

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, MARCH 5, 2014 AT 7:00 P.M. AT THE VILLAGE HALL, 7760 QUINCY STREET, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
  - A. Waive Reading of Minutes (APPROVE)
  - B. Minutes - Regular Meeting February 5, 2012 (APPROVE)
  - C. Minutes - Village Board Meeting February 10, 2014
4. PLAN COMMISSION DISCUSSION: Zoning Hearing Case 14-01: Petition to rezone property, including (4) parcels from R-1 to B-4. 835 79<sup>th</sup> Street, 825 79<sup>th</sup> Street, 815 79<sup>th</sup> Street and 7900 Joliet Road.
  - A. PUBLIC HEARING
  - B. DISCUSSION
5. PLAN COMMISSION DISCUSSION: Zoning Hearing Case 14-02: Petition for text amendments that regulate facilities that sell or process firearms, or are used for firearm training in the B-4 Zoning Districts.
  - A. PUBLIC HEARING
  - B. DISCUSSION
6. PLAN COMMISSION DISCUSSION: Zoning Ordinance.
7. VISITOR'S BUSINESS
8. COMMUNICATIONS
9. ADJOURNMENT

**Plan Commission Meeting Date:** March 5, 2014

**Prepared By:** Jo Ellen Charlton, AICP, Planning Consultant

**Case Number:** 14-01

**Case Title:** 79<sup>th</sup> Street Rezoning of Four (4) properties from R-1 to B-4

**Applicant:** Village of Willowbrook

**Action Requested by Applicant:** Consideration and recommendation on map amendments (re-zonings) of the following properties from R-1 to B-4:

835 79<sup>th</sup> Street, Willowbrook, IL  
825 79<sup>th</sup> Street, Willowbrook, IL  
815 79<sup>th</sup> Street, Willowbrook, IL  
7900 Joliet Road, Willowbrook, IL

Complete legal descriptions of the properties are provided in the attached "Notice of Public Hearing" marked as Exhibit A



**Location:** The four (4) properties are located on the south side of 79<sup>th</sup> Street between Route 83 Frontage Road and Joliet Road.

**Necessary Action by Plan Commission:** Make a recommendation to the Mayor and Village Board regarding approval of the proposed map amendment (re-zoning).

A sample recommendation can be found on Page 4 of this report.

### **History of the Request:**

The Village has been occasionally approached by parties interested in opening various businesses dealing with firearms, mostly including gun stores and firing ranges. Because these uses are not currently defined and regulated in the Zoning Ordinance, Village staff informed them about the procedures required to complete text amendments and other approvals. Instead of initiating these procedures, prospective businesses selected location in other communities where ordinances already accommodated their use.

Recently, as a result of an increase in requests to consider these uses based on changes in concealed carry gun laws, the Village has decided to consider a pro-active approach to accommodating and regulating these businesses by initiating text amendments and re-zonings that would accommodate these businesses within the community. The most recent request for a Federal Firearm License (FFL) facility was made for the existing business location at 815 79<sup>th</sup> Street, just west of The Kerry Piper restaurant. In addition to lacking appropriate zoning regulations, this site is zoned R-1, which was the default zoning upon the property's annexation. Three nearby lots, including The Kerry Piper restaurant, Complete Supply (a building material yard), who also has a small vacant lot, are also zoned R-1. Therefore, the Village has initiated two (2) public hearings; one to rezone the four (4) R-1 properties to a more appropriate B-4 zoning classification, and one for the text amendments necessary to accommodate the uses in the B-4 district. Case Number 14-01 and this staff report specifically address the proposed map amendments or rezoning of four (4) properties from R-1 to B-4. The text amendments are part of case number 14-02.

### **Surrounding Uses and Zoning.**

The proposed map amendment includes four (4) lots totaling approximately 3.38 acres. As shown on the Zoning Map Excerpt on the following page, the properties are surrounded by properties that are zoned either B-4 or M-1. Property to the west is occupied by the LaQuinta hotel. Property to the north includes the Super 8 hotel and a mixed use office/warehouse/industrial building. Property to the east, across Joliet Road is occupied by Public Storage. Finally, property to the south is occupied by Aspen Auto Body and House of Trucks.

