

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, July 11, 2016
7:00 P.M. - Council Chambers**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. May 9, 2016
3. Public Participation
4. Items for Consent
 - A. Norris-Segert Funeral Home – 132 Fremont Street, Façade Grant
5. Items for Discussion
 - A. Municipal Code – Review and Recommendations - Retail Gun Sales
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

MINUTES

DEVELOPMENT COMMITTEE

May 9, 2016, 7:00 P.M.

1. Call to Order, Roll Call, and Establishment of a Quorum.

Alderman Stout called the meeting to order at 7:00 P.M.

Roll call found Aldermen John Banas, James Beifuss, Laura Grodoski, Jayme Sheahan, John Smith and Chairman Rebecca Stout, present.

Also in attendance was Director of Community Development, John Said.

2. Approval of Minutes.

A. April 11, 2016

Alderman Banas made a motion to approve the minutes, which was seconded by Alderman Grodoski. All remaining members agreed and the motion carried.

3. Public Participation. None.

4. Items for Consent.

A. Site Remediation Program Investigation and Document Preparation for the EPA – West Washington Street Redevelopment Area (Patrick Engineering)

At the request of Alderman Beifuss, Agenda Item 4.A. was moved to Items for Discussion (5).

B. Special Use Amendment – Speedway L.L.C. – automobile service station (gas station) – 1501 W. Roosevelt Road (northwest corner of Roosevelt Road and Washington Street)

Alderman Banas motioned to approve Item B for consent. Alderman Smith seconded the motion and it was unanimously approved. The motion carried.

5. Items for Discussion.

(4)A. Site Remediation Program Investigation and Document Preparation for the EPA – West Washington Street Redevelopment Area (Patrick Engineering)

Questions were asked regarding payments and the preparation of a remediation plan by the previous company retained for this work, Bryan Environmental. City Administrator Michael Guttman responded that any items not completed were not paid for and that while the company did prepare a Remediation Action Plan, it did not include information expected by the EPA. The City has now retained the services of Patrick Engineering.

Richard Frendt, Senior Project Manager from Patrick Engineering described his company's efforts to complete the document submittals required by the EPA for site remediation and their scope of work, which includes further investigation. A question followed about the type of land use proposed and Mr. Frendt replied that they are abiding by the most stringent soil standards, which are suited for residential use at this site. A final question was posed about the related costs and Mr. Guttman responded that some new services are now being provided, which the former company, Bryan Environmental, had not itemized. Further, while there were additional costs resulting from the City's decision to obtain a third party review, the results have proved satisfactory given the EPA's favorable response to the recent proposal.

Alderman Banas motioned to recommend approval, which was seconded by Alderman Sheahan. Voting Aye: Alderman Banas, Beifuss, Grodoski, Sheahan, Smith and Stout. Voting Nay: 0. Motion carried.

(5)A. Overview/Summary – General Mills, Hobby Lobby, Fox Valley Volkswagen – Draft Strategic Action Plan

At the request of City Council last fall, City staff has since been working to prepare a Strategic Action Plan for the General Mills, Hobby Lobby and Fox Valley Volkswagen sites, which are already vacant or will be in the near future. John Said shared a PowerPoint presentation with the Committee members, highlighting the key aspects of this plan. Included in the presentation was consideration of the economic impacts of these vacancies and a summary of the research done in reaching out to communities with similar challenges. Mr. Said also discussed other challenges facing the community such as population density and geographical distances. Alderman Banas commented that, given the current unfavorable business climate in Illinois, the City should consider non-business entities for these sites. Mr. Said also mentioned the impact of retail trends, especially the decline in malls and shopping in recent years as the economy shifts toward more e-commerce and hypermarkets and community conditions such as zoning, traffic, utilities, and floodplains, etc.

Mr. Said continued the presentation with a discussion of the Plan's recommendations such as communications and coordinated efforts, which include close contact with property owners, other City business owners and real estate agents, creativity and flexibility. Alderman Banas submitted that one of the City's strengths is its convenient access to local transportation, which makes it an ideal distribution venue. Alderman Beifuss inquired if the former Hobby Lobby area is within a TIF District and Mr. Said replied that it is.

