

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>	_____	_____	_____
Commissioner John Stanton	<u>X</u>	_____	_____	_____
Commissioner Ken Carroll	<u>X</u>	_____	_____	_____
Commissioner Marty Flynn	<u>X</u>	_____	_____	_____
Commissioner Bill Thomas	<u>X</u>	_____	_____	_____
Commissioner Jeff Thomas	<u>X</u>	_____	_____	_____
Commissioner Angelo Deserio	<u>X</u>	_____	_____	_____

Approved:

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

Attest:

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

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.***

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For Text Amendments to the City of Crest Hill )  
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**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  
MIDWEST INDUSTRIAL FUNDS, INC. FOR WAIVER OF VARIOUS PRELIMINARY/FINAL  
PUD APPLICATION SUBMISSION REQUIREMENTS AND FOR APPROVAL OF VARIOUS  
SPECIAL USE PERMITS AND PLANNED UNIT DEVELOPMENT EXCEPTIONS FOR A 12.86  
ACRE PARCEL OF VACANT PROPERTY WITHIN THE CITY OF CREST HILL**

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 the following waivers of Preliminary/Final PUD Application Submission requirements:

- Waiver of Final Construction Drawings pursuant to Section 10.3-3(c);
- Waiver of submission of a Market Analysis pursuant to Section 10.3-2(b)(8);
- Waiver of a Tax and School Impact Analysis pursuant to Section 10.3-2(b)(8).

That the application also seeks an M-1 special use for construction and operation of a new Outdoor Firing Range, Government Training Purposes, as an accessory use to the Requested Special Use for the construction and operation of a new Institutional Use in the form of a proposed training complex on the property described in the application, approximately 12.86 acres on the south side of Division Street and part of PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A". The Application also seeks Preliminary and Final PUD Plan approval and Planned Unit Development Exceptions, as follows

- Reduction in the minimum amount of masonry required on building facades pursuant to Section 8.7-2(2)(b);
- Permit the use of metal panels on certain exterior building facades, which are prohibited by Section 8.7-3.

Allow multiple accessory structures to have a height more than 15 feet as limited and restricted by Section 8.3-7.

Permit the use of shipping containers of accessory training buildings despite the prohibition in Section 8.3-9.6.

Permit a wall sign to be installed at a height of less than 10 feet from grade as required by Section 15.12.080 of the City Sign Ordinance.

Permit the driveway curb cut from the facility onto Division Street to exceed 30 feet in width as required by Section 15.04.040 of the City Code of Ordinances.

Eliminate the required parking lot landscape islands as required by Section 11.6-2.

Eliminate the requirement to have a designated loading zone as required by Section 11.11-15.

C. That the Property is currently zoned M-1;

D. That the proposed use is not allowed on the Property as currently zoned;

E. That the Property described in the application is currently zoned as Manufacturing District, with M-1 zoning adjacent thereto;

F. That the application for the special use permits, planned unit developments exceptions, and waivers of preliminary/final PUD application submission requirements was properly submitted to the City and notice of the application and the Public Hearing were properly published;

G. That no interested parties filed their appearances herein;

H. 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;

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

K. That the proposed special uses for the Proposed Training Complex and for an Outdoor Firing Range, Government Training Purposes as an accessory use, as considered under section 12.7 of the zoning code, meets the standards for the granting of the special use under section 12.7-6 as the proposed development meets all of the criteria set forth in subsections 10.6 and 12.7-6(1), (2), (3), (4), (5) and (6) for the reasons set forth on the record in the meeting held on March 13, 2025 as well as those recommendations and comments outlined in the City of Crest Hill staff report dated March 13, 2025 and the March 13, 2025 addendum to that report, and subject to the conditions set forth therein;

L. That the requested waivers of the various Preliminary/Final PUD Application Submission requirements, are for the reasons set forth in the City of Crest Hill staff report dated March 13, 2025, also determined to be acceptable and meet the requirements for waiver established by the zoning ordinance;

M. That the Planned Unit Development Exceptions requested in the application are also determined to be conditionally accepted for the reasons set forth on the record in the March 13, 2025 Plan Commission meeting and in the City of Crest Hill staff report and addendum dated March 13, 2025.

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 code of ordinances and zoning ordinance for the granting of special uses and Planned Unit Developments, as follows:

1. That the application of the Lockport Township Fire Protection District for an M-1 special use for the preliminary and final Planned Unit Development (PUD) plans with the reviewed plans for a Governmental Training Complex with an accessory Outdoor Firing Range, Governmental Training Purposes on the vacant 12.86 acre property located on the south side of Division Street, PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A", in a M-1 zoning district was conditionally recommended to be approved and is supported by the evidence adduced during the March 13, 2025 public hearing and as outlined in the March 13, 2025 City of Crest Hill staff report and addendum;
2. That the application of the Lockport Township Fire Protection District for the Planned Unit Development Exceptions for a Governmental Training Complex with an accessory Outdoor Firing Range, Governmental Training Purposes on the vacant 12.86 acre property located on the south side of Division Street, PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A", in a M-1 zoning district was conditionally recommended to be approved and is supported by the evidence adduced during the March 13, 2025 public hearing and as outlined in the March 13, 2025 City of Crest Hill staff report and addendum;
3. That the application of the Lockport Township Fire Protection District for waiver of Preliminary/Final PUD Application Submission Requirements for a Governmental Training Complex with an accessory Outdoor Firing Range, Governmental Training Purposes on the vacant 12.86 acre property located on the south side of Division Street, PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A", in a M-1 zoning district was recommended to be approved and is supported by the evidence adduced during the March 13, 2025 public hearing and as outlined in the March 13, 2025 City of Crest Hill staff report and addendum;
4. These conditional approvals are subject to all conditions enumerated in the March 13 2025 City of Crest Hill staff report and addendum which are attached hereto and made part of this Findings and Decision document.
5. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the special uses, waivers, and Planned Unit Development Exceptions as outlined herein be conditionally approved.

*[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>          </u>	<u>  X  </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:

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Bill Thomas, Chairperson

Attest:

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Christine Vershay-Hall, City Clerk



“Exhibit A”

LEGAL DESCRIPTION

PERMANENT INDEX NO: 11-04-29-200-009-0000

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 87 DEGREES 56 MINUTES 40 SECONDS WEST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 400.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 03 MINUTES 20 SECONDS EAST, PERPENDICULAR TO SAID NORTH LINE, 800.00 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 40 SECONDS WEST, PARALLEL WITH SAID NORTH LINE, 700.00 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 20 SECONDS WEST, PERPENDICULAR TO SAID NORTH LINE, 800.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 40 SECONDS EAST, ON SAID NORTH LINE, 700.00 FEET TO THE POINT OF BEGINNING), ALL IN WILL COUNTY, ILLINOIS.