

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 31, 2025

The March 31, 2025, the City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Treasurer Glen Conklin, City Clerk Christine Vershay-Hall, Alderman Scott Dyke, Alderwoman Jennifer Methvin, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also Present were: Interim City Administrator Tony Graff, Police Chief Ed Clark, Community & Economic Development Director Patrick Ainsworth, Community Development Consultant Ron Mentzer, Building Commissioner Don Seeman, City Attorney Mike Stiff.

Absent were: Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Interim Public Works Director Julius Hansen, Interim Human Resource Manager Dave Strahl.

TOPIC: Consideration of Case Number PUD-25-1-3-1 of Lockport Township Fire Protection District seeking Approval of Various Zoning Ordinance Text Amendments, Special Use Permits, Preliminary and Final Planned Unit Development (PUD) Plans, and Miscellaneous PUD Exceptions, in M01 Limited Manufacturing District zoned, site located along the south side of Division Street west of Broadway Street and east of Weber Road in Crest Hill, Illinois.

Mayor Soliman noted the large crowd in attendance and asked for cooperation and respect during the meeting.

Mayor Soliman introduced the agenda item: Consideration of Case Number PUD-25-1-3-1, of Lockport Township Fire Protection District, seeking approval of various zoning ordinance text amendments, special use permits, preliminary and final planned unit development plans, and miscellaneous PUD exceptions in M1 Limited Manufacturing Districts zone site along the south side of Division Street, west of Broadway Street, and east of Weber Road in the city of Crest Hill, Illinois.

Mayor Soliman outlined the process for the meeting, stating that he would first turn the comments over to the Community and Economic Development Consultant, Mr. Ron Mentzer, followed by presentations from the Lockport Township Fire Department and Lockport Police Department. After that, there would be an opportunity for public comments.

Ron Mentzer, the Community and Economic Development Consultant, provided a high-level summary of the project background, the city's involvement, special zoning approvals requested by the fire district, the current status of the project, and the recent Planning Commission recommendation. He explained that the city's involvement began about 18 months ago when the fire district reached out to city staff and the mayor to introduce their

idea for the project. At that point in time, the meeting was to make sure the city knew the fire district was working on the project and have the city provide some initial feedback to the fire district representatives about what the city's recommendation and approval process would look like.

Mentzer outlined the timeline for events, including:

- January 2024: Fire district appeared before the city council at a work session to provide a general overview of the project with preliminary design concepts.
- May 2024: Metzner presented to the city council the regulatory realities for the firing range component, concluding that the firing range component for the project was not allowed or accommodated under the city's zoning ordinance and a text amendment would be necessary.
- August 2024: Fire district submitted detailed design documents and special zoning approval requests.

Mentzer explained the key components of the special approvals requested, including:

- Waiver of technical application requirements
- Zoning ordinance text amendments to add a definition of an outdoor firing range for governmental training purposes and add it as a possible special use in the M1 zoning district.
- Special use permit for the firing range
- Special use permit for institutional use (maintenance and training facility)
- Special use permit for preliminary and final PUD plans

He noted that the site is 12.86 acres, and that the city's zoning ordinance requires any property over five acres to be developed as part of a planned unit development.

Mr. Mentzer then discussed the recent Plan Commission Public Hearing held on March 13, 2025. He read the three recommendations made by the Plan Commission to the City Council:

- Recommend City Council approval of the requested waiver of various preliminary and final PUD application submission requirements as outlined in the staff report.
- Recommend the City Council approve the requested zoning ordinance text amendments outlined in the staff report and these text amendments do add, if approved, would add the firing range use as a possible special use in M-1 zoning district.
- Recommend the city council approval of the various special use permits and planned unit development exceptions, with one modification regarding the location of the sound attenuation wall as outlined in the staff report.

Fire Chief John O'Connor from Lockport Township Fire Protection District introduced himself and thanked all for giving them the opportunity to present their project. He introduced Jason Estes, and Jennifer Villena, who are project architects from FGM Architects Inc. (FGMA). He also introduced Deputy Chief Ron Huff from the Lockport Police Department who will discuss the details and the training opportunities of the public safety range.

