



To: Plan Commission/ZBA

Patrick Ainsworth, AICP, Community and Economic Development Director

From: Ronald Mentzer, Community & Economic Development Consultant

Date: March 13, 2025

Re: ADDENDUM to Plan Commission Staff Report for Case # PUD-25-1-3-1 - Lockport Township Fire Protection District Miscellaneous Special Zoning Approval Requests

PURPOSE of MEMO

This memo has been prepared to explain and provide a staff recommendation on the following additional Planned Unit Development Exception the Lockport Township Fire Protection District has requested approval of for the new training, maintenance, and governmental firing range project (collectively the "Training Complex") but was not addressed in the detailed staff report distributed to the Plan Commission for this case on Friday, March 7, 2025.

ADDITIONAL REQUESTED PLANNED UNIT DEVELOPMENT EXCEPTION

Allow wall signage on a building façade not abutting a public right-of-way (Division Street in this case): According to section 15.12.080(C)(1) of the Municipal Code, only one wall sign is permitted per public street frontage. In this case, the subject property only has one street frontage. As currently proposed, the applicant is proposing a 266 sq. ft. wall sign on the north building façade facing Division Street and a similar, but smaller, 200 sq. ft. wall sign on the west building façade facing the main parking lot and adjacent to the main public entrance into the primary training and maintenance building. Section 15.12.080(C)(3) of the Municipal Code allows up to 15% (approximately 1,015) sq. ft. of the north façade of the building to be covered by signage. If both of the proposed signs were installed on the north building façade of this facility, they would cover a combined 6.9% of the north façade.

Staff Comments: Staff feels the proposed wall signs are attractive in design, appropriately sized for the proposed building, and that it is both reasonable and desirable to allow facility identification wall signage on both the Division Street façade and on the west façade facing the main parking lot. As such, *staff recommends approval of a PUD exception that would allow the applicant to install the wall signage illustrated on sheet A1.2 of the architectural elevation drawings attached to the Project Narrative application binder as Exhibit G.*