



**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### M E M O R A N D U M

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 6, 2026

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

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#### **DuPage County Board: January 13, 2026:**

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

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

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

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

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

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

**FINDINGS OF FACT:**

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

**STANDARDS FOR VARIATIONS:**

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

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

**PETITIONER'S DEVELOPMENT FACT SHEET**

**GENERAL ZONING CASE INFORMATION**

<b>CASE #/PETITIONER</b>	<b>ZONING-25-000045 SMM Management Inc.</b>	
<b>ZONING REQUEST</b>	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.	
<b>OWNER</b>	SMM MANAGEMENT CO, 1842 CRANSHIRE LN, NAPERVILLE, IL 60565 / SUJAL PATEL, 2230 MAPLE AVE, DOWNERS GROVE, IL 60515	
<b>ADDRESS/LOCATION</b>	2230 MAPLE AVE, DOWNERS GROVE, IL 60515	
<b>PIN</b>	08-13-201-023	
<b>TWSP./CTY. BD. DIST.</b>	LISLE	DISTRICT 2
<b>ZONING/LUP</b>	B-2 LOCAL BUSINESS	LOCAL COMMERCIAL
<b>AREA</b>	0.34 ACRES / 14,810.4 SQ. FT.	
<b>UTILITIES</b>	WATER/SEWER	
<b>PUBLICATION DATE</b>	Daily Herald: OCTOBER 9, 2025	
<b>PUBLIC HEARING</b>	OCTOBER 23, 2025	

**ADDITIONAL INFORMATION:**

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

**LAND USE:**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
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

—BELMONT

— AVE.

- 14 -

99.31' (near center)

82.67' (near bottom center)

Dwelling from apt. 4

A COUNTRY WHICH BUILDS WHICH IS BUILT (VOL. 1)

