

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON
WEDNESDAY, FEBRUARY 22, 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, Remkus, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Anna Franco, Building Inspector Roy Giuntoli, Plan Commission Secretary Joanne Prible and Administrative Intern Tiffany Kolodziej.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – January 11, 2017

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Remkus, to waive the reading of the minutes.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: 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 Vice-Chairman Wagner, seconded by Commissioner Soukup, to continue the hearing on April 5, 2017 at Hinsdale South High School Little Theater.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

None.

7. ADJOURNMENT

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

April 5, 2017

Minutes transcribed by Joanne Prible.


Chairman

WITNESS:

Date: February 22, 2017

**WILLOWBROOK PLAN COMMISSION - HEARING 17-01
17-01**

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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 22nd day of
February, 2017, at the hour of 7:00 p.m.

PRESENT:

Daniel Kopp, Chairman
John Wagner
James Soukup
Leonard Kaucky
Bernardo Lacayo
Gregory Ruffolo
William Remkus
Roy Giuntoli, Building Inspector
Anna Franco, Planning Consultant
Joanne Prible
Tiffany Kolodziej, Intern

1 (Whereupon the hearing started
2 at 7:00 p.m.)
3
4

5 MR. KOPP: The next item on the
6 agenda is public hearing for zoning hearing Case
7 No. 17-01. The purpose of this public hearing
8 shall be to consider a petition requesting
9 approval to rezone the subject property from the
10 B-3 General Business Zoning District to the B-4
11 Highway and Service Business Zoning District,
12 approval of a special use permit for an indoor
13 firing range, approval of a plat of subdivision,
14 and approval of associated variations on the
15 property commonly known as Route 83 and 79th
16 Street.

17 The applicant for this
18 petition is the Chicago Gun Club, LLC of Downers
19 Grove, Illinois. Notice -- where does it say
20 where the notice was? Oh, I'm sorry. Notice of
21 this public hearing was published in the February
22 3, 2017 edition of the Sun-Times newspaper.

23 Is there a representative for
24 the applicant present?

1 MR. NEVERIL: Right here.

2 MR. KOPP: Can everyone who is
3 speaking be sworn in by the court reporter.

4 (Joe Neveril, Ken Love, and Ryan
5 Christensen were sworn.)

6 MR. KOPP: Go ahead, sir.

7 MR. NEVERIL: Good evening. And
8 thank you for having us. If you recall, we were
9 here last on an informal basis back in April of
10 this past year, and we really have appreciated
11 working with Anna and her team at the Village to
12 get to this point today.

13 My name is Joe Neveril. I'm a
14 local lawyer and the managing partner of the
15 Chicago Gun Club, LLC. I'm joined by Ken Love
16 from Texas, who has most recently been the general
17 manager of the Frisco Gun Club in Frisco, Texas.
18 And what's great about having Ken now on board
19 with our team is that Ken -- our template for all
20 the pictures that we showed you, the photographs
21 of the concept that we showed you back in April,
22 were pictures of photographs of the Frisco Gun
23 Club. So we really saw that as the representative
24 model of what we're trying to achieve, you know,

1 extrapolating to our site with improvements, of
2 course.

3 Ryan Christensen is the
4 manager of an affiliated entity TCGC Property, LLC
5 which acquired the property in October of 2016.
6 So it's really a co-application, both TCGC
7 Property plus the Chicago Gun Club are
8 co-applicants for this petition.

9 So in terms of an agenda, I
10 want to just briefly go over the design concept
11 and the project overview, give you an update as to
12 site and floorplan details, talk a little bit
13 about operations, some of the operational elements
14 that were raised in Anna's report, and finally
15 field any questions that you may have.

16 Big picture we are doing a
17 guntry club and that's a term that is coming --
18 picking up steam across the country as we
19 mentioned. It's an upscale luxury shooting range
20 that is a destination. It's not your everyday gun
21 range. Even the new gun ranges that have come on
22 board -- most recently in Hodgkins there's a new
23 Point Blank. Don't know if you've been to the
24 range at 355 in Bolingbrook. Our concept is

1 similar in that it's a brand new range, but it's
2 much, much nicer. If those place -- those places
3 are basic compared to what we're trying to achieve
4 in terms of luxury and ambience and amenities. We
5 propose to build a 31,000-foot brand new structure
6 with luxurious high-end finishes throughout, the
7 highest grade HVAC system, ballistic equipment,
8 lighting, and air flow quality. 32 total shooting
9 lanes, including a tactical shooting bay with
10 computerized targeting systems. 4,370 square feet
11 of retail area plus 1,620 square feet of warehouse
12 and storage space, a unique 1,260-square-foot
13 showroom for customized 4X4 vehicle sales, and I
14 know on the documents that you've seen it says
15 Jeep showroom. Jeeps are just a generic term for
16 4X4s, but it could be a Range Rover. It could be
17 a Ford Raptor. It could be any kind of offroad
18 vehicle that is customized for the outdoor
19 enthusiast. It's really you're taking the idea of
20 retail, everything from a pair of luxury polarized
21 sunglasses all the way to, you know, a machine
22 that can ford a river and go anywhere in the case
23 of a disaster. So that front area is really
24 hitting on a theme that we want to have throughout

1 our business plan, which is to appeal to that
2 survivalist, the preparedness theme that is, I
3 think, picking up steam in our culture. Being
4 ready for the unexpected, and it might be a
5 Polaris machine. It might be a snowmobile. It's
6 something mechanized that can get you someplace
7 safe when, you know -- when it's needed.

8 We are, of course, talking
9 about a guntry club which has memberships, and we
10 have varying -- we envision varying levels of
11 membership with different economics and a varying
12 level of amenities, and we can talk more about
13 that when we get into the details of the
14 floorplan. But basically 3,907 square feet of
15 dedicated space for the members at the higher
16 levels of amenities, if you will. We are also
17 proposing a 30-seat classroom and a separate
18 396-square-foot laser training studio dedicated to
19 education and safety. We feel that Ken can talk
20 about that at length. There is a lot of different
21 high tech laser training simulators out there in
22 the marketplace that are being used to train
23 policemen, especially in today's world where on
24 the video screen, much like indoor golf, if you

1 ever go to the computerized indoor golf
2 simulators. They have situations playing out on a
3 screen real life, and the laser feels and weighs
4 like a firearm, and it will, you know -- if you do
5 the wrong thing, it trains you. So as well as
6 training but also, you know, entertainment.

7 The site -- that's incredibly
8 hard to see. I recognize that. If you have
9 questions about the site plan, we can address
10 them.

11 129 total parking spaces, I
12 think is one of the highlights. Two separate
13 large retention areas for water. Some various
14 elevations of our structure. The Damian Farrell
15 Design Group we feel did a fabulous job in
16 creating a structure -- designing a structure that
17 has a variety of materials and a pleasant
18 aesthetic that will blend in well with the
19 surrounding community, and it will stand out as a
20 beautiful structure and, I think, we believe will
21 add much to the area. The sign, tasteful monument
22 sign. Basic lettering on the front of the
23 structure. The floorplan that the Damian Farrell
24 Design Group came up with we feel is really -- has

1 a lot of interesting things going for it.
2 Everybody enters in the lower left. The entry
3 vestibule you can see in the lower left corner.
4 And they will be -- they will work their way
5 through the retail floor as they approach the
6 rental desk which is in the center of that red
7 area that's at the top. But private -- the
8 members who are -- have access to the luxury
9 areas, both the lower level and the upper level,
10 would make their way to the member check-in desk,
11 which is a members concierge who can then assist
12 them one on one with whatever their desires are at
13 that particular visit.

14 There is ample storage.
15 Obviously, you never really have enough storage.
16 You're always balancing that. Ken can certainly
17 talk much about that and will.

18 Once the customers make their
19 way to the rental desk, they have their choice of
20 shooting both rifles and handguns in the lower
21 three bays, the bottom three bays. The light blue
22 one, the tactical range, is reserved for law
23 enforcement training as well as classes and the
24 private higher levels of membership. So there is

1 something for everybody at every -- at every price
2 point.

3 Upstairs we have the VIP
4 lounge with bar. The center aisle area is really
5 the administrative desk. That's the back office
6 for the actual business. And, of course, the
7 classroom space for training purposes. There is
8 an exiting out of the VIP lounge. Towards the
9 ranges is access to a sky lounge open to the
10 outside with a fireplace that goes both directions
11 so you can have a heated fire as you're sitting
12 outside having a cigar or having a cocktail, what
13 have you.

