

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, MARCH 5, 2014, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Lacayo, Remkus, Soukup, Buckley, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Administrator Tim Halik, Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli and Secretary Joanne Prible. ABSENT: Commissioner Baker.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting February 5, 2014 (APPROVE)
- C. Minutes – Village Board Meeting February 10, 2014

MOTION: Made by Commissioner Remkus seconded by Commissioner Soukup, to approve the Omnibus Vote Agenda.

4. PLAN COMMISSION DISCUSSION: Zoning Hearing Case 14-01: Petition to rezone property, including (4) parcels from R-1 to B-4. 835 79th Street, 825 79th Street, 815 79th Street and 7900 Joliet Road.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup 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 79th Street, 825 79th Street, and 835 79th Street from R-1 to B-4 as more fully defined in the March 5, 2014 Plan Commission staff report for case 14-01.

ROLL CALL: AYES: Commissioners Lacayo, Remkus, Soukup, Buckley, Vice-Chairman Wagner, and Chairman Kopp; NAYS: None. ABSENT: Commissioner Baker.

MOTION DECLARED CARRIED

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 District.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Wagner 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.

ROLL CALL: AYES: Commissioners Lacayo, Remkus, Soukup, Buckley, Vice-Chairman Wagner, and Chairman Kopp; NAYS: None. ABSENT: Commissioner Baker.

MOTION DECLARED CARRIED

6. PLAN COMMISSION DISCUSSION: Zoning Ordinance.

Planner Charlton presented the Plan Commission updates to the zoning ordinance. The discussion will continue at the April meeting.

7. VISITOR'S BUSINESS:

None.

8. COMMUNICATIONS:

None.

9. ADJOURNMENT

MOTION: Made by Commissioner Remkus, seconded by Commissioner Wagner, to adjourn the regular meeting of the Plan Commission at the hour of 8:35 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

April 9, 2014

Minutes transcribed by Joanne Prible.



Chairman

1 STATE OF ILLINOIS)
2 COUNTY OF DU PAGE) SS:

3 BEFORE THE PLAN COMMISSION
4 VILLAGE OF WILLOWBROOK, ILLINOIS

5 IN RE:)
6 ZONING HEARING CASE NO. 14-01,)

7 REPORT OF PROCEEDINGS had at the Public
8 Hearing in the above-entitled cause before the Plan
9 Commission at the Village of Willowbrook Hall Board
10 Room, 7760 Quincy Street, Willowbrook, Illinois, on the
11 5th day of March, 2014, at 7:00 o'clock p.m.

12
13 PRESENT:

14 PLAN COMMISSION:

- 15 Mr. Daniel J. Kopp, Chairman
- 16 Mr. John Wagner, Vice-Chairman
- 17 Mr. James Soukup
- 18 Mr. Bernardo Lacayo
- 19 Mr. William Remkus
- 20 Mr. William Buckley
- 21 Ms. Jo Ellen Charlton, Village Planner
- 22 Mr. Roy Giuntoli, Building Inspector
- 23 Mr. Tim Halik, Village Administrator
- 24 Ms. Joanne Prible, Recording Secretary

REPORTED BY NICOLE M. BREYTSPRAAK, CSR, RPR, CBC, CRR.

1 (Whereupon the public meeting was
2 called to order at 7:02 p.m.)
3 CHAIRMAN KOPP: I call to order the March 5th
4 regular meeting of the Plan Commission of the Village
5 of Willowbrook and ask the secretary to call the roll.
6 MS. PRIBLE: Commissioner Lacayo.
7 MR. LACAYO: Here.
8 MS. PRIBLE: Commissioner Remkus.
9 MR. REMKUS: Here.
10 MS. PRIBLE: Commissioner Soukup.
11 MR. SOUKUP: Here.
12 MS. PRIBLE: Vice-Chairman Wagner.
13 MR. WAGNER: Here.
14 MS. PRIBLE: Commissioner Buckley.
15 MR. BUCKLEY: Here.
16 MS. PRIBLE: Commissioner Baker is absent.
17 Chairman Kopp.
18 CHAIRMAN KOPP: Here.
19 MS. PRIBLE: Village Planner, Jo Ellen Charlton.
20 MS. CHARLTON: Here.
21 MS. PRIBLE: Building Inspector, Roy Giuntoli.
22 MR. GIUNTOLI: Here.
23 MS. PRIBLE: Village Administrator, Tim Halik.
24 MR. HALIK: Here.

