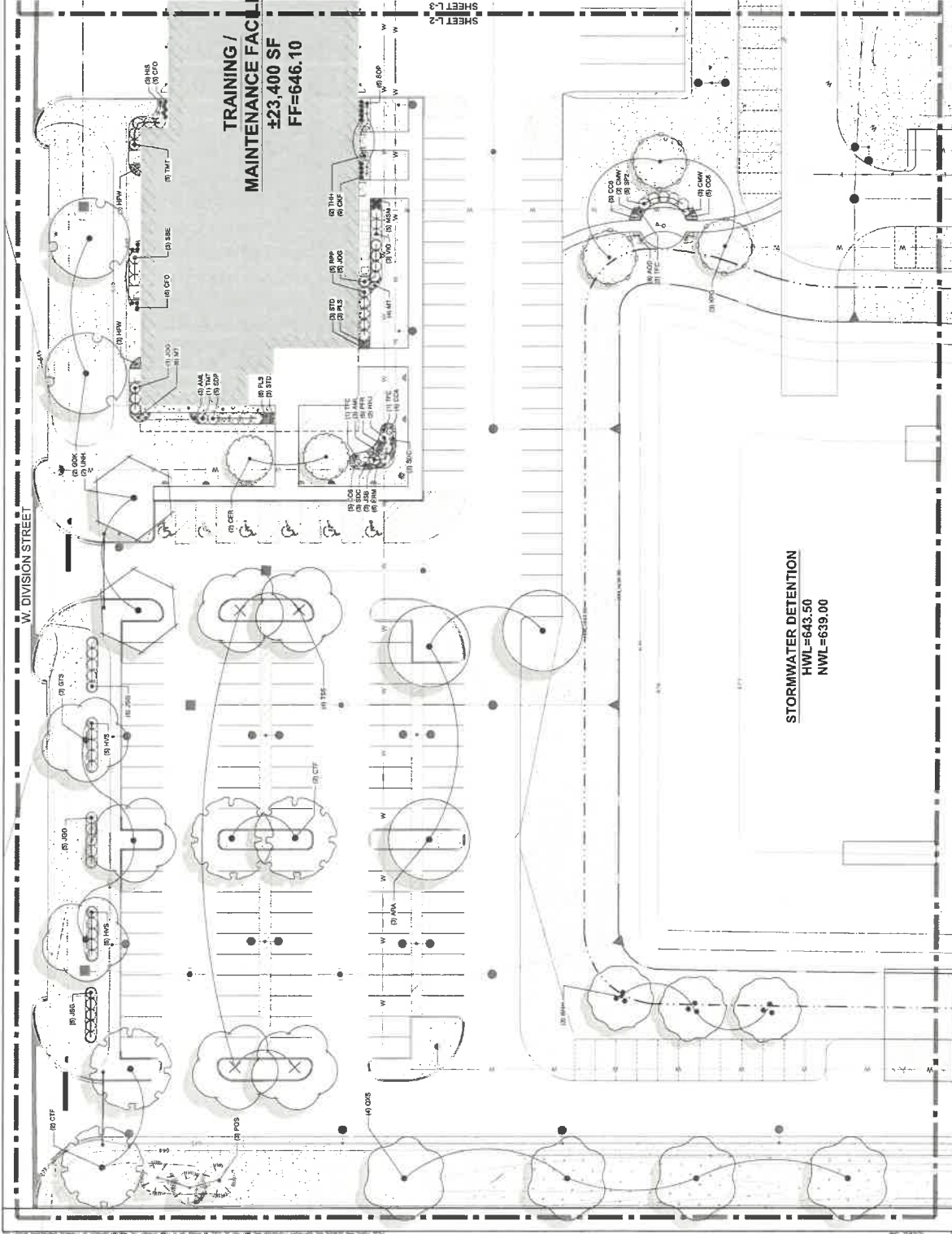
REVISIONS	

## LANDSCAPE OVERVIEW

SHEET L-1 of L-4

*Item 1.*

EXHIBIT 'B'



PLANT KEY	BOTANICAL NAME	COMMON NAME
TREES		
001	Quercus macrocarpa	White Oak
002	Quercus prinus	Pin Oak
003	Quercus rubra	Red Oak
004	Quercus sp.	White Oak
005	Quercus sp.	Pin Oak
006	Quercus sp.	Red Oak
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094	Quercus sp.	White Oak
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097	Quercus sp.	White Oak
098	Quercus sp.	Pin Oak
099	Quercus sp.	Red Oak
100	Quercus sp.	White Oak

REFERENCE NOTES SCHEDULE  
1. STONE ALONG #1 CLEAN STONE



LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT  
CREST HILL, ILLINOIS

PLAN / DESIGN / DELIVER

PINNACLE ENGINEERING GROUP  
ENGINEERING / NATURAL RESOURCES / SURVEYING  
ILL. DESIGN FIRM 134-006289-0010

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/28/2010
2	REVISED PER COMMENTS	09/01/2010
3	REVISED PER COMMENTS	09/01/2010
4	REVISED PER COMMENTS	09/01/2010
5	REVISED PER COMMENTS	09/01/2010
6	REVISED PER COMMENTS	09/01/2010
7	REVISED PER COMMENTS	09/01/2010
8	REVISED PER COMMENTS	09/01/2010
9	REVISED PER COMMENTS	09/01/2010
10	REVISED PER COMMENTS	09/01/2010

LANDSCAPE ENLARGEMENT

SHEET  
L-2  
L-4

Item 1.



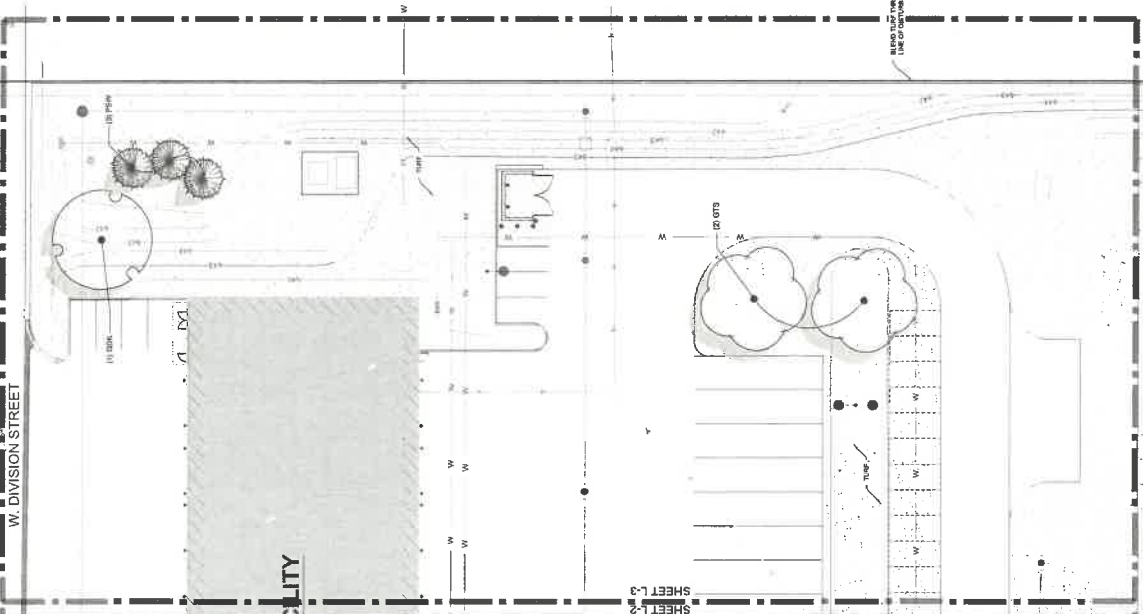
Table with 2 columns: REVISIONS, and a grid for revision tracking.

LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT  
CREST HILL, ILLINOIS

GENERAL PLANTING NOTES

- 1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STRAIGHT BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR GRAPES MAY BE USED TO INDICATE LOCATIONS AS CALLED FOR THE PLANS. AN CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIALS AND SPECIES TO BE USED IN THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND LANDSCAPE ARCHITECT IMMEDIATELY.
- 3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- 4. ALL B&S SOIL SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION. IN A ZONE NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- 5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD FOR PLANT MATERIALS (ANSI Z60.1) AND AS THEY PERTAIN TO THE MOST CURRENT EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S (AAS) STANDARD OF NURSERY STOCK (ANSI Z60.1).
- 6. B&S TREES SHALL BE DUG WITH A BALL OF SOIL. NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BURLAP OR OTHER MATERIAL) TO PREVENT DRYING OUT. COLLAR SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- 7. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- 8. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- 9. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS. DEFECTIVE TREES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 10. ALL PLANTING BEDS SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- 11. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH AMENDMENTS AS REQUIRED. ALL PLANTING BEDS SHALL BE FILLED WITH A PREPARED PLANTING MATURE OF 1 PART TOPSOIL, 1 PART ORGANIC SLOW RELEASE FERTILIZER, 23 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW RELEASE FERTILIZER.
- 12. WHILE PLANTING TREES AND SHRUBS, BACKFILL 1/2 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MATTER. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- 13. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAME.
- 14. ALL TREES SHALL BE TREATED FOR TWOLINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- 15. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- 16. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE TO PREVENT MULCH FROM SPREADING INTO THE PLANTING BEDS. MULCH ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- 17. ALL TURF BEDS SHALL RECEIVE A MINIMUM OF 8" DEPTH OF TOPSOIL. WITH APPROVAL EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL ANALYSIS REPORT HAS BEEN OBTAINED AND THE SOIL ANALYSIS REPORT IS BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE BASED ON A SOIL ANALYSIS TO BE PERFORMED.
- 18. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE OF 10 LBS PER 1000 SQ FT. OF LAWN. THE SEEDING SHOULD BE DONE THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 19. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED. THE TURF SHOULD BE SEEDING UNIFORMLY AT THE RATE OF 10 LBS PER 1000 SQ FT. OF LAWN. THE SEEDING SHOULD BE DONE THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 20. AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTOR'S EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- 21. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.

Table with 3 columns: CODE, INT. (N), AL. NAME, and COMMON NAME. It lists various plant species and their common names.