Discussion ensued as to the accessibility to enter the former Hobby Lobby location from North Avenue and the potential for a traffic light or better entrance signage here. Some additional ideas for uses at this location were also discussed vis-à-vis zoning along with comments about the condition of the parking lot.

Alderman Beifuss acknowledged that a lot of work went into the Plan and that it is a good start. He also raised the point of the City offering favorable utility rates, which would be attractive for a large food manufacturer. Alderman Banas inquired about the marketing efforts in the Plan, stating the need to attend entrepreneurial shows to promote the City and attract more businesses. Alderman Stout stated that the Plan gives backbone and structure to the future of these areas and recommended adopting it.

Alderman Banas motioned to recommend the Strategic Action Plan and Alderman Grodoski seconded it. Voting Aye: Alderman Banas, Beifuss, Grodoski, Sheahan, Smith and Stout. Voting Nay: 0. Motion carried.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

John Said reminded everyone about Blooming Fest on May 21st, 2016.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman Grodoski, to adjourn the Development Committee meeting at 7:57 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke
Executive Secretary

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Downtown Façade Grant Program Agreement
132 Fremont Street
Norris-Segert Funeral Home

Resolution No. 16-R-0040

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: July 11, 2016

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE 

CITY ADMINISTRATOR REVIEW: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Ronald Segert of Norris-Segert Funeral Home, has requested Façade Grant Program funding for the installation of new signage on his business located at 132 Fremont Street. The proposed signage is an eligible improvement under the Program's guidelines.

Mr. Segert submitted three estimates for the signs construction and installation: 1) West Chicago Sign-A-Rama for \$2,784.32; 2) Elgin Sign-A-Rama for \$3,081.56; and 3) Naperville Sign-A-Rama for \$4,202.25. Based on the lowest quote by West Chicago Sign-A-Rama, the shared cost to be incurred by the City will not exceed \$1,392.16. A copy of the Agreement is attached as Exhibit A of the attached Resolution.

The funding for the Program comes from the downtown T.I.F. district. Per the guidelines established for the Program the City may contribute up to 50% of the cost of the improvements, based on the lowest quotes submitted, if sufficient funding is available for the Program. City staff acknowledges that there are sufficient funds available to reimburse up to \$1,392.16 to Mr. Segert for the successful completion of the signs per the Program's guidelines.

This property is located within the City's Turner Junction Historic District and therefore, the proposed signs are subject the City's Historical Preservation Commission review and approval. The Commission approved the proposed signage, as presented, at their June 28, 2016 meeting.

ACTIONS PROPOSED:

Consideration of a Resolution authorizing the Mayor to execute a certain Downtown Façade Grant Program Agreement in the amount not to exceed \$1,392.16 to Ronald Segert of Norris-Segert Funeral Home located at 132 Fremont Street.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 16-R-0040

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE
A CERTAIN DOWNTOWN FAÇADE GRANT PROGRAM AGREEMENT -
RONALD SEGERT OF NORRIS-SEGERT FUNERAL HOME-
132 FREMONT STREET**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to execute a certain Downtown Façade Grant Program Agreement by and between Ronald Segert of Norris-Segert Funeral Home and the City of West Chicago, a copy of which is attached hereto and incorporated herein as Exhibit "A".

APPROVED this ____ day of _____, 2016.

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

Exhibit A to Resolution 16-R-0040

DOWNTOWN REHABILITATION FACADE PROGRAM AGREEMENT

This DOWNTOWN REHABILITATION FACADE PROGRAM AGREEMENT (hereinafter referred to as the "AGREEMENT") is entered into this _____ day of _____, 2016, by and between the City of West Chicago, DuPage County, Illinois, an Illinois municipal corporation (hereinafter referred to as the "CITY") and Ronald Segert of Norris-Segert Funeral Home, (hereinafter referred to as the "APPLICANT") (the CITY and the APPLICANT are hereinafter collectively referred to as the "PARTIES");

WITNESSETH:

WHEREAS, the APPLICANT is the owner of certain real property located at 132 Fremont Street, in West Chicago, (hereinafter referred to as the "SUBJECT REALTY") and legally described on Exhibit "A", which is attached hereto and incorporated herein; and,

