

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, APRIL 5, 2017, AT THE LITTLE THEATER AT HINSDALE SOUTH HIGH SCHOOL, 7401 CLARENDON HILLS ROAD, DARIEN, 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, and Chairman Kopp. Also present were Village Planner Anna Franco, Building Inspector Roy Giuntoli and Plan Commission Secretary Joanne Prible. Absent Commissioner Remkus and Vice-Chairman Wagner.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes -- Special Meeting February 22, 2017

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Continuation of Zoning Hearing Case 17-01: (Northeast corner of Route 83 Frontage Road and 79th Street, Willowbrook, Illinois – Chicago Gun Club LLC, 4825 Lee Avenue, Downers Grove, Illinois) Petition requesting approval to rezone the subject property from the B-3 General Business Zoning District to the B-4 Highway and Service Business Zoning District, approval of a Special Use Permit for an “Indoor Firing Range”, approval of a Plat of Subdivision, and approval of associated variations on the property.

- A. PUBLIC HEARING
- B. DISCUSSION/RECOMMENDATION

SEE COURT REPORTER MINUTES

MOTION: Made by Commissioner Soukup, seconded by Commissioner Kaucky that based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for Special Use and Standards for Variations outlined in the Staff Report prepared for PC 17-01 for the April 5, 2017 Plan

Commission meeting; and that the Plan Commission recommend to the Village Board approval of a rezoning of the subject property from the B-3 General Business Zoning District to the B-4 Highway & Service Business Zoning District, a special use for an "Indoor Firing Range", a final plat of subdivision, and associated variations as listed as in the Staff Report prepared for PC 17-01 for the April 5, 2017 Plan Commission meeting, subject to the "Conditions of Approval" listed in the Staff Report prepared for PC 17-01 for the April 5, 2017 Plan Commission meeting.

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

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

None.

7. ADJOURNMENT

MOTION: Made by Commissioner Kaucky, seconded by Commissioner Soukup, to adjourn the regular meeting of the Plan Commission at the hour of 9:40 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

_____, 2017

Minutes transcribed by Joanne Prible.

Chairman

Date: May 9, 2017

VILLAGE OF WILLOWBROOK MEETING 04.05.2017

ANNETTE FAKLIS MORIARTY, C.S.R.



311 S. County Farm Rd., 2nd Floor, Suite E, Wheaton, IL 60187

Certified Court Reporters
For all your court reporting needs
Since 1968
www.metroreportingservice.com

630.690.0050 FAX 630.588.9866

VILLAGE OF WILLOWBROOK

PUBLIC HEARING

ZONING HEARING CASE NO. 17-01

REPORT OF PROCEEDINGS had at the Public Hearing of the above-entitled case before the Planning Commission at Hinsdale South High School, Little Theater 7401 Clarendon Hills Road, City of Darien, Illinois, on the 5th day of April 2017 at 7:00 p.m.

PRESENT:

Daniel Kopp, Chairman

Mr. John Wagner

Mr. James Soukup

Mr. Leonard Kaucky

Mr. Bernardo Lacayo

Mr. Gregory Ruffolo

Mr. William Remkus

Mr. Roy Giuntoli, Building Inspector;

Ms. Anna Franco, Planning Consultant

Ms. Joanne Prible.

1 (Whereupon the hearing began at
2 7:00 p.m.)

3 CHAIRMAN KOPP: I ask the Planning
4 commission secretary to call the roll.

5 (Roll called.)

6 CHAIRMAN KOPP: The next item is the
7 continuation of zoning hearing case No. 17-01
8 for the Chicago Gun Club at the northeast corner
9 of Route 83 and Frontage Road and 79th Street.

10 This is a continuation of a public hearing
11 so last month the Petitioner presented its
12 initial case. There was some testimony from the
13 public at that point. The Petition's application
14 was not complete so they have come back today.

15 And what we're going to do is we are going
16 to allow the staff, the Village staff, to give
17 their report. The Petitioner, if they have
18 anything they want to say, they can say. And
19 then we will open it up to the public to ask
20 questions to make statements.

21 So now I ask Anna to give the staff
22 presentation.

23 MS. FRANCO: Thank you. And if at
24 any point in my presentation, if you can't hear

1 me, let me know and I will start using the
2 microphone on the podium.

3 So to briefly recap: The Chicago Gun Club
4 had submitted a petition to develop a 31,000
5 square foot gun club facility. That would
6 include a 32 bay firing range, firearm and jeep
7 retail, educational classroom space, membership
8 lounges, including a bar, offices, and other
9 accessory uses related to the operation of the
10 facility.

11 So Chairman Dan Kopp gave a pretty good
12 outline of the petition and explained that we
13 already had one Planned Commission meeting and
14 this is a continuation of that public hearing.

15 So there are a number of followup items
16 from the February meeting that the Plan
17 Commission had requested in order to forward a
18 recommendation to the Village Board. These items
19 are 1 through 18 on the staff report and those
20 are listed on Page 2 and 3.

21 In my report to you tonight, I will hit on
22 each of the major followup items from that list
23 of 18. So No. 5: Subdivision improvements:

24 The Petitioner has agreed to install one

1 street light at the corner of 79th Street and
2 Frontage Road as well as a 5-foot sidewalk along
3 the entire length of the property frontage.

4 Additionally, 79th Street and Frontage Road
5 is a rural cross section and Joliet Road is for
6 the continuation of that Frontage Road. It's an
7 entire rule cross section. So that means that
8 there is no curb and gutters.

9 So it wouldn't make sense in front of this
10 property here. In lieu of installing curb and
11 gutters for their frontage, Staff recommends that
12 the Petitioner instead install sidewalks off site
13 just southeast of the Quincy Street and Joliet
14 Road intersection, as denoted in yellow in
15 Exhibit 5 on Page 6 of the staff report.

16 So the installation of sidewalk at this
17 location will close an existing sidewalk gap and
18 create a continuous pedestrian road from the gun
19 club property to the Quincy and both Joliet
20 intersections and then beyond.

21 So No. 8, Hours of Operation: Petitioner
22 has stated that they will no longer offer 24-hour
23 building access to gun club members and will be
24 adhering to the business hours listed in the

1 Staff Report.

2 No. 10: Air Filtration and Handling
3 Systems: The Petitioner has provided additional
4 information regarding air filtration in
5 Attachment 2. Most notably the information
6 states that air returned to the outside
7 environment is filtered through 3 stages of
8 filters, including final 99.97 percent effective
9 HEPA filters before being exhausted to the
10 outdoors.

11 If there are additional questions regarding
12 air filtration, the Petitioner is here tonight
13 with members of his team to provide additional
14 details on that.

15 No. 11: Firing Range Noise: The
16 Petitioner has provided additional detail
17 regarding the proposed noise levels from the
18 shooting range in Attachment 2. The Petitioner
19 describes the type of building materials that
20 will be used to mediate sound; decibel ratings
21 from the Frisco Gun Club in Texas; decibel rating
22 comparisons using familiarities like a food
23 blender, diesel truck, TV-Audio, electrical
24 transformer, etcetera.

1 Staff cannot accurately identify the
2 proposed decibel rating for the proposed gun club
3 facility, since it has not been constructed.
4 However, decibel ratings were recorded at the
5 Frisco Gun Club, which has been used as a model
6 for the proposed gun club.

7 Average decibels were measured at
8 approximately 80 decibels. The Chicago gun Club
9 building would be at least 450 feet from the
10 nearest residential property line. Based on this
11 information, Staff finds it doubtful that
12 residents along on the west side of Route 83 will
13 be able to hear noise from the proposed firing
14 range. Especially over the regular noise of car
15 and truck traffic along Illinois Route 83 and
16 I-55 as one diesel truck is measured at 84
17 decibels.

18 No. 12: Gower Middle School Bus Routes.
19 Village Staff spoke to the Gower School
20 District's Building, Grounds, and Transportation
21 Director regarding the District's school bus
22 route, since this was a notable concern at the
23 February meeting.