LANDSCAPE DETAILS

REVISIONS

LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT  
CREST HILL, ILLINOIS

PLAN I DESIGN | DELIVER  
Pinnacle Engineering Group  
ENGINEERING | LANDSCAPE ARCHITECTURE  
CREST HILL, ILLINOIS  
Pinnacle Engineering Group  
184.000000-00.00

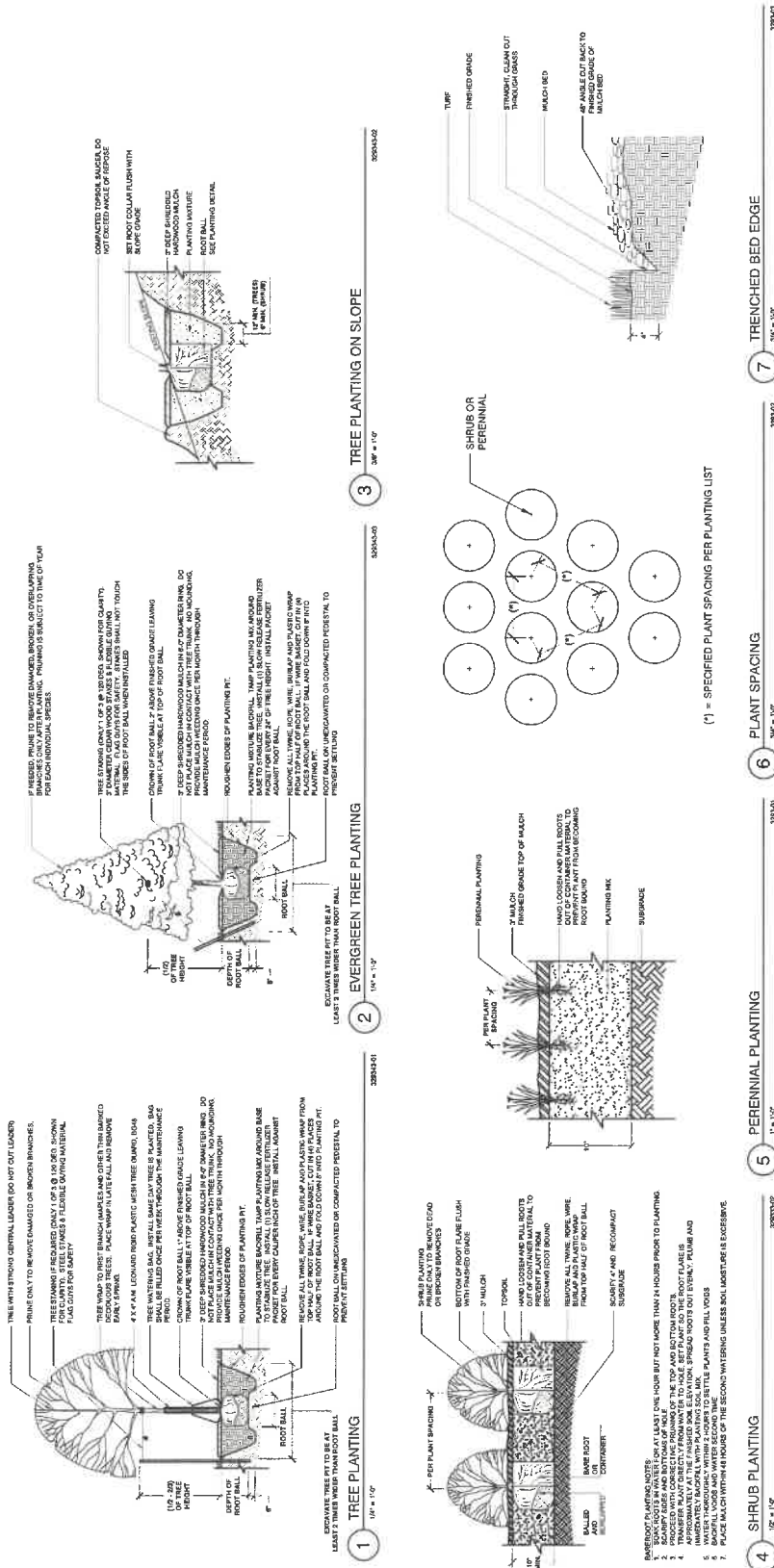




EXHIBIT 'C'

fgma

FGM Architects Inc.  
1211 W 22nd St, Suite 700  
Oak Brook, Illinois 60523  
630.574.3200 Office  
630.574.1070 Fax  
ADMINISTRATIVE DESIGN  
PHONE 634-0033

CIVIL  
FACILITIES ENGINEERING GROUP  
1400 N. WILSON AVENUE, SUITE 100  
OAK BROOK, ILLINOIS 60521  
ADMINISTRATIVE DESIGN  
PHONE 634-0033

STRUCTURAL  
1400 N. WILSON AVENUE, SUITE 100  
OAK BROOK, ILLINOIS 60521  
ADMINISTRATIVE DESIGN  
PHONE 634-0033

MECHANICAL  
1400 N. WILSON AVENUE, SUITE 100  
OAK BROOK, ILLINOIS 60521  
ADMINISTRATIVE DESIGN  
PHONE 634-0033

ELECTRICAL  
1400 N. WILSON AVENUE, SUITE 100  
OAK BROOK, ILLINOIS 60521  
ADMINISTRATIVE DESIGN  
PHONE 634-0033

CONSTRUCTION MANAGER  
CORE CONSTRUCTION GROUP  
1400 N. WILSON AVENUE, SUITE 100  
OAK BROOK, ILLINOIS 60521  
ADMINISTRATIVE DESIGN  
PHONE 634-0033

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CONSTRUCTION

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NO.	DATE	DESCRIPTION
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100	11-05-2024	FOR SUBMITTAL

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

OVERALL  
ARCHITECTURAL SITE  
PLAN

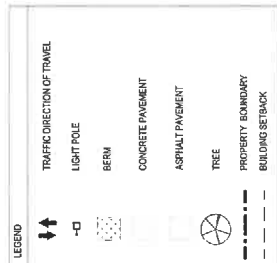
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SHEET NO.

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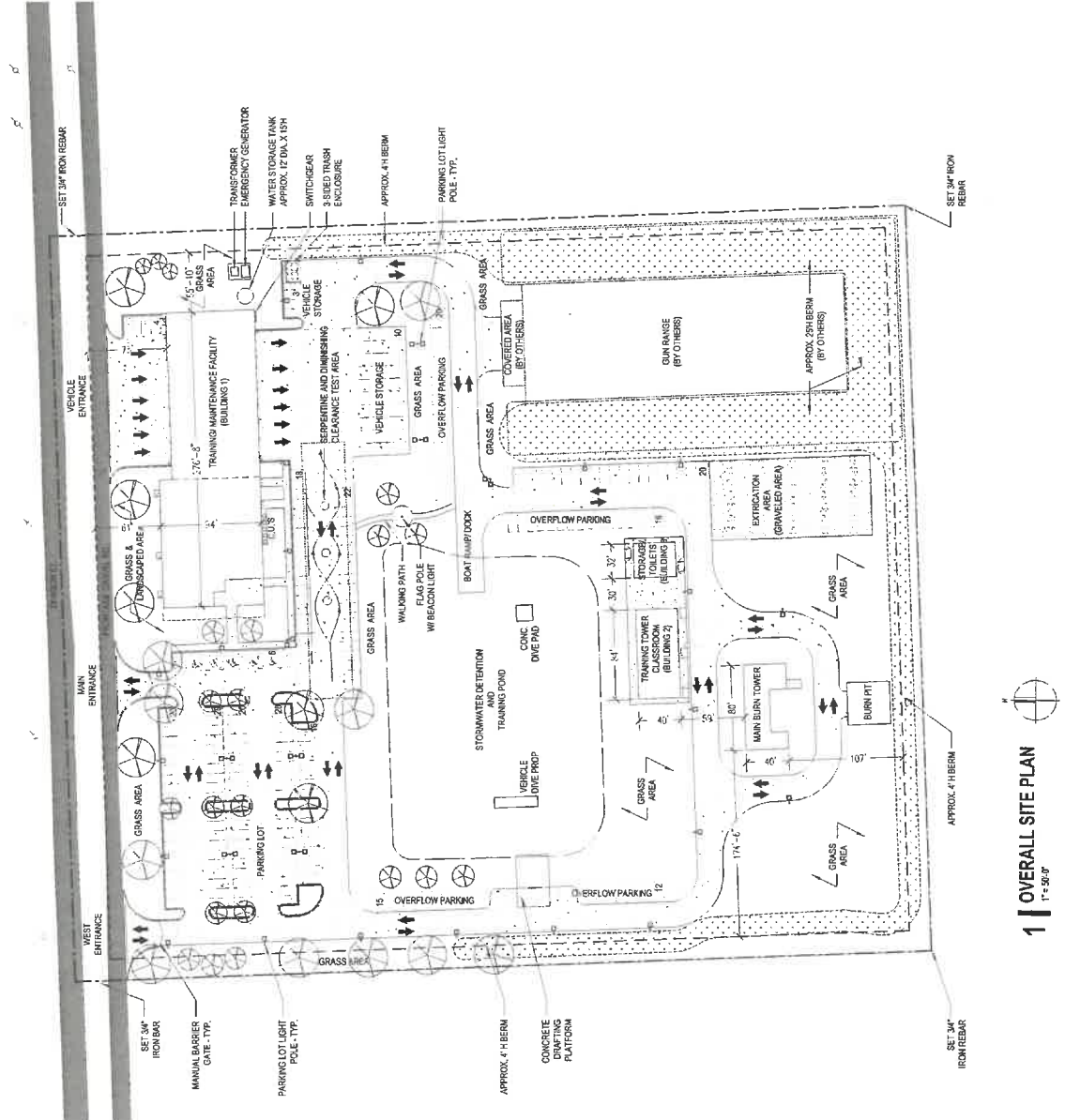
Item 1.

- GENERAL NOTES
1. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
  2. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
  3. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  4. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  5. BUILDINGS ON SITE:
    - 5.1. BUILDING 1 (TRAINING MAINTENANCE FACILITY, 23,100 USF)
    - 5.2. BUILDING 2 (TRAINING MAINTENANCE FACILITY, 23,100 USF)
    - 5.3. BUILDING 3 (TRAINING MAINTENANCE FACILITY, 23,100 USF)
    - 5.4. MAIN BURN TOWER, 7,800 USF
    - 5.5. IMPROVISED AREA, 14,100 USF
    - 5.6. IMPROVISED AREA, 14,100 USF
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    - 5.100. IMPROVISED AREA, 14,100 USF



USE	REQUIRED PKG.	ACTUAL PKG.
BUSINESS (ZONING ORD. 11.2-6)	38 (CLASSROOMS)	4 (EMPLOYEES)
WAREHOUSE (ZONING ORD. 11.2-4)	4 (EMPLOYEES)	12 VEHICLES
TOTAL	50	169

- PARKING NOTES
1. THREE (3) IC PARKING REQUIRED, SIX (6) ARE PROVIDED.
  2. TEN (10) LARGE VEHICLE (FIRE TRUCK) STORAGE SPACES ARE PROVIDED.
  3. THREE (3) STANDARD VEHICLE STORAGE PARKING SPACES ARE PROVIDED.
- OVERFLOW PARKING OF 60 IS PROVIDED IN ADDITION TO PARKING LISTED IN TABLE ABOVE.



