



DU PAGE COUNTY

Development Committee

Final Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, January 6, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:30 AM.

2. ROLL CALL

Vice Chair Yoo arrived at 10:31 AM

PRESENT	Covert, Krajewski, Martinez, Ozog, and Tornatore
LATE	Yoo

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Glenn Nelson from the Glen Ellyn Woods Subdivision spoke in opposition to the petitions for 7-Eleven on Park Blvd, 7-Eleven on Lloyd and Penny's Place. He added that he also submitted an electronic comment.

Brian Armstrong, attorney for SMM Management, Inc. and Lucky 7 Bistro spoke next.

He spoke first on SMM Management's petition. The Zoning Board of Appeals voted to recommend approval. This location has been licensed before the other gaming establishments in the area and before the County imposed the 1,000 foot separation. The door to door measurement from the subject property to the church is over 1,000 feet, but less than that to/from property lines. Without approval of the variation, the facility will not be able to operate.

Mr. Armstrong spoke of Lucky 7 Bistro, which the ZBA also recommended to approve. There are other gaming facilities within 1,000 feet, however they are incorporated into Addison and the Village has no separation requirements. Construction was started on this location in 2023, more than a year before the County passed the separation ordinance.

Jonathan Lippner, attorney for the 7-Eleven Store petitions gave some background information on the stores. They have been operating video gaming since 2022 with proper state and liquor licensces. In 2024 the stores were informed that their licenses would not be renewed by the County. Mr. Lippner feels that standards of variation were met at the Zoning Board of Appeals hearing. The ZBA recommended to deny the petitions, stating that there was an inadequate showing of hardship or practical difficulty of which are not mentioned in the standards. Mr. Lippner feels these three stores are no different from the other stores that received a recommendation to approve.

Mike Thiessen, attorney for Penny's Place spoke on behalf of the petitioner. When they went to the ZBA hearing they did not realize that there were items that needed to be proved up. They had a building and zoning inspection in June 2025, after the ordinance had been put into place and none of those items were mentioned. They are asking to reapply or be ruled existing non-compliant.

Greg Smaistrla, Glen Ellyn Woods Civic Association President spoke in opposition to all the gaming petitions on the agenda. He informed the Committee that within his neighborhood are six gambling locations. These are not needed in DuPage County and causing issues for the community.

***Electronic comment can be found at the end of the packet.

5. MINUTES APPROVAL

5.A. 26-0108

Development Committee - Regular Meeting - November, 18, 2025

Attachments: [Final Meeting Minutes Summary 11-18-2025](#)

RESULT:	APPROVED
MOVER:	Yeea Yoo
SECONDER:	Mary Ozog
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6. REGULATORY SERVICES

6.A. 26-0155

Recommendation for the approval of a contract to Veritext LLC DBA Atkinson-Baker, a Veritext Company, to provide court reporting services, as needed for Building & Zoning, for the period of December 24, 2025 through December 23, 2026, for a contract total not to exceed \$24,213.75; per renewal of bid #24-120-BZP. First of three optional twelve month renewals.

Attachments: [Veritext - FY26 PRCC](#)
[Veritext - Bid Tab](#)
[Veritext - Signature Pages](#)
[Veritext - Contract Renewal](#)
[Veritext - Vendor Ethics](#)

RESULT:	APPROVED
MOVER:	Sadia Covert

SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.B. **DC-O-0001-26**

ZONING-25-000042 – ORDINANCE – 7-Eleven (Park Blvd): To approve the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school.
3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

(Milton/District 4) (If the County Board seeks to approve the Variation zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

Development Committee VOTE (Motion to Approve Failed): 1 Ayes, 4 Nays, 1 Absent

Paul Hoss explained to the Committee in 2019 when the County Board approved video gaming there were no Zoning regulations in place. The default requirement came from the State of Illinois requirements. In order to meet all the State requirements, facilities needed to get a pour liquor license from the County in unincorporated areas. Almost all the petitioners here today received a liquor license to pour, which allowed them to get their gaming license from the state. However, they never received any Zoning approval, because they were already existing. In 2023 the County recognized that several facilities with video gaming but were not in compliance with local Zoning regulations. Regulations were added to the Zoning and Liquor Control Codes in 2024. The petitions before you today are those that applied for the gaming and liquor licenses, which were denied by Zoning. They were either not in the correct zoning district or too close to protected uses such as daycares, schools and places of assembly.

Member Martinez inquired why only two of the video gaming cases were recommended to approve, while they all look similar. The ZBA found in the two cases that were recommended to approve, the applicants established a hardship, practical difficulty or unique circumstance that were land use related.

Vice Chair Yoo inquired how far each location is located from protected uses. Mr. Hoss reviewed the distances of property line to property line for each subject property.

Member Covert left the meeting at 11:19 AM

Attachments: [Z-25-000042 7-Eleven \(Park Blvd\) Cty. Bd. \(01-13-26\) Redacted](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
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MOVER:	Brian Krajewski
SECONDER:	Mary Ozog
AYES:	Krajewski
NAY:	Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Covert

6.C. **DC-O-0002-26**

ZONING-25-000043 – ORDINANCE – 7-Eleven 26139 (Maple Ave): To approve the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.

2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

(Lisle/District 2) (If the County Board seeks to approve the Variation zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

Development Committee VOTE (Motion to Approve Failed): 2 Ayes, 3 Nays, 1 Absent

Attachments: [Z-25-000043 7-Eleven \(26139 \[Maple\]\) Cty. Bd. \(01-13-26\) Redacted](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Krajewski, and Tornatore
NAY:	Martinez, Ozog, and Yoo
ABSENT:	Covert

6.D. **DC-O-0003-26**

ZONING-25-000044 – ORDINANCE – 7-Eleven 34077 (Lloyd Ave): To approve the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.

2. Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare. (Milton/District 4) (If the County Board seeks to approve the Variation zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

Development Committee VOTE (Motion to Approve Failed): 2 Ayes, 3 Nays, 1 Absent

Attachments: [Z-25-000044 7-ELEVEN 34077 \(Lloyd Ave\) Cty. Bd.](#)
[\(01-13-26\) Redacted](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Yeea Yoo
SECONDER:	Mary Ozog
AYES:	Krajewski, and Tornatore
NAY:	Martinez, Ozog, and Yoo
ABSENT:	Covert

6.E. [DC-O-0004-26](#)

ZONING-25-000045 – ORDINANCE – SMM Management, Inc.: To approve the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

(Lisle/District 2)

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Development Committee VOTE (Motion to Approve): 4 Ayes, 2 Nays, 0 Absent

Member Covert returned to meeting at 11:37 AM

Attachments: [Z-25-000045 SMM MANAGEMENT Cty. Bd.](#)
[\(01-13-26\) Redacted](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Yeea Yoo
AYES:	Krajewski, Ozog, Tornatore, and Yoo
NAY:	Covert, and Martinez

6.F. [DC-O-0005-26](#)

ZONING-25-000046 – Penny’s Place – Blackhawk: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use to allow a video gaming café restaurant in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming café restaurant within 1,000 feet of a place of assembly and school.
3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

(Milton/District 4) (Generally located southeast of Butterfield Road and Park Boulevard)
ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

The petition was withdrawn prior to a vote being taken.

Attachments: [Z-25-000046 Pennys Place Dev Com \(1-6-26\) Redacted](#)

RESULT:	WITHDRAWN
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6.G. [DC-O-0006-26](#)

ZONING-25-000048 – ORDINANCE – Lucky 7 Bistro: To approve the following zoning relief:

Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment. (Addison/District 1)

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Development Committee VOTE (Motion to Approve): 4 Ayes, 2 Nays, 0 Absent

Attachments: [Z-25-000048 Lucky 7 Bistro Cty. Bd. \(01-13-2026\) Redacted](#)

RESULT:	APPROVED AT COMMITTEE
MOVED:	Brian Krajewski
SECONDER:	Yeenah Yoo
AYES:	Krajewski, Ozog, Tornatore, and Yoo
NAY:	Covert, and Martinez

7. OLD BUSINESS

Member Covert thanked Chair Tornatore for allowing her to leave to Chair the Technology Committee and return to the meeting. She added that people are going through hard financial times and gaming facilities are contributing to this.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 11:42 AM



Minutes

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: 26-0108

Agenda Date: 1/6/2026

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, November 18, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:30 AM.

2. ROLL CALL

PRESENT	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT	Krajewski

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

David Savenok, spoke on behalf of his petition 25-000060. He received a violation for a basketball hoop that was installed prior to him moving into the home in 2021. He is seeking zoning relief so he may keep the basketball hoop, which is a common item in his neighborhood.

5. MINUTES APPROVAL

5.A. 25-2514

Development Committee - Regular Meeting - October 7, 2025

Attachments: [Dev Comm Summary Minutes 10-7-25](#)

RESULT:	APPROVED
MOVED:	Yeena Yoo
SECONDER:	Sadia Covert
AYES:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Krajewski

6. REGULATORY SERVICES

6.A. DC-O-0049-25

ZONING-25-000059 – Fittanto: To approve the following zoning relief:
Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.
(Milton / District 4)

ZHO Recommendation to Deny.

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent
(If the County Board seeks to approve the zoning relief it will require a 3/4 majority vote

{14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

Vice Chair Yoo reviewed the property, which is narrow and there is no alternative place to park the RV. She inquired why the Zoning Hearing officer recommended to deny. Paul Hoss, answered that the petitioner made that point in the hearing and also that the RV was not impacting anyone. No one appeared or submitted comment at the hearing to oppose the petition, however, there was a complaint on this property and a violation was issued.. Currently, the RV is inoperable and dormant until the petitioner has the resources to rehab it. Member Ozog added that there is an expectation that if you own an RV you are going to store it, only parking it at the home when loading/unloading before and after travel.

Attachments: [ZONING-25-000059 Fittanto Cty Bd Flyer Redacted](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Mary Ozog
SECONDER:	Sadia Covert
NAY:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Krajewski

6.B. [DC-O-0050-25](#)

ZONING-25-000060 – Savenok: To approve the following zoning relief:
Variation for a recreational apparatus in front of my house in DuPage County. (Milton / District 4)

ZHO Recommendation to Deny.

Development Committee VOTE (Motion to Approve): 5 Ayes, 0 Nays, 1 Absent
(If the County Board seeks to approve the zoning relief it will require a $\frac{3}{4}$ majority vote
{14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

Paul Hoss advised the Committee that the hoop was discovered after a complaint came in for other violations at the property. This is a permanent piece of recreational equipment in front of the front wall of the house, which is not permitted. There was an objection from a neighbor, who complained about the noise. Discussion ensued about noise complaint.

Attachments: [ZONING-25-000060 Savenok Cty Bd Flyer Redacted](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Mary Ozog
SECONDER:	Yeea Yoo
AYES:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Krajewski

7. OLD BUSINESS

No old business was discussed.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:52 AM



Development Requisition under \$30,000

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: 26-0155

Agenda Date: 1/6/2026

Agenda #: 6.A.



Procurement Review Comprehensive Checklist
Procurement Services Division
This form must accompany all Purchase Order Requisitions

SECTION 1: DESCRIPTION			
<i>General Tracking</i>		<i>Contract Terms</i>	
FILE ID#:	RFP, BID, QUOTE OR RENEWAL #: 24-120-BZP	INITIAL TERM WITH RENEWALS: 1 YR + 3 X 1 YR TERM PERIODS	INITIAL TERM TOTAL COST: \$24,213.75
COMMITTEE: DEVELOPMENT	TARGET COMMITTEE DATE: 01/06/2026	PROMPT FOR RENEWAL:	CONTRACT TOTAL COST WITH ALL RENEWALS: \$96,855.00
	CURRENT TERM TOTAL COST: \$24,213.75	MAX LENGTH WITH ALL RENEWALS: FOUR YEARS	CURRENT TERM PERIOD: FIRST RENEWAL
<i>Vendor Information</i>		<i>Department Information</i>	
VENDOR: Veritext LLC DBA Atkinson-Baker, A Veritext Company	VENDOR #: 11173	DEPT: Building & Zoning	DEPT CONTACT NAME: Marla Flynn
VENDOR CONTACT: Todd Mobley	VENDOR CONTACT PHONE: 937-222-2259	DEPT CONTACT PHONE #: X6789	DEPT CONTACT EMAIL: Marla.Flynn@dupagecounty.gov
VENDOR CONTACT EMAIL: tmobley@veritext.com	VENDOR WEBSITE:	DEPT REQ #:	
<i>Overview</i>			
DESCRIPTION Identify scope of work, item(s) being purchased, total cost and type of procurement (i.e., lowest bid, RFP, renewal, sole source, etc.). Professional court reporting services for DuPage County Zoning Board of Appeals hearings per Quote #24-120-BZP			
JUSTIFICATION Summarize why this procurement is necessary and what objectives will be accomplished An accurate transcription of each hearing is required by law.			

SECTION 2: DECISION MEMO REQUIREMENTS	
DECISION MEMO NOT REQUIRED RENEWAL	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is not required.
DECISION MEMO REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is required.

SECTION 3: DECISION MEMO	
SOURCE SELECTION	Describe method used to select source.
RECOMMENDATION AND TWO ALTERNATIVES	Describe staff recommendation and provide justification. Identify at least 2 other options to accomplish this request, including status quo, (i.e., take no action).

SECTION 4: SOLE SOURCE MEMO/JUSTIFICATION

JUSTIFICATION Select an item from the following dropdown menu to justify why this is a sole source procurement.	
NECESSITY AND UNIQUE FEATURES	Describe the product or services that are not available from other vendors. Explain necessary and unique features or services. Attach letters from manufacturer, letters from distributor, warranties, licenses, or patents as needed. Be specific.
MARKET TESTING	List and describe the last time the market has been tested on the applicability of the sole source. If it has not been tested over the last 12 months, explain why not.
AVAILABILITY	Describe steps taken to verify that these features are not available elsewhere. Included a detailed list of all products or services by brand/manufacturer examined and include names, phone numbers, and emails of people contacted.

SECTION 5: Purchase Requisition Information

<i>Send Purchase Order To:</i>		<i>Send Invoices To:</i>	
Vendor: Veritext LLC DBA Atkinson-Baker, A Veritext Company	Vendor#: 11173	Dept: Building & Zoning	Division:
Attn: Todd Mobley	Email: tmobley@veritext.com	Attn: Marla Flynn	Email: Marla.Flynn@dupagecounty.gov
Address: 290 W Mt Pleasant Ave - Ste 3200	City: Livingston	Address: 421 N County Farm Rd	City: Wheaton
State: NJ	Zip: 07939	State: IL	Zip: 60187
Phone: 312-442-9087	Fax:	Phone: 630-407-6789	Fax: 630-407-6702
<i>Send Payments To:</i>		<i>Ship to:</i>	
Vendor: Veritext LLC	Vendor#: 11173-R01	Dept:	Division:
Attn:	Email:	Attn:	Email:
Address: PO Box 71303	City: Chicago	Address:	City:
State: IL	Zip: 60694-1303	State:	Zip:
Phone:	Fax:	Phone:	Fax:
<i>Shipping</i>		<i>Contract Dates</i>	
Payment Terms: PER 50 ILCS 505/1	FOB: Destination	Contract Start Date (PO25): Dec 24, 2025	Contract End Date (PO25): Dec 23, 2026

Purchase Requisition Line Details											
LN	Qty	UOM	Item Detail (Product #)	Description	FY	Company	AU	Acct Code	Sub-Accts/ Activity Code	Unit Price	Extension
1	1	EA		Professional Court Reporting Services for DuPage County Zoning Board of Appeals hearings, for the period of 12/24/25 through 12/23/2026, per low quote #24-120-BZP.	FY26	1100	2810	53090		24,213.75	24,213.75
FY is required, ensure the correct FY is selected.										Requisition Total	\$ 24,213.75

Comments	
HEADER COMMENTS	Provide comments for P020 and P025.
SPECIAL INSTRUCTIONS	Provide comments for Buyer or Approver (not for P020 and P025). Comments will not appear on PO.
INTERNAL NOTES	Provide comments for department internal use (not for P020 and P025). Comments will not appear on PO.
APPROVALS	Department Head signature approval for procurements under \$15,000. Procurement Officer Approval for ETSB.



THE COUNTY OF DUPAGE
FINANCE - PROCUREMENT
COURT REPORTER SERVICES 24-120-BZP
BID TABULATION

✓

				Veritex, LLC	
NO.	ITEM	UOM	QTY	PRICE	EXTENDED PRICE
1	Base Appearance Fee (minimum 2 hours)	EA	45	\$ 250.00	\$ 11,250.00
2	Fee per 0.5 hour (after minimum hours)	EA	30	\$ 50.00	\$ 1,500.00
3	Transcript Delivery Fee (regular)	PAGE	2,000	\$ 4.95	\$ 9,900.00
4	Transcript Delivery Fee (expedited)	PAGE	225	\$ 6.95	\$ 1,563.75
				GRAND TOTAL	\$ 24,213.75

NOTES

Bid Opening 11/07/2024 @4:00 PM	HK, BR
Invitations Sent	9
Total Vendors Requesting Documents	0
Total Bid Responses	1

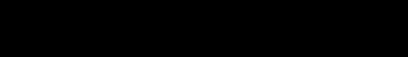
PRICE

Quantities listed are for appearances and these are canvassing quantities and intended to establish pricing.

NO.	ITEM	UOM	QTY	PRICE	EXTENDED PRICE
1	Base Appearance Fee (minimum 2 hours)	EA	45	\$ 250.00	\$ 11,250.00
2	Fee per 0.5 hour (after minimum hours)	EA	30	\$ 50.00	\$ 1,500.00
3	Transcript Delivery Fee (regular)	PAGE	2,000	\$ 4.95	\$ 9,900.00
4	Transcript Delivery Fee (expedited)	PAGE	225	\$ 6.95	\$ 1,563.75
GRAND TOTAL					\$ 24,213.75
GRAND TOTAL (In words)					

QUOTE SIGNATURE PAGE

COURT REPORTER SERVICES 24-120-BZP

X  Midwest Billing Manager
(Signature and Title)

10/28/2024

(Date)

QUOTATION MUST BE SIGNED FOR CONSIDERATION

(PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION)

Full Business Name of Bidder	Veritext
Main Business Address	290 Mount Pleasant Ave.
	Suite 3200
City, State, Zip Code	Livingston, NJ 07039
Telephone Number	973-410-4040
Email Address	lgrossman@veritext.com
Bid Contact Person	Lauren Grossman



The County of DuPage
Finance Department
Procurement Division, Room 3-400
421 North County Farm Road
Wheaton, Illinois 60187

CONTRACT RENEWAL AGREEMENT

This contract, made and entered into by The County of DuPage, 421 North County Farm Road, Wheaton, Illinois, 60187, hereinafter called the "COUNTY" and Veritext, LLC located at 290 Mount Pleasant Avenue, Suite 3200, Livingston, NJ 07939, hereinafter called the "CONTRACTOR", witnesseth;

The COUNTY and the CONTRACTOR have previously entered into a Contract, pursuant to Bid #24-120-BZP which became effective on 12/24/2024 and which will expire 12/23/2025. The contract is subject to the first of three options to renew for a twelve (12) month period.

The contract renewal shall be effective on the date of last signature and shall terminate on 12/23/2026.

The parties now agree to renew said agreement, upon the same terms as previously agreed to, as specified in the original contract.

THE COUNTY OF DUPAGE

SIGNATURE

Sara Rogers

PRINTED NAME

Buyer I

PRINTED TITLE

DATE

CONTRACTOR

SIGNATURE

Todd Mobley

PRINTED NAME

Principal

PRINTED TITLE

12/11/2025

DATE



DuPage County
Finance Department
Procurement Division
421 North County Farm Road
Room 3-400
Wheaton, Illinois 60187-3978

REQUIRED VENDOR ETHICS DISCLOSURE STATEMENT

Section I: Contact Information

Please complete the contact information below.

BID NUMBER:	24-120-BZP
COMPANY NAME:	Veritext Legal Services
CONTACT PERSON:	Todd A. Mobley
CONTACT EMAIL:	tmobley@veritext.com

Section II: Procurement Ordinance Requirements

Every contractor, union, or vendor that is seeking or has previously obtained a contract, change orders to one (1) or more contracts, or two (2) or more individual contracts with the County, shall provide to the Procurement Division a written disclosure of all political campaign contributions made by such contractor, union, or vendor to any incumbent County Board member, County Board chairman, or Countywide elected official whose office the contract to be awarded will benefit within the current and previous calendar year. The contractor, union, or vendor shall update such disclosure annually during the term of a multi-year contract and prior to any change order or renewal requiring approval by the county board. For purposes of this disclosure requirement, "contractor or vendor" includes owners, officers, managers, lobbyists, agents, consultants, bond counsel and underwriters counsel, subcontractors, and corporate entities under the control of the contracting person, and political action committees to which the contracting person has made contributions.

Has the Bidder made contributions as described above?

Yes
 No

If "Yes", complete the required information in the table below.

RECIPIENT	DONOR	DESCRIPTION (e.g., cash, type of item, in-kind services, etc.)	AMOUNT/VALUE	DATE MADE

All contractors and vendors who have obtained or are seeking contracts with the County shall disclose the names and contact information of their lobbyists, agents and representatives and all individuals who are or will be having contact with county officers or employees in relation to the contractor bid and shall update such disclosure with any changes that may occur.

Has the Bidder had or will the Bidder have contact with lobbyists, agents, representatives or individuals who are or will be having contact with county officers or employees as described above.

Yes

No

If "Yes", list the name, phone number, and email of lobbyists, agents, representatives, and all individuals who are or will be having contact with county officers or employees in the table below.

NAME	PHONE	EMAIL

Section III: Violations

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future County contracts. Continuing and supplemental disclosure is required. The Bidder agrees to update this disclosure form as follows:

- If information changes, within five (5) days of change, or prior to county action, whichever is sooner;
- 30 days prior to the optional renewal of any contract;
- Annual disclosure for multi-year contracts on the anniversary of said contract
- With any request for change order except those issued by the county for administrative adjustments

The full text of the County's Ethics Ordinance is available at:

[Ethics | DuPage Co. IL](#)

The full text of the County's Procurement Ordinance is available at:

[ARTICLE VI. - PROCUREMENT | Code of Ordinances | DuPage County, IL | Municode Library](#)

Section IV: Certification

By signing below, the Bidder hereby acknowledges that it has received, read, and understands these requirements, and certifies that the information submitted on this form is true and correct to the best of its knowledge.

Printed Name: Todd Mobley

Signature:  _____

Title: Principal

Date: 12/11/2025



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0001-26

Agenda Date: 1/13/2026

Agenda #: 12.A.

Zoning Petition ZONING-25-000042 7-Eleven (Park Blvd)

WHEREAS, a public hearing was held on September 24, 2025 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 6:00 P.M. before the DuPage County Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school.
3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment, on the property hereinafter described:

THE SOUTH 175 FEET OF THE NORTH 325 FEET, AS MEASURED ON THE EAST LINE OF PARK BOULEVARD, OF THE WEST 157.0 FEET, AS MEASURED ON THE NORHT LINE OF THAT PART OF DAUGHERTY'S ASSESSMENT PLT OF PART OF SECTIOSN 26 AND 35, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1947 AS DOCUMENT 518426, LYING EAST OF THE EAST LINE OF PARK BOULEVARD, AS SHOWN ON SAID ASSESSMENT PLAT, IN THE TOWNSHIP OF MILTON, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on December 4, 2026 does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District, a Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school, and a Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
2. That petitioner testified that the subject property is located at the intersection of Butterfield Road and Park Boulevard.
3. That petitioner testified that the proposed location of 7-Eleven (Park Blvd) video gaming terminal establishment is

located within 1,000 feet of the St Barnabas Episcopal Church which is approximately 903 feet from the subject property. Additionally, the proposed location is near existing video gaming café restaurant/video gaming terminal establishments including Penny's Place located approximately 234 feet from the subject property and Annie's Slots at M&W Thai which is about 324 feet from the subject property.

