

A G E N D A

SPECIAL MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, APRIL 13, 2016 AT 7:00 P.M. AT HINSDALE SOUTH HIGH SCHOOL, LITTLE THEATER, 7401 CLARENDON HILLS ROAD, CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes - Regular Meeting April 6, 2016 (APPROVE)
 - C. Minutes - Village Board Meeting March 16, 2016
4. CONCEPT REVIEW: 7830/7850 Frontage Road/Rezoning from B-3 to B-4, and approval of a special use for an "Indoor Firing Range"
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, APRIL 6, 2016, AT HINSDALE SOUTH HIGH SCHOOL, LITTLE THEATER, 7401 CLARENDON HILLS ROAD, CITY OF DARIEN, 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 Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Secretary Joanne Prible and Administrative Intern Tiffany Kolodziej. Absent: Commissioners Lacayo and Remkus.

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 3, 2016 (APPROVE)
- C. Minutes – Village Board Meetings January 25, February 8, February 22, March 1, March 7 and March 14, 2016

MOTION: Made by Commissioner Soukup seconded by Vice-Chairman Wagner, to approve the Omnibus Vote Agenda.

MOTION DECLARED CARRIED

4. Zoning Hearing Case 16-02: Notice requirement not met. The Public Hearing will be rescheduled. (Greg and Arlene Taylor, 7806 Clarendon Hills Road)

5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-03: (Kevin Baldus, Alex Stankus, Charles St. Clair – 7550/7560 S. Quincy Street) Text Amendment to add Production Brewery Tap Room as a special use in the M1 District and approval of a special use for the business.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Ruffolo that based on the submitted petition and testimony presented, I move that the Plan

Commission forward its recommendation to approve the text amendments outlined in the April 6, 2016 staff report for PC 16-03 to establish and regulate production brewery tap rooms as a special use in the M-1 Zoning District; and forward its findings of fact to the Mayor and Village Board for a special use for the property located at 7560 S. Quincy for a production brewery tap room, as shown in Attachment 1 of the staff report prepared for the April 6, 2016 Plan Commission for PC 16-03, and recommend approval of the requested special use subject to the following conditions:

1. Conditional use shall be null and void unless the Village establishes and issues a liquor license for the proposed special use.
2. Construction and long term maintenance of the production brewery tap room shall at all times be in substantial compliance with the Project Plans identified in Attachment 2 of the April 6, 2016 staff report for PC 16-03, except for the changes and conditions as provided for in Attachment 3 "Required Changes to Project Plans."
3. The special use shall become null and void unless a certificate of occupancy has been issued within eighteen (18) months of the date of Village Board approval, or if the tap room ceases to operate for any 90 day period.

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

MOTION DECLARED CARRIED

6. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-04: (Pulte Home Corporation - 6526 Clarendon Hills Road) Approval of a special use for a Planned Unit Development and approval of a Preliminary Plat of PUD, preliminary plat of subdivision, and including any exceptions and variations necessary to redevelop the existing 8.32 acre property known as the Arabian Horse Farm with 29 detached single family cluster homes.
 - A. PUBLIC HEARING
 - B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Soukup to continue the public hearing to May 4, 2016.

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

MOTION DECLARED CARRIED

7. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-05: (Midwest Helicopter Airways, Inc. Rick Smith – 525 Executive Drive) Public Hearing, Discussion and Recommendation for approval of a Special Use and Variations to redevelop an existing heliport located at 525 Executive Drive and known as Midwest Helicopter, with a new building that includes a high ceiling single story 9,256 square foot hangar and 7,045 square feet of hangar support and office areas in an adjoining two story space.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Commissioner Ruffolo, seconded by Commissioner Kaucky that based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for special uses and variations as shown in Attachments 1 and 2 of the staff report prepared for the April 6, 2016 Plan Commission for PC 16-05, and recommend approval of a special use for a heliport, a variation from 9-8-3(A)4 to reduce minimum required lot depth from 300' to 267', a variation from 9-8-3(D)1 to reduce the minimum front yard setback from 40' to 30.37 feet, and landscape variations from Sections 9-10 and 9-14 in accordance with the proposed plans, subject to the following conditions:

1. Construction and long term maintenance of the heliport shall at all times be in substantial compliance with the Project Plans identified in Attachment 3 of the April 6, 2016 staff report for PC 16-05, except for the changes and conditions as provided for in Attachment 4 "Required Changes to Project Plans." Also Condition 2 of attachment 4 shall be changed to allow the arborvitae screening as shown on the exhibit presented at the hearing.
2. The special use shall become null and void unless a certificate of occupancy has been issued within eighteen (18) months of the date of Village Board approval, or if the heliport ceases to operate for any 90 day period.

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

MOTION DECLARED CARRIED

8. VISITOR'S BUSINESS

None.

9. COMMUNICATIONS

None.

10. ADJOURNMENT

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Kaucky, to adjourn the regular meeting of the Plan Commission at the hour of 10:00 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

_____, 2016

Minutes transcribed by Joanne Prible.

Chairman

MINUTES OF THE SPECIAL MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON WEDNESDAY, MARCH 16, 2016, AT THE BURR RIDGE POLICE DEPARTMENT, TRAINING ROOM, 7700 COUNTY LINE ROAD, BURR RIDGE, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER

The meeting was called to order at the hour of 5:53 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those present at roll call were Mayor Frank Trilla, Trustees Sue Berglund, Michael Mistele, Gayle Neal, and Paul Oggerino.

ABSENT: Trustees Umberto Davi and Terrence Kelly.

Also present were Village Administrator Tim Halik, Director of Finance Carrie Dittman, Chief of Police Mark Shelton, Deputy Chief Robert Schaller, Assistant to the Village Administrator Garrett Hummel, Deputy Clerk Cindy Stuchl, and Administrative Intern Tiffany Kolodziej.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Deputy Chief Schaller to lead everyone in saying the Pledge of Allegiance.

4. PUBLIC HEARING - APPROPRIATION ORDINANCE

The Public Hearing was called to order at 5:57 p.m. at the Burr Ridge Police Department, Training Room, 7700 County Line Road, Burr Ridge, Illinois. Mayor Trilla opened the public hearing relative to the proposed Appropriation Ordinance for Fiscal Year 2016-2017.

Mayor Trilla asked if there were any questions or comments. Being there were no questions or comments, Mayor Trilla asked for a motion to close the public hearing.

MOTION: Made by Trustee Mistele, seconded by Trustee Oggerino, to close the public hearing with regard to the Appropriation Ordinance.

ROLL CALL VOTE: AYES: Trustees Berglund, Mistele, Neal, and Oggerino. NAYS: None. ABSENT: Trustees Davi and Kelly.

MOTION DECLARED CARRIED

5. DISCUSSION - FISCAL YEAR 2016-17 DRAFT BUDGET

Administrator Halik presented to the Village Board a general overview of the budget. Administrator Halik advised that the majority of the summary highlights were discussed at the Board Budget Preview Presentation during the Village Board held on January 25, 2016. He noted the following:

- The final budget for fiscal year 2016/17 should be approved no later than the April 25, 2016 Board meeting.
- All existing services and programs will be maintained.
- Proposed days of operating expense is 181 days at \$22,903 cost p/day.
- The Five Year Plan is to include spending on identified projects and programs.