1 OVERALL SITE PLAN  
1" = 50'-0"

Luminaire Schedule		Calculation Summary											
Symbol	Qty	Label	LLF	Lumens	Watts	Description	[MANUFAC]	Units	Avg	Max	Min	Avg/Min	Max/Min
	24	R4	1.000	16573	133.14	RSX1 LED P4 40K R4	Lithonia Lighting	Fc	1.19	16.3	0.0	N.A.	N.A.
	2	R4-2L	1.000	16573	133.14	RSX1 LED P4 40K R4	Lithonia Lighting	Fc	1.86	3.0	1.3	1.43	2.31
	6	RS-2	1.000	16793	133.14	RSX1 LED P4 40K RS	Lithonia Lighting	Fc	3.10	16.0	0.5	6.20	32.00
	11	W-FTM	1.000	4742	46.6589	W0GE2 LED P4 40K 70CRI TFM	Lithonia Lighting	Fc	4.78	12.5	2.6	1.84	4.81

Notes :  
1. Calculation Work Plane : Grade  
2. Fixture Mounting Height : AS NOTED  
3. Calculation Point Spacing : 10'x10'



CIVIL  
ENGINEERING GROUP  
1811 E. 11th St.  
Chicago, IL 60605  
630.574.8320  
630.574.7070 FAX  
MAILING: 184.000000  
P001

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P001

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implementation.

NO	DATE	DESCRIPTION
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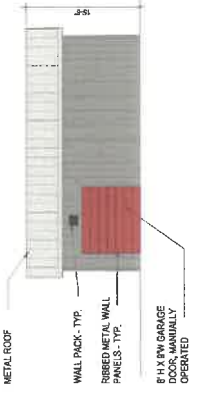
LOCKPORT TOWNSHIP FPD  
TRAINING GROUNDS  
LOCKPORT FIRE PROTECTION DISTRICT  
W DIVISION ST, LOCKPORT, ILLINOIS 60441  
PUD SUBMITTAL

BUILDINGS 2 (TOWER  
TRAINING CLUSTER) &  
BUILDING 3 (TOILET/  
STORAGE)

SHEET NO.  
A - 12

Item 1.

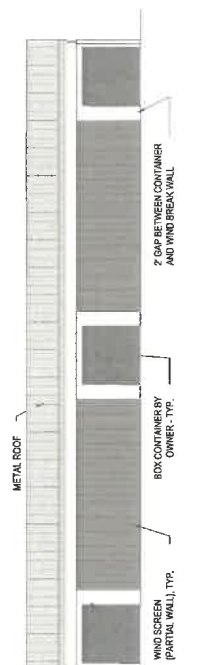
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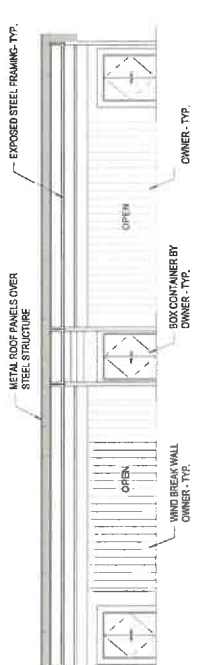
7 NORTH ELEVATION - BUILDING 3  
18' = 1'-0"



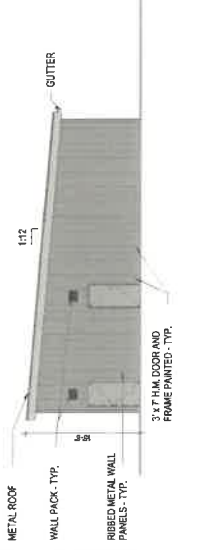
4 SOUTH ELEVATION - BUILDING 3  
18' = 1'-0"



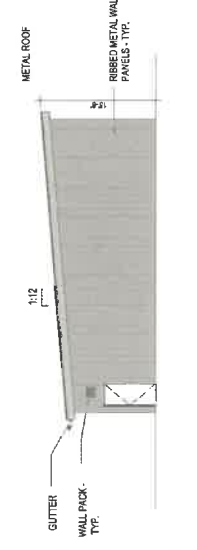
5 NORTH ELEVATION - BUILDING 2  
18' = 1'-0"



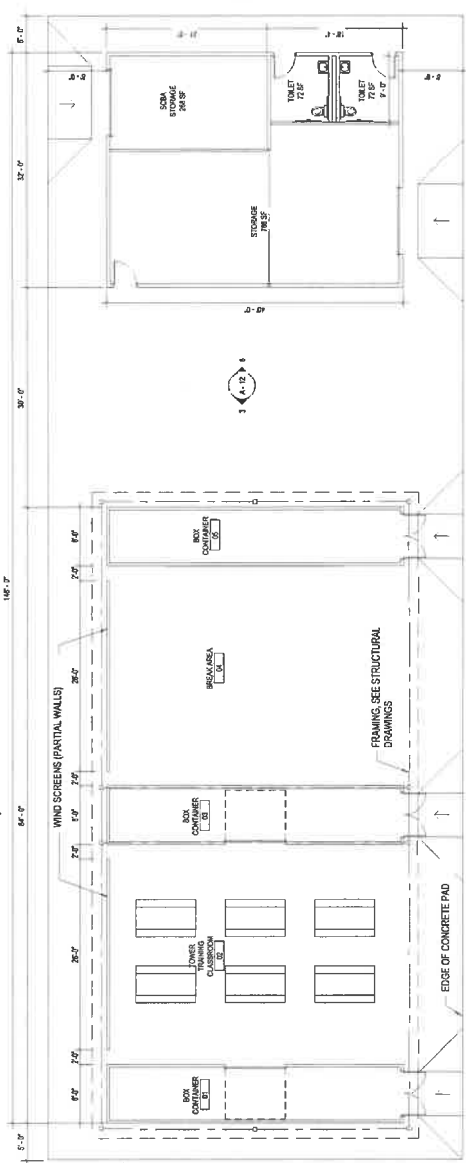
5 SOUTH ELEVATION - BUILDING 2  
18' = 1'-0"



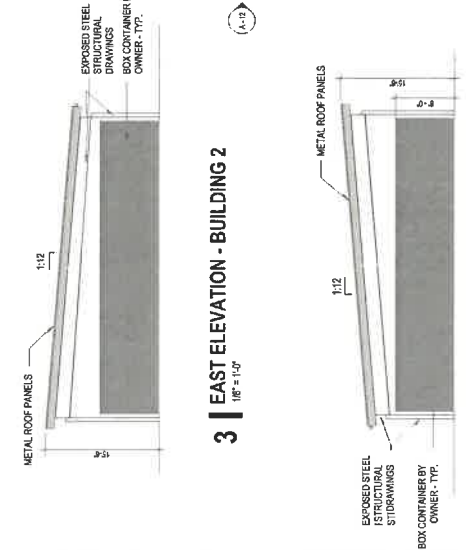
6 EAST ELEVATION - BUILDING 3  
18' = 1'-0"



6 WEST ELEVATION - BUILDING 3  
18' = 1'-0"



1 FLOOR PLAN - BUILDING 3  
18' = 1'-0"



1A FLOOR PLAN - BUILDING 2  
18' = 1'-0"

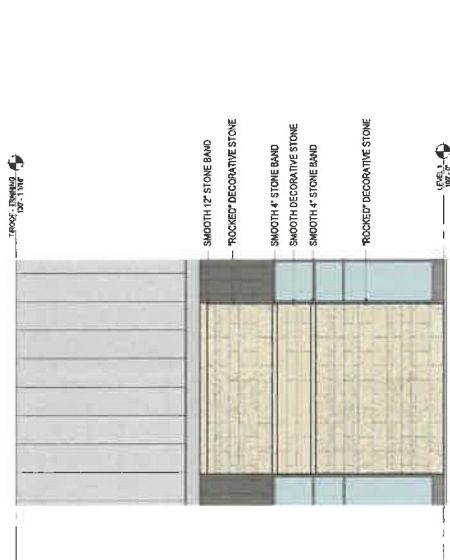
2 WEST ELEVATION - BUILDING 2  
18' = 1'-0"

# LOCKPORT TOWNSHIP FPD TRAINING GROUNDS

W DIVISION ST, LOCKPORT, ILLINOIS 60441

EXHIBIT 'F'

PG. 1



WEST ELEVATION

NOTE:  
3 DIMENSIONAL CHANNEL LETTER  
FONT STYLE, HEIGHT AND TEXT  
TO BE DETERMINED.  
BOTTOM OF LOWEST LETTER WILL  
BE GREATER THAN 10 FT. ABOVE  
FINISH FLOOR.



NORTH ELEVATION

NOTE:  
3 DIMENSIONAL CHANNEL LETTER  
FONT STYLE, HEIGHT AND TEXT  
TO BE DETERMINED.  
BOTTOM OF LOWEST LETTER WILL  
BE GREATER THAN 10 FT. ABOVE  
FINISH FLOOR.

MASONRY WALL DETAIL

## BUILDING 1 - ELEVATIONS

SCALE: 3/32" = 1'-0"

LOCKPORT FIRE PROTECTION DISTRICT  
Job No. 23-3640.02

Published 08/05/24

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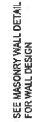
fgma

Item 1.

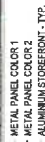


EXHIBIT 'F'