14 Now, talking about alcohol in
15 the context of a gun range might -- and
16 understandably upset some people -- get them a
17 little uneasy. But, it's a practice that has been
18 employed at different guntry clubs, including
19 Frisco Gun Club down in Frisco, Texas, and over
20 the course of time, we feel and feel very
21 confident that standards and procedures have been
22 and can be put in place that really defuse any
23 concerns about mixing alcohol and firearms, and
24 that really starts with a physical separation

1 between firearms and anyone who has ever had a
2 drink or ever will have a drink on the premises.
3 Before they actually enter the upstairs level,
4 which is the only area of the facility that will
5 serve alcohol, they will have to pass the member
6 concierge. And if they've been shooting, they
7 check their weapon either for the rest of the day
8 overnight in one of the lockers or before they go,
9 they take their weapon to their trunk of their car
10 just like they would if they were leaving the
11 building, and they can come back then.
12 Furthermore, once anybody has been -- any member
13 has been served alcohol in the upstairs level, the
14 point of sale system flags that member so now
15 their member card is no longer usable to reserve
16 space or enter any of the shooting areas of the
17 club. So there is really both a physical
18 separation of the firearm as well as a
19 technological way of flagging the individual to
20 prevent them from having a drink then coming back
21 to the trunk of their car, then reentering the
22 building and trying to shoot. Their member number
23 will not work.

24 Ken, do you have any more to

1 add on that?

2 MR. LOVE: We do a couple of things
3 in Frisco Gun Club. A couple of things we do is
4 when a member enters the VIP area, the lounge that
5 serves alcohol, they get a wristband. When they
6 go in there with that wristband, they are allowed
7 access to the range. Without that wristband,
8 they're not. So any time they make a purchase
9 from the bar area, the wristband is removed for
10 the rest of the day. Their account is flagged and
11 they're not able to access the range. In the past
12 three years, we have had zero instances where an
13 intoxicated person has gained access to the range.
14 It just doesn't happen. Most firearm owners are
15 responsible and know when they've had something to
16 drink they should not be on the range shooting,
17 but we do our part on our site to make sure that
18 does not happen. It's a pretty simple separation.
19 I know it's kind of an uncanny relationship, but
20 it's easily handled and we don't have any issues
21 there at all.

22 MR. NEVERIL: Our proposed hours of
23 operations are actually the same as Frisco. They
24 were closed on Monday. So Ken is familiar with

1 certainly these hours. Monday through Thursday
2 10:00 a.m. to 9:00 p.m. Friday and Saturdays 9:00
3 to 9:00. Sunday 10:00 to 8:00. We are
4 anticipating 15 employees per shift, extensive
5 background and drug testing will be conducted.
6 They all will be trained in firearms and be
7 experts in their fields. We are going to be
8 looking to hire veterans for sure, ex-police,
9 competent people certainly. And at all times any
10 person is on the range or when the range is open
11 to the public, there will be a range officer on
12 duty at all those times.

13 MR. LOVE: We will always have a
14 range officer rotating from the sales floor to the
15 range on a continuous basis.

16 MR. NEVERIL: We are committed to
17 drafting a detailed security plan, and the ATF has
18 issued guidance on best practices for, you know,
19 protecting -- physically protecting, doing
20 inventory counts, what are best practices for the
21 physical separation of guns at night, how do you
22 store them properly, how do you display them in a
23 way that there aren't going to be a handgun that's
24 walking out the door because there's six different

1 people in the retail area that are all looking at
2 guns. I mean, there is -- the ATF has given
3 guidance on that, so certainly the basic ATF plan
4 if you go -- we'll look at it at the very end if
5 there is a question on it. We intend to follow
6 the ATF guidance on security. And in addition to
7 that, we have contracted with the cofounder of a
8 very successful guntry club in Oklahoma City,
9 Wilshire Gun Club, which is a very successful new
10 guntry club that was cofounded by a lawyer who
11 then had learned so much and is an entrepreneurial
12 guy, he formed an entity called NexGen Range
13 Consulting that now has been endorsed by the
14 National Shooting Sports Foundation as their
15 range -- startup range service vendor of choice.
16 So they actually come in and provide consulting
17 services to get new ranges like what we would be
18 up and running with the best procedures all put in
19 place. So they actually provide that as a
20 service. So that's -- we've already engaged Jeff
21 Swanson and his group for help with our business
22 plan as well as vetting our proforma. So we find
23 a very powerful ally in Jeff Swanson and his
24 group.

1 MR. LOVE: And without a doubt, Jeff
2 brings a lot to the table. When he was originally
3 conceptualizing the Wilshire Gun Club, he came to
4 Frisco Gun Club to get advice from us. Because
5 what happened to us, there is about 15 of these
6 facilities in the United States. Really exploded
7 in the past three or four years. Every new club
8 that opens relies on experience from the previous
9 clubs that are already open, and it's a fairly
10 tight knit group of people that communicate
11 regularly. We talk about best practices, what
12 worked, what didn't work, what we wish we would
13 have done in designing the facility.

14 What we bring to this is we
15 got Jeff with his experience with Wilshire, plus
16 five years of my experience getting Frisco Gun
17 Club off the ground, seeing it through
18 construction, and then working into general
19 manager position. We have a situation where we
20 have lots of leadership, and we just don't think
21 we are going to have any issues putting it
22 together and making it run. We have a lot of
23 people on our side that really bring a lot to the
24 table in the industry. So I think it's an easily

1 successful project.

2 MR. NEVERIL: I went through liquor
3 and we did talk about -- we talked about the 4X4s
4 or cars, any kind of motorized vehicle in that
5 front display space. I know there was a question
6 raised in the packet regarding will there be any
7 test drives of any kind of motorized vehicle there
8 on premises and the answer is no. Everything
9 there is going to be defueled, and it's going to
10 be inside without any fuel in it. So if there is
11 a -- we have a dealer partner -- a new car dealer
12 partner that would effectively be a subtenant in
13 the space and would hold the title to whatever
14 vehicle is being sold. So we don't envision the
15 Chicago Gun Club becoming a licensed car dealer
16 with the State of Illinois. What we would like is
17 our strategic partner, a new car dealer, a
18 franchise Lincoln dealer being a subtenant for
19 that small little space of the building where we
20 might have a vehicle. And then if a customer says
21 I really want to test drive that Jeep, he always
22 has the same model equipped similarly back at his
23 dealership in Westmont. So that's kind of the way
24 I am envisioning it and I think it works best that

1 way. You still -- you would still be able to as a
2 Village participate in the sales tax revenue from
3 the vehicle sale because of the way the State of
4 Illinois allows dealers to actually have sales tax
5 source, a single dealer, legal dealer, sourcing
6 sales tax to multiple districts. It's a form you
7 get from the Secretary of State that puts that
8 dealer license and a location in Willowbrook so
9 it's tracked properly -- the sales tax is tracked
10 properly. And, of course, no vehicles will ever
11 be stored -- anything will be stored outside.

12 That's all I have -- we have
13 for you today. Tonight. Unless you have, of
14 course, any questions at this time or perhaps,
15 Anna, you want to go next and then we will deal
16 with questions?

17 MR. KOPP: I have a question for you
18 about what you just talked about sales tax.
19 Because you hit on exactly what I was going to
20 ask. When you said that that they're going to go
21 to an outside dealer. Can we -- and I don't know
22 the answer to this -- can we have some sort of
23 understanding upfront that X percent of the sales
24 tax for sales of any of these vehicles is going to

1 go to Willowbrook as opposed to Westmont?

2 MR. NEVERIL: Yes. That's what I'm
3 saying is there's a process. You can set it up
4 with the Secretary of State.

5 MR. KOPP: No. Right. I understand
6 that. But, can you get these dealers to agree
7 upfront that -- I don't know what percentage would
8 be, the X percent for the sales of these vehicles
9 or 100 percent.

10 MR. NEVERIL: It's 100 percent. So
11 no portion of the sales tax of a Jeep sale that
12 began -- the customer came from the Chicago Gun
13 Club site. The goal is to source that sales tax
14 to Willowbrook.

15 MR. KOPP: Okay.

16 MR. NEVERIL: Okay. Because, you
17 know, that sale was referred -- it occurred in
18 Willowbrook, even though the dealer, okay, maybe
19 did the paperwork in Westmont.