Administrator Halik reviewed the General Fund highlights. Attributes include:

- Proposed budget includes a drawdown of reserves of approximately \$1,213,740, primarily due to the Willow Pond project.
- Includes salary increase placeholders for both union and non-union employees.
- Health insurance costs include a 3.6% increase. (Administrator Halik advised that at the time this presentation was put together, the cost increase was 3.6%. Since then, IPBC has recommended an increase of 2.6%)
- Police Pension contributions increased 31.13%.
- IMRF Pension contributions increased 10.64%.

Director Dittman related that the increase in police pension contributions is attributed to the increased number of pension beneficiaries and changes to the funding target requirements.

Director Dittman also advised that the rate of payroll actually decreased; however, there are two additional IMRF positions that were not budgeted for last year.

Administrator Halik reviewed the status of grant funding the village has obtained. It includes:

- \$400,000 - Illinois Department of Natural Resources OSLAD grant. Administrator Halik advised this grant is still suspended due to the lack of a State budget.

- \$60,000 - Illinois DCEO - Illinois Capital Bill - Lake Hinsdale Park renovation project. This grant is also suspended due to the State.
- \$92,000 - Illinois DCEO - Illinois Capital Bill - LED Streetlight Replacement Project. Administrator Halik advised that this project has been completed and is waiting to receive the reimbursement.
- \$50,000 - Illinois DCEO - Illinois Capital Bill - Prairie Trail Park improvements. This grant has also been suspended.
- \$491,287 - Federal STP - Road Maintenance Project for Clarendon Hills Road (north) will be used in 2016 Road Maintenance Program.
- \$554,778 - Federal STP - Kingery Highway & 63rd Street Streetlight Project.

Director Dittman reiterated that a wage increase placeholder has been added to the budget for all full-time and permanent part-time employees. There are 37 full-time employees.

Director Dittman provided a financial overview of the Fiscal Year 2016-2017 budget.

- FY 2016-17 budgeted major revenues of the General Fund are anticipated to be \$7.08 million, and FY 2015/16 estimated actual revenues are \$7.26 million.

Director Dittman related that the FY 2016-17 total General Fund Revenues is estimated at \$8,774,748. Sales tax is the major revenue source at 41%.

The FY 2016-17 General Fund Expenditures is estimated at \$9,988,488 with the police department accounting for 51% of the budget.

Director Dittman presented the General Fund's projected balances for each of the next five (5) years, and revenue and expenditure summaries for each Village fund. There will be approximately \$560,000 draw down on reserves of the General Fund in Fiscal Year 2016/17, due to capital expenditures. Director Dittman presented the revenue summary for all funds for the Village, and expenditure summary for all funds of the Village.

Director Dittman advised that the anticipated increase in health insurance rates was originally 7.2%; however, the most current data indicates that the annual increase will only be 3.6%. Tentative annual premium contributions for FY 16/17 for a single

employee are \$6,775 and for family coverage is \$19,922. During this past week, the IPBC Committee will vote and the final increase should actually be 2.6%. The final premium rates will be voted on by IPBC in late March.

Director Dittman presented the water fund's financial results for the next five (5) years. The result assumes no rate increases in revenues, and does include transfers to the Water Capital Fund.

Administrator Halik presented the FY 16/17 Water Capital Fund projects:

- The re-coating of the stand pipe at the Public Works building property.
- Engineering oversight for the re-coating project.
- Preparation of specifications and bid documents for the re-coating of the Village Hall water tank in 2017.
- Water main replacement in the Ridgemoor West Subdivision.

Administrator Halik and Director Dittman presented the FY 16/17 Water Fund projects:

- SCADA System Communication Upgrade.
- Transfer to the Water Capital Improvement Fund.
- Estimated annual debt service payment for the IEPA Loan.
- Final year debt service payment for the 2008 GO Bonds.
- Debt service payment for the 2015 GO Bonds.

Administrator Halik advised that the MFT Fund projects include:

- Scheduled roadway maintenance program in the Tri-State Village area (southwest quadrant).
- Clarendon Hills Road Project - Overlay from 67th Street to northern edge of town.

Individual department budgets were then discussed:

Administration:

Administrator Halik presented the reinstatement of a PEG channel, municipal campus site lighting improvements, and the electronic document archive project.

Finance:

Director Dittman advised that unused EDP software funds will be put towards a comprehensive scheduling/timekeeping system.

Parks & Recreation:

Administrator Halik related that money is still held in the budget for the renovations Willow Pond, Lake Hinsdale Park, and Prairie Trail Park so that work can be completed once the grant money has been released from the State. Administrator Halik also advised that funds have been budgeted for the 2017 Special Event 5K race and Holiday Tree Lighting Ceremony.

Police:

Chief Shelton related that he had budgeted for three new squad cars and the addition of a part-time Accreditation manager.

Public Works:

Administrator Halik advised that this is the fourth and final year of the EAB Abatement program. There will also be expenditures relating to the engineering costs for the Clarendon Hills Road project, MFT Road Maintenance program, and the Kingery Highway/63rd Street Lighting Project.

LAFER Fund:

Administrator Halik advised that Phase II of the Master Facilities plan will move forward with proceeds from the 2015 bond. Schematic design phase will be completed for the Community Resource Center.

Director Dittman advised that the Village instituted an increase in the Hotel/Motel tax from 1% to 5%. FY 2015/16 budgeted revenue amount was \$210,000; estimated actual will be \$200,022. FY 16/17 budgeted revenue is \$243,030 due to having a full year of the 5% tax. This budgeted revenue reflects only three of the hotels due to one hotel being closed for renovations and it is unknown when they will reopen.

Discretionary Budget Items Requiring Board Direction

There are three (3) discretionary budget items identified. These have not been included in the budget, as of yet.

I. Clarendon Hills Road & 67th Street Intersection Improvement Project

Administrator Halik related that the Village has received safety complaints from citizens regarding this intersection. A traffic count survey was conducted and it was determined that the intersection currently does not warrant full signalization.

The most economical solution would be to widen the east leg of the intersection to include a left turn lane for traffic turning onto southbound Clarendon Hills Road.

If approved, the work would coincide with the overlaying work for Clarendon Hills Road.

The Board's consensus was to include funding in the FY 2016/17 budget for this item.

II. Addition of a fourth Public Works maintenance worker position

Administrator Halik advised that there are currently three (3) full time employees in the Public Works Department. This poses a challenge due to only being able to send one team out at a time. For safety reasons, our internal policy is to never send only one employee out on a job.

While interviewing candidates to fill a vacancy in the Public Works Department, the choice was narrowed down to two applicants that were a perfect match for the position. One was hired to fill the vacant full time position; the other was hired as a temporary worker.

The Board's consensus was to include funding in the FY 2016/17 budget for this item.

III. Display of Historic Artifact from the World Trade Center following the September 11, 2001 Terrorist Attack

Administrator Halik stated that due to the hard work of Administrative Intern Tiffany Kolodziej, the

Village has been awarded a portion of an elevator cab from the World Trade Center complex.

The Village is responsible to transport the item from New York. Mayor Trilla has offered to pick the item up himself. There are insurance requirements and required documentation to access the New York Port Authority.