24 The Director stated that school buses

1 sometimes take Frontage Road to avoid truck
2 backups in the area, but the buses are typically
3 empty on their way back from Gower School West.

4 No. 13: During the February 22nd Plan
5 Commission public hearing, a resident of Eleanor
6 Place stated that the gun club is technically not
7 allowed to serve alcohol per the Village Code.
8 Staff requested that the Village Attorney review
9 this ordinance and provide his opinion on its
10 applicability to the proposed development. He
11 concluded that this section of the ordinance was
12 actually nullified as a result of the 2013
13 Illinois Firearm Concealed Carry Act, which
14 allows the possession of firearms in facilities
15 that hold a liquor license, provided that 50
16 percent or more of the revenue generated by the
17 facility is not derived from liquor sales.

18 Willowbrook, as a non home-rule
19 municipality, does not have the authority to
20 impose regulations that are more restrictive than
21 current state law. Therefore, as a result of the
22 passage of the Concealed Carry Act, The Village
23 will need to amend the 1979 ordinance and cannot
24 enforce 1979 provision on this development.

1 Please note that the Plan Commission is
2 merely a recommending body. The Plan
3 Commission's duty is to fully consider all
4 aspects of the proposed land use, and forward a
5 recommendation to the Village Board for their
6 consideration. So based on public testimony
7 received, the Plan Commission could always
8 include in their recommendation that the facility
9 should not be issued a liquor license. However,
10 it is ultimately up to the Village Liquor Control
11 Commissioner and the Village Board to decide if a
12 liquor license will be issued.

13 So onto No. 14 and 15: Safety Measures for
14 Alcohol Use and Building Security. The
15 Petitioner has also provided additional safety
16 information regarding safety measures for alcohol
17 and building security, in Attachment 2 of the
18 Staff Report. And the Petitioner and his team
19 are here for questions if you have them.

20 Number 16: Gun Exposure Laws. In summary,
21 this was a question raised at the February 22nd
22 Planning Commission Meeting. Just wanted to note
23 a little more detail on exposure of guns outside
24 the premises.

1 In summary, Illinois law states that a
2 person with a valid FOID Card may transport a
3 firearm if: It is broken down in a nonfunctioning
4 state; if it is not immediately accessible; or if
5 it is enclosed in a case. This does not apply to
6 persons who have been issued a concealed carry
7 license.

8 And then finally No. 18, the Willowbrook
9 Police Department: As requested, the Planning
10 Commission had asked for staff to followup with
11 Police Chief Mark Shelton regarding the proposed
12 gun facility. He, in turn, has provided staff
13 with comments and feedback. But in response, he
14 didn't have something to state publically either
15 way.

16 But the applicant has stated if they are
17 approved, they will work closely with the
18 Willowbrook Police Department to ensure that the
19 state measures are up to their standards and the
20 police chief does have recommendations if you are
21 approved.

22 Other followup items: One of the Plan
23 Commissioners had asked some information on
24 population of the area, just south of 75th

1 Street, east of Route 83 and north of I-55.
2 There are about 450 homes in this area, 14
3 multifamily units, and then a rough estimate of
4 2500 people. So that's a very rough estimate
5 there.

6 Also they had requested for the names of
7 nearby facilities. And the closest facility in
8 comparison to the proposed gun club is the Range
9 at 355 Bolingbrook; as well as GAT Guns, Inc.,
10 East Dundee; RKA - Plano; Midwest Guns and Pistol
11 Range, Lyons; Maxon Shooters Supply and Indoor
12 Range, Des Plaines.

13 But I do want to note that these are
14 similar but nothing to the quality or likeness of
15 the Chicago Gun Club.

16 So all in all staff is supportive of the
17 proposed petition. The Village has already taken
18 a proactive approach to regulating firearm
19 related businesses by determining to allow
20 Firearm Stores as a permitted use and allow
21 Firing Ranges as a special use in the B4 Zoning
22 District, in 2014.

23 Staff supports the petition to rezone the
24 subject property from the B-3 zoning district to

1 B-4 zoning district, which allows the approved
2 firearms related uses. Because the proposed
3 business is consistent with the Comprehensive
4 Plan; zoning of adjacent B4 properties.

5 The proposed business would be a successful
6 addition to the Village's retail tax base, which
7 the Village heavily relies upon since the Village
8 does not levy a property tax for its residents.
9 The business may also have a positive impact on
10 the Village's retail uses and restaurants further
11 north on Illinois Route 83.

12 And finally the business would be subject
13 to a 6 percent amusement tax.

14 So when the Planning Commission is ready to
15 make a motion a "Sample Motion" is provided on
16 Page 13 of the Staff Report if they wish to use
17 it. Please note that the motions references
18 variations and conditions listed elsewhere in the
19 Staff Report - to keep the sample motion brief.

20 So if you do approve that motion, you are
21 approving the variations that are listed there as
22 well as those conditions.

23 That concludes my report.

24 CHAIRMAN KOPP: So now we will open

1 this up to the public. Everyone that speaks will
2 need to be sworn in by the court reporter. And
3 you're allowed to give a statement, you're
4 allowed to ask questions. We do ask that you try
5 to avoid being repetitive with people that have
6 spoken before.

7 (Witness sworn.)

8 MR. CLAVEY: Mike Clavey. I have
9 multiple questions and I appreciate the time to
10 speak. The first question is has the three
11 hotels and Denny's been informed of this proposed
12 action formally? Because I learned this last
13 second. So I'm assuming the hotels have not been
14 informed.

15 MS. FRANCO: There is a sign on the
16 property. It's a formal public notification.

17 MR. CLAVEY: You could put a sign
18 anywhere. Has anybody from the Board actually
19 contacted the three local hotels?

20 MS. FRANCO: Any property owner
21 within 250 feet also received a formal public
22 notification.

23 MR. CLAVEY: You're saying the hotels
24 have been formally contacted?

1 MS. FRANCO: If they are within
2 250 feet of this property line, yes.

3 CHAIRMAN KOPP: That's the statute.

4 MR. CLAVEY: I'm going to challenge
5 you all. I live at this address and have for a
6 long time and you're welcome to come to my house
7 anytime, any day. Come upstairs, downstairs, and
8 assess the noise level.

9 I knew what I was getting into when I moved
10 there, which has literally turned to be insane.
11 And especially in the wintertime because you have
12 50-year-old trees that are falling down; there is
13 no barrier, there is no wall.

14 So every night at my house, the Village
15 Police pull everybody over for every incident,
16 literally in my backyard. Lights are flashing,
17 sounds are going, trucks are going by, and
18 motorcycles are going by.

19 We sleep with earplugs in my house. Sound
20 rises. Now if you can imagine Route 83, it's
21 20 feet up to Eleanor Place. And it's literally
22 insane. I challenge all of you. Come up at any
23 time, at any hour, and stand in my house upstairs
24 and down. And you will understand the noise

1 volume.

2 Now I know it's not the big issue. But
3 it's going to multiply by machine gunfire. I
4 mean there is so many things to do for revenue
5 for the Village. Personally, it's an opinion,
6 but this is really a lackluster effort for
7 revenue.

8 You do what you want to do. Bring a Dave
9 and Busters for family and community, not machine
10 guns next to hotels and schools.

11 (Witness sworn.)

12 AUDIENCE MEMBER: In case people
13 can't hear in the back, dear Members of the
14 Planning Commission: I have yet to hear
15 satisfactorily responses to the concerns I raised
16 during the February 22nd meeting. There are
17 still numerous concerns with respect to existing
18 Village ordinances, alcohol, lead pollution,
19 noise pollution, and public safety.

20 Per Section 9-6D-1, Permitted Uses for B4
21 Zoning. And I quote: Permitted uses in this
22 district are firearm store except when located
23 adjoining I-55 or Route 83. I'd like to remind
24 the Members of the Planning Commission that the

1 address of this proposed zoning change is
2 Route 83 and 79th Street. I do believe that
3 would classify as adjoining Route 83.

