

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CREST HILL ZONING ORDINANCE TO  
DEFINE, PERMIT, AND REGULATE GOVERNMENT OPERATED OUTDOOR  
FIRING RANGES**

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**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**, pursuant to Article 11, Division 13 of the Illinois Municipal Code (65 ILCS 11-13-1, *et seq.*) the City Council has authority to enact zoning ordinances that regulate land use within the City, which the City Council has exercised by enacting the Crest Hill Zoning Ordinance (the “Zoning Ordinance”); and

**WHEREAS**, the Lockport Fire Protection District (“District”) has applied to the City for zoning relief in connection with the proposed construction of a new, state-of-the-art, multi-building public safety training and maintenance facility and the District wishes to construct a publicly-owned and operated firing range in connection with said facility, but no such use is presently permitted by the Zoning Ordinance; and

**WHEREAS**, the District has requested that the City Council amend the Zoning Ordinance to define and allow “an outdoor firing range (governmental training use)” as a special accessory use in the M-1 (limited manufacturing) district, add parking requirements for said use, and exempt said use from the City Zoning Ordinance performance standards for noise (collectively the “Proposed Amendments”); and

**WHEREAS**, the Proposed Amendments were submitted to the Crest Hill Plan Commission (“Plan Commission”) for review and consideration; and

**WHEREAS**, the Plan Commission held a public hearing to consider the Proposed Amendments on March 13, 2025, with notice having been properly given for the same, and at that time recommended approval of the Proposed Amendments, as stated in the Plan Commission’s written findings of fact and recommendation of approval, a copy of which is attached hereto as Exhibit A and fully incorporated herein; and

**WHEREAS**, the City Council hereby concurs in the Plan Commission’s findings and recommendation and declares that it is necessary, expedient, and in the best interests of the City and its citizens to approve the Proposed Amendments, 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:** Section 2.0 (Definitions) of the Zoning Ordinance is hereby amended, in part, to include the following new definition:

**OUTDOOR FIRING RANGE, GOVERNMENT TRAINING PURPOSES:** The use of a designated outdoor areas accessory to a government training facility for the discharging of firearms for the purposes of target practice or military/law enforcement training.

**SECTION 3:** Table 4 (Index of Permitted & Special Uses; Non-Residential Uses) of the Zoning Ordinance is hereby amended in part to add the underlined text and remove the stricken text, as follows:

**CITY OF CREST HILL ZONING ORDINANCE**  
**Table 4: Index of Permitted & Special Uses**  
**Nonresidential Uses**

USE	R1A	R1B	R1	R2	R3	T1	B1	B2	B3	M1	M2	USE STANDARDS
* * *												
<b>Miscellaneous Uses</b>												
* * *												
<u>Outdoor Firing Range (Governmental Training Use) as an accessory use to property</u>										<u>S</u>		<u>This use is exempt from the noise performance standards set out in Section 8.8-1</u>
* * *												

**SECTION 4:** Section 11.8 (Schedule of Parking Requirements), subsection 5 (Schools, Institutions, and Places of Assembly) of the Zoning Ordinance is hereby amended, in part, to add the underlined text and remove the stricken text, as follows:

**11.8-5 SCHOOLS, INSTITUTIONS, AND PLACES OF ASSEMBLY**

\* \* \*

**k. Outdoor Firing Range (Governmental Training Use):** one (1) parking space for each firing station plus two (2) parking spaces for instructor and employee use.

**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.

**SECTION 8:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

*[Intentionally Blank]*

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Raymond R. Soliman, Mayor

ATTEST:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

# **Exhibit A**

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

**EXHIBIT A**  
**PLAN COMMISSION FINDINGS OF FACT**

1. The effect the text amendment would have on comprehensive planning in the community and the extent to which the proposed amendment would be consistent with Crest Hill's planning objectives.

