



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, January 6, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

5.A. [26-0108](#)

Development Committee - Regular Meeting - November, 18, 2025

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.

6.B. [DC-O-0001-26](#)

ZONING-25-000042 – 7-Eleven (Park Blvd): 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. (Milton/District 4) (Generally located southeast of Butterfield Road and Park Boulevard)
- ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

6.C. [DC-O-0002-26](#)

ZONING-25-000043 – 7-Eleven 26139 (Maple Ave): 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. (Lisle/District 2) (Located at the northwest corner of Maple Avenue and Belmont Road)
- ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

6.D. [DC-O-0003-26](#)

ZONING-25-000044 – 7-Eleven 34077 (Lloyd Ave): 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. (Milton/District 4) (Located at the northeast corner of Butterfield Road and Lloyd Avenue)
- ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

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

ZONING-25-000045 – SMM Management, Inc.: 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. (Lisle/District 2) (Located at the northeast corner of Maple Avenue and Belmont Road)
- ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

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

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

ZONING-25-000048 – Lucky 7 Bistro: : The Zoning Board of Appeals recommended to approve the following zoning relief:

1. 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) (Located at the northwest corner of Lake Street and 2nd Avenue)

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

7. **OLD BUSINESS**8. **NEW BUSINESS**9. **ADJOURNMENT**



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
MOVER:	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 $\frac{3}{4}$ 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:	Yeena 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

General Tracking		Contract Terms	
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
Vendor Information		Department Information	
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 #:	
Overview			
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	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is not required. RENEWAL
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:
Shipping		Contract Dates	
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
<i>FY is required, ensure the correct FY is selected.</i>										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



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: 1/6/2026

Agenda #: 6.B.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: December 4, 2025

RE: **ZONING-25-000042 7-Eleven (Park Blvd) (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 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

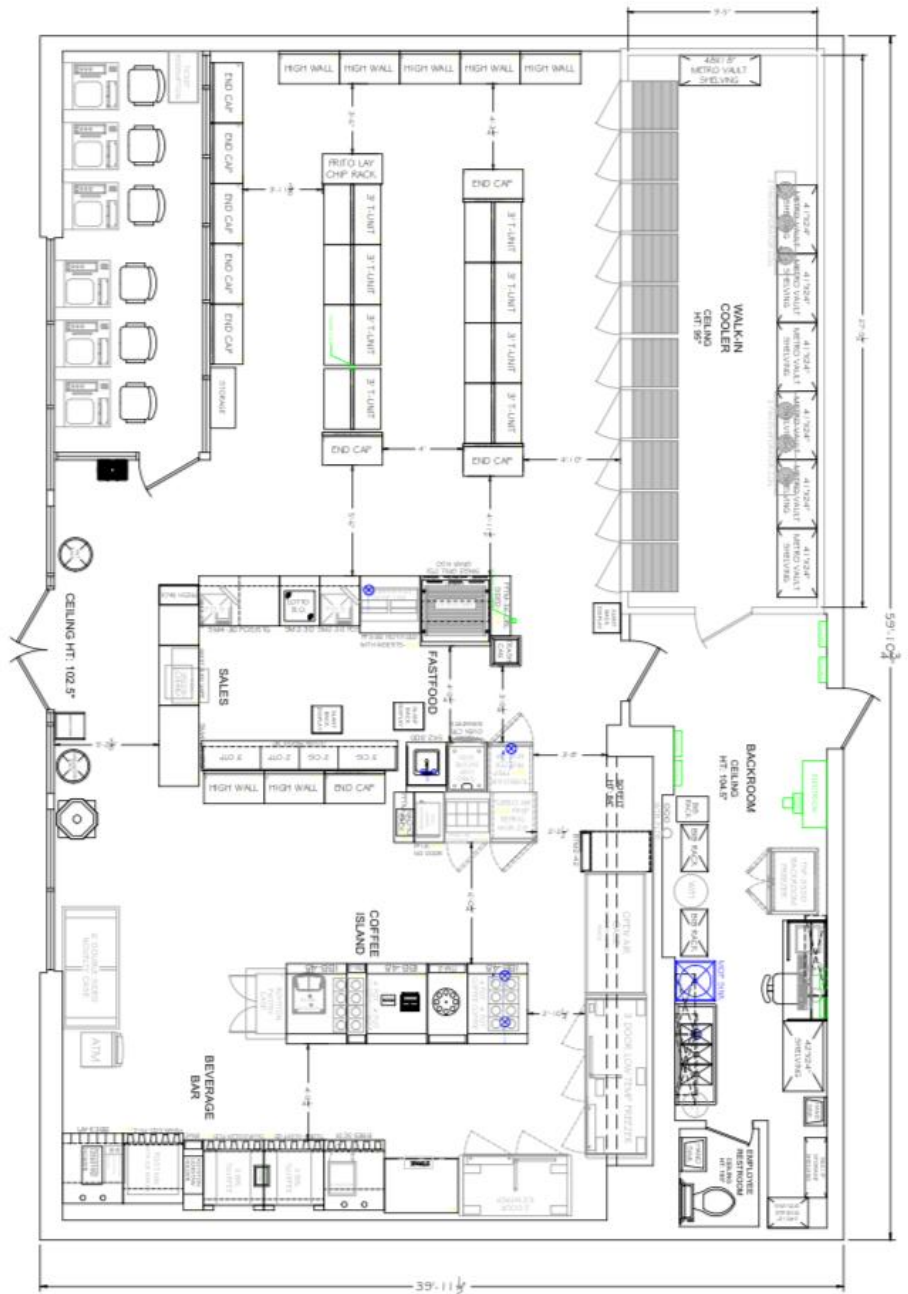
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000042 7-Eleven (Park Blvd)	
ZONING REQUEST	1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place 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:	No Comments Received.	
Milton Township:	No Comments Received.	
Milton Township Highway:	No objection. Additional information may be required at time of permit application.	
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

EXISTING FLOOR PLAN



DISCLAIMER: THIS DRAWING AND ALL SUPPORTING DOCUMENTS CONTAINED IN THE "DRAWING PACKAGE" ARE THE PROPERTY OF ROYSTON GROUP. FIELD SERVICES DIVISION. ANY USE OF THE DRAWING FILE OR ANY OF THE INFORMATION FOUND WITHIN FOR ANY PURPOSE OUTSIDE OF DIRECT REQUEST BY ROYSTON GROUP WILL BE SEEN AS A VIOLATION OF THE WORK AGREEMENT AND WILL BE PURSUED TO THE FULLEST EXTENT ALLOWABLE. THE DRAWINGS AND EQUIPMENT LISTS ARE INTENDED TO REPRESENT THE GENERALIZED CHARACTERISTICS OF THE SCOPE OF WORK BUT IN NO WAY RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR CONDUCTING A STORE SPECIFIC SITE VISIT, COLLECTING ALL NECESSARY AS-BUILT INFORMATION, AND VERIFYING ALL ELEMENTS SHOWN AS FEASIBLE AS THEY PERTAIN TO THE PROPOSED DESIGN.

NOTE: EXISTING CONDITIONS ARE SHOWN IN BLACK OR GRAY. NEW / PROPOSED ELEMENTS ARE SHOWN IN RED.