### **History of R-1 Zoning and Non-Conforming Issues**

Upon and after annexation in 2007, the subject properties were never "zoned". By state law, properties that are not zoned upon annexation are zoned in the community's most restrictive zoning category, which in Willowbrook is the R-1 zone. The existing uses on these properties have continued to operate as they did prior to their annexation pursuant to Chapter 16 of the Zoning Ordinance, which regulates nonconforming buildings, structures and uses. Basically, as long as nothing changes, these uses can continue to exist through the amortization period, which is defined in the ordinance based on assessed valuation and construction type. Generally, the rezoning of these properties from R-1 to B-4 is a better "use" fit, as none of the uses are listed as permitted or special in the R-1 District. The B-4 zoning district specifically lists "offices" and "building material sales, not including outside storage" as permitted uses, while restaurants are listed as a special use. Therefore, while the uses would be a better fit, there are aspects (like Complete Supply's outdoor storage and Kerry Piper not having a special use) that would require the continued designation of the properties as non-conforming. It is also likely that each of the properties have non-conforming setbacks, parking or other bulk requirement deficiencies. These uses may continue to operate as they have in the past until they decide something needs to change and they petition the Village for special approvals that are consistent with the B-4 Zoning and/or the Comprehensive Plan.

### **Comprehensive Plan**

The Comprehensive Plan designates the subject properties as "Highway Commercial" and states the purpose of the area should be to serve both the traveling public as well as meet some local community retail and service needs. It notes that appropriate uses include those that typically reach beyond the geographic limits of the Village of Willowbrook.

Historically, this has resulted in hotel and car dealership uses, but it could also include specialty retailers that typically locate on properties in stand-alone buildings. The Comprehensive Plan goes on to indicate that when new development occurs in this area, it should be accomplished by the consolidation of the multiple smaller properties and vacation of certain rights-of-way. Furthermore, as an important "gateway" into the community, the Plan recommends new development should create a positive image for the community. While there are no current plans for "new" development, the proposed rezoning to B-4 will ensure appropriate standards and regulations are applied to accomplish the Comprehensive Plan's objectives if/when the properties are redeveloped or improved.

ZONING MAP EXCERPT FROM 73<sup>RD</sup> COURT TO I-55 (EAST OF ROUTE 83)



**Recommendation:**

Staff supports the proposed map amendments. If the Plan Commission concurs, the following sample recommendation is offered for consideration:

**Based on the submitted petition and testimony presented, I move that the Plan Commission recommend approval of map amendments to rezone the properties at 7900 Joliet Road, 815 79<sup>th</sup> Street, 825 79<sup>th</sup> Street, and 835 79<sup>th</sup> Street from R-1 to B-4 as more fully defined in the March 5, 2014 Plan Commission staff report for case 14-01.**

**Exhibit A**  
**NOTICE OF PUBLIC HEARING**  
**ZONING HEARING CASE NO. 14-01**

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, shall pursuant to 65 ILCS 5/11/13/14, conduct a public hearing on the 5<sup>th</sup> March, 2014 at the hour of 7:00 p.m. at the Village Hall, 7760 Quincy Street, Willowbrook, Illinois.

The purpose of this public hearing shall be to consider a petition to rezone property, including four (4) parcels from R-1 to B-4.

The applicant for this petition is The Village of Willowbrook, 7760 Quincy, Willowbrook, IL 60527.

The property being rezoned consists of four (4) parcels that are legally described as follows:

**LEGAL DESCRIPTION - PARCEL 1**

THAT PART OF LOTS 1, 2 AND 3 OF HARVEY'S RESUBDIVISION, BEING A RESUBDIVISION OF THAT PART OF HARVEY'S ACRES SUBDIVISION IN THAT PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1953 AS DOCUMENT NO. 698678 AND ALL OF THAT PART OF THE 33 FOOT PUBLIC ROADWAY (A.K.A. QUINCY STREET) VACATED BY DOCUMENT NO. R67-25457, RECORDED JULY 17, 1967.