LOT 16

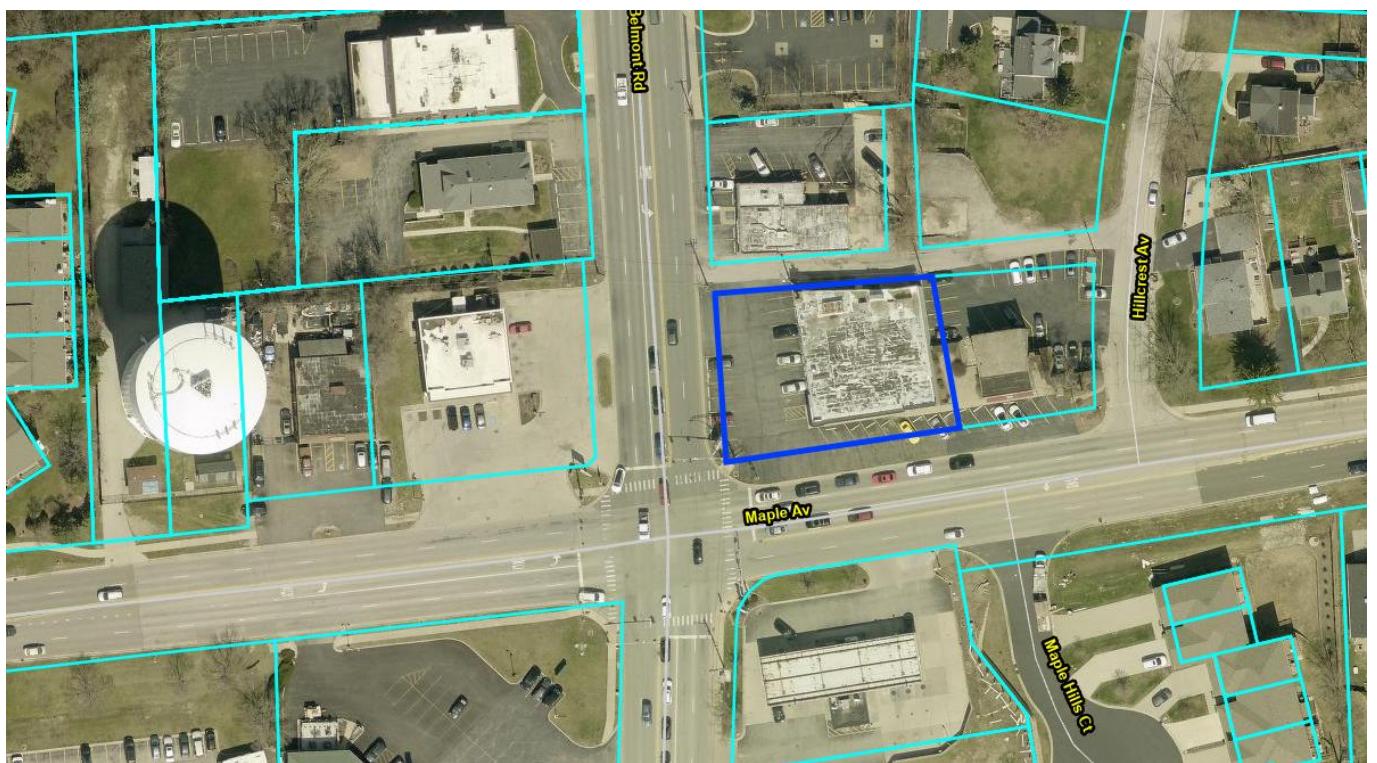
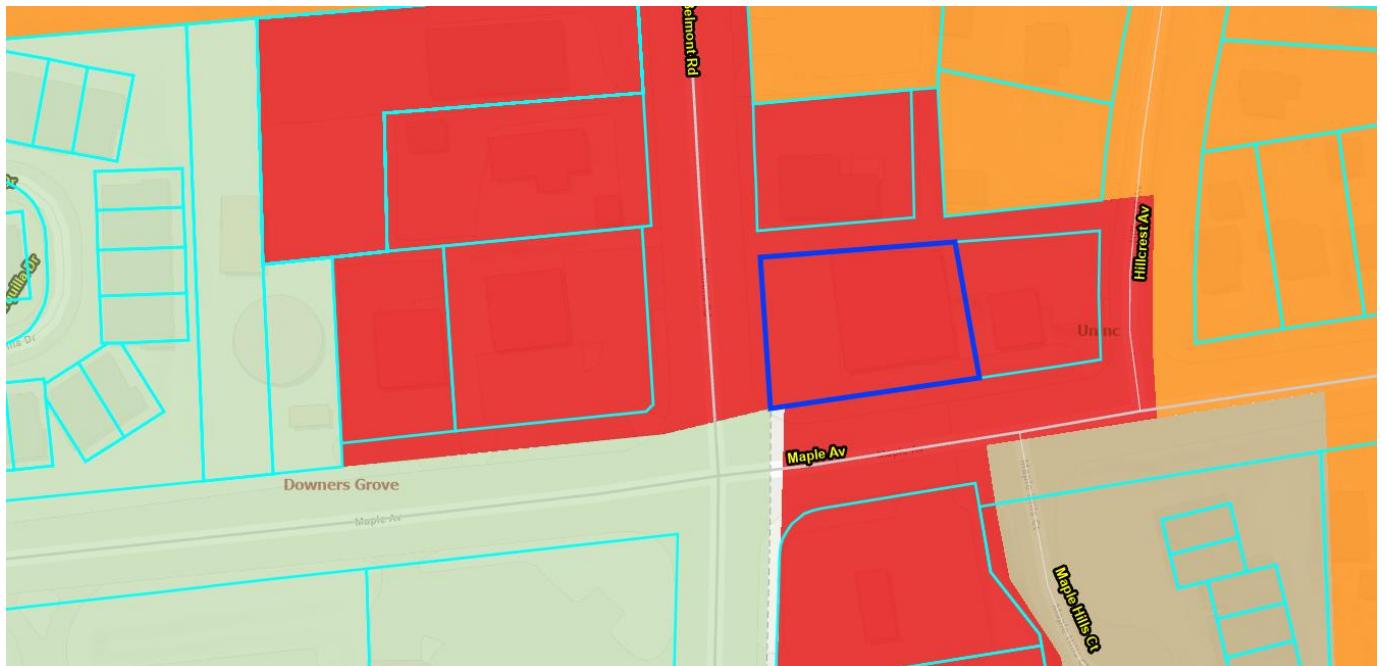
LOT 15