WHEREAS, the SUBJECT REALTY is located within the CITY'S Downtown Redevelopment Project Area (hereinafter referred to as the "AREA"), duly established pursuant to the Tax Increment Allocation Redevelopment Act (hereinafter referred to as the "ACT"), 65 ILCS 5/11-74.4-1 et seq.; and,

WHEREAS, Chapter 4, Article V of the CITY'S Code of Ordinances establishes specific rules and regulations with respect to the alteration of historic structures in the AREA; and,

WHEREAS, Chapter 4 Article VI of the CITY'S Code of Ordinances establishes a facade program (hereinafter referred to as the "PROGRAM") whereby the CITY may make financial contributions toward the cost of certain exterior improvements with respect to commercial structures located within the AREA; and,

WHEREAS, the SUBJECT REALTY is improved with a commercial structure upon which the APPLICANT proposes to complete certain exterior improvements (hereinafter referred to as the "IMPROVEMENTS"), as detailed and depicted on the improvement plans and specifications (hereinafter referred to as the "PLANS"), which are attached hereto and incorporated herein as Exhibit "B"; and,

WHEREAS, the APPLICANT has applied, pursuant to the PROGRAM, for a financial contribution from the CITY toward the cost of the IMPROVEMENTS as detailed and depicted on the PLANS; and,

WHEREAS, the CITY has determined that it would further the achievement of the objectives of the AREA for the commercial structure located upon the SUBJECT REALTY to be improved as provided for on the PLANS and that said IMPROVEMENTS would qualify for financial contributions from the CITY pursuant to the PROGRAM; and,

WHEREAS, the CITY desires the IMPROVEMENTS be completed on the SUBJECT REALTY and agrees to financially contribute toward such IMPROVEMENTS based on the terms and conditions of this AGREEMENT and the PROGRAM; and,

WHEREAS, the APPLICANT desires to complete the IMPROVEMENTS in accordance with the terms and conditions of this AGREEMENT and the PROGRAM and desires to receive a financial contribution from the CITY for the completion of said IMPROVEMENTS.

NOW, THEREFORE, in consideration of the foregoing premises and in further consideration of the mutual covenants, conditions and agreements herein contained, the PARTIES hereto agree as follows:

ARTICLE I
INCORPORATION OF RECITALS

The PARTIES hereby confirm and admit the truth and validity of the representations and recitations set forth in the foregoing recitals. The PARTIES further acknowledge that the same are material to this AGREEMENT and are hereby incorporated into and made a part of this AGREEMENT as though they were fully set forth in this Article I and the same shall continue for so long as this AGREEMENT is of force and effect.

ARTICLE II
AUTHORITY

This AGREEMENT is made and entered into by the PARTIES pursuant to and in accordance with the provisions of the ACT.

ARTICLE III
IMPROVEMENTS TO THE SUBJECT REALTY

The APPLICANT shall complete the IMPROVEMENTS on the SUBJECT REALTY in accordance with the terms and conditions of this AGREEMENT and in full compliance with all applicable codes, ordinances, rules, regulations, permits and any conditions attached thereto, whether imposed by the CITY or any other unit of local government or any Federal, State or governmental agency having jurisdiction over the SUBJECT REALTY or any portion thereof, and shall complete the IMPROVEMENTS in a good and workmanlike manner.

The APPLICANT shall furnish, or cause to be furnished, at his own expense, all the necessary materials, labor and equipment to complete the IMPROVEMENTS in accordance with the PLANS. The IMPROVEMENTS shall be subject to inspection by, and approval of, the CITY.

The APPLICANT shall pay to the CITY all plan review, inspection and other fees, prior to the issuance of any required building permits for the IMPROVEMENTS on the SUBJECT REALTY, as required by the CITY'S Code of Ordinances.

The APPLICANT shall complete the IMPROVEMENTS within twelve (12) months of the issuance of the building permit by the CITY for such IMPROVEMENTS. If the APPLICANT fails to complete the IMPROVEMENTS within the established timeframe the CITY may rescind the financial contribution agreed upon herein in this AGREEMENT.