Fire Chief John O'Connor then explained the importance of the facility for improving fire district operations, response times, and providing critical training opportunities for police

and fire agencies. O'Connor emphasized the impact of realistic training on emergency response and safety. He then commented that his responsibilities and duties are to ensure that the fire district is staffed, trained, and equipped to serve the forty-six square mile jurisdiction and 85,000 residents while keeping 108 firefighters and paramedics safe.

Chief O'Connor discussed the evolution of emergency responses over the years, expanding from fire suppression to EMS, technical rescue, hazardous materials response, water rescue, aviation emergencies, search and rescue, and active shooter response. He stressed the need for continuous, high-quality, realistic training to meet these evolving challenges. The fire chief outlined the objectives of the Lockport Township Fire Protection District Public Safety Grounds, including:

- Providing advanced realistic training opportunities for police and fire personnel
- Serving as a hub for interagency coordination
- Including space for emergency vehicle maintenance
- Aiming to be self-sustaining through operations

Chief O'Connor explained how the proposed facility would improve response times, standardize training, provide realistic hands-on training, enhance safety and efficiency, offer cost-effective training, improve operational readiness, facilitate joint training with other agencies, potentially improve the district's ISO rating, and serve as a backup emergency operations center for Will County EMA.

Jason Estes from FGMA presented details of the site plan, including the various phases of the project:

- Phase 1: Training maintenance building, roads, parking, stormwater detention, training pond, gravel extrication area, and serpentine testing course for vehicle driving and manipulation.
- Phase 3: Burn tower and training classroom.
- Phase 4: Outdoor shooting range

Mr. Estes provided information about the training maintenance facility, including classroom spaces, maintenance bays, and renderings of the facility. He also discussed the burn tower, outdoor classroom, extrication area, and training pond. The classrooms can be utilized for up to 150 people.

Mr. Estes discussed the different elevations. He then commented that the critical component of firefighting training effects ISO ratings and are important for firsthand realistic experiences in terms of fire suppression, search and rescue, and emergency response.

Mr. Estes commented that the pond does serve storm water, but it also serves multiple elements, such as water operation training, boat operation with a boat launch, diving rescue, ice rescue, underwater ROV operations and drafting drills with a drafting pit.

Chief O'Connor commented that there was a discussion with State Representative Manley and her only request was that they develop a Fire, EMS, and Police Memorial of Will County. He then commented that there would be a series of flags overlooking the pond and

they would help memorialize public safety with Police, Fire, and EMS that gave their lives in Will County. There will be a committee formed to develop something for the memorial.

Chief O'Connor gave some history on why they need a range. He commented that earlier in 2023, the Fire District acquired thirteen acres from Stateville with Legislative support to create a dedicated training site with the Fire District. They initially had planned to have a small firearms range for the arson investigators who are sworn officers that must qualify just as Police Officers have to. After discussion with the Lockport Police Department, it was stated that they face similar challenges finding and securing range time. The Lockport Police Department had the funding for the firing range but had the lack of location to build and since the fire district had the land they saw an opportunity to collaborate with Lockport Police Department expanding the fire training facility into a public safety training facility serving both Police and Fire agencies in Lockport Township, which would include the City of Crest Hill, Village of Romeoville, Lewis University, and Lockport Park Police Department at no cost to any of those agencies.

Deputy Chief Ryan Huff from Lockport Police Department presented information about the public safety range. He stated that he has been a firearm instructor and range master for over twenty years. He explained the collaborative effort between the Fire District and Police Department to create the range. He commented that there are eighteen courses that are required for basic law enforcement officers. This facility will allow the local police agencies to maintain sufficiency in things such as ballistic shield deployment, less lethal ammunition training, high risk traffic stops, active shooter response, deadly force decision making with simulated paint bullets, officer/citizen down rescue training, taser training, drone deployment training and other joint trainings with Fire & EMS.