Common Address: 835 79<sup>th</sup> Street, Willowbrook, IL.  
PIN: 09-35-200-005

**LEGAL DESCRIPTION - PARCEL 2**

ALL OF LOT 3 IN GOWER'S ASSESSMENT PLAT OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1945 AS DOCUMENT NO. 480834, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 825 79<sup>th</sup> Street, Willowbrook, IL  
PIN: 09-35-201-001

**LEGAL DESCRIPTION - PARCEL 3**

ALL OF LOT 2 IN GOWER'S ASSESSMENT PLAT OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1945 AS DOCUMENT NO. 480834, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 815 79<sup>th</sup> Street, Willowbrook, IL  
PIN: 09-35-201-002

**LEGAL DESCRIPTION – PARCEL 4**

ALL OF LOT 1 AND THAT PART OF LOT 4 IN GOWER'S ASSESSMENT PLAT OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1945 AS DOCUMENT NO. 480834, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE PROLONGATION OF THE WEST LINE OF SAID LOT 1 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY ROUTE 66 (A.K.A. JOLIET ROAD) AS DEDICATED PER DOCUMENT NO. 176859, RECORDED APRIL 25, 1924; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Common Address: 7900 Joliet Road, Willowbrook, IL  
PIN: 09-35-201-004

The applicant for this petition is The Village of Willowbrook, 7760 Quincy, Willowbrook, IL 60527.

Copies of the application and related documentation are on file in the office of the Planner, Village of Willowbrook, 7760 Quincy Street, Willowbrook, Illinois, and are available for public inspection.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Tim Halik, ADA Compliance Officer, Village of Willowbrook, 7760 Quincy Street, Willowbrook, IL 60527, or call (630) 920-2237, Monday through Friday, between 8:30 a.m. and 4:30 p.m., within a reasonable time before the meeting. Requests for sign language interpreters should be made a minimum of five working days in advance of the meeting.

All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. This hearing may be recessed to another date if not concluded on the evening scheduled.

Tim Halik, Village Administrator  
(630) 920-2237

Published in the February 14, 2014 edition of *The Suburban Life* Newspaper.



# Willowbrook

7760 Quincy Street  
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

## APPLICATION FOR PLANNING REVIEW

**NAME OF PROJECT:** 79th Street Map Amendment from R-1 to B-4

**NAME OF APPLICANT(S):** Village of Willowbrook

**ADDRESS:** 7760 Quincy

**CITY, STATE, ZIP:** Willowbrook, IL 60527-5594 **TELEPHONE:** 630-920-2233 **FAX:** \_\_\_\_\_

**NAME OF PROPERTY OWNER(S):** See Attached

**ADDRESS:** \_\_\_\_\_

**CITY, STATE, ZIP:** \_\_\_\_\_ **TELEPHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**APPLICATION SUBMITTED FOR: (check all that apply)**

- Site Plan Review
- Preliminary Plat of Subdivision
- Final Plat Subdivision
- Preliminary PUD
- Final PUD

- Annexation
- Annexation Agreement
- Special Use Permit
- Map Amendment (Rezoning)
- Text Amendment
- Variation

**SITE INFORMATION:**

**COMMON ADDRESS OR DISTANCE IN FEET & DIRECTION OF SUBJECT PROPERTY FROM CLOSEST STREET INTERSECTION:**

South side of 79th between Route 83 Frontage and Joliet

**PERMANENT INDEX NUMBER(S) (PIN #) OF SUBJECT PROPERTY:** See Attached

**LEGAL DESCRIPTION:** ATTACH LEGAL DESCRIPTION TYPED ON SEPARATE 8.5 X 11" PAGE(S) AND SUBMIT A DIGITAL COPY.

**AREA OF SUBJECT PROPERTY IN ACRES:** 3.38

**CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY:** R-1

**CURRENT USE OF SUBJECT PROPERTY:** Material Supply, Vacant Parcel, Office/Retail, Restaurant

**PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY:** B-4

**PROPOSED USE OF SUBJECT PROPERTY:** No Change

**PROPOSED IMPROVEMENTS TO SUBJECT PROPERTY:** No Change

**ADJACENT PROPERTIES**

**CURRENT ZONING**

**LAND USE**

NORTH OF SITE	B-4 and M-1	Super 8 and Mixed Use Industrial
SOUTH OF SITE	B-4 and M1	Aspen Auto Body and House of Trucks
EAST OF SITE	M-1	Public Storage
WEST OF SITE	B-4	LaQuinta