4. That petitioner testified that the property has been operating video gaming since March of 2023.
5. That petitioner testified that the store has approximately less than 50 customers per day that play the video games at the store; in comparison to the approximately 300 to 400 customers that come into the store every day. That petitioner testified that the customers typically play for around 10 to 30 minutes and leave.
6. That petitioner testified that the proposed video gaming establishment has six (6) video gaming devices which are locked behind a barricade only allowing customers who show valid photo identification and 21 years or older are allowed to enter and play.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.

g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not incur additional public expense for flood protection, rescue or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000042 7-Eleven (Park Blvd)
ZONING REQUEST	1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business video gaming terminal establishment within 1,000 feet of a place of assembly and school. 1 terminal establishment within 1,000 feet of an existing video gaming café restaurant/video

OWNER	TEXSTORE PROPERTIES, 3S035 PARK BLVD, GLEN ELLYN, IL 60137 / TEXSTOR DALLAS, TX 75221-0711 / AGENT: 7-ELEVEN (PARK BLVD), ANKIT PATEL, 3S03 60137	
ADDRESS/LOCATION	3S035 PARK BLVD, GLEN ELLYN, IL 60137	
PIN	05-35-107-034	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	B-1 LOCAL BUSINESS	
AREA	0.6 ACRES (26,136 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 9, 2025	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 24, 2025	
ADDITIONAL INFORMATION:		
Building:	No objection.	
DUDOT:	No objection.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”	
EXTERNAL:		
Village of Glen Ellyn:	Objects. (See attached documentation)	
Village of Lombard:	“As this property is outside our planning boundary, the Village of Lombard will not be able to comment on this petition.”	
Village of Downers Grove:	No comments.	
Village of Lisle:	Our office has no jurisdiction in this matter.	
City of Wheaton:	No Comments Received.	
Milton Township:	No Comments Received.	
Milton Township Highway:	No objection. Additional information may be required at time of final review.	
Lisle-Woodridge Fire Dist.:	No Comments Received.	
Sch. Dist. 89:	No Comments Received.	
Sch. Dist. 87:	No Comments Received.	
Forest Preserve:	No Comments Received.	

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	B-1 LOCAL BUSINESS	BANK	LOCAL COMMERCIAL
South	R-6 MULTIPLE FAMILY	APARTMENT COMPLEX	0-5 DU AC
East	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	R-3 SINGLE FAMILY	RESIDENTIAL	0-5 DU AC

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above and at the recommendation meeting held on December 4, 2026, recommends to deny the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school.
3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

WHEREAS, the County Board Development Committee on December 6, 2025, considered the above findings and recommendations of the Zoning Board of Appeals and recommends to concur with the findings and on a motion to approve, the motion failed relative to the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school.
3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

Development Committee VOTE (Motion to Approve Failed): 1 Ayes, 4 Nays, 1 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school.
3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment, on the property hereinafter described:

THE SOUTH 175 FEET OF THE NORTH 325 FEET, AS MEASURED ON THE EAST LINE OF PARK

BOULEVARD, OF THE WEST 157.0 FEET, AS MEASURED ON THE NORHT LINE OF THAT PART OF DAUGHERTY'S ASSESSMENT PLT OF PART OF SECTIOSN 26 AND 35, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1947 AS DOCUMENT 518426, LYING EAST OF THE EAST LINE OF PARK BOULEVARD, AS SHOWN ON SAID ASSESSMENT PLAT, IN THE TOWNSHIP OF MILTON, IN DUPAGE COUNTY, ILLINOIS; and

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; TEXSTORE PROPERTIES, 3S035 PARK BLVD, GLEN ELLYN, IL 60137 / TEXSTORE PROPERTIES, PO BOX 711, DALLAS, TX 75221-0711 / AGENT: 7-ELEVEN (PARK BLVD), ANKIT PATEL, 3S035 PARK BLVD, GLEN ELLYN, IL 60137; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 13th of January, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

M E M O R A N D U M

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 6, 2025

RE: **ZONING-25-000042 7-Eleven (Park Blvd) (Milton/District 4)**

DuPage County Board: January 13, 2026: *(If the County Board seeks to approve the Variation zoning relief it will require a 3/4 majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)*

Development Committee: January 6, 2026: The Motion to Approve failed relative to the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school.
3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

Development Committee VOTE (Motion to Approve Failed): 1 Ayes, 4 Nays, 1 Absent

Zoning Board of Appeals: December 4, 2025: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school.
3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District, a Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school, and a Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
2. That petitioner testified that the subject property is located at the intersection of Butterfield Road and Park Boulevard.
3. That petitioner testified that the proposed location of 7-Eleven (Park Blvd) video gaming terminal establishment is located within 1,000 feet of the St Barnabas Episcopal Church which is approximately 903 feet from the subject property. Additionally, the proposed location is near existing video gaming café restaurant/video gaming terminal establishments including Penny's Place located approximately 234 feet from the subject property and Annie's Slots at M&W Thai which is about 324 feet from the subject property.
4. That petitioner testified that the property has been operating video gaming since March of 2023.
5. That petitioner testified that the store has approximately less than 50 customers per day that play the video games at the store; in comparison to the approximately 300 to 400 customers that come into the store every day. That petitioner testified that the customers typically play for around 10 to 30 minutes and leave.
6. That petitioner testified that the proposed video gaming establishment has six (6) video gaming devices which are locked behind a barricade only allowing customers who show valid photo identification and 21 years or older are allowed to enter and play.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.

- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not unduly increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not incur additional public expense for flood protection, rescue or relief.

- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION					
CASE #/PETITIONER	ZONING-25-000042 7-Eleven (Park Blvd)				
ZONING REQUEST	1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school. 3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.				
OWNER	TEXSTORE PROPERTIES, 3S035 PARK BLVD, GLEN ELLYN, IL 60137 / TEXSTORE PROPERTIES, PO BOX 711, DALLAS, TX 75221-0711 / AGENT: 7-ELEVEN (PARK BLVD), ANKIT PATEL, 3S035 PARK BLVD, GLEN ELLYN, IL 60137				
ADDRESS/LOCATION	3S035 PARK BLVD, GLEN ELLYN, IL 60137				
PIN	05-35-107-034				
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4			
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL			
AREA	0.6 ACRES (26,136 SQ. FT.)				
UTILITIES	WATER/SEWER				
PUBLICATION DATE	Daily Herald: SEPTEMBER 9, 2025				
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 24, 2025				
ADDITIONAL INFORMATION:					
Building:	No objection.				
DUDOT:	No objection.				
Health:	Our office has no jurisdiction in this matter.				
Stormwater:	Our office has no jurisdiction in this matter.				
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”				
EXTERNAL:					
Village of Glen Ellyn:	Objects. (See attached documentation)				
Village of Lombard:	“As this property is outside our planning boundary, the Village of Lombard has no comment on this petition.”				
Village of Downers Grove:	No comments.				
Village of Lisle:	Our office has no jurisdiction in this matter.				
City of Wheaton:	<i>No Comments Received.</i>				
Milton Township:	<i>No Comments Received.</i>				
Milton Township Highway:	No objection. Additional information may be required at time of permit application.				
Lisle-Woodridge Fire Dist.:	<i>No Comments Received.</i>				
Sch. Dist. 89:	<i>No Comments Received.</i>				
Sch. Dist. 87:	<i>No Comments Received.</i>				
Forest Preserve:	<i>No Comments Received.</i>				

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	B-1 LOCAL BUSINESS	BANK	LOCAL COMMERCIAL

South	R-6 MULTIPLE FAMILY	APARTMENT COMPLEX	0-5 DU AC
East	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	R-3 SINGLE FAMILY	RESIDENTIAL	0-5 DU AC







**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-25-000042 7-Eleven (Park Blvd)

Please review the information herein and return with your comments to:

Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by **September 23, 2025**.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERN WITH THE PETITION	
: NO OBJECTION/CONCERN WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
X: I OBJECT/ HAVE CONCERN WITH THE PETITION.	
COMMENTS: The subject property is located within the planning jurisdiction of the Village of Glen Ellyn. Section 3-2-18(B) of the Village Code prohibits video gaming within the corporate limits of the Village of Glen Ellyn. If the property were to be annexed to the Village at any time in the future, the property will be required to cease operation and remove the video gaming terminals from the property.	
[REDACTED]	
SIGNATURE	DATE: 9/10/2025
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Village of Glen Ellyn Community Development Department.	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000042 7-Eleven (Park Blvd)
ZONING REQUEST	1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school. 3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
OWNER	TEXSTORE PROPERTIES, 3S035 PARK BLVD, GLEN ELLYN, IL 60137 / TEXSTORE PROPERTIES, PO BOX 711, DALLAS, TX 75221-0711 / AGENT: 7-ELEVEN (PARK BLVD), ANKIT PATEL, 3S035 PARK BLVD, GLEN ELLYN, IL 60137
ADDRESS/LOCATION	3S035 PARK BLVD, GLEN ELLYN, IL 60137
PIN	05-35-107-034
TWSP./CTY. BD. DIST.	MILTON
ZONING/LUP	B-1 LOCAL BUSINESS
AREA	0.6 ACRES (26,136 SQ. FT.)
UTILITIES	WATER/SEWER
PUBLICATION DATE	Daily Herald: SEPTEMBER 9, 2025
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 24, 2025

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0002-26

Agenda Date: 1/13/2026

Agenda #: 12.B.

Zoning Petition ZONING-25-000043 7-Eleven 26139 (Maple Ave)

WHEREAS, a public hearing was held on October 9, 2025 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 6:00 P.M. before the DuPage County Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment, on the property hereinafter described:

THE SOUTH 150 FEET, AS MEASURED ON THE EAST LINE OF THE EAST 150 FEET, AS MEASURED ON THE SOUTH LINE OF LOT 21 IN ARTHUR T. MCINTOSH'S BLEMONT FARMS, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 12 AND IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1918 AS DOCUMENT 134268, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on December 4, 2025 does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare, and a Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
2. That petitioner testified that the subject property is located at the intersection of Belmont Road and Maple Avenue.

3. That petitioner testified that the proposed location of 7-Eleven 26139 (Maple Ave) video gaming terminal establishment is located within 1,000 feet of existing video gaming terminals including BP and Angelo's Foods located within the same intersection.
4. That petitioner testified that the proposed location of 7-Eleven 26139 (Maple Ave) video gaming terminal establishment is located within 1,000 feet of the Belmont Bible Church located approximately 0.2 miles away. The petitioner provided the school hours of the Belmont Bible Church to be 8:30 AM to 3:00 PM.
5. That petitioner testified that the property has been operating video gaming since April of 2022.
6. That petitioner testified that the proposed video gaming devices are locked behind a barricade not able to be seen from the outside and only allow customers who show valid photo identification and 21 years or older are allowed to enter and play.
7. That petitioner testified that the video gaming use has approximately 20 to 30 gaming customers a day; in comparison to the approximately 300 to 500 convenience store customers that come into the store every day. The petitioner testified that the customers typically play for less than 30 minutes and leave.
8. That petitioner testified that the hours of operation for the video gaming terminal follows the liquor license hours which is 6:00 AM to 1:00 PM Monday through Thursday, Friday and Saturday 6:00 AM to 2:00 AM the next day, and Sunday 9:00 AM to 1:00 PM.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not unduly increase traffic congestion in the public streets and

highways.

- e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000043 7-ELEVEN 26139 (MAPLE AVE)	
ZONING REQUEST	1. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal assembly and daycare. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal assembly and daycare.	
OWNER	THE SOUTHLAND CORP, C/O 7-ELEVEN 26139	
ADDRESS/LOCATION	2304 MAPLE AVE, DOWNSERS GROVE, IL 60515	
PIN	08-13-200-022	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT #2
ZONING/LUP	B-2 LOCAL BUSINESS	
AREA	0.43 ACRES / 18,730.8 SQUARE FEET	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 24, 2025	
PUBLIC HEARING	OCTOBER 9, 2025	

<u>ADDITIONAL INFORMATION:</u>	
Building:	No Objection.
DUDOT:	No Objection.
Health:	Our office has no jurisdiction in this matter.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	“DPC Public Works doesn’t own any sewer or water area.”
<u>EXTERNAL:</u>	
Village of Downers Grove	Objects. See attached.
Village of Woodridge	<i>No Comments Received.</i>
Village of Lisle	Our office has no jurisdiction in this matter.
Lisle Township:	<i>No Comments Received.</i>
Lisle Township Highway:	No Objection.
Darien-Woodridge Fire District	<i>No Comments Received.</i>
School District 58:	<i>No Comments Received.</i>
School District 99:	No Concerns.
Forest Preserve:	<i>No Comments Received.</i>

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
South	VILLAGE OF DOWNERS GROVE	COMMERCIAL	VILLAGE OF DOWNERS GROVE
East	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	VILLAGE OF DOWNERS GROVE	RESIDENTIAL	VILLAGE OF DOWNERS GROVE

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above and at the recommendation meeting held on December 4, 2025, recommends to deny the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

WHEREAS, the County Board Development Committee on January 6, 2026, considered the above findings and recommendations of the Zoning Board of Appeals and recommends to concur with the findings and on a Motion to Approve, the motion failed relative to the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

Development Committee VOTE (Motion to Approve Failed): 2 Ayes, 3 Nays, 1 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment, on the property hereinafter described:

THE SOUTH 150 FEET, AS MEASURED ON THE EAST LINE OF THE EAST 150 FEET, AS MEASURED ON THE SOUTH LINE OF LOT 21 IN ARTHUR T. MCINTOSH'S BLEMONT FARMS, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 12 AND IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1918 AS DOCUMENT 134268, IN DUPAGE COUNTY, ILLINOIS; and

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; THE SOUTHLAND CORP, C/O 7-ELEVEN 26139, 2300 MAPLE AVE, DOWNTONERS GROVE, IL 60515 / THE SOUTHLAND CORP, PO BOX 711, DALLAS, TX 75221; and Township Assessor, Lisle Township, 4721 Indiana Avenue, Lisle, IL 60532

Enacted and approved this 13th of January, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

M E M O R A N D U M

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 6, 2026

RE: **ZONING-25-000043 7-Eleven 26139 (Maple Ave) (Lisle/District 2)**

DuPage County Board: January 13, 2026: *(If the County Board seeks to approve the Variation zoning relief it will require a 3/4 majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)*

Development Committee: January 6, 2026: The Motion to Approve failed relative to the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

Development Committee VOTE (Motion to Approve Failed): 2 Ayes, 3 Nays, 1 Absent

Zoning Board of Appeals: December 4, 2025: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare, and a Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
2. That petitioner testified that the subject property is located at the intersection of Belmont Road and Maple Avenue.
3. That petitioner testified that the proposed location of 7-Eleven 26139 (Maple Ave) video gaming terminal establishment is located within 1,000 feet of existing video gaming terminals including BP and Angelo's Foods located within the same intersection.
4. That petitioner testified that the proposed location of 7-Eleven 26139 (Maple Ave) video gaming terminal establishment is located within 1,000 feet of the Belmont Bible Church located approximately 0.2 miles away. The petitioner provided the school hours of the Belmont Bible Church to be 8:30 AM to 3:00 PM.
5. That petitioner testified that the property has been operating video gaming since April of 2022.
6. That petitioner testified that the proposed video gaming devices are locked behind a barricade not able to be seen from the outside and only allow customers who show valid photo identification and 21 years or older are allowed to enter and play.
7. That petitioner testified that the video gaming use has approximately 20 to 30 gaming customers a day; in comparison to the approximately 300 to 500 convenience store customers that come into the store every day. The petitioner testified that the customers typically play for less than 30 minutes and leave.
8. That petitioner testified that the hours of operation for the video gaming terminal follows the liquor license hours which is 6:00 AM to 1:00 PM Monday through Thursday, Friday and Saturday 6:00 AM to 2:00 AM the next day, and Sunday 9:00 AM to 1:00 PM.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.

- b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.
- c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not unduly increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

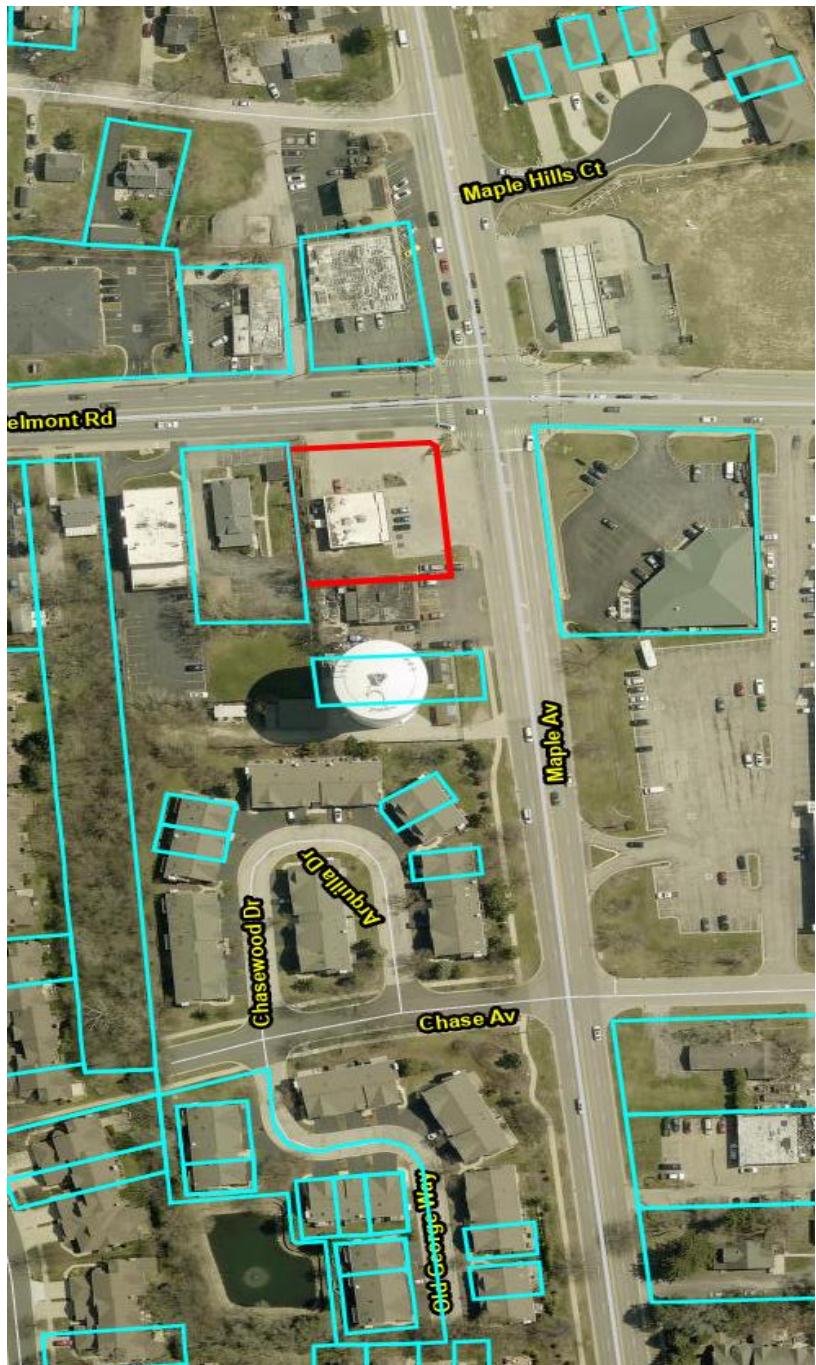
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000043 7-ELEVEN 26139 (MAPLE AVE)	
ZONING REQUEST	1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.	
OWNER	THE SOUTHLAND CORP, C/O 7-ELEVEN 26139	
ADDRESS/LOCATION	2304 MAPLE AVE, DOWNSERS GROVE, IL 60515	
PIN	08-13-200-022	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	B-2 LOCAL BUSINESS	
AREA	0.43 ACRES / 18,730.8 SQUARE FEET	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 24, 2025	
PUBLIC HEARING	OCTOBER 9, 2025	

ADDITIONAL INFORMATION:

Building:	No Objection.
DUDOT:	No Objection.
Health:	Our office has no jurisdiction in this matter.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”
EXTERNAL:	
Village of Downers Grove	Objects. See attached.
Village of Woodridge	<i>No Comments Received.</i>
Village of Lisle	Our office has no jurisdiction in this matter.
Lisle Township:	<i>No Comments Received.</i>
Lisle Township Highway:	No Objection.
Darien-Woodridge Fire District	<i>No Comments Received.</i>
School District 58:	<i>No Comments Received.</i>
School District 99:	No Concerns.
Forest Preserve:	<i>No Comments Received.</i>

LAND USE:

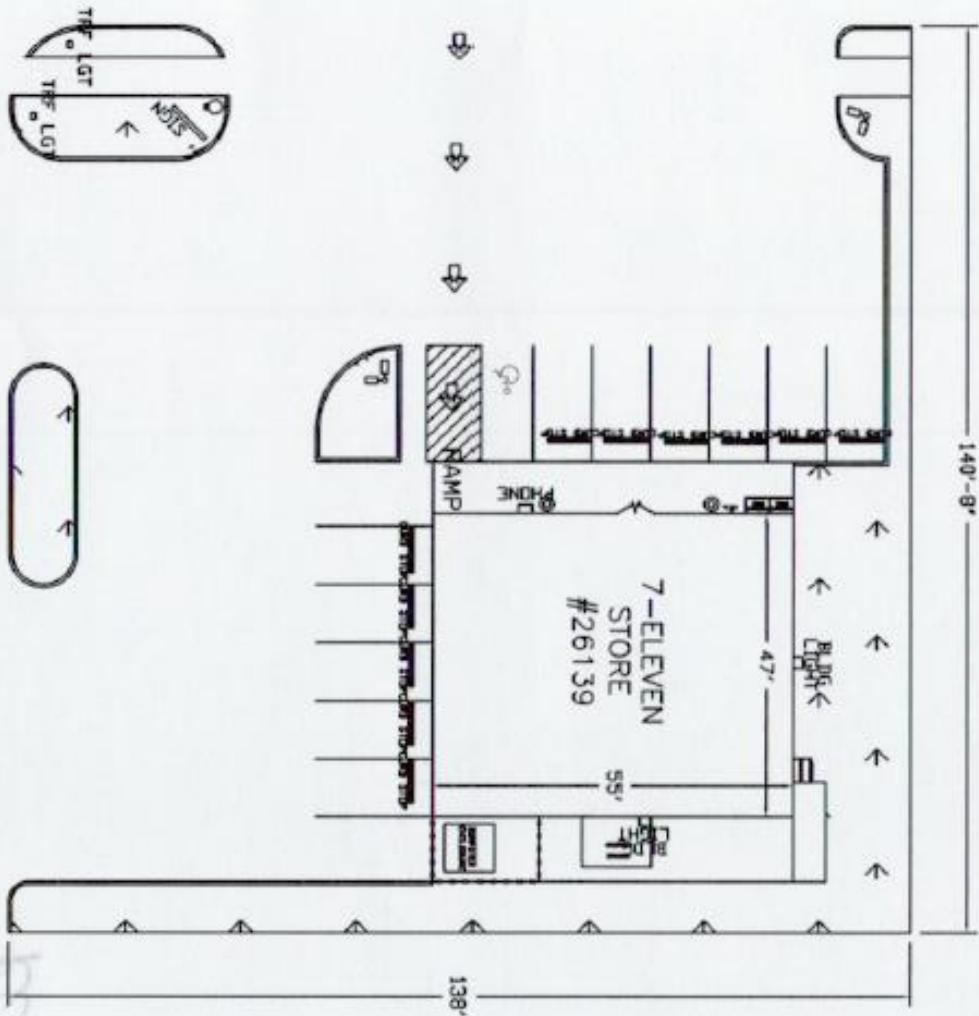
Location	Zoning	Existing Use	LUP
Subject	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
South	VILLAGE OF DOWNSERS GROVE	COMMERCIAL	VILLAGE OF DOWNSERS GROVE
East	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	VILLAGE OF DOWNSERS GROVE	RESIDENTIAL	VILLAGE OF DOWNSERS GROVE