 <p>7-ELEVEN REMODEL</p> <p>DISCLAIMER: A LEGAL DOCUMENT INTENT TO SHOW CURRENT EQUIPMENT CONDITIONS</p>	7-ELEVEN		
	REV#	DATE	DESCRIPTION
<p>7-ELEVEN</p> <p>13344 - 7-ELEVEN</p>	<p>13344</p> <p>35035 SOUTH PARK BLVD.</p> <p>GLEN ELLYN, ILLINOIS</p> <p>60137-7234</p>		
	<p>SCALE: 3/16" = 1'-0"</p> <p>DATE: 07-03-24</p> <p>SHEET: A - 1.0</p>		







**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:	
<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: 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 MILTON
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

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: 1/6/2026

Agenda #: 6.C.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: December 4, 2025

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

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. 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.

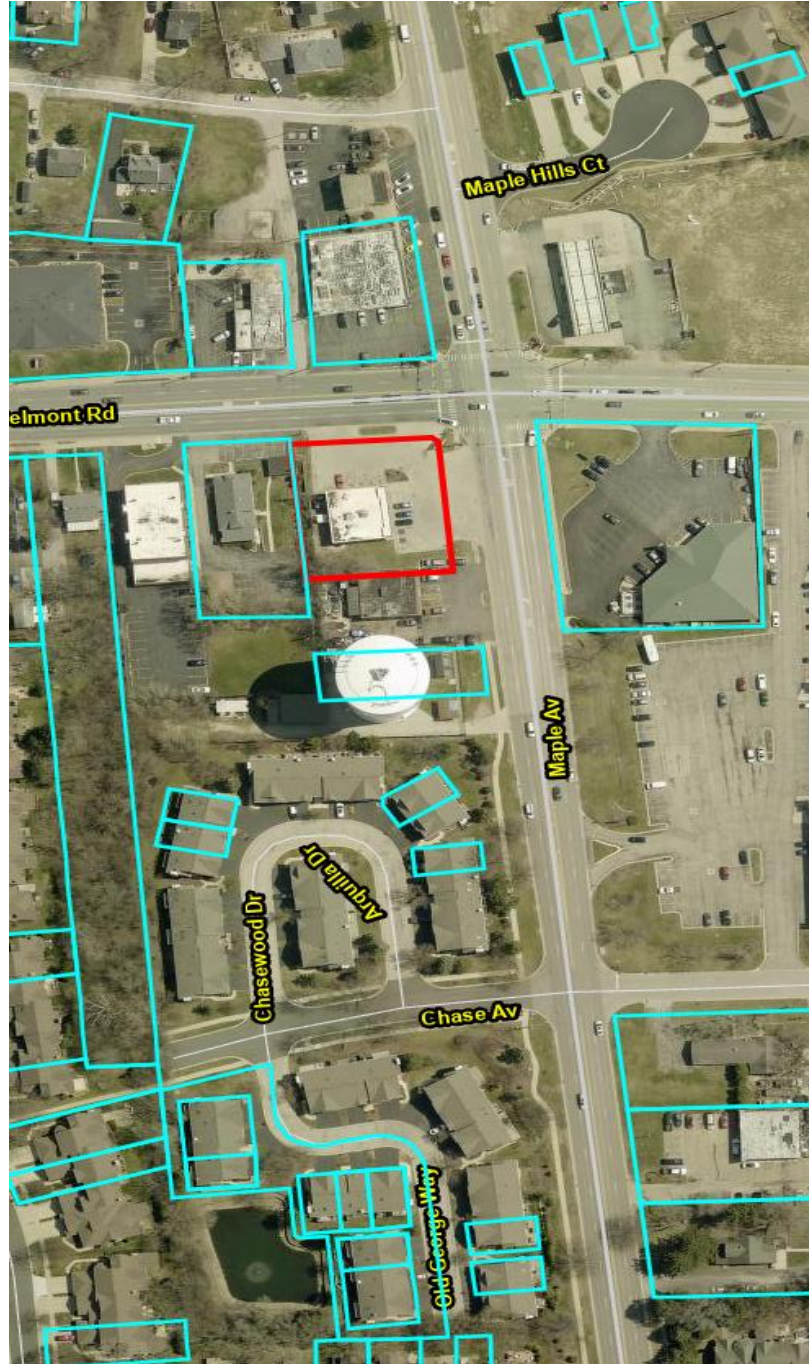
STANDARDS FOR VARIATIONS:

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, DOWNERS 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	No Comments Received.	
Village of Lisle	Our office has no jurisdiction in this matter.	
Lisle Township:	No Comments Received.	
Lisle Township Highway:	No Objection.	
Darien-Woodridge Fire District	No Comments Received.	
School District 58:	No Comments Received.	
School District 99:	No Concerns.	
Forest Preserve:	No Comments Received.	

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







**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:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: 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:	E: 10/725
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, DOWNERS 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: 1/6/2026

Agenda #: 6.D.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: December 4, 2025

RE: **ZONING-25-000044 7-Eleven 34077 (Lloyd Ave) (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 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	

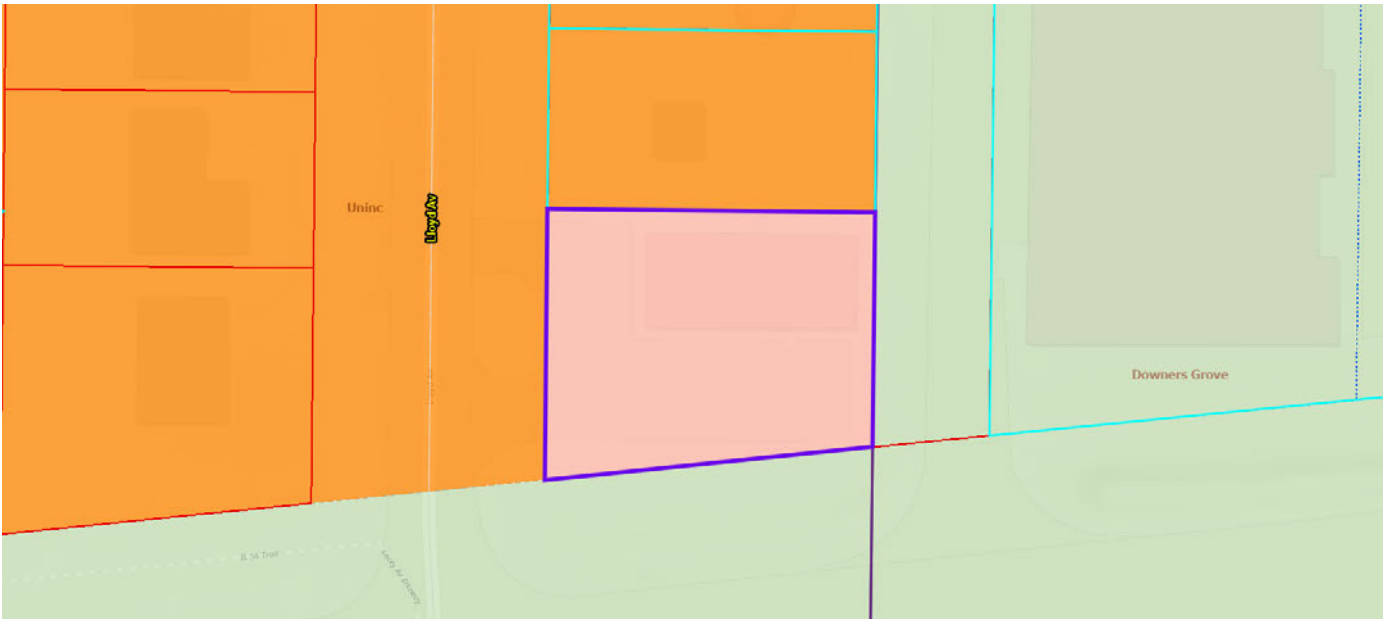
ADDITIONAL INFORMATION:

