



To: Plan Commission/ZBA

Patrick Ainsworth, AICP, Community and Economic Development Director

From: Ronald Mentzer, Community & Economic Development Consultant

Date: March 13, 2025

Lockport Township Fire Protection District Application for the Approval of 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

Re: Hill Plan Commission Case # PUD-25-1-3-1

Project Details

Project	Public Safety Training Complex and Maintenance Facility
Request	Zoning Ordinance Text Amendments, Preliminary and Final PUD, and Misc. Deviations
Location	South end of Advantage Avenue

Site Details

Building Sizes	24,240 SF Training/Maintenance Principal Building, 3,360 SF Outdoor Classroom and 7,892 SF Burn Tower Accessory Buildings
Site Area	12.86 Acres

Land Use and Zoning Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Agriculture	Stateville	M1
North	Open Space	Natural Area	M1
South	Agriculture	Stateville	M1
East	Stateville	Stateville	M1
West	Stateville	Stateville	M1

PROJECT SUMMARY

The Lockport Township Fire Protection District (the "LTFPD") has submitted a detailed application package for the City's potential approval of the various Zoning Ordinance (the "Z.O.") text amendments, Special Use Permits, Preliminary and Final PUD Plans, and miscellaneous PUD Exceptions that would be required from the City of Crest Hill for the new state-of-the-art, multi-building public safety training and maintenance building, training grounds, and an accessory outdoor firing range facility (collectively the "Training Complex") it desires to construct on the 12.86-acre vacant, M-1 Limited Manufacturing District zoned, site it owns along the south side of Division Street approximately 6,000 feet west of Broadway Street and 4,135 feet east of Weber Road (the "Subject Property"). The Training Complex has been designed to provide consistent and realistic training opportunities and promote collaboration

among regional 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).

A summary of the key components of the proposed Training Complex includes:

Primary Training and Maintenance Facility – Building 1: This 24,240 sq. ft. single-story building would be located along the Division Street frontage of the Subject Property. Approximately half of the building would be dedicated to training classrooms, an office, and a lunchroom with the other half being dedicated to emergency vehicle maintenance operations. This facility would be constructed with high quality metal and masonry building materials. See application package Exhibit G for detailed design drawings for this facility.

Training Ground Improvements: The training grounds for this facility have been designed to include the following key components:

- **Outdoor Burn Tower Classroom/Storage Building 2:** A 3,360 sq. ft., single-story accessory building constructed from pre-manufactured box containers (AKA shipping containers) covered by an independent, 15'-6" high structural steel and metal roofing canopy structure. This facility would be located on the south-central area of the Subject Property. See application package Exhibit I for detailed design drawings for this facility.
- **Burn Tower Building:** A 7,892 sq. ft., four-story accessory building constructed from pre-manufactured box containers specifically designed for firefighting training and would have an overall building height of 45'-3". This facility would be located between the burn tower building and the training pond. See application package Exhibit M for detailed design drawings for this facility.
- **Training Pond:** The required stormwater detention pond planned in the central area of the site will be designed to support real world water rescue and recovery training scenarios.
- **Vehicle Extraction Training Area:** A 75' x 150' gravel surface area will be provided in the southeast quadrant of the site to accommodate vehicle extraction training exercises on actual motor vehicles.
- **K-9 Training Area:** The open area adjacent to the west side of the outdoor burn tower classroom building will be designed and dedicated to support K-9 training activities.

Outdoor Law Enforcement Firing Range: A 27-yard-wide by 100-yard-long firing range surrounded on the east, west, and south sides by a 24' high berm is proposed in the southeast quadrant of the Subject Property. A 20' tall by 70' long noise barrier will be provided along the north edge of the firing range. The overall size of the firing range, including the berms, is approximately 210' wide by 420' long. The shooting platform would consist of a 20' wide x 60' long concrete slab on grade. Two 150 sq. ft., +/-, 15' tall, premanufactured metal canopy structures (no walls) would be attached to the shooting platform to protect trainees from inclement weather conditions. As proposed, the firing range would be equipped with twelve LED spotlights mounted on 25' tall light poles for evening/nighttime training.