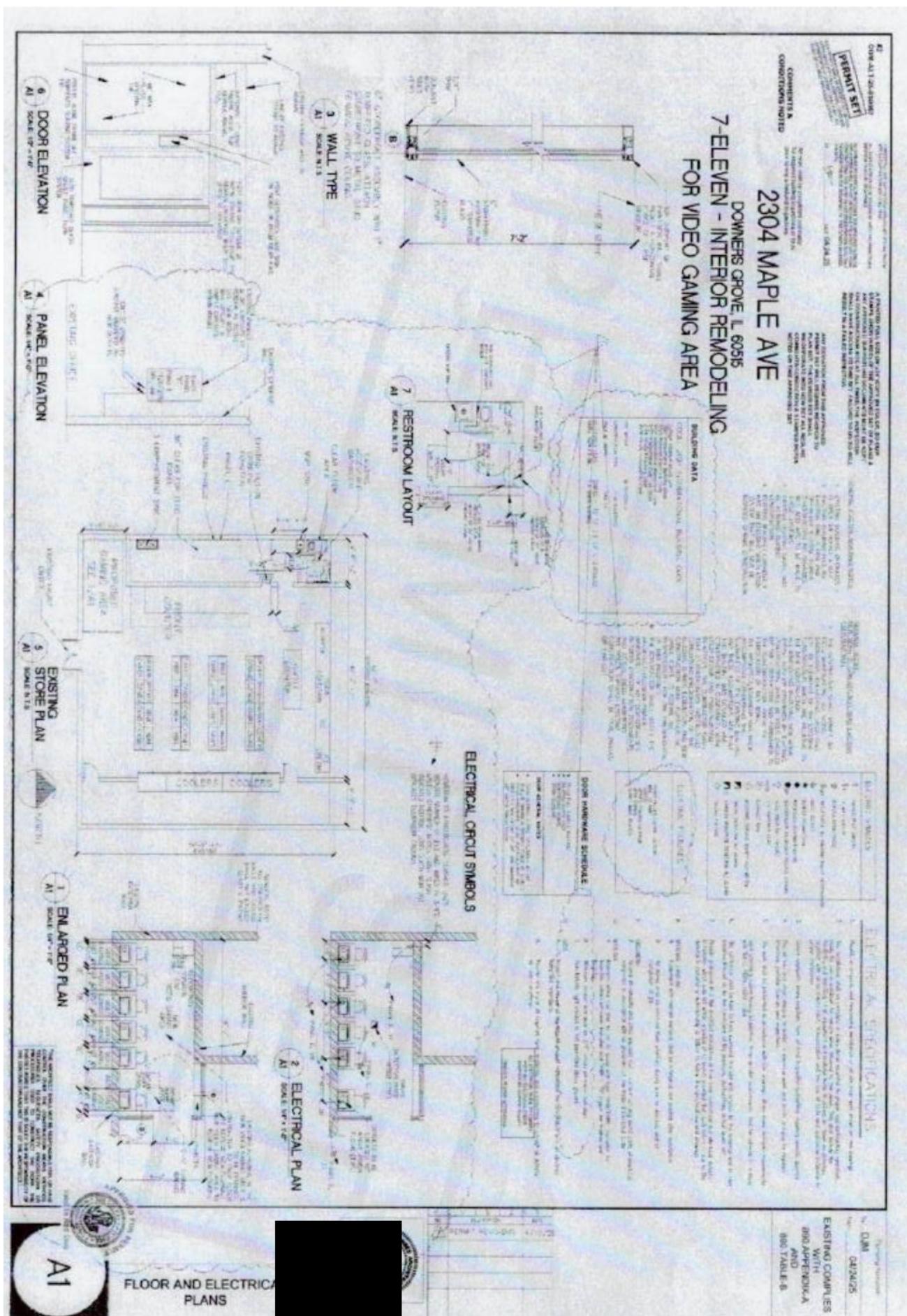




MAPLE AVENUE

BELMONT ROAD







**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition

Please review the information herein and return with your comments to:
Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm Road,
Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via facsimile at 630-407-6702 by October 8, 2025.

COMMENT SECTION:		
<input type="checkbox"/> OUR OFFICE HAS NO JURISDICTION IN THIS MATTER		
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE PETITION		
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION		
<input checked="" type="checkbox"/> I OBJECT/ HAVE CONCERNS WITH THE PETITION.		
COMMENTS: Please see the attached letter.		
SIGNATURE: MUNICIPALITY:	DATE: <u>10/7/25</u>	
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000043 7-ELEVEN 26139 (MAPLE AVE)	
ZONING REQUEST	1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming cafe restaurant/video gaming terminal establishment.	
OWNER	THE SOUTHLAND CORP, C/O 7-ELEVEN 26139	
ADDRESS/LOCATION	2304 MAPLE AVE, DOWNTOWN GROVE, IL 60515	
PIN	08-13-200-022	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT #2
ZONING/LUP	B-2 LOCAL BUSINESS	
AREA	0.43 ACRES / 18,730.8 SQUARE FEET	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 24, 2025	
PUBLIC HEARING	OCTOBER 9, 2025	

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



downers.us

CIVIC CENTER
850 Curtiss St.
Downers Grove, IL
60515-4761

MAIN 630.434.5500
POLICE 630.434.5600

FIRE DEPT
Administration
5420 Main St.
Downers Grove, IL
60515-4834

630.434.5980

PUBLIC WORKS
5101 Walnut Ave.
Downers Grove, IL
60515-4046

630.434.5460

October 6, 2025

Ashlyn Kirby
DuPage County Building and Zoning Department
421 North County Farm Road
Wheaton, IL 60187

Re: ZONING-25-000043 7-ELEVEN
PIN 08-13-200-022
Address 2304 Maple, Avenue Downers Grove, IL 60515

ZONING-25-000044 7-ELEVEN
PIN 05-25-412-023
Address 2S651 Lloyd Avenue, Lombard, IL 60148

Staff has had the opportunity to review the cases for 2304 Maple and 2S651 Lloyd Avenue. The Village of Downers Grove has an opinion in this matter because of the case's close proximity to the municipal boundary, or location within the Village's planning area. The petitioner is proposing a variances and a conditional use as noted below:

For ZONING-25-000043 7-ELEVEN

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

For ZONING-25-000044 7-ELEVEN

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare.

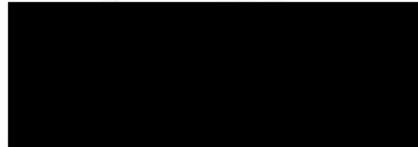
No summary was provided to determine the specifics of the proposed project, beyond the proposed site plan. If variances or a conditional use is being requested for these case, no evidence of meeting the required standards was provided. Staff has the following comments and concerns:

1. The Village of Downers Grove expressly prohibits Video Gaming throughout the Village with the exceptions as noted in VoDG Sec 3.33 Prohibited Activities On Licensed Premises.
2. The County of DuPage Ordinance specifically prohibits video gaming terminals within a certain distance of sensitive uses, such as schools, daycares and assembly uses.

The Village of Downers Grove does not recommend approval of the variances or conditional use as they would not meet the Village requirements as stated above. Furthermore the County's Zoning Ordinance intentionally provides separation of video gaming terminals from sensitive uses such as schools, daycare or assembly uses. The Village is concerned what precedent this can create for similar requests in the future and the proximity of both uses. Furthermore, the Village is interested to understand if the affected school, daycare and assembly uses were contacted about the case.

The Village of Downers Grove asks DuPage County to deny the request since the proposed use would vary from the existing characteristics of the immediate neighborhood and zoning districts, in addition to the protections that are placed in the County Ordinance to separate the proposed use from schools, daycares and assembly uses. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,



Jason Zawila, AICP
Planning Manager
Community Development Department

Cc: Stan Popovich, Community Development Director



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0003-26

Agenda Date: 1/13/2026

Agenda #: 12.C.

Zoning Petition ZONING-25-000044 7-Eleven 34077 (Lloyd Ave)

WHEREAS, a public hearing was held on October 15, 2025 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 6:00 P.M. before the DuPage County Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare, on the property hereinafter described:

LOT 1 IN BLOCK 5 IN BUTTERFIELD UNIT NO. 2, BEING A SUBDIVISION IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1960 AS DOCUMENT 975091, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on December 4, 2025 does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District and a Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare.
2. That petitioner testified that the subject property is located at the intersection of Butterfield Road and Lloyd Avenue.
3. That petitioner testified that the proposed location of 7-Eleven 34077 (Lloyd Ave) video gaming terminal establishment is located within 1,000 feet of the Monarch Montessori Preschool, which is located approximately 194 feet from the subject property, and the Next Generation Child Care, which is located approximately 201 feet from the subject property.

4. That petitioner testified that the property has been operating video gaming since February of 2022.
5. That petitioner testified that the proposed video gaming devices are locked behind a barricade and only customers who show valid photo identification and 21 years or older are allowed to enter and play.
6. That petitioner testified that the video gaming use has less than 50 gaming customers a day; in comparison to the typical convenience store customers that come into the store every day. The petitioner testified that the customers typically play for less than 30 minutes and leave.
7. That petitioner testified that they serve liquor (beer/wine) for consumption on the property.
 - a. That petitioner testified that although they serve liquor, most video gaming customers do not order alcoholic beverages. Additionally, if an alcoholic drink is purchased it must be consumed on-site as they can not leave with the drink. The petitioner testified that the consumption of alcoholic beverages is closely monitored and regulated, similar to a bar.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.

- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not incur additional public expense for flood protection, rescue or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000044 7-ELEVEN 34077 (LLOYD AVE)	
ZONING REQUEST	1. Conditional Use to allow a video gaming terminal establishment in a District. 2. Variation to allow a video gaming terminal establishment w and daycare.	
OWNER	ANTHONY GARBIS, 204 S VINE ST, HINSDALE, IL 60521	
ADDRESS/LOCATION	2S651 LLOYD AVE LOMBARD IL 60148	
PIN	05-25-412-023	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	0.35 ACRES (15,246 SQ FT)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 30, 2025	
PUBLIC HEARING	WEDNESDAY, OCTOBER 15, 2025	
ADDITIONAL INFORMATION:		
Building:	No objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	<i>No Comments Received.</i>	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.	
EXTERNAL:		
Village of Downers Grove:	Objects. See attached.	
Village of Lombard:	Objects. See attached.	
Village of Glen Ellyn:	<i>No Comments Received.</i>	
Milton Township:	<i>No Comments Received.</i>	
Milton Township Highway Dept:	No objections. Additional information may be required at time of perm	
Glenbard Fire District:	<i>No Comments Received.</i>	
Sch. Dist. 44:	<i>No Comments Received.</i>	
Sch. Dist. 87:	<i>No Comments Received.</i>	
Forest Preserve:	<i>No Comments Received.</i>	

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	R-4 SINGLE FAMILY	RESIDENTIAL	0-5 DU AC
South	VILLAGE OF DOWNERS GROVE	COMMERCIAL	VILLAGE OF DOWNERS GROVE
East	VILLAGE OF DOWNERS GROVE	COMMERCIAL	VILLAGE OF DOWNERS GROVE
West	R-4 SINGLE FAMILY	RESIDENTIAL	0-5 DU AC

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above and at the recommendation meeting held on December 4, 2025, recommends to deny the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare.

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

WHEREAS, the County Board Development Committee on January 6, 2026, considered the above findings and recommendations of the Zoning Board of Appeals and recommends to concur with the findings and on a Motion to Approve, the motion failed relative to the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare.

Development Committee VOTE (Motion to Approve Failed): 2 Ayes, 3 Nays, 1 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare, on the property hereinafter described:

LOT 1 IN BLOCK 5 IN BUTTERFIELD UNIT NO.2, BEING A SUBDIVISION IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1960 AS DOCUMENT 975091, IN DUPAGE COUNTY, ILLINOIS; and

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; CHIRAG PATEL C/O 7-ELEVEN 34077, 2S651 LLOYD AVE, LOMBARD, IL 60148 / ANTHONY GARBIS, 204 S VINE ST, HINSDALE, IL 60521; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 13th of January, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

M E M O R A N D U M

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 6, 2026

RE: **ZONING-25-000044 7-Eleven 34077 (Lloyd Ave) (Milton/District 4)**

DuPage County Board: January 13, 2026: *(If the County Board seeks to approve the Variation zoning relief it will require a 3/4 majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)*

Development Committee: January 6, 2026: The Motion to Approve failed relative to the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare.

Development Committee VOTE (Motion to Approve Failed): 2 Ayes, 3 Nays, 1 Absent

Zoning Board of Appeals: December 4, 2025: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare.

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District and a Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare.
2. That petitioner testified that the subject property is located at the intersection of Butterfield Road and Lloyd Avenue.
3. That petitioner testified that the proposed location of 7-Eleven 34077 (Lloyd Ave) video gaming terminal establishment is located within 1,000 feet of the Monarch Montessori Preschool, which is located approximately 194 feet from the subject property, and the Next Generation Child Care, which is located approximately 201 feet from the subject property.
4. That petitioner testified that the property has been operating video gaming since February of 2022.
5. That petitioner testified that the proposed video gaming devices are locked behind a barricade and only customers who show valid photo identification and 21 years or older are allowed to enter and play.
6. That petitioner testified that the video gaming use has less than 50 gaming customers a day; in comparison to the typical convenience store customers that come into the store every day. The petitioner testified that the customers typically play for less than 30 minutes and leave.
7. That petitioner testified that they serve liquor (beer/wine) for consumption on the property.
 - a. That petitioner testified that although they serve liquor, most video gaming customers do not order alcoholic beverages. Additionally, if an alcoholic drink is purchased it must be consumed on-site as they can not leave with the drink. The petitioner testified that the consumption of alcoholic beverages is closely monitored and regulated, similar to a bar.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.

- c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not unduly increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not incur additional public expense for flood protection, rescue or relief.

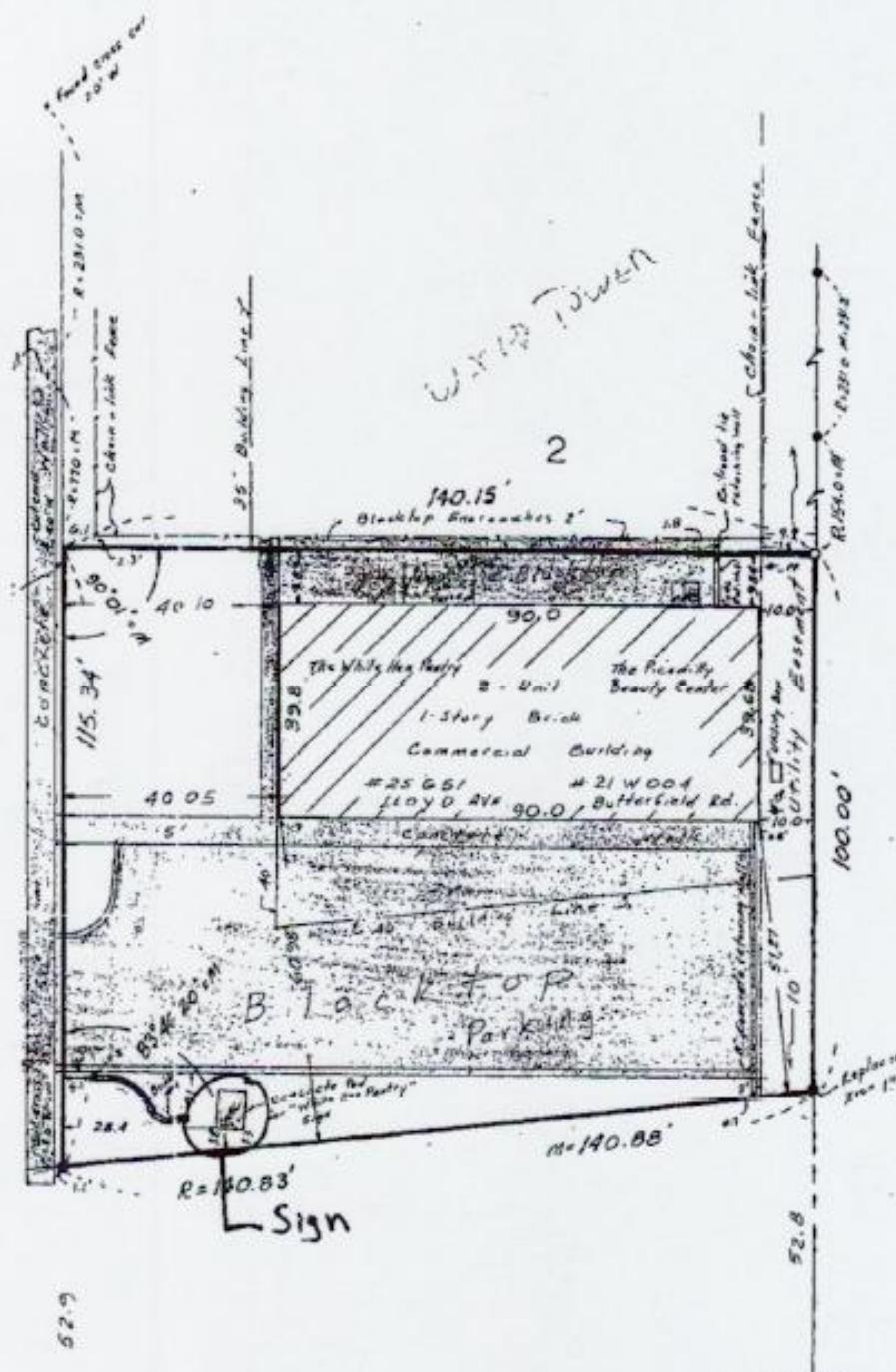
g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER	ZONING-25-000044 7-ELEVEN 34077 (LLOYD AVE)		
ZONING REQUEST	1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare.		
OWNER	ANTHONY GARBIS, 204 S VINE ST, HINSDALE, IL 60521		
ADDRESS/LOCATION	2S651 LLOYD AVE LOMBARD IL 60148		
PIN	05-25-412-023		
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4	
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL	
AREA	0.35 ACRES (15,246 SQ FT)		
UTILITIES	WATER/SEWER		
PUBLICATION DATE	Daily Herald: SEPTEMBER 30, 2025		
PUBLIC HEARING	WEDNESDAY, OCTOBER 15, 2025		
ADDITIONAL INFORMATION:			
Building:	No objections.		
DUDOT:	Our office has no jurisdiction in this matter.		
Health:	<i>No Comments Received.</i>		
Stormwater:	Our office has no jurisdiction in this matter.		
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”		
EXTERNAL:			
Village of Downers Grove:	Objects. See attached.		
Village of Lombard:	Objects. See attached.		
Village of Glen Ellyn:	<i>No Comments Received.</i>		
Milton Township:	<i>No Comments Received.</i>		
Milton Township Highway Dept:	No objections. Additional information may be required at time of permit application.		
Glenbard Fire District:	<i>No Comments Received.</i>		
Sch. Dist. 44:	<i>No Comments Received.</i>		
Sch. Dist. 87:	<i>No Comments Received.</i>		
Forest Preserve:	<i>No Comments Received.</i>		
LAND USE:			
Location	Zoning	Existing Use	LUP

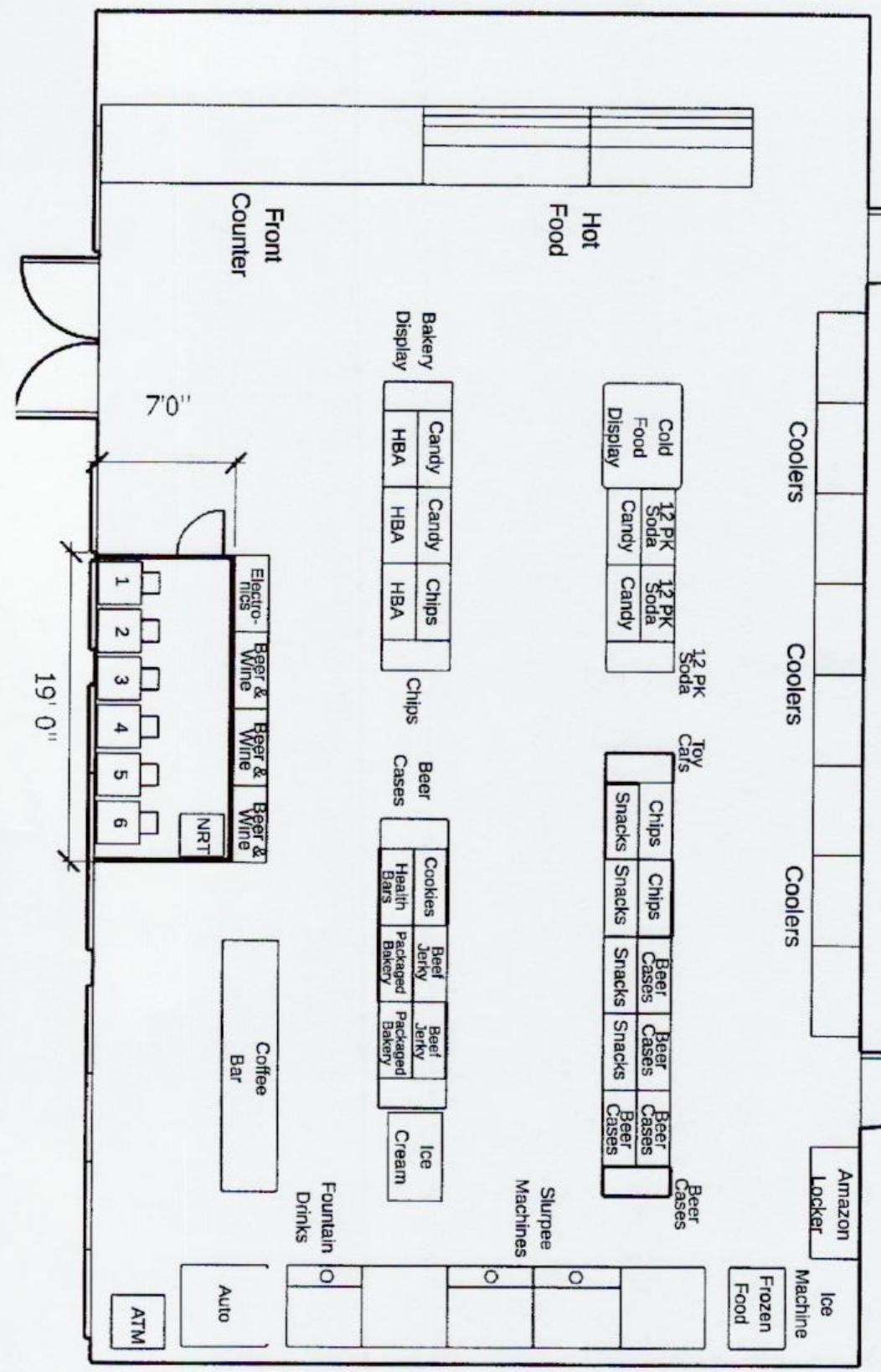
Subject	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	R-4 SINGLE FAMILY	RESIDENTIAL	0-5 DU AC
South	VILLAGE OF DOWNERS GROVE	COMMERCIAL	VILLAGE OF DOWNERS GROVE
East	VILLAGE OF DOWNERS GROVE	COMMERCIAL	VILLAGE OF DOWNERS GROVE
West	R-4 SINGLE FAMILY	RESIDENTIAL	0-5 DU AC

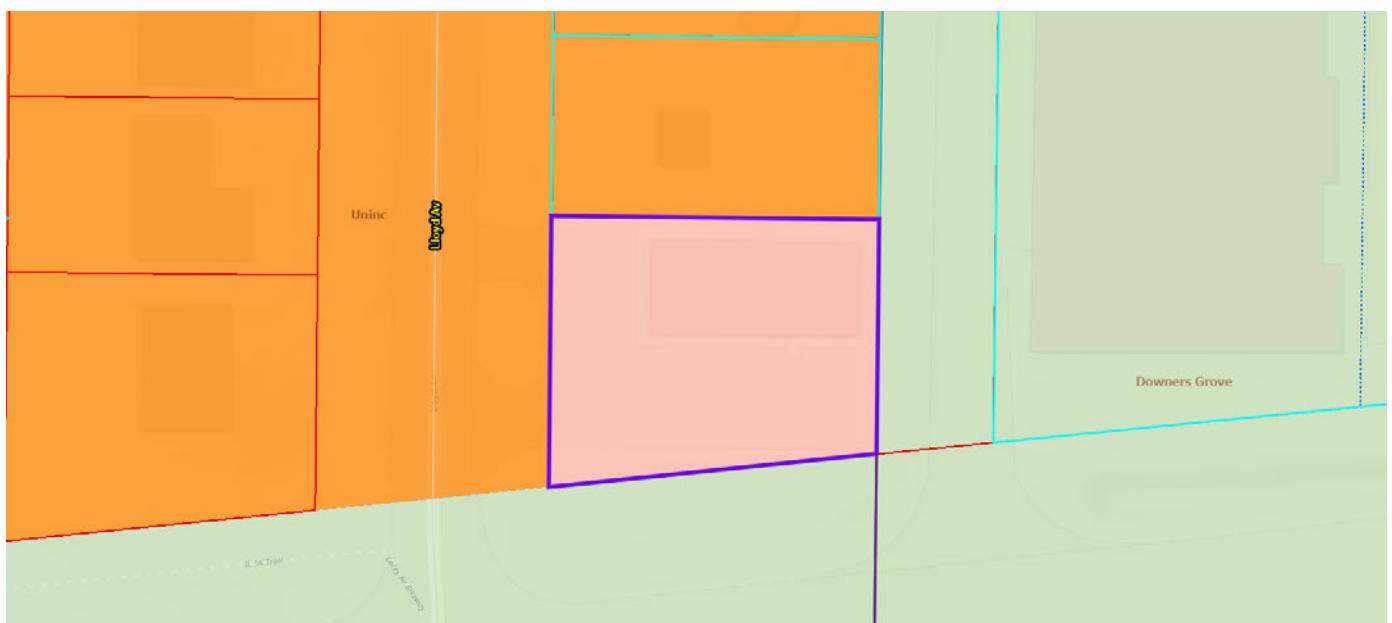
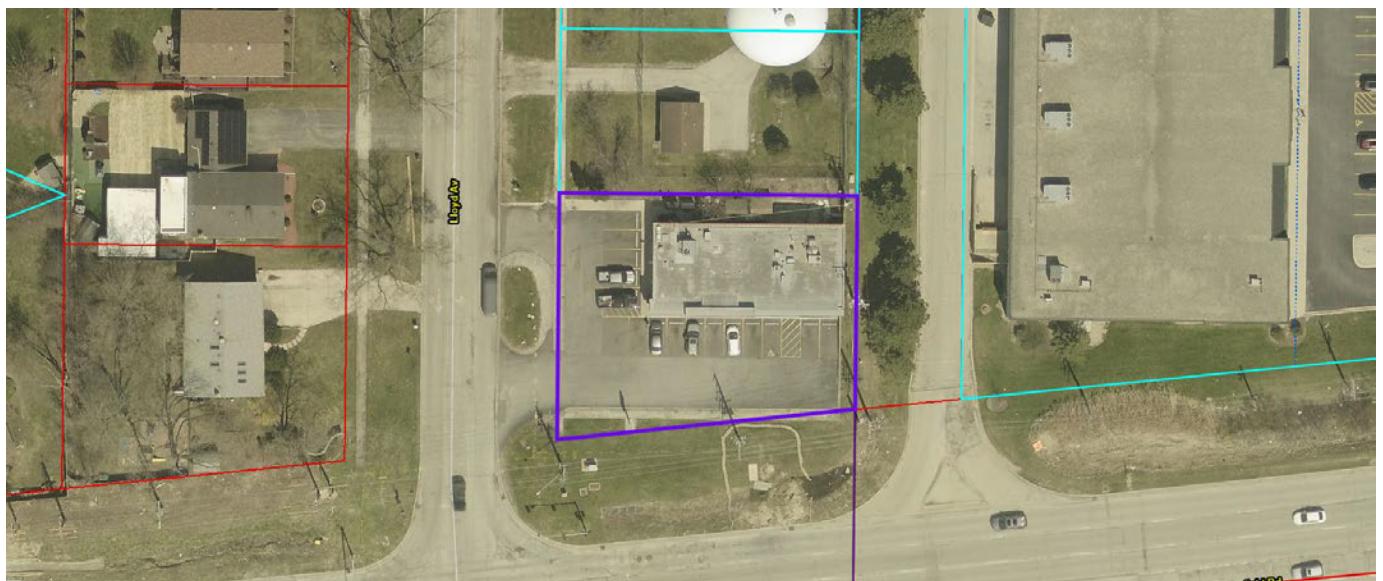


7-Eleven #34077A - Lombard

Floor Plan

5-14-2025









**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS

Zoning Petition ZONING-25-000044 7-ELEVEN 34077 (LLOYD AVE)

Please review the information herein and return with your comments to:

Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via facsimile at 630-407-6702 by

COMMENT SECTION:

<input type="checkbox"/> : OUR OFFICE HAS NO JURISDICTION IN THIS MATTER
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE PETITION
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.
<input type="checkbox"/> ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION
<input checked="" type="checkbox"/> : I OBJECT/ HAVE CONCERNS WITH THE PETITION.

COMMENTS: Please see the attached letter.

SIGNATURE
MUNICIPALITY

DATE: 10/7/25

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER	ZONING-25-000044 7-ELEVEN 34077 (LLOYD AVE)	
ZONING REQUEST	1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare.	
OWNER	ANTHONY GARBIS, 204 S VINE ST, HINSDALE, IL 60521	
ADDRESS/LOCATION	2S651 LLOYD AVE LOMBARD IL 60148	
PIN	05-25-412-023	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	0.35 ACRES	
UTILITIES	WATER / SEWER	
PUBLICATION DATE	Daily Herald: September 30, 2025	
PUBLIC HEARING	WEDNESDAY, OCTOBER 15, 2025	

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187



downers.us

October 6, 2025

Ashlyn Kirby
DuPage County Building and Zoning Department
421 North County Farm Road
Wheaton, IL 60187

Re: ZONING-25-000043 7-ELEVEN
PIN 08-13-200-022
Address 2304 Maple, Avenue Downers Grove, IL 60515

ZONING-25-000044 7-ELEVEN
PIN 05-25-412-023
Address 2S651 Lloyd Avenue, Lombard, IL 60148

CIVIC CENTER
850 Curtiss St.
Downers Grove, IL
60515-4761

MAIN 630.434.5500
POLICE 630.434.5600

Staff has had the opportunity to review the cases for 2304 Maple and 2S651 Lloyd Avenue. The Village of Downers Grove has an opinion in this matter because of the case's close proximity to the municipal boundary, or location within the Village's planning area. The petitioner is proposing a variances and a conditional use as noted below:

FIRE DEPT
Administration
5420 Main St.
Downers Grove, IL
60515-4834

630.434.5980

PUBLIC WORKS
5101 Walnut Ave.
Downers Grove, IL
60515-4046

630.434.5460

For ZONING-25-000043 7-ELEVEN

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

For ZONING-25-000044 7-ELEVEN

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a school and daycare.

No summary was provided to determine the specifics of the proposed project, beyond the proposed site plan. If variances or a conditional use is being requested for these case, no evidence of meeting the required standards was provided. Staff has the following comments and concerns:

1. The Village of Downers Grove expressly prohibits Video Gaming throughout the Village with the exceptions as noted in VoDG Sec 3.33 Prohibited Activities On Licensed Premises.
2. The County of DuPage Ordinance specifically prohibits video gaming terminals within a certain distance of sensitive uses, such as schools, daycares and assembly uses.

The Village of Downers Grove does not recommend approval of the variances or conditional use as they would not meet the Village requirements as stated above. Furthermore the County's Zoning Ordinance intentionally provides separation of video gaming terminals from sensitive uses such as schools, daycare or assembly uses. The Village is concerned what precedent this can create for similar requests in the future and the proximity of both uses. Furthermore, the Village is interested to understand if the affected school, daycare and assembly uses were contacted about the case.

The Village of Downers Grove asks DuPage County to deny the request since the proposed use would vary from the existing characteristics of the immediate neighborhood and zoning districts, in addition to the protections that are placed in the County Ordinance to separate the proposed use from schools, daycares and assembly uses. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,



Jason Zawila, AICP
Planning Manager
Community Development Department

Cc: Stan Popovich, Community Development Director



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

October 9, 2025

Village President
Anthony Puccio

Village Clerk
Ranya Elkhatab

Trustees
Brian LaVaque, Dist. 1
Jessie Hammersmith, Dist. 2
Bernie Dudek, Dist. 3
Patrick Egan, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Robert J. Kartholl, Chairman
DuPage County Zoning Board of Appeals
421 North County Farm Road
Wheaton, Illinois 60187

RE: DuPage County Public Hearing 25-000044
7-Eleven 34077- 2S651 Lloyd Ave
Village of Lombard Comments

Dear Chairman, Kartholl:

The Village of Lombard is in receipt of the public hearing notice regarding Zoning Board of Appeals (ZBA) Case 25-000044, a request for conditional use and variations, associated with a proposed video gaming establishment in a B-1 Local Business Zoning District within 1,000 feet of a school and daycare, located at 2S651 Lloyd Avenue.

Per the public hearing notice, the Village recognizes that the petitioner is seeking a conditional use and variations to allow video gaming at a 7-Eleven located at 2S651 Lloyd Avenue. Although the subject property is not within the corporate limits of the Village of Lombard, it is positioned inside Lombard's planning boundary. As such, the request does not comply, pursuant to the Village's Code of Ordinances and the Village offers the following:

Classification

The Village Board approved certain classifications that allow the use of video gaming.

Section 112.12(A)

1. Currently there are no liquor license classifications providing for "convenience stores, no packaged sales, consumption on premises".
2. All Video Gaming licenses are for liquor license locations with consumption on premises and there are no video gaming licenses for locations that are packaged goods only.

Restrictions on licenses

There are certain restrictions on all liquor licenses with the video gaming component.

Section 112.18(D)

(D) The following restrictions apply to all liquor licenses which allow for and authorize the operation of video gaming terminals upon the licensed premises:

- (1) The operation of video gaming terminals shall not be permitted during the hours alcoholic liquor sales are prohibited, as provided in § 112.36 of this Code.
- (2) As required by the Illinois Video Gaming Act, video gaming is prohibited in any establishment located within 100 feet of any school (as defined in the Illinois Video Gaming Act) or place of worship.
- (3) As required by the Illinois Video Gaming Act, video gaming shall be located in an area that is restricted to persons 21 years of age or older.
- (4) As required by the Illinois Video Gaming Act, the total number of video gaming terminals located in the establishment shall not exceed six (6).
- (5) The establishment shall comply with all of the village's sign regulations and it shall be unlawful to advertise for video gaming via a sign visible from any street, alley or public right-of-way within the village. This includes temporary or permanent signage that may include a business name, name, identification, description, display, illustration or attention-getting device which is affixed to or painted or represented directly or indirectly upon a building or other outdoor surface or lot, and which directs attention to a person, business, product, service, place, organization or entertainment.
- (6) The establishment shall be required to install, operate and maintain a video camera surveillance system capable of recording clear and unobstructed photographic representations of the segregated area of the establishment where the video gaming terminals are located, and shall retain the video recordings produced therefrom for a minimum of 30 days. Said video recordings shall be subject to inspections by the Village's Police Department upon request therefor.
- (7) The establishment shall be equipped with a direct connect burglar alarm system to the Village's Police Department, or to such other location as directed by the Village's Police Department, to address instances of unpermitted entry into the establishment.
- (8) The percentage of income received from Video Gaming shall not exceed 49 percent of the establishment's gross revenue. The liquor licensee shall be prepared to establish that the liquor licensee has met the 49 percent standard upon the request of the Village and this determination shall be based upon, but not be limited to, audited financial statements, corporate financial reports, tax return information, State liquor license reports, or any other form of documentation/information deemed acceptable by the village. At the village's discretion, each liquor licensee shall be subject to an annual audit to verify compliance with this subsection.
- (9) As required by the Illinois Video Gaming Act, all video gaming terminals shall be located in a segregated area which shall be accessible only to persons over 21 years of age. Applicants shall

submit a site plan clearly indicating the proposed location of all video gaming terminals and the type of barrier to be utilized to segregate the area; provided however, that such barrier shall not obstruct the view of the video gaming area, which shall be visible to an employee of the liquor licensee, who is over 21 years of age, at all times.

(10) The liquor licensee applicant/business establishment must be in good standing with the village at the time of the application for a liquor license which allows for the operation of video gaming terminals on the licensed premises. To be in "in good standing":

- (a) the liquor license applicant shall owe no sums of money to the Village at the time of submitting an application for a liquor license which allows for the operation of video gaming terminals on the licensed premises;
- (b) the liquor license applicant shall have had no violations causing a suspension of its liquor or business license in the 12 months prior to submitting an application for a liquor license which allows for the operation of video gaming on the licensed premises; and
- (c) the liquor license applicant shall be in compliance with all dram shop and video gaming laws, rules and regulations of the village and the State of Illinois.

(11) The liquor license applicant shall have operated a business with a liquor license on the premises for which a video gaming liquor license is sought for at least 24 consecutive months at the time of application. This requirement may be waived by legislative action of the Village Board for good cause shown.

After reviewing the proposed conditional use and variations, the Village of Lombard realizes that the submitted petition and the supplemental information received to date from DuPage County does not comply with the existing licensing provisions of the Village.

Please include this letter as part of the case file and advise the DuPage County Zoning Board of Appeals of the Village's position with respect to this matter.

Respectfully,

[REDACTED]
Sheila York
Business Administrative
Village Clerk's Office



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0004-26

Agenda Date: 1/6/2026

Agenda #: 12.D.

Zoning Petition ZONING-25-000045 SMM Management Inc.

WHEREAS, a public hearing was held on October 23, 2025 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 6:00 P.M. before the DuPage County Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment, on the property hereinafter described:

LOTS 13, 14, 15 AND 16 IN BLOCK 3 IN MAPLE HILL SUBDIVISION, BEING A RESUBDIVISION OF LOTS 18, 19 AND 20 OF ARTHUR T. MCINTOSH'S BELMONT FARMS, BEING A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12 AND IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MAPLE HILL SUBDIVISION, RECORDED FEBRUARY 8, 1928 AS DOCUMENT 251608, EXCEPTING THERE FROM THAT PORTION OF LOT 16 IN BLOCK 3, CONVEYED TO THE COUNTY OF DUPAGE BY DEED RECORDED OCTOBER 15, 1986 AS DOCUMENT R86-127450, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE EAST ALONG THE SOUTH LINE OF LOT 16 A DISTANCE OF 15.0 FEET TO A POINT OF CURVATURE, THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15 FEET, TO A POINT ON THE WEST LINE OF LOT 16; THENCE SOUTH ALONG SAID WEST LINE TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on December 4, 2025 does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare, and a Variation to allow a video gaming

terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

2. That petitioner testified that the subject property is located at the intersection of Belmont Road and Maple Avenue.
3. That petitioner testified that the subject property, Angelo's Food, is a grocery store similar to a neighborhood food market which has video gaming.
4. That petitioner testified that the subject property was the first property out of the three adjacent video gaming terminal establishments to have video gaming.
5. That petitioner testified that the proposed location of SMM Management video gaming terminal establishment is located within 1,000 feet of the Belmont Bible Church, which is located approximately 918 feet from property line-to-property line or 1,081 feet from building-to-building.
6. That petitioner testified that the uses found in the surrounding area are commercial; the subject property is not adjacent to any residential use.
7. That petitioner testified that the property has been operating video gaming since April of 2021.
8. That petitioner testified that the hours of operation for the use is 9:00 AM to 7:00 PM.
9. That petitioner testified that the video gaming use typically ranges from 2-4 customers per hour. The petitioner testified that the customers typically play for around 30-45 minutes then leave.
10. That petitioner testified that they serve liquor (beer/wine) for consumption on the property.
 - a. That petitioner testified that although they serve liquor, most video gaming customers do not order alcoholic beverages. The petitioner testified that the consumption of alcoholic beverages is closely monitored and regulated, similar to a bar.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has demonstrated** the granting of the Variation will not:

- a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.
- b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.
- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not unduly increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000045 SMM Management Inc.	
ZONING REQUEST	1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of video gaming terminal establishment within 1,000 feet of an existing video gaming café re	
OWNER	SMM MANAGEMENT CO, 1842 CRANSHIRE LN, NAPERVILLE, IL 60565 / SUJAL GROVE, IL 60515	
ADDRESS/LOCATION	2230 MAPLE AVE, DOWNTOWN GROVE, IL 60515	
PIN	08-13-201-023	
TWSP/CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	B-2 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	0.34 ACRES / 14,810.4 SQ. FT.	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: OCTOBER 9, 2025	
PUBLIC HEARING	OCTOBER 23, 2025	

<u>ADDITIONAL INFORMATION:</u>	
Building:	<i>No Comments Received.</i>
DUDOT:	No Objection.
Health:	Our office has no jurisdiction in this matter.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	“DPC Public Works doesn’t own any sewer or water mains”
EXTERNAL:	
Village of Downers Grove:	Objects. See attached.
Village of Lisle:	Our office has no jurisdiction in this matter.
Village of Woodridge:	<i>No Comments Received.</i>
Lisle Township:	<i>No Comments Received.</i>
Lisle Township Highway Dept:	<i>No Comments Received.</i>
Darien-Woodridge Fire District:	<i>No Comments Received.</i>
Sch. Dist. 99:	No Concerns.
Sch. Dist. 58:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
South	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
East	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above and at the recommendation meeting held on December 4, 2025, recommends to approve the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

WHEREAS, the County Board Development Committee on January 6, 2026, considered the above findings and recommendations of the Zoning Board of Appeals and recommends to concur with the findings and recommends to approve the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

Development Committee VOTE (Motion to Approve): 4 Ayes, 2 Nays, 0 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment, on the property hereinafter described:

LOTS 13, 14, 15 AND 16 IN BLOCK 3 IN MAPLE HILL SUBDIVISION, BEING A RESUBDIVISION OF LOTS 18, 19 AND 20 OF ARTHUR T. MCINTOSH'S BELMONT FARMS, BEING A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOTHEAST $\frac{1}{4}$ OF SECTION 12 AND IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MAPLE HILL SUBDIVISION, RECORDED FEBRUARY 8, 1928 AS DOCUMENT 251608, EXCEPTING THERE FROM THAT PORTION OF LOT 16 IN BLOCK 3, CONVEYED TO THE COUNTY OF DUPAGE BY DEED RECORDED OCTOBER 15, 1986 AS DOCUMENT R86-127450, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE EAST ALONG THE SOUTH LINE OF LOT 16 A DISTANCE OF 15.0 FEET TO A POINT OF CURVATURE, THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15 FEET, TO A POINT ON THE WEST LINE OF LOT 16; THENCE SOUTH ALONG SAID WEST LINE TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; and

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; SMM MANAGEMENT CO, 1842 CRANSHIRE LN, NAPERVILLE, IL 60565 / SUJAL PATEL, 2230 MAPLE AVE, DOWNTOWNERS GROVE, IL 60515; and Township Assessor, Lisle Township, 4721 Indiana Avenue, Lisle, IL 60532

Enacted and approved this 13th of January, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

M E M O R A N D U M

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 6, 2025

RE: **ZONING-25-000045 SMM Management Inc. (Lisle/District 2)**

DuPage County Board: January 13, 2026:

Development Committee: January 6, 2026: The DuPage County Development Committee recommended to approve the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

Development Committee VOTE (Motion to Approve): 4 Ayes, 2 Nays, 0 Absent

Zoning Board of Appeals: December 4, 2025: The Zoning Board of Appeals recommended to approve the following zoning relief:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare, and a Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
2. That petitioner testified that the subject property is located at the intersection of Belmont Road and Maple Avenue.
3. That petitioner testified that the subject property, Angelo's Food, is a grocery store similar to a neighborhood food market which has video gaming.
4. That petitioner testified that the subject property was the first property out of the three adjacent video gaming terminal establishments to have video gaming.
5. That petitioner testified that the proposed location of SMM Management video gaming terminal establishment is located within 1,000 feet of the Belmont Bible Church, which is located approximately 918 feet from property line-to-property line or 1,081 feet from building-to-building.
6. That petitioner testified that the uses found in the surrounding area are commercial; the subject property is not adjacent to any residential use.
7. That petitioner testified that the property has been operating video gaming since April of 2021.
8. That petitioner testified that the hours of operation for the use is 9:00 AM to 7:00 PM.
9. That petitioner testified that the video gaming use typically ranges from 2-4 customers per hour. The petitioner testified that the customers typically play for around 30-45 minutes then leave.
10. That petitioner testified that they serve liquor (beer/wine) for consumption on the property.
 - a. That petitioner testified that although they serve liquor, most video gaming customers do not order alcoholic beverages. The petitioner testified that the consumption of alcoholic beverages is closely monitored and regulated, similar to a bar.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.

- b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.
- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not unduly increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION

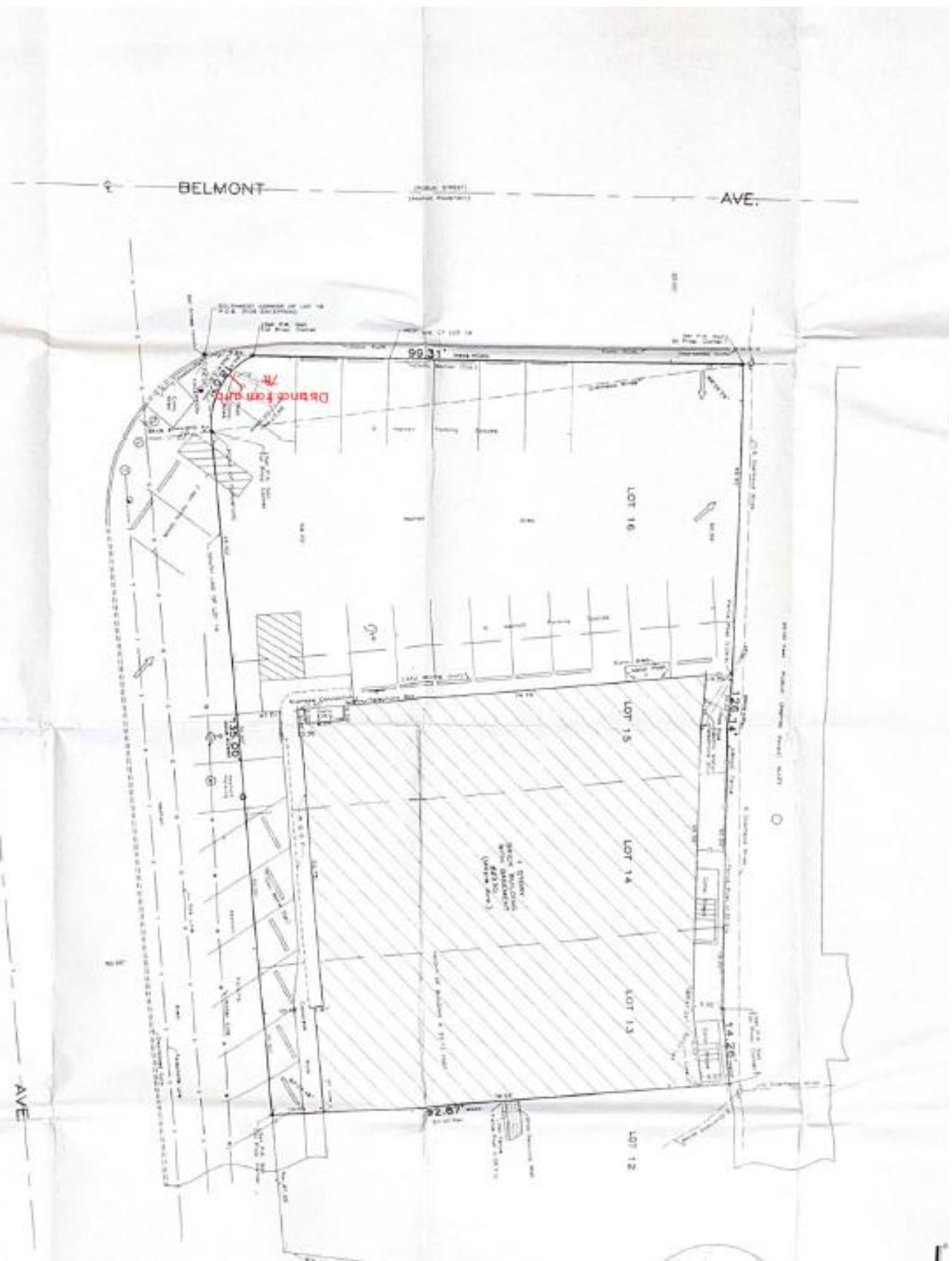
CASE #/PETITIONER	ZONING-25-000045 SMM Management Inc.	
ZONING REQUEST	1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant / video gaming terminal establishment.	
OWNER	SMM MANAGEMENT CO, 1842 CRANSHIRE LN, NAPERVILLE, IL 60565 / SUJAL PATEL, 2230 MAPLE AVE, DOWNERS GROVE, IL 60515	
ADDRESS/LOCATION	2230 MAPLE AVE, DOWNERS GROVE, IL 60515	
PIN	08-13-201-023	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	B-2 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	0.34 ACRES / 14,810.4 SQ. FT.	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: OCTOBER 9, 2025	
PUBLIC HEARING	OCTOBER 23, 2025	

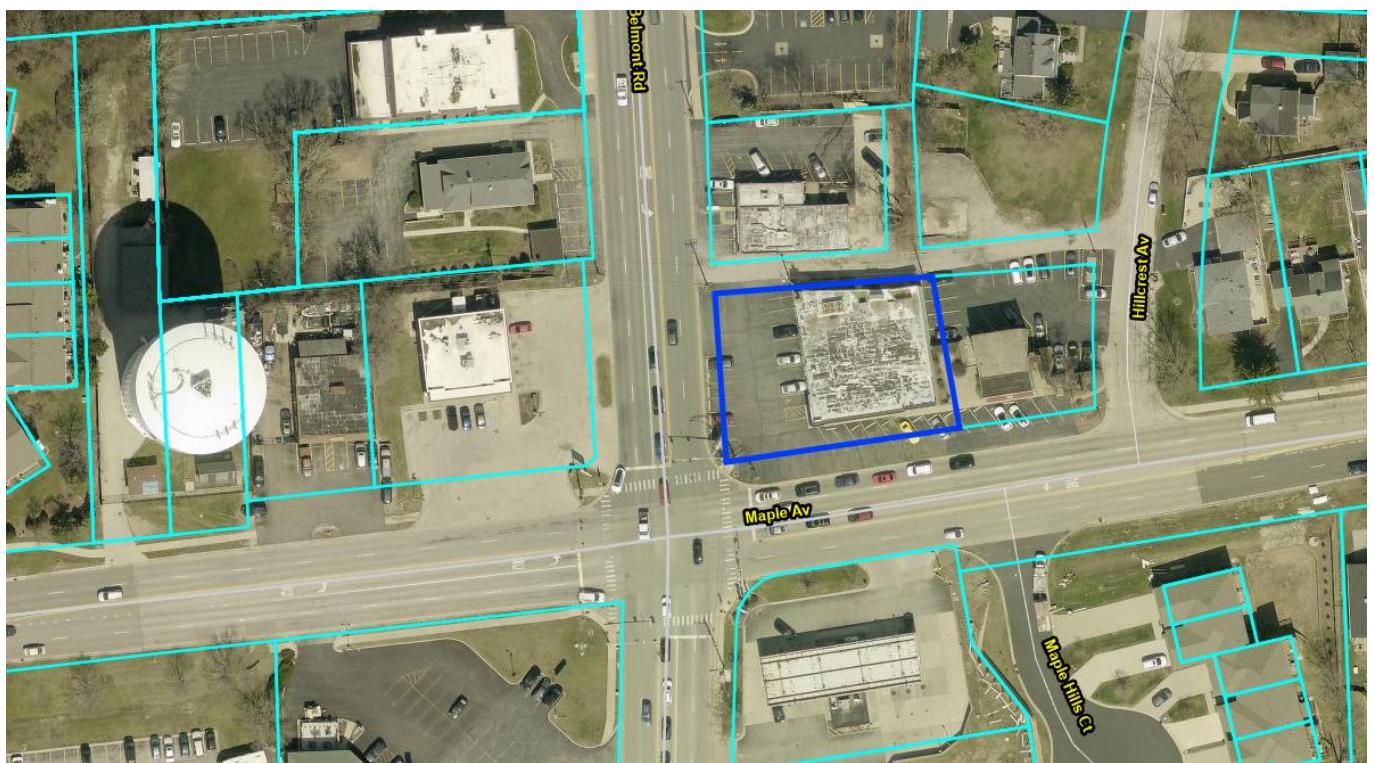
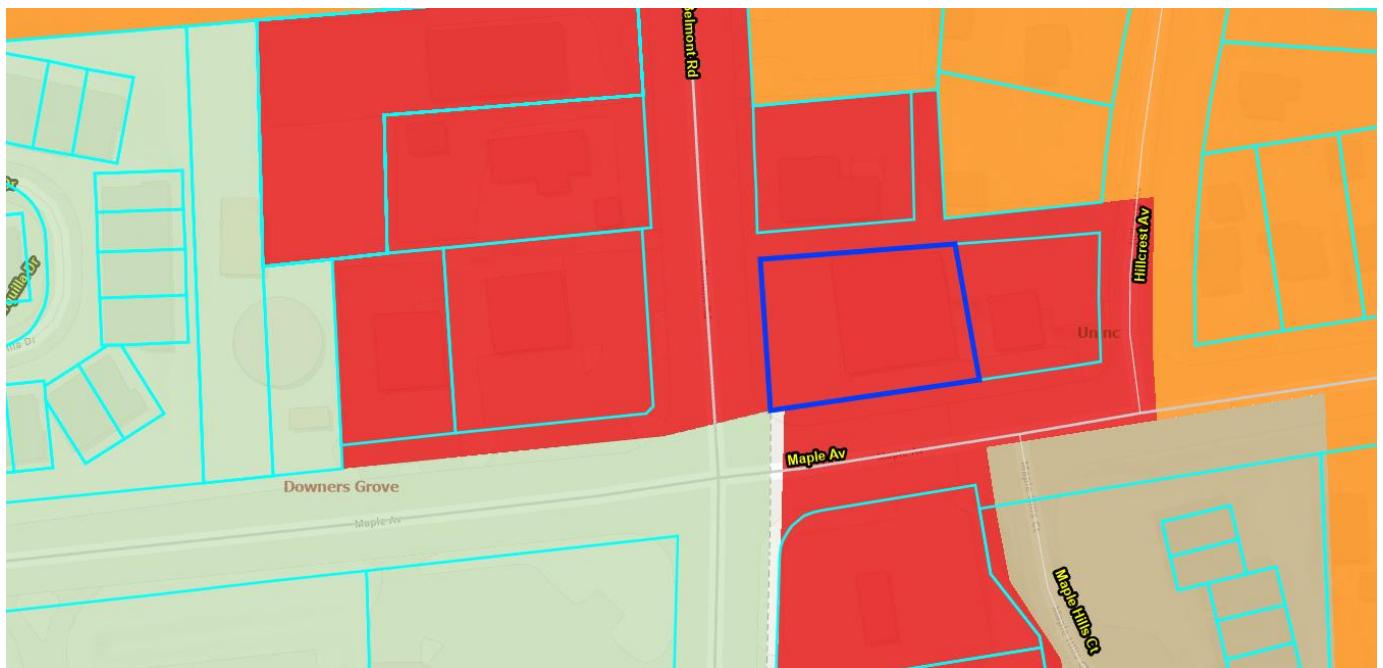
ADDITIONAL INFORMATION:

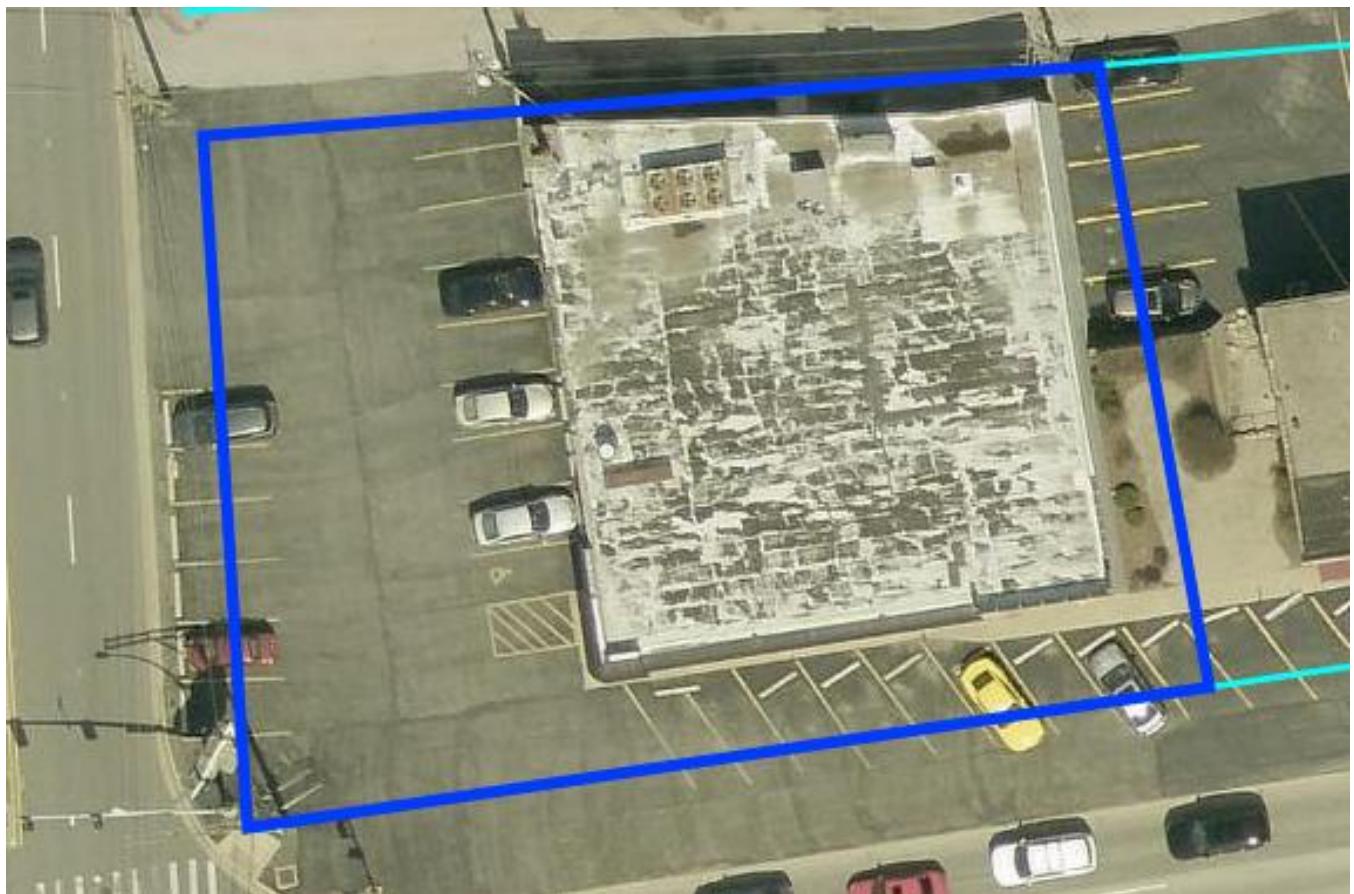
Building:	<i>No Comments Received.</i>
DUDOT:	No Objection.
Health:	Our office has no jurisdiction in this matter.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”
EXTERNAL:	
Village of Downers Grove:	Objects. See attached.
Village of Lisle:	Our office has no jurisdiction in this matter.
Village of Woodridge:	<i>No Comments Received.</i>
Lisle Township:	<i>No Comments Received.</i>
Lisle Township Highway Dept:	<i>No Comments Received.</i>
Darien-Woodridge Fire District:	<i>No Comments Received.</i>
Sch. Dist. 99:	No Concerns.
Sch. Dist. 58:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
South	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
East	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL









**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-25-000045 SMM Management Inc.

Please review the information herein and return with your comments to:
Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm Road,
Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via facsimile at
630-407-6702 by October 22, 2025.

COMMENT SECTION:	
<input type="checkbox"/> : OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE PETITION	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.	
<input type="checkbox"/> ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> X : I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: Please see the attached letter.	
SIGNATURE:	DATE: 10/20/2025
MUNICIPALITY:	MENT:
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000045 SMM Management, Inc.
ZONING REQUEST	1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
OWNER	SMM MANAGEMENT CO, 1842 CRANSHIRE LN, NAPERVILLE, IL 60565 / SUJAL PATEL, 2230 MAPLE AVE, DOWNERS GROVE, IL 60515
ADDRESS/LOCATION	2230 MAPLE AVE, DOWNERS GROVE, IL 60515
PIN	08-13-201-023
TWSP./CTY. BD. DIST.	LISLE
ZONING/LUP	B-2 LOCAL BUSINESS
AREA	0.34 ACRES / 14,810.4 SQ. FT.
UTILITIES	WATER / SEWER
PUBLICATION DATE	Daily Herald: October 9, 2025
PUBLIC HEARING	October 23, 2025

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187



downers.us

CIVIC CENTER
850 Curtiss St.
Downers Grove, IL
60515-4761

MAIN 630.434.5500
POLICE 630.434.5600

FIRE DEPT
Administration
5420 Main St.
Downers Grove, IL
60515-4834

630.434.5980

PUBLIC WORKS
5101 Walnut Ave.
Downers Grove, IL
60515-4046

630.434.5460

October 20, 2025

Ashlyn Kirby
DuPage County Building and Zoning Department
421 North County Farm Road
Wheaton, IL 60187

Re: ZONING-25-000045 SMM Management Inc.
PIN 08-13-201-023
Address 2230 Maple Avenue, Avenue Downers Grove, IL 60515

Staff has had the opportunity to review the case for 2230 Maple Avenue. The Village of Downers Grove has an opinion in this matter because of the case's close proximity to the municipal boundary and location within the Village's planning area. The petitioner is proposing a variances as noted below:

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming cafe restaurant/video gaming terminal establishment.

No summary was provided to determine the specifics of the proposed project, beyond the proposed site plan. If variances are being requested for these case, no evidence of meeting the required standards was provided. Staff has the following comments and concerns:

1. The Village of Downers Grove expressly prohibits Video Gaming throughout the Village with the exceptions as noted in VoDG Sec 3.33 Prohibited Activities On Licensed Premises.
2. The County of DuPage Ordinance specifically prohibits video gaming terminals within a certain distance of sensitive uses, such as schools, daycares and assembly uses.

The Village of Downers Grove does not recommend approval of the variances as they would not meet the Village requirements as stated above. Furthermore the County's Zoning Ordinance intentionally provides separation of video gaming terminals from sensitive uses such as schools, daycare or assembly uses. The Village is concerned what precedent this can create for similar requests in the future and the proximity of both uses. Furthermore, the Village is interested to understand if the affected school, daycare and assembly uses were contacted about the case.

The Village of Downers Grove asks DuPage County to deny the request since the proposed use would vary from the existing characteristics of the immediate neighborhood and zoning districts, in addition to the protections that are placed in the County Ordinance to separate the proposed use from schools, daycares and assembly uses. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,



Jason Zawila, AICP
Planning Manager
Community Development Department

Cc: Stan Popovich, Community Development Director



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0005-26

Agenda Date: 1/6/2026

Agenda #: 6.F.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

M E M O R A N D U M

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: December 4, 2025

RE: **ZONING-25-000046 Penny's Place – Blackhawk (Milton/District 4)**

Development Committee: January 6, 2026:

Zoning Board of Appeals: December 4, 2025: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use to allow a video gaming café restaurant in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming café restaurant within 1,000 feet of a place of assembly and school.
3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Conditional Use to allow a video gaming café restaurant in a B-1 Local Business Zoning District, a Variation to allow a video gaming café restaurant within 1,000 feet of a place of assembly and school, and a Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
2. That petitioner testified that the subject property has been operating since May of 2022.
3. That petitioner testified that since the property has been operating there have been no police activity, no detrimental issues to the neighborhood, and no violations related to public health.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would not increase the hazard from fire or other dangers to said property.

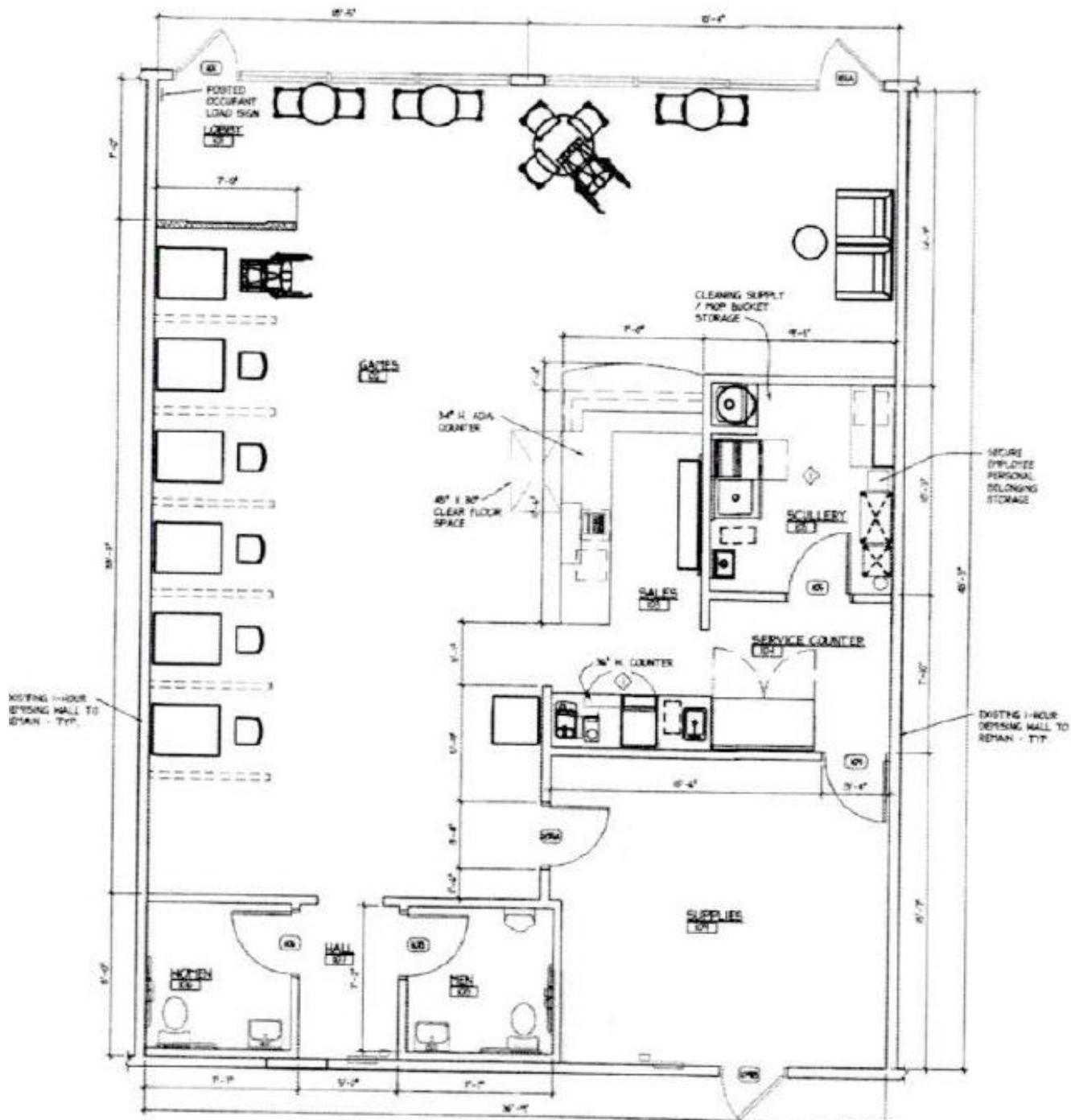
- c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not unduly increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not incur additional public expense for flood protection, rescue or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage Count

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION			
CASE #/PETITIONER	ZONING-25-000046 Penny's Place – Blackhawk		
ZONING REQUEST	1. Conditional Use to allow a video gaming café restaurant in a B-1 Local Business Zoning District. 2. Variation to allow a video gaming café restaurant within 1,000 feet of a place of assembly and school. 3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.		
OWNER	FISCHER & HOGAN LLC, 1590 W ALGONQUIN RD, UNIT 223, HOFFMAN ESTATES, IL 60192		
ADDRESS/LOCATION	22W535 BUTTERFIELD RD, GLEN ELLYN, IL 60137		
PIN	05-35-107-035		
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4	
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL	
AREA	1.40 ACRES / 60,984 SQ FT		
UTILITIES	WATER/SEWER		
PUBLICATION DATE	Daily Herald: OCTOBER 15, 2025		
PUBLIC HEARING	OCTOBER 29, 2025		
ADDITIONAL INFORMATION:			
Building:	No Objection.		
DUDOT:	No Objection.		
Health:	No Objection. Additional information may be required at time of permit application.		
Stormwater:	Our office has no jurisdiction in this matter.		
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”		
EXTERNAL:			
City of Wheaton	Objects. See attached.		
Village of Glen Ellyn:	Objects. See attached.		
Village of Downers Grove:	No Comment.		
Village of Lombard:	“As the subject property is outside the planning boundary of the Village of Lombard, staff has no comment on this petition.”		
Milton Township:	<i>No Comments Received.</i>		
Milton Township Highway Dept:	No Objection. Additional information may be required at time of permit application.		
Lisle-Woodridge Fire District:	<i>No Comments Received.</i>		
Sch. Dist. 89:	<i>No Comments Received.</i>		
Sch. Dist. 87	<i>No Comments Received.</i>		
College of DuPage 502:	<i>No Comments Received.</i>		
Forest Preserve:	No Comments.		

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	R-5 MULTIPLE FAMILY	RESIDENTIAL	0-5 DU PER ACRE
South	R-6 MULTIPLE FAMILY	RESIDENTIAL	0-5 DU PER ACRE
East	R-6 MULTIPLE FAMILY	RESIDENTIAL	0-5 DU PER ACRE
West	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL



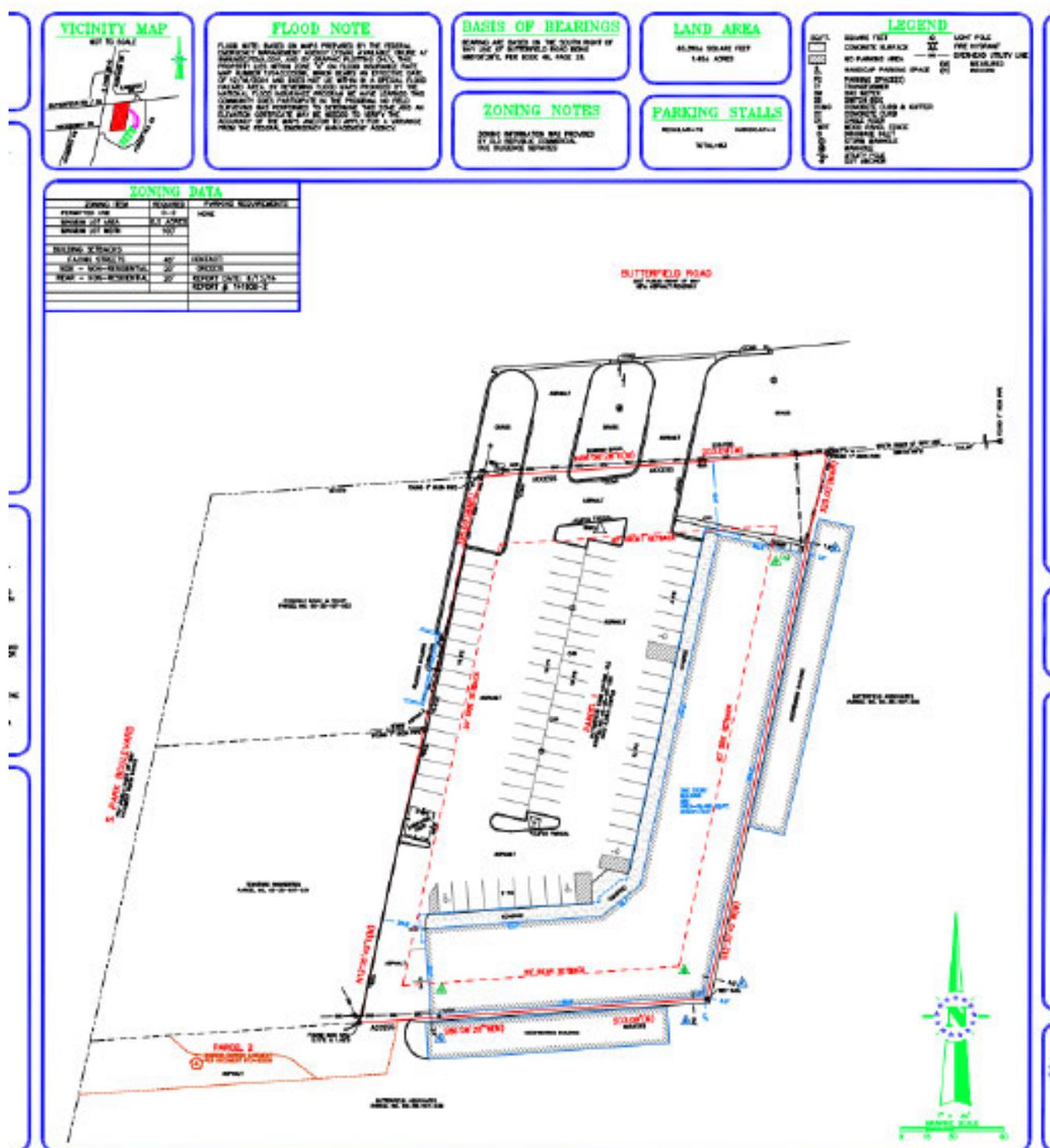
◆ FRP LOCATION NOTE:

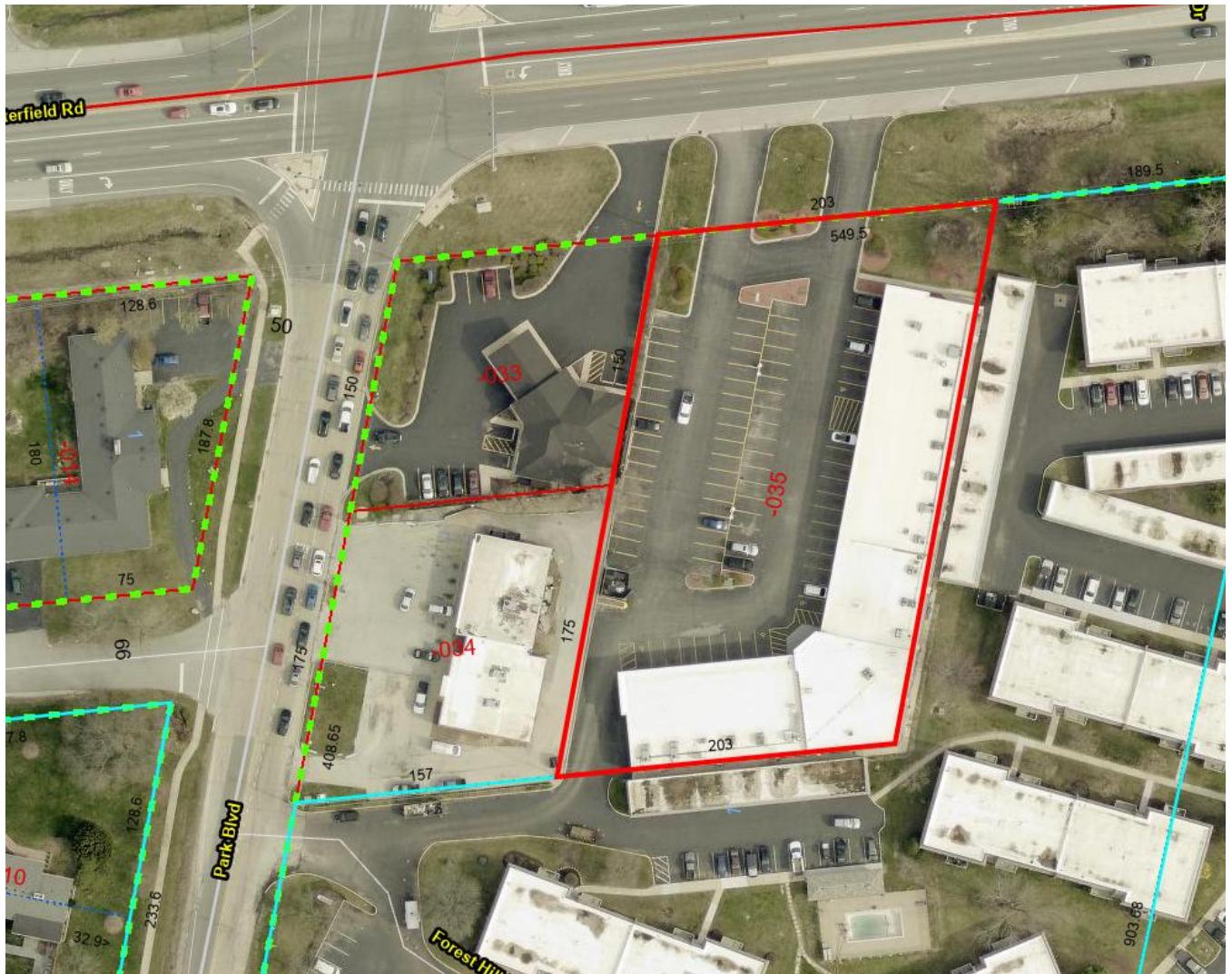
PROVIDE FIVE 4' X 6' PADS ABOVE THE BEVERAGE COUNTER AND SINK, ABOVE THE DESK WITH THE TABLOID CHART, ABOVE THE 1 COMPARTMENT SINK, ABOVE THE HAND SINK IN THE SCULLERY, ABOVE THE TOP SINK AND ON THE DESK AND BENCH WALLS OF ALL OTHER EQUIPMENT AND CONSTRUCTIONS.

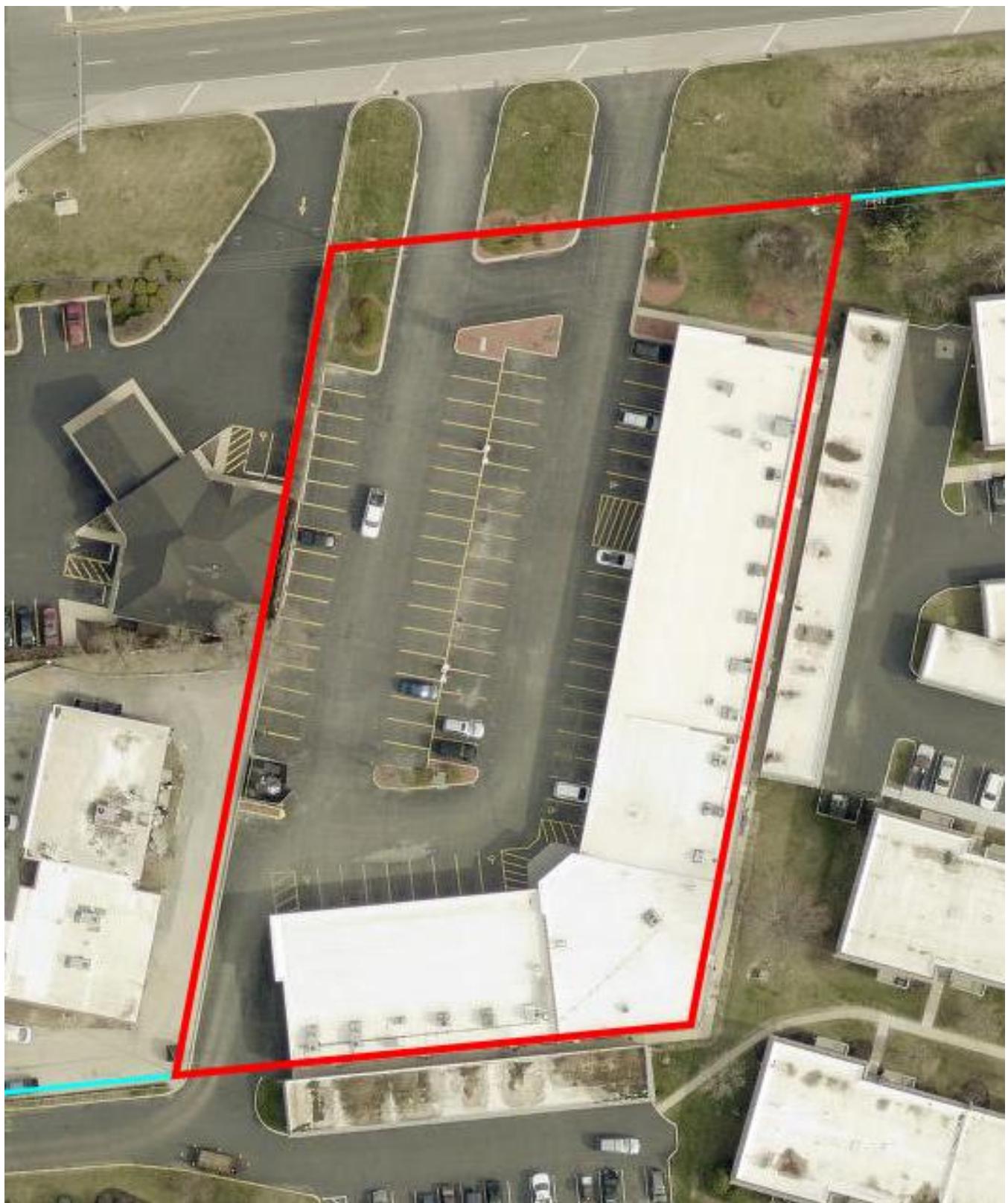


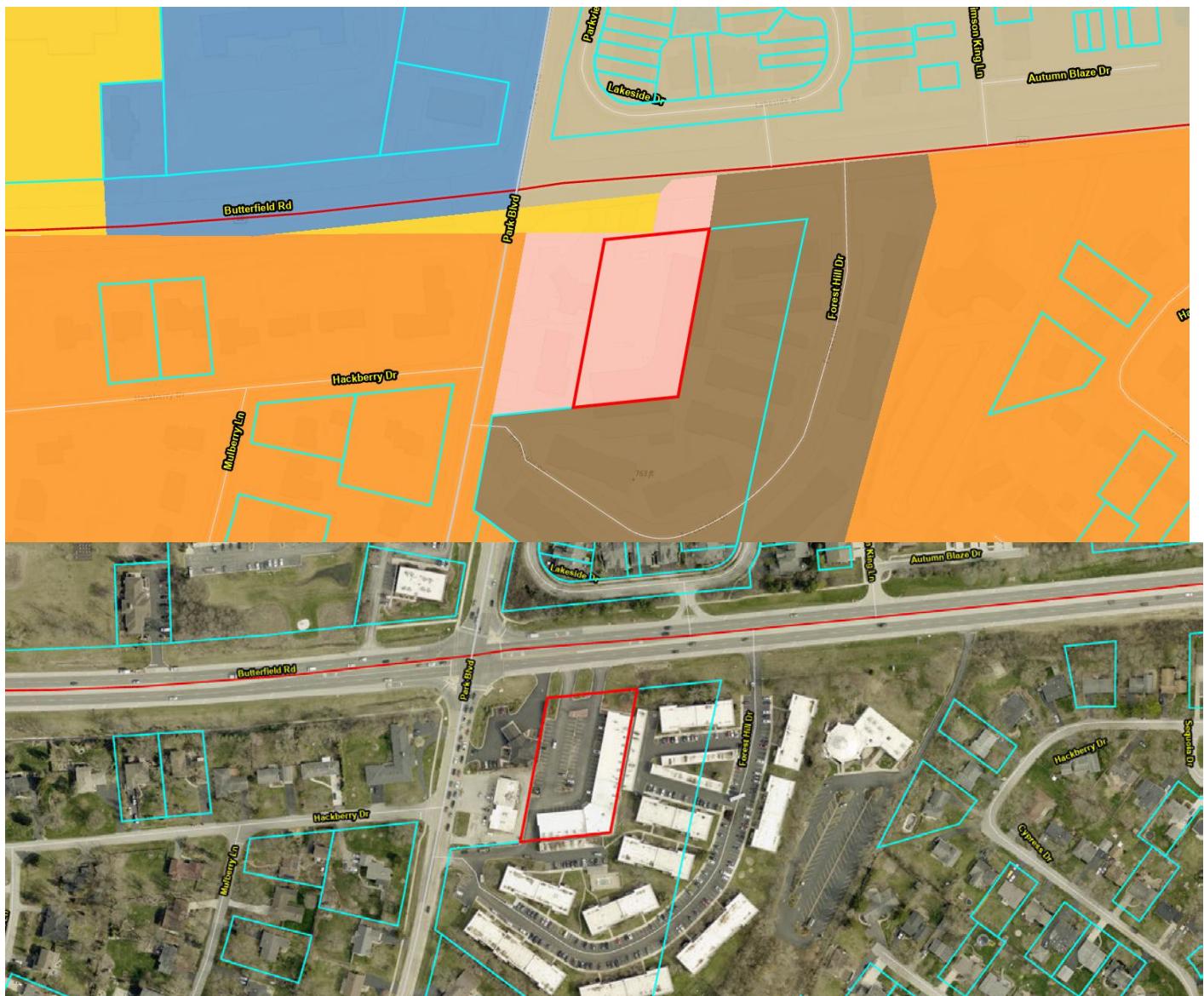
FLOOR PLAN

SCALE: 100' x 100'









[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Ms. Ashlyn,

On October 20, 2025, the Wheaton City Council reviewed DuPage County Zoning Notification - ZONING-25-000046 Penny's Place - Blackhawk requesting a conditional use and variations pertaining to a video gaming cafe restaurant.

The Mayor and City Council unanimously directed City staff to inform the County that the City of Wheaton has an objection or concern regarding the petition. In their review of the matter, the Mayor and City Council found that the request, seeking a variation for the distance from an assembly use represents a 60% reduction from the zoning requirement, and the co-location of two gaming establishments at the same property effectively circumvents the County's zoning requirements altogether.

The Mayor and City Council further found that the requests are excessive, and the petition will be injurious to the neighborhood, negatively impact public welfare, or otherwise affect the public health, safety, comfort, or morals of the residents of DuPage County.

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions you may have.

James Kozik, AICP

Director of Planning and Economic Development

City of Wheaton

www.wheaton.il.us

[630.260.2008](tel:630.260.2008) desk

[630.688.2000](tel:630.688.2000) cell



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-25-000046 Penny's Place – Blackhawk

Please review the information herein and return with your comments to:

Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via facsimile at 630-407-6702 by **October 28, 2025**.

COMMENT SECTION:		
<input type="checkbox"/> OUR OFFICE HAS NO JURISDICTION IN THIS MATTER		
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE PETITION		
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION		
<input checked="" type="checkbox"/> I OBJECT/ HAVE CONCERNS WITH THE PETITION.		
COMMENTS: The subject property is located within the planning jurisdiction of the Village of Glen Ellyn. Section 3-2-18(B) of the Village Code prohibits video gaming within the corporate limits of the Village of Glen Ellyn. If the property were to be annexed to the Village at any time in the future, the property will be required to cease operation and remove the video gaming terminals from the property.		
SIGNATURE	DATE: <u>10/16/2024</u>	
MUNICIPALITY	MENT: Village of Glen Ellyn Community Development Department.	
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000046 Penny's Place – Blackhawk	
ZONING REQUEST	1. Conditional Use to allow a video gaming café restaurant in a B-1 Local Business Zoning District. 2. Variation to allow a video gaming café restaurant within 1,000 feet of a place of assembly and school. 3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.	
OWNER	FISCHER & HOGAN LLC, 1590 W ALGONQUIN RD, UNIT 223, HOFFMAN ESTATES, IL 60192	
ADDRESS/LOCATION	22W535 BUTTERFIELD RD, GLEN ELLYN, IL 60137	
PIN	05-35-107-035	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT #4
ZONING/LUP	B-1 LOCAL BUSINESS	
AREA	1.40 ACRES / 60,984 SQ FT	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: OCTOBER 15, 2025	
PUBLIC HEARING	OCTOBER 29, 2025	

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

Jack T. Kuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0006-26

Agenda Date: 1/6/2026

Agenda #: 12.E.

Zoning Petition ZONING-25-000048 Lucky 7 Bistro

WHEREAS, a public hearing was held on October 30, 2025 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 6:00 P.M. before the DuPage County Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment, on the property hereinafter described:

LOT 2 IN GEORGE C. MARRIL'S LAKE STREET ASSESSMENT PLAT NO.1 OF LOTS 1 TO 8, BOTH INCLUSIVE, IN BLOCK 9 IN MANGAN'S ADDISON ADDITION OF PART OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED NOVEMBER 17, 1983 AS DOCUMENT R83-84360, (EXCEPT THAT PART THEREOF TAKEN BY THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, PURSUANT TO CASE NO. 05ED63), IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on December 4, 2026 does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
2. That petitioner testified that the proposed video gaming café restaurant will only have six (6) video gaming devices. The petitioner testified that only customers who show valid photo identification and 21 years or older are allowed to enter and play.
3. That petitioner testified that the proposed operator is an experienced video gaming operator.

4. That petitioner testified that the general use in the surrounding area is heavily commercial.
5. That petitioner testified that the hours of operation are 9 AM to 1 AM on weekdays and 9 AM to 2 AM on weekends.
6. That petitioner testified that they serve liquor (beer/wine) for consumption on the property.
 - a. That petitioner testified that although they serve liquor, most video gaming customers do not order alcoholic beverages. The petitioner testified that no hard liquor is served.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION			
CASE #/PETITIONER	ZONING-25-000048 Lucky 7 Bistro		
ZONING REQUEST	1. Variation to allow a video gaming café restaurant within 1,000 feet of an existing video		
OWNER	AGENT: RANCHHODBAHI PATEL, 19W344 LAKE ST, ADDISON, IL 60101 / OWN PARK RIDGE, IL 60068		
ADDRESS/LOCATION	19W340 LAKE STREET, ADDISON, IL 60101		
PIN	03-20-404-012		
TWSP./CTY. BD. DIST.	ADDISON		DISTRICT 1
ZONING/LUP	B-2 LOCAL BUSINESS		LOCAL COMMERCIAL
AREA	0.56 ACRES / 24,393.6 SQ FT		
UTILITIES	WELL / SEPTIC		
PUBLICATION DATE	Daily Herald: OCTOBER 16, 2025		
PUBLIC HEARING	OCTOBER 30, 2025		
ADDITIONAL INFORMATION:			
Building:	<i>No Comments Received.</i>		
DUDOT:	<i>No Comments Received.</i>		
Health:	Objects. See attached.		
Stormwater:	Our office has no jurisdiction in this matter.		
Public Works:	“DPC Public Works doesn’t own any sewer or water mains		
EXTERNAL:			
Village of Addison:	Objects. See attached.		
Village of Wooddale:	<i>No Comments Received.</i>		
Addison Township:	<i>No Comments Received.</i>		
Addison Township Highway Dept:	<i>No Comments Received.</i>		
Addison Fire District:	<i>No Comments Received.</i>		
Sch. Dist. 4:	<i>No Comments Received.</i>		
Sch. Dist. 88:	<i>No Comments Received.</i>		
College of DuPage 502:	<i>No Comments Received.</i>		
Forest Preserve:	No Comments.		

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	VILLAGE OF ADDISON	RESIDENTIAL	VILLAGE OF ADDISON
South	VILLAGE OF ADDISON	COMMERCIAL	VILLAGE OF ADDISON
East	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	VILLAGE OF ADDISON	COMMERCIAL	VILLAGE OF ADDISON

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above and at the recommendation meeting held on December 4, 2025, recommends to approve the following zoning relief:

Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

WHEREAS, the County Board Development Committee on January 6, 2026, considered the above findings and recommendations of the Zoning Board of Appeals and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

Development Committee VOTE (Motion to Approve): 4 Ayes, 2 Nays, 0 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment, on the property hereinafter described:

LOT 2 IN GEORGE C. MARRIL'S LAKE STREET ASSESSMENT PLAT NO.1 OF LOTS 1 TO 8, BOTH INCLUSIVE, IN BLOCK 9 IN MANGAN'S ADDISON ADDITION OF PART OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED NOVEMBER 17, 1983 AS DOCUMENT R83-84360, (EXCEPT THAT PART THEREOF TAKEN BY THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, PURSUANT TO CASE NO. 05ED63), IN DUPAGE COUNTY, ILLINOIS; and

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; AGENT: RANCHHODBAHI PATEL, 19W344 LAKE ST, ADDISON, IL 60101 / OWNER: MATS PROPERTY GROUP LLC, 1300 W HIGGINS RD NO 209, PARK RIDGE, IL 60068; and Township Assessor, Addison Township, 401 North Addison Road, Addison, IL 60101.

Enacted and approved this 13th of January, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

M E M O R A N D U M

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 6, 2026

RE: **ZONING-25-000048 Lucky 7 Bistro (Addison/District 1)**

DuPage County Board: January 13, 2026:

Development Committee: January 6, 2026: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

Development Committee VOTE (Motion to Approve): 4 Ayes, 2 Nays, 0 Absent

Zoning Board of Appeals: December 4, 2025: The Zoning Board of Appeals recommended to approve the following zoning relief:

Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
2. That petitioner testified that the proposed video gaming café restaurant will only have six (6) video gaming devices. The petitioner testified that only customers who show valid photo identification and 21 years or older are allowed to enter and play.
3. That petitioner testified that the proposed operator is an experienced video gaming operator.
4. That petitioner testified that the general use in the surrounding area is heavily commercial.
5. That petitioner testified that the hours of operation are 9 AM to 1 AM on weekdays and 9 AM to 2 AM on weekends.
6. That petitioner testified that they serve liquor (beer/wine) for consumption on the property.
 - a. That petitioner testified that although they serve liquor, most video gaming customers do not order alcoholic beverages. The petitioner testified that no hard liquor is served.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.

- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER	ZONING-25-000048 Lucky 7 Bistro	
ZONING REQUEST	1. Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.	
OWNER	AGENT: RANCHHODBAHI PATEL, 19W344 LAKE ST, ADDISON, IL 60101 / OWNER: MATS PROPERTY GROUP LLC, 1300 W HIGGINS RD NO 209, PARK RIDGE, IL 60068	
ADDRESS/LOCATION	19W340 LAKE STREET, ADDISON, IL 60101	
PIN	03-20-404-012	
TWSP./CTY. BD. DIST.	ADDISON	DISTRICT 1
ZONING/LUP	B-2 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	0.56 ACRES / 24,393.6 SQ FT	
UTILITIES	WELL / SEPTIC	
PUBLICATION DATE	Daily Herald: OCTOBER 16, 2025	
PUBLIC HEARING	OCTOBER 30, 2025	

ADDITIONAL INFORMATION:

Building:	<i>No Comments Received.</i>
DUDOT:	<i>No Comments Received.</i>
Health:	Objects. See attached.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	<i>“DPC Public Works doesn’t own any sewer or water mains in this area.”</i>
EXTERNAL:	
Village of Addison:	Objects. See attached.
Village of Wooddale:	<i>No Comments Received.</i>
Addison Township:	<i>No Comments Received.</i>
Addison Township Highway Dept:	<i>No Comments Received.</i>
Addison Fire District:	<i>No Comments Received.</i>
Sch. Dist. 4:	<i>No Comments Received.</i>
Sch. Dist. 88:	<i>No Comments Received.</i>
College of DuPage 502:	<i>No Comments Received.</i>
Forest Preserve:	No Comments.