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

The floor plan shows a rectangular store layout with various sections and equipment. At the top, there are three sets of double doors. Along the right wall, from top to bottom, are three 'Coolers', an 'Amazon Locker', and an 'Ice Machine' (with 'Frozen Food' storage below it). The bottom wall features a 'Slurpee Machine', an 'ATM', and an 'Auto' (car wash) area. The left wall has a 'Front Counter' and a 'Hot Food' section. The central area contains several product displays: 'Cold Food Display', '12 PK Soda' (two locations), 'Toy Cars', 'Chips', 'Snacks', 'Beer Cases' (multiple locations), 'Bakery Display', 'Candy', 'HBA', 'Chips', 'Beer Cases', 'Cookies', 'Health Bars', 'Beef Jerky', 'Packaged Bakery', 'Ice Cream', 'Fountain Drinks', 'Coffee Bar', and 'Electro-nics'. A 'NRT' (National Retail Training) sign is located near the front counter. The overall dimensions are 19' 0" wide and 7' 0" deep.







**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
MUNICIPAL

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.



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.

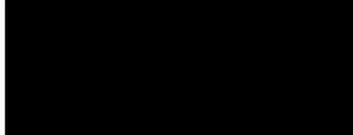
No summary was provided to determine the specifics of the proposed project, beyond the proposed site plan. If variances or a conditional use is being requested for these case, no evidence of meeting the required standards was provided. Staff has the following comments and concerns:

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



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 Elkhatib

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

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

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,



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 #: 6.E.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: December 4, 2025

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

Development Committee: January 6, 2026:

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.

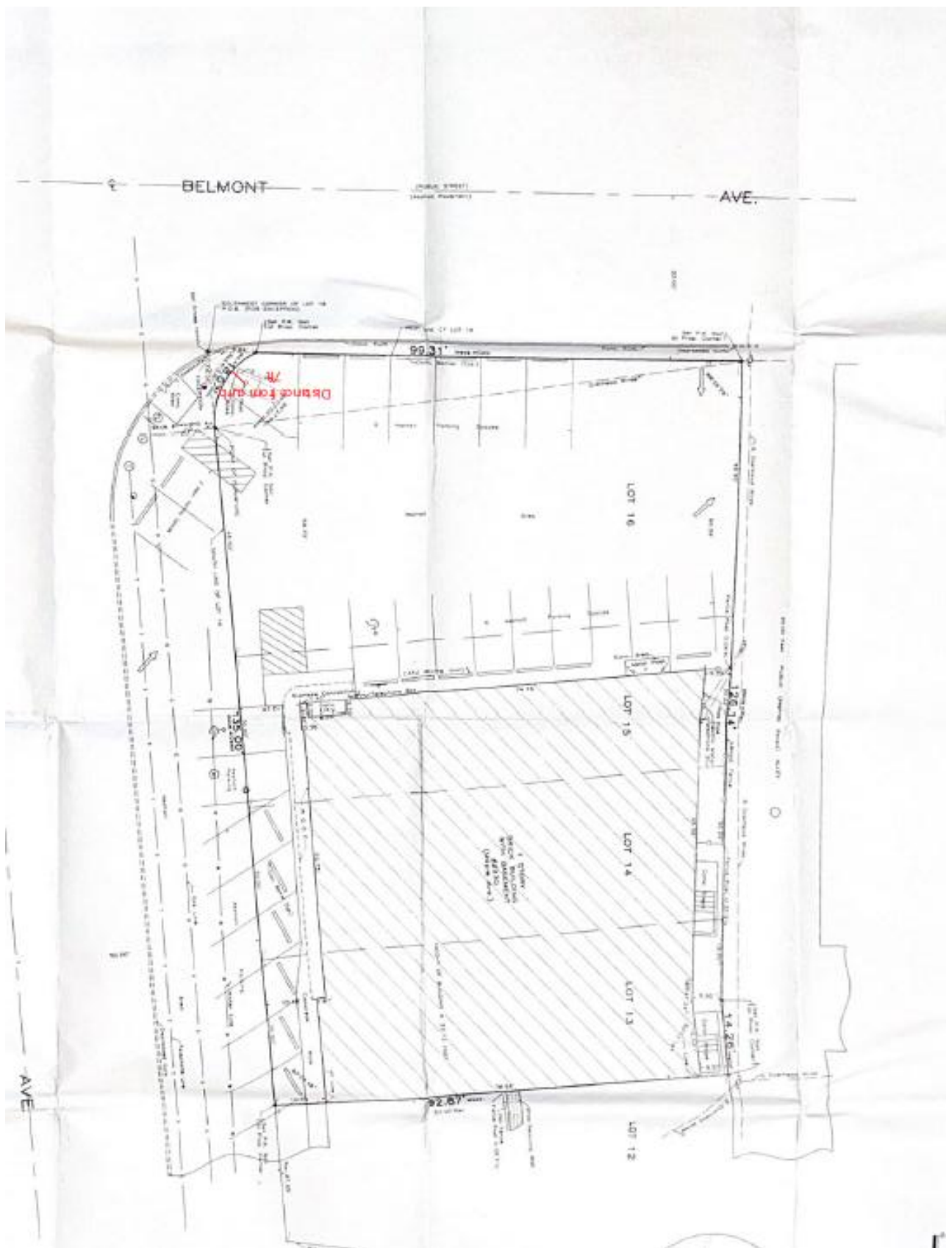
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as 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.