A decision will need to be made on how to display the artifact. Should it be incorporated into the police department renovations, made part of the Community Resource Center, or displayed in a suitable outdoor area in the Municipal campus.

The Board's consensus was to include funding in the FY 2016/17 budget for this item.

IV. Impact of All Discretionary Items

Administrator Halik reviewed the Budget Workshop discretionary items with the Board. If all discretionary items were accepted, it would cost a total of approximately \$127,961, which equates to approximately five and a half (5½) operating days.

6. EXECUTIVE SESSION

- a. Consideration of employee compensation pursuant to Chapter 5 ILCS 120/2(c)(1)

ADJOURN INTO EXECUTIVE SESSION

MOTION: Made by Trustee Berglund, seconded by Trustee Oggerino, to adjourn into Executive Session at the hour of 7:08 p.m.

ROLL CALL VOTE: AYES: Trustees Berglund, Mistele, Neal, and Oggerino. NAYS: None. ABSENT: Trustees Davi and Kelly.

MOTION DECLARED CARRIED

7. ADJOURNMENT

MOTION: Made by Trustee Mistele, seconded by Trustee Oggerino, to adjourn the meeting at the hour of 7:57 p.m.

ROLL CALL VOTE: AYES: Trustees Berglund, Mistele, Neal, and Oggerino. NAYS: None. ABSENT: Trustees Davi and Kelly.

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED,

March 28, 2016

Mayor

Minutes transcribed by Deputy Clerk Cindy Stuchl.

VILLAGE OF WILLOWBROOK
STAFF REPORT TO THE PLAN COMMISSION

Meeting Date: April 13, 2016

Prepared By: Jo Ellen Charlton, Planning Consultant

Case Number and Title: **CONCEPT REVIEW:** 7830/7850 Frontage Road/Rezoning from B-3 to B4, and approval of a special use for an "Indoor Firing Range"

Action Requested: Conceptual review and feedback on rezoning and special use approval of proposed use in a new 29,000 square foot structure.

Location: Northeast corner of Frontage and 79th, just south of Holiday Inn property.

PINs: 09-26-402-029 and 09-26-402-018

Existing Zoning: B-3

Existing Land Use: Vacant

Proposed Zoning: B-4

Property Size: 3.42 Acres

Surrounding Land Use:		<i>Use</i>	<i>Zoning</i>
	<i>North</i>	B-4	Willowbrook Inn
	<i>South</i>	B-4	LaQuinta Hotel
	<i>East</i>	B-4	Willowbrook Inn and EconoLodge
	<i>West</i>	Kingery Highway and R-2	Single Family across Kingery

Documents Attached:

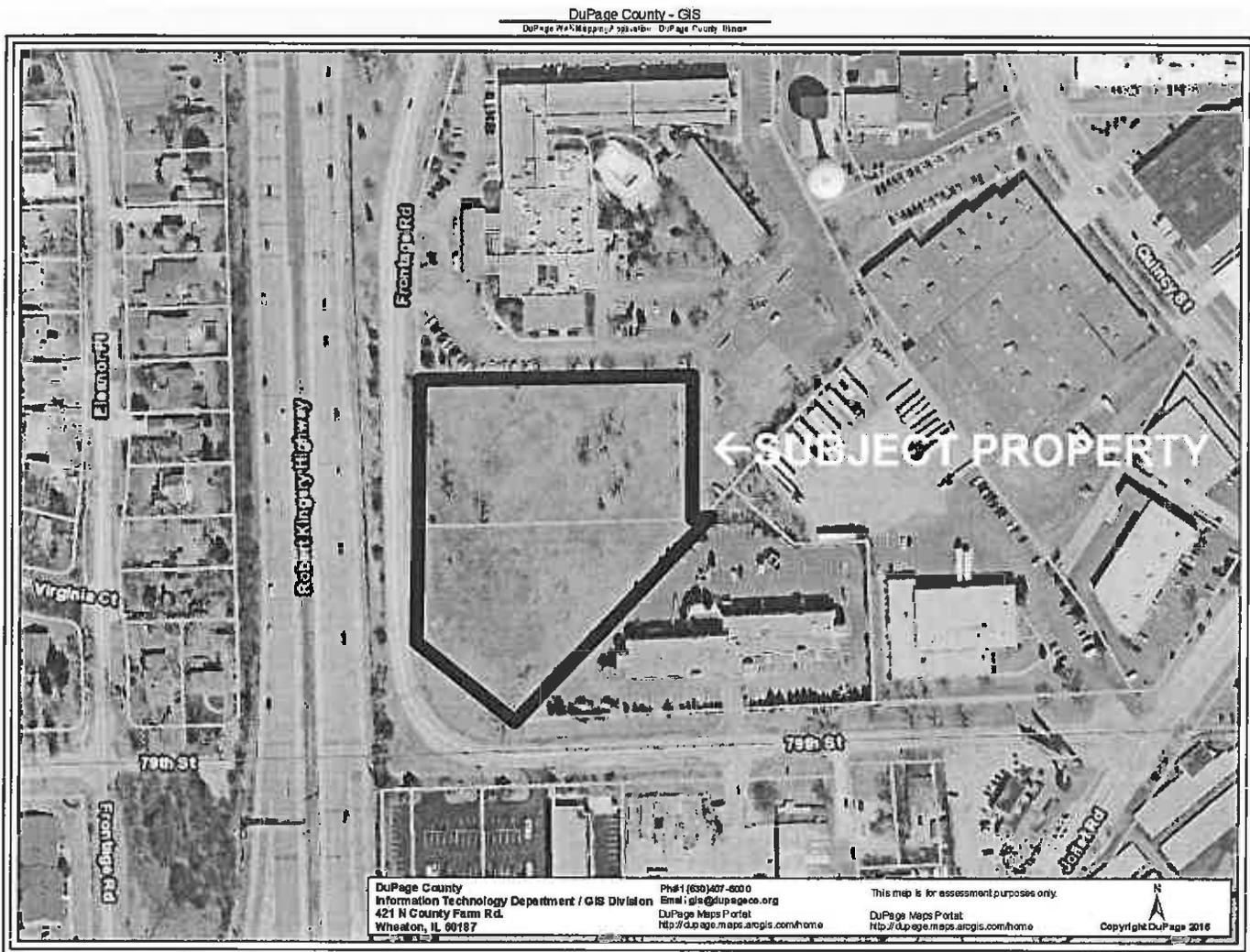
Attachment 1: Applicant's Project Narrative entitled Development Concept Executive Summary, consisting of 6 pages.

Attachment 2: Project Concept Plans

Necessary Action by Plan Commission: **No vote is required.** The Plan Commission is asked to review and provide preliminary feedback to applicant on possible rezoning and special use.

Site Description:

The subject property contains 3.42 acres, and is located on the northeast corner of Frontage Road and 79th Street. The Willowbrook Inn property wraps around the north and east boundaries, while EconoLodge is located adjacent to the southeast with frontage on 79th Street.