1 CHAIRMAN KOPP: Next item on the agenda is the
2 omnibus vote agenda.

3 Would anyone like an item removed from
4 the omnibus vote agenda?

5 If not, would someone make a motion to
6 approve the omnibus vote agenda.

7 MR. LACAYO: So moved.

8 MR. SOUKUP: I'll second.

9 CHAIRMAN KOPP: All in favor say aye.

10 THE BOARD: Aye.

11 CHAIRMAN KOPP: Opposed say nay.

12 That passes.

13 Next item on the agenda is discussion of
14 Zoning Hearing Case 14-01.

15 The purpose of this public hearing
16 should be to consider a petition to rezone property,
17 including four parcels from R-1 to B-4.

18 The applicant of this petition is the
19 Village of Willowbrook.

20 The address of the properties is
21 835 79th Street, 825 79th Street, 815 79th Street, and
22 7900 Joliet Road.

23 Notice of this public hearing was
24 published in the February 14th edition of the *Suburban*

1 *Life Newspaper.*

2 Would you like to do the honors?

3 MS. CHARLTON: I would. Thank you very much.

4 As you see, the -- both cases on
5 tonight's agenda are -- the Village is the applicant
6 for both of these cases, and, quite honestly, the cases
7 came before us as a result of a request that we
8 received for someone who wanted to operate a FFL or a
9 federal firearm licensed facility in the property at
10 815 79th Street. It's small -- one of the smaller
11 residential lots that is the subject of the rezoning
12 that we're going to talk about first. It's an office
13 building that has had a retail use present in there
14 from the time it was annexed back in 2007.

15 These four properties as shown on Page 1
16 of your staff report were part of a larger annexation
17 during that time, some of which were zoned to some
18 other zoning classifications, mostly the B-4 but then a
19 couple of them had the M-1 classification.

20 These four parcels, however, were not
21 zoned, so by State law, they refer to the most
22 restrictive zoning classification, which in our case is
23 R-1.

24 If you look on Page 3 of the staff

1 report, the zoning map excerpt there shows those four
2 parcels shaded yellow, which is our R-1 classification,
3 surrounded by a sea of B-4 and M-1 properties.

4 Obviously, the uses on these properties don't warrant
5 the R-1 zone and probably at the time they didn't need
6 to have it zoned, they didn't want to spend the money
7 to have it zoned or in some cases municipalities will
8 wait for the property owner to request a rezoning in
9 case they want to try to get something out of the
10 development or to try to consolidate the lots, for
11 example.

12 I did talk to all of the owners whose
13 properties or representatives of these owners to advise
14 them of their zoning and we put signs on their
15 properties and they all understand what the rezoning
16 means. It does put them into closer conformance with
17 the requirements of the use regulation in the B-4
18 District.

19 Obviously, we have Kerry Piper
20 Restaurant is on the corner; this little office
21 building moving to the west. There's a little vacant
22 small lot between this office building and the material
23 storage yard that makes up the western part of this
24 group of properties.

1 They will for the most part continue to
2 be nonconforming however. The restaurant, for example,
3 is considered to be a conditional use in the B-4
4 District, so they'll continue to operate without a
5 conditional use, meaning at some point in the future if
6 they choose to do an expansion or anything that goes
7 beyond the nonconforming provisions, they would need to
8 come in and get special approvals. Same thing with the
9 other uses on the other lots.

10 We did take a look at the comprehensive
11 plan that showed these properties and the area in
12 general to be designated for a corridor commercial
13 types of uses, so the B-4 zoning is consistent with the
14 recommendations of the comprehensive plan.

15 So we felt pretty comfortable moving
16 these properties in the direction of going ahead and
17 recommending the rezoning to B-4.