**UTILITIES - PROVIDE INFORMATION ON LOCATION, SIZE AND OWNERSHIP OF UTILITIES**

**WATER**

LOCATION: \_\_\_\_\_ SIZE: \_\_\_\_\_

OWNERSHIP: \_\_\_\_\_

**SANITARY SEWER**

LOCATION: \_\_\_\_\_ SIZE: \_\_\_\_\_

OWNERSHIP: \_\_\_\_\_

**STORM SEWER**

LOCATION: \_\_\_\_\_ SIZE: \_\_\_\_\_

**SCHOOL DISTRICT - INDICATE WHICH SCHOOL DISTRICT SERVES THE SUBJECT REALTY**

ELEMENTARY SCHOOL DISTRICT: \_\_\_\_\_

JUNIOR HIGH SCHOOL DISTRICT: \_\_\_\_\_

HIGH SCHOOL DISTRICT: \_\_\_\_\_

**FIRE DISTRICT - INDICATE WHICH FIRE DISTRICT SERVES THE SUBJECT REALTY**

FIRE DISTRICT: \_\_\_\_\_

DISTANCE TO FIRE STATION: \_\_\_\_\_

**CONSULTANTS**

**NAME OF ATTORNEY OR AGENT:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**NAME OF ENGINEER:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**NAME OF ARCHITECT:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**NAME OF LANDSCAPE ARCHITECT:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

With the submittal of this application, I hereby request that the President and Board of Trustees of the Village of Willowbrook grant approval of this application and/or development as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.

Signature of Property Owner(s): \_\_\_\_\_ Date: 2/3/14

**Plan Commission Meeting Date:** March 5, 2014

**Prepared By:** Jo Ellen Charlton, AICP, Planning Consultant

**Case Number:** 14-02

**Case Title:** Text Amendments that define and regulate "firearm stores" and "indoor firing ranges" in the B-4 Zoning District.

**Applicant:** Village of Willowbrook

**Action Requested by Applicant:** Consideration and recommendation of the following text amendments:

Add the following definitions to Section 9-2-2 in alphabetical order:

***Firearm: Any device that will or is designed to or may readily be converted to expel a projectile by the action of an explosive, including the frame or receiver of any such weapon, any firearm muffler or firearm silencer, or any destructive device.***

***Firearm Store: A retail store that derives its principal income from buying and selling Firearms, with or without the sale of ammunitions and/or firearm accessories.***

***Firing Range, Indoor: An indoor facility where firearms are discharged at targets for training or practice purposes, and which is designed so that projectiles fired from firearms at targets are prevented (by means of backstops or other barriers) from going beyond the walls of the facility.***

Add the following to 9-6D-1 (to allow as a permitted use in the B-4)  
**16. Firearm Store**

Add the following to 9-6D-2 (to allow as a special use in the B-4)  
**6. Firing Range, Indoor**

Add the following to 9-10-5.3 Recreation Uses: Commercial or Noncommercial:  
(in alphabetical order)  
***Firing Range, Indoor: 2 parking spaces per firing lane plus one space for every three (3) seats within instructional classrooms, plus all other parking requirements for any associated office use and/or retail or food uses within the premises of the Indoor Firing Range, if any.***

**Location:** Existing properties zoned B-4 consist mostly of hotels, car dealerships, and the House of Trucks property along Joliet Frontage Road. Newly rezoned properties include four (4) lots along Joliet Frontage Road include a building material business and yard, a small office/retail property, a small vacant lot, and Kerry Piper restaurant.