History and Proposal:

The property has been vacant and on the market for a long time. The applicant wishes to rezone the property from B-3 to B-4 and obtain special use approval for an indoor firing range. Other proposed uses within the building include training/educational classrooms, retail sales (including customized Jeeps), membership lounge, and office uses. The business team anticipates a top of the line facility at this location in terms of building appearance and functionality, as well as personnel skilled at providing necessary training and service to its customers. They propose using state of the art air handling systems which lack in many existing local facilities, and promise the look and feel of a high end facility. The architect has been selected for work they did a facility in Ann Arbor Michigan call Ann Arbor Arms. They are also looking to emulate the "club like" atmosphere offered by a facility in Frisco Texas called the Frisco Gun Club. Images of both of

these facilities can be found online. Attachments 1 and 2 include a project narrative by the applicant and their concept plans.

Staff Analysis

The proposed use requires a rezoning from B-3 to B-4, which allows:

- “Firearms store, except when located adjoining I-55 or Route 83, as a permitted use; and
- “Firing Range, Indoor” as a Special Use

Village legal counsel concurs that the property in question is not adjoining Route 83. It adjoins Frontage Road.

As a concept plan review with limited documents submitted, staff’s analysis focuses on how the project relates to the Comprehensive Plan, some basic Zoning Ordinance bulk requirements, and some basic feedback from the Village’s consultants. This information is provided below. Additional information and details will be provided by the applicant during their presentation.

Comprehensive Plan

The Comprehensive Plan designates the subject property as “Highway Commercial”, which is intended to serve both the traveling public on the community’s most traveled routes, as well as meet some local community retail and service needs. This planned designation extends from I-55 all the way up to 75th Street. Zoning along this same section of Route 83 includes B-2, B-3 and B-4 zones, with B-4 zones on the Willowbrook Ford and hotel properties. There are no specific references in the Comprehensive Plan to this vacant site, but staff has summarized certain relevant commercial policies from the Comprehensive Plan for the Plan Commission’s consideration. They are as follows:

1. Consolidate lots when possible and provide coordinated/planned access to individual uses.
2. Development should occur in locations served by transportation facilities capable of handling the traffic to be generated.
3. Do not allow uses where traffic exceeds street capacities, or where significant problems in access or compatibility with adjacent uses is anticipated.
4. Provide adequate and attractively landscaped off-street parking and loading facilities.
5. Incorporate high standards of design and construction.
6. Preserve natural features as possible and promote pedestrian use.
7. Rezoning requests for new commercial developments must be carefully evaluated. If sufficient need cannot be determined or if commercial development policies cannot be met, then the rezoning requests should not be approved.
8. Provide a “sense of arrival in Willowbrook.” Intent is for Route 83 to be landscaped as a “parkway” not a highway.
9. Special gateway landscaping should be created at major interchanges and intersections.
10. The I-55 frontage road should be improved to industrial collector street standards between Midway Drive and Joliet Road. Street lights should be provided in conjunction with this improvements.
11. Signalization of the Midway/Frontage Road intersection should be evaluated or considered.

Zoning Ordinance

The table below provides a list of zoning ordinance requirements in the B-4 district and other requirements that would relate to this project.

B-4 Zoning Requirements

Section	Regulation	Requirement	Proposed
9-6D-3(A)	Minimum Lot Area	87,120 sqft./2 acres	148,848 sqft
9-6D-3(B)	Minimum Lot Width	300'	+400
9-6D-3(C)	Minimum Lot Depth	250'	+/-375
9-6D-3(D)1	Front Yard	100'	100
9-6D-3(D)2	Interior Side Yard	40'	+40
9-6D-3(D)4	Rear Yard	40'	+40
9-6D-3(E)	Max Height	35'	Not specified/Appears compliant
9-6D-3(F)	FAR	.3	.19
9-6D-3(G)	Lot Coverage	50%	17%
9-10-4(A) and (B)	Loading Location/Size/Screening	1 Required 12x55	Proposed in rear (Measurements unknown)
9-10-5(G)	Interior Side/Rear Parking Setback	10'	Not Specified/Appears Adequate
9-10-5(G)	Front Yard Parking Setback	15'	25'
9-10-5(G)1	Front Yard Parking Screening	Permanent peripheral screening at least four feet (4') high consisting of a planted earth berm, densely planted evergreen shrubs or trees or a combination	
9-10-5(G)2	Interior Side/Rear Parking Screening	Permanent peripheral screening at least five feet ('5') consisting of a planted earth berm, densely planted evergreen shrubs or trees or a combination	
9-10-5(G)4(a)	Center Islands between 3 bays		Provided, dimensions not specified
9-10-5(G)4(b)	Landscape Islands	very 20 spaces	Provided, dimensions not specified

Section	Regulation	Required	Proposed
9-10-5(K)3	Firing Range Parking Requirement	2 parking spaces per firing lane plus 1 space for every 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	32 lanes requires 64 spaces
9-10-5(K)4	Other Business Establishment Parking	1/250	7K retail requires 28 spaces
9-10-5(L)1	Parallel parking	Prohibited	9 shown on north

The proposed development can be built on the lot in a manner that complies with bulk requirements for the B-4 Zoning District. The B-4 zoning classification is also consistent with the objectives of the Comprehensive Plan, which recommends uses that draw from a more regional area. The proposed use would also generate both retail sales tax and entertainment taxes for the Village.

A more detailed analysis of the required parking based on the concept was completed and is summarized as follows:

Use	Square Footage	Zoning Requirement	Required Parking Spaces
Firing Bays	15,680 32 bays	2 spaces per bay	64
Retail	5,000	1 space/250 sqft	20
Storage	1,200	1 space/1.5 workers	2
Jeep Display	1,200	1 space/400	3
Lounge	2,450	1 space/225	11
Office	1,570	1 space/225	7
Classroom	680	1 space/3 seats	10
TOTAL REQUIRED			117
TOTAL PROVIDED			121
TOTAL LESS PARALLEL			112

Text amendments adding the use classifications dealing with firing ranges were added in the B-4 district in 2014, with the intent that these uses would be well-situated on Village properties in the south business park area due to their prime access to regional transportation.

Traffic Study Required

Consultation with the Village's traffic engineer revealed that a traffic study would be required for the proposed project in order to determine traffic volumes and any necessary improvements to the adjoining right-of-way. At a minimum, the adjoining right-of-way will need to provide curb and gutter, and sidewalks and street lights on the east side per the Subdivision Regulations and/or the Comprehensive Plan. Additional improvements may be required pending the results of the study. These improvements may such things as turn lane widening, secondary or emergency ingress/egress routes, and modifications to the parking lot to enhance/improve traffic flow.

Appropriateness of Use

The appropriateness of use is something that is considered with each special use. It evaluates the impacts of the use as it pertains to site improvements, but also whether there should be any operational considerations. As indicated in the applicant's materials, these types of uses are relatively new and can come with actual or perceived impacts on the community. This is the Plan Commission's opportunity to get answers to as many questions as you have about hours, staffing, lighting, security, whether food and/or liquor is involved, etc. The new facility that just opened in Bolingbrook called the Range at 355 opened recently as a members only club, and all memberships were sold out in a very short period of time, indicating a strong demand for this use. The proposed location is readily accessible to both residents and the traveling public without being too close to residential uses to cause negative impacts. As we've learned in the last couple of years, the Executive Plaza Business Park is becoming a recreational/entertainment destination, which is having a positive impact on the Village's retail uses and restaurants further north on Route 83. If any possible negative impacts associated with the use can be mitigated, the site may be appropriate for the proposed use.