4 This alone should preclude the Planning
5 Commissioner's recommendation for approval, but I
6 will continue. It is a bad decision to mix
7 alcohol and deadly firearms.

8 Regarding lead pollution, the permissible
9 exposure limit or DEL prevent 50 micrograms of
10 lead per cubic meter of air, as an 8-hour time
11 weighted average. However, these standards are
12 now considered outdated because of the dangers of
13 low-level lead exposure.

14 The California Department of Public Health
15 recommends that OSHA lower permissible levels
16 from 50 micrograms per cubic meter to between 0.5
17 and 2.1 micrograms per cubic meter.

18 The current lead levels were established in
19 the late 70's. Local tax dollars would likely
20 have to pay for lead remediation and what if the
21 Chicago Gun Club decides to leave down. These
22 costs could be in the 10s of millions.

23 OSHA inspection of commercial gun ranges in
24 the US found 1,512 lead-related violations out of

1 1,931 total violations between the years of 2004
2 and 2013.

3 Lead-related violations represented
4 78.3 percent of OSHA violations at Commercial Gun
5 Ranges in the United States. And I am
6 referencing the attachment that was provided in
7 mid-March to the Planning Commission by the
8 Petitioners. It primarily focuses on the air
9 quality inside and how that air quality would be
10 better than the air quality outside.

11 The stated primary purpose for the
12 ventilation system is to remove contaminants from
13 the zone of the occupants firing a weapon. As a
14 resident in close proximity to the range, I am
15 concerned about lead releases from the facility
16 and frankly don't care that the internal air
17 quality will be superior to the outside air
18 quality.

19 The City Counsel of Sacramento, California,
20 admitted that they did not have enough experience
21 with a gun range to be able to foresee the
22 problems that could arise and that they should
23 have learned more before approving the permit.
24 They are now spending approximately \$20 million

1 on lead remediation.

2 The Chicago Gun Club attempted to address
3 noise pollution concerns in their response in a
4 Attachment 2, pages 2 and 3, Section 5.

5 Every single decibel listed in the tables
6 are in violation of Tables 2A and 2B in
7 Willowbrook Ordinance 9-9-2, Noise Standards,
8 which states in Section A that required
9 performance level, no operation or activity shall
10 cause or create noise in excess of the sound
11 level prescribed below. See Tables 2A and 2B.

12 Typical gun fire between 250 and 2000
13 cycles per second, making the maximum permitted
14 sound level decibels between 45 and 63 in this
15 frequency range per Table 2A.

16 Should this gun range get the Planning
17 Commission and the Board approval, I guarantee I
18 will purchase the aforementioned devices and will
19 routinely monitor noise levels at the property
20 line and complain every single time there is a
21 violation. I will personally do everything legal
22 to run this business out of town.

23 Public safety concerns are as follows:
24 Chance of a misfired weapon. At the grand

1 opening of the Frisco Gun Club, an experienced
2 range officer shot his own hand trying to clear a
3 jammed Ruger 9 millimeter handgun. There was a
4 misfired weapon by the range officer within two
5 weeks of opening the gun range in Hodgkins,
6 Illinois, and Point Blank is the name of that gun
7 range, while cleaning a weapon.

8 The vast majority of Willowbrook residents
9 do not want a gun range as a neighbor. Please
10 listen to the reasonable concerns of long-time
11 residents.

12 (Witness sworn.)

13 MR. WALNER: My name is Michael
14 Walner. My background in brief is not a person
15 from the city who is anti-guns. I grew up in
16 rural America, started hunting at six, mostly the
17 dog at that point. But I had my own shotgun, my
18 first shotgun at eight, and my first deer rifle
19 at ten. So I am seeped into the gun culture.

20 Never, ever, in my life have I have heard
21 of alcohol with guns. That is the most absurd
22 thing. It would have never happened in my whole
23 life of hunting.

24 A second point is machine guns? Even

1 Ronald Regan, who favors the right, came out, who
2 had supported gun rights and said he wasn't sure
3 it applied to machine guns. And here we want to
4 allow the rental of machine guns that close to a
5 school?

6 A person takes it into his head to do
7 something stupid and a lot of people could get
8 hurt.

9 (Witness sworn.)

10 MR. FARBOR: Paul Farbor. I agree
11 with the second speaker. And by the way, I have
12 a FOID Card and I am a gun owner, and I have been
13 trained on a range. Alcohol and firearms are the
14 stupidest thing I have ever heard. And in
15 addition, the noise level that the secretary
16 mentioned, which was 80 decibels measured at
17 140 feet from the Frisco Gun Range -- 120 feet.

18 OSHA rule 29 CFR 1910 states that if the
19 noise level within a facility is greater than
20 85-DBA, then the occupants of that facility have
21 to have a noise monitoring plan and a noise
22 protection and have to monitor effective
23 employees. I didn't see anything in the proposed
24 plan indicating noise protection for employees,

1 which I'm sure they will have at the gun range,
2 but not at the jeep dealership or at this
3 proposed bar. And that could be a hazard to the
4 employees and to the people not using the gun
5 range.

6 Additionally, as both of the other
7 gentlemen mentioned, that noise can get pretty
8 loud and misfired weapons can take bullets a long
9 way. And that's it.

10 (Witness sworn.)

11 MS. COLLINS: Jody Collins. I live
12 in Willowbrook, 319 Waterford Drive. I've been a
13 resident for six years. And I am really nervous
14 and I'm not good at this. Thank you for being
15 patient with me as I go through this.

16 I am beyond shocked, dismayed, frustrated,
17 you name it. Any type of negative feeling, I
18 have experienced since knowing about this. It
19 has kept me up at night. I fear for the safety
20 of not only my children but the 18 girl scouts
21 that I am responsible for in a combination of the
22 two schools between Gower West and Gower Middle.

23 We take field trips in the area. I am
24 concerned for their safety. I am appalled at the

1 response of District 62, if my memory is correct.
2 So what does it mean that the busses are
3 typically empty? What does it typically mean? I
4 don't understand that. Is it one out of the five
5 buses, one out of two buses? If it's two kids
6 instead of 50 kids, it's typically empty? That
7 means nothing.

8 There are five schools in three school
9 districts in this area. Regardless of Second
10 Amendment beliefs and rights, guns and alcohol
11 are not safe for the children in this community.
12 For me and my family, this is unacceptable.
13 Unacceptable in every way. I don't care about
14 the jeeps, I don't care if there is alcohol or
15 not, sex offenders have to register and can't be
16 within a certain amount from the schools. Why in
17 God's green earth are we even considering having
18 a gun club near schools. It is totally
19 unacceptable in my world and for my family.

20 And I would suggest that the Commission get
21 more information from the schools, from the
22 school districts, from the administrators -- not
23 even the administrators -- from the parents. I
24 can't believe that there aren't more parents from

1 other schools.

2 AUDIENCE MEMBER: Well, nobody knows.

3 They didn't tell anybody.

4 MS. COLLINS: So I encourage the
5 Commission to go to the other schools. I asked
6 at a board meeting in District 62 if the Board
7 will take a position and be here. And no one
8 answered my question. I am appalled that no one
9 answered my question and no one is here to speak
10 for the children. For God's sake, someone has to
11 speak for the children.

12 My understanding also is that there is a
13 proposed children's soccer facility that wants to
14 go up in the space next to the 711; is that
15 correct?

16 MS. FRANCO: It's not a children's
17 soccer facility.

18 MS. COLLINS: Is it an indoor soccer
19 facility that would allow children?

20 MS. FRANCO: It's for adult leagues
21 only. That's what we approved.

22 MS. COLLINS: Regardless. I will let
23 somebody else deal with that issue. The other
24 concern that I have is when my husband and I were

1 aware of this he looked on line through public
2 records, found the petitioners-owners records
3 that they live in Downers Grove and the address
4 of the business is in Downers Grove.