18 If there's any questions, I'd be happy
19 to answer them at this point.

20 CHAIRMAN KOPP: It certainly makes sense. They're
21 surrounded by B-4. M-1 is the purple?

22 MS. CHARLTON: M-1 is the purple, yes.

23 The lighter red color is B-3. The two
24 properties that are north of 79th Street are the two

1 vacant lots south of the Holiday Inn property and the
2 two lots to the east on Joliet Road that are B-3 or the
3 red color is the Chicken Basket and that large vacant
4 parcel at the end of Quincy.

5 CHAIRMAN KOPP: Unless someone has questions, this
6 one seems obvious to me, so I'll close the public
7 hearing and then we will vote on this.

8 I'll ask the Plan Commission secretary
9 to call the vote.

10 MS. PRIBLE: Commissioner Lacayo.

11 MR. LACAYO: Yes.

12 CHAIRMAN KOPP: I'm supposed to read a motion.
13 Sorry.

14 It was so obvious to me that --

15 Will someone make a motion that based on
16 the submitted petition and testimony presented, I move
17 that the Plan Commission recommend approval of map
18 amendments to rezone the properties to 7900 Joliet
19 Road, 815 79th Street, 825 79th Street, and
20 835 79th Street from R-1 to B-4, which is fully defined
21 in the staff report 14-01.

22 MR. LACAYO: So move.

23 MR. SOUKUP: Second.

24 CHAIRMAN KOPP: Ask the Plan Commission secretary

1 to call the vote.

2 MS. PRIBLE: Commissioner Lacayo.

3 MR. LACAYO: Yes.

4 MS. PRIBLE: Commissioner Remkus.

5 MR. REMKUS: Yes.

6 MS. PRIBLE: Commissioner Soukup.

7 MR. SOUKUP: Yes.

8 MS. PRIBLE: Vice-Chairman Wagner.

9 MR. WAGNER: Yes.

10 MS. PRIBLE: Commissioner Buckley.

11 MR. BUCKLEY: Yes.

12 MS. PRIBLE: Chairman Kopp.

13 CHAIRMAN KOPP: Yes.

14 (Whereupon the hearing on the
15 above-entitled case was concluded.)

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1 STATE OF ILLINOIS)
) SS:
 2 COUNTY OF K A N E)

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I, NICOLE M. BREYTSPPRAAK, a Certified Shorthand Reporter within and for the State of Illinois, do hereby certify:

That previous to the commencement of the examination of the witness, the witness was duly sworn to testify the whole truth concerning the matters herein;

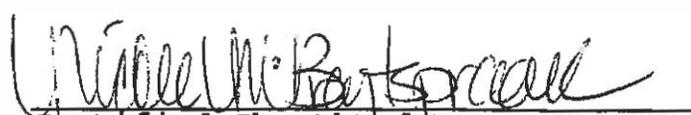
That the foregoing deposition was reported stenographically by me, was thereafter reduced to a printed transcript by me, and constitutes a true record of the testimony given and the proceedings had;

That the said deposition was taken before me at the time and place specified;

That the reading and signing by the witness of the deposition transcript was agreed upon as stated herein;

That I am not a relative or employee or attorney or counsel, nor a relative or employee of such attorney or counsel for any of the parties hereto, nor interested directly or indirectly in the outcome of this action.

IN WITNESS WHEREOF, I do hereunto set my hand at Aurora, Illinois, this 25th day of March, 2014.


 Certified Shorthand Reporter
 State of Illinois

CSR License No. 084-003835.

1 STATE OF ILLINOIS)
) SS:
2 COUNTY OF DU PAGE)

3
4 BEFORE THE PLAN COMMISSION
VILLAGE OF WILLOWBROOK, ILLINOIS

5 IN RE:)
6 ZONING HEARING CASE NO. 14-02,)

7 REPORT OF PROCEEDINGS had at the Public
8 Hearing in the above-entitled cause before the Plan
9 Commission at the Village of Willowbrook Hall Board
10 Room, 7760 Quincy Street, Willowbrook, Illinois, on the
11 5th day of March, 2014, at 7:00 o'clock p.m.