Deputy Chief Huff commented that this range will not be open to the public nor all the Police Departments in Northern Illinois, just the five specific ones in Lockport Township. This firing range will be owned by the Lockport Township Fire Protection District but designed, built, and operated by the Lockport Police Department. There will be an intergovernmental agreement to outline those parameters and additionally the other Police Departments that are in the district will be required to sign an agreement agreeing to those terms, as well.

The proposed hours of operation are:

- Monday through Friday - 7:00 a.m. until 10:00 p.m.
- Saturday and Sunday - 8:00 a.m. until 4:00 p.m.
- One Night Shoot weekly

Deputy Chief Huff commented that currently they have four night shoots a year. The night shoots are allowed up to once a week but in reality, it will not be operated one night per week.

Deputy Chief Huff outlined the safety measures, design considerations, and operational plans for the range. He commented that it will be a 100-yard shooting range, 110 feet wide and 375 feet long, which allows for a maximum of fifteen shooters in a line at a time but typically conducted with no more than ten lines. There will be a 20x60 concrete pad with canopy structure to protect the officers from sun and rain. There is an additional 20x60

concrete pad with plumbing and electric for a future building. At the back of the facility there will be a ten-foot pass through for vehicles that need access to the range. Deputy Chief Huff emphasized the sound mitigation efforts, including berms and sound attenuation walls, and presented results from sound studies showing reduced noise levels compared to existing ranges in the area.

Some of the sound mitigation efforts were moving the range to the farthest corner of their lot which was furthest away from the closest subdivision in ward two, increased the height of the berms and surrounded them around the entire shooting range, and have a backstop of twenty foot sound barrier wall, which none of the other ranges the residents hear have these sound mitigations.

Following the presentations, the mayor opened the floor for public comments.

Several residents and stakeholders spoke, expressing both support and concerns about the project. Supporters emphasized the importance of training for first responders and the potential benefits to public safety. Concerns raised included noise pollution, environmental impact, property values, and quality of life issues for nearby residents.

Some residents that spoke were:

Todd Randich, a resident, stated he is a second-generation Lockport Township firefighter and the current President of the Lockport Township Fire Protection District Trustees. He commented that he grew up in the Chaney neighborhood and remembers from his childhood days the sounds of the railroad and the shootings. He then commented that fifty years later, now living on the west side of Crest Hill, he still hears the same sounds and stated that sometimes things do not change. He then stated that when he started with the fire department in the early 90's he worked on Root Street and there were three firefighters, and the Crest Hill Police Department had two officers on duty, and they trained each other to help each other since they did not know when help was coming to assist them. He then stated that this is a great opportunity for everyone.

Jason Baron, a thirty-year-old member in the fire service and the last twenty-one years as a member of the Lockport Township Fire District approached the podium and introduced himself. He commented that he holds the rank of Captain and in January he was voted to the union president representing more than one hundred members. He commented that he has now attended three meetings and something that has not been talked about is the fact that many of the new hires are coming in with very little experience and building the training facility will help and by having this facility they can train when they want and not have to secure dates at other facilities to train the new hires.

He then shared a personal experience from December 16, 2006, which was a day that started out as a normal training fire day and turned into so much more. On the second floor of an acquired fire structure himself and another fire member became trapped by a fast-growing fire, moving so fast it cut off the exit for them. As they were up on the second floor, they had to figure out another plan and at one point the feeling of not making it out came to him and he clearly recalled sitting in the middle of the room, 'cooking' with his eyes wide open but it was pitch black and he started thinking about his family and not making it home. He then commented at that very moment something was pulled from his training brain that he received eight years earlier. He then commented that he found a

window, developed a plan, and retrieved his partner, radioed for a ladder to exit the window but once the window opened the fire would take over and there was no choice but to exit through that window. When exiting the window, it was noticed that the ladder was too short and they would have to grip the ladder and ride it down, which they were not trained to do but they agreed, and they rode the ladder down as fire and thick black smoke came out of the window. He noticed that his partner was burned along his face, ears, and neck and was sent to the Loyola burn unit. On December 16th of each year, they text each other as a reminder they made it out alive. Mr. Baron then commented that if it was not for the training, he received prior to the event in the burn tower, he might not be here today to tell the story. He then commented on how training is so very important so that no fire fighter needs to go through what he and his partner did but if by chance they do, he wants them fully prepared and trained to get out of the situation. Mr. Baron then respectfully asked the Council to vote yes and do what is right.