Other Site Improvements:

- **Parking Improvements:** 153 standard parking spaces and 6 handicapped parking spaces will be provided for automobiles. Ten oversized parking spaces will be provided for fire trucks.
- **Burn Pit:** A 40' x 40' area will be provided south of the proposed Burn Tower Building to accommodate the disposal of excess burned training materials removed from the Burn Tower Building.
- **Trash Enclosure:** A 12' wide by 18' long, 6' tall, three-sided trash enclosure will be provided near the southwest corner of the primary training and maintenance facility.
- **Memorial Plaza:** A 25' diameter memorial plaza will be provided between the primary training and maintenance facility and the firing range.

More detailed information on the scope and anticipated use, operation, and public safety value of each component of the Training Complex can be found in the Project Summary (Part 2) and Site Elements and Building Descriptions (Part 6) components of the Project Narrative application binder LTFPD has submitted for this project. A paper copy of this binder was distributed to the Plan Commission Members with this report.

BACKGROUND

The proposed Training Complex would be located on a 12.86-acre parcel of vacant land the State of Illinois provided to the LTFPD to accommodate the creation of a new centrally located public safety training facility in Lockport Township.

On January 22, 2024, LTFPD representatives appeared at a City Council work session meeting to provide a status report and a preliminary overview of the scope of the new training grounds facility that was in the initial stages of design at that time. A copy of the meeting minutes from that discussion are attached for reference as Exhibit 1. The minutes reflect general City Council support for the project but significant concern about the firing range component.

On May 13, 2024, Interim Community and Economic Director Mentzer presented information at a City Council work session meeting to explain how the existing Z.O. does not specifically allow new firing ranges and therefore automatically prohibits them. He indicated the Z.O. would need to be amended before a new firing range could be constructed and operated in Crest Hill. A copy of the meeting minutes from that discussion are attached as Exhibit 2.

In early August of 2024, the LTFPD submitted a detailed PUD Concept Plan review application for the Training Complex Project to the City of Crest Hill. The City Council reviewed the concept plan application at its September 9, 2024, work session meeting. A copy of the minutes from that discussion are attached as Exhibit 3. The minutes reflect unanimous City Council support for the training facility components of the overall project with less, but still majority, support for the combined training facility/ firing range project.

STAFF ANALYSIS AND RECOMMENDATIONS

The application documents listed on attached Exhibit 4 have been thoroughly reviewed by City staff and that review is the basis for the following staff commentary, recommendations, and conclusions. ***Specific staff recommendations and conclusions are highlighted in purple, bold, italic font.***

Comprehensive Plan

The City's 2014 Comprehensive Plan assigns the "Stateville Correctional Center" land use designation to the Subject Property but acknowledges that the future of the Stateville facility is unclear and there may be opportunities for redevelopment of all or portions of the facility. Page 52 of the Comprehensive plan provides some initial thoughts and guidance on potential future land uses on the Stateville Property should it become available for redevelopment. This land use guidance identifies the area of

the Stateville Property the LTFP now owns as potentially being utilized for some form of residential, institutional, or industrial redevelopment. "Institutional Uses, including Governmental Buildings" are considered a potential special use in all residential and industrial Zoning Districts and are a critically crucial element of safe and efficient public services. As such, ***staff believes the proposed Training Complex is generally consistent with the goals and objectives outlined in the City's Comprehensive Plan.***

Stormwater Management

Stormwater detention is required for this project and will be provided in the new combined detention pond existing regional stormwater detention/training pond improvements that would be constructed in the central area of the Subject Property. The City Engineer has reviewed the grading plans and stormwater pond details included in Exhibit B of the Project Narrative/Application Binder for this project and found them to be acceptable. *Final stormwater calculations and construction engineering design drawings will need to be submitted to and approved by the City Engineer before permits for this project can be issued for this project.*

Public Utilities

The Final PUD Utility Plans for this project illustrate the primary potable water supply for the proposed main training and maintenance building being supplied through new service connection to the existing City of Crest Hill Water main located along the Division Street frontage of the Subject Property. A secondary water service interconnection to the existing City well site to the east is proposed to specifically supply water to the fire hydrants that would be installed throughout the Subject Property for training purposes. Per the recommendation of the City Engineer, these training hydrants will be painted a different color to differentiate them from the hydrants associated with the potable water supply system for the project.