12
13 PRESENT:

14 PLAN COMMISSION:

- 15 Mr. Daniel J. Kopp, Chairman
- 16 Mr. John Wagner, Vice-Chairman
- 17 Mr. James Soukup
- 18 Mr. Bernardo Lacayo
- 19 Mr. William Remkus
- 20 Mr. William Buckley
- 21 Ms. Jo Ellen Charlton, Village Planner
- 22 Mr. Roy Giuntoli, Building Inspector
- 23 Mr. Tim Halik, Village Administrator
- 24 Ms. Joanne Prible, Recording Secretary

REPORTED BY NICOLE M. BREYTSBRAAK, CSR, RPR, CBC, CRR.

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(Whereupon the public meeting was called to order at 7:10 p.m.)

CHAIRMAN KOPP: Next item on the agenda is Zoning Hearing Case 14-02.

How could I have lost -- here it is.

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.

The notice of this public hearing was published in the February 14th, 2014, edition of the *Suburban Life Newspaper*.

Jo Ellen, would like to speak to this one.

MS. CHARLTON: Thank you.

Following through on the last petition, obviously, if we're going to accommodate this type of use, we need to create some provisions that regulate it.

Our Code doesn't reference any kind of firearm facility either as a retail use or a training

1 facility, so, although, this particular request that we
2 had was for retail sales, we have had prior requests
3 come before us for the training facilities, to have
4 like a shooting range for training purposes or
5 recreational purposes. So we want to go ahead and make
6 provisions to accommodate that use as well.

7 I did do quite a bit of research and
8 learned quite a bit about firearm facilities and about
9 training gun ranges. I think it was our goal, given
10 that the retail sales are so heavily regulated by the
11 State, that it made sense to permit those or include
12 those as permitted uses in this district.

13 The B-4 District, which your
14 recommendation to rezone the four properties to, as you
15 can see on Page 3, there are very few B-4 Districts
16 within the community. So -- and one of the
17 recommendations of the comprehensive plan is that B-4
18 is more corridor commercial, which tends to be more
19 standalone commercial buildings as opposed to shopping
20 centers. Gun sales is that use. It's a destination
21 go-to use as opposed to the convenience items that you
22 would go to at a shopping center.

23 B-4 is extremely limited. There won't
24 be a lot of opportunities to offer gun sales in the

1 community unless we go through additional rezoning,
2 which can happen along Joliet Road, for example,
3 additional properties that we may want to consider in
4 the future for this type of use.

5 Again, in terms of the firearm retail
6 sales, we felt fairly comfortable that that would be an
7 appropriate permitted use.

8 The gun ranges on the other hand can
9 vary from community to community and based on the
10 business plan for various types of facilities. Some
11 facilities are very functional in nature and you just
12 go and you train and you leave. Other facilities, some
13 of the more recent facilities, are being set up more
14 like clubs or more recreational where you can go and
15 kind of make a day of it, you may go and shoot, have a
16 class, they have locker rooms, they have retail
17 functions within some of these facilities, classrooms,
18 and even some retail food type of snack bar type of
19 arrangements in those.

20 Those types of facilities have been
21 opening in some of the industrial areas or areas
22 similar to this and retrofitting into the older
23 industrial areas, which, as you know, can have limited
24 parking. What they're finding is that they're not able

1 to be accommodated very well. The access to them is
2 poor; the parking has some issues. So, we tried to
3 build some provisions into our recommendations, again
4 through the Special Use and then through the provision
5 of parking requirements that are provided on Page 1 of
6 the report as well.

7 The firing range for the indoor -- most
8 of the firing ranges have one or more ranges, which can
9 consist of multiple firing lanes within each range, so
10 most ordinances that I reviewed make recommendations
11 for parking based on the number of firing lanes. Part
12 of what they also do is sometimes look at the number of
13 employees, so it would be a multi-tier type of
14 requirement. You would have maybe one or two spaces
15 per lane plus one or two spaces for every so many
16 employees.