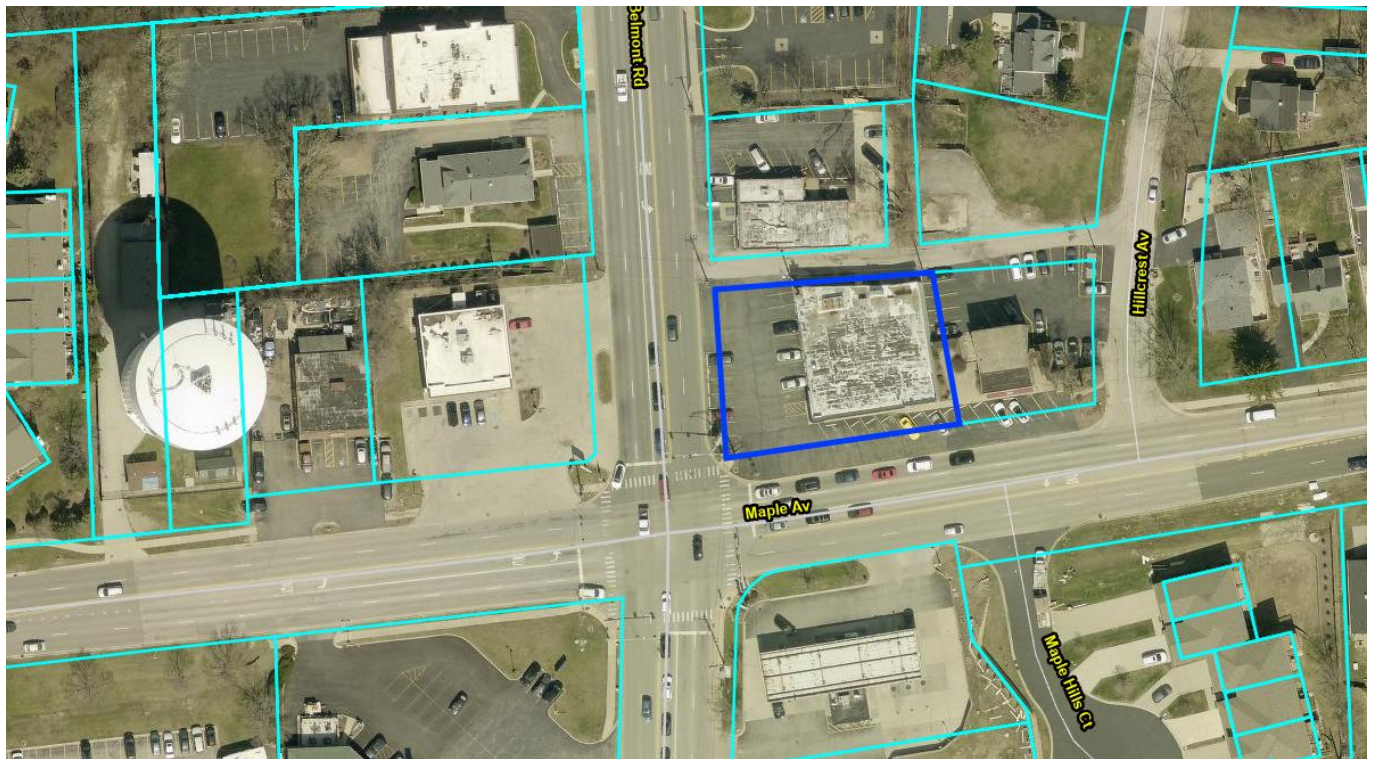
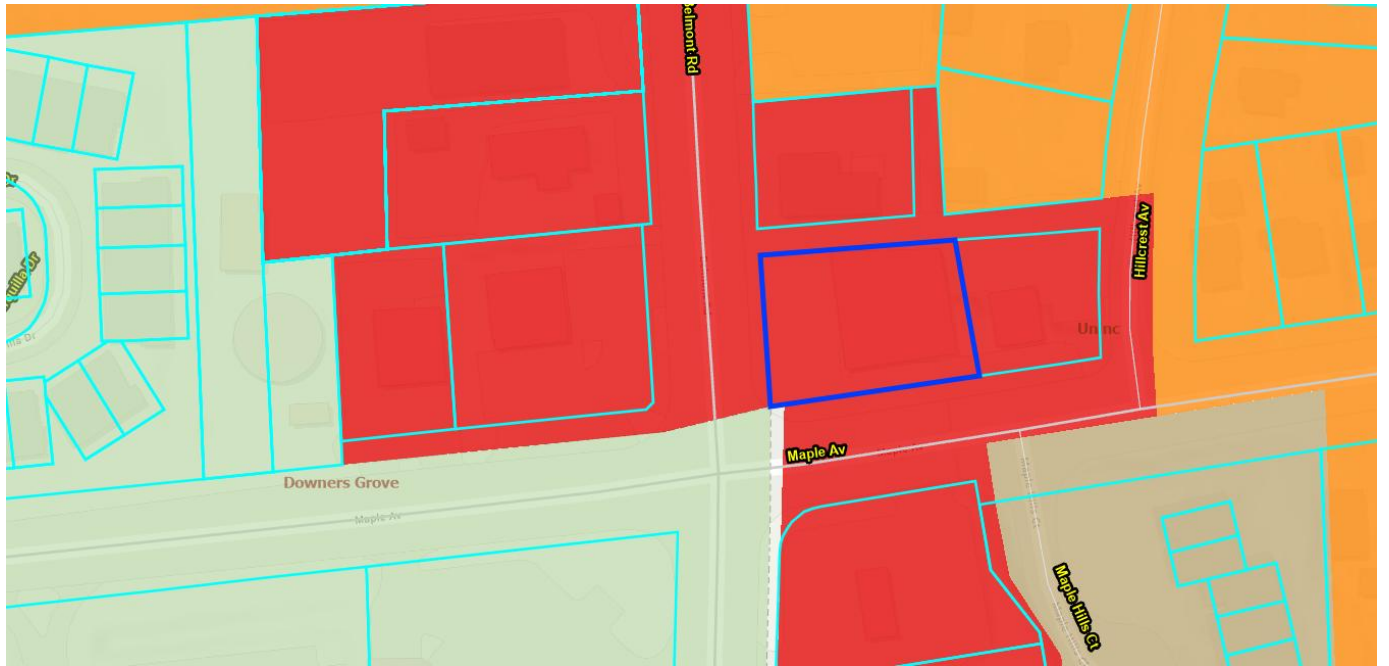
PETITIONER'S DEVELOPMENT FACT SHEET

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:	No Comments Received.	
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:	No Comments Received.	
Lisle Township:	No Comments Received.	
Lisle Township Highway Dept:	No Comments Received.	
Darien-Woodridge Fire District:	No Comments Received.	
Sch. Dist. 99:	No Concerns.	
Sch. Dist. 58:	No Comments Received.	
Forest Preserve:	No Comments Received.	

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"/> 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 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

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 café 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

MEMORANDUM

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.