Sanitary service for this facility would be provided through a new service connection made to an existing City of Crest Hill sanitary sewer main located on the adjacent Stateville Property to the east.

The City Engineer has reviewed the proposed utility plans for the project included in Exhibit B of the Project Narrative/Application Binder for this project and found them to be acceptable. He has confirmed the existing City water and sanitary sewer mains the project would connect into have sufficient capacity to effectively serve the proposed Training Complex. *Final construction engineering design drawings and a utility easement dedication plat will need to be submitted to and approved by the City Engineer before permits for this project can be issued.*

Traffic Control and Site Circulation

The City Engineer has reviewed the November 15, 2024, traffic study KLOA prepared for this project and concurs with its findings and recommendations. A copy of the traffic study is included as Exhibit P in the Project Narrative/Application Binder for this project. The proposed Final PUD Plans reflect the recommendations in this report and do not include any new turn-lane improvements on Division Street. The facility would be served with a single, centrally located, access driveway on the portion of Division Street that is owned and controlled by the Illinois Department of Transportation. *IDOT permit approval for this new driveway is required before it can be constructed.*

Landscaping

The landscape plans included in the Project Narrative application binder for this project as Exhibit E illustrate LTFPD’s commitment to plant a desirable and appropriate mix of 50 shade trees, 18 evergreen trees, 5 ornamental trees, 69 deciduous shrubs, 61 evergreen shrubs, 51-1 gallon container ornamental grasses, 82 –1 gallon container perennials, 227,982 sq. ft. (5.23 acres) of turf

grass, and 57,413 sq. ft. (1.2 acres) of native vegetative mat with an upland meadow/wildflower seed mix. The native vegetative mat would be planted on the entire 24-foot-tall berm illustrated around the south, east, and west sides of the proposed firing range. Landscape Plan Sheet 1 also identifies the potential installation of 7 additional shade trees and 15 evergreen tree plantings adjacent to the perimeter property lines in the southwest corner of the Subject Property as “Alternative 1 Plantings” *Staff recommends the Alternative 1 Plantings be required as part of the initial development phase of this project.* With the installation of Alternative 1 Plantings, staff has determined the

proposed landscape plan complies with the landscaping requirements contained in Section 15.04.040 (1)(2) of the Municipal Code. Furthermore, staff believes the design and implementation of the proposed landscape plan would:

- Create a visually attractive landscape treatment on the site, especially when viewed from Division Street
- Complement the architectural design of the primary training and maintenance building and effectively soften the visual impact of larger areas of pavement and service improvements and the site
- Provide desirable shading in the parking lot areas
- Produce a desirable transition to adjacent properties

Parking

According to the Preliminary and Final Planned Unit Development Plan included in the Project Narrative application binder for this project as Exhibit A, the project will provide 153 standard parking spaces and 6 handicapped parking spaces for automobiles and 10 oversized parking spaces for fire trucks. Staff has calculated the maximum (most conservative) Z.O. required parking for this project as follows:

Function/Use Classification	Zoning Ordinance Parking Requirement	Project Specific Design Parameters	Required # of Parking Spaces
<i>Motor Vehicle Service/ Repair</i>	4 parking spaces per service bays	12 Service Bays	48
	1 space per employee on largest shift	6 employees	6
<i>Professional Training School</i>	1 parking space per 4 seats of training space	150 seats in Bld. 1 58 seats in Bld. 2	52
	3 trainers per classroom and 2 spaces for each 3 trainers	3 classrooms in Bld. 1 1 classroom in Bld. 2	6
Firing Range	1 space per station	15 stations	15
	2 spaces for instructors/trainers	2 instructors/trainers	2
TOTAL PARKING REQUIRED			129

Based on these calculations, the proposed amount of parking that would be constructed in this project exceeds what is required by the Zoning Ordinance.