**Necessary Action By Plan Commission:** Make a recommendation to the Mayor and Village Board regarding approval of the proposed text amendments.  
A sample recommendation can be found on Page 4.

### History of the Request:

The Village has been occasionally approached by parties interested in opening various businesses dealing with firearms, mostly including gun stores and firing ranges. Because these uses are not currently defined and regulated in the Zoning Ordinance, Village staff informed them about the procedures required to complete text amendments and other approvals. Instead of initiating these procedures, prospective businesses selected location in other communities where ordinances already accommodated their use.

Recently, as a result of an increase in requests to consider these uses based on changes in concealed carry gun laws, the Village has decided to consider a pro-active approach to accommodating and regulating these businesses by initiating text amendments and re-zonings that would accommodate these businesses within the community. The most recent request for a Federal Firearm License (FFL) facility was made for the existing business location at 815 79<sup>th</sup> Street, just west of The Kerry Piper restaurant. In addition to lacking appropriate zoning regulations, this site is zoned R-1, which was the default zoning upon the property's annexation. Three nearby lots, including The Kerry Piper restaurant, Complete Supply (a building material yard), who also has a small vacant lot, are all zoned R-1. Therefore, the Village has initiated two (2) public hearings; one to rezone the R-1 properties to B-4, and one for the text amendments necessary to accommodate the uses in the B-4 district. Case Number 14-02 and this staff report specifically address the proposed text amendments.

The proposed text amendments listed in ***bold italics*** on the first page of this staff report were developed in order to define and regulate the location for "Firearm Stores" and "Indoor Firing Ranges". The definition of "Firearms" was taken directly from the U.S. Department of Justice Alcohol, Tobacco, Firearm and Explosive (ATF) website. The "Firearm Store" was fairly generic. The "Firing Range, Indoor" definition involved a combination of definitions utilized in other zoning ordinances. Furthermore, it should be noted that the "indoor" reference is intentional, and included to specify that only indoor facilities as permitted, since "outdoor" firing ranges are not listed or proposed in the ordinance. Willowbrook does not have vacant properties or properties that could be adequately converted for use as an outdoor firing range.

It was determined that it would be appropriate to allow Firearm Stores as a permitted use in the B-4 District; while Firing Ranges would be allowed as a special use, subject to public hearing by the Plan Commission and approval by the Village Board. The B-4 Zoning District is listed as "Highway and Service Business". This zoning classification currently accommodates hotel and car dealership businesses in the community along Route 83. With the exception of the residential properties being rezoned as part of case number 14-01, the B-4 zoning district shares no common boundaries with residential properties. This can be seen on the zoning map on the following page. Note that there are a few residential properties across 73<sup>rd</sup> Court from the B-4 property occupied by Willowbrook Ford.

The Comprehensive Plan suggests that while there can be some overlap in the uses that are appropriate between community shopping districts which are intended to serve local needs, the "Highway Commercial" district is intended to serve a broader commercial need which "reach(es) far beyond the geographic limits" of the community. Highway commercial properties tend to be stand-alone developments as opposed to shopping center developments which are commonly developed in community shopping districts. Stand-alone buildings are more appropriate to specialty retailers like gun stores. Furthermore, gun stores are already heavily regulated so there doesn't seem to be any reason to regulate them as anything other than a permitted use in the B-4 district, which is limited in scope and to locations that will not interfere with the peaceful enjoyment of nearby properties. The following link provides information about commerce in firearms and ammunition.