5 My question is why don't they propose this
6 in Downers Grove? Why are they not in their own
7 backyard, not in our backyard. Go to Downers
8 Grove, period. The business is in Downers Grove.
9 Take it to Downers Grove.

10 Thank you.

11 (Witness sworn.)

12 MR. SHAMER: My name is Wayne Shamer.
13 I own a condo on 79th Street about a thousand
14 feet from the proposed site. My wife and I went
15 to this school, my kids will go to the school. I
16 am an Iraq war veterans. I have fired machine
17 guns many, many times, and they have always put a
18 smile on my face.

19 Many of you are not going to agree with me
20 here. I came here tonight because I heard a lot
21 of the things going on. And as a gun owner,
22 concealed card member holder, I have been around
23 firearms my entire life. They can be dangerous,
24 they can hurt people. People are stupid. But I

1 don't see the problem with this. Everything I
2 have been hearing tonight is nothing but fear and
3 misunderstanding of what safe gun ownership can
4 be.

5 I heard gun-range people compared to a sex
6 offender. I take a lot of offense to that. Gun
7 owners are good people. We are not out to kill
8 your children. We have children ourselves. And
9 I don't appreciate being vilified.

10 CHAIRMAN KOPP: Excuse me. Let's all
11 be respectful. We don't need the cat-calling in
12 the back.

13 MR. SHAMER: Legally they seem to be
14 doing everything right. As far as I can tell,
15 they have addressed all the concerns. My only
16 concern is where do I sign for a membership and
17 where are you taking applications. Thank you.

18 (Witness sworn.)

19 AUDIENCE MEMBER: I am also a gun
20 owner. And I have owned a gun and have been a
21 FOID Card carrier for over 30 years. I believe a
22 mentally stable citizen is entitled to own a gun.
23 What I do object to are the problems gun
24 dealerships, gun clubs bring to a community.

1 30 years ago, I used a gun range in Palos,
2 Illinois, and ten years ago a gun range in Carol
3 Stream, Illinois. Both are now closed and both
4 brought problems to the area where they are
5 located. I have lived in Willowbrook for over
6 30 years. I don't want to see the neighborhood
7 get a bad reputation or property being damaged.
8 I hope you vote down the proposed gun range.

9 I think this is unacceptable, and I think
10 this is the worst proposal I have ever heard in
11 the 30 years I have been here in Willowbrook.

12 Thank you.

13 | (Witness sworn.)

14 MR. THOMAS: My name is Cliff Thomas.
15 I am a resident of Darien. We lived here since
16 1980. I am a Firearms Owner. I am a concealed
17 permit holder. I have had the opportunity to use
18 a firearm in defense of a life. The mere
19 presence of the firearm saved my grandfather and
20 myself from serious injury. I have been a firm
21 believer in the right, and I firmly believe that
22 the right to own it without the opportunity to
23 practice and become proficient is a waste.

I think we have a disconnect here in terms

1 of an acknowledged fear and a misunderstanding.
2 But I think we are missing the basic difference
3 between law-abiding citizens that own guns and
4 use guns and those that would not. The idea that
5 somebody is going to shoot at a school bus that's
6 going by is absurd.

7 The firearms industry is one of the most
8 heavily regulated in the United States.

9 AUDIENCE MEMBER: That's not true.

10 COMMISSIONER KOPP: Please, everyone
11 will get their chance.

12 MR. THOMAS: I am disappointed that
13 the police chief is not here so that those don't
14 understand what it takes to become a firearm
15 owner in Illinois, the steps that you have to go
16 through, background investigations by the State
17 Police. If we become a Concealed Carry Permit
18 Holder, the background investigation is by the
19 FBI.

20 So I challenge everyone to perhaps
21 reconsider that the mere presence of firearms
22 does not constitute the problem. It's how they
23 are used. And this will be a training facility,
24 an opportunity to practice. I would imagine that

1 the local police are going to be using it to
2 practice for the same reason that we do, to
3 become better, to become proficient, and to
4 become well-trained.

5 (Witness sworn.)

6 MR. JOSHI: I live in Willowbrook and
7 I am a lifelong resident. To the previous
8 speaker, I didn't mean to interrupt you. I also
9 wanted to say I do not mean any disrespect to any
10 gun owners. I think it's actually interesting
11 and telling that we heard from a number of gun
12 owners earlier who were against this proposal.

13 I want to be very clear. I am against it
14 as well. I am a physician and a public health
15 professional, and I literally came here today
16 being on call from John Stroger Hospital, where
17 I've taken care of a number of individuals who
18 have suffered from gun violence. I have seen the
19 results.

20 On the public health side, I think some of
21 the previous speakers have spoken to the public
22 health rights posed by this proposal, much more
23 articulate than I could, and I thank them. I
24 want to say one more thing. I actually went to

1 this high school. So it's a little strange being
2 back here for me.

3 When I was in high school, one of my
4 classmates was shot and killed here. So it's
5 deeply personal to me. I know that's not going
6 to happen every day. I know it's a relatively
7 rare occurrence, but relevant. The threat is
8 there. I think the public health threat is real.
9 And I don't think we should allow folks to
10 minimize that.

11 So again I would say on a personal level, I
12 am really also speaking as a physician, as a
13 physician and public health professional, I do
14 not support this. And I would respectfully ask
15 that the Commission not support it as well.

16 Thank you.

17 (Witness sworn.)

18 AUDIENCE MEMBER: First of all, I
19 want to say I am appalled that the Staff supports
20 this before hearing from the people. We didn't
21 know about this. When the last meeting occurred,
22 it was myself, my husband, and Zoccon were the
23 only people that were here. And you did
24 everything legal, we got a piece of paper in the

1 mail. And most people get US mail, and they
2 throw it away. You don't even look at it. And
3 it was only for the neighbors that were very
4 close nearby. So I doubt if nearby businesses do
5 know about this.

6 And second of all, you talked to the
7 Transportation Director. How about talking to
8 the principal or superintendent? How many kids
9 if they miss the bus, middle-school kids if they
10 miss the bus, are they not going to walk right
11 through there? And high school kids? Exactly.
12 So empty buses don't support those facts.

13 I am here to ask you to vote no on the gun
14 range for our community. And particularly a gun
15 range that would serve alcohol. And one thing I
16 want to add that I haven't talked about is the
17 traffic pattern has been studied. Nobody will be
18 able to turn left and directly get out. We can't
19 turn left on Executive Drive from there so the
20 traffic will have to go east before they can even
21 get out of there.

22 And then complicate that with the proposed
23 multiuse indoor soccer field that also has been
24 proposed.

1 MS. FRANCO: A traffic study was
2 conducted and that is available if you want to
3 take a look at it.

4 AUDIENCE MEMBER: Obviously, the
5 staff doesn't feel it's a problem since they have
6 approved this. And what I find amazing is you
7 made it easy for the Commission to -- all they
8 have to do is initial the agreement to go along
9 with this. It's already in their file.

10 CHAIRMAN KOPP: That's how we do
11 absolutely everything here. If you were going to
12 subdivide your house lot, they do that as a
13 courtesy for us.

14 AUDIENCE MEMBER: I'd like to know
15 who the staff is and why they approved it before
16 they listened to the residents. And the other
17 thing is about communication. We had a terrible
18 time. I am so thrilled to see how many people
19 are out there. We don't have a local newspaper.
20 The Village puts out there little blurbs about a
21 5-K run and stuff. Why not put a news flash out
22 that a gun range is coming so that people would
23 come to the meeting. We don't pay attention. We
24 don't have a local newspaper. I think that would

1 be really good use of your news flash is to have
2 things like this.

3 People are really interested. And I think
4 most people if we hadn't got the word out, most
5 people would know about this when the sign went
6 up in front of the building. Like I said before,
7 the site is less than a mile from Gower Middle
8 School and approximately 500 feet from backyards.