Photometric/Lighting Plans

City staff has reviewed and found the photometric plans included in the Project Narrative application binder for this project as Exhibit J are acceptable given the nature of the proposed facility and related proposed site improvements. All light fixtures would be LED type fixtures. All pole mounted light fixtures would be mounted to 20 ft. tall poles. To minimize unnecessary glare and light pollution, *Staff recommends any PUD approval of this project include a condition that requires all pole mounted light fixtures, except the floodlight fixtures that will illuminate the firing range, to be installed and maintained in a manner where the bottom glass of the fixture remains parallel to the adjacent grade level.*

Special Zoning Related Requests

A Summary of the various special zoning requests included in the LTFPD’s application materials and Staff’s assessment and recommendations on those requests follows:

- 1.) **Zoning Ordinance text amendments to:**

- a. Add the following definition for “*Outdoor Firing Range, Government Training Purposes*” to the Zoning Ordinance: “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.”

Staff Comments: If this particular land use is ultimately added to the list of potential special uses in the M-1 Zoning District, **staff strongly recommends adding this definition to the Z.O.** as well as it narrowly defines and therefore restricts any such use to that of an accessory use to a government training facility. This would preclude any such establishment from being operated either as a principal use or as a for-profit private facility.

- b. Add the “*Outdoor Firing Range, Governmental Training Purposes*” to the list of potential special uses allowed in the M-1 zoning district.

Staff Comments: The City’s current Z.O. does not include any reference to this specific land use. As a result, by default this use is currently considered prohibited land use in the City of Crest Hill. If the City is interested in potentially accommodating a governmentally operated firing range at a specific location in the City and/or under specific special conditions, **staff recommends this land use be added to the list of possible special uses allowed in the M-1 Limited Manufacturing District.** M-1 zoned areas are generally the areas of the City furthest removed from residential uses and are also where the most intensive land uses are located. If this use is added to the Z.O. as a potential special use, any specific proposal to establish and operate one in Crest Hill would trigger the need for the owner/operator to apply for and ultimately receive City Council approval of a special use permit for the facility. All special use permit applications are reviewed at a formal public hearing before the Plan Commission. In conjunction with its review and approval of a specific special use permit, the City could impose detailed restrictions and requirements on the operation of the proposed facility that are designed to minimize the potential negative impacts the use could have on the community.

- c. Add minimum parking requirements for the “*Outdoor Firing Range, Governmental Training Purposes*” land use that would require any such facility to provide one parking space for each firing station plus two parking spaces for instructor and employee use.

Staff Comments: Based on staff research, this parking requirement is in line with how other municipal zoning ordinances address parking needs for this type of facility. If the City is receptive to amending the Z.O. to add this type of land use to the list of potential special uses allowed in Crest Hill, **staff recommends this new parking requirement be added to the schedule of Parking Requirements contained in Section 11.8 of the Z.O.**

- d. Specifically exempt “*Outdoor Firing Range, Governmental Training Facilities*” from existing Z.O. Noise Performance Standards.

Staff Comments: The LTFPD has engaged Soundscape Engineering to evaluate (i) the noise impact the proposed firing range will produce and (ii) the ability of the proposed firing range to comply with the noise performance standards outlined in section 8.8-1 of the Z.O. As stated on pages 9 and 10 in the Project Summary (Part 2) component of the Project Narrative binder for this project, the sound engineer has stated the City’s existing noise performance standards are antiquated, most typical ambient neighborhood noise would exceed the current standards, and the current standards should be revised to better align with current expectations and State standards. Based on this technical input, LTFPD has requested the Z.O. be amended to

specifically exempt this type of public safety training firing range from the City's antiquated noise performance standards.

It is important to note that a representative of Soundscape Engineering is planning to provide testimony and be available to address questions at the March 13, 2025, Plan Commission public hearing for this project. Soundscape Engineering is actively performing detailed modeling to quantify the sound impacts that would be associated with the proposed firing range. Their sound model and final report will be presented by Soundscape Engineering representatives at the March 13, 2025, Plan Commission Meeting. In the meantime, Soundscape Engineering has produced the February 28, 2025, Sound Statement included in the Project Narrative binder for this project as Exhibit S. The Sound Statement outlines how the sound reduction measures that have been incorporated into the design of the proposed firing range will help control sound impacts. *Staff cannot provide a recommendation on this Z.O. text amendment request until staff receives and reviews Soundscape Engineering's final sound report and hears the testimony Soundscape Engineering representatives provide at the March 13, 2025, public hearing for this application.*

2.) Waiver of Preliminary/Final PUD Application Submission Requirements for:

- a. Final Construction Drawings (Z.O. Section 10.3-3.c.)
- b. A Market Analysis (Z.O. Section 10.3-2.b.8)
- c. A Tax and School Impact Analysis (Z.O. Section 10.3-2.b.8)

Staff Comments: Section 10.3 of the Z.O. specifically states "The City may, in those cases where, in their judgment, the required information (specific application submissions) is not necessary because of existing evidence and information, waive all or portions of the requirements listed within this Section, upon written request from the applicant." LTFPD has requested the City waive the submission requirements of the three above noted documents as part of the ongoing PUD review and approval process for this project.