Plan Commission Feedback

The applicant is requesting information feedback from the Plan Commission about the use and concept plan. They understand that it is informal, and that the Plan Commission's future decisions could be impacted from later testimony that may be provided at a public hearing should the applicant choose to move forward. The intent is to determine if there are major roadblocks to the plan before they invest in a formal application.

Development Concept Executive Summary

Who:	<p>Private local investor group including Joe Neveril, an Illinois attorney since 1996;</p> <p>Management and Advisory team would include current and former police, certified firearm safety trainers, ex-military, legal / accounting / regulatory expertise, and a franchised new car dealer with over 30 years of experience in the local market.</p> <p>Architectural Firm: Damian Farrell Design Group, PLLC Specialized Equipment Vendor: Action Target</p>
What:	<p>Develop the Chicagoland Area's first state-of-the-art, luxury indoor shooting range with emphasis on SAFETY, EDUCATION & PREPAREDNESS.</p> <p>Revenue would be generated from the following sources:</p> <ul style="list-style-type: none"> • Member initiation fees and monthly dues; • Sale of merchandise: <ul style="list-style-type: none"> ◦ Firearms and ammunition; ◦ Firearms accessories (optics, holsters, kits, etc.); ◦ Emergency / Survival / Outdoor gear; • Rentals (Lanes and Firearms) / Potential municipal police contracts; • Firearm safety / training classes (e.g, CCL, "Know Your Surroundings", Self-Defense, etc.); • Limited food and drink; • Sale of customized 4x4s to survivalist/outdoor/hunting market.
When:	Commence construction in Fall of 2016, if permitted.
Where:	3.42 vacant acres located at 79 th Street and Frontage Rd., Willowbrook.
Why:	The opportunity for lawful gun owners to properly train in a luxurious, comfortable, clean, and safe environment simply does not exist in this area.
How:	<p>Build a world class training facility with a luxury resort/private club "look and feel":</p> <ul style="list-style-type: none"> • 29,000 sq. ft. brand new structure; • Luxurious appointments and high-end finishes throughout; • Highest grade HVAC system / bullet traps / lighting / airflow quality; • 32 total shooting lanes, Tactical Bay with computerized targeting systems; • 4,000 - 7,000 sq. ft. retail area; • Multiple categories of membership with varying amenities and benefits; • Member-exclusive access to dedicated luxury areas (fireplaces, flat screen TVs, leather seating, outdoor cigar lounge); • High-tech classroom area(s) dedicated to education & safety training.

Proposed Development Concept – Luxury Indoor Firearm Training Facility and Gun Club

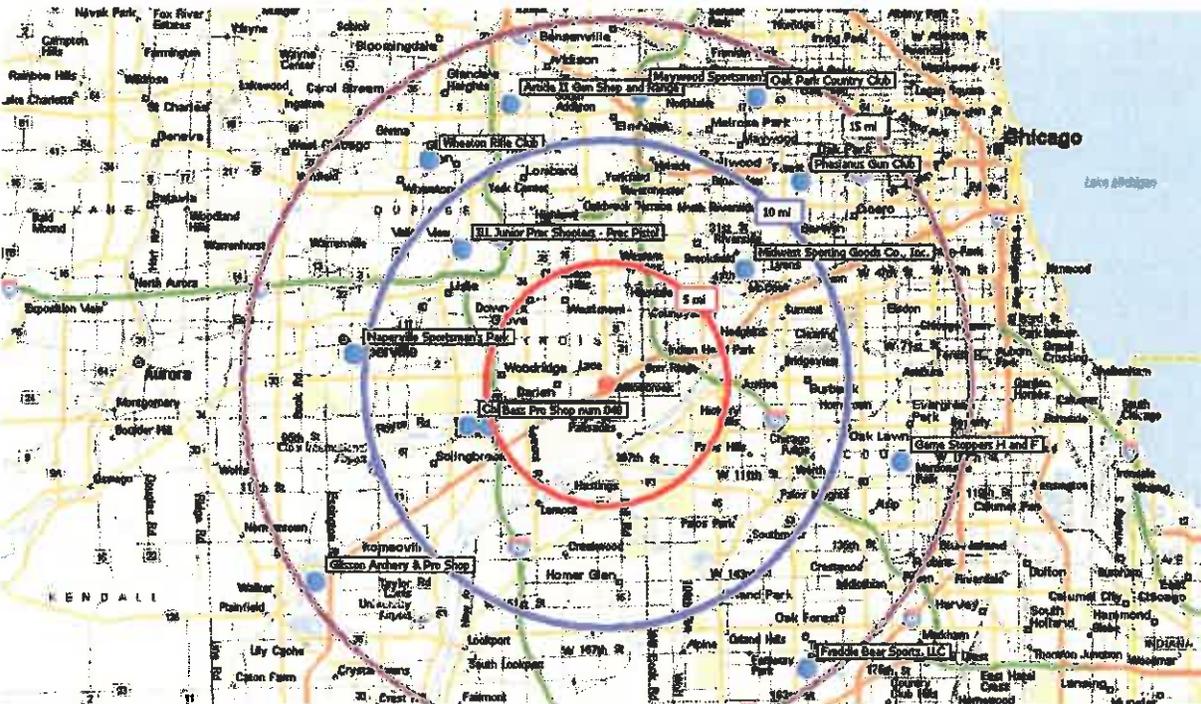
I. Safety First: Firearm Education & Training Opportunities Lag Firearm Proliferation

On July 9, 2013, after much litigation and political wrangling, Illinois became the last state in the country to allow carrying firearms in public.⁽ⁱ⁾ The new “concealed carry” law went effective January 1, 2014. Nine thousand (9,000) concealed carry licenses (CCLs) were issued to DuPage County residents from January 1, 2014, through December 31, 2015; Forty thousand were issued to neighboring Cook County residents over that same two-year period.⁽ⁱⁱ⁾

Nearly ten thousand people within DuPage County are allowed to generally go about their daily lives carrying a concealed firearm. They could be at a restaurant, at a department store, almost anywhere. Do they know how to handle their weapon safely? Do they know how to check if it is loaded, cocked, ready to go off, etc.? To obtain a CCL, Illinois law requires applicants to have successfully passed a 16 hour training course taught by a certified CCL instructor. How many CCL permit holders have forgotten the lessons taught in the program? Most importantly, where do they go to review and practice to ensure basic proficiency and adherence to safety protocols?

Simply stated, there is a void in the local marketplace. Given the barriers to approval, permitting, and construction, indoor gun ranges—places where one can go to train regardless of the weather—have failed to keep pace with the increase in firearm demand. Consequently, indoor facilities “have never been busier.”⁽ⁱⁱⁱ⁾ The Illinois State Rifle Association estimates that concealed carry will generate \$1 billion of added economic activity over its first three years.^(iv)

Despite the surge in popularity, gun ranges are noticeably absent in affluent DuPage County, especially within the I-88 E-W and I-55 N-S band:



In the diagram above, each blue dot represents a location of shooting range, shooting facility or preserve per the National Shooting Sports Foundation (NSSF) database within 5, 10 and 15 miles from our proposed site. Only two (2) of the indicated locations are actual indoor ranges open to the public (all the others are archery only, outdoor only, golf clubs with outdoor shooting areas, and other non-comparables).