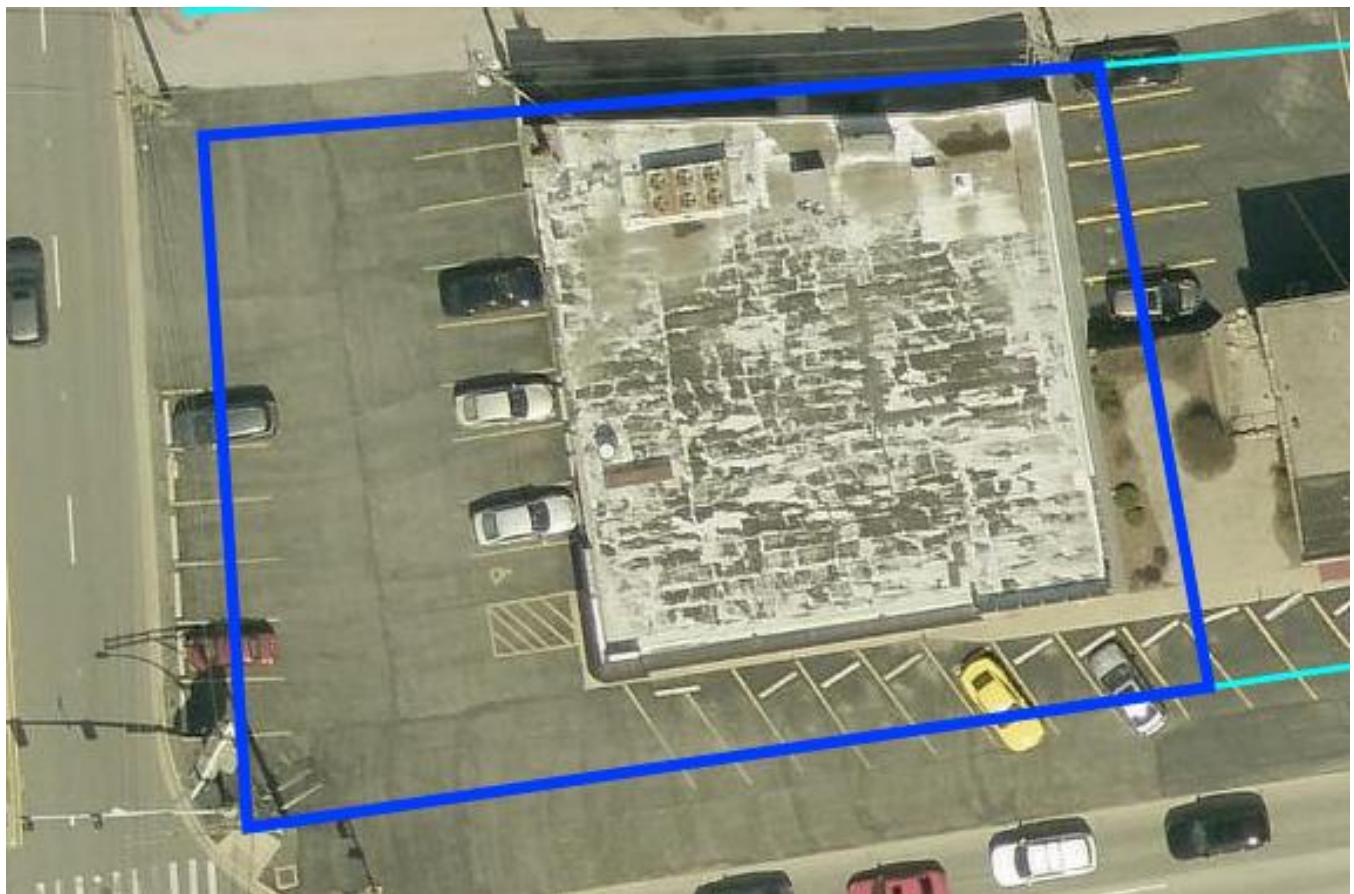
LOT 14

LOT 13

LOT 12

North







DUPAGE  
COUNTY

## BUILDING & ZONING DEPARTMENT

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

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### 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](mailto:Ashlyn.Kirby@dupagecounty.gov) or via facsimile at 630-407-6702 by October 22, 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  
 : I OBJECT/HAVE CONCERNS WITH THE PETITION.

COMMENTS: Please see the attached letter.

SIGNATURE: 

DATE: 10/20/2025

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:

#### 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.	
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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.



downers.us

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

MAIN 630.434.5500  
POLICE 630.434.5600

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

630.434.5980

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

630.434.5460

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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,

A handwritten signature in black ink, appearing to read "JZ".

Jason Zawila, AICP  
Planning Manager  
Community Development Department

Cc: Stan Popovich, Community Development Director