9 I am opposed to the noise pollution, the
10 lead pollution and because I am afraid that
11 having people bring their guns in our community
12 invites an accident. Rezoning and Special Use
13 Permits should not be considered lightly.

14 I ask you again please do not -- please
15 vote no.

16 (Witness sworn.)

17 MR. MICHAELS: My name is David
18 Michaels. I am a resident of Westmont, Illinois.
19 I have also been an educator for 20 years. I can
20 recall two times in my professional capacity as
21 an educator in elementary level as well as high
22 school level, the disruption of classroom
23 instruction when a single shell casing was found
24 within a school building.

1 So my question that I would pose to the
2 owner of the range, what steps will you take to
3 safeguard the location as well as property, as
4 well as those who are in favor of the
5 establishment? What steps will you take as a
6 parent to ensure with 99 percent certainty that
7 your vehicle as well as your weapon will be
8 safeguarded at all times to make sure that no one
9 will have access to it?

10 (Witness sworn.)

11 MS. CURAN: I am Emily Curan. I live
12 at 7722 Apple Tree Lane. I have never had a gun
13 in my life, never even touched a gun, so I
14 appreciate hearing from all the people who are
15 gun owners and providing that perspective and
16 thank you for your service.

17 So I really can't speak to the gun idea.
18 But I do drink. And I can speak to drinking.
19 And when I drink, I do dumb stuff. And I think I
20 am funny when I'm not. And so I guess I am
21 wondering -- I completely understand the need to
22 if you own a gun you need to practice. And I
23 agree that if people who do own guns should
24 practice. But in times of my life that I need to

1 practice and perfect a skill, those are times
2 that I don't drink. So that's my thought.

3 (Witness sworn.)

4 AUDIENCE MEMBER: In my comments, I
5 forgot to mention that one of the other public
6 safety concerns that I have is related to the gun
7 store on the premises, which, as I mentioned, I
8 believe is against local ordinance.

9 This would likely include -- I'm not
10 sure -- maybe the petitioners could answer or
11 speak related to this. But I believe this would
12 include gun rentals without background checks,
13 potentially for a guest of a FOID Card owner.

14 And I'd like to inform the Planning
15 Commission of an incident with injury in 2015 in
16 Vermont where a patron with a criminal record
17 rented a gun, shot the instructor, and made off
18 with the firearm. Thank you.

19 (Witness sworn.)

20 MS. RODRIGUEZ: I am basically a
21 concerned parent, as well as the gentleman, a
22 concerned physician. I work in the Hinsdale area
23 and LaGrange. I am a parent of two children that
24 go to the school here. I don't own a gun. I

1 have some family members that practice at the gun
2 range, the LaGrange one.

3 And when I mentioned that to him he
4 basically said once again guns and alcohol don't
5 mix. Their trainer states if you're going to go
6 anywhere where alcohol is involved leave your gun
7 at home because anything can happen. And these
8 are police officers that is training the
9 individuals stating this. Gun and alcohol just
10 do not mix, period. And yet we are scared.

11 But because it's a surrounding community, a
12 community that lots of us have moved into and
13 love. I used to live in the Garfield area. I
14 was surrounded by all of that as a child. And my
15 parents were scared to let me out. And, yes,
16 fear runs and fear sometimes dictate what we say
17 and what we do. But I moved out to this
18 community to let that go. And I understand that
19 anything can happen anywhere. I get that.

20 And I do understand that you need to
21 practice because as physicians we need to
22 practice too. And sometimes we do practice. But
23 if you're going to practice, why can't you
24 practice in an area away from a community? Gun

1 ranges exist in this area -- and not far from
2 here, and not a very far drive from this area.
3 Why in our own community where you have five
4 schools. I appreciate the research that everyone
5 has done because I didn't do my research on that.
6 So thank you for providing that research to be
7 able to give more evidence to this because I know
8 what I'm saying is just from my heart.

9 But at the same time, I work in the
10 community, I live in the community, and my family
11 is here. And I am hoping that most of my
12 siblings will come in the area. But I want my
13 kids to be safe. And I don't want any of my
14 patients to have a missfire.

15 Thank you.

16 (Witness sworn.)

17 MS. LACHMAN: Melanie Lachman,
18 L-A-C-H-M-A-N, and I live on 8324 South County
19 Line Road in Burr Ridge, Illinois. And I am also
20 a pediatrician in the neighborhood. I work at
21 Hinsdale and LaGrange hospitals. And my
22 children, one will go to Gower Middle and two
23 will go to Gower South.

24 And I love this community. I came to this

1 high school and I was here when that gunshot
2 happened as well. And it provided some fear in
3 my life. But I'm also a pediatrician and I take
4 care of kids. And kids get hurt with guns. And
5 so that also instilled a deep fear within me.

6 I also believe and I respect everyone that
7 is law-abiding and is safe with their arms and
8 that's really the most important thing. But
9 there are other issues. Why does this happen to
10 be in the middle of our community? I love this
11 community, and I want to see it flourish.

12 If we do do this, sure, it's going to make
13 great money for our community. But in the long
14 run, what if the business doesn't flourish? We
15 are left with some gun range that is lead
16 poisoning for the children it goes through the
17 air.

18 The other thing is the -- my son's bus, Bus
19 No. 7, Kim Carbon is my kids' bus driver. She
20 takes that route every day to and from school
21 with my kids on the bus both ways. Because my
22 kids tell me which way because I follow the bus
23 when I'm late and my kids don't make the bus.
24 So I know that that is not true.

1 So anyway I'm just asking the Board to
2 really think about this for our community. Think
3 with your bright lights. This is for the future
4 of our community. It's not just about money
5 only.

6 Thank you.

7 MR. HALEY: Bob Haley. I am a FOID
8 Card holder, a gun holder. And there seems to be
9 a disconnect with the idea about opening a gun
10 range and that's going to cause people standing
11 in the parking lot to shoot their guns at school
12 buses going by or shoot it into the community.

13 And I would challenge you to look at all
14 the gun ranges around here. The one by Fast
15 Proshop, Point Blank Range just opened. They
16 have no incidents or accidents or anything going
17 on outside the gun range. The gun range contains
18 the bullets that are fired within the gun range.

19 As to noise pollution, I suggest you go
20 over and stand in the parking lot at point black
21 range, 120 feet from the door, and you will hear
22 a pop, pop, pop. That's it.

23 As to lead pollution, PEL's and the concern
24 over that, are taken within a breathing range of

1 a human being. That's what they're measure for.
2 Using them here as a generality of what's going
3 to be going on in the outside air is a totally
4 inappropriate use of that measurement.

5 AUDIENCE MEMBER: Is the proposed
6 property owned by the Village currently?

7 CHAIRMAN KOPP: No.

8 MR. JOHNSON: Robert Johnson, 7807
9 Eleanor Place. With respect to the gentleman
10 that just spoke, I ask one question. Those gun
11 ranges that you mentioned, do they serve alcohol
12 there?

13 And to followup on that, once a person is
14 done shooting on the range, where is his gun
15 going to be secured when he goes up to this bar
16 or lounge or wherever he's going to be drinking?
17 Is it going to be secured in his vehicle? Isn't
18 that an open invitation for anyone in that area
19 to pop a trunk? We have all seen numerous
20 incidents of cars being broken into in
21 Willowbrook. It's an open invitation because
22 people are going to know there are weapons stored
23 in the trunk of these vehicles.

24 MR. THOMAS: Cliff Thomas.

1 Personally, when I'm done shooting if I stay in
2 the range I keep my equipment with me. And I
3 understand it's going to be in close proximity to
4 the police station also so I think that would
5 deter some misguided individuals. A comment for
6 the physician and nurses. Hands off or hands
7 applause and thank you for your service.

8 But once again I think we see a disconnect
9 between illegal use of guns and law-abiding gun
10 owners. It's not the law-abiding gun owners that
11 are causing the crime problem in Chicago or
12 shootings in the suburbs, attempted kidnappings
13 in local areas.