The City's standard past practice on larger, more complex developments is to not require the submission of final construction drawings as part of the PUD review and approval process for this project and instead require their submission with the construction permit applications submitted if and after a PUD Special Use Permit Ordinance is approved. This practice has proved to be more cost effective and efficient for both the Applicant and the City. As a result, *staff recommends waving the requirement for the submission of final construction drawings at this time.*

Given the fact that the proposed project will be owned, operated, and used by a tax-exempt overlapping taxing body to improve public safety service to the community, *staff recommends waving the requirements for the submission of a Market Analysis and a Tax and School Impact Analysis.*

3.) Special Use Permits for:

- a. (i) The construction and operation of a new Institutional Use in the form of the proposed Training Complex on the Subject Property and (ii) the Preliminary and Final PUD Plans for the project.

Staff Comments: Overall, staff believes LTFPD's Project Narrative binder effectively documents the need for and community benefits that would be realized by the construction of the proposed Training Complex. Furthermore, staff believes the design of the project is well thought out, high quality, and would have a positive impact on the character of this section of Division Street. Based on the staff findings articulated in attached Exhibit 4, *staff*

recommends conditional approval of the required Special Use Permits required for all project components except the proposed firing range.

- b. The construction and operation of a new Governmental Training Firing Range as an accessory use on the Subject Property. As proposed, the firing range would be owned by the LPTFPD but operated and supervised by the Lockport Police Department under an intergovernmental agreement between the two agencies. It is important to note that the only public safety agencies that would be allowed to train at this range under the current application are those that work and operate in Lockport Township.

The information included in subsection 3 of Part 2 of the Project Narrative application binder for this project outlines in detail how the firing range would be operated, which public agencies will be permitted to use it, and how it will be designed and maintained to minimize potential negative impacts on the surrounding area (see pages 8-13 of Part 2).

Staff Comments: The LTFPD continues to work diligently to understand and address the concerns the City has identified with their proposed Training Complex project. This includes concerns related to the noise impacts that would be associated with the proposed range. LTFPD has engaged Soundscape Engineering to evaluate (i) the noise impact the proposed firing range will produce and (ii) the ability of the proposed firing range to comply with the noise performance standards outlined in section 8.8-1 of the Z.O. Their sound model and report is expected to be presented at the March 13, 2025, Plan Commission Public Hearing.

While staff understands the public safety value and benefit the firing range would have for the broader Lockport Township community, it is still unclear what type of impact it will have on the nearby neighborhoods in Crest Hill. It is important to note that a representative of Soundscape Engineering is planning to provide expert testimony and be available to address questions at the March 13, 2025, Plan Commission public hearing for this project. Soundscape Engineering is actively performing detailed modeling to quantify the sound impacts that would be associated with the proposed firing range. Their sound model and final report will be presented by Soundscape Engineering representatives at the March 13, 2025, Plan Commission Meeting. In the meantime, Soundscape Engineering has produced the February 28, 2025, Sound Statement included in the Project Narrative binder for this project as Exhibit S. The Sound Statement outlines how the sound reduction measures that have been incorporated into the design of the proposed firing range will help control sound impacts. ***Staff cannot provide a recommendation on this Z.O. text amendment request until staff receives and reviews Soundscape Engineering's final sound report and hears the testimony Soundscape Engineering representatives provide at the March 13, 2025, public hearing for this application.***

Ultimately, if the City is receptive to the approval of the Firing Range component of this project, ***staff recommends that any such approval be conditioned upon the range being operated in accordance with commitments and limitations outlined subsection 3 of Part 2 of the Project Narrative application binder for this project with the following modifications and additions and modifications:***