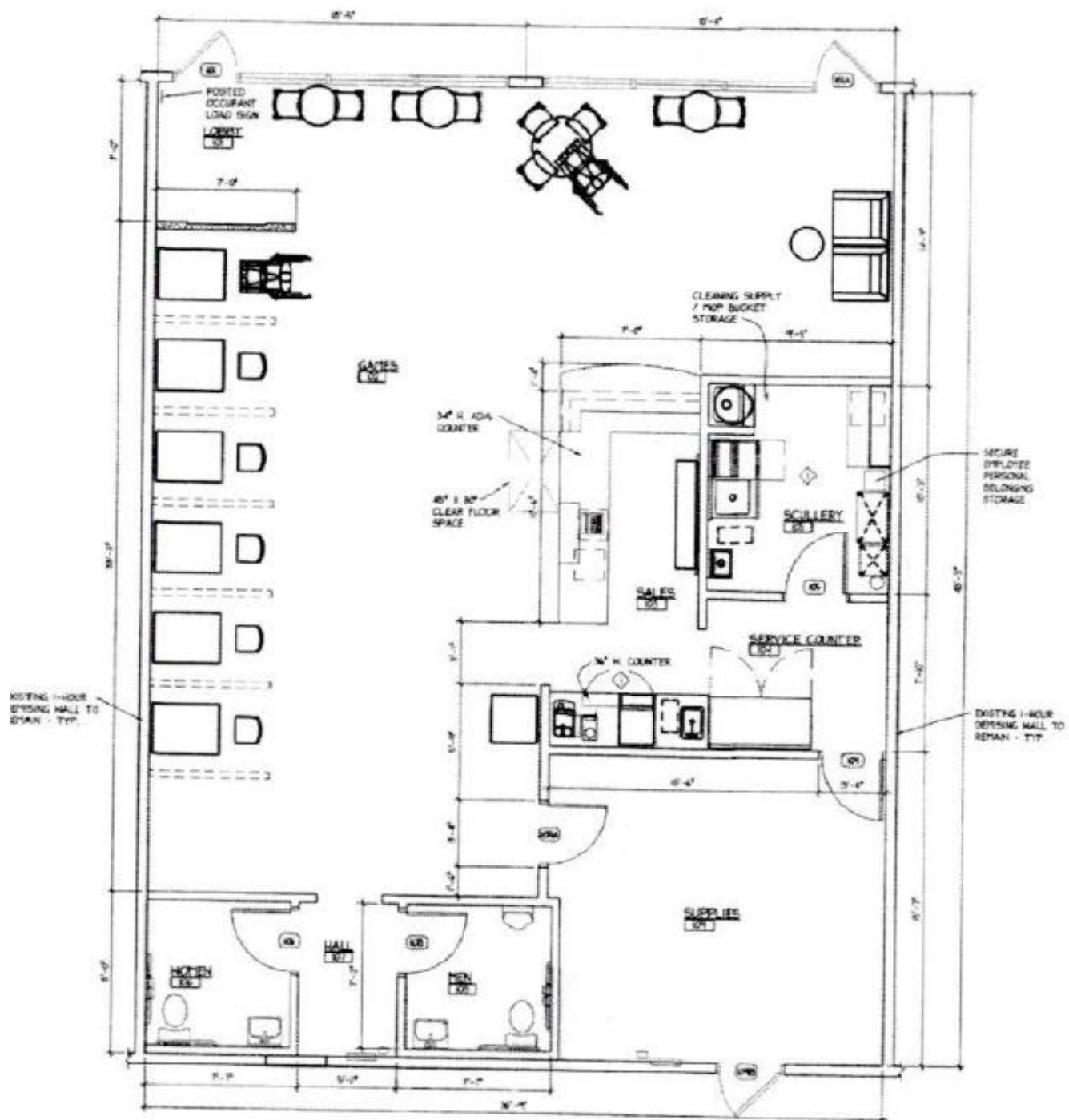
- c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways 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:	No Comments Received.	
Milton Township Highway Dept:	No Objection. Additional information may be required at time of permit application.	
Lisle-Woodridge Fire District:	No Comments Received.	
Sch. Dist. 89:	No Comments Received.	
Sch. Dist. 87	No Comments Received.	
College of DuPage 502:	No Comments Received.	
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



[illegible]

WARNING: AIR DRYERS IN THE SOUTH PART OF
BAY USE OF BUTTERFIELD ROAD BOUND
HARDWARE, PER BOX 46, PAGE 18.

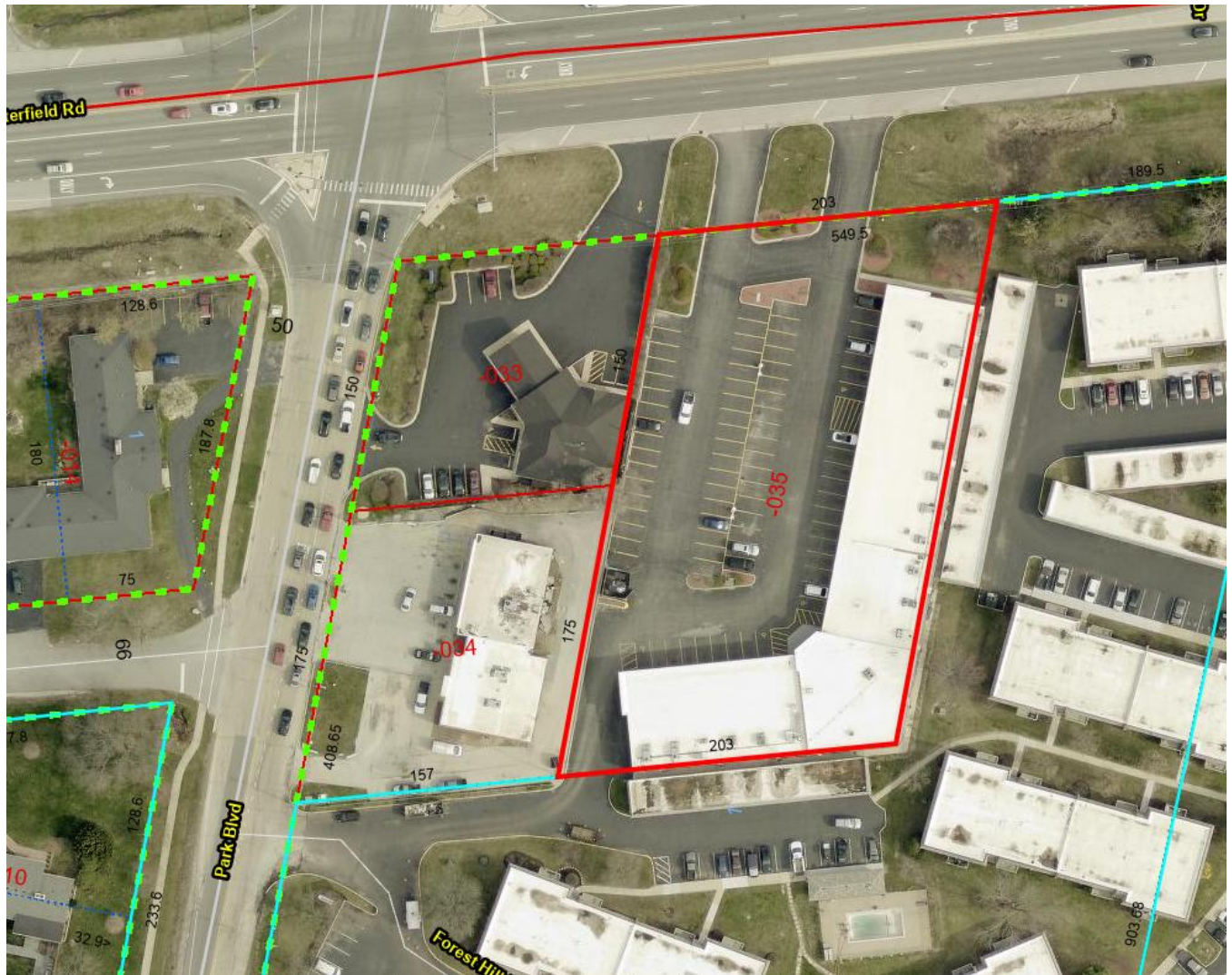
40,000 SQUARE FEET
1.454 ACRES

NOISE MEASUREMENT WAS PROVIDED
BY ALL NATIONAL COMMERCIAL
AND EUROPE REPORTS

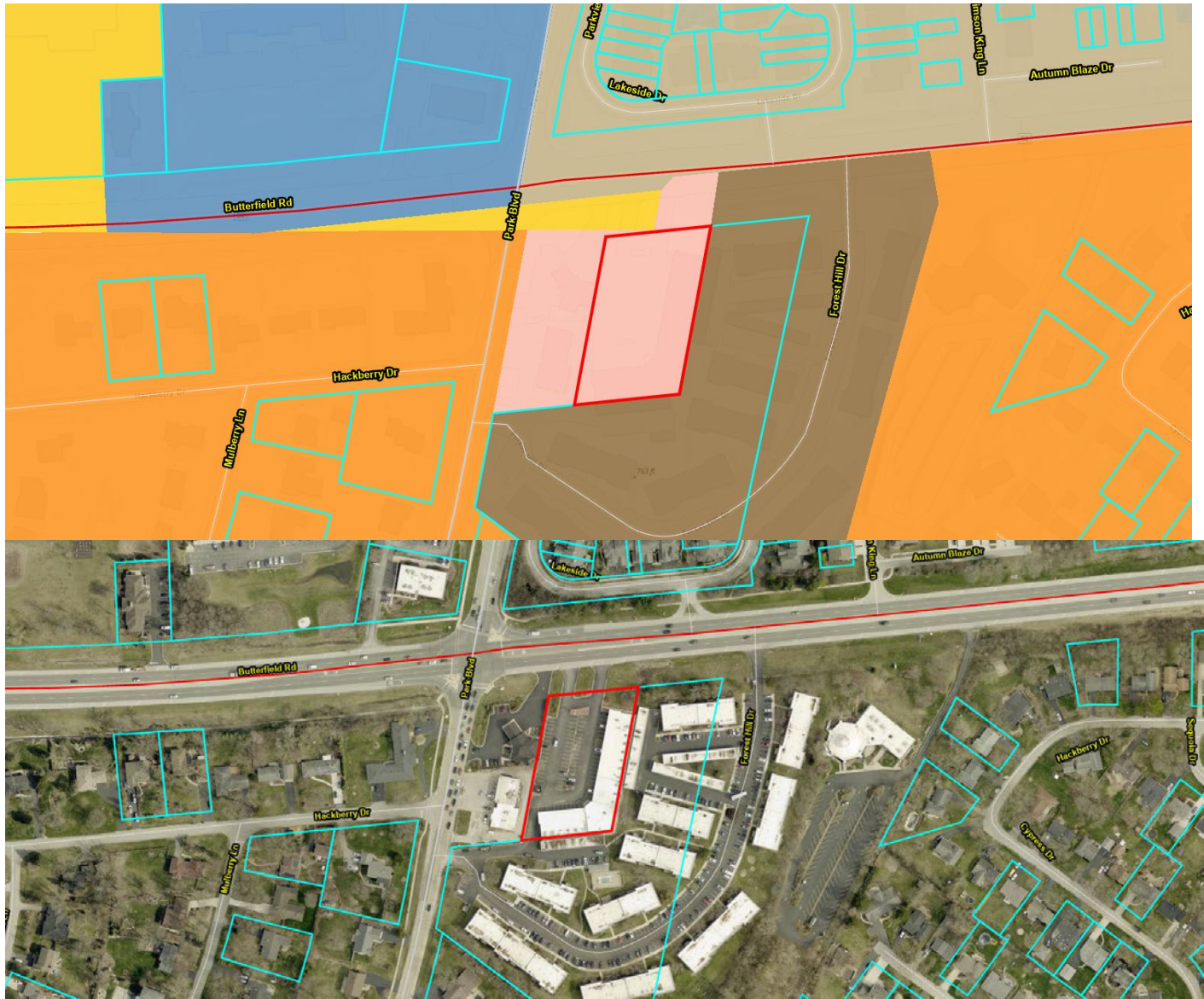
10/10/2012

0000	CONCRETE SURFACE	XX	PIPE HYDRANT
0001	NO PAVING (DIRT)	—	STANDARD UTILITY LINE
0002	PAVED/PAVING GRADE	XX	SEWER
0003	PAVING SPACED	XX	WATER
0004	PAVING SPACED	XX	WATER
0005	PAVING SPACED	XX	WATER
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[illegible]







[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:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: 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: [REDACTED] DATE: 10/16/2024	
MUNICIPALITY: 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.



Development Ordinance

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

File #: DC-O-0006-26

Agenda Date: 1/6/2026

Agenda #: 6.G.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: December 4, 2025

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

Development Committee: January 6, 2026:

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 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:	"DPC Public Works doesn't own any sewer or water mains in this area."
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: Ducky 7 Site Man

Notes

FILED
APR 01 2025

[illegible]

PLAT OF SURVEY

*Lucky 7 Plat
of
Survey*

LOT 2 IN GEORGE C. MARRIS'S LAKE STREET ADDITION PLAT NO. 1 OF LOTS 1 TO 8, BOTH INCLUSIVE, IN BLOCK 9 IN MANGAN'S ADDITION ADDITION OF PART OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ADDITION PLAT RECORDED NOVEMBER 17, 1983 AS DOCUMENT 893-8436, (EXCEPT THAT PART THEREOF TAKEN BY THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, PURSUANT TO CASE NO. 052633, IN DUPAGE COUNTY, ILLINOIS).

ADDRESS: 18W340 LAKE STREET, ADDISON
PINC: 03-20-404-012
AREA: 0.56 ACRES



DUPAGE COUNTY STORMWATER MANAGEMENT BOARD REVIEW

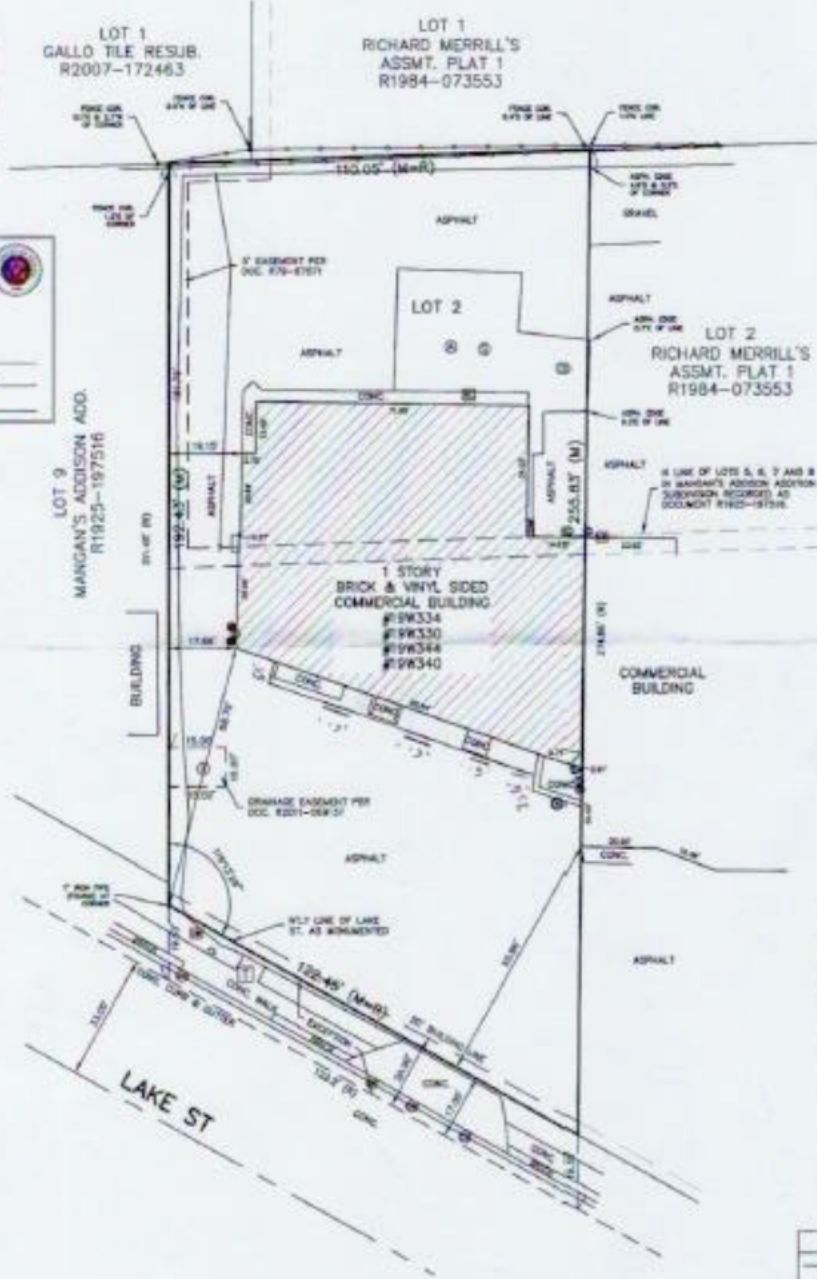
APPROVED

APPROVED WITH CONDITIONS

REJECTED

DATE: 5/21/2021

COMD# 4 CON ADD IN 80000



SYMBOL LEGEND	
	DITCH BUSH
	AERATOR TANK LID
	SEPTIC TANK LID
	MANHOLE
	STEEL POST
	WELL
	AIR CONDITIONER
	ELECTRIC METER
	GAS METER
	UTILITY BOX
	TRANSFORMER
	LIGHT POLE
	MONUMENTATION

LINE LEGEND	
	PLASTIC FENCE
	CHAINLINK FENCE

Robert V. Lambert Jr.
2021.04.30 12:04:58 -5

PLANS
730 Page 155

I CERTIFY THAT I, AN LICENSED LAND SURVEYOR, HAVE THE PROPERTY DESCRIBED ABOVE AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE SURVEY. A COMPLETION DATE IS REQUIRED.

EXERCISE SERVICE CONFORMS TO THE CURRENT ALIENED STANDARDS FOR A BOUNDARY SURVEY.

BE MY HAND AND SEAL AT WHEATON, ILLINOIS, MAY 07, 2021.