ARTICLE IV
REDEVELOPMENT OF THE SUBJECT REALTY

Upon the APPLICANT'S completion of the IMPROVEMENTS on the SUBJECT REALTY as provided hereinabove, the APPLICANT shall give notice of completion to the CITY, and shall provide the CITY with all receipts, sworn contractor statements and lien waivers (hereinafter referred to as the "DOCUMENTATION") showing that all persons who have done work, or have furnished materials with respect to the IMPROVEMENTS, and might be entitled to a lien therefore under any laws of the State of Illinois, have been paid in full for their work and are no longer entitled to such lien. The CITY shall inspect the IMPROVEMENTS as soon as practicable

after receipt of the DOCUMENTATION, and if the IMPROVEMENTS are found to be in full compliance with the terms of this AGREEMENT and all applicable codes, ordinances, rules, regulations, permits and conditions as provided hereinabove, the CITY shall issue a final inspection report approving the IMPROVEMENTS. The City Council, following the issuance of said final inspection report and receipt of all of the required DOCUMENTATION, shall authorize payment of the CITY'S financial contribution toward the IMPROVEMENTS pursuant to the PROGRAM in an amount equal to the lesser of one thousand three hundred ninety-two dollars and sixteen cents (\$1,392.16), or one half of the amount actually paid by the APPLICANT for the IMPROVEMENTS, as indicated on the DOCUMENTATION submitted to the CITY, whichever is less.

ARTICLE V

TIME

Time is of the essence under this AGREEMENT and all time limits set forth herein shall be mandatory and shall not be waived except by a lawfully authorized and executed written waiver amendment to this AGREEMENT by the PARTIES excusing such timely performance.

ARTICLE VI

AMENDMENTS

This AGREEMENT sets forth all the promises, inducements, agreements, conditions and undertakings between the APPLICANT and the CITY relative to the IMPROVEMENTS identified herein this AGREEMENT , and there shall be no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than as herein set forth. No subsequent alteration, amendment, change or addition to this AGREEMENT shall be binding upon the PARTIES hereto unless authorized in accordance with the law and reduced in writing and signed by the PARTIES. However, whenever under the provisions of this AGREEMENT any notice or consent of the CITY or the APPLICANT is required, or the CITY or the APPLICANT is required to agree or to take some action at the request of the other, such approval or such consent of such request shall be given for the CITY, unless otherwise provided herein, by the Mayor or his designee and for the APPLICANT by the APPLICANT or any agent as the APPLICANT so authorizes.

ARTICLE VII

NOTICES

All notices and requests required pursuant to this AGREEMENT shall be sent by certified mail as follows:

To the APPLICANT: Norris-Segert Funeral Home
 Ronald Segert
 132 Fremont Street
 West Chicago, IL 60185

To the CITY: City of West Chicago
 475 Main Street
 West Chicago, Illinois 60185

or at such other addresses as either of the PARTIES may indicate in writing to the other either by personal delivery or by certified or registered mail, return receipt requested, with proof of delivery thereof.

ARTICLE VIII
GOVERNING LAWS

This AGREEMENT shall be construed and enforced in accordance with the laws of the State of Illinois.

ARTICLE IX
COUNTERPARTS

This AGREEMENT may be executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the PARTIES hereto have set their hands and seals on the date first above written.

CITY OF WEST CHICAGO, an Illinois
Municipal Corporation,

By: _____
Mayor Ruben Pineda

ATTEST: _____
City Clerk Nancy M. Smith

By: _____
Ronald Segert

STATE OF ILLINOIS)
)
COUNTY OF DU PAGE) SS.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ruben Pineda, Mayor of the City of West Chicago, and Nancy M. Smith, City Clerk, personally known to me to be the same persons whose names are set forth on the foregoing instrument as such Mayor and City Clerk respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth; and the said City Clerk then and there acknowledged that she, as custodian of the corporate seal of said City, did affix the corporate seal of said City to said instrument, as her own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 2016.

Notary Public

STATE OF ILLINOIS)
)
COUNTY OF DU PAGE) SS.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald Segert, personally known to me to be the same person whose name is set forth on the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 2016.