PG. 2



— STANDING SEAM METAL ROOF - COLOR 3



# BUILDING 1 - ELEVATIONS

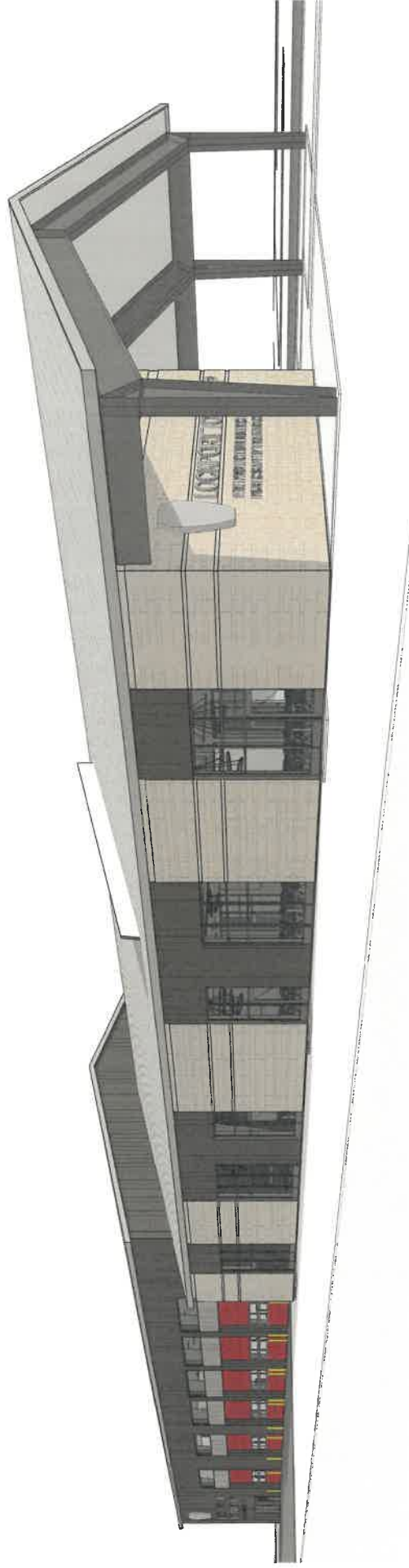
fgma

34

# LOCKPORT TOWNSHIP FPD TRAINING GROUNDS

W DIVISION ST, LOCKPORT, ILLINOIS 60441

EXHIBIT 'F'  
PG. 3



VIEW LOOKING SOUTH EAST

## PERSPECTIVE

LOCKPORT FIRE PROTECTION  
DISTRICT  
Job No. 23-3640.02  
Published 07/25/24  
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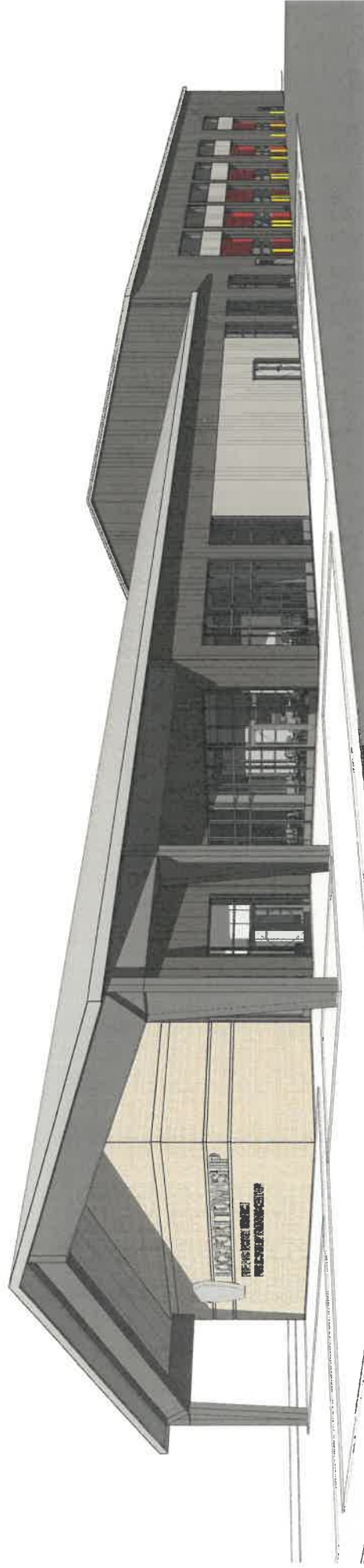
fgma

Item 1.

# LOCKPORT TOWNSHIP FPD TRAINING GROUNDS

W DIVISION ST, LOCKPORT, ILLINOIS 60441

EXHIBIT 'F'  
PG. 4



VIEW LOOKING NORTH EAST

## PERSPECTIVE

LOCKPORT FIRE PROTECTION  
DISTRICT  
Job No. 23-3640.02  
Published 08/05/2024  
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fgma

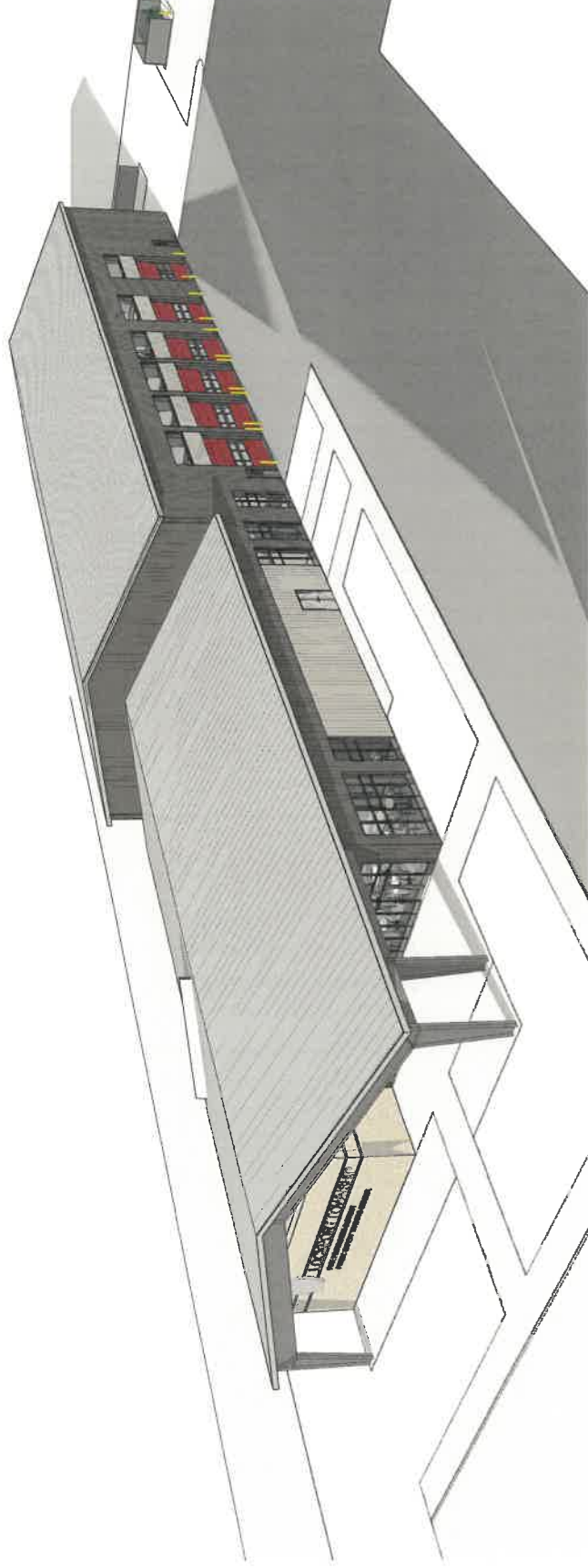
Item 1.



# LOCKPORT TOWNSHIP FPD TRAINING GROUNDS

W DIVISION ST, LOCKPORT, ILLINOIS 60441

EXHIBIT 'F'  
PG. 5



VIEW LOOKING NORTH EAST

## AERIAL IMAGE

LOCKPORT FIRE PROTECTION  
DISTRICT  
Job No. 23-3640.02  
Published 08/05/2024  
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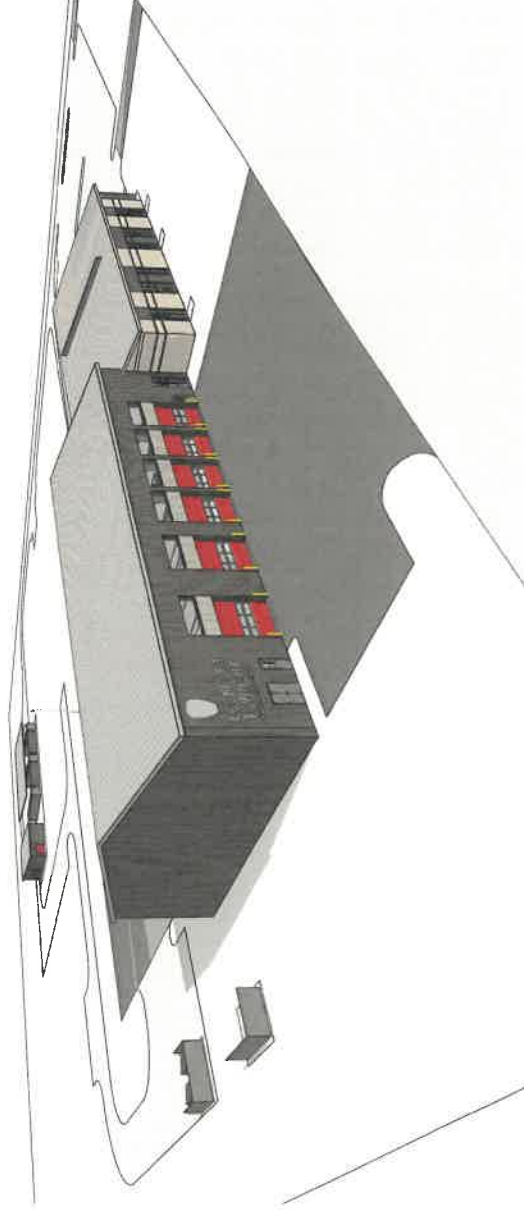
fgma

Item 1.

# LOCKPORT TOWNSHIP FPD TRAINING GROUNDS

W DIVISION ST, LOCKPORT, ILLINOIS 60441

EXHIBIT 'F'  
PG. 8



VIEW LOOKING SOUTH WEST

## AERIAL IMAGE

LOCKPORT FIRE PROTECTION  
DISTRICT  
Job No. 23-3640.02  
Published 08/05/2024  
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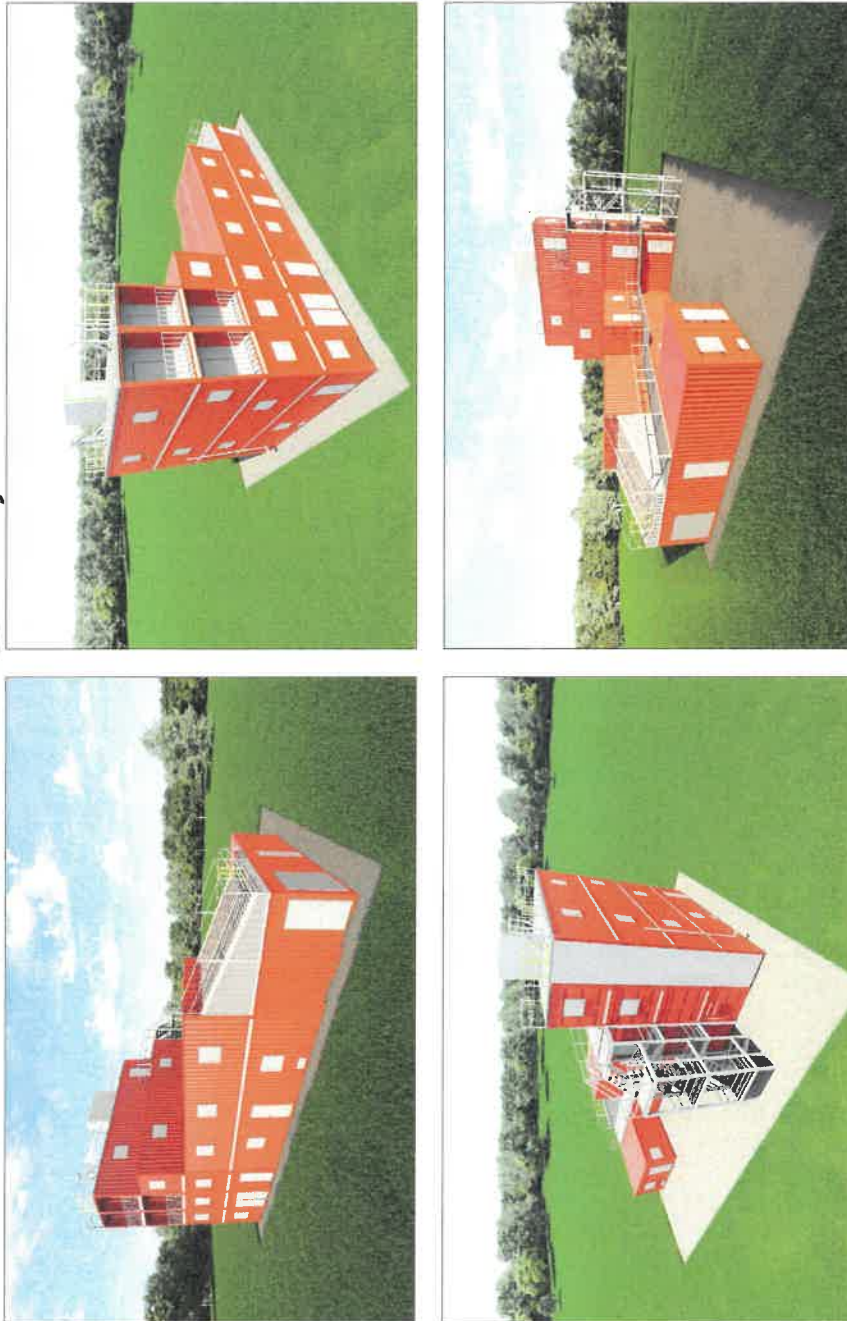
fgma

Item 1.