14 And two other things -- I will make it
15 short. I understand the fear. My son went to
16 this high school. The police had to get involved
17 because someone came on the bus, threatened my
18 son's life with a knife, the police intercepted
19 this person, confiscated a knife before anything
20 could be done.

21 I think we have to look beyond the violence
22 in calling it gun violence and look at it as a
23 whole other topic. But once again you have to
24 look beyond just the mere presence of guns and

1 assume that they have an effect on crime.

2 Can we ask questions of the proposed owners
3 of this range?

4 MS. FRANCO: Certainly.

5 MR. THOMAS: One of the big themes or
6 concern is the serving of alcohol where you're
7 going to be shooting. Personally if you pay
8 attention to any training, any Firearms Safety
9 Instructions, use of alcohol prior to or during
10 use with guns, hunting, target practice,
11 whatever, is strongly discouraged. It's not a
12 smart thing to do.

13 And gun owners typically recognize that.
14 What provisions are in place or are you putting
15 in, in order to eliminate that possibility that
16 somebody is going to drink first and then go
17 shoot?

18 CHAIRMAN KOPP: What I would like to
19 do is get through everything. And it seems we
20 are about at the end of the public statements.
21 And we may have a couple questions, and then we
22 will allow the Petitioner to respond to the
23 questions and statements that were made.

24 MS. COLLINS: Regardless of the

1 proposed gun issue and the gun club, there is
2 enough ranges, other places, why can't people go
3 other places. And second of all, this is a
4 family community. Why can't something like Dave
5 and Buster's go up or something that's more
6 family friendly. We don't need the money. Raise
7 my taxes. Give me property taxes to pay for
8 other things.

9 There is Pete's Fresh Market coming in,
10 there is other stores coming in. We don't need
11 their money. I don't want their money. As a
12 community, we don't need that money.

13 AUDIENCE MEMBER: There is a huge gun
14 shop and range on LaGrange Road right off the
15 Expressway, right off 55. As far as a need for a
16 gun range, even me who owns a gun and I enjoy
17 shooting a gun, I will run over to LaGrange range
18 and start shooting if that's what I want to do.

19 And the word that I have been hearing is
20 disconnect from everybody that's for having this
21 here. We are not against people who shoot guns,
22 we are not against people who own guns. What we
23 are for is the safety of the people in
24 Willowbrook.

When I came here this was a sleepy little town that developed into a great town and great schools and great people. I think it's going to bring a bad element because you're not only talking about a gun range, you're talking about a theme. Because last time I was here, I was told that they're going to bring in all kinds of people that I don't think we are prepared to handle. It's the biggest mistake this Board can do for our community if you allow that gun club to go to Willowbrook.

16 CHAIRMAN KOPP: Yes.

17 (Witness sworn.)

18 MR. ARHOS: Dean Arhos. This is a
19 big deal for the community. It's a big deal for
20 the Village, abiding by the law. And sending out
21 flyers to 150 homes within the proximity is not
22 adequate for the Village of Willowbrook. This is
23 huge for the Village of Willowbrook. And you're
24 not letting anybody in the Village know what's

1 going on here and to be able to voice their
2 opinions. This is just very improper and I
3 oppose it 100 percent.

4 CHAIRMAN KOPP: I have got some
5 questions. The first one is for Anna, which is
6 the ordinance that this gentleman cited about not
7 being able to sell guns near Route 83 and 55.

8 MS. FRANCO: So when this petition
9 was proposed to us, the Village administrator,
10 myself, and the Village attorney determined that
11 does not fit that mold and it is not located
12 along Route 83. That has been discussed.

13 COMMISSIONER KOPP: Any of the
14 commissioners have questions of the applicants?

15 MR. LACAYO: Just for the
16 clarification of everyone, can you walk us
17 through how the public notices for the Planning
18 Commission work?

19 MS. FRANCO: So 15 days prior, within
20 30 to 15 days prior to any Planning Commission
21 Meeting, Public Hearing, the Village is required
22 to notify via three different methods: One, it
23 is a direct letter of public notification to
24 property owners within 250 feet of the property,

1 excluding any right of way.

2 The second is to notice in a newspaper that
3 has general circulation within the Village, and
4 that was done in the Sun Times.

5 And the third is to post at least one sign
6 of public notice on the property. And this is
7 all according to state statute.

8 MR. LACAYO: The second question I
9 have for you is the Planning Commission chartered
10 to block the liquor sale inside the gun club? If
11 we were to support the gun club, are we
12 chartered, meaning are we lawfully allowed to do
13 that?

14 MS. FRANCO: The Planning Commission
15 is only a recommending body. So they make a
16 recommendation to the Village Board and they make
17 the final approval. So that is up to the Village
18 Board and the Liquor License commissioners to
19 make that decision.

20 MR. LACAYO: Third question I had
21 was can you confirm -- and I did it while we were
22 talking -- because there are some pro e-mails in
23 the package of people that were not here. They
24 talk about a place called Almost Wholesale Gun

1 Supply, which I checked the address, which is
2 located next to the Gower Middle School.

3 I checked the Google map and it seems
4 to be closer to the school. But we may all want
5 to take a look at it collectively, including the
6 audience.

7 The last two questions are where did you
8 get the 84 decibels? Is that part of our own or
9 is that part of their study?

10 MS. FRANCO: That's part of their
11 study.

12 MR. LACAYO: And the last question is
13 are we aware of any gun shootings at clubs? Not
14 on the street, not any random violence, but are
15 we aware of any acts of violence inside a club?

16 MS. FRANCO: I'm not aware of any.
17 But I guess I would have to talk to the police
18 chief to see if there had been any.

19 MR. LACAYO: Because in the Staff
20 Report there is a former -- I think it was raised
21 in the initial hearing.

22 MS. FRANCO: So at the previous
23 public hearing, this is a continuation. And at
24 the previous meeting, a resident of Eleanor Drive

1 had mentioned Pepper's Sporting Goods. So staff
2 did quite a bit of research and found some formal
3 written communication, some sort of data on this
4 Pepper's Sporting Goods.

5 So basically we called the DuPage County
6 Sheriff's Office as well as the Village of
7 Glendale Heights where the property is currently
8 located. And I even spoke to an ex-police chief
9 of Glendale Heights, a staff member, who had been
10 working there for 20-plus years, and I also spoke
11 to the DuPage County Sheriff's Department. They
12 didn't have any police records of it, and they
13 couldn't verify any problems.

14 It's not to say they didn't exist.

15 AUDIENCE MEMBER: He said it got very
16 seedy and people were afraid to be in the
17 neighborhood and neighbors asked that it be torn
18 down. It wasn't an actual shooting.

19 MS. FRANCO: I don't doubt that. I
20 couldn't find any formal record of issues.

21 MR. LACAYO: The last question for
22 the Petitioner, walk us through the lead, what
23 happens. I'm not a gun owner. What happens when
24 you shoot a gun and the residue of lead?

1 CHAIRMAN KOPP: There is a request
2 for a restroom break and we can resume at 8:25.

3 (Whereupon, a short break was
4 taken, after which the following
5 proceedings were had:)

6 CHAIRMAN KOPP: Let's continue.

7 AUDIENCE MEMBER: One of the things
8 that I have heard at length from all of you is
9 this issue of guns and alcohol. And this is the
10 second public hearing. And in the first public
11 hearing there was a great deal of discussion
12 about how that would be handled. And I would
13 like the Petitioners to readdress that as to how
14 guns and alcohol in your proposed facility would
15 be dealt with.

16 (Witness sworn.)

17 MR. LOVE: My name is Ken Love. I am
18 one of the Petitioners. The way alcohol sales
19 are handled at the club -- and I understand I
20 have been a Firearms Owner and a shooter for
21 40 years. So I understand not to mix firearms
22 and alcohol.

23 And the way we handled or alcohol sales is
24 handled when a customer comes in to shoot on the

1 range, the alcohol sales are going to be limited
2 to a very small membership base. That's going to
3 be in the upper lounge for the VIP members only.
4 Customers that come in, they decide they would
5 like to go upstairs and have a drink, at this
6 time they go upstairs their firearm is removed
7 from their possession and stored in our control.