Notary Public

EXHIBIT A

Subject Realty Legal Description

BEGINNING AT A STONE IN THE SECTION LINE BETWEEN SECTIONS 4 AND 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, 288 FEET WEST OF THE CORNER OF SECTIONS 3, 4, 9 AND 10 (SAID POINT BEING ON THE WEST LINE OF FREMONT STREET, AS WIDENED); THENCE WEST, ON THE SECTION LINE BETWEEN SECTIONS 4 AND 9, 162 FEET; THENCE NORTH 66 FEET; THENCE EAST, PARALLEL WITH SAID SECTION LINE, 132.2 FEET, MORE OR LESS, TO THE WEST LINE OF FREMONT STREET AS WIDENED; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF FREMONT STREET AS WIDENED TO THE PLACE OF BEGINNING (BEING LOTS 2 AND 3 OF BLOCK 17 OF VACATED MCCONNELL'S TOWN OF TURNER, EXCEPTING THE EASTERLY 13 FEET OF SAID LOTS AS A TRACT), IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-04-414-007

EXHIBIT B

(Insert PLANS here)

Please sign and fax to 630-293-7310
or email approval or changes to
design@signarama-westchicago.com.

Spelling is your responsibility. Sizes
are noted. Drawing is not to scale.

Colors will vary from electronic proof.
If color is critical, a digital printout of
part of your order will need to be
printed and approved by you prior
to completion of order. This will require
an extra cost of \$25.

PLEASE MARK ONE:
approved as is

☐

Change noted, please send new proof:
(up to 3 proofs provided at no charge)

☐

Color is critical. Please print out a color
sample for approval at an additional
cost of \$25.00.

☐

Proof Created:

Current Date: 6/7/2016
Current Time: 9:06:40 AM

WIP #: 00

Sales Rep: 00



946 N. Neltnor, Unit 114, West Chicago, IL 60185
Phone: 630-293-7300 Fax: 630-293-7310
Website: www.signarama-westchicago.com
Email: design@signarama-westchicago.com

Signature: _____

te: _____

qty: 1 HDU sign

73.43 in

48 in



Please sign and fax to 630-293-7310
or email approval or changes to
design@signarama-westchicago.com.

Spelling is your responsibility. Sizes
are noted. Drawing is not to scale.

Colors will vary from electronic proof.
If color is critical, a digital printout of
part of your order will need to be
printed and approved by you prior
to completion of order. This will require
an extra cost of \$25.

PLEASE MARK ONE: ☐
approved as is

Change noted, please send new proof:
(up to 3 proofs provided at no charge) ☐

Color is critical. Please print out a color
sample for approval at an additional
cost of \$25.00. ☐

Proof Created:
Current Date: 6/9/2016
Current Time: 10:29:30 AM

WIP #: 00
Sales Rep: 00



946 N. Neltnor, Unit 114, West Chicago, IL 60185
Phone: 630-293-7300 Fax: 630-293-7310
Website: www.signarama-westchicago.com
Email: design@signarama-westchicago.com

Signature: _____

Date: _____

qty: 1 maxmetal
hanging sign DOUBLE sided



CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Retail Gun Sales
Municipal Code Regulations - Review and
Recommendations

AGENDA ITEM NUMBER: 5.A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** July 11, 2016**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said**SIGNATURE**  _____**APPROVED BY CITY ADMINISTRATOR:****SIGNATURE** _____**ITEM SUMMARY:**

Elected officials directed City staff to review the City's existing municipal regulations, and to evaluate potential new regulations, regarding retail gun sales. As part of that review, staff contacted other communities to determine what, if any, zoning regulations these communities had concerning such uses.

Currently, the City of West Chicago identifies gun sales as a retail sales use. Therefore, it is a permitted use in all locations where retail sales are permitted, which primarily includes the B Districts. There are also no specific business licensing regulations for retail gun sales in the City. At this time, there are two such uses in West Chicago; one on North Ave. (B-2 District), and one on Main Street (B-1 District).

The attached document summarizes staff's research and review of the matter with other communities. A total of 41 other communities were contacted, and 16 responded. Of that number:

- Five allow gun shops as permitted uses (similar to West Chicago).
- Five require special/conditional use approval for gun shops.
- Three prohibit gun shops outright.
- Three "others" (one currently considering regulations, one allowed as accessory and prohibited as principal, and one that specifies further review).