Talea Ben, a resident that lives in the Field of Longmeadow, chose the neighborhood because it was quiet, peaceful, and offered many amenities to enjoy the outdoors with the prairie path right outside her back door. She is a proud resident and served the State of Illinois as a public servant and has worked hard to maintain her home and property to keep it beautiful. She commented that she feels an outdoor gun range is a significant threat to the peace and safety of the neighborhood and with the outdoor gun range it will disrupt this and her property value. She then urged the Council to think about their vote and if they would like the sound of gunfire in their backyard.

Aaron Ben, a resident and son of Talea Ben, commented that he is a sophomore at Lockport Township High School and asked to reconsider the outdoor gun range proposal. He understands that there will be sound barriers, but it is in closer proximity and will give out toxins. Mr. Ben then asked the Council to please vote no.

Joseph Piper, a retired Lockport Police Officer with over twenty-seven years of service and now serving as Lockport Fire Commissioner since 2021 approached the podium. Mr. Piper commented that he is for the training facility so they can obtain the skills and knowledge so they can respond effectively in an emergency, reducing injuries, property damage, and civilian and first responder deaths. Mr. Piper commented that he is aware of the noise factor, but the sound expert's report stated that the added soundproofing would be reported less than a normal conversation. Mr. Piper then asked the Council to approve the training facility.

Henry Tough, the Union President for MAP Chapter 15 in Crest Hill, commented that training is important and is now mandated and the two biggest things hindering trainings for them is time and money. Mr. Tough commented that the trainers do a fantastic job with the resources they have but this facility will open the door for better and more training. Mr. Tough commented that on behalf of the members in the chapter he is here to support this facility and the Fire Department.

Julianne Pearce, a resident since 2023 and is on the Arbor Glen Homeowners Association, thanked the First Responders for being there on the good days and the hard days. Ms. Pearce then commented that she does not want them to think that they are not wanted in their community when they are expressing their concerns, and they applaud all the First Responders. Ms. Pearce then asked to bring the gun range indoors and get unanimous support.

Shawn Hillman, a resident, commented that he lives on Borio Drive for over twenty-one years and is the HOA President. Mr. Hillman commented that his neighborhood is closest and most affected by the proposed training and gun range facility. He then mentioned he had a concern with the noise mitigation plan and mentioned that the study does not consider the conditions that should be expected, and he does not believe that gunfire will be like normal conversation levels.

John Batusich, a lifelong resident, commented that the gunfire noise is heard throughout Crest Hill and parts of Lockport not just the subdivision across from the new proposed training facility. Mr. Batusich commented that when he purchased his home on Hess, he knew he would hear gunshots since there are three-gun ranges in the area. Mr. Batusich commented that this gun range will have sound mitigation unlike the other ranges and if the gun range does not get built these agencies will shoot at Stateville and District 5 and that is going to be heard unlike the proposed facility and gun range. He then stated that a 'YES' vote is a vote for a quieter Crest Hill, better trained Police, Firefighter, and Paramedics, and a safer community and he encourages the Council to vote yes for your Firefighters, Police Officers, and residents.

Chief O'Connor commented that he is hearing everyone's questions and comments and wanted to address them. He reassured everyone that there will be no stray bullets and since the 1960's when we had ranges there has never been any incident where a bullet had left that range. These ranges are run by range masters and things like that do not happen.