<http://www.ecfr.gov/cgi-bin/text-idx?SID=70394195a3edf623eba7ce77a1bddff1&node=27:3.0.1.2.3&rgn=div5>

Unlike gun stores, indoor firing ranges can have a variety of impacts that make it worthy of special use consideration. The use can have specific access and parking needs, and sound and lead waste handling issues that need to be considered. Furthermore, changes in concealed carry laws are creating increased business interests to open these facilities, which can all vary greatly in size and function. Some firing ranges are very small and functional where patrons come and go in a short period of time; while others are more entertainment or “clublike” in their function. These latter facilities often offer multiple “ranges” each having multiple “firing lanes”. Some facilities include locker rooms, cafés or dining areas, or even retail components. Similar to bowling alleys or other entertainment venues, people come to these facilities as much for their recreational value as much as they do for functional value as a training facility. It is interesting to note that the Village of Lombard imposes its 5% amusement tax on its indoor firing range, which opened in late 2011. This and other facilities that opened in limited commercial or industrial areas during the same timeframe have sometimes been more successful than anticipated and have generated access and parking concerns for nearby property owners.

### ZONING MAP EXCERPT FROM 73<sup>RD</sup> COURT TO I-55 (EAST OF ROUTE 83)



Parking requirements specific to the firearm stores and indoor firing ranges were evaluated as part of the proposed text amendments. No specific requirement is proposed for firearm stores, since it is reasonable to utilize the standard 4 parking spaces per 1,000 square feet of retail space. As discussed earlier, however, firing ranges can vary in scope and size, so a specific parking requirement is proposed. Firing ranges typically include "lanes", so it is reasonable to include a requirement based on the number of lanes. Other ordinances utilize requirements that range from 1 to 2 parking spaces per lane, and sometimes include additional parking for the number of employees or for additional functions within the building. A requirement of 2 parking spaces per lane was chosen since it is always hard to regulate and enforce a requirement like "number of employees" that can change over time and can be hard to enforce against. Two parking spaces per lane also accommodates the "overlap" that occurs when a patron arrives before the previous appointment has left the facility. The parking definition was also expanded so that additional parking would be required if "classrooms" are incorporated into the business plan. Similar to other "seating" parking requirements in the code, the proposed text amendment requires 1 additional parking space for every 3 seats in a classroom setting. Retail, office and restaurant components would also be evaluated for their additional parking requirements, which is similar to how businesses with multiple functions are already handled in Willowbrook.

**Recommendation:**

Staff supports the proposed text amendments. If the Plan Commission concurs, the following sample recommendation is offered for consideration:

**Based on the submitted petition and testimony presented, I move that the Plan Commission recommend approval of text amendments presented on Page 1 of the Staff Report for PC Case Number 14-02 that add definitions for Firearms, Firearm Store, Indoor Firing Range, and that add Firearm Store as a permitted use in the B-4 Zoning District, and Indoor Firing Range as a Special Use in the B-4 Zoning District, and that provides specific parking requirements for Indoor Firing Ranges.**

**NOTICE OF PUBLIC HEARING**  
**ZONING HEARING CASE NO. 14-02**

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, shall pursuant to 65 ILCS 5/11/13/14, conduct a public hearing on the 5<sup>th</sup> March, 2014 at the hour of 7:00 p.m. at the Village Hall, 7760 Quincy Street, Willowbrook, Illinois.

The purpose of this public hearing shall be to consider a petition for text amendments that regulate facilities that sell or process firearms, or are used for firearm training in the B-4 Zoning Districts.

The applicant for this petition is The Village of Willowbrook, 7760 Quincy, Willowbrook, IL 60527.

Copies of the application and related documentation are on file in the office of the Planner, Village of Willowbrook, 7760 Quincy Street, Willowbrook, Illinois, and are available for public inspection.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Tim Halik, ADA Compliance Officer, Village of Willowbrook, 7760 Quincy Street, Willowbrook, IL 60527, or call (630) 920-2237, Monday through Friday, between 8:30 a.m. and 4:30 p.m., within a reasonable time before the meeting. Requests for sign language interpreters should be made a minimum of five working days in advance of the meeting.

All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. This hearing may be recessed to another date if not concluded on the evening scheduled.

Tim Halik, Village Administrator  
(630) 920-2237

Published in the February 14, 2014 edition of *The Suburban Life* Newspaper.