20 MR. KOPP: Are they going to actually
21 have staff at this facility to talk about the
22 cars?

23 MR. NEVERIL: You know, if you're not
24 opposed to it, potentially yes. Because the car

1 dealer -- a car salesman knows more about cars
2 than a gun salesman, and so having the right
3 expertise about that. Maybe it's by appointment
4 and then we'll get one of the dealer sales reps to
5 drive over to the facility and then show the car.
6 Okay. Is that the right way to handle it? We
7 want to do it tastefully. We don't want it to be
8 overbearing. We want it to go very, very smoothly
9 but we want the opportunity for people who -- we
10 want customers to be able to, you know, point
11 to -- see something they like and then eventually
12 be able to buy it, you know, and display it. And
13 as long as it's in keeping with the theme of
14 survivalist and preparedness and safety. We're
15 not just going to have a standard Lincoln or a
16 standard anything sitting in there. It always has
17 to be, you know, of the theme.

18 MR. KOPP: No. I understand.
19 Anybody else have any questions for the applicant?

20 MR. LACAYO: Should we ask him now or
21 wait until we close?

22 MR. KOPP: It's up to you.

23 MR. LACAYO: I have three questions.
24 I didn't see anything on the noise level. Maybe

1 talk to us at Frisco because there's three hotels
2 in the vicinity.

3 MR. LOVE: Absolutely. Now, what
4 we've done in Frisco to take care of the noise
5 situation, we're in a similar location
6 demographically as Chicago Gun Club is going to
7 be. There are building methods that are going to
8 be done to all buildings. We're going to have
9 approximately 8-inch-thick concrete walls and
10 that's a significant sound barrier. But inside
11 the ranges, on the tactical ranges, we are going
12 to have a material called PEP, which is basically
13 a rubber insulation panel on the range walls. And
14 also above the baffle system, we will have
15 insulation there to help combat and control noise,
16 keep it on the range.

17 The shooting areas where the
18 people are actually standing and shooting, all of
19 those walls on all the ranges will be insulated
20 against noise to keep that noise in the building.
21 Typical noise outside of Frisco Gun Club in the
22 middle of Saturday when it's really busy is
23 probably going to be somewhere in the 60 decibel,
24 65 decibel range. It's pretty insignificant.

1 When you're in the classroom, you're sitting in
2 the classroom at the Frisco Gun Club, which is
3 adjacent to -- across the showroom from the range,
4 you cannot hear gun fire on the range. So there
5 are construction methods that help us keep that
6 noise in the building and keep it from being a
7 nuisance to the neighbors.

8 And also our hours of
9 operation. We're not going to be, you know,
10 running deep into the night so when 9:00 o'clock
11 comes, we shut it down.

12 MR. LACAYO: I got lost. Going to
13 the lounge and the alcohol. How about reverse:
14 If they're coming from the lounge to shoot their
15 gun. I didn't follow it.

16 MR. LOVE: It's real simple. When
17 they as a member go into the member area and buy
18 an alcoholic beverage, their account is flagged in
19 our computer system immediately. So if they
20 decided to show up in the middle of the afternoon
21 and have a drink and then think well, I'll going
22 to go down to the range, by the time they get to
23 the range counter, the range counter personnel
24 pulls them up in the system and their account is

1 flagged alcohol served. They won't be allowed
2 access to the range.

3 MR. LACAYO: Got it. And my last one
4 is more a comment. I have been part of a golf
5 country club. They try to keep gentlemen from
6 smoking in the lounge. We have a pretty tight
7 handle when it comes to that, so kind of a heads
8 up.

9 MR. LOVE: Absolutely. What we're
10 going to do, this will be a nonsmoking facility
11 indoors. And all the deck that is off the VIP
12 lounge on the second floor will be outdoors, and
13 we will allow smoking out there. But, no smoking
14 in the building at all.

15 MR. LACAYO: Got it. Thank you.

16 MR. LOVE: Anybody else have any
17 questions?

18 MR. REMKUS: Will you be serving food
19 at all?

20 MR. LOVE: Yes.

21 MR. NEVERIL: Limited. You know,
22 it's where exactly -- we are not planning any
23 black iron so no restaurant per se. But if we
24 can, you know, through feedback from the

1 membership, what would you like to have available
2 if it's -- I think that's something to be
3 determined exactly what we have available, but it,
4 obviously, can't be too complex or needs to be
5 prepared. It must be able to be prepared offsite.

6 MR. LOVE: Be prepared, purchased
7 offsite, brought in prepacked, and then sold, you
8 know, individually. You know, best case scenario
9 probably a heat-and-eat type. Prepackaged portion
10 that we heat and then serve. We won't be doing
11 any construction of food like a kitchen from
12 ingredients onsite at all.

13 MR. NEVERIL: There was -- tell them
14 about Liberty, though, and the way they did that
15 because that's not necessarily out of the question
16 yet at this stage.

17 MR. LOVE: There is another gun range
18 in Colorado, northern Colorado called Liberty
19 Firearms Institute, and they have actually brought
20 into their gun range a local coffee -- locally
21 sourced coffee bar, and they have a coffee bar
22 inside their facility. That's, you know, small
23 snacks, chips, candy bars, just easy stuff, no
24 real food to speak of, but they do have a

1 Starbucks-type coffee shop inside their range.

2 MR. NEVERIL: They also have a
3 kitchen in their member lounge like -- there is a
4 kitchen like a home would have. A sink and a
5 double oven and microwave and refrigerator and
6 freezer. So if you were to --

7 MR. LOVE: Say you were going to have
8 a birthday party there. You know, several friends
9 could get together. You could bring pizzas, heat
10 them up in the oven, have places for warming trays
11 to be set up to serve preprepared food that was
12 prepared offsite brought in at that level.

13 MR. REMKUS: Okay.

14 MR. KAUCKY: Are you able to discuss
15 the membership level that you said you are going
16 to offer? I know you brought that up last time we
17 met, but you didn't have any figures.

18 MR. LOVE: Do you have a slide?

19 MR. NEVERIL: Yeah.

20 A MALE: Is this a done deal? You
21 are talking about this as though this is a done
22 deal with, you know, like are we going to get a
23 discount on our membership and things like that.
24 We're totally opposed to this even before hearing

1 about the alcohol.

2 MR. KOPP: Sir, you'll have your
3 chance.

4 A MALE: I just want to know you're
5 not sitting up there and all have the same idea
6 that this thing is going to pass, you know,
7 without any opposition. Okay. Sorry.

8 MR. NEVERIL: This is just
9 preliminary and it's based on -- again, based on
10 practices what we feel works economically in this
11 demographic. By no means is this -- the
12 membership agreement would spell out all this
13 stuff in detail. But, roughly corporate VIP is I
14 think -- set that aside. The VIP or we will start
15 at silver. Silver is a person who walks in off
16 the street. Okay. Just when you go to Top Golf,
17 you are a member of Top Golf. You get a little
18 card that says your name and it's what you swipe
19 at the stall where you're hitting each hitting
20 bank. And what's important about the silver level
21 is there aren't any initiation fees. There aren't
22 any monthly dues. There's nothing but there is an
23 annual range waiver fee of \$10. So, in effect,
24 the first time you go, you waive liability. It's

1 a waiver of liability so that if that person does
2 something dumb, they can't sue us, okay, for their
3 own negligence. That is -- a recognition of the
4 inherent dangers of firearms is part of the waiver
5 of liability form.

6 MR. LOVE: Part of that waiver will
7 be a complete set of range rules that they will
8 have to acknowledge our policy regarding conduct
9 in the facility, they'll have to acknowledge, and
10 then the penalties for not following the process.
11 Somebody does something wrong, if somebody comes
12 off of the range and breaks a rule, we will have
13 the opportunity to remove them from the facility.
14 We don't want to have a facility where people are
15 acting recklessly. That's not what this is all
16 about. This is about safety and doing it right.

17 So part of that waiver process
18 is an acknowledgment of all our policies from
19 beginning to end, and also an ability for us to
20 capture their information to find out who they
21 are. We will get a copy of their FOID card
22 because they will have to have one of those to
23 shoot with. We will get a copy of their driver's
24 license. We will know who that customer is.

1 MR. CHRISTENSEN: To add, I don't
2 know if everybody is aware but in the State of
3 Illinois, you have to have what they call a
4 firearms owner identification card, a FOID card.
5 So these people have all been background checked
6 by the State Police, and so somebody who is just
7 -- on an impulse that would want to come fire a
8 gun would not be able to do that because they do
9 not have a FOID card.

10 So, number one, everybody is
11 going to have a FOID card. Number two, we're
12 going to register everybody so we know who is
13 there.