Historically, the two nearest indoor range options for residents of the affluent Willowbrook, Hinsdale, Burr Ridge, Oak Brook, Clarendon Hills and Darien area have been Midwest Guns in Lyons and Article II in Lombard. On February 15th of this year, “The Range at 355” opened in Bolingbrook. And although each of these indoor ranges may be doing well financially, none of these facilities offer the luxury, upscale “guntry club” amenities that are becoming increasingly popular across the United States. We discuss the emergence of this new indoor range business model in detail in the next section.

II. The “Guntry Club” Concept: A State-of-the-Art Shooting Facility with Member Amenities

With the opening of the Scottsdale Gun Club in 2004, the up-scale, luxury indoor shooting range concept—“the guntry club”—was born.^(vi) The term has emerged as way to describe posh indoor shooting ranges that have been designed to appeal more to women and families than traditional ranges.”^(vi) Lounges with leather chairs, flat-screen TVs and “members only” access are typical. In the most successful projects, private memberships are “pre-sold” prior to construction.

Consumer demand, as well as investor interest, has been steadily growing for such indoor facilities. According to the New York Times,

“...a wave of luxury gun clubs [are] popping up in and around urban centers, modeled after country clubs. With shooting ranges instead of golf courses, these so-called guntry clubs are billed as oases of leisure in a market for shooting enthusiasts that is saturated with dingy, badly ventilated facilities nestled in uninspiring strip malls.”^(vii)

An article in the Washington Post describes the evolution towards upscale facilities:

The high-end ranges come as the \$15 billion gun industry’s sales have more than doubled since 2005. ... The average age of new target shooters is 33, while 47 percent live in urban or suburban areas, and 37 percent are female ... Shooters spend \$10 billion a year on target shooting, including the cost of firearms, ammunition and range fees.

Those demographics and economics are attracting investors without firearms industry backgrounds; they see ranges as a new place to employ their cash. Elite Shooting Sports, a nearly \$14 million project, has investors from the electronics industry. real estate, finance, hotel and auto industry executives have backed other new ranges.

“A lot of savvy investors have seen the surge in sales within the firearms industry, see that it’s a quality industry to invest in and are smartly doing so,” said Zach Snow, a range expert

Proposed Development Concept – Luxury Indoor Firearm Training Facility and Gun Club

at the sports foundation. “These ranges are trying to project a comfortable image to the largest contingent of people possible.”

Gone are the folding chairs, stale coffee and drab settings of the old mom-and-pop gun ranges. The idea now is to compete for entertainment dollars with golf and country clubs, nightclubs and movie theaters, which have also gone high-end with leather chairs and mixed drinks. Miami’s Lock & Load, which offers themed machine gun packages, including one with Israeli special forces weapons, is the No. 1-ranked activity in the city on TripAdvisor. Ranges are even becoming a new place to take clients for lunch — and squeeze off a few rounds.”

(viii)

In short, the industry is going up-scale (like what Top Golf is doing to driving ranges) and our proposed site—with as favorable demographics as anywhere in the country—is an ideal location.

III. The Potential Financial Engine

In terms of revenue, and by way of example, a well-known luxury gun club, with 32 shooting lanes and 4,000 sq. ft. of retail space, generated sales of \$1.628 million (and a gross profit of \$727,636) during a 3-month period (May-June, 2005) in its first year of operation. Two years later, in 2007, that same 3-month period (May-June, 2007) generated sales of \$2.905 million (and a gross profit of \$1,035,076).^(ix) Annualizing these figures suggests that potential taxable revenue could exceed \$6.5 million in the first year, and be well over \$11.5 million by the third. The revenue ceiling, however, may actually be much higher: a new luxury indoor facility located in Oklahoma City reportedly generated \$26 million in revenue in 2013.^(x)

In addition, none of these historical reference points included vehicle sales in their respective business models. Our concept also includes selling customized 4X4s (with 2 models on site at any given time) tailored to outdoor survivalists. Each customized vehicle will retail in the \$45,000 – \$60,000 range, depending on options. We anticipate selling between 2 and 5 such vehicles each month, which could account for an additional \$1 to \$3 million in annual taxable receipts.



Continuing with the preparedness / survivalist theme, we also intend on offering a wide range of merchandise tailored to this growing market segment. One product example is the “Bug-Out Bag” – a pre-packed bag that includes items that can keep a person or family alive in the harshest of conditions for a certain period of time. For many people, confidence in knowing that one’s family has a real and tangible survival plan in place provides peace of mind and improved overall quality of life.

IV. Conclusion

Guns are not going away. In fact, quite the opposite. And with each terrible event—whether it be terrorism or just some deranged person—gun purchases actually spike across the U.S. The weekend after the Paris attacks set records for gun purchases. The Chicagoland area is no exception.

Law abiding citizens are purchasing guns in record numbers, and many are obtaining CCLs, but the number of clean and comfortable locations in which to maintain adequate proficiency and to receive critical firearm safety training have not kept pace. This puts our families and children at risk of unintended injury.

Two years ago, the Willowbrook Zoning Board discussed the indoor gun range business model in detail, and then took the proactive steps to introduce a text amendment to the B-4 designation. As part of that process, Willowbrook re-zoned four nearby lots as B-4, and thus, identified location(s) potentially eligible for this type of use.

The (practically) adjacent subject property shares these very same characteristics and would be an ideal location for this business.

We welcome your thoughts, concerns and feedback on our development concept.

End Notes:

⁽ⁱ⁾ Illinois Bar Journal, December 2013, Volume 101, Number 12, Page 620.

⁽ⁱⁱ⁾ See “Concealed carry permit applications drop across Illinois”, By – Associated Press, State Journal-Register, February 1, 2016.

⁽ⁱⁱⁱ⁾ See “Illinois gun ranges busy, trying to meet demand” By - Associated Press - Sunday, March 23, 2014, Information attributed to The Daily Herald. See also: “Sign-ups soar for shooting classes; Jan. 5 first day for online concealed carry registration”, The Telegraph, by Sanford J. Schmidt, December 27, 2013; and “Demand for concealed carry keeps growing in suburbs”, The Daily Herald, January 16, 2014.

^(iv) “Gun law fires up training for concealed-carry”, Illinois Business Journal, Written by Terry Hillig; December 2013.

^(v) See Candace Carlisle, “Guns are the new range: Taking clients to the range”, Dallas Business Journal, September 27, 2013.

^(vi) Arthur Hirsch, “Entrepreneurs plan posh 'guntry club' in Beltsville”, The Baltimore Sun, January 30, 2015.