While the research and results found are not statistically scientific, there does not appear to be a predominance of one type of regulatory approach over another.

In order to provide a level of regulatory control, staff recommends the following:

- A text amendment to the Zoning Code to create regulations, beginning with the Plan Commission/Zoning Board, that require retail gun sales (whether accessory or principal uses) to obtain special use in the B-2 and B-3 Districts, with a prohibition (by way of omission) in the B-1 District (Downtown).
- Determine whether the City Council is interested in creating specific licensing regulations and fees (similar to pawn shops) for retail gun sales (again whether accessory or principal uses), beginning with the Public Affairs Committee.

As part of the details associated with the text amendment, staff will identify specific matters, including: definitions, accessory sales and uses, and minimum distance/separation requirements for inclusion.

CITY OF WEST CHICAGO

ACTIONS PROPOSED:

Concurrence with the staff recommendation to amend City zoning and business licensing regulations regarding retail gun sales.

COMMITTEE RECOMMENDATION:

Retail Gun Sales – Summary Information

A total of 41 communities were contacted to ask about what, if any, regulations they currently have concerning gun sales. Responses were received from 16 communities, including (in alphabetical order): Bartlett, Batavia, Carol Stream, Countryside, Elmhurst, Lisle, Lombard, Montgomery, Mt. Prospect, North Aurora, Oakbrook Terrace, Rolling Meadows, Schaumburg, Villa Park, Warrenville and Winfield.

The following questions were posed to all communities:

- Do you specifically identify gun shops as a permitted or special use?
- If so, in which zoning districts do you allow this use?
- Do you specifically define gun shops in your municipal code/zoning code?
- If you do not specifically identify gun shops as an allowed (permitted or special use), do you consider them to be the same as a retail sales establishment?
- Do you employ other strategies, such as licensing, to specifically regulate gun shops?

Currently, in West Chicago, gun shops are considered as retail sales uses allowed everywhere retail sales are allowed (such as the B Districts). There is no specific definition for retail gun shops, nor do specific licensing regulations exist.

It should be noted here that these results are not scientific, nor is it known whether they are a representative sampling of what all communities do. They merely reflect the information received from the responses provided, and simply reflect information from the communities that responded.

As a very general summary, of the 16 communities:

- Five allow gun shops as permitted uses (similar to West Chicago).
- Five require special/conditional use approval for gun shops.
- Three prohibit gun shops outright.
- Three “others” (one currently considering regulations, one allowed as accessory and prohibited as principal, and one that specifies further review).

The following summarizes the responses received:

Bartlett: Does not define nor have licensing provisions for gun shops, and has never had a request for a gun shop. For uses not specifically listed, an applicant would need to file for a text amendment and it would go through a process similar to a special use.

Batavia: Not specifically defined, and falls under retail sales. Allowed in commercial districts (and as accessory to principal uses in employment/industrial districts with area restrictions). Gun shops not specifically defined or licensed.

Carol Stream: Not defined and not allowed. Would require code amendment. Previous applicant inquired about a gun range and gun sales business was informed of this, and opted to not move forward.

Countryside: Undefined retail uses (including gun shops) are allowed as a special use in commercial districts (with separation requirements from schools and parks). Firearms dealers are required to obtain a specific business license.

Elmhurst: Currently considering whether to add gun shops as permitted and/or conditional (special uses) in commercial districts.

Lisle: Allowed as a special use in the primary commercial district (with separation requirements from schools).

Lombard: Allowed as a conditional (special) use in commercial districts, but only as ancillary to sporting goods and office supplies.

Montgomery: Prohibited as principal use; allowed as ancillary use to retail in commercial districts.

Mt. Prospect: Code is silent regarding gun shop uses; not specifically listed, so they "have to be reviewed"; nothing further specified.

North Aurora: Allowed as a special use in a few commercial districts.

Oakbrook Terrace: Allowed as permitted retail uses in all areas where retail uses are allowed.

Rolling Meadows: Currently prohibited.

Schaumburg: Allowed as special uses in commercial districts.

Villa Park: Allowed as permitted uses in commercial districts.

Warrenville: Allowed as permitted uses in commercial districts.

Winfield: Allowed as permitted uses in commercial districts.