8 If they do anything to purchase a drink and
9 they cannot be identified, which either a
10 wristband on their wrist or computer system or
11 combination of both to identify them, their
12 firearm will not be returned to them, only the
13 following day to ensure that we don't have people
14 that consumed alcohol in possession of firearms.

15 AUDIENCE MEMBER: May I ask a
16 question? What prevents someone from going to
17 the club, having some drinks, and then going out
18 to their car and getting their case weapon and
19 going to the range.

20 MR. LOVE: When a member comes into
21 the range that has access to the lounge that
22 serves alcohol, they're going to be issued a
23 wristband for the day and a flag in the computer,
24 in our computer system, identifying the fact that

1 they have had alcohol served to them.

2 Once that alcohol has been served to them,
3 no wristband will be removed. The flag and point
4 of sale system will be put in place. They will
5 not be allowed access to the range.

6 So if they have a six pack before they came
7 to the range, our employees are trained to spot
8 people with alcohol impairment.

9 AUDIENCE MEMBER: As a Petitioner,
10 you actually feel that it's been fair that the
11 community has been properly announced through the
12 three avenues that this Board has recommended, a
13 Board that no one can see from Route 83, an ad in
14 the Sun Times, which is a blurb for a paper that
15 half the people don't read in this room; and
16 other than that, people living 250 feet, whatever
17 from it?

18 So we have limited this to virtually I'm
19 going to guess 300 possible people. It doesn't
20 effect hotel owners, people renting the hotels,
21 people going to the restaurant next door. It's a
22 bigger issue. And I am talking basically to the
23 Board up there. It looks like they have already
24 fast-tracked this. But you have not properly

1 communicated to the community in a fair access so
2 everybody has correct knowledge.

3 MR. WAGNER: In fairness, this
4 applies to these property owners. They own
5 property in Willowbrook, they complied with the
6 Illinois Statute, and complied with the
7 Willowbrook statute.

8 AUDIENCE MEMBER: I get that. But
9 you as elected officials and the Board should --

10 CHAIRMAN KOPP: Hey, just so you
11 understand, we are not elected. We are citizens
12 who volunteer and many of us are questioning that
13 decision right now. We are your neighbors and we
14 volunteered because we wanted to be involved in
15 the community.

16 AUDIENCE MEMBER: There would be a
17 thousand people if the Village of Willowbrook did
18 this.

19 CHAIRMAN KOPP: This was publicized
20 in accordance with the law.

21 AUDIENCE MEMBER: Regarding the
22 alcohol access. So I heard for the first time
23 this evening and didn't take proper notes that
24 the weapons would be taken away. And one of my

1 two questions, sir, would you also take away the
2 weapon of a concealed carry license?

3 And then what safety measures or
4 precautions would you take for a VIP member
5 purchasing a drink for a guest or another member
6 that wouldn't be on the point of sale system?

7 MR. LOVE: Any person that accesses
8 the range or has access to the range, their
9 information is going to be in our point of sale
10 system. They are going to have to be a FOID Card
11 holder to get into this range.

12 AUDIENCE MEMBER: What I understood
13 from your statement, from your sworn statements
14 on February 22nd, that there are membership
15 classes that would allow certain members to bring
16 visitors that may not be FOID card owners; is
17 that correct.

18 MR. LOVE: Every person that operates
19 on a range would be required to complete a range
20 waiver and be identified. If a VIP member that
21 has access to the alcohol sales goes upstairs and
22 orders -- he's not going to be able to order
23 three drinks and take them away and serve them.
24 The person that's going to consume the alcohol

1 has to be the person giving that.

2 So a nonmember, just because they're not a
3 VIP member, they still are going to be in the
4 system and be flagged before they go out on the
5 range.

6 AUDIENCE MEMBER: I'm trying to
7 understand. So is every individual whether they
8 are a member or a guest that has filled out a
9 waiver that would have access to the gun range,
10 are all of those people that even enter the VIP
11 lounge flagged in the system to be not allowed on
12 the gun range?

13 MR. LOVE: Just because they go to
14 the lounge -- they are flagged in the system.

15 AUDIENCE MEMBER: So they are not
16 allowed access to the range? So in theory a VIP
17 member could purchase one beer, bring it back to
18 one of the small tables, whether there is seating
19 or lounge chairs there, hand it to their friend
20 and that friend could consume and go back down.
21 That is a potential failure mode; correct?

22 MR. LOVE: Our staff would be trained
23 to identify so a person who did not purchase the
24 alcohol -- Could I get you to admit that that

1 would be a failure mode?

2 CHAIRMAN KOPP: We need to move on.

3 Any other questions for the Petitioner?

4 MR. LOVE: We're going to follow
5 whatever the Willowbrook law is.

6 AUDIENCE MEMBER: And what about the
7 ventilation, the lead?

8 MR. LOVE: I do have a representative
9 from Carey's ventilation that's here to speak
10 professionally about the lead.

11 MR. PROVENCHER: I am Bill
12 Provencher. I am one of the principals at
13 Carey's. Carey's Small Arms Range Ventilation
14 has been developing, designing, and installing
15 successful Indoor Range Projects for almost two
16 decades. They have specialized their designs in
17 the control of contaminants created by indoor
18 ranges and are currently known as a national
19 leader in the field. They have worked with the
20 United States Navy to develop the current range
21 ventilation standards as described in the Unified
22 Force Criteria. Carey's wrote the ventilation
23 standards for the GSA, edited the standards for
24 the United States Air Force as published in the

1 ETL, and have been consultants for the Federal
2 Law Enforcement Training Center and Department of
3 Homeland Security and FBI. We've been doing this
4 since 1995.

5 In a gun range when you shoot around and
6 that ball of smoke there is some lead, up inside
7 that ball of smoke. And also when the round hits
8 the backstops, some lead falls off. Those are
9 two sources of leads in a gun range. Most of the
10 lead, single ball of smoke, falls on the floor of
11 the range.

12 And what doesn't, is brought into the
13 ventilation system. It goes through three stages
14 of filtration before it's either recirculated.
15 75 percent of the air will recirculate back into
16 the range and 25 percent will be put outside and
17 replaced with outside air.

18 So you're only exhausting 25 percent of
19 your total airflow. There was conversation
20 earlier about the OSHA permissible level of
21 exposure. 50 is the maximum; otherwise, you have
22 to have personal protection on masks. Anything
23 over 30, you have to have engineering controls.
24 These are all OSHA exposures, two people,

1 typically inside the range.

2 Anything that's exhausted outside of the
3 range is now covered by EPA, not OSHA. EPA
4 limits regulate what you can throw outside.

5 To give you some anecdotal numbers, if you
6 shot 6 million rounds, 9 millimeter during a
7 year, and none of the lead fell on the floor and
8 all of the lead made it to the ventilation system
9 and was exhausted out of your building with no
10 filters, you would exhaust 15 pounds a year of
11 lead to the atmosphere. It is safe.

12 Because OSHA has realized what's going on
13 and they will have their OSHA laws and do it
14 properly.

15 AUDIENCE MEMBER: To your point, the
16 State of California has determined the current
17 OSHA standards to be outdated. But a couple of
18 points: If I understand from the mid-March
19 update and the attachments, they would be using
20 wet vacs, they would have lead wipes that they
21 would wipe down surfaces with, soap available in
22 the restrooms.

23 One of the questions I wanted to get your
24 professional opinion on is what about the

1 clothing that is worn by people that frequent the
2 gun range? They go home, they wash that in their
3 washing machine, that water gets discharged as
4 gray water, where does that lead go?

5 MR. PROVENCHER: Well, first of all
6 unless you're an employee spending 40 hours a
7 week in the lead environment, which none of their
8 employees will, because they will be behind the
9 firing line where there is no lead.