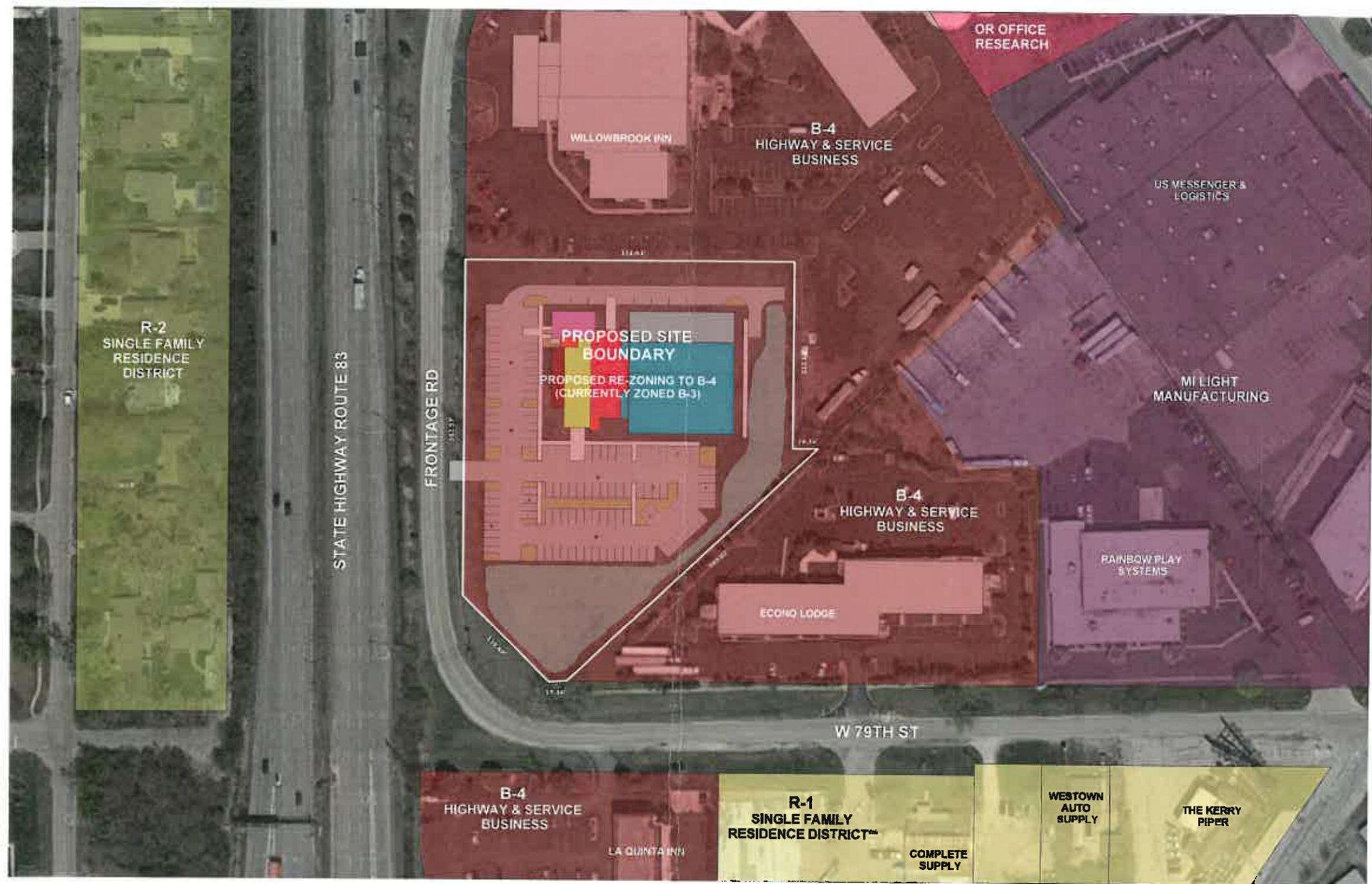
Proposed Development Concept – Luxury Indoor Firearm Training Facility and Gun Club

(vii) Julie Turkowitz, “Ready, Aim, Fire, Then Relax in the Lounge”, *The New York Times*, November 28, 2014.

(viii) Michael S. Rosenwald, “Guntry clubs target a new breed of shooter: younger, more affluent and female.” *The Washington Post*, January 13, 2015.

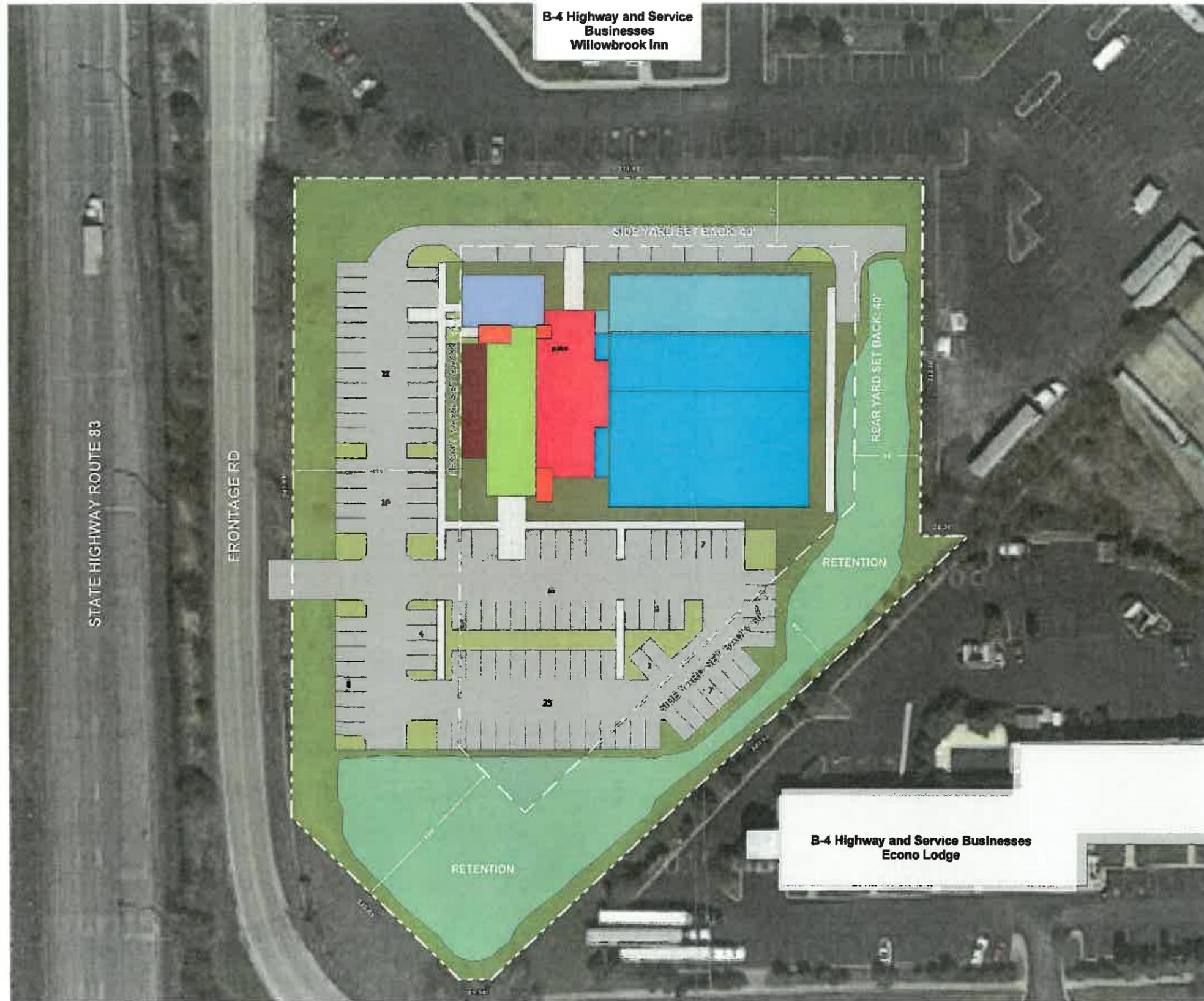
(ix) Note: the gross profit figure does not include operating expenses—that is, no advertising, administrative, personnel expense or facility expense are included.