- a. ***Unless otherwise required by these conditions of approval, the firing range shall be operated in compliance with the information included in subsection 3 of Part 2 of the Project Narrative application binder for this project (see pages 8-13 of Part 2).***

- b. *The maximum number of night shootings allowed each calendar month shall be agreed upon between the Applicant and the City Council.*
- c. *The final construction design drawings for the firing range shall comply with the current edition of the United States Environmental Protection Agency's Best Management Practices for Lead at Outdoor Shooting Ranges. The range shall also be designed to prevent contamination of any waterway considered "Waters of the U.S." as defined by the U.S. Army Corps of Engineers, wetland, or floodplain in accordance with the Clean Water Act.*
- d. *No live ammunition training shall be allowed on Sundays unless otherwise approved by the City Council for special events.*
- e. *The firing range spotlights shall only be operated when the firing range is in use within the hours of operation allowed by the City approved special use permit for the range.*
- f. *If complaints from Crest Hill property owners persist after the outdoor firing range opens, the Applicant shall appear before the City Council to discuss the complaints and if and how the hours of operation of the range can be adjusted to address the complaints without materially impacting the ability of the range to meet the mandatory training needs of authorized users.*
- g. *Add the following definition for "Outdoor Firing Range, Government Training Purposes" to the Zoning Ordinance: "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."*

4.) Planned Unit Development Exceptions to:

- a. Reduce the minimum amount of masonry required on building facades. Section 8.7-2.2.b of the Z.O. requires at least one wall façade on a non-residential building include a minimum of 80% masonry materials. As illustrated in the building elevation drawings attached to the Project Narrative application binder for this project as Exhibit G, none of the building facades for the proposed main maintenance and training building would satisfy this requirement.

Staff Comments: The two most visible building elevations (west and south) for this project each provide a significantly higher percentage of masonry materials than required by the Z.O. As proposed, 44% of the east building façade would be constructed with masonry materials when no masonry materials are technically required on this façade per Sections 8.7-2-2.d of the Zoning Ordinance. As proposed, 40% of the building façade facing Division Street would be constructed with masonry materials when technically only 10% of this façade is required to be constructed with masonry materials per section Sections 8.7-2-2.c of the Z.O. It is also important to note that 23% of the building's overall façade area would be constructed of masonry materials when only 20% is required by the Z.O.

Overall, staff is of the opinion that the Applicant's proposed distribution of masonry materials on the main building is attractive and desirable. *Staff recommends approval of a PUD exception that would allow the building facades to be constructed as reflected in Project Application Binder Exhibit G.*

- b. Permit the use of metal panels on miscellaneous exterior building facades. Section 8.7-3 of the Zoning Ordinance prohibits the use of metal panels on non-industrial buildings.

Staff Comments: Overall, staff is of the opinion that the proposed exterior façade design for the main maintenance and training building reflects an attractive mix of building materials that would be appropriate for the geographic area it would be constructed in and would have a positive impact on the character of the area. *Staff recommends approval of a PUD*

exception that would allow the building facades of the main training and maintenance building to incorporate the use of metal façade panels as reflected in the building elevation drawings attached to the Project Narrative application binder as Exhibit G.

- c. Allow multiple accessory structures to have a height in excess of 15-feet. Section 8.3-7 of the Z.O. restricts the height of accessory building and structures to 15 feet. The following proposed buildings and structures in this project do not comply with this restriction:
- Training Tower Classroom/Bldg. 2 (Application Binder Exhibit I) is proposed with a maximum 15'-6" height.
 - Main Burn Training Tower (Application Binder Exhibit M) is proposed with a maximum height of 45'-3".
 - The sound attenuation wall proposed at the north end of the firing range (Application Binder Exhibit F) is proposed with a maximum height of 20'-6"

Staff Comments: Given the specialized nature of the proposed Training Complex, the overall size of the site, and the existing established large institutional use on the adjacent properties, ***Staff recommends approval of PUD exceptions that would allow these accessory structures to exceed 15' in height*** as noted above.