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

18 - 40' ISO CONTAINERS  
1 - 20 ISO CONTAINER  
6 - 14'X8 BURN ROOMS  
6 - 14'X8 BURN ROOMS  
5 - 4'X8 BURN APRONS  
1 - BURN BALCONY  
5 - BURN WINDOWS  
5 - BURN DOORS  
11 - 12-ZONE RTD SYSTEM  
27 - FLOOR DRAINS  
5 - FUSH-OUT HATCHES  
3 - BURN CARTS  
18 - 36X36 WINDOWS  
24 - 36X80 DOORS  
3 - STANDARD COMMERCIAL DOORS  
W/ "DO NOT ENTER" LABELS  
1 - V.E.S. WINDOW  
1 - 5-LEVEL INT. CENTRAL STAIRCASE  
1 - 5-LEVEL INT. STAIRCASE  
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 ROOF PITCH  
PROP16/12 PITCH  
10 - SAFETY GATES  
1 - BASEMENT WINDOW PROP  
1 - HINGED GARGE DOOR PROP  
1 - BULKHEAD DECK ACCESS  
2 - RAPPEL ANCHORS  
3 - RECESSED BALCONIES  
4 - F.E. DOORS  
36 - FLOOR DRAINS  
TRAINING AREA = 7692 SQ.FT.

**TRAINING AREA = 7892 SQ.FT.**



## CONCEPTUAL VIEWS

THIS DRAWING AND ANY INFORMATION OR DESCRIPTIVE MATTER SET OUT HEREON, ARE THE CONFIDENTIAL AND COPYRIGHT PROPERTY OF AMERICAN FIRE TRAINING SYSTEMS AND MUST BE HELD IN THE STRICTEST CONFIDENCE BY THE RECIPIENT AND MUST NOT BE COPIED, LOANED OR DISCLOSED TO ANY THIRD PARTY, OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM AMERICAN FIRE TRAINING SYSTEMS.

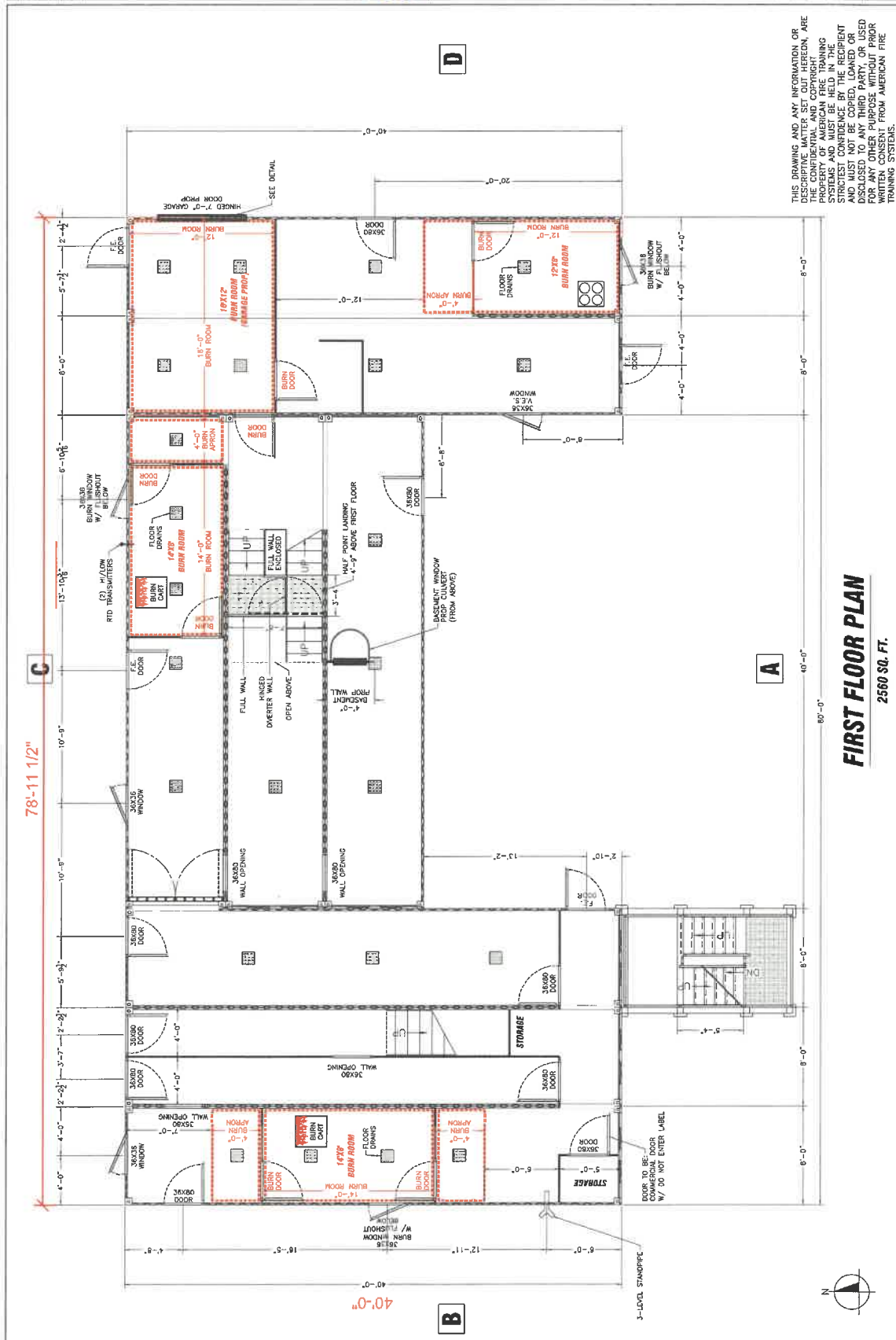
DRAWN BY: PRD	
REV: -	
DATE: 05-31-23	
SCALE: -	
P NO. P001208	
DWG NO.	<b>A00</b>