10 But if you're just a user using that range,
11 there is not enough lead on your clothes to ever
12 have any issue with the disposal. And in fact,
13 if you use one of these wet mops and you test the
14 water and send it to your local place where all
15 your sewer water goes to, they will test it well
16 below the amount of lead you will be able to put
17 into your regular drain.

18 AUDIENCE MEMBER: I would like to
19 comment on your statement about local communities
20 being on the hook for lead remediation cost.
21 There are cases readily available if you search
22 on Google.

23 CHAIRMAN KOPP: Let's move on.

24 MR. MORAN: Jordan Moran. The

1 Prediction Model Results: Boundary of Proposed
2 site, 60DB(A); Measurement at Eleanor Place,
3 55db(A); Measurement at 79th Street, 57dB(A).
4 Measurement of other Ranges: To give a
5 comparative measure of the range performance
6 relative to existing ranges Measurements were
7 taken at the Range at 355. Measurements taken
8 outside inline with the firing line, Peak Level
9 equals 69dB(A) Predicted Level equals 76DB(a).
10 Measurements taken outside by rear exit door
11 (non-acoustic door); Peak level equals 82DB(A)
12 Predicted Level equals 77dB(A.)

13 The doors and wall constructions of the
14 proposed range differs from the measured range.
15 The Door and Walls selected are superior.

16 Possible Noise Impact: To assess the
17 impacts one must add the predict levels to the
18 existing levels. Decibels do not add linearly,
19 they add logarithmically. So boundary of
20 proposed site equals 68 plus 60, equals 69DB(A);
21 Measurement at Eleanor Place equals 60 plus 55
22 equals 61DB(A); Measurement at 79th Street equals
23 71 plus 57 equals 71DB(A).

24 Impact: What does that actually mean?

1 What will these levels actually be heard as?
2 This is dependent on the amount of increase;
3 boundary of proposed site, Increase of 1DB(A);
4 measurement at Eleanor Place, Increase of 1DB(A);
5 measurement at 79th Street, Increase of 0dB(A).

6 A 3Db increase is (in normal conditions) is
7 a just noticeably difference; a 6dB increase is
8 (in normal conditions) is a noticeably
9 difference; a 10DB increase is a perceptual
10 doubling of perceived loudness.

11 What does Less Shooters Cause? As the
12 number of simultaneous firings reduce, the noise
13 level will also: If only 16 shooter fire,
14 simultaneously results will reduce by 3dB; if
15 only 8 shooter fire, simultaneously results will
16 reduce by 6DB; if only 4 shooter fire,
17 simultaneously results will reduce by 9dB.

18 I think those are my final comments on
19 this.

20 AUDIENCE MEMBER: When is the vote
21 taking place?

22 CHAIRMAN KOPP: Here is how this
23 works: We have a public hearing. If we are
24 satisfied that all the testimony has been given

1 and the Petitioner is ready, then we close the
2 public hearing and we have a vote. I suspect it
3 will be tonight; although, that's something that
4 we also discuss among ourselves.

5 And just so everyone knows, as I mentioned
6 before, we are all volunteers. We volunteered to
7 be on the Planning Commission. We are an
8 advisory body. If we vote yes, that doesn't mean
9 it's going to happen; if we vote no, it doesn't
10 mean that it's not going to happen.

11 We give our advice to the trustees, the
12 elected officials, and they make the final
13 decision. We have since I have been here
14 recommended things before that went up to the
15 trustees that were not approved by the trustees.
16 That's happened a few times.

17 So this isn't the last stand however the
18 vote goes.

19 AUDIENCE MEMBER: Which leads to my
20 question: If you do approve this tonight, when
21 would it go up before the Village Board?

22 MS. FRANCO: So if it's approved
23 tonight, the Village Board will receive the
24 recommendation from the Planning Commission

1 likely at the next Village board meeting, which
2 is this coming Monday. After that, the
3 Petitioner does need to get in any outstanding
4 documentation to the Village before their
5 proposal goes to the Board for consideration.

6 AUDIENCE MEMBER: So when it goes to
7 the Village Board meting, is that who gets to
8 decide also on the alcohol, no alcohol?

9 MS. FRANCO: Yes, it's the Liquor
10 Commission, which is a member of the Village
11 Board. They are a member of the Village Board.

12 AUDIENCE MEMBER: Is the Public
13 invited to that board meeting as well? Is there
14 public comments?

15 MS. FRANCO: It is limited to three
16 minutes. And then I would look closely at the
17 Village website. I'm just not sure how the
18 Village Board notifies for their meeting.

19 CHAIRMAN KOPP: I make a motion to
20 close this public hearing.

21 Second?

22 MR. LACAYO: Second.

23 CHAIRMAN KOPP: All in favor?

24 (All members agreed.)

1

2 CHAIRMAN KOPP: I would vote on this
3 today. I'm not a gun enthusiast. But what I am
4 is someone that believes in property owners'
5 rights and also believes in the Constitution.
6 This is a legal product.

7 There is a list of 25 things for approval.
8 We are approving the 25 conditions, you guys have
9 approved them, and that's what we're doing.

10 We can make a recommendation to the
11 trustees. But it has no more weight than any
12 recommendation that you folks would make.

13 Because we have asked a lot of questions
14 and we have had followups which are for the
15 public record.

16 And the Applicant is on board with all the
17 recommendations and conditions?

18 MS. FRANCO: The Applicant is on
19 board with all the recommendations and the
20 conditions. There is a lot of conditions.

21 MR. LACAYO: And we are not going to
22 see any of these coming back to us because this
23 is all zoning-related. That is all we can do
24 here.

1 MS. FRANCO: If there is any changes
2 that the applicant needs to make on the list,
3 they will do it between now and the Village board
4 approval or it's a condition that needs to be met
5 ongoing.

6 CHAIRMAN KOPP: Will someone make a
7 motion for the continuation of Zoning Hearing
8 Case 17-01L (Northeast corner of Route 83
9 Frontage Road and 79th Street, Willowbrook,
10 Illinois - Chicago Gun Club, LLC, 4825 Lee
11 Avenue, Downers Grove, Illinois.)

12 Petition requesting approval to rezone the
13 subject property from the B3 General Business
14 Zoning District to the B4 Highway and Service
15 Business Zoning District, approval of a Special
16 Use Permit for an Indoor Firing Range, approval
17 of a Plat of Subdivision and approval of
18 associated variations on the property.

19 Have the Planning Secretary call the roll,
20 please.

21 MS. PRIBLE: Chairman Kopp?

22 CHAIRMAN KOPP: Yes.

23 MS. PRIBLE: Commissioner Wagner?

24 COMMISSIONER WAGNER: Yes.

1 MS. PRIBLE: Commissioner Soukup?

2 COMMISSIONER SOUKUP: Yes.

3 MS. PRIBLE: Commissioner Kaucky?

4 COMMISSIONER KAUCKY: Yes.

5 MS. PRIBLE: Commissioner Lacayo?

6 COMMISSIONER LACAYO: Yes.

7 MS. PRIBLE: Commissioner Ruffolo?

8 COMMISSIONER RUFFOLO: Yes.

9 MS. PRIBLE: Commissioner Remkus?

10 COMMISSIONER REMKUS: Yes.

11 CHAIRMAN KOPP: That's it. Thank

12 you.

13 (End of Proceedings.)

14
15
16
17
18
19
20
21
22
23
24

1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF C O O K)

4 I Annette Faklis Moriarty, being first
5 duly sworn, on oath says that she is a court
6 reporter doing business in the City of Wheaton,
7 DuPage County, Illinois, and that she reported
8 in shorthand the proceedings of said hearing,
9 and that the foregoing is a true and correct
10 transcript of her shorthand notes so taken as
11 aforesaid, and contains the proceedings given at
12 said hearing.

13 Annette Moriarty

14 Annette Faklis Moriarty, CSR
15 LIC. NO. 084-02318

16
17
18
19
20
21
22
23
24