***There are currently no provisions in the Crest Hill Code for firing ranges as a permitted use, or permitted special use, in any Crest Hill Zoning District. Consideration of the limited text amendment to allow only a firing range for governmental training as a Special Use in only the M-1 District would not compromise or be otherwise inconsistent with City of Crest Hill Comprehensive Plan or the City's planning objectives. Based on the testimony presented at the Public Hearing, the proposed facility will be of great public benefit.***

2. The consistency of the proposed text amendment with other provisions in this Ordinance.

***The proposed text amendment is not inconsistent with other provisions of the zoning ordinance as far as it will create a new, although limited use that must still go through the special use process of the zoning ordinance.***

3. The degree to which all property owners in the community, zoned in similar classifications, would be benefited or affected by the zoning text amendment; and the extent to which the proposed amendment would or would not benefit or affect one (1) or a selected and small group of property owners only.

***The proposed text amendment would apply equally to any governmental training facility but would otherwise not benefit other owners of property with M-1 zoning.***

4. The extent to which the text amendment will ameliorate a condition in this Ordinance which is, from a legal or administrative standpoint, deficient.

***As previously stated, the zoning ordinance is silent as to any gun range, private, public, or governmental. The limited governmental use being sought is requested based on the asserted public benefit. If such a use is deemed to be permissible as a special use, then the zoning ordinance must be amended to clearly delineate the nature of the allowed special use.***

5. The need for the zoning text amendment.

***The proposed text amendment does clarify the ordinance and is limited to solely the use being requested by the applicant, another unit of government, and the need for the governmental firing range was demonstrated during the public hearing.***

6. Whether or not the proposed text amendment, if adopted, will require other provisions of this Ordinance to be changed or modified and, if so, the way in which the Ordinance will have to be further modified and amended.

***The application requests a total of 4 text amendments to the zoning ordinance which, if all are approved, will not require any further amendments to the zoning ordinance relative to a governmental training firing range.***

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

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

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO CASE NO. PUD-25-1-3-1  
THE APPLICATION OF THE LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT FOR  
TEXT AMENDMENTS TO THE CITY OF CREST HILL ZONING ORDINANCE**

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

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

B. That the application seeks text amendments to the City of Crest Hill Zoning Ordinance as follows:

Amending Section 2.0 Definitions to add the following definition for “Outdoor Firing Range, Government Training Purposes- The use of a designated outdoor area accessory to a government training facility for the discharging of firearms for the purposes of target practice or military/law enforcement training”;

Amending Table 4: Index of Permitted & Special Uses Non-Residential Uses to include “Outdoor Firing Range, Government Training Purposes, as a permitted Special Use in the M-1 Zoning District;

Amending Section 11.8-5 of the Zoning Ordinance to require one parking space for each firing station plus two parking spaces for instructor and employee use for any approved “Outdoor Firing Range, Governmental Training Purposes”;

Amending Section 8.8-1 (Noise Performance Standards) of the Zoning Ordinance to exempt only approved “Outdoor Firing Range, Governmental Training Purposes” from said Noise Performance Standards.

C. That the application seeking the foregoing text amendments was properly submitted and notice of the application and the Public Hearing were properly published;

D. That no interested parties filed their appearances herein;

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

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

G. That the proposed text amendments, as considered under section 12.8 of the zoning code, meet the standards for the granting of the text amendments under section 12.8-6, specifically the considerations under subsections 1-6, as outlined in the Attached Exhibit A.

THEREFORE, it is the decision of the Plan Commission of the City of Crest Hill, Illinois, based upon the evidence heard by same and arguments and suggestions heard at the public hearing, and having duly considered the mandates and standards as set forth in the City of Crest Hill, Illinois zoning ordinance for the approval of text amendments, as follows:

1. That the application of the Lockport Township Fire Protection District for the text amendments to the City of Crest Hill Zoning Ordinance outlined in paragraph B above were recommended to be approved and is supported by the evidence adduced.
2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the text amendments be granted.

*[Left Intentionally Blank]*




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

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

Approved:

  
\_\_\_\_\_  
Bill Thomas, Chairperson

Attest:

  
\_\_\_\_\_  
Christine Vershay-Hall, City Clerk