14 MR. LOVE: Absolutely.

15 MR. REMKUS: Now, at some ranges you
16 can shoot without a FOID card if you're
17 accompanying somebody who has a FOID card. Are
18 you going to restrict this to only FOID -- where
19 you have to have a FOID card to shoot?

20 MR. LOVE: We haven't fully looked at
21 that. We went to a couple of ranges here locally
22 because I am from Texas. I do not have a FOID
23 card. We don't have those in the State of Texas.
24 At the range we went to today, I can't go to the

1 range and rent range space. But if I was with
2 somebody who had a FOID card, they could. That's
3 a practice we will take a look at.

4 MR. NEVERIL: Another option is if
5 they're with a certified instructor and don't have
6 a FOID card, that would be an acceptable trade-off
7 for not having the card. But absent an
8 experienced instructor with them at their side, a
9 trainer, if you will, probably not.

10 MR. KAUCKY: Could you go back, then,
11 to explaining the various levels and the costs?

12 MR. NEVERIL: Again, this is just
13 preliminary.

14 MR. KAUCKY: I know. I know there
15 has been a lot of interest in this.

16 MR. NEVERIL: So the silver is the
17 individual with no initiation fee other than the
18 waiver fee, but they do give us their name and
19 address and email address and we know exactly
20 their FOID card, we know who they are. The next
21 level up is gold with a \$50 initiation fee. It
22 can be paid for an annual \$99, so that would be
23 the annual -- or you can choose like a tryout of
24 just paying monthly. So you can pay \$99 upfront

1 and last a year because you know you want to be
2 this kind of member, or you can say okay, I'm
3 going to try it out. I'm going to become a gold
4 member and pay \$20 a month. That 50 and 30 is the
5 addition for upgrading to family. So if you
6 wanted your wife and your children under age 21 to
7 be, you know -- to be able to participate, then
8 you're going to pay I guess \$149 upfront if you're
9 going to do it for a year out or \$30 a month.
10 Okay. If you go down, then, do you have that --
11 this level does not provide access to the lounge
12 areas. This is -- what you do get, though, if you
13 know you're a shooter, you know you're going to
14 want to be there, you know you're going to want to
15 use the facility, you do get 50 percent off all
16 charges, all rental at the time. So it will pay
17 for itself over time.

18 You also receive, again,
19 that's two complimentary day passes to the lower
20 level lounge area, so you can get a feel for, you
21 know, that next step up, the platinum level. You
22 know, spend a day as a platinum member, see if you
23 like it. So see if you like the lounge area and
24 the amenities that would be provided there. This

1 is really -- I wish I memorized this, but that's
2 better. That's much better.

3 MR. CHRISTENSEN: We will let
4 somebody else sell the membership.

5 MR. KAUCKY: How much is the
6 platinum?

7 MR. NEVERIL: The platinum does
8 provide access to the lower lounge area, so the
9 first floor. It's \$750 one time initiation fee
10 and monthly dues of \$75. So you're -- once you
11 pay the 750, you are platinum member for life
12 until you stop paying your dues -- you either quit
13 or stop paying \$75 a month.

14 MR. KAUCKY: Is there one more?

15 MR. NEVERIL: Yeah. The VIP.

16 MR. KAUCKY: What is that?

17 MR. NEVERIL: That's a \$5,000
18 initiation fee and monthly dues of \$250. It's
19 very similar to the way private clubs work in the
20 golf industry.

21 MR. KAUCKY: Thank you.

22 MR. NEVERIL: And the benefits for
23 the VIP members are in terms of complimentary
24 machine gun rental, handgun rentals, guest range

1 passes. There are all sorts of details that we
2 can provide, you know, at the appropriate time.

3 MR. KAUCKY: Are you going to -- I'm
4 sorry. I need to find this out, too. Are you
5 going to be selling ammo there, too?

6 MR. NEVERIL: Yes.

7 MR. KAUCKY: Is it required that the
8 shooters buy the ammo from you or not?

9 MR. LOVE: It is not.

10 MR. NEVERIL: But, it would be
11 required if you rent a gun that you use --

12 MR. KAUCKY: Got you.

13 MR. LOVE: If you're in a position
14 where you're going to be shooting our firearms,
15 you obviously have to buy the ammo. But, if
16 somebody wants to bring in ammo, all the ammo that
17 goes on the range, one of the practices we use at
18 both Frisco Gun Club and Bullet Craft, which are
19 both ranges in Texas. We actually inspect that
20 ammo before it goes out on the range so that
21 nobody brings any tracers, incendiaries, anything
22 that can do damage to the facility and potentially
23 hurt somebody. We eliminate that before it goes
24 on the range. We don't allow it out there. We do

1 have that process in place.

2 MR. WAGNER: Could you walk me
3 through the physical ingress and egress to the
4 second floor club room.

5 MR. NEVERIL: The VIP lounge?

6 MR. WAGNER: Yes.

7 MR. LOVE: Two different ways to get
8 in that lounge. One, there will be an elevator
9 just at the very bottom of the blue area. Scroll
10 down a little bit -- or up, I guess. We will have
11 an elevator plus a staircase, both available, to
12 get to the area on the first floor if you can go
13 to the first floor side. You have to pass the
14 member check-in area, so to be in that area of the
15 facility whether you're on the bottom floor or the
16 second floor, you have to go through the members
17 concierge and then upstairs to the VIP lounge or
18 downstairs to the platinum member lounge. So
19 that's controlled at the member check-in point
20 there.

21 MR. NEVERIL: The doorway that you
22 see there is egress only. So that would be --

23 MR. WAGNER: Could you expand on that
24 again, please.

1 MR. LOVE: If there is an emergency
2 in the staircase, the stairwell there.

3 MR. GIUNTOLI: Anybody have a laser
4 pointer?

5 MS. FRANCO: No.

6 MR. CHRISTENSEN: That horizontal
7 orange box, there is a doorway here on the
8 left-hand side. That is egress only.

9 MR. WAGNER: So if I come out of the
10 lounge upstairs either through the elevator or
11 down the stairway, I can't enter the retail sales
12 floor? I have to leave through the back of the
13 building?

14 MR. CHRISTENSEN: No, no.

15 MR. WAGNER: I'm sorry. That's the
16 front of the building.

17 MR. LOVE: Not at all. You can exit
18 back through the retail floor and out of the
19 building the same way you came in. Those are
20 exits for emergency exit in the staircase.

21 MR. WAGNER: Then how do I -- so if I
22 leave the range, I walk by the members' check-in
23 desk, and I go to the elevator and I go upstairs
24 and I decide to come back downstairs, and I can

1 walk back into the retail area or the member
2 check-in?

3 MR. NEVERIL: Correct.

4 MR. WAGNER: And at that point that's
5 when if someone wanted to shoot again, this is
6 where they have to swipe a card before they're
7 allowed to go anywhere, and this is when you are
8 detected that you've been served a drink?

9 MR. LOVE: Correct. If that person
10 comes out of the lounge area and wants to go back
11 onto the range, they'll check in at the members'
12 check-in to get a lane assignment basically. And
13 if they've been served alcohol, then it will show
14 in the system and they won't be allowed on the
15 range.

16 MR. WAGNER: Okay. And then I don't
17 know specifically how Willowbrook works with their
18 liquor licenses. I don't know that one is even
19 available. Is this an assumption that you've made
20 or is this part of this process?

21 MR. LOVE: The fact that we're
22 actually going to get a liquor license?

23 MR. WAGNER: Yes.

24 MR. LOVE: If a liquor license is

1 unavailable in Willowbrook, we wouldn't serve
2 alcohol in the facility. That's, you know --

3 MR. NEVERIL: Yeah. This is -- we
4 thought that the first step was getting the
5 Planning Commission approval on even the concept
6 of serving alcohol and then with your, you know,
7 endorsement, then go through the channels of
8 actually acquiring, seeing if a license is
9 available.

10 MR. WAGNER: Okay. The only other
11 question I have then is on the second floor
12 lounge, how do you get out of that lounge?

13 MR. LOVE: Through the --

14 MR. WAGNER: How do you get out of
15 the lounge in a fire situation? Is there a
16 secondary egress out of that section of the
17 building?

18 MR. LOVE: There is not currently,
19 no.

20 MR. NEVERIL: You exit the lounge.

21 MR. WAGNER: I understand where the
22 stairway is and the exit out the door. I'm
23 wondering if that's blocked and people are in that
24 section of the building how would you get out?

1 And so that's my question. It seems like since
2 it's a limited access area, it would seem to me
3 that there should be secondary access egress out
4 of that.