Chief O'Connor then commented that the concern over soot from burning in the firehouse and wanted to inform the residents that the only thing the burn tower will burn is dry wood, which is similar to what you would put in your fireplace, and they will not be burning every day.

Chief O'Connor then commented that to build an indoor gun range they would need an additional \$6 million to \$8 million dollars, and they do not have that.

Chief O'Connor commented that first responders usually do not like recognition, glory, or fame and they do not ask for much and they deserve the best but instead of nice words they would like action and help from the community.

Alderwoman Gazal asked questions on behalf of the residents, and she stated that they have a petition going around with the last six digits of the resident's water bill and it is still open for people to sign.

She then commented on behalf of Bobbie Arroyo, a resident on Coventry Lane, and stated that Bobbie votes no for the gun range and stated it is already noisy enough when the State Police use the range, and Bobbie is concerned about what that will do to her property values.

Chief O'Connor commented that the petition/survey mentioned and stated that it provides no context about anything and stated that it does not provide information on the proposed facility and the mitigation efforts.

Alderwoman Gazal then asked another question from a resident asking where else in Will County is there an open gun range? Jason Estes commented that Will County Sheriff has

an open gun range on Laraway and Briggs, where there are homes in the area of the gun range. He also commented that Wilmington and Braidwood have an open range as well.

Alderwoman Gazal asked on behalf of a resident why the Lockport Police Department would like to build a gun range in Crest Hill. Chief O'Connor explained it is a collaboration between the Police Department and the Fire Department since one department had the land and the other had the funds.

Patricia Burnett, a Lockport resident, commented that she hears the gunshots as well but wanted to ask what the cost to the taxpayers is to build this facility and she was told there is no additional costs. Ms. Burnett commented that everyone always votes no for a referendum because it affects their wallet, but this facility will not affect anyone's wallet. Ms. Burnett then commented that she is the President of the Lockport Fire Foundation, and the foundations voice is unique and solely exists for the purpose of providing funds for the purchase of items or programs that enhance the Fire Department at no cost to the district or taxpayers. She also commented that the Foundation has no ability or objective to influence the district in any way, the intent is to operate exclusively for charitable purposes without direct involvement of the Fire District.

Alderman Cipiti asked Ms. Burnett who are all the officials on the Lockport Fire Foundation? Ms. Burnett commented that it is a very small group that consists of Mary Woods, Ashley Baron, Mayor Soliman, Bill Thomas, Mike Gale, and herself.

Alderman Cipiti commented that he appreciates what they do, and he appreciated the fact that she is downplaying the Foundations role with the Fire District since the Mayor is on the Board and it looks like a potential conflict.

A resident speaker who has lived in Crest Hill for ten years commented that 'Exhibit K' states that persistent complaints from Crest Hill property owners can be filed with the City Council after the range is opened and the applicant shall have to appear before the City Council to discuss the complaints and he questioned how many complaints need to be filed before going in front of the City Council. Attorney Stiff commented that it was a recommendation of the staff and that it is something that will be taken at the discretion of the City Council and there is no specific number that has been discussed.

Derrick Moore, a resident, commented that after hearing all the discussions, he asked the Council not to rush through this since there are many concerns and asked if there anywhere else, they could build this that would not be in a residential area.

After public comments, City Council members asked questions and expressed their thoughts on the project. Topics discussed included:

- Potential compromises on operational hours for the range
- The possibility of using indoor ranges instead of outdoor
- Concerns about noise and environmental impact
- Questions about road improvements and traffic impact
- Discussion of property values and community impact

Alderman Dyke commented that he is trying to get a compromise between the Fire Department, Police Department, and residents and to be open minded to make everyone happy. He also commented that he has thought about potential compromises on different

things and concerns such as operational hours for the range, possibly using an indoor range instead of outdoor, concerns about burning and possibly using a dumpster, concerns regarding draining of vehicle fluids and removing the freon prior to using them for training.

Chief O'Connor commented that the vehicle fluids are drained prior to use. He also commented that there are conversations to be had regarding the night shoot times which are typically spring and fall.