# Willowbrook

7760 Quincy Street  
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

## APPLICATION FOR PLANNING REVIEW

**NAME OF PROJECT:** Text Amendment/Firearms

**NAME OF APPLICANT(S):** Village of Willowbrook

**ADDRESS:** 7760 Quincy

**CITY, STATE, ZIP:** Willowbrook, IL 60527-5594 **TELEPHONE:** 630-920-2233 **FAX:** \_\_\_\_\_

**NAME OF PROPERTY OWNER(S):** NA

**ADDRESS:** \_\_\_\_\_

**CITY, STATE, ZIP:** \_\_\_\_\_ **TELEPHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**APPLICATION SUBMITTED FOR: (check all that apply)**

- |                                 |                          |                          |                                     |
|---------------------------------|--------------------------|--------------------------|-------------------------------------|
| Site Plan Review                | <input type="checkbox"/> | Annexation               | <input type="checkbox"/>            |
| Preliminary Plat of Subdivision | <input type="checkbox"/> | Annexation Agreement     | <input type="checkbox"/>            |
| Final Plat Subdivision          | <input type="checkbox"/> | Special Use Permit       | <input type="checkbox"/>            |
| Preliminary PUD                 | <input type="checkbox"/> | Map Amendment (Rezoning) | <input type="checkbox"/>            |
| Final PUD                       | <input type="checkbox"/> | Text Amendment           | <input checked="" type="checkbox"/> |
|                                 |                          | Variation                | <input type="checkbox"/>            |

**SITE INFORMATION:**

**COMMON ADDRESS OR DISTANCE IN FEET & DIRECTION OF SUBJECT PROPERTY FROM CLOSEST STREET INTERSECTION:**

NA

**PERMANENT INDEX NUMBER(S) (PIN #) OF SUBJECT PROPERTY:** NA

**LEGAL DESCRIPTION:** ATTACH LEGAL DESCRIPTION TYPED ON SEPARATE 8.5 X 11" PAGE(S) AND SUBMIT A DIGITAL COPY.

**AREA OF SUBJECT PROPERTY IN ACRES:** NA

**CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY:** NA

**CURRENT USE OF SUBJECT PROPERTY:** NA

**PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY:** NA

**PROPOSED USE OF SUBJECT PROPERTY:** NA

**PROPOSED IMPROVEMENTS TO SUBJECT PROPERTY:** NA

**ADJACENT PROPERTIES**

**CURRENT ZONING**

**LAND USE**

NORTH OF SITE	NA	NA
SOUTH OF SITE	NA	NA
EAST OF SITE	NA	NA
WEST OF SITE	NA	NA

**UTILITIES - PROVIDE INFORMATION ON LOCATION, SIZE AND OWNERSHIP OF UTILITIES**

**WATER**

LOCATION: \_\_\_\_\_ SIZE: \_\_\_\_\_

OWNERSHIP: \_\_\_\_\_

**SANITARY SEWER**

LOCATION: \_\_\_\_\_ SIZE: \_\_\_\_\_

OWNERSHIP: \_\_\_\_\_

**STORM SEWER**

LOCATION: \_\_\_\_\_ SIZE: \_\_\_\_\_

**SCHOOL DISTRICT - INDICATE WHICH SCHOOL DISTRICT SERVES THE SUBJECT REALTY**

ELEMENTARY SCHOOL DISTRICT: \_\_\_\_\_

JUNIOR HIGH SCHOOL DISTRICT: \_\_\_\_\_

HIGH SCHOOL DISTRICT: \_\_\_\_\_

**FIRE DISTRICT - INDICATE WHICH FIRE DISTRICT SERVES THE SUBJECT REALTY**

FIRE DISTRICT: \_\_\_\_\_

DISTANCE TO FIRE STATION: \_\_\_\_\_

**CONSULTANTS**

**NAME OF ATTORNEY OR AGENT:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**NAME OF ENGINEER:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**NAME OF ARCHITECT:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**NAME OF LANDSCAPE ARCHITECT:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**With the submittal of this application, I hereby request that the President and Board of Trustees of the Village of Willowbrook grant approval of this application and/or development as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.**

Signature of Property Owner(s): \_\_\_\_\_ Date: 2/3/14