5 MR. LOVE: Once we get final
6 architecturals on the property, that's something
7 if that's an issue we need to overcome especially
8 for the safety issue, we can take a look at that.

9 MS. FRANCO: I think Roy had
10 something to add.

11 MR. GIUNTOLI: There will be.

12 MR. WAGNER: There you go.

13 MS. FRANCO: That's the guy right
14 there.

15 MR. WAGNER: You explained a lot
16 about the vehicles. Are these all new car sales,
17 or are these used customs, or is it limited to new
18 car sales?

19 MR. LOVE: I believe they are all
20 going to be new vehicles; correct?

21 MR. NEVERIL: Correct. New vehicles.

22 MR. WAGNER: And what are the
23 standards for the ventilation system? And you
24 haven't shown us any information about it or where

1 it is or is it roof mounted. And what standards
2 does one have to meet?

3 MR. LOVE: We are currently looking
4 at mounting the equipment on the roof. I have
5 been talking to Carey's Small Arms Range
6 Ventilation. They're probably the industry leader
7 in ventilating gun ranges. The air in the range
8 area before it ever leaves the building or is
9 recirculated back to the shooters is going to run
10 through a three-stage HEPA ventilation system and
11 it's cleaner than the air outside the facility.
12 We will maintain a 75-foot-per-minute volume
13 across the firing line, which is required by OSHA,
14 to keep the lead down the range where it belongs
15 and out of the air, and we have definite plans to
16 put in a ventilation system to accommodate that.

17 MR. WAGNER: Okay. And I believe you
18 mentioned the first time you were here gun size as
19 far as rifle would be limited to .308?

20 MR. LOVE: The traps that I'm
21 currently looking at for the range will handle any
22 rifle caliber up to .50 Browning machine gun,
23 which is the largest rifle caliber commercially
24 available. The limit we put on the range, we will

1 probably maintain a limit of no more than .30
2 caliber. So it can be a .30-06, a .308, a .30-30.
3 Anything in that general neighborhood we'll allow
4 on the range, that's probable. We're going to
5 draw the line, keep out some of the super heavy
6 Magnum cartridges because with those cartridges
7 come noise, so we don't want to exceed any noise
8 requirements.

9 MR. WAGNER: Cleaning areas or
10 cleaning services: Are members going to be
11 allowed to clean weapons there, or is there an
12 area for it?

13 MR. LOVE: We do have on the first
14 floor -- if you go back to that slide. We have a
15 room designated in the very center section right
16 there, that is going to be an area where we as
17 employees will clean firearms. We'll clean our
18 own rental guns, and then based on your membership
19 level, you will have available to you to have us
20 clean your firearms for you. We will not have
21 customers disassembling and cleaning their
22 firearms onsite, though.

23 MR. WAGNER: Okay. Thank you.

24 MR. RUFFOLO: Mr. Chairman. Just

1 another follow-up on this issue, which is more
2 sensitive to me and I suspect all the other
3 Commissioners here, and this is the separation
4 between alcohol and shooters.

5 And I want to just replay that
6 one more time. You talked about access cards.
7 Access to the bar, is that the door -- a key
8 entry?

9 MR. LOVE: The access to the bar area
10 to the second floor lounge will be through the
11 member concierge desk downstairs. So to gain
12 access to there, you will have to go through that
13 desk.

14 MR. RUFFOLO: So it's not physically
15 on the door. It's giving it to a person and
16 checking you in?

17 MR. LOVE: Correct.

18 MR. RUFFOLO: My concern is whether
19 they go in, have a drink or whether they go in and
20 somebody else gives them a drink, the point you're
21 making is that for them to be in that space, they
22 will have been checked in. Is that a correct
23 statement?

24 MR. LOVE: Correct.

1 MR. RUFFOLO: And, likewise, when
2 they go down to the shooting range, they will have
3 been checked in through a checkpoint?

4 MR. LOVE: Correct.

5 MR. RUFFOLO: Okay. That answers my
6 question. Thank you.

7 MR. KOPP: All right. What we
8 typically do, and I would like to do it tonight,
9 we let the staff give the report and then open it
10 up to the public to ask questions and make
11 statements.

12 So go ahead, Anna.

13 MS. FRANCO: So the Plan Commission
14 last saw concepts on the gun club in April, 2016
15 -- last year. So tonight we are reviewing their
16 preliminary plans, but there is no vote planned
17 for forwarding to the Village Board tonight on the
18 agenda, just a motion to continue the public
19 hearing to another Plan Commission meeting.

20 So prior to the next meeting,
21 the petitioner will submit more finalized plans,
22 including a final plat of subdivision, and the
23 Plan Commission will make a motion at that meeting
24 on those revised plans and final plans.

1 So just to recap. The subject
2 property is located at the northwest corner of
3 Frontage Road and 79th Street, and it's just south
4 of Willowbrook Inn and west of the Econolodge.
5 The property is currently located in the B-3
6 General Business Zoning District, but is adjacent
7 on all sides by property located in the B-4
8 Highway and Service District. The property has
9 also been vacant and on the market for a long
10 time. So the Chicago Gun Club, the petitioner,
11 wishes to rezone the property from the B-3 Zoning
12 District to the B-4 Zoning District which permits
13 a firearm store -- that's a permitted use -- and
14 also allows an indoor firing range as a special
15 use. The indoor firing range as the petitioner
16 said would be a 31,000-square-foot facility, would
17 include the 32 tactical shooting bays as its main
18 use. And from the materials provided by the
19 petitioner, they project an average of 250 members
20 to visit the gun club on a typical day. Is that
21 correct, or have those projections changed? 250.

22 MR. NEVERIL: I mean --

23 MR. LOVE: That's going to be fairly
24 accurate.

1 MS. FRANCO: Okay.

2 MR. LOVE: That's going to be pretty
3 accurate as an average.

4 MS. FRANCO: So the petitioner,
5 they've gone over the floorplans in some detail,
6 so I won't go over that. As for building
7 elevations, the building itself features a very
8 impressive facade on the west side of the
9 building, and you can see that on the attachments.
10 The western facade includes the proposed vehicle
11 retail display, large windows on the second floor
12 and, of course, the entrance which would be
13 proposed to be covered by a steel pergola.
14 Specific building materials for the elevations are
15 included in the attachments in Attachment 2, I
16 believe. And then the gun range would be at the
17 back of the building and the exterior would be
18 constructed of mainly precast concrete panels.

19 The petitioner will be
20 requesting a variance to allow metal as an
21 architectural accent for the west facade. So for
22 building signage, as the petitioner showed, there
23 will be one wall sign on the west side of the
24 facility, and it will include the name of the

1 club, the Chicago Gun Club, in all caps. This
2 sign will be illuminated from behind with white
3 LED light, and staff has reviewed the proposed
4 signage, and it is in conformance with the Village
5 code.

6 They are also proposing one
7 monument sign seen at the top there, and that is
8 to be located at the south side of the driveway.
9 It will be approximately 11 and a half feet tall
10 and 14 feet wide, and the petitioner still needs
11 to verify sign materials, but it generally seems
12 to be constructed of a cedar or wood-type plank
13 for the top and some sort of masonry stone for the
14 base. This is also in compliance, but staff does
15 need to verify the sign location so it's not
16 within five feet of the property line or in any
17 utility easement.

18 So in terms of zoning bulk
19 requirements, since the petitioner is proposing to
20 rezone the property from B-3 to B-4, we compared
21 the proposal with the B-4 zoning standards. And
22 those are outlined on Page 8 of the staff report
23 in Exhibit 7. So this table shows that the
24 development is in compliance with minimum lot

1 depth, possibly minimum lot width, although that
2 wouldn't matter because it would be an existing
3 platted lot, minimum lot area, minimum building
4 height, minimum FAR, minimum lot and minimum lot
5 coverage. All building setbacks also seem to be
6 in compliance with the B-4 standards; but, again,
7 we need confirmation and mainly we just need
8 dimensions on those plans to confirm that.

9 So for parking, parking
10 setbacks and parking, of course, are outlined in
11 the parking section of the code. They are
12 requesting two variances to reduce the minimum
13 parking pavement setback on the interior side
14 yards and in the rear -- and in the rear yard.
15 These are very minimal variations and neither
16 really should have a significant impact on the
17 adjacent properties. Additionally, there will be
18 sufficient landscaping in those green setback
19 areas, so staff recommends approval of these
20 variations.

