

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, APRIL 13, 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 Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli, Secretary Joanne Prible and Administrative Intern Tiffany Kolodziej. Absent: Commissioner 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 April 6, 2016 (APPROVE)
- C. Minutes – Village Board Meeting March 16, 2016

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

MOTION DECLARED CARRIED

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”

Applicants Joe Neveril, Marc Iozzo and Damian Farrell opened the discussion. The concept is to develop the Chicagoland Area’s first state-of-the-art luxury indoor shooting range with emphasis on safety, education & preparedness. The business team anticipates a top of the line facility in terms of building appearance and functionality, as well as personnel skilled at providing necessary training and service to its customers.

The property contains 3.24 acres and is located on the northwest corner of Frontage Road and 79th Street. 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 uses include training/educational classrooms, retail sales, membership lounge and office uses.

The industry is going up-scale and the proposed site is an ideal location.

The Plan Commission provided feedback to the applicant. The comments made from the Commission include the following.

Commissioner Kaucky asked what caliber of rifles will be allowed.

Applicant responded 45 caliber and down.

Commissioner Kaucky asked will there be a gun cleaning area.

Applicant responded yes.

Commissioner Lacayo asked how the Village will make tax revenue on this property.

Planner Charlton responded by an amusement tax that will generate revenue and retail sales.

Commissioner Lacayo commented we do not want tax dollars to go to security. It would be good to discuss the security for the business. Also who regulates this industry? Does the state regulate the gun club?

Applicant responded the state.

Chairman Kopp asked if the police chief has any concerns with this project.

Planner Charlton responded that this was sent to department heads and there was no concern.

Commissioner Ruffolo said if this project is done correctly he supports this as an opportunity to raise sales taxes and to provide a high class shooting range.

Commissioner Lacayo said the residents will want to know about sound, security and why this location.

Chairman Kopp said that he is in favor of the project.

Commissioner Kaucky said he also is in favor of the project. What is the membership? Is it yearly or monthly?

Applicant responded that the membership is not finalized. One membership would involve an initiation fee and the other membership would involve a monthly charge.

Vice-Chairman Wagner suggested the applicant address how the state or what the laws are concerning a person driving to the club and what they have to do to carry a weapon into the facility.

Applicant said that guns are to be in the truck of a car in a locked case and brought in the facility in the locked case.

Commissioner Lacayo said for the public hearing a discussion on parking is important and be prepared to talk about sound and who regulates your industry and the concealed discussion is large (particularly for non-gun owners).

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

None.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Vice-Chairman Wagner, to adjourn the regular meeting of the Plan Commission at the hour of 8:30 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

May 4, 2016

Minutes transcribed by Joanne Prible.


Chairman