# ADD

A01

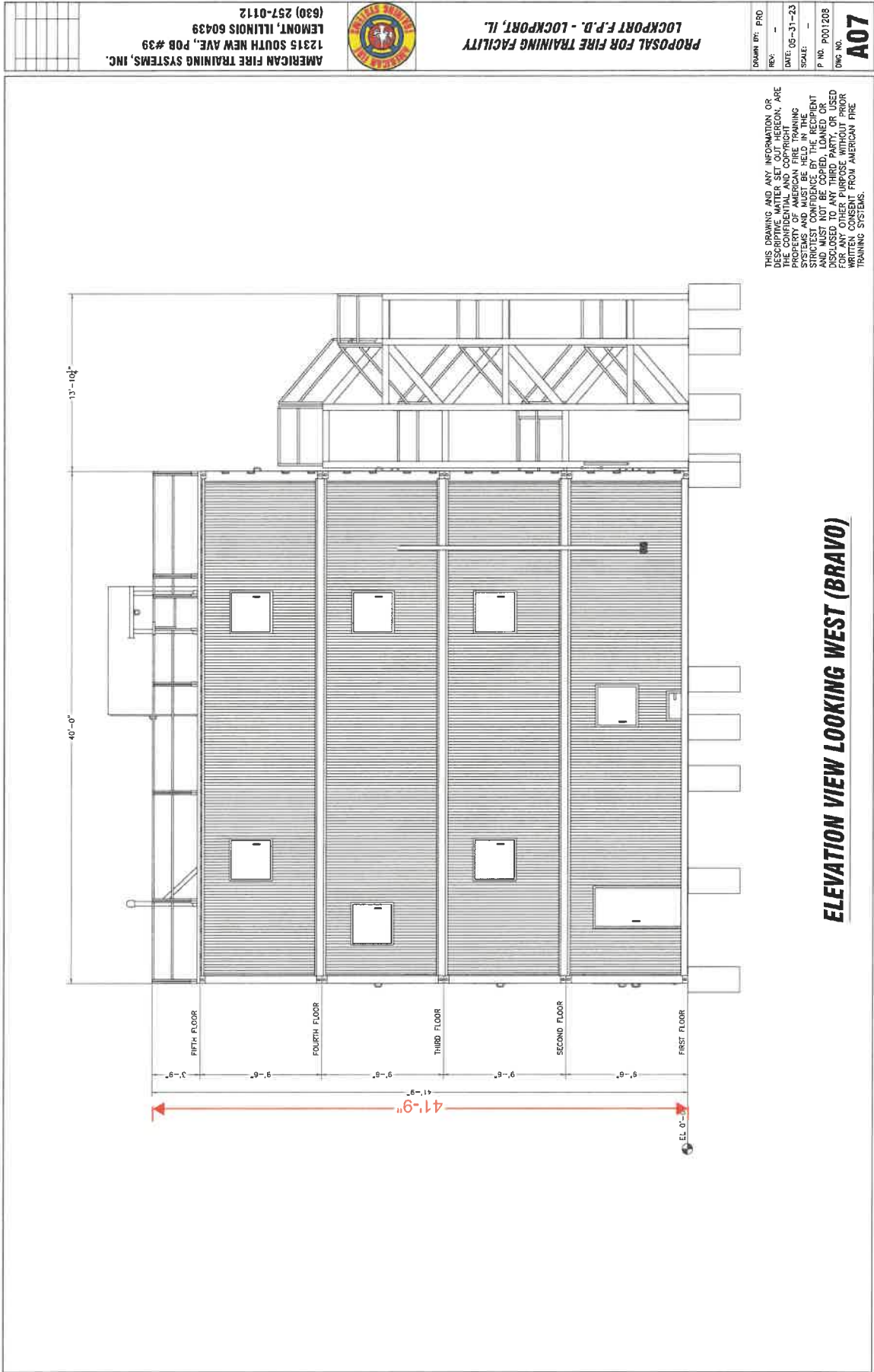
# FIRST FLOOR PLAN

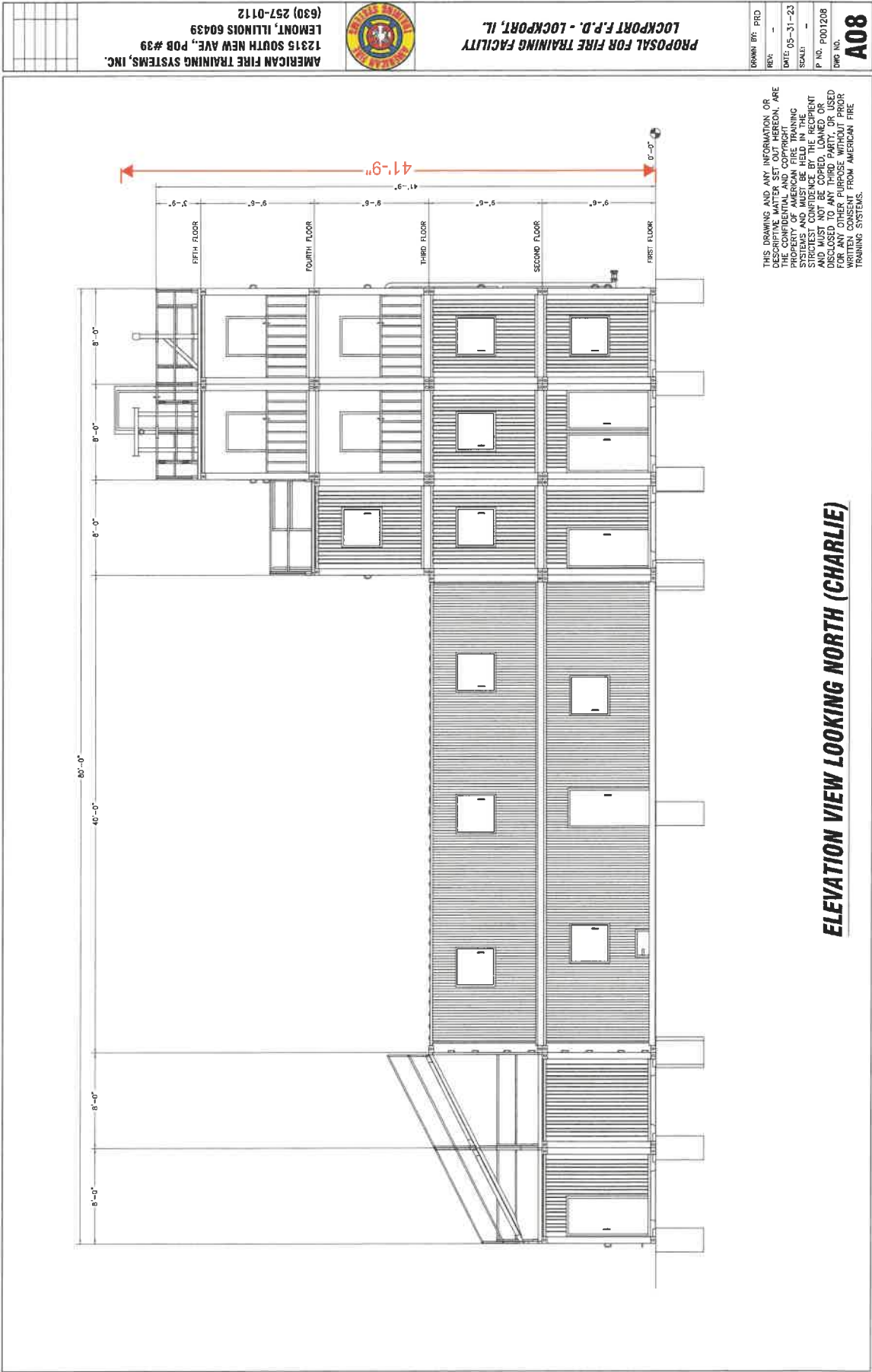
2560 SQ. FT.

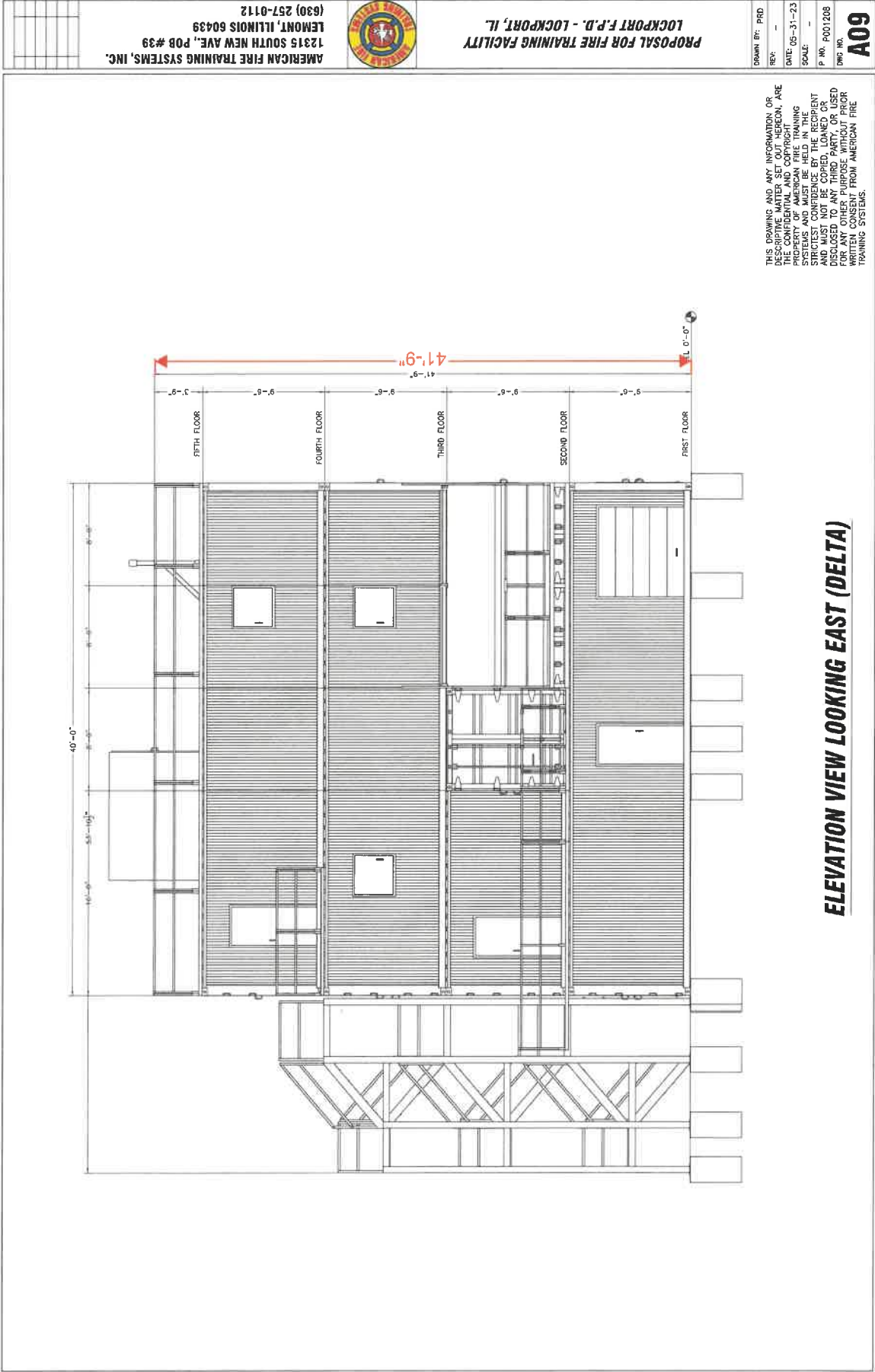
















Richard Harang  
Chief of Police

# LOCKPORT POLICE DEPARTMENT

1212 S. Farrell Road  
Lockport, IL 60441  
(815) 838-2132  
Fax: (815) 838-9233  
[www.lockportpolice.info](http://www.lockportpolice.info)

August 1, 2024

Chief John O'Connor  
Lockport Township Fire Protection District  
19623 Renwick Rd.  
Lockport, IL 60441

Chief O'Connor,

On July 9, 2024, the Lockport Police Department firearms training staff conducting noise level testing at the Illinois Department of Corrections firing range, located on Caton Farm Rd., to determine the impact that the placement of noise dampening berms would have on the decibel levels generated by gunshots. All the testing was conducted using a decibel meter located 25 yards from the firearm at the time of the shot.

These tests resulted in the following data:

- With no berm in place and behind the shooter, the average decibel level recorded was 88 dB.
- When recorded behind a 12 ft berm and behind the shooter, the average decibel level recorded was 62 dB.
- When recorded behind a 12 ft berm and in front of the shooter, the average decibel level recorded was 72 dB.

The first two tests were to determine the sound impact of adding a fourth berm to the proposed range project. By installing a berm behind the firing line, the testing showed that we can expect a 18% reduction in the sound level produced. For comparison, 62 dB is the equivalent of a normal conversation being conducted by two people three feet apart (See the attached Decibel Level Comparison Chart from Yale University <https://ehs.yale.edu/sites/default/files/files/decibel-level-chart.pdf>). Additionally, this reading was taken at 25 yards; the noise level will continue to drop as the distance between the gunshot and the person hearing it increases.

The final test was to determine the noise level being generated by the existing Illinois Department of Corrections and Illinois State Police Ranges. This test showed that by orienting the range so that the firing line faces away from residences, there would be a 20% decrease in the level of noise being generated by the use of the range.



**Richard Harang**  
Chief of Police

# LOCKPORT POLICE DEPARTMENT

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(815) 838-2132  
Fax: (815) 838-9233  
[www.lockportpolice.info](http://www.lockportpolice.info)

If you have any questions regarding this testing or the test results, please do not hesitate to reach out.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Huff".