Alderwoman Methvin commented that her hope is that we have opportunities for the young residents of the communities to be able to go into the different departments, and more opportunities to raise families in the area with the same values as well. She also commented that we need the departments to work together to keep our communities safe and with the new facility she feels we will be safer.

Alderman Jefferson commented that he sent a letter to the Governor with the State Police, Department of Corrections, and Lockport Township Fire District Chief O'Connor all included, asking these agencies to come together in a state-of-the-art indoor range where no one agency would have to suffer the total cost, but no one responded.

Alderwoman Gazal commented that as an elected official she did all she could to notify the residents because she is thinking about the future of Crest Hill. She commented that no developers will come and develop here, and this will decrease the property values. She then commented that her heart is heavy after hearing the firefighter's story because she had to endure a hard childhood in Lebanon and Syria and is worried these shots will affect the Veterans and pets just as it does affect her.

Alderwoman Gazal asked why the Lockport Police Department wants to build in Crest Hill and is it because they did not use the grant that they filed for in 2000? Deputy Chief Huff commented that the information is not correct and that predates his employment with the Lockport Police Department, but he can say no grant was ever applied for in his tenure in attempt to purchase land for a gun range. She then commented that she believes that they should build the facility without the gun range and when they have the money to build the indoor gun range you do it then.

Alderman Oberlin commented that in times like this it is very difficult for the Council, and she has always supported the Police Department and Fire Department, but she does not appreciate this in her backyard either. She then questioned if they approve the text amendment can they make as much noise as they want since the document per 740ILCS130/5 states Firearm ranges operated by a government entity are exempt from any ordinances governing the noise or sound emissions from the normal use of a firearm range.

Attorney Stiff commented that if you approve this and grant the text amendment, they will not be required to comply with the noise performance standards and then you could not cite them for an ordinance violation for a nuisance nor could they be sued by civil law.

Alderman Oberlin also commented that she agrees with Alderman Cipiti regarding the Mayor on the Fire Foundation is a conflict of interest and does not understand the double standard.

Alderman Cipiti thanked everyone who took time out of their schedule to attend the meeting. He then thanked the First Responders. Alderman Cipiti explained that he is in support of the fire training portion of this development. He then commented that he is concerned about the wear and tear of the roads in the future since this will affect the roads. He also commented that until the facility is there, and the shooting starts no study will prepare the residents for when it is there and for respect for the residents they need to work towards and indoor firing range, if any firing range. Lastly, he is now uncomfortable that they will be exempt from the noise ordinance.

Alderman Albert thanked everyone for attending the meeting and to the Fire Department for listening to the concerns of the residents. He mentioned that he was mostly concerned about how the project had already started before the Council was even aware of the project and that is an internal issue within the City. He then commented that he can confidently state that with the presentation that he has seen in the last year it has drastically changed his outlook on the entire project. Alderman Albert then applauded the agencies that have received the property from the State since everyone has been trying and when there is a plan like this, he could not think of anything better to go next to a maximum-security prison.

Alderman Albert asked for clarification for the record, what the distance from the firing range to the nearest resident and it was confirmed that 2200 feet is the distance from the firing range to the nearest resident.

Alderman Kubal commented that this has been a unique request, and it is a unique property and after thinking about this the safety center is an upgrade from what is there currently, and this could help the property values. He then commented that the sound was a concern of his, as well since we all hear gun shots. He then applauded Chief O'Connor and Deputy Chief Huff for all the sound mitigating done. Alderman Kubal then commented that he would like to see, if this passes, a committee be put in place with the residents living nearby and after the facility is built have them meet and let the committee address some of the noise issues. He also commented that the hours of operation need to be discussed again.

The city attorney explained the voting process for the Council, including the need to vote on text amendments separately from other approvals.

Alderman Cipiti asked Chief O'Connor if there was no firing range in the plans would they continue with the fire training portion. Chief O'Connor commented that they have discussed with their Board of Trustees that it is public safety range, and they are not turning their backs on the police.