(x) Arthur Hirsch, “Entrepreneurs plan posh 'guntry club' in Beltsville”, *The Baltimore Sun*, January 30, 2015.



**Lots shown as R-1 on the Willowbrook Zoning map have been rezoned to B4. See Willowbrook Plan Commission meeting minutes March 5, 2014

PRELIMINARY NOT FOR CONSTRUCTION



**B-4 Highway and Service
Businesses
Willowbrook Inn**

**B-4 Highway and Service Businesses
Econo Lodge**



BUILDING

TOTAL AREA: 29,000 SF
MAX HEIGHT: 34'-0"

SITE

SITE AREA: 148,848 SF
MAX LOT COVERAGE: 50%
COVERAGE AS PROPOSED: 17%

MAXIMUM F.A.R. OF .3 = 44,600 SF
F.A.R. AS PROPOSED = .19 (29,000 SF)

PROPOSED PARKING: 121 SPACES
(INCLUDING 5 ACCESSIBLE SPACES)

TOTAL RETENTION (SURFACE AREA): 26,000 SF

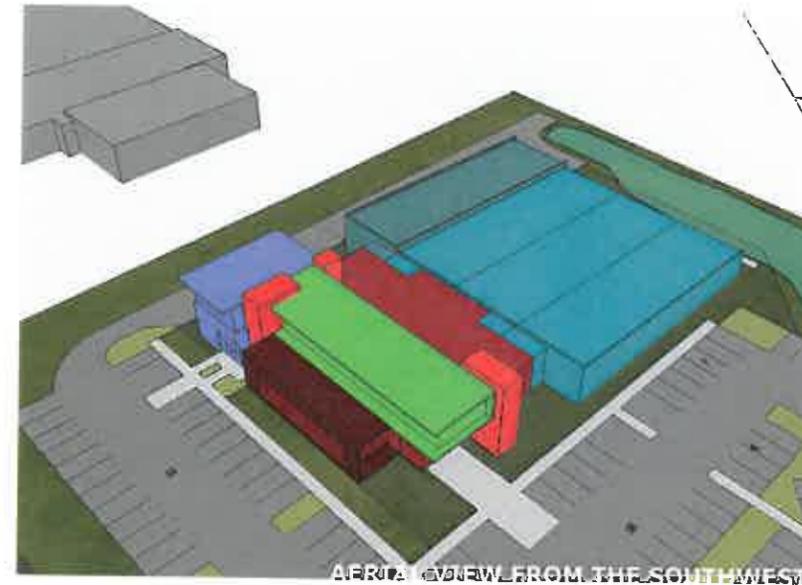
LEGEND

	SCHMATIC AREA
	Eight-Lane Tactical Bay 3,920sf
	Typical Eight-Lane Bay 11,760sf
	Stair/Elevator 480sf
	Retail/Storage 6,200sf (5,000sf Retail + 1,200sf Storage)
	Jeep display 1,200sf
	Lounge 2,450sf
	Office + Classroom 2,250sf (1,570sf office + 680sf for a 30 occupant classroom)

PRELIMINARY NOT FOR CONSTRUCTION



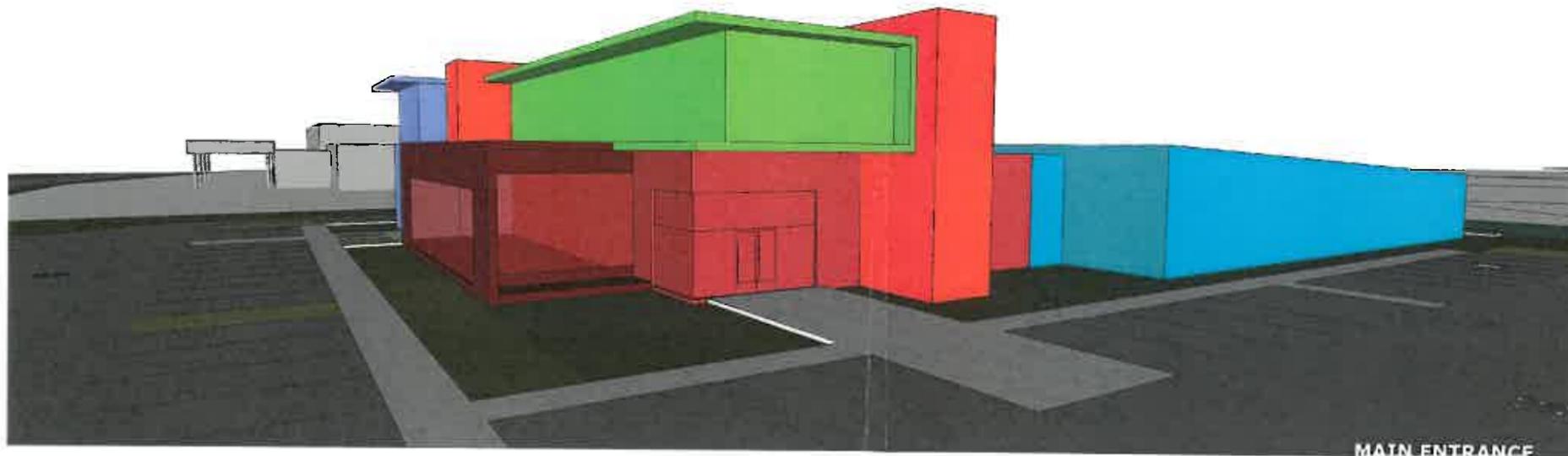
AERIAL VIEW FROM THE NORTHWEST



AERIAL VIEW FROM THE SOUTHWEST



PRIVATE ENTRANCE



MAIN ENTRANCE

BUILDING

TOTAL AREA: 29,000 SF
MAX HEIGHT: 34'-0"

SITE

SITE AREA: 148,848 SF
MAX LOT COVERAGE: 50%
COVERAGE AS PROPOSED: 17%

MAXIMUM F.A.R. OF .3 = 44,600 SF
F.A.R. AS PROPOSED = .19 (29,000 SF)

PROPOSED PARKING: 121 SPACES
(INCLUDING 5 ACCESSIBLE SPACES)

TOTAL RETENTION (SURFACE AREA): 26,000 SF

LEGEND

	SCHEMATIC AREA
	Eight-Lane Tactical Bay 3,920sf
	Typical Eight-Lane Bay 11,780sf
	Stair/Elevator 490sf
	Retail/Storage 6,200sf (5,000sf Retail + 1,200sf Storage)
	Jeep display 1,200sf
	Lounge 2,450sf
	Office + Classroom 2,250sf (1,570sf office + 680sf for a 30 occupant classroom)

PRELIMINARY NOT FOR CONSTRUCTION