**Ron Huff**  
Deputy Chief of Police

## ***Decibel Level Comparison Chart***

<b>Environmental Noise</b>	<b><i>dBA</i></b>
Jet engine at 100'	140
<b>Pain Begins</b>	<i>125</i>
Pneumatic chipper at ear	120
Chain saw at 3'	110
Power mower	107
Subway train at 200'	95
Walkman on 5/10	94
<i>Level at which sustained exposure may result in hearing loss</i>	<i>80-90</i>
City Traffic	85
Telephone dial tone	80
Chamber music, in a small auditorium	75-85
Vacuum cleaner	75
Normal conversation	60-70
Business Office	60-65
Household refrigerator	55
Suburban area at night	40
Whisper	25
Quiet natural area with no wind	20
Threshold of hearing	0

Note: dBA = Decibels, A weighted



## City Council Work Session Agenda Memo

Crest Hill, IL

**Meeting Date:** 09/09/2024

**Name:** Ronald Mentzer, Interim Community & Economic Development Director

**Department:** Community Development

**Topic:** Lockport Township Fire Protection District Fee Waiver Request for Proposed New Training Grounds Facility

**Summary:** The Lockport Fire Protection District has submitted the attached August 2, 2024, City Fee waiver request for its proposed new Training Grounds Project. A summary of the estimated City permit fees that would normally be collected for this project includes:

- Planning, Zoning Engineering application, review, and inspection fees: \$20,000-\$25,000+/-
- Sewer and Water Tap-on fees: \$37,000 +/-
- Building Permit Fees: \$35,000 +/-

**Points To Consider:**

- The City has waived permit fees for other significant projects other overlapping governmental jurisdictions have constructed in the City, including the Will County Children's Advocacy Center, the Will County Highway Salt Storage Dome, and major park renovation improvements the Lockport Park District has or is planning to construct in the City of Crest Hill.
- The City will incur outside legal and consulting expenses to review and inspect the proposed LTFPD Training Grounds Project. Any waiver of fees by the City Council should be conditioned on the LTFPD executing an agreement with the City under which the District agrees to reimburse the City for all outside legal and consulting costs it incurs to review and inspect the project.

**Recommended Council Action:** Direct Staff and the City Attorney to prepare a fee waiver and City expense reimbursement agreement with the Lockport Township Fire Protection District for their new Training Grounds Project.

**Financial Impact:** If this request is approved, the City would forgo the collection of approximately \$95,000 in fee revenue.

**Attachments:** August 2, 2024, Fee Waiver Request from LTFPD Chief John O'Connor

## *Lockport Township Fire Protection District*

19623 RENWICK ROAD | LOCKPORT, ILLINOIS 60441  
OFFICE 815.838.3287 | FAX 815.838.9141 | WWW.LOCKPORTFIRE.ORG



August 2, 2024

Mr. Tony Graff,  
Crest Hill City Administrator  
20600 City Center Boulevard  
Crest Hill, Illinois 60403

RE: Building Permit Fees

Dear Mr. Graff,

On behalf of the Lockport Township Fire Protection District, I respectfully request that the City of Crest Hill waive all applicable fees for the Lockport Fire Public Safety Training and Maintenance Facility that is being proposed to be built on Division St., on the former Illinois Department of Corrections property.

I thank you in advance for your consideration and please feel free to contact me with any questions or concerns.

Most Sincerely,

A handwritten signature in black ink, appearing to read "John O'Connor".

John O'Connor  
Fire Chief

cc. Lockport Township Fire District Trustees  
FGMA Architects  
CORE Constriction  
Karl Ottosen Esq.

# SPESIA & TAYLOR

## MEMO

To: Mayor and City Council  
From: Michael R. Stiff, Spesia & Taylor  
Date: September 9, 2024  
Re: Proposed changes to Plan Commission Ordinance(s)

---

Mayor and City Council,

The Plan Commission last month revised its Bylaws to reflect the new monthly meeting date on Thursday and to change the meeting location from the old City Hall address to the new City Center. In the process of reviewing the Bylaws to make those changes, Bill Thomas, the PC Chair suggested some additional modifications to make the Bylaws consistent with current practice. It was unclear when the Bylaws were originally drafted and approved, or when they were last amended since there was no date on the document.

In working with Bill Thomas to get the Bylaws updated, we looked to the City's Code Sections which create the Plan Commission to make sure that the Bylaws were consistent with those Ordinances, and in doing so, we noted that the Ordinance on Plan Commission compensation could be subject to varying interpretations.

As a result, Bill Thomas met with the Mayor to discuss these issues and concerns. The Mayor advised that the matter would need to be discussed with the City Council at a work session to determine the Council's direction as to what modifications should be made to the Ordinances.

Attached is the version of the Bylaws passed by the Plan Commission in August. The one section which was not changed at all, pending the Council's direction at tonight's meeting, is the Section on meeting attendance and the potential removal of a Plan Commission member due to absences.

In addition to the Plan Commission Bylaws, I have attached the current Plan Commission Ordinances for the City, specifically Chapter 2.80, Sections 2.80.010 through 2.80.080, as well as a document showing Bill Thomas' proposed changes to Section 2.80.040 in red. You will note that depending on what the Council directs tonight, there will need to be a corresponding change to the Plan Commission Bylaws Section V.

For discussion tonight is the topic of Plan Commission Compensation and the proposed modifications regarding removal for excessive absences. I have included all the Plan Commission Ordinances for review in case the Council wants to make any other changes. One other item that I noted in my review of these ordinances is the mandatory language in Section 2.80.050 regarding

an annual report being mandated. I am not aware of any annual report being filed with the Mayor and Council during Spesia & Taylor's time as City Attorney. Each of the Plan Commissions "transactions and recommendations" as referred to in Section 2.80.050 are communicated to the Mayor and City Council via "Findings and Decision" documents which are attached to Ordinances which come to the Council for approval or denial following the monthly Plan commission meetings, so I see no reason for an annual report to be mandated. My recommendation would be that Section 2.80.050 be amended to require the Plan Commission to continue its practice of submitting written Findings and Decision on all matter to the Mayor and City Council rather than via an "annual report."

With respect to the proposed changes to the Compensation Section of the Code, the Council can consider alternative options such as going to a per meeting attended model.

MRS



**BY-LAWS OF THE CREST HILL PLAN COMMISSION****I. PLAN COMMISSION**

The Plan Commission shall consist of seven (7) members appointed by the Mayor of the City and confirmed by the City Council. The term of office shall be three (3) years and may be renewed for another term by mutual consent of the Mayor and member, subject to confirmation by the City Council. Vacancies shall be filled in the same manner. Members may be removed by the Mayor for cause after written charges have been filed and after a public hearing has been held, if demanded by the member so charged.

**II. OFFICERS & REGULAR MEETINGS**

- A. Plan Commission Officers shall be elected annually at the Commission's May meeting. If the May Plan Commission meeting is canceled for lack of agenda items, then the annual election of Plan Commission Officers shall be conducted at the first meeting thereafter.
- B. The Plan Commission shall meet on the second (2<sup>nd</sup>) Thursday of each month in the City Council Chambers, 20600 City Center Boulevard, Crest Hill, Illinois 60403, unless otherwise specified by the presiding Officer.
- C. Adjourned annual meetings or adjourned monthly meetings of the Commission may be held at such time and place as may be fixed in the resolution of adjournment or notice of special meeting. If no other place is fixed in the resolution, the meeting shall be held in the City Council Chambers, 20600 City Center Boulevard, Crest Hill, Illinois 60403.
- D. All regular meetings shall be held at 7:00 p.m.

**III. SPECIAL MEETINGS**

- A. Special meetings of the Commission may be called by the Chairperson and held at any time or place fixed in the Notice and Agenda, which shall be published as required by the Illinois Open Meetings Act.
- B. The Chairperson shall call a special meeting of the Commission at the written request of any one (1) or more members of the Commission, and if the Chairperson shall fail to comply with such request, said members so requesting shall call such meeting and shall sign the notice.
- C. Adjourned special meetings of the Commission may be held at such time and place as may be fixed in the resolution of adjournment. If no other place is fixed in the resolution, the meeting shall be held in the City Council Chambers, 20600 City Center Boulevard, Crest Hill, Illinois 60403.

#### IV. NOTICE OF MEETINGS

- A. All Meeting Notices and Agendas shall be published consistent with the requirements of the Illinois Open Meetings Act. All Plan Commission Notices, Agendas and Commissioner Packets shall be delivered to the Plan Commission Members by regular or email, as requested by the Member.
- B. A Notice and Agenda for a Special Meeting as directed by the Chairperson or other presiding officer shall name the time and place of the Special Meeting and all business to be transacted and shall be sent to each member of the Commission by regular mail or email, as requested by the Member, at least seven (7) days in advance of the Special Meeting to allow sufficient time to enable a Member to attend.

- V. MEETING ATTENDANCE. If a member misses three (3) scheduled meetings in succession or five (5) scheduled meetings in a period of one (1) year, a recommendation may be made to the Mayor by the Plan Commission for that member's dismissal. Such a recommendation must be signed by four (4) Commission members. A member may be excused, with due cause, by the Chairperson without that absence being counted against the member.

#### VI. QUORUM

- A. Four (4) members of this Commission shall be necessary to constitute a quorum for the transaction of any business. Each member of the Commission is entitled to one vote.
- B. The affirmative vote of four (4) members present constituting the quorum shall be required for the exercise of powers or functions conferred or imposed upon the Commission, but less than a quorum of members may meet and adjourn from time to time until a quorum is present.

#### VII. OFFICERS

All Officers shall be members of the Commission and consist of a Chairperson and a Vice-Chairperson. The executive secretary shall not be a member of the Commission.

##### A. Chairperson

1. The Chairperson shall preside over all meetings of the Commission.
2. The Chairperson shall have general charge of the business of the Commission.

3. The Chairperson shall, in conjunction with the secretary when authorized by the Commission, execute in its name all contracts and other obligations.
4. The Chairperson shall appoint all committees.
5. The Chairperson shall have general supervision of the conduct of affairs of the Commission and of the employees thereof.
6. The Chairperson shall perform such other duties as are usually exercised by the Chairperson of a Commission or the President or Chief Executive Officer of a corporation.

B. Vice-Chairperson

1. The position of Vice-Chairperson is hereby established.
2. The Vice-Chairperson shall perform the duties of the Chairperson during the absence or disability of the Chairperson.

C. Secretary

1. The position of Secretary is hereby established.
2. The Secretary shall attend all regular and special meetings and shall be responsible for overseeing the taking and keeping of minutes of the Commission.
3. The Secretary shall oversee the publishing of all notices of regular and special meetings.

D. Executive Secretary

The executive secretary shall be a staff member of the City who is tasked with the responsibility of preliminary review of all applications coming before the Plan Commission, preparing and publishing Notices of Public Hearing, creating and maintaining agendas of the Commission, providing agenda packets and other materials to the Commission Members, coordinating and communicating with applicants, attending all Plan Commission meetings, creating and maintaining Minutes of all Plan Commission meetings and, under the direction of the Chairperson, keeping all books, papers, and records of the Plan Commission. However, the executive secretary shall not be responsible for the signing of any plats that have been approved by the Commission.

## VIII. COMMITTEES

- A. Standing Committees may be appointed as needed by the Chairperson.
- B. Each Committee shall consist of two (2) or more members to be appointed By the Chairperson.