Mayor Soliman asked if it is Council's pleasure to have a straw vote on each one of the Plan Commission's recommendations or would they want to make the decision and vote at the April 7, 2025, City Council meeting.

Alderwoman Methvin stated that she would recommend table until April 7, 2025.

Alderwoman Gazal commented that if the facility is so important why would Lockport Fire Protection District not build the fire training facility if the Lockport Police Department does not get the range vote and then asked the Fire Chief why the training portion is not important then. Chief O'Connor commented that the facility is extremely important.

Alderwoman Gazal asked if the Mayor would be abstaining from tonight's vote since he is on the Fire Foundation, and it would be a conflict? Attorney Stiff commented that the Mayor's participation in the Fire Foundation is not a legal conflict, and it is up to the Mayor to choose not to vote.

Mayor Soliman asked for an informal vote to recommend City Council approval of the requested zoning ordinance text amendments to involve outdoor accessor government firing ranges as outlined in the March 13, 2025, Plan Commission Staff Report for this project.

AYES: Ald. Methvin, Kubal, Albert.

NAYES: Ald. Gazal, Jefferson, Dyke, Cipiti, Oberlin.

ABSTAIN: None.

ABSENT: None.

Mayor Soliman asked for an informal vote for the approval of the requested waiver of the various preliminary final PUD application submission requirements as outlined in the March 13, 2025, Plan Commission Staff Report for this project.

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Methvin, Jefferson, Gazal.

NAYES: None.

ABSTAIN: None.

ABSENT: None.

Mayor Soliman asked for an informal vote for the various Special Use permits with the various exceptions outlined in the March 13, 2025, Plan Commission Staff Report and the March 13, 2025, Staff Report Addendum for this project for the additional conditions for the location of the firing range sound attenuation wall be adjusted as outlined in the March 11, 2025 Noise Transition Assessment Study prepared by Soundscape Engineering.

AYES: Ald. Kubal, Albert, Methvin.

NAYES: Ald. Cipiti, Oberlin, Gazal, Jefferson, Dyke.

ABSTAIN: None.

ABSENT: None.

Alderman Oberlin made an informal vote to approve the training facility without the gun range and Alderman Jefferson seconded the informal vote.

Alderman Cipiti asked if the Fire Department can come back and ask again. Attorney Stiff commented that they can in one year since the zoning code states when it is denied it can come back in one year.

The informal vote to separate the gun range from the training facility was:

AYES: Ald. Dyke, Jefferson, Gazal, Oberlin, Cipiti.

NAYES: None.

ABSTAIN: Ald. Methvin, Albert, Kubal.

ABSENT: None.

The Council discussed the need for further dialogue and potential modifications to the proposal. The city attorney was directed to prepare multiple ordinance options for the official vote at the April 7th City Council meeting.

Mayor Soliman concluded by expressing his personal support for the project, praising the fire district's presentation and professionalism throughout the process. He emphasized the potential benefits to public safety and training for first responders.

PUBLIC COMMENT:

Jamie Malloy, a resident, approached the podium and commented that she was a debt collector for over twenty years, and she collected third party commercial collections and stated that she has read and seen what was stated by the Mayor to James from Cheesecake by James. Ms. Malloy then stated that the Mayor questioned James about paying his rent after meeting with his landlord. She then commented that the Mayor cannot collect as a third party for the owner of that business, which is what the Mayor did, and it was illegal even after apologizing to James.

MAYOR UPDATES:

There were no Mayor updates.

COMMITTEE/LIAISON UPDATES:

There were no committee/liaison updates.

CITY ADMINISTRATOR UPDATES:

There were no City Administrator Updates.

There being no further business before the Council, and no action needed from the executive sessions, the meeting is adjourned.

The meeting adjourned at 10:52 PM.

Approved this 21 day of APRIL, 2025.

As presented ✓

As amended


CHRISTINE VERSHAY HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR