

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**

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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 Petitioner'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 tat 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.

24 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 Zocon 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 misfire.

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.

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

12           AUDIENCE MEMBER: The question is  
13 would you all concur that overwhelmingly the  
14 crowd tonight is against this. Would you concur  
15 that that's accurate?

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 meeting, 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.)

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24

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

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

12  
13                             Annette Moriarty  
14             Annette Faklis Moriarty, CSR  
15             LIC. NO. 084-02318  
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