17 We have found through application of our
18 parking requirements that it's really hard to put
19 parking requirements on the number of employees because
20 it changes so frequently. So rather than do that, we
21 decided that we would propose a requirement of two
22 spaces per lane regardless of how many employees there
23 are, but then also to add in the additional
24 requirements, which could look at the other functions

1 within a space, if they have it. If they have a
2 classroom space, we would add another parking space for
3 every three seats that can be accommodated within that
4 classroom or if they have retail functions, similar to
5 what we do in shopping centers, we'll break things out
6 and kind of create a parking requirement that takes in
7 all of those functions. That's really the way our
8 parking recommendation has been forwarded for your
9 consideration.

10 I don't think there's any -- other than
11 the firearms stores permitted use, the firing range is
12 conditional use, and the parking requirements, I don't
13 think there's anything else I can really overview for
14 you, but I'd be happy to answer any questions that you
15 might have.

16 CHAIRMAN KOPP: Why -- and this is -- why just
17 B-4? Is there a reason that we wouldn't allow this in
18 the M-1 or the B-3s?

19 MS. CHARLTON: Funny you ask that.

20 MR. HALIK: We actually have -- if you don't mind.

21 MS. CHARLTON: Sure.

22 MR. HALIK: We have an interested business looking
23 at a similar use in the M-1. He came to us after we
24 put the notice out for this particular hearing, so we

1 reached out to the Village attorney and asked if
2 there's any way we could piggyback on that hearing,
3 we'll also consider the M-1. His response was no.
4 We'd have to redo the hearing with the public notice of
5 the M-1. That is our intent moving forward. But your
6 question was right on, which is why I giggled.

7 CHAIRMAN KOPP: So that's -- what about B-3, is
8 that -- is the thought that's too close to shopping
9 centers?

10 MS. CHARLTON: Well, I think we looked at the
11 various classification. It is -- we don't have a lot
12 of B-3, actually. Those four that you see on the map
13 and that one shopping center that's on the west side of
14 Route 83 and north of 75th Street are the only
15 properties in town that are zoned B-3, so we could, we
16 could consider it because the properties are fairly
17 limited. I wouldn't want the shopping center on
18 Route 83 to be a potential location. I'm not sure why
19 that's zoned B-3. It doesn't -- I don't know the
20 history on that zoning there. These could be
21 appropriate locations for many of the reasons, the comp
22 plan suggests it as being more of a destination type of
23 trip or they can be rezoned, for example if somebody
24 wanted to use either one of those properties south of

1 the Holiday Inn property, they could rezone it because
2 it is adjacent to it. So we have a number of options
3 to consider.

4 CHAIRMAN KOPP: If it does get opened up to M-1.

5 MS. CHARLTON: That's a lot of additional
6 properties.

7 CHAIRMAN KOPP: You alluded to this, what was the
8 rationale for the firing range getting to be a special
9 use or a conditional use?

10 MS. CHARLTON: Mostly because there's so many
11 different types and sizes, and if they're just a small
12 training facility, it's a little easier to predict what
13 kinds of requirements you can place on them but because
14 you can always have a large ones, we felt it was
15 necessary to look at each proposal individually.

16 Some of the other factors that come into
17 play have to do with where they are located next to and
18 how they handle certain things like their lead. You
19 know, a big topic in the facility is the waste handling
20 of the lead and making sure they have adequate
21 provisions for storing it and picking it up and safely
22 handling it.

23 We felt there was more things to look
24 at.

1 MR. HALIK: I would agree.

2 In our research there seems to be
3 several different classes of firing ranges. One, for
4 instance, the Commission may be aware of Rink's down
5 south. Bill, you may know Rink's. 111th Street. Been
6 there for years, a small little firing range, operates
7 fine. I don't think it impacts surrounding properties.
8 On the other end of the spectrum, you have something
9 like Lombard, which is crazy busy, you call a week in
10 advance for a time, traffic congestion, parking issues.
11 They're kind of in the same mix.

12 CHAIRMAN KOPP: That's because it's extremely
13 popular.

14 MR. HALIK: And it's a large facility.

15 CHAIRMAN KOPP: I generally -- I'm trying to
16 eliminate Special Uses because it doesn't seem fair to
17 make citizens come to us and pay and have a hearing
18 for -- to use their property. I'm somewhat convinced
19 this is a little different than normal.