21 So the petitioner's site plan
22 in regards to parking count has a total of 129
23 parking spaces. Parking is located on the north,
24 west, and south sides of the building; and parking

1 was calculated by using the parking formulas that
2 are outlined in the zoning code. These formulas
3 and these calculations are outlined on Page 9 in
4 Exhibit 9. So staff has concluded that exactly
5 129 parking spaces are required of the applicant.
6 So any changes to land use and the building will
7 be very closely monitored.

8 The petitioner is also
9 proposing one loading berth at the north side of
10 the building which will be recessed into the
11 building. As opposed to what I had stated in the
12 staff report, upon further investigation, their
13 loading area is in compliance with clearance
14 standards for loading areas, so no change or
15 variation is needed for that.

16 In terms of landscaping, the
17 petitioner is proposing quite abundant landscaping
18 for the site, and it exceeds the requirements for
19 landscaping in the Village code. The landscaping
20 should effectively frame the property with both
21 deciduous and evergreen trees and shrubs. It will
22 establish nine new street trees along the
23 property's frontage and generally add greenery to
24 the parking areas and the facility.

1 For stormwater management, the
2 petitioner already said that there are two
3 naturalized detention areas onsite. One is just
4 east of the building and one south of the parking
5 area that's a little bit larger. The petitioner's
6 plans do show that underdrains and low flow pipes
7 are provided through the detention basins;
8 however, the Village's engineer would like these
9 eliminated from their plans as the purpose of
10 naturalized detention basins is to filter
11 pollutants from stormwater as they flow through
12 those native vegetations. So it kind of defeats
13 the purpose.

14 In terms of subdivision
15 regulations, the petitioner's plans do not include
16 the addition of a public walkway, curb and gutter,
17 and street lighting along the frontage of -- Route
18 83 Frontage Road. These items were specifically
19 requested at the April Plan Commission meeting
20 last year and are required by the subdivision
21 requirements of the code, so the applicant does
22 know that these items are required and staff
23 expects to see those additions to the plans in
24 their revised plans.

1 Also to add, you had said that
2 the screening for the equipment -- or the
3 equipment will be on the roof of the building, so
4 staff does expect to see some sort of screening
5 when we get more details on that.

6 Additionally, a traffic impact
7 study was specifically requested by staff at the
8 Plan Commission meeting back in April last year.
9 So the purpose of the traffic impact study was to
10 examine background traffic conditions in the
11 proposed development area, assess the impact that
12 the proposed development will have on traffic
13 conditions, and, finally, to determine if roadway
14 or access improvements are necessary to
15 accommodate traffic generated by the proposed
16 development.

17 The traffic impact study
18 concluded that the gun club is projected to
19 generate low volumes of traffic, will control
20 movements in and out of the site with stop sign
21 control. And other than the stop sign, no other
22 roadway improvements are required.

23 So if the Plan Commission
24 does -- in regards to the liquor license, if the

1 Plan Commission does decide to go forward with
2 allowing alcohol on the premises, staff recommends
3 that the Plan Commission include a condition in
4 their motion, not tonight but at the next Plan
5 Commission meeting, to restrict the sale and
6 consumption of alcohol to those designated areas.
7 So member-only lounge -- so member-only lounge and
8 the sky deck area.

9 Further conditions are listed
10 on Page 14 of the staff report. I do want to go
11 over some of those.

12 MR. LACAYO: If we're not talking a
13 vote, that might change. That's just a
14 recommendation, Mr. Chairman, if it's okay with
15 you.

16 MR. KOPP: What's that?

17 MR. LACAYO: I was not aware we were
18 not taking a vote tonight. I figured you called a
19 special meeting because there was a vote. So if
20 we're not taking a vote, your recommendations may
21 change.

22 MS. FRANCO: Well, these are
23 recommended for the next vote. So I want to point
24 your attention to them.

1 MR. KOPP: Because then the next
2 meeting can be more productive so that --

3 MR. LACAYO: I hope so. I mean I
4 didn't realize we're not taking a vote.

5 MS. FRANCO: Well, these recommended
6 conditions are here to review for the motion that
7 will be held. I recommend reviewing them to make
8 sure we're all on board with them and it's not a
9 surprise at the next meeting.

10 So in summary, the Plan
11 Commission is generally supported of the concept
12 plan back in April; but, you know, minor changes
13 are expected from the petitioner still, and we
14 would like to see some revisions to their plans
15 before going forward. Chief among those revisions
16 are the addition of curb and gutter, sidewalk and
17 street lighting to their plans.

18 But otherwise, I recommend
19 that we forward this public hearing to April 5 for
20 the April 5 regular scheduled Plan Commission
21 meeting.

22 MR. KOPP: Did you folks see the list
23 of recommended conditions?

24 MR. NEVERIL: We did. We talked

1 about them and do not have a problem or see any
2 significant -- we don't have any significant
3 problem with any of the proposed conditions. The
4 last one, could you read that one to me, please.

5 MS. FRANCO: The special use --
6 excuse me. The special use shall become null and
7 void if the gun club facility ceases to operate
8 for any 90-day period.

9 MR. NEVERIL: Right. So if it were
10 to cease because of a failure of the business, I
11 can understand the special use expiring. But if
12 it were to be an act of God, a natural disaster,
13 some sort of insurable risk that had taken place
14 that put the business, you know, out of business
15 for 90 days, but as insurance proceeds are
16 repairing it, I feel that that would be a
17 condition that shouldn't necessarily forfeit the
18 special use permit. That's why you have
19 insurance.

20 MS. FRANCO: I added that in there
21 because that is a standard condition for a special
22 use petition as outlined in our code. So that
23 would be something if we were to add a caveat for
24 natural disasters, that's something that I would

1 need to check with our attorney on since it is
2 specifically listed.

3 MR. NEVERIL: Or is it that the
4 enforcement of -- is it an automatic if you've
5 been out 90 days, is there no deference provided
6 to the Planning Commission for retraction of the
7 special use permit? In other words, I would
8 understand people to be -- you can check with the
9 attorney.

10 MS. FRANCO: I'll check to see if
11 there's any instance where that won't apply, like
12 you said natural disasters or some other cause;
13 but that is word for word what is in our code, but
14 I will check on that just in case.

15 MR. KOPP: We were just saying that
16 excluding casualty does seem like a reasonable --
17 something that you didn't cause, you shouldn't
18 have to come through this process again to get a
19 special use.

20 MS. FRANCO: I agree with that.

21 MR. NEVERIL: Thank you.

22 MR. KOPP: All right. Unless anyone
23 has questions for Anna, we will now open it up for
24 people in the audience that want to speak. And

1 anyone that speaks will have to be sworn in.

2 I saw you were sworn in. You
3 can either ask questions of the applicants or you
4 can make a statement. We ask if you ask questions
5 of the applicant that you ask the question and
6 allow them to respond so that it becomes -- so
7 it's not a conversation but it's more productive
8 for all of us to hear the question and hear an
9 answer.

10 MR. BAKSAY: My name is Zoltan
11 Baksay. I live at 7806 Eleanor Place, and I have
12 been a resident of Willowbrook for about 14 years.

13 I would like to thank the men
14 and women of the Plan Commission for hearing my
15 comments, and I do have a couple of questions to
16 throw in there, and I would also like to thank the
17 Chicago Gun Club and TCGC property for listening
18 to my comments and, hopefully, answering my
19 questions.

20 I would like to first begin by
21 saying I am vehemently opposed to having a firing
22 range within 500 or so feet of residential houses.
23 My neighbors across the street on Eleanor Place --
24 using Google Maps as kind of a rough estimation I

1 didn't know the exact location of the property,
2 but somewhere kind of to the middle of the plat of
3 survey I estimate to be about 570 feet to my
4 neighbor's backyard.

5 I've got concerns about noise
6 pollution. I understand the typical day of 60 to
7 65 decibel, but I did not hear anything about peak
8 decibel count. That's not a question but I am
9 interested, and I will see all of you again on
10 April 5. I promise you that. I would like to
11 hear on April 5 or sooner information about the
12 peak decibels during peak operating times and what
13 happens when somebody is going in and out of the
14 door. Is it a double-door system? Is it a
15 revolving door? Is there any sound mitigation for
16 people entering and/or leaving while the range is
17 in operation?

18 I do have some concerns with
19 the hours that the esteemed gentleman behind me
20 mentioned was 9:00 p.m. on weekdays as well as
21 Fridays and Saturdays. I have two small children.
22 I start putting them to bed at 7:00 o'clock, and I
23 do have east facing windows. I am on the west
24 side of Eleanor Place. And in summer, especially

1 should windows be open to enjoy sounds of crickets
2 or, you know, nightlife wildlife -- not people
3 coming out of bars -- that I would be concerned
4 with the average noise level of 65 not knowing the
5 peak decibel level.