- d. Permit the use of shipping containers for accessory training buildings. Section 8.3-9.6 of the Z.O. prohibits the use of shipping containers. As illustrated in the architectural drawings included in the Application Binder as Exhibit I and the specialized fire training systems drawings attached to the Application Binder as Exhibit M, the proposed burn tower and the adjacent outdoor classroom facility (Building 2) would be constructed with shipping containers.

Staff Comments: Given the specialized nature of the proposed Training Complex, the overall size of the site, and the existing established large institutional use on the adjacent properties, ***Staff recommends approval of PUD exceptions that would allow the main burn tower building and the adjacent outdoor classroom facility to be constructed with shipping containers.***

- e. Permit a wall sign to be installed at a height less than 10 feet from grade. As currently proposed, the bottom edge of the proposed wall sign on the west building façade of the main training and maintenance facility would be located 6-0' above grade (see sheet A1.2 of the architectural elevation drawings attached to the Project Narrative application binder as Exhibit G). Section 15.12.080 of the City's Sign Ordinance requires wall signs to be located 10' above grade.

Staff Comments: ***Staff recommends approval of a PUD exception that would allow the bottom edge of the wall sign on the west building façade of the main training and maintenance facility to be located 6-0' above grade.***

- f. Allow the driveway curb cut onto Division Street to exceed 30 feet in width. Section 15.04.040 of the Municipal Code restricts the width of driveway curb cuts to 30' measured at the property line. As illustrated on Sheet C-4 of the engineering design drawings attached to the Application Binder as Exhibit B, the proposed Division Street curb cut width for this project is just under 150'. The measured width in this case is measured at the very widest part of the driveway where it connects with the through pavement of Division Street because the existing front property line for the Subject Property is located in the Division Street pavement.

Staff Comments: The City Engineer has reviewed the design of the proposed curb cut and feels it is appropriate given the type of facility it would serve and the type of vehicles that would

be using it. *Staff recommends approval of a PUD exception that would allow the Division Street curb cut width for the proposed Training Complex to be 150' in width.*

- g. Eliminate required parking lot landscape islands. Section 11.6-2 of the Z.O. requires landscape islands at the ends of all rows of parking spaces. As illustrated on the Preliminary and Final Planned Unit Development Plan attached to the Application Binder as Exhibit A, there are several parking lot islands located at the southwest corner and immediately south of the proposed main training and maintenance building that would be paved and striped off rather than being landscaped in order to accommodate large vehicle maneuvering and fire truck driver training activities.

Staff Comments: Given the intended use and users of this facility, *staff recommends approval of a PUD Exception that would allow the four above noted parking lot islands to be paved and striped rather than being landscaped.*

- h. Eliminate the requirement to provide a designated loading zone: Section 11.11-15 of the Z.O. requires one 12' x 65' loading zone to be provided for this facility.

Staff Comments: Given the nature of this facility and the extensive amount of asphalt pavement that would be available along the north and south sides of the proposed main training and maintenance building, staff feels the site has adequate space to accommodate the very limited large truck loading and unloading needs this facility will generate. Staff recommends approval of a PUD exception that would eliminate the requirement for designated large loading space to be provided in this project.

CONCLUSIONS

Based on staff's analysis of the detailed and extensive application materials for this project, staff recommends the Plan Commission recommend conditional approval of the following special approvals for this project.

1. *Waiver of Preliminary/Final PUD Application Submission Requirements for:*
 - a. *Final Construction Drawings (Z.O. Section 10.3-3.c.)*
 - b. *A Market Analysis (Z.O. Section 10.3-2.b.8)*
 - c. *A Tax and School Impact Analysis (Z.O. Section 10.3-2.b.8)*
2. *Conditional approval of Special Use Permits for the Preliminary and Final PUD application documents listed in attached Exhibit 4 and for the construction and operation of a new Institutional Use in the form of the proposed Training Complex project as reflected in those documents. Conditions of approval of these special use permits include:*
 - a. *Final staff approval of the final construction engineering design plans for the project including, but not limited to, site geometry, traffic study, and stormwater management.*
 - b. *Final approval of an IGA between the City and LTFPD prior to any improvements or interconnections being made to City Well #11 for the purpose of providing City well water service for training purposes at the Training Complex.*
 - c. *Final City approval of a Plat of Easement dedication as deemed necessary by the City Engineer.*
 - d. *IDOT approval is secured prior to construction of any new driveway improvement onto Division Street.*