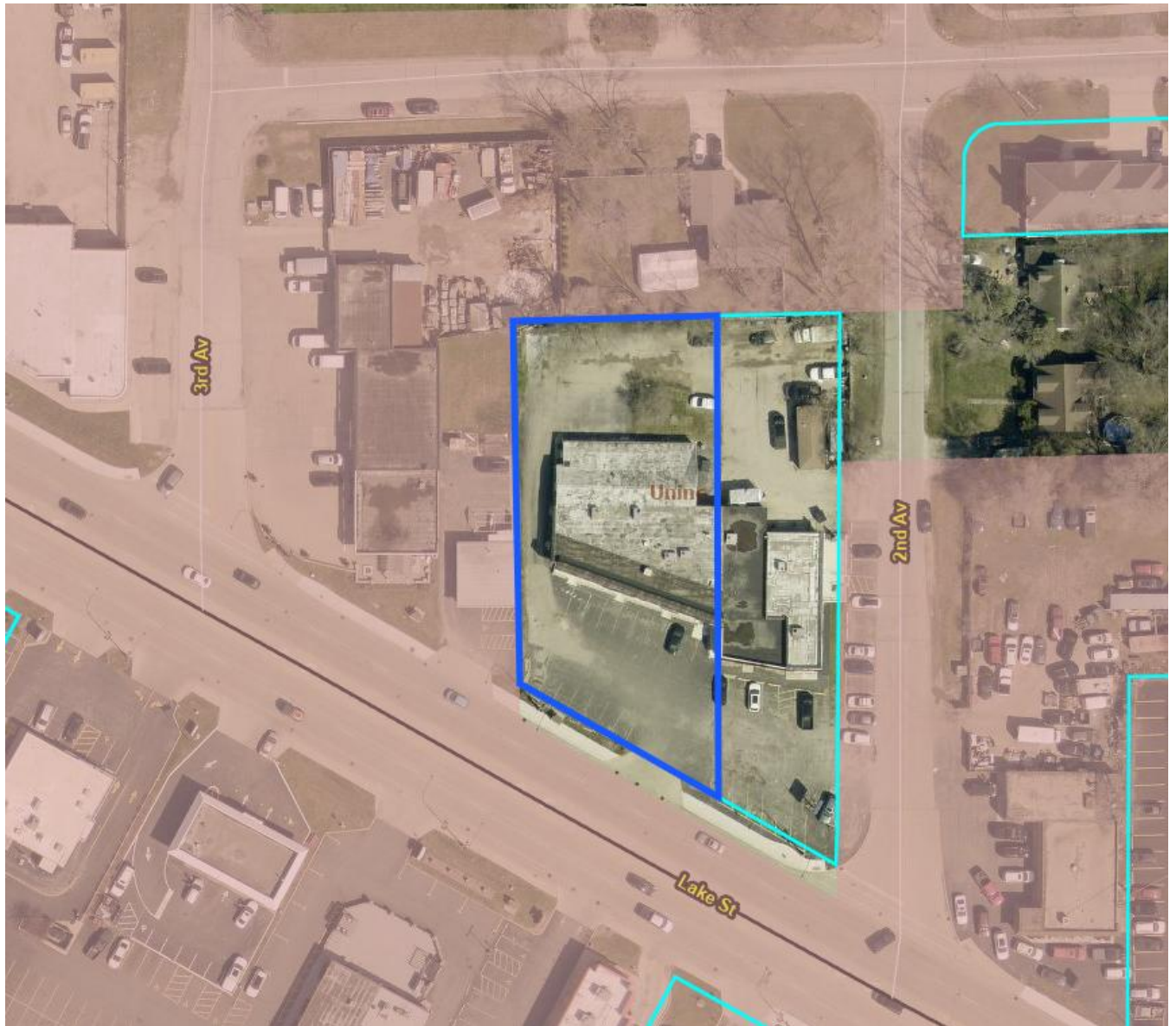
EXPIRES 11/30/22

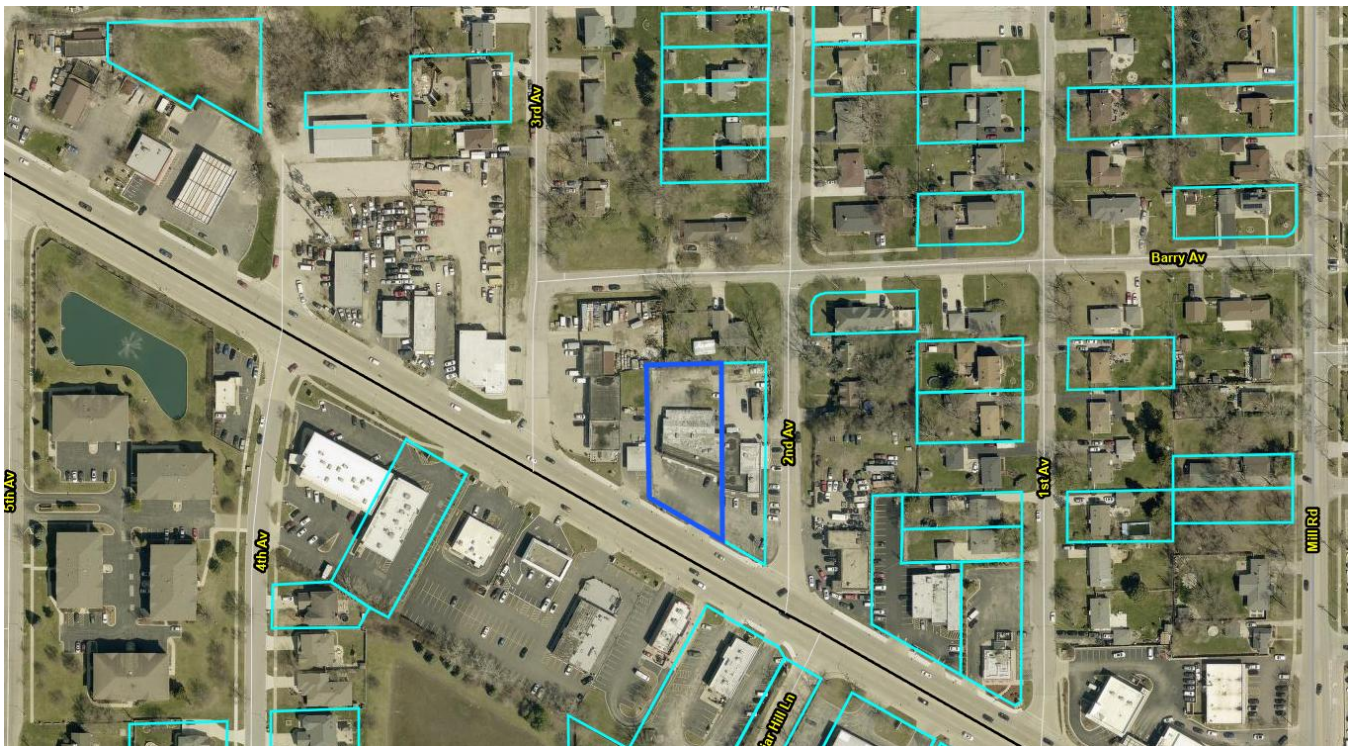
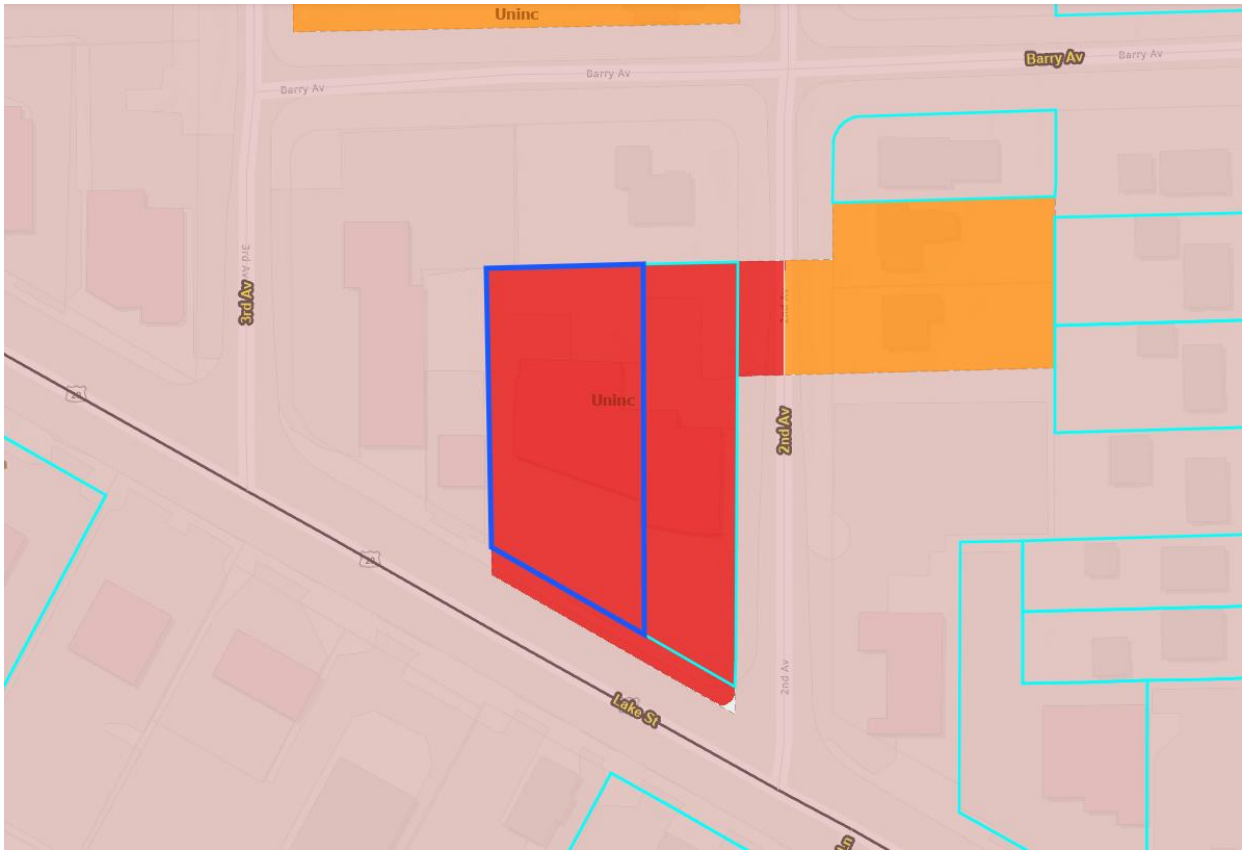
154-00700

NOTED: IF GUARANTEED PLAT FOR RECORDING IS IN HAND, SURVEY AND RECORD IN FEET AND DECIMALS THEREOF. ALL POINTS BEYOND BUILDING AND RECORD ANY DISCREPANCIES TO THE SURVEYOR.

DESIGNED BY: DALLAS/TEXAS/2020 FILE NO. 20000

LAND SURVEYING AND CIVIL ENGINEERING LAMBERT & ASSOCIATES 880 W. LIBERTY ST. WHEATON, IL 60187 P: (630) 463-4331 F: (630) 463-4334 E: INFO@LAMBERT-ASSOCIATES.COM	LAND TECHNOLOGY 880 EAST OAK ST. #1 LAKE IN THE WOODS, IL 60158 P: (815) 383-6000 F: (815) 383-6001 E: LANDTECH@LTD-PA.COM
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**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DUPAGE 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**

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

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407-6702 by October 29, 2025 .

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<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 2 nd Street.	
SIGNATURE: [REDACTED] 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.
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