6 As an avid gardener, and my
7 wife has much more of a green thumb than I do, but
8 as an avid gardener, I am very concerned about
9 lead contamination, lead dust and particles from
10 unjacketed bullets. I know that ventilation
11 filtration can reduce lead dust, but it cannot
12 eliminate it. So I would be interested in whether
13 the planning -- the Plan Commission deemed it
14 necessary to have an environmental impact study.
15 As we all know, lead is very toxic and poisonous,
16 especially so to young children. And if I'm going
17 to be consuming vegetables out of my vegetable
18 garden, I sure as heck would like to know if it's
19 contaminated with lead dust. And if it would be,
20 I would very strongly consider moving out of
21 Willowbrook. I love my house. I love my
22 neighbors, but I feel very passionate and very
23 strongly in my opposition to this firing range.

24 I'm also concerned about toxic

1 and noxious fumes from propellant gases. I would
2 hope this would also be considered in a, you know,
3 possible environmental impact study.

4 I'm concerned about the chance
5 of a misfired weapon. I'm concerned about
6 irresponsible conduct of shooters that can negate
7 any safety built into the design of such facility.

8 I appreciate the questions
9 about alcohol that the Plan Commission put forth.
10 One thing that was not covered is what about if
11 somebody walks into the gun range inebriated? We
12 have a couple places of entertainment very close
13 by. You can purchase alcohol at Target. You can
14 visit the Kerry Piper, the Chicken Basket, and I'm
15 sure there is some other fine establishments in
16 very close proximity. What, if anything, can be
17 done to mitigate any risks associated with that?

18 I was very concerned in the
19 appendix when I saw 24/7 biometric access to the
20 gun range. What does that mean? And I guess that
21 would be my first question to the gentleman behind
22 me.

23 MR. LOVE: And I can answer that.
24 That is an option that we are considering. What

1 we have at Frisco Gun Club, the VIP range is
2 accessible from the outside of the building 24/7
3 for members. They can thumb print in, they can
4 come in the building and shoot.

5 During normal business hours,
6 everybody comes through the front doors to get
7 checked in. But, after hours they are allowed to
8 come and shoot at the gun range. That's an option
9 we are considering for this facility.

10 MR. BAKSAY: I certainly understand
11 what biometric access is. So my understanding of
12 that reply is that anybody 24/7 can be using this
13 gun range if they paid the \$5,000 initiation fee
14 or whatever it was or corporate \$10,000. Forgive
15 me if I misquoted some of the financials on that.
16 But, really this is at 3:00 o'clock in the
17 morning: I could be subjected to listening to
18 machine gunfire out of my bedroom. Very, very
19 concerned about that.

20 MR. LOVE: There is no way that could
21 happen in the State of Illinois. It couldn't
22 happen.

23 MR. BAKSAY: How about a rifle or
24 handgun?

1 MR. LOVE: Rifles and handguns would
2 be permitted.

3 MR. BAKSAY: Potentially a .50
4 caliber? Because you're designing it for .50
5 caliber, but you're considering limiting it to .30
6 caliber? I certainly would not want to listen to
7 a 30-06 at 3:00 o'clock in the morning as I'm
8 trying to sleep. And I especially wouldn't want
9 to consider listening to a .50 caliber rifle.

10 In the last 53 days or so -- I
11 might be off by one -- there have been two
12 break-ins. One, my immediate neighbor on Eleanor
13 Place. I think the address is 7812 from the
14 police report filed, and then the neighbors
15 directly across the street, a little bit
16 kitty-corner, one house over from the neighbor
17 directly across the street also suffered a
18 break-in. That was just several weeks ago. And
19 with -- I'm very concerned as citizen of
20 Willowbrook just with the break-ins in the
21 proximity of my residence, and the reason why I'm
22 bringing this up to the Plan Commission this
23 evening is if these individuals knew -- and they
24 will know -- that there's a gun range, and if

1 people choose to have an alcoholic beverage or an
2 adult beverage that they can go to the trunk of
3 any number of cars of the 129 or 169 -- again,
4 pardon me for not remembering the specific number
5 of parking places, but there's a high probability
6 that they can find a weapon in the trunk of a
7 vehicle. I understand, you know, proper gun
8 practices. Those would be locked and, you know,
9 probably even locked in a case inside of a trunk.
10 Nevertheless, if people are going to break into a
11 house, they have had no trouble in my opinion
12 breaking into a trunk of a car, getting a deadly
13 weapon, and then coming to Eleanor Place or any
14 other residential street in the Village of
15 Willowbrook and committing an armed break-in
16 crime. I think the probability of that increases
17 with having a shooting range, again, 500 or so
18 feet from residential houses.

19 And I am also very
20 concerned -- I'm very glad that Ms. Franco pointed
21 it out, but before zoning would allow, as I
22 understand the code of Willowbrook, would allow
23 for the sale of firearms. Very much opposed to
24 the sale of firearms within 500 and some odd feet

1 of residential houses.

2 And I understand the Plan
3 Commission is very professional. I dealt with Mr.
4 Giuntoli extensively when I remodeled my home a
5 number of years back, and I have full confidence
6 in the professionalism of this Commission with
7 regard to all the building codes and things of
8 that nature. So forgive me if I misquote Village
9 code, but I believe Section 5-3-19, unlawful use
10 of weapons, Section 8 specifies carries or
11 possesses any firearms, stun gun, or laser or
12 other deadly weapon in any place which is licensed
13 to sell intoxicating beverages is not allowed.

14 And with that, I believe
15 that's all of my questions and comments for this
16 evening. And, again, I will see you on April 5th.
17 And thank you for hearing my comments.

18 MR. KOPP: Okay.

19 (Susan Kamuda was sworn.)

20 MS. KAMUDA: Mine is going to be
21 brief. Zoltan did a fantastic job. We've lived
22 in Willowbrook for almost 40 years. I don't have
23 kids that go to Gower anymore, but I hope that you
24 contact Gower. Our community, I think, is unique

1 because even though it is industrial park, the
2 kids at Gower East, if they miss the bus or the
3 bus has to go through that area, the cars go
4 through that area, and if not, you know, they're
5 junior high kids. They're going to walk through
6 that area. And if these people are having drinks
7 and then -- nothing is stopping them from getting
8 in their car. I just think it's a bad mix, and I
9 hope you've talked to the school about it.

10 Thank you.

11 (Edward Kamuda was sworn.)

12 MR. KAMUDA: Edward Kamuda. I live
13 at 7802 Eleanor in Willowbrook. I lived there for
14 40 years with my wife. I've had a gun for more
15 than 50 years. I believe that everyone is
16 entitled to own a gun and have a gun in his house
17 if he'd like. I've gone to gun ranges over 50
18 years, and I am here to talk about my experiences
19 with gun ranges. They weren't called guntry
20 clubs. They were called gun ranges.

21 The one I went to was called
22 Peppers in Carol Stream. When it first was
23 built -- I wasn't there when it was first built,
24 but for the first few years I went there, it was

1 great. They had ammunition there. If there was a
2 gun I was interested in, I could buy it there.
3 Slowly but surely I started seeing in the parking
4 lot people hanging out in the parking lot, guns
5 that were exposed out there. It came to the point
6 where my friends and I who used to go to Peppers
7 didn't go there anymore. And over the last five
8 years, they tore it down. It doesn't exist
9 anymore.

10 I think that the number one
11 thing the Plan Commission should do is call Carol
12 Stream and ask them about Peppers and the history
13 and what happened over there because I know there
14 was some incidents -- because I worked for the
15 courthouse -- where people were in the parking lot
16 shooting guns in the parking lots.

17 Before that when I was a
18 younger man, I used to go to the rifle range they
19 called it out in Palos Park. That was more than
20 30 years ago. The same thing pretty much happened
21 to that. I don't think in the last 30 years that
22 Palos -- after they got rid of that gun club that
23 they ever had one there since.

24 My experience is the only

1 place that you can safely go to shoot guns is in
2 an area away from, you know, children and
3 neighborhoods. You have go out into the country
4 where they have gun clubs and things like that
5 because it's not safe to be bringing people --
6 having people driving in from all over bringing
7 their guns, bringing their ammunition, buying
8 their ammunition here.