LAND USE:

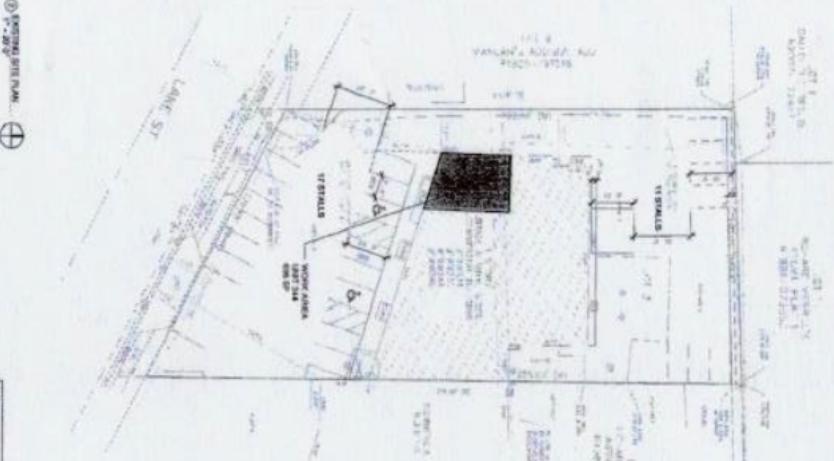
Location	Zoning	Existing Use	LUP
Subject	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	VILLAGE OF ADDISON	RESIDENTIAL	VILLAGE OF ADDISON
South	VILLAGE OF ADDISON	COMMERCIAL	VILLAGE OF ADDISON

East	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	VILLAGE OF ADDISON	COMMERCIAL	VILLAGE OF ADDISON

name: Lucas J. St. John

INTERIOR BUILT OUT FOR NEW GAMING CAFE

19W344 W Lake St Addison, IL 60101



FILED
APR 01 2025

John Kacynski
DuPage County Clerk

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1000

44-01-11
GARDEN 10

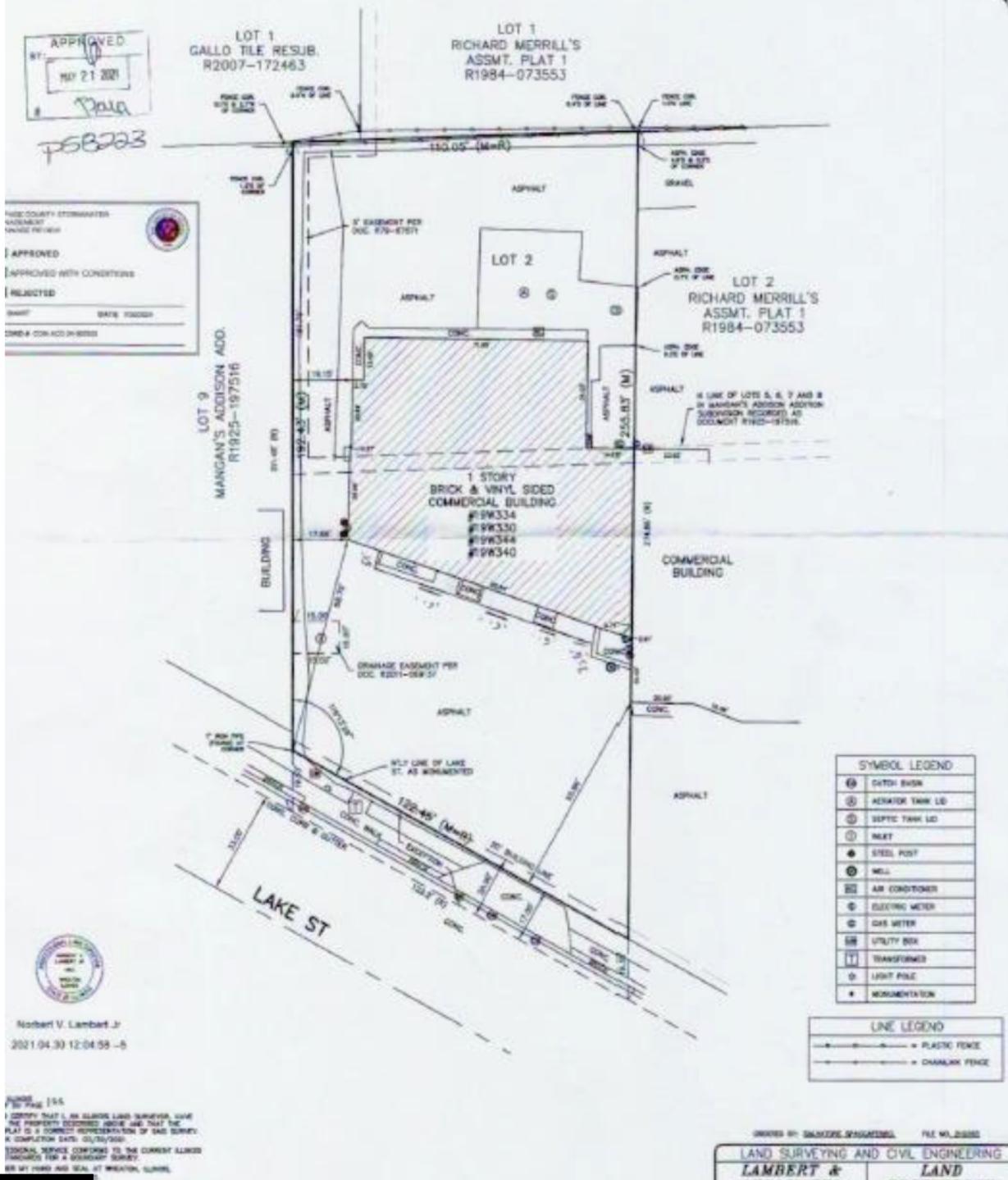
PLAT OF SURVEY

LOT 2 IN GEORGE C. MARSH'S LANE STREET ASSESSMENT PLAT NO. 1 OF LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 9 IN MANGAN'S ADDITION ADDITION OF PART OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED NOVEMBER 17, 1983 AS DOCUMENT #83-84363 (EXCEPT THAT PART THEREOF TAKEN BY THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, PURSUANT TO CASE NO. 83-C-6063), IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 189340 LAKE STREET, ADDISON
PIN: 03-20-434-012
AREA: 0.56 ACRES

1104

Lucky 7 Plat
BLOCK 9 IN MANGAN'S
MANAN, ACCORDING TO
F TAKEN BY THE STATE
of
Stanay



1. IDENTIFY THAT I AM A LICENSED LAND SURVEYOR. NAME THE PROPERTY DESCRIBED ABOVE AND THAT THE PLAN IS A CORRECT REPRESENTATION OF THIS SURVEY. A COMPLETION DATE: 01/05/2006.
2. SURVEY SERVICE CONFORMS TO THE CURRENT ILLINOIS
STANDARDS FOR A BOUNDARY SURVEY.
3. BE MY WITNESS AND SEAL AT WHEATON, ILLINOIS.

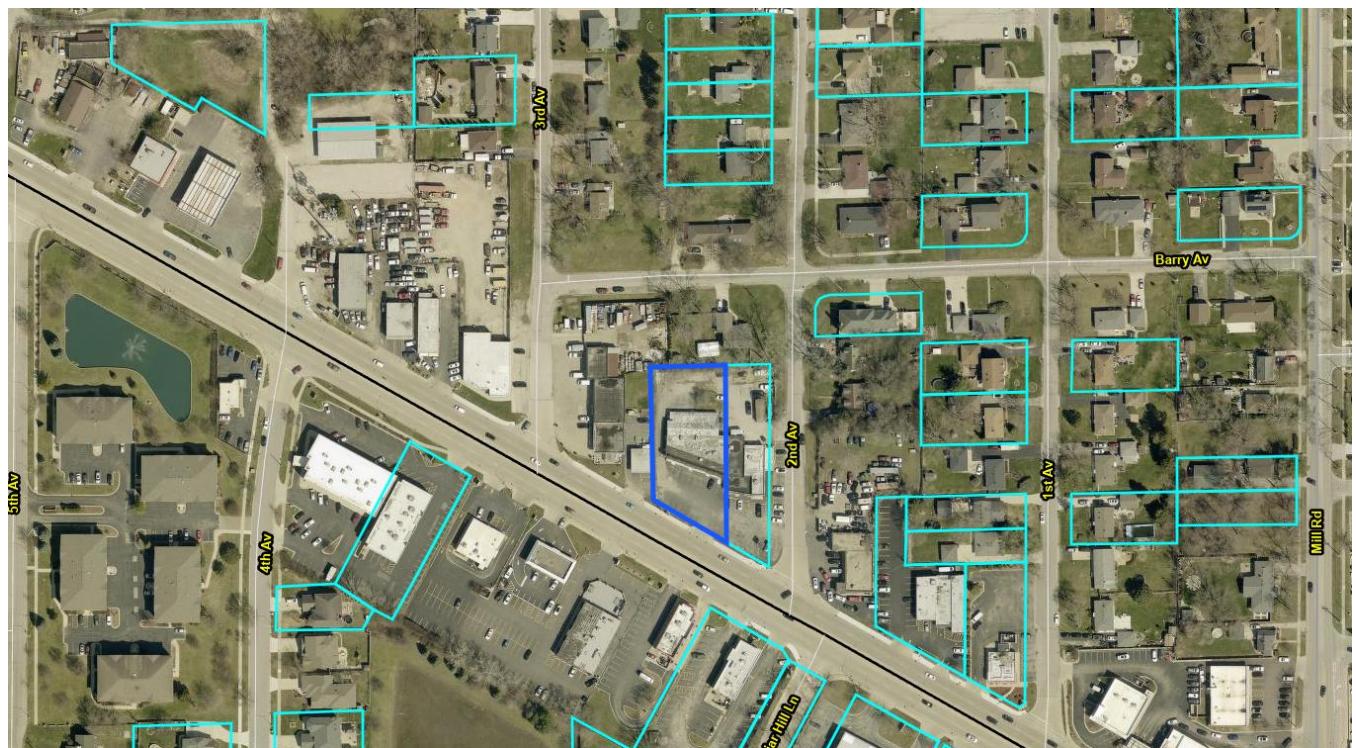
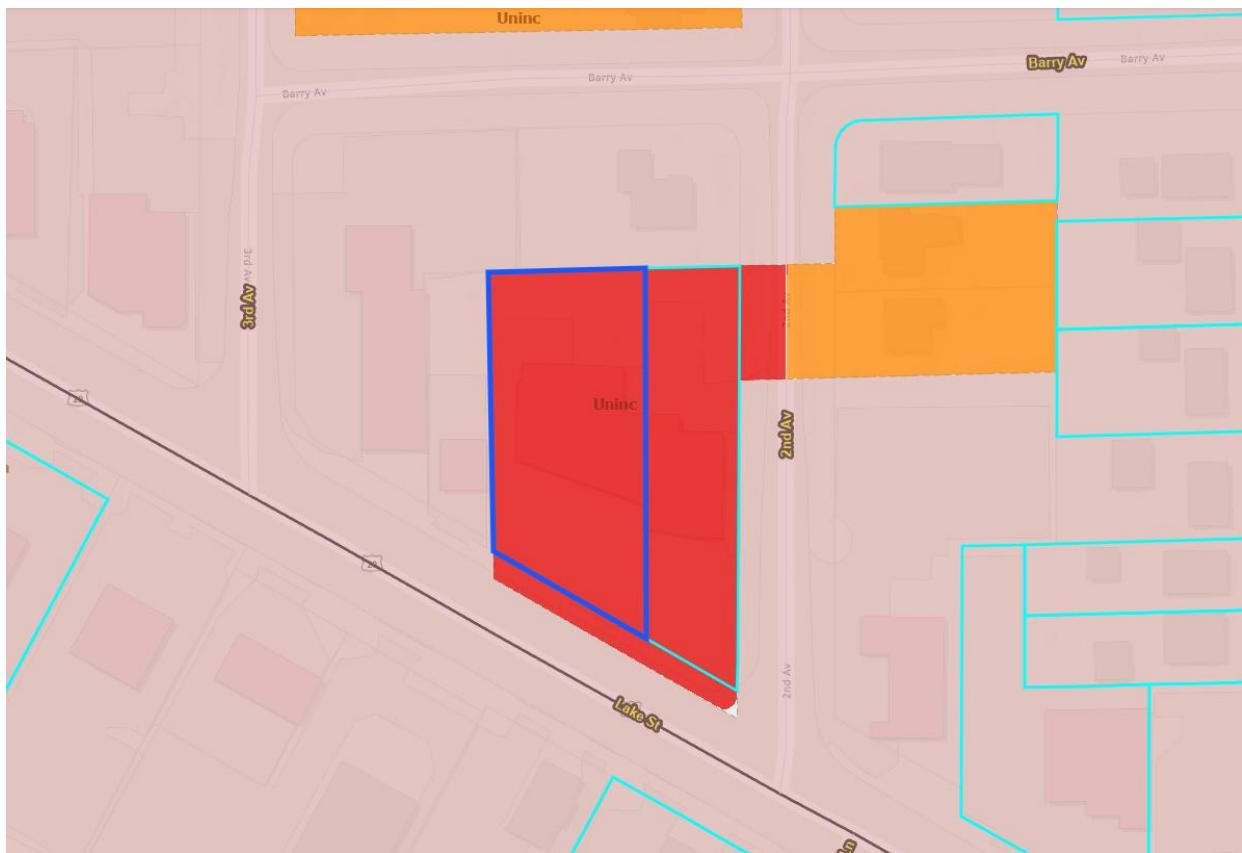
STATE FARM INS. CO. 100-0000000
STATE OF MICHIGAN POLICY FORM NUMBER
STATE NOT CHANGED IN 1977 AND 1978. PLEASE
SEE POLICY NUMBER AND DATE FOR ANY
CHANGES MADE SINCE 1977.

SEARCHED BY: SHERIFF'S DEPARTMENT

LAND SURVEYING AND CIVIL ENGINEERING
LAMBERT & ASSOCIATES
 830 W. LIBERTY ST.
 WISCONSIN, WI 53703
 P: (414) 465-6281
 F: (414) 465-6287
 E: INFO@LAMBERTCIVIL.COM

LAND TECHNOLOGY
 880 EAST OAK ST #8
 LAKE OF THE BLES, WI 54640
 P: (843) 969-8280
 F: (843) 969-8281
 E: LANTECH@LPC-PC.COM







DUPAGE
COUNTY

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-25-000048 Lucky 7 Bistro

Please review the information herein and return with your comments to:

Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via facsimile at 630-407-6702 by **October 29, 2025**.

COMMENT SECTION:		
<input type="checkbox"/> OUR OFFICE HAS NO JURISDICTION IN THIS MATTER		
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE PETITION		
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION		
<input checked="" type="checkbox"/> I OBJECT/ HAVE CONCERNS WITH THE PETITION.		
COMMENTS: The intended facility will not meet Health Code: Chapter 18: 18:303.5		
SIGNATURE: [REDACTED] DATE: 10/20/2025		
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Health Department		
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000048 Lucky 7 Bistro	
ZONING REQUEST	1. Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.	
OWNER	AGENT: RANCHHODBAHI PATEL, 19W344 LAKE ST, ADDISON, IL 60101 / OWNER: MATS PROPERTY GROUP LLC, 1300 W HIGGINS RD NO 209, PARK RIDGE, IL 60068	
ADDRESS/LOCATION	19W340 LAKE STREET, ADDISON, IL 60101	
PIN	03-20-404-012	
TWSP./CTY. BD. DIST.	ADDISON	DISTRICT #1
ZONING/LUP	B-2 LOCAL BUSINESS	COMMERCIAL
AREA	0.56 ACRES / 24,393.6 SQ FT	
UTILITIES	WELL / SEPTIC	
PUBLICATION DATE	Daily Herald: OCTOBER 16, 2025	
PUBLIC HEARING	OCTOBER 30, 2025	

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630 407 6702

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-25-000048 Lucky 7 Bistro

Please review the information herein and return with your comments to:

Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via facsimile at 630-407-6702 by October 29, 2025.

COMMENT SECTION:

<input type="checkbox"/> OUR OFFICE HAS NO JURISDICTION IN THIS MATTER
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE PETITION
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.
<input type="checkbox"/> ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION
<input checked="" type="checkbox"/> I OBJECT/ HAVE CONCERNS WITH THE PETITION.

COMMENTS:

In our opinion, this request does not satisfy the variation standards, including hardship. This property is surrounded by the Village of Addison and is in close proximity to existing gaming establishments located along Lake Street, including across the street at 701 W. Lake Street, which is about 200 feet away. Further, this property is adjacent to single family residential located along Barry Avenue and on 2nd Street.

SIGNATURE  **DATE:** 10/17/2025

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER	ZONING-25-000048 Lucky 7 Bistro	
ZONING REQUEST	1. Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.	
OWNER	AGENT: RANCHHODBAHI PATEL, 19W344 LAKE ST, ADDISON, IL 60101 / OWNER: MATS PROPERTY GROUP LLC, 1300 W HIGGINS RD NO 209, PARK RIDGE, IL 60068	
ADDRESS/LOCATION	19W340 LAKE STREET, ADDISON, IL 60101	
PIN	03-20-404-012	
TWSP./CTY. BD. DIST.	ADDISON	DISTRICT #1
ZONING/LUP	B-2 LOCAL BUSINESS	COMMERCIAL
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PUBLIC HEARING	OCTOBER 30, 2025	

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES. County Farm Road, Wheaton, Illinois 60187

To: DuPage County Zoning Board of Appeals
To: Wheaton City Council / Planning & Economic Development

Re: Objection to County Zoning Petition ZONING-25-000061
(Butterfield Market and Car Wash, 22W070 BUTTERFIELD RD GLEN ELLYN, IL 60137)

Dear Members of the DuPage County Board and Wheaton City Council,

I respectfully submit this written objection to ZONING-25-000061 (**Butterfield Market and Car Wash**) and ask that the Board deny the petitioner's requests for

- (1) Conditional use to allow a video gaming terminal establishment within the B-1 Local Zoning District.
- (2) Variation to allow a video gaming terminal establishment within 1,000 feet of a place of a daycare.
- (3) Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant / terminal establishment.

My opposition is based on statutory requirements, the county's own adopted distance standards and policy objectives, the Illinois Video Gaming Act's concern about over-concentration and "single-operation" gaming locations, and Illinois zoning precedents that require boards and courts to respect legitimate legislative and regulatory limits designed to protect public health, safety and welfare.

Summary of reasons to deny

1. **The Petition asks the Board to waive DuPage's 1,000-foot separation rules for video gaming uses.** DuPage County's recent text amendments and zoning guidance expressly treat video gaming cafes/establishments as uses that must be located at least 1,000 feet from daycares, schools and places of assembly (and from other gaming locations). These provisions were adopted to prevent close clustering of gaming and to protect sensitive uses. Granting the requested variations would directly undermine those locally adopted standards. [Wheaton+1](#)
2. **State law (Video Gaming Act) recognizes and authorizes location restrictions and concentration concerns.** Section 25(h) of the Illinois Video Gaming Act contains location restrictions and the Act also authorizes the Illinois Gaming Board to deny licenses where a proposed location would cause undue concentration or create effectively a "single video gaming operation" (see subsection (h-5) and (i)). The Board should not grant local zoning relief that would conflict with the Act's purpose to control concentration and preserve the integrity of the statewide regulatory scheme. [Illinois General Assembly](#)
3. **The Illinois Gaming Board and courts have enforced the Act's concentration/compatibility concerns.** The Illinois courts have upheld gaming-related denials where the Board concluded that a particular arrangement or concentration was inconsistent with the Act's aims (example: the court's reinstatement of the Illinois Gaming Board's denial of licenses in *Hometown Plaza* where the Board concluded the proposed "video gaming mall" would undermine the Act). That decision confirms that regulatory authorities may properly deny or limit gaming licenses when the public-policy concerns of the Act are implicated. Granting the requested variations risks creating the type of concentration the Act and the Board have found objectionable. [Illinois Courts](#)
4. **Zoning variations and conditional uses must be justified by substantial evidence and not frustrate the public welfare.** Illinois decisions make clear that zoning boards must have a factual

basis and may not arbitrarily waive ordinance standards. Courts review such actions for abuse of discretion or under other deferential standards but will uphold local regulations that bear a rational relation to public health, safety, and welfare. DuPage County adopted the 1,000-foot separation for a reason—public welfare, safety, and to prevent undue economic concentration of video gaming—and petitioner has the burden to show that a variation is warranted under the county ordinance standards. The record should show substantial, persuasive evidence before any waiver is granted, and it may not be predicated or based on revenue. [Illinois Courts+1](#)

Specific legal authorities (most relevant)

1. **Illinois Video Gaming Act, 230 ILCS 40, §25 (Location restrictions; concentration; malls):**
 - Section 25(h) contains location restrictions (e.g., distance from certain facilities) and subsection (h-5) directs the Board to deny licenses where granting a license would likely produce a single video-gaming operation or local concentration. Subsection (i) requires the Board to consider the impact of economic concentration and forbids operation that would result in “undue economic concentration.” These statutory provisions express a clear state policy against unchecked clustering of gaming sites. [Illinois General Assembly](#)
2. **DuPage County Zoning Ordinance (recent text amendments / policy on Video Gaming Terminal Establishments):**
 - DuPage County’s text amendments and staff memos establish a 1,000-foot separation requirement for video gaming uses from places of assembly, schools/daycare, and from other gaming establishments. These local rules implement the county’s land-use policy to avoid concentrated gaming and protect assembly/school uses. The petitioner is requesting relief from these specifically adopted rules. [Wheaton+1](#)
3. **Hometown Plaza, LLC v. Illinois Gaming Board (Ill. App. 2017) — on gaming regulation and concentration:**
 - The appellate court reinstated the Illinois Gaming Board’s denial of licenses where the Board properly concluded that a proposed configuration (a “video gaming mall”) would risk the integrity of video gaming in Illinois and be inconsistent with the Act—illustrating that concentration/aggregation concerns are legitimate and enforceable. That decision supports local decisions that deny or limit gaming operations to prevent concentration. [Illinois Courts](#)
4. **Gallik v. County of Lake, and related Illinois zoning precedent (standards for conditional uses/variations):**
 - Illinois appellate decisions (e.g., *Gallik v. County of Lake*) reaffirm that conditional uses and variations must be based on record evidence and that judicial review looks to whether the board acted within its authority and whether there was an abuse of discretion. Boards must identify facts supporting any deviations from ordinance standards. If the petitioner cannot meet that burden, the Board should deny the relief. [CaseMine+1](#)
5. **Illinois Gaming Board FAQ / administrative guidance (measurement & enforcement of distance restrictions):**
 - The Illinois Gaming Board provides guidance on how distance restrictions in Section 25(h) are measured and applied, reinforcing that distance rules and concentration concerns are central to licensing determinations. This administrative guidance confirms the importance of respecting distance/concentration limits when permitting gaming uses. [Illinois Gaming Board](#)

Factual and policy points for the Board's consideration

- **Proximity to places of assembly:** The petition specifically asks for relief from the county's 1,000-foot separation from places of assembly. Many places of assembly (churches, community centers, schools nearby, daycares, etc.) serve families and children; the county's separation requirement reflects a legitimate protective purpose. Granting the variation would weaken that protection.
- **Undue concentration:** DuPage has deliberately adopted a 1,000-foot spacing requirement between gaming establishments. Granting a neighboring gaming use would materially increase local concentration and could create incentives for "single-operation" control or other arrangements that the Video Gaming Act and Illinois Gaming Board explicitly disfavor.
- **Precedent and administrative deference:** Courts have sustained licensing and zoning restrictions tied to legitimate regulatory objectives (integrity of gaming, preventing concentration). The county should give effect to these local rules and to the state statutory objectives rather than waive them without compelling, documented evidence that the public interest will not be harmed.