20 I'd be curious what other people on the
21 Commission think about that.

22 MR. REMKUS: I think because of the differences in
23 the range, I don't know if you've been to any of the
24 ranges or anything like Mega Sports and stuff like

1 that, it's really becoming more of an entertainment
2 type of business, you know. We look at it becoming
3 more popular, becoming a lot more educational too. So
4 there's a lot more of these facilities that are opening
5 up and they're teaching classes and doing things where
6 you have -- we're going to need a lot more parking.

7 Keeping that Special Use is probably a
8 good idea so we can have some control -- you don't want
9 to create a parking situation. I think it going in the
10 M-1, most of those buildings have a lot of parking or
11 have the availability to expand the parking.

12 MS. CHARLTON: Or they don't. I mean, some of
13 those industrial properties are all building and a few
14 parking spots.

15 MR. REMKUS: That kind of takes them out of the
16 picture then, which is okay too.

17 MS. CHARLTON: Right.

18 MR. LACAYO: I'm curious historically, has this
19 topic ever been brought up for zoning discussion --

20 MS. CHARLTON: Here?

21 MR. LACAYO: -- in Willowbrook, gun ranges, gun
22 sales?

23 MS. CHARLTON: Never before the Plan Commission.
24 We've talked about it a couple of times internally as

1 the proposals have come forward.

2 In the past, we've advised potential
3 applicants what property they can do it at and the
4 amendment and rezoning and they are usually, like, I'll
5 go somewhere else, and it's a little hard.

6 Because we want to be a little bit more
7 proactive about it and provide the opportunities given
8 the changes in the gun laws and people asking about the
9 facility, that's why we --

10 MR. LACAYO: How do we compare with the
11 neighboring communities, say Clarendon Hills, would we
12 be attracting business?

13 MS. CHARLTON: I would like to think so. I only
14 looked at the communities that currently have them
15 because I was looking at regulations, but I don't know
16 how many people currently don't allow them.

17 MR. LACAYO: Who has them in our neighboring
18 communities?

19 MR. HALIK: Downers Grove.

20 MS. CHARLTON: Downers Grove, Lombard.

21 MR. LACAYO: Regarding the entertainment tax, the
22 5 percent, is that something that can be done?

23 MR. HALIK: We were intrigued when we researched
24 gun use and found out about Article 2. The Article 2

1 use in Lombard, Jo Ellen found out from Lombard staff
2 that they have categorized fire ranges as amusement or
3 recreation, thereby allowing a 5 percent tax to be
4 placed on it, gross revenues.

5 We actually have an amusement tax that
6 currently does not define gun ranges as being taxable
7 uses. However, when we looked at some of the revenue
8 that was coming in for the Article 2 use, it's
9 substantial. So I did have a quick discussion with
10 Mayor Trilla, who is not a large proponent of our
11 amusement tax, I'll be honest with you, but he thought
12 it may merit further consideration by the Board. Since
13 it's a revenue question, it's not necessarily this body
14 but a Board issue, but I think he's open to considering
15 it and bringing it before the Board.

16 MR. REMKUS: I think that's a good idea. I like
17 the idea of that amusement tax, especially as popular
18 as they are. It's got to be bringing in Lombard quite
19 a bit of money.

20 MR. HALIK: Lombard is at like 40,000 a year.

21 MR. LACAYO: Lombard is not home ruled like we
22 are?

23 MS. CHARLTON: Correct.

24 CHAIRMAN KOPP: I assume Lombard doesn't have

1 security issues with this, like police issues.

2 MR. HALIK: We ran both of these topics through
3 the police chief and he was fine with it. Actually, we
4 decided to go to the Illinois Chief Association and did
5 a survey approach and it came back fine.

6 MR. WAGNER: One thing, my experience from being
7 part -- working in this business and then also doing it
8 as entertainment, for instance, most of these gun
9 ranges or stores, you can't even enter the front door
10 unless you have a FOID card on you, so you are not
11 getting people just walking in and out typically. Most
12 people that shoot at ranges are aware of the etiquette
13 and you go in with your weapons in cases. They're
14 never even opened until you are in the range itself.
15 So it's pretty strict in how the rules work within the
16 business itself.