The Chairperson shall have the authority whenever it may be advisable to appoint as advisory member of any Committee of the Commission, other citizens with talent, information or experience with the issues being addressed by the Committee to which they may be appointed.

- C. The Chairperson of the Commission shall appoint one member of each committee and a Chairperson thereof, and the Committee shall meet at such time and place as directed by the Chairperson of said committee.
- D. The members of a Committee shall serve for one year or until their successors are appointed, and any vacancy on the Committee shall be filled by the Chairperson of the Commission.
- E. Whenever necessary, the Chairperson of the Commission shall appoint such Special Committee for such purposes as he or she sees fit, or as may be authorized by the Commission.
- F. All reports of Committees upon which action by the Commission is contemplated shall be submitted in writing to the Commission and signed by the Chairperson of the Committee.

## IX. ELECTIONS AND APPOINTMENTS

- A. The Chairperson of the Commission shall be elected by the Commission Members and shall serve for one year or until a successor is elected.
- B. The Vice-Chairperson shall be elected by the Commission and shall serve for one year or until a successor is elected.
- C. Any vacancy in the office of the Chairperson or Vice-Chairperson of the Commission may be filled at any Regular or Special Meeting after such vacancy.
- D. The Chairperson of the Commission shall appoint any Committees and the Chairperson of each no later than the next Regular Meeting after the meeting at which Officers are elected.

- E. In the event that the Chairperson or Vice-Chairperson of the Commission should be absent or unable for any reason to attend to the duties of their office, the members of the Commission may at any Regular Meeting or at any Special Meeting called for that purpose, appoint a Chairperson Pro Temp, as the case may be, who shall attend to all the duties of such officer until such officer shall return or be able to attend to his or her duties.

X. ORDER OF BUSINESS

- A. Call to Order
- B. Pledge to The Flag
- C. Roll Call (for attendance)
- D. Approval of Prior Meeting Minutes
- E. New Business
- F. Other Business
- G. Public Comment
- H. Adjournment

XI. AMENDMENT OF BY-LAWS AND RULES OF PROCEDURE

These By-Laws and any Plan Commission Rules, Procedures, or Policies may be amended at any Regular or Special Meeting when submitted in writing (in advance) to the Commission Members and approved by a majority of the Commission.

XII. RULES OF ORDER

All proceedings before the City of Crest Hill Plan Commission shall be governed by Robert's Rules of Order wherever possible.

APPROVED: \_\_\_\_\_

## CHAPTER 2.80: PLAN COMMISSION<sup>1</sup>

### Section

- 2.80.010 Created
- 2.80.020 Purpose
- 2.80.030 Membership
- 2.80.040 Compensation
- 2.80.050 Organization; election of officers; records to be kept; annual report
- 2.80.060 Powers and duties
- 2.80.070 City Clerk to furnish commission with pertinent ordinances
- 2.80.080 Expenditures; procedure for obtaining funds

### **§ 2.80.010 CREATED.**

There is created a plan commission for the city. The Plan Commission shall have such powers and responsibilities as are provided generally in this Code, including but not limited to §§ 2.80.020 through 2.80.090.

('78 Code, § 2.80.010)

### **§ 2.80.020 PURPOSE.**

In order that adequate provision be made for the preparation of a comprehensive city plan for guidance, direction and control of the growth and development of the city, a Plan Commission, which shall be a department of the city government, is created under authority of the Illinois Compiled Statutes. ('78 Code, § 2.80.020) (Ord. 49, passed - -61)

### **§ 2.80.030 MEMBERSHIP.**

(A) The Plan Commission shall consist of seven members appointed by the Mayor of the city, and confirmed by the City Council. The term of office shall be three years and may be renewed for another term by mutual consent of the Mayor and member, subject to confirmation of the City Council. Vacancies shall be filled, or members may be removed by the Mayor for cause after written charges have been filed, and after a public hearing has been held if demanded by the member so charged.

(B) The members shall elect a chairperson, vice-chairperson, and secretary to serve for one year. The Commission shall be governed by their own bylaws.

('78 Code, § 2.80.030)

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<sup>1</sup>For statutory provisions governing the creation, composition and powers of plan commissions, see ILCS Ch. 65, Act 5, § 11-12-4 et seq.



**§ 2.80.040 COMPENSATION.**

(A) The Chairman of the Plan Commission shall be paid the sum of \$50 per month, based on the commission having twelve regular meetings per calendar year. The Chairman of the Plan Commission shall be allowed two excused absences from meetings per calendar year. Additionally, the Chairman of the Plan Commission shall be paid \$50 per special meeting attended.

(B) The regular members of the Plan Commission shall be paid the sum of \$40 per month, based on the commission having twelve regular meetings per calendar year. The regular members of the Civil Service Commission shall be allowed two excused absences from meetings per calendar year. Additionally, the regular members of the Plan Commission shall be paid \$40 per special meeting attended.

('78 Code, § 2.80.030) (Ord. 1093, passed 5-17-99)

**§ 2.80.050 ORGANIZATION; ELECTION OF OFFICERS; RECORDS TO BE KEPT; ANNUAL REPORT.**

Immediately following their appointment, the members of the Plan Commission shall meet, organize and elect such officers as it may deem necessary, and adopt and later change or alter rules and regulations of organization and procedure consistent with city ordinances and state laws. The Commission shall keep written records of its proceedings, which shall be open at all times to public inspection. The Commission shall also file an annual report with the Mayor and City Council setting forth its transactions and recommendations.

('78 Code, § 2.80.040) (Ord. 49, passed - -61)

**§ 2.80.060 POWERS AND DUTIES.**

(A) The powers and duties of the Plan Commission are as follows:

(1) Make recommendations to the City Council concerning proposed basic changes in the zoning ordinance;

(2) Make careful inquiry and investigation, conduct public hearing and make recommendations concerning petitions for the rezoning of specific lots, parcels or tracts of land;

(3) Hear and decide appeals where it is alleged there is an error of law in an order, requirement, decision or determination made by the Zoning Officer in the enforcement of the zoning ordinance.

(4) Permit the extension of a zone where the boundary line of a zone divides a lot in single ownership at the time of the adoption of the zoning ordinance. Where a zone boundary line divides a lot or parcel of land in single ownership, the regulations for either portion of the lot may extend to the entire lot, but not in any case more than 25 feet beyond the boundary line of the zone, except by hearing before the Plan Commission as specified above;

(5) Interpret the provisions of the zoning ordinance in such a way as to carry out the intent and purpose of the plan, as shown on the zoning map and made a part of the zoning ordinance, should the street layout actually on the ground vary from the layout as shown on the map aforesaid;

(6) Hear evidence in controversial cases concerning the proposed splitting of lots to determine whether or not the proposed division of land is in conflict with the provisions of the zoning ordinance;

(7) Permit the reconstruction of a nonconforming building or structure which has been damaged by explosion, fire or act of God, to the extent of more than 50% of its assessed value, and where the commission finds some compelling necessity requiring a continuance of the nonconforming use is not to perpetuate a monopoly;

(8) Permit a variation in yard requirements of any property where there are unusual practical difficulties or unintentional hardships in carrying out the exact letter of the provisions of the Zoning Ordinance due to irregularly shaped lot, topographical or other conditions not common to other property in the neighborhood, and provided such variation will not seriously affect adjoining property or the general welfare. No variation shall be made except in a specific case and after a public hearing before the Plan Commission, of which there shall be due notice as provided above;

(9) Permit modification of the height and/or area regulations as may be necessary to serve an appropriate improvement of a lot which is of such shape, or so located in relation to adjacent development or physical characteristics that it cannot otherwise be appropriately improved without such modification;

(10) Authorize, upon appeal, whenever a property owner can show that a strict application of the terms of the zoning ordinance relating to the use, construction or alteration of buildings or structures to the use of land, will impose upon him unusual practical difficulties and particular hardships, such variation of the strict application of the terms of the Zoning Ordinance are in harmony with its general purpose and intent; but only when the Commission is satisfied that the granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some evident and unusual hardship or difficulty so great as to warrant a variation from the comprehensive plan as established by the Zoning Ordinance, and at the same time surrounding property will not be thereby adversely affected;

(11) Permit temporary buildings and structures in residential and business zones for a period not to exceed one year for the use and convenience of contractors engaged in construction work in such areas. Such permits may be extended once for an additional period of six months at the discretion of the Plan Commission.

(B) In exercising the above powers, the Plan Commission may reverse or affirm, wholly or in part, or may modify the order, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the power of the Zoning Officer from whom the appeal is taken.

('78 Code, § 2.80.060)

**§ 2.80.070 CITY CLERK TO FURNISH COMMISSION WITH PERTINENT ORDINANCES.**

The City Clerk shall furnish the Plan Commission, for its consideration, a copy of all ordinances, plans and data relative to public improvements of any nature. The Plan Commission may report in relation thereto, if it deems a report necessary or advisable, for the consideration of the City Council. ('78 Code, § 2.80.070) (Ord. 49, passed - -61)

**§ 2.80.080 EXPENDITURES; PROCEDURE FOR OBTAINING FUNDS.**

The Plan Commission may at the discretion of the City Council employ necessary help whose salaries, wages and other necessary expenses shall be provided for by adequate appropriation made by the City Council from the public funds. If the Plan Commission deems it advisable to secure technical advice or services, it may be done upon authority from the City Council and appropriations by the City Council therefor.

('78 Code, § 2.80.080) (Ord. 49, passed - -61)

This is the revision to section 2.80.040 suggested by Bill Thomas:

#### 2.80.040 COMPENSATION.

(A) The Chairman of the Plan Commission shall be paid the sum of \$50 per month, based on the commission having twelve regular meetings per calendar year. The Chairman of the Plan Commission shall be allowed two ~~excused~~ absences from meetings per calendar year, **additional missed meetings will not be compensated for.** Additionally, the Chairman of the Plan Commission shall be paid \$50 per special meeting attended. **Missing more than five -5- scheduled meetings in a calendar year could result in dismissal.**

(B) The regular members of the Plan Commission shall be paid the sum of \$40 per month, based on the commission having twelve regular meetings per calendar year. The regular members of the ~~Civil Service~~ **Plan** Commission shall be allowed two ~~excused~~ absences from meetings per calendar year, **additional missed meetings will not be compensated for.** Additionally, the regular members of the Plan Commission shall be paid \$40 per special meeting attended. **Missing more than five -5- scheduled meetings in a calendar year could result in dismissal.**  
(‘78 Code, § 2.80.030) (Ord. 1093, passed 5-17-99)

If this change is made, the Plan Commission would make a corresponding amendment to the Bylaws, as follows:

Plan Commission ByLaws Revised Section V:

#### MEETING ATTENDANCE.

Members are allowed two absences from scheduled meetings per calendar year. Absences after that will not be compensated for.

Missing more than five -5- scheduled meetings in a calendar year could result in dismissal.

(see Code of Ordinances section 2.80.040 8-8-24 for more information)