9 And today -- I never knew that
10 they were going to have alcohol. That just makes
11 it even a worse scenario. And to think that this
12 is being geared for survivalists I think in this
13 day and age, I think having any facility in any
14 town for survivalists is going to bring the town
15 down. I think it may be a boom for a short period
16 of time where people are going to be coming in and
17 they're going to be selling their Confederate
18 flags, and they're going to be selling their 4X4s,
19 and they're going to be selling their guns and
20 things like that. But, I think that Willowbrook
21 is going to get a bad reputation, and I think that
22 before long most of us that have been here for 30
23 or 40 years are going to want to move out because
24 we have children and grandchildren who are going

1 to be afraid to have them here.

2 And, last, I want to say I
3 love Willowbrook. I wish I would have gotten more
4 involved with the -- I wish I was on the board
5 right now because I would be looking at each and
6 every one of you and say how could we even be
7 considering having these guys coming here and
8 telling us that this is going to be advantageous
9 for the community. It's not. I don't know how
10 much money we would be making on this, but it's
11 not enough. It's not enough to put the children
12 at Gower in danger. It's not enough for some guy
13 to come out of the gun club having a few drinks,
14 maybe he's angry about something, maybe he's not
15 but he's going to take his gun and make sure
16 it's -- make sure that it's still in his trunk,
17 and maybe he's going to put it in his front seat
18 and maybe see just going to do something that he
19 shouldn't be doing. But we have one incident like
20 that, all the money in the world that we can
21 possibly have made over this gun club is just not
22 worth it. I think that it's the worst decision we
23 could make.

24 Thank you.

1 MR. KOPP: Okay. Anyone else in the
2 audience want to speak to this?

3 All right. So the way this
4 works is the applicant -- normally the applicant
5 gets the last word. So I leave it up to you if
6 you want to respond to these people or you want to
7 at the next meeting, if you want to respond to the
8 questions that --

9 MR. LOVE: Save it to the next
10 meeting?

11 MR. NEVERIL: Yeah. I don't see any
12 purpose is responding at this time.

13 MR. KOPP: Okay. They did ask some
14 very good questions.

15 MR. NEVERIL: Unless you feel it
16 would be beneficial for the Planning Commission to
17 hear a response at this time.

18 MR. KOPP: I mean we are not making
19 our decision until the next meeting anyway, so I
20 didn't want to cut you off if you were --

21 MR. NEVERIL: Chomping at the bit?

22 MR. KOPP: Exactly.

23 MR. NEVERIL: No. Nothing was said
24 that was not at some point expected to be heard.

1 It's been said in every jurisdiction.

2 MR. LOVE: In regards to the gun
3 club, this is something we can probably speak
4 about right now in regards to the gun club's
5 proximity to a school.

6 Frisco Gun Club was approved
7 and built knowing full well that in the future a
8 high school was going to be built across the
9 street, and that high school is under construction
10 right now.

11 Issues in the parking lot, the
12 way we manage our members, stuff like that has
13 never happened at the Frisco Gun Club. We don't
14 have members in the parking lot displaying
15 firearms. That's just not something that happens.
16 Even with the gun club in Texas, I don't foresee
17 that being an issue with this project either. It
18 is not something that happened.

19 MR. LACAYO: What I would recommend
20 when we come for the vote to talk about security.
21 It would be a good idea. I didn't hear that
22 today, and also it would be helpful for the
23 audience to talk about how -- what the standards
24 are in the State of Illinois. It's allowed. It's

1 a business that's allowed in the State of
2 Illinois. I think that will be useful for the
3 record.

4 MR. REMKUS: They did bring up a lot
5 of good questions and everything, and I hope the
6 next meeting that you will have the answers for
7 those questions, especially when it comes to the
8 different lead questions and that that he had, you
9 know, and some of the stuff that we read, you
10 know. These are things that we expect to have
11 answers to also.

12 MR. LOVE: Absolutely.

13 MR. KOPP: Has anybody spoken to -- I
14 guess this is a question of staff -- to the police
15 department? Do they have any concerns?

16 MS. FRANCO: We have not yet. I
17 think maybe Tim has spoken briefly about it, but
18 nothing on record and nothing in depth yet.

19 MR. KOPP: I'm sure we would all be
20 interested to hear about that, too, especially
21 what this gentleman said about Carol Stream.

22 MR. KAMUDA: I was going to suggest
23 that someone from the Board would call the Carol
24 Stream Police Department, and I think they can

1 give you background of all the incidents that they
2 had over at the Peppers Gun Club.

3 MS. FRANCO: We will call Carol
4 Stream, and then staff can get a report from our
5 police chief as well.

6 MR. LACAYO: It would also be
7 helpful, Anna, if we can find out if Target -- I
8 am trying to remember. I don't know if Target
9 sells firearms. I know at one point --

10 MR. BAKSAY: They do not.

11 MR. LOVE: They do not.

12 MR. WAGNER: Nor does the Wal-Mart in
13 this area.

14 MR. LACAYO: In this area. Got it.
15 Thank you.

16 MR. REMKUS: Once you get out of this
17 area they do.

18 MR. WAGNER: I guess I would follow
19 up and make the suggestion that maybe you could
20 briefly educate members of the audience or any
21 member of the Commission here what the general
22 laws are for carrying a weapon in your vehicle,
23 coming to and from a facility like this, what
24 rights does that person have, and how does that

1 person carry that weapon generally into the
2 facility. I am aware of how that happens, but I
3 feel as though there is some question here from
4 the audience as to how a person conducts himself
5 once he's left the building but is still on your
6 property and accessing his vehicle, if you will.

7 MR. NEVERIL: Would you like that to
8 be addressed now or in the future?

9 MR. WAGNER: No. You don't have to
10 do it this evening. I thought maybe it would
11 clarify some of the things that were asked this
12 evening.

13 MR. NEVERIL: Okay. Because on the
14 zip drive that's in that computer is a file with
15 those regs and some of those issues. If you feel
16 we should just do that when the larger meeting or
17 more --

18 MR. WAGNER: I think at the next
19 meeting would be very adequate.

20 MR. NEVERIL: Inventory all these
21 great points raised and we will do a very focused
22 presentation to address them.

23 MR. WAGNER: Thank you.

24 MS. FRANCO: Could you send a copy of

1 those regulations to staff, to me, and then I can
2 include it as an exhibit to the next staff report?

3 MR. NEVERIL: Yes.

4 MS. FRANCO: Thank you.

5 MR. WAGNER: I think our police
6 department would also have that information.

7 MS. FRANCO: Okay.

8 MR. KOPP: All right. Because the
9 applicant is -- it was announced at the beginning
10 of this meeting the applicant didn't have all his
11 materials lined up so this is -- we weren't going
12 to be able to vote on this matter tonight anyway.

13 So will someone make a motion
14 to continue this public hearing until the regular
15 Plan Commission hearing on April 5.

16 MR. WAGNER: So moved.

17 MR. REMKUS: Second.

18 MR. KOPP: I ask the secretary to
19 call the vote.

20 MS. PRIBLE: Commissioner Lacayo.

21 MR LACAYO: Yes.

22 MS. PRIBLE: Commissioner Remkus.

23 MR. REMKUS: Yes.

24 MS. PRIBLE: Commissioner Soukup.

1 MR. SOUKUP: Yes.

2 MS. PRIBLE: Vice Chairman Wagner.

3 MR. WAGNER: Yes.

4 MS. PRIBLE: Commissioner Kaucky.

5 MR. KAUCKY: Yes.

6 MS. PRIBLE: Commissioner Ruffolo.

7 MR. RUFFOLO: Yes.

8 MS. PRIBLE: Chairman Kopp.

9 MR. KOPP: Yes.

10 MS. Kamuda: Will it be in the same

11 location?

12 MS. FRANCO: Yes.

13 MR BAKSAY: One more question. Will

14 there be another mailing notice of the public

15 hearing for the April 5?

16 MR. KOPP: I don't think so because

17 we did it for this meeting and it's continued.

18 Tell your neighbors.

19 MR. REMKUS: It will be advertised in

20 the newspapers.

21 MR. KOPP: I don't think so.

22 MR. BAKSAY: I will take out a full

23 page ad.

24 MS. FRANCO: If it's a continuation,

1 then no, I don't think so. That's why we want to
2 make sure people know the time and location of the
3 next meeting here.

4 (The hearing of the
5 afore-mentioned cause was
6 recessed at 8:26 p.m. and
7 scheduled to continue at 7:00
8 o'clock p.m., April 5, 2017.)
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