17 I would not think that security would be
18 an issues because most of the people that are shooting
19 at that point for entertainment -- it's changing.
20 Typically, years ago you would look and it would be
21 just men of any caliber. If you go in toady, I know
22 probably 10 to 12 couples that you would look at and
23 you would think they would never even own a gun and
24 they are doing it as a husband and wife as

1 entertainment and many of them are pursuing concealed
2 carry, so it's changing a lot. A lot of women are
3 getting into it from our experience.

4 CHAIRMAN KOPP: All right. Any other questions or
5 discussion?

6 MR. REMKUS: What about adding the M-1, that is
7 something we'd have to have another hearing on that
8 one?

9 MR. HALIK: Unfortunately.

10 MR. REMKUS: Do we agree with that?

11 MS. CHARLTON: It will be on the next agenda.

12 CHAIRMAN KOPP: I'll close this public hearing and
13 will someone make a motion that based on the submitted
14 petition and testimony presented, I move that the Plan
15 Commission recommend approval of text amendments
16 presented on Page 1 of the staff report for PC Case
17 No. 14-02 that add definitions for firearms, firearm
18 stores, firing range, and that firearm store is a
19 Permitted Use in the B-4 Zoning District and indoor
20 firing ranges is a Special Use in the B-4 Zoning
21 District and that provides specific parking
22 requirements for fire ranges.

23 MR. BUCKLEY: I've got one question.

24 Are they going to limit the caliber of

1 the guns?

2 MR. REMKUS: That wouldn't be up to us.

3 MR. BUCKLEY: Some character can walk in with an
4 AK-47.

5 MR. REMKUS: If the range is big enough to take
6 it, that's fine. If they have the setup for it.

7 MR. WAGNER: The range has to be designed for a
8 caliber and that is made very evident to the people
9 that go there, and you can't shoot something over a
10 certain caliber in a specific range.

11 MR. BUCKLEY: That's what I -- I didn't use the
12 word certain.

13 MR. REMKUS: So moved on the motion.

14 MR. WAGNER: Second.

15 CHAIRMAN KOPP: Ask the Plan Commission secretary
16 to call the vote.

17 MS. PRIBLE: Commissioner Lacayo.

18 MR. LACAYO: Yes.

19 MS. PRIBLE: Commissioner Remkus.

20 MR. REMKUS: Yes.

21 MS. PRIBLE: Commissioner Soukup.

22 MR. SOUKUP: Yes.

23 MS. PRIBLE: Vice-Chairman Wagner.

24 MR. WAGNER: Yes.

1 MS. PRIBLE: Commissioner Buckley.

2 MR. BUCKLEY: Yes.

3 MS. PRIBLE: Chairman Kopp.

4 CHAIRMAN KOPP: Yes.

5 (Whereupon the hearing on the
6 above-entitled case was concluded.)

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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF K A N E)

4 I, NICOLE M. BREYTSPPRAAK, a Certified
5 Shorthand Reporter within and for the State of
6 Illinois, do hereby certify:

7 That previous to the commencement of the
8 examination of the witness, the witness was duly sworn
9 to testify the whole truth concerning the matters
10 herein;

11 That the foregoing deposition was reported
12 stenographically by me, was thereafter reduced to a
13 printed transcript by me, and constitutes a true record
14 of the testimony given and the proceedings had;

15 That the said deposition was taken before me
16 at the time and place specified;

17 That the reading and signing by the witness
18 of the deposition transcript was agreed upon as stated
19 herein;

20 That I am not a relative or employee or
21 attorney or counsel, nor a relative or employee of such
22 attorney or counsel for any of the parties hereto, nor
23 interested directly or indirectly in the outcome of
24 this action.

IN WITNESS WHEREOF, I do hereunto set my hand
at Aurora, Illinois, this March day of 25th, 2014.


Certified Shorthand Reporter
State of Illinois

CSR License No. 084-003835.