- e. *“Alternative 1 Plantings” shall be considered part of the required Phase 1 landscaping for the project.*
 - f. *All new pole mounted parking lot and drive aisle light fixtures shall be installed, equipped with necessary shielding, and maintained in a manner where the bottom glass of the fixture remains parallel to the adjacent grade level in order to ensure all lighting is directed downward. .*
3. *Approval of PUD Exceptions that would:*
- a. *Allow the building facades to be constructed with the level of masonry reflected in Project Application Binder Exhibit G.*
 - b. *Allow the building facades of the main training and maintenance building to incorporate the use of metal façade panels as reflected in the building elevation drawings attached to the Project Narrative application binder as Exhibit G.*
 - c. *Allow the following accessory structures to have a height in excess of 15-feet:*
 - o *Training Tower Classroom/Bldg. 2 (Application Binder Exhibit Binder Exhibit I) is proposed with a maximum 15'-6" height.*
 - o *Main Burn Training Tower (Application Binder Exhibit M) is proposed with a maximum height of 45'-3".*
 - o *The sound attenuation wall proposed at the north end of the firing range (Application Binder Exhibit F) is proposed with a maximum height of 20'-6"*
 - d. *Allow the main burn tower building and the adjacent outdoor classroom facility to be constructed with shipping containers.*
 - e. *Allow the bottom edge of the wall sign proposed on the west building façade of the main training and maintenance facility to be located 6-0' above grade.*
 - f. *Allow the Division Street curb cut width for the proposed Training Complex to be 150' in width.*
 - g. *Allow the four above parking lot islands illustrated on Application Binder as Exhibit A as being to be paved and striped to not be landscaped.*
 - h. *Eliminate the requirement to provide a designated large loading zone in the project.*

It is important to note that the above staff recommendations do not encompass the special zoning approvals required to construct or operate the proposed firing range component of this project at this time due to the outstanding sound study information that is still being finalized by the Applicant's sound engineering consultant. Approval of the following separate Z.O. text amendments and additional special use permit would be required for this component of the project to proceed:

- 1. Zoning Ordinance text amendments to:
 - a. Add the following definition for *“Outdoor Firing Range, Government Training Purposes”* to the Zoning Ordinance: *“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.”*
 - b. Add the *“Outdoor Firing Range, Governmental Training Purposes”* to the list of potential special uses allowed in the M-1 zoning district.
 - c. Add minimum parking requirements for the *“Outdoor Firing Range, Governmental Training Purposes”* land use that would require any such facility to provide one parking space for each firing station plus two parking spaces for instructor and employee use.
 - d. Specifically exempt *“Outdoor Firing Range, Governmental Training Facilities”* from existing Z.O. Noise Performance Standards.

2. Special use permit that would allow for the construction and operation of the new accessory Governmental Training Firing Range as described and illustrated in the various in the Application Binder and Preliminary/Final PUD documents submitted for project on the Subject Property. If this special use is ultimately recommended for approval, staff recommends the following conditions be attached to its approval:
 - a. Unless otherwise required by these conditions of approval, the firing range shall be operated in compliance with the information included in subsection 3 of Part 2 of the Project Narrative application binder for this project (see pages 8-13 of Part 2).
 - b. The maximum number of night shootings allowed each calendar month shall be agreed upon between the Applicant and the City Council.
 - c. The final construction design drawings for the firing range shall comply with the current edition of the United States Environmental Protection Agency's Best Management Practices for Lead at Outdoor Shooting Ranges. The range shall also be designed to prevent contamination of any waterway considered "Waters of the U.S." as defined by the U.S. Army Corps of Engineers, wetland or floodplain in accordance with the Clean Water Act.
 - d. No live ammunition training shall be allowed on Sundays unless otherwise approved by the City Council for special events.
 - e. The firing range spotlights shall only be operated when the firing range is in use within the hours of operation allowed by the City approved special use permit for the range.
 - f. If complaints from Crest Hill property owners persist after the outdoor firing range opens, the Applicant shall appear before the City Council to discuss the complaints and if and how the hours of operation of the range can be adjusted to address the complaints without materially impacting the ability of the range to meet the mandatory training needs of authorized users.