

ORDINANCE NO. _____

AN ORDINANCE GRANTING THE LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT'S REQUEST FOR A MINOR CHANGE TO THE NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT CONDITIONS IN ORDINANCE 2016 PASSED ON APRIL 7, 2025

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

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

WHEREAS, on April 7, 2025, the Corporate Authorities passed Ordinance 2016, AN ORDINANCE GRANTING SPECIAL USE PERMITS FOR A NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT, AN INDOOR INSTITUTIONAL USE, AND AN ACCESSORY OUTDOOR FIRING RANGE (GOVERNMENTAL TRAINING PURPOSES), WAIVING CERTAIN PLANNED UNIT DEVELOPMENT SUBMITTAL REQUIREMENTS, AND APPROVING CERTAIN PLANNED UNIT DEVELOPMENT EXCEPTIONS, a copy of which is attached hereto as Exhibit A and fully incorporated herein; and

WHEREAS, Ordinance 2016, in Section 5(A)(5) relating to the Special Use Permits and non-residential Planned Unit Development, there is the following condition:

5. Prior to issuance of any building permit(s), the District must secure IDOT approval for the construction of the proposed driveway improvement and curb cut onto Division Street; and

WHEREAS, in a letter dated January 6, 2026, the District requested that the Corporate Authorities remove Condition 5 to allow the full building permit for the project to be issued during the IDOT permit review process. In that letter, the District committed to comply with all final IDOT permit requirements; and

WHEREAS, Section 10.4-2 of the Crest Hill Zoning Ordinance provides that the City may approve minor changes in the Planned Unit Development which do not change the concept or intent of the development. Minor changes shall be any change not defined as a major change;

WHEREAS, City Staff have determined that the District's Request is not a major change, and therefore has recommended that the Corporate Authorities approve the Request to remove Condition 5 and replace it with the following:

5. Permanent Division Street Access Improvements: No permanent Division Street Access related improvements shall be constructed prior to IDOT issuing a permit for said improvements. No occupancy permit for the new training and maintenance facility shall be issued until the IDOT required Division Street access related improvements have been installed and are operational; and

WHEREAS, the City Council has reviewed the request and recommendation from City Staff, and has determined that the requested change is "minor" and should be allowed subject to the replacement of Condition 5 with the condition recommended by City Staff and that granting

the request is in the best interests of the City and its citizens, as set out in this Ordinance.

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

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

SECTION 2: The City Council hereby approves the District's request to remove Condition 5 in Section 5(A) of Ordinance 2016 and to replace it with the following Condition as recommended by City Staff:

5. Permanent Division Street Access Improvements: No permanent Division Street access-related improvements shall be constructed prior to IDOT issuing a permit for said improvements. No occupancy permit for the new training and maintenance facility shall be issued until the IDOT required Division Street access related improvements have been installed and are operational; and

Other than the replacement of Condition 5 in Section 5(A) and its replacement with the foregoing language, Ordinance 2016 shall remain as drafted and approved on April 7, 2025.

SECTION 3: In the event that the District violates any of the conditions and restrictions set forth in Section 5 of this Ordinance, the City shall have the ability, but not the obligation, to revoke the special use permits granted pursuant to this Ordinance, provided that the District shall be entitled to notice and a hearing before the City Council prior to any revocation pursuant to this Section. Under no circumstances shall any failure to enforce any condition or restriction of this Ordinance on any particular occasion or occasions be deemed or interpreted as constituting a waiver or forfeiture of the City's right to so enforce in the future, nor shall any such failure to enforce preclude the City from considering any and all prior violations as part of any revocation proceeding under this Section.

SECTION 4: The City Clerk is hereby authorized and directed to record a copy of this Ordinance against the Subject Property in the office of the Will County Recorder, and further to annotate the PUD approvals and special use permits granted hereby on the official zoning map of the City.

SECTION 5: In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 6: That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 7: That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

PASSED THIS 19th DAY OF JANUARY, 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Diserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderpersion Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 19th DAY OF JANUARY, 2026.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

Exhibit A

Ordinance 2016 passed
April 7, 2025