



Meeting Date: March 31, 2025

Submitter: Community and Economic Development Director Patrick Ainsworth
Community and Economic Development Consultant Ron Mentzer

Department: Community Development

Agenda Item: Plan Commission recommendation on Lockport Township Fire Protection District Application for Various Zoning Ordinance Text Amendments, Special Use Permits, Preliminary and Final Planned Unit Development (PUD) Plans, and Miscellaneous PUD Exceptions – Crest Hill Plan Commission Case # PUD-25-1-3-1

Summary

The Lockport Fire Protection District (LTFPD) is requesting approval of numerous Zoning Ordinance (Z.O.) text amendments, special use permits, preliminary and final PUD plans, and miscellaneous PUD exceptions that together would allow the construction and operation of a new state-of-the-art, multi-building, public safety training and maintenance facility with outdoor training grounds and an accessory outdoor firing range (collectively the “Training and Maintenance Complex”). The 12.86-acre vacant, M-1 Limited Manufacturing District zoned, site is situated along the south side of Division Street (the “Subject Property”). The Training and Maintenance Complex has been designed to provide realistic, best-in-class training opportunities for local first responders and enhance emergency response efforts between local fire and law enforcement agencies. Per Chapter 10 of the Z.O., the size and scope of this project mandates it be processed as a Planned Unit Development (PUD).

The following key components of the application materials submitted for this project have been attached for review and reference:

1. Overall Preliminary and Final PUD Site Development Plan - Exhibit A.
2. Project Summary – Exhibit B.
3. Building Elevation Renderings for Primary Training and Maintenance Building -Exhibit C
4. Site Elements and Building Descriptions – Exhibit D
5. Soundscape Engineering Noise Transmission Assessment of FPD Training Grounds – Exhibit E.

A digital copy of the LTFPD’s complete application package can be reviewed on the City’s website at the following link: <https://mccmeetings.blob.core.usgovcloudapi.net/cresthill-pubu/MEET-Packet-ef16f406ea634bd7bfdc28e94422e96b.pdf>. Paper copies of specific component of these application materials will be provided by the Community Development Department upon request.

Plan Commission Recommendations

The Plan Commission conducted a formal public hearing and recommended approval of the various special zoning approvals requested and required for this project at its March 13, 2025, meeting. A copy of the Findings of Fact for the Plan Commission's recommendations is attached for reference as Exhibit F. The draft minutes for this meeting are attached for reference as Exhibit G. A copy of the court reporter transcript of the testimony provided at this public hearing is attached for reference as Exhibit H. The video recording of this meeting can be reviewed at the following link: <https://www.youtube.com/watch?v=NP9eH7a0NjA>

The specific recommendations passed by the Plan Commission include:

1. Recommend City Council **approval** of the requested waiver of the various Preliminary/Final PUD Application Submission Requirements outlined in the March 13, 2025, Plan Commission Staff Report for this case (passed by a vote of 7-0).
2. Recommend City Council **approval** of the requested Zoning Ordinance text amendments outlined in the March 13, 2025, Plan Commission Staff Report for this case (passed by a vote of 7-0).
3. Recommend City Council **conditional approval** of the various Special Use Permits and Planned Unit Development Exceptions outlined in the March 13, 2025, Plan Commission Staff Report and the March 13, 2025, Staff Report Addendum for this case and with the additional condition that the location of the proposed firing range sound attenuation wall be adjusted as outlined in the March 11, 2025, Noise Transition Assessment study prepared by Soundscape Engineering (passed by a vote of 6-1).

The March 13, 2025, Plan Commission Staff Report and the March 13, 2025, Plan Commission Staff Report Addendum summarize the various components of the Training Complex, outline the various special zoning related approvals the LTFPD has requested for the project, and document staff's recommendations on those requests. Copies of these two reports have been attached for review and reference as Exhibits I and J. The conditions attached to the Plan Commission's recommendation on the requested Special Use Permits for this project are consistent with the conditions outlined on pages 11-13 of the March 13, 2025, Plan Commission Staff Report.

Recommended Firing Range Special Use Conditions

Attached Exhibit K provides a comprehensive summary of the conditions staff and the Plan Commission recommend be attached to any City Council approval of a special use permit for the firing range component of the project. It is important to note that one of the recommended conditions (condition 5 on Exhibit K) requires the City Council to establish the maximum number of night shooting trainings allowed each calendar month. LTFPD has requested a maximum of 4 night shooting training events be allowed each month during the spring, summer, and fall. It would be appropriate for the City Council to provide clear direction on this detail at the March 13, 2025, Work Session so it can be accurately reflected in the approval Ordinance the City Attorney prepares for this project.

Council Action Requested: Direct staff and the City Attorney to prepare an ordinance that would memorialize the following special zoning approvals for the Lockport Fire Protection District's Training and Maintenance Complex:

City Council Work Session Meeting
March 31, 2025
LTFPD Training Complex Special Zoning Requests

1. Waiver of the various Preliminary/Final PUD Application Submission Requirements
2. Various Zoning Ordinance text amendments involving outdoor accessory governmental firing ranges
3. Conditional approval of the various special use permits required to construct and operate the Training and Maintenance Complex

Funding Source: N/A

Budgeted Amount: N/A

Attachments:

- Exhibit A: Overall Preliminary and Final PUD Site Development Plan
- Exhibit B: Project Summary
- Exhibit C: Building Elevation Renderings for Primary Training and Maintenance Building
- Exhibit D: Site Elements and Building Descriptions
- Exhibit E: Soundscape Engineering Noise Transmission Assessment of FPD Training Grounds
- Exhibit F: Plan Commission Recommendation Findings of Fact
- Exhibit G: Draft March 13, 2025, Plan Commission Meeting Minutes
- Exhibit H: March 13, 2025, Plan Commission Public Hearing Transcript
- Exhibit I: March 13, 2025, Plan Commission Staff Report
- Exhibit J: March 13, 2025, Plan Commission Staff Report Addendum
- Exhibit K: Recommended Firing Range Special Use Permit Conditions