Requested disposition

For the reasons above, I respectfully request the DuPage County Zoning Board of Appeals to:

1. **Deny** Request #1 (conditional use) insofar as it would permit a video gaming terminal establishment that conflicts with DuPage County's 1,000-foot separation policy; and
2. **Deny** Requests #2 and #3 (variations) because the petitioner has not demonstrated the exceptional circumstances or hardships required to override the county's adopted protective spacing standards, and because granting a variation would undercut the statutory and regulatory policy against undue concentration of video gaming. If the Board is inclined to grant any relief, it should require strict, documented conditions that fully address the concerns of public welfare, safety, concentration, and compatibility with adjacent assembly uses—and only after a full factual record demonstrates that those concerns are mitigated.

Thank you for your careful consideration of these statutory, policy and public-welfare concerns. Please place this written objection in the official record for ZONING-25-000061.

Respectfully submitted,
Glen Ellyn Woods Subdivision - Glenn Nelson: (847)915-9663

Appendix — Key citations (for the record)

- Illinois Video Gaming Act, 230 ILCS 40, §25 (location restrictions, subsection (h), (h-5), and (i)). [Illinois General Assembly](#)
- DuPage County Zoning text amendments and staff materials regarding video gaming uses and the 1,000-foot spacing requirement. [Wheaton+1](#)
- *Hometown Plaza, LLC v. Illinois Gaming Board* (Ill. App. 2017) (upholding Board denial based on concentration/single-operation concerns). [Illinois Courts](#)
- *Gallik v. County of Lake*, 335 Ill. App. 3d 325 (standard for conditional uses and review). [CaseMine](#)
- Illinois Gaming Board (FAQ) — measurement and enforcement of Section 25(h) distance restrictions. [Illinois Gaming Board](#)

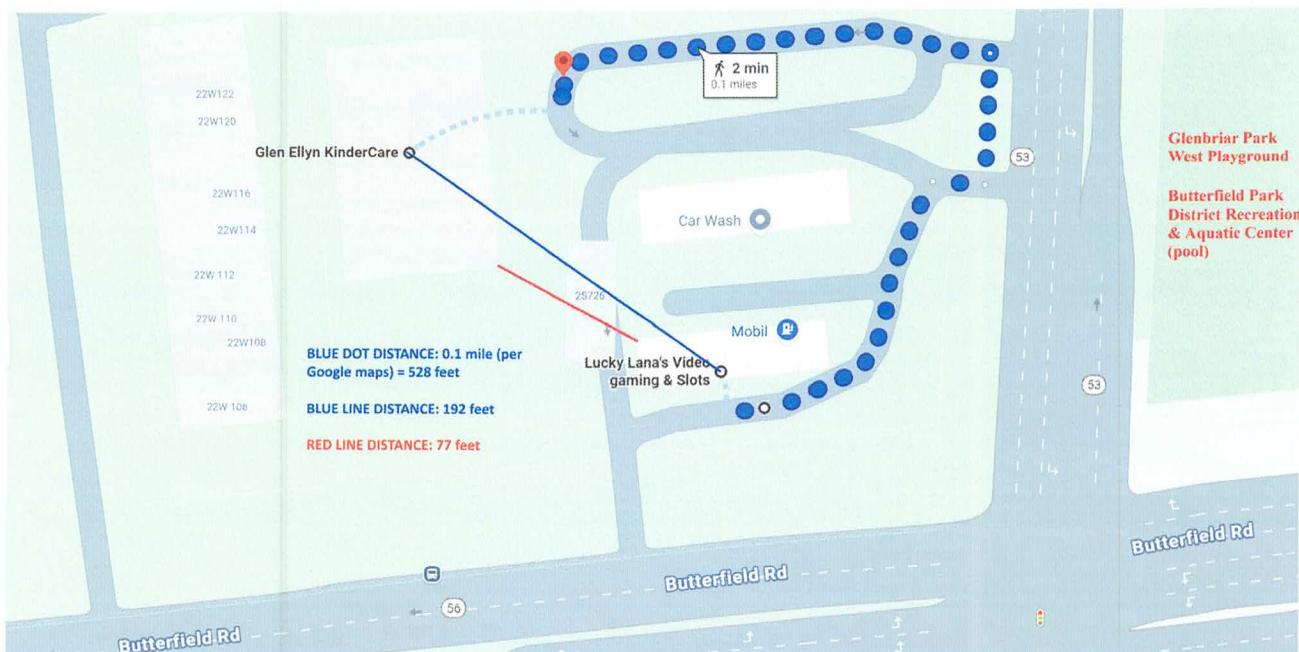
Public Comment – Zoning Petition ZONING-25-000061

Good evening. My name is Glenn Nelson, and I live in the Glen Ellyn Woods subdivision not far from the subject **Butterfield Market and Car Wash**. I am here to strongly oppose Zoning Petition ZONING-25.000046 for Butterfield Market and Car Wash, 22W070 BUTTERFIELD RD GLEN ELLYN, IL 60137. Also known as and referenced as “**Lucky Lana’s Video Gaming & Slots**.”

This petition asks for a conditional use and two variations to allow video gaming at this location, even though DuPage County’s zoning ordinance requires a **1,000-foot separation** from daycare facilities and from other gaming establishments.

The proposed site is less than **77 feet** from **Glen Ellyn KinderCare** located at 2S726 Route 53 Glen Ellyn, IL 60137 which serves families and youth, and it is across Route 53 from **Glenbriar Park West Playground**, and the **Butterfield Park District Recreation & Aquatic Center** (pool). It is also across Butterfield Road from another video gaming café (**Route 53 Café**) next door to Abbington Banquets. Approving these waivers would directly undermine the county’s codified protective standards.

There are also 4 other video-gaming establishments at the corner of Butterfield Road and Park Blvd (which is only 0.7 miles down the road; effectively turning this stretch of Butterfield Road into a video-gaming / casino corridor or “gaming mall.”



Illinois law supports denial. The **Video Gaming Act** requires and empowers regulators to prevent undue concentration and to deny licenses where gaming would be inconsistent with the Act’s integrity.

Illinois Video Gaming Act (230 ILCS 40/25):

- **§25(h):** Location restrictions near schools, places of worship, daycares, etc.
- **§25(h-5):** Deny licenses where it would create a “single gaming operation” or concentration inconsistent with the Act.
- **§25(i):** Deny licenses for “undue economic concentration.”

DuPage County Zoning Ordinance:

- Explicitly requires 1,000 ft separation between gaming uses and places of assembly/other gaming sites.
- Adopted to protect public welfare, youth, and neighborhood business integrity.

In *Hometown Plaza v. Illinois Gaming Board* (Ill. App. 2017), the courts upheld a denial for precisely this reason. In addition, *Gallik v. County of Lake*, 335 Ill. App. 3d 325 (2002), the courts support a zoning board's full authority in denying variances or conditional use licenses.

Gallik v. County of Lake specifically states, "Conditional use permits and zoning variations must be based on substantial evidence and cannot be granted arbitrarily or contrary to public welfare."

I urge the Board to uphold the County's 1,000-foot rule and deny this petition. DuPage County established the 1000 ft buffer for a reason --- to protect children, families, and the character of our community. Approving this petition would undo that protection and directly conflict with state law, county ordinance, and legal precedent. In short, allowing an exception here would weaken the law and harm our community. Granting relief here sets a dangerous precedent for future petitions.

It is ironic that the 1000 foot rule exists to protect areas of assembly and schools, but then a 300 ft limit is set for who gets notified of a video-gaming application, effectively hindering opposition from the people and parents of children who frequent areas of assembly and schools.

It should be noted that Naperville and other local municipalities have video-gaming prohibitions, as do many other affluent municipalities across the Chicago metro area, of which Glen Ellyn is one of those affluent areas. Apparently, those bordering municipalities would rather see Glen Ellyn approve such sin-tax generating businesses than have video-gaming in their neighborhoods.

It should also be noted that fairly often, video-gaming establishment owners and video-gaming equipment providers do not live in the communities in which they operate.

Other questions for the Board to consider:

1.) A member of the Chamber of Commerce of a large Cook County suburb advised me that they are fighting against the existing video-gaming establishments in their suburb and against permitting any new video-gaming establishments. They also mentioned something that is a very relevant point. They said (and I quote) "*The liability insurance premiums of establishments that have video-gaming go through the roof. So even the insurance companies are profiting off of video gaming revenues on the backs of local residents, just like the County and the State of Illinois.*"

What this means: Since the insurance companies greatly increase the liability insurance premiums for video-gaming establishments, this means EVEN THE INSURANCE COMPANIES BELIEVE THAT VIDEO-GAMING ADDS DANGER AND RISK TO THE WELFARE OF THE COMMUNITIES IN WHICH VIDEO-GAMING IS PERMITTED. Make sense? Therefore, public opposition should not even be necessary to convey the dangers and risks of video-gaming in residential neighborhoods (a fact video-gaming establishments and their attorneys deny), since the insurance companies are making that claim and statement of belief on resident's behalf.

2.) In addition to the inherent harm and risks that insurance companies believe video-gaming brings, there are also risks related to the serving of alcohol "for immediate consumption" to people in video gaming establishments.

For example: Cashiers are not bartenders. Many/most don't have B.A.S.S.A.T (Beverage Alcohol Sellers and Servers Education and Training).

Being a gas station employee historically has often been a first job for young adults when they reach working age. The age requirements for SELLING alcoholic beverages for “off-premises consumption” are often different than the rules for SELLING alcoholic beverages for “on-premises consumption” (like in a gas station or restaurant that has video-gaming). So as you can see, the allowance of video-gaming in businesses that have historically been first jobs for young adults, is potentially stripping job opportunities away from our younger citizens. First jobs have been a right of passage that provides young people with the opportunity to learn traits such as responsibility, the value of earning money, and how to be a contributing member of society.

I am raising this particular point to highlight a community welfare impact on our youth that some may not even realize. I also raise the point to illustrate why **the DuPage County Board should stand by their ordinances** to limit past and future proliferation of video-gaming in DuPage County.

Here is a link to some further information regarding Illinois alcohol regulations:

<https://www.foodhandlersguide.com/state-requirements/alcohol-regulations-laws-in-illinois/>

3.) It is my understanding as a county citizen that it is the role of the DuPage County Zoning Board, Development Board, and full County Board to protect the welfare of county residents and the character of our communities.

I raise this understanding to make sure a corollary to my understanding is not occurring. This can be determined by the DuPage County boards asking themselves the following question: *“Are we coming to a decision in the best interest and general welfare of our county residents, or are we merely rubber-stamping a requested conditional use license or variance because a business asked for it?”* It should also be noted that the Zoning Board has previously stated that *“We are not allowed to take establishment revenues, state revenues, or county revenues into consideration in coming to our decision.”*

Food for thought: If the Zoning Board is not able to say no to conditional use or variance requests (per their own ordinances), then why are such Zoning Board meetings even being held?

4.) Are you aware that the county Video-Gaming MONTHLY REVENUE website contains the following fields. The below information demonstrates how even the Illinois Gaming Board’s website is deceiving.

Amount Played	This name is correct. This is the \$ value/amount of bets placed.
Amount Won	This is more appropriately named " \$ VALUE/AMOUNT WON BACK ".
Net Wager (aka Net Terminal Income)	This is more appropriately named " GAMBLER LOSSES ", since the average of all video-gaming transactions in Dupage County result in 9-10% losses. I can understand why it is worded as it is, because highlighting LOSSES for what they really are is bad optics that would make it more obvious how the gaming establishment, Dupage County, and IL State are taking advantage of their customers/constituents.

5.) What is the logic for a county/municipality allowing video-gaming instead of increasing property taxes?

I suspect it is because a municipalities’ elected officials and Boards are focused purely on optics and **what they believe** to be public opinion. I suspect that county believes that people think, *“I don’t have a ‘GAMBLING PROBLEM’ (note the intentional word choice calling gambling a problem), so therefore video-gaming allows OTHER PEOPLE to support the county budget via a pseudo sin-tax rather than impacting me financially.”*

I understand that logic, but nonetheless, I do not believe allowing video-gaming in residential areas is in the best interest or welfare of residential communities. NOTE: This is why historically, casinos were only in

LAS VEGAS, then they expanded to be only on bodies of water (riverboats), then they expanded to be at truck stops (non-residential). That said, putting them in residential establishments that the general public (and their children) likely visits every day/week (like restaurants and gas-station/convenience stores), is a proliferation that I would suggest most citizens would oppose and feel not-necessary based on the nature of gambling activity.

6.) Do you understand that video-gaming is unfairly impacting retail commerce?

Why is this you ask? Establishments with video-gaming can undercut pricing on their primary business because the HUGE profits from video-gaming make it such that the establishment doesn't really care about profits from their primary business.

Case in point: The owner of a DuPage County RESTAURANT with video-gaming told me personally that they make more money from their slot machines than they do from their food. This fact, in and of itself, demonstrates my point for restaurants, but it also applies to all other business types, including convenience stores that are able to unfairly compete on pricing against their competition since there is not an equal playing field.

7.) Is the DuPage County Zoning Board aware that approximately 50% of DuPage County video-gaming revenues come from just 14 of the 30 current video gaming establishments in the county? Those 14 video gaming establishments are effectively co-located on three streets across a total of 1.3 miles in total. This has effectively created three “GAMING MALLS” in a county with that were intended to be prohibited by county ordinance. There are 39 DuPage County municipalities, 20 of which lie wholly within the County. DuPage is also comprised of nine townships. The County possesses jurisdiction over 950 lane miles of roadway.

QUESTION: Why is DuPage County concentrating 50% of video-gaming establishments and tax revenues within the above summarized 1.3 mile distance in only three municipalities/townships? See the one-page attachment accompanying this letter.

8.) This last question is intended to tie together the above “other considerations.” I apologize for the directness of this question in advance, but wanted to share it nonetheless.

How would the DuPage County Zoning Board decide on the matter at hand, if there was an ordinance implemented that laid the liability for “**an over-served video-gaming gambler driving drunk and killing someone**” at the feet of the county based on the mere fact that the county went against their own ordinances which were imposed and intended to limit the proliferation of video-gaming and to protect the public's general welfare? The same question could be raised for those who excessively deplete their retirement savings as the result of a gambling addiction. Wrongful death lawsuits could wipe out years (possibly even a decade) of county revenues received from video-gaming.

What if it was your family member that was killed in this scenario? If the county says, “But it doesn't happen,” then the county should be willing to draft and pass an ordinance TODAY that imposes liability on the county as I described since the county is the primary entity that could have eliminated such a risk using their already established ordinances, and they chose not to do so. Again, I apologize for my directness.

Thank you.

Glen Ellyn Woods Subdivision - Glenn Nelson: (847)915-9663

27% of all DuPage County VIDEO-GAMING TAX REVENUE comes from 5 GLEN ELLYN locations within 0.7 MILE on Butterfield Rd between Park Blvd and Route 53.

4 Locations are within 100 feet of each other at the corner of Butterfield Rd & Park Blvd.

10% of all DuPage County VIDEO-GAMING TAX REVENUE comes from 5 WHEATON locations within 0.5 MILE on Geneva Road corners between Gary Ave and Papworth St.

9% of all DuPage County VIDEO-GAMING TAX REVENUE comes from their only 3 OWNERS GROVE locations within 0.1 MILE on the corner of Maple & Belmont.

These scenarios are completely against 1.) DuPage County Zoning ordinance and 2.) precedent case law that prohibits the creation of "gaming malls."

LOMBARD is the only municipality with multiple video-gaming establishments that is following established DuPage County video-gaming ordinance.

LOMBARD's three video-gaming locations are on Route 64, Route 38 and Butterfield (each approximately 5 miles away from each other).

The above 46% of DuPage County video-gaming locations are coming from ordinance and case law prohibited concentration of video-gaming into "gaming malls."

This 46% percentage of revenues will become even more concentrated (reaching 50%) since two locations in Glen Elyn just recently set up video-gaming (Route 53 cafe & Park Liquors).

There are 39 DuPage County municipalities, 20 of which lie wholly within the County. DuPage is also comprised of nine townships. The County possesses jurisdiction over 950 lane miles of roadway.

QUESTION: Why is DuPage County concentrating 50% of video-gaming establishments and tax revenues within the above summarized 1.3 mile distance in only three municipalities/townships.

DuPage County
2025 (extrapolated)
2025 (12-months) extrapolated from Jan-Oct 2025 actual data.

Municipality Year	DuPage County 2025 (extrapolated)	Within "GAMING MALL"	City	Establishment	Address	Values		Sum of Net Terminal Income	Sum of NT1 Tax	Sum of State Share	Sum of Municipality Share
						Sum of Amount Played	Sum of Amount "Won Back"				
YES	Glen Elyn	BUTTERFIELD MARKET AND CAR WASH, INC. (Mobil on 53)	22W070 BUTTERFIELD RD GLEN ELLYN, IL 60137	\$20,212,194	\$18,385,174	\$1,827,020	\$639,467	\$546,454	\$93,013	\$72,192	
YES	Glen Elyn	Blackhawk Restaurant Group LLC Series GlenElyn45 (Pennys Place)	22W535 Butterfield Rd Ste 4 & 5 Glen Elyn, IL 60137	\$16,963,735	\$15,546,456	\$1,417,278	\$496,048	\$423,856	\$82,500	\$25,708	
YES	Glen Elyn	M & W Thai Restaurant, Inc.	22W535 Butterfield Rd. Unit 01-02 Glen Elyn, IL 60137	\$5,078,755	\$4,574,190	\$504,566	\$176,598	\$150,891	\$21,337	\$21,140	
YES	Glen Elyn	Dishar Corporation (7-11 on Park Blvd)	3 S 035 Park Blvd Glen Elyn, IL 60137	\$4,477,194	\$4,061,548	\$415,647	\$145,477	\$82,793	\$14,030	\$0	
YES	Glen Elyn	NIRO LLC - GLEN ELLYN 240702080 (ROUTE 53 CAFE)	3S018 ILLINOIS RT. 53 GLEN ELLYN, IL 60137	\$2,666,741	\$2,390,105	\$276,636	\$86,823	\$82,793	\$14,030	\$0	
YES	Glen Elyn	PARK LIQUORS - Park Blvd	22W535 Butterfield Rd, Glen Elyn, IL 60137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
YES Total						\$49,396,620	\$44,957,473	\$4,441,146	\$1,554,414	\$4,328,330	\$226,083
YES2	Wheaton	Gary Wheaton Group LLC	ON133 Gary Ave, Wheaton, IL 60187	\$6,761,638	\$5,760,218	\$611,419	\$213,997	\$182,867	\$31,130	\$24,157	
YES2	Wheaton	LACEY'S PLACE WHEATON LLC	ON684 N GARY AVE UNIT 2 Wheaton, IL 60187	\$4,622,655	\$4,147,915	\$747,737	\$166,158	\$142,001	\$22,143	\$22,143	
YES2	Wheaton	Sally's Place, LLC	0 N 758 Gary Ave, Wheaton, IL 60187	\$4,561,110	\$4,126,666	\$434,444	\$134,444	\$122,056	\$3,309	\$3,309	
YES2	Wheaton	WHEATON VFW POST #2164 INC	ON731 PAPWORTH ST WHEATON, IL 60187	\$729,102	\$664,203	\$64,899	\$22,715	\$19,407	\$321	\$321	
YES2	Wheaton	WHEATON ILLINOIS LODGE NO 2256 B. P. O. ELKS	ON772 Papworth St, Wheaton, IL 60187	\$56,590	\$50,286	\$6,404	\$2,241	\$1,921	\$0	\$0	
YES3	Downers Grove	Maple BP Inc.	16,341,195	\$14,749,291	\$1,591,904	\$587,168	\$476,107	\$81,060	\$34,643	\$22,009	
YES3	Downers Grove	MECMIL, INC.	2231 Maple Ave Downers Grove, IL 60515	\$7,321,053	\$6,640,445	\$680,608	\$238,570	\$203,570	\$20,914	\$20,914	
YES3	Downers Grove	SMIT FOODS, INC.	2230 Maple Avenue Downers Grove, IL 60515	\$4,363,907	\$3,931,172	\$432,735	\$151,458	\$123,206	\$0	\$0	
YES3 Total						\$4,300,543	\$3,888,772	\$411,770	\$141,120	\$123,206	\$77,586
TBD	Lombard	Speedway LLC	21 West 400 North Avenue Lombard, IL 60148	\$19,321,300	\$19,431,878	\$1,889,421	\$1,890,141	\$661,550	\$665,294	\$62,801	
LISLE		Puzzled Minds Entertainment, LLC (JIT's Porch Saloon & Eatery)	665 West Roosevelt Road Lombard, IL 60148	\$13,681,497	\$12,343,379	\$452,033	\$369,232	\$342,033	\$28,297		
LISLE		OM 858, Inc. (7-11 next to home depot on Butterfield)	25651 1 Loyd Ave Lombard, IL 60148	\$6,098,292	\$5,542,889	\$555,404	\$194,388	\$166,092	\$16,404		
LISLE		SQUIRREL CAGE TAVERN, INC.	5528 Main Street Lisle, IL 60532	\$3,545,269	\$3,223,148	\$322,121	\$112,742	\$96,338	\$13,626		
Addison		BASECAMP PUB, LLC	5750 LAKESIDE DRIVE ISLE, IL 60532	\$2,817,878	\$2,550,065	\$267,813	\$80,109	\$73,735	\$13,626		
Addison		Petrolyn LLC	17W532 Lake St Addison, IL 60101	\$6,874,730	\$6,180,300	\$694,430	\$243,051	\$207,733	\$5,318		
Medinah		Tiger Janda Hail Inc	4N115 Addison Road Addison, IL 60101	\$5,571,860	\$5,115,220	\$456,640	\$456,639	\$159,824	\$23,241		
Medinah		JCR Gaming LLC	7N032 Medinah Rd, Medinah, IL 60157	\$4,384,421	\$3,987,004	\$397,417	\$139,479	\$118,879	\$20,218		
Glen Elyn		Gaynor's, Incorporated	6N744 Medinah Road Medinah, IL 60157	\$3,027,678	\$2,737,202	\$290,476	\$101,664	\$86,859	\$14,765		
Glen Elyn		UNCLEPAULIES, INC.	2 N 030 MILDRED GLEN ELLYN, IL 60137	\$3,557,657	\$3,187,124	\$370,533	\$129,687	\$110,844	\$18,843		
CAROL STREAM		YAJ'S, INC.	1N058 MAIN ST CAROL STREAM, IL 60188	\$1,852,447	\$1,678,802	\$173,645	\$60,776	\$51,940	\$8,836		
Itasca		Ristorante DeMarco, Inc.	5 N 105 RT 53 Itasca, IL 60143	\$6,739,380	\$6,210,633	\$528,747	\$185,062	\$136,583	\$26,962		
Naperville		Twinkieparville, LLC	1001 E. Ogden Ave, Suite 102 Naperville, IL 60563	\$11,802,347	\$10,577,009	\$1,225,339	\$428,869	\$366,554	\$62,335		
OAKBROOK TERRACE		TERRADE CANTINA, INC.	17W615 BUTTERFIELD ROAD OAKBROOK TERRACE, IL 60181	\$0	\$0	\$0	\$0	\$0	\$0		
WESTMONT		ANKOLA INCORPORATED	310 W OGDEN AVE WESTMONT, IL 60559	\$145,368	\$129,442	\$15,926	\$5,574	\$4,777	\$797		
WILLOWBROOK		CATIES PLACE, LLC Series Willowbrook	10S652 RT. 83 WILLOWBROOK, IL 60527	\$4,486,559	\$4,049,783	\$436,816	\$152,886	\$130,674	\$22,212		
TBD Total						\$97,141,104	\$88,281,998	\$8,859,806	\$2,680,936	\$2,650,026	\$450,911
Grand Total						\$178,866,422	\$162,449,152	\$16,417,270	\$16,418,000	\$4,910,688	\$835,621

Last 6 years

Net Terminal Income