



**DU PAGE COUNTY ZONING BOARD OF APPEALS
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

**AGENDA
WEDNESDAY, OCTOBER 15, 2025
ZONING BOARD OF APPEALS
6:00 P.M.
RM: 3-500 A**

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- 1. CALL TO ORDER**
 - 2. ROLL CALL**
 - 3. PUBLIC COMMENT**
 - 4. APPROVAL OF MINUTES**
 - 5. PUBLIC HEARING**

A. CASES:

CASE	TOWNSHIP	STATUS
ZONING-25-000042 7-ELEVEN (Park Blvd)	Milton	
ZONING-25-000044 7-ELEVEN 34077 (Lloyd Ave)	Milton	

- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**



**DU PAGE COUNTY ZONING BOARD OF APPEALS
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

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

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

PUBLIC HEARING: 6:00 p.m. **WEDNESDAY, SEPTEMBER 24, 2025**, 3-500 A, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: TEXTSTORE PROPERTIES, 3S035 PARK BLVD, GLEN ELLYN, IL 60137 / TEXTSTORE PROPERTIES, PO BOX 711, DALLAS, TX 75221-0711 / AGENT: 7-ELEVEN (PARK BLVD), ANKIT PATEL, 3S035 PARK BLVD, GLEN ELLYN, IL 60137

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.

ADDRESS OR GENERAL LOCATION: 3S035 PARK BLVD, GLEN ELLYN, IL 60137

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

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS**

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.



7-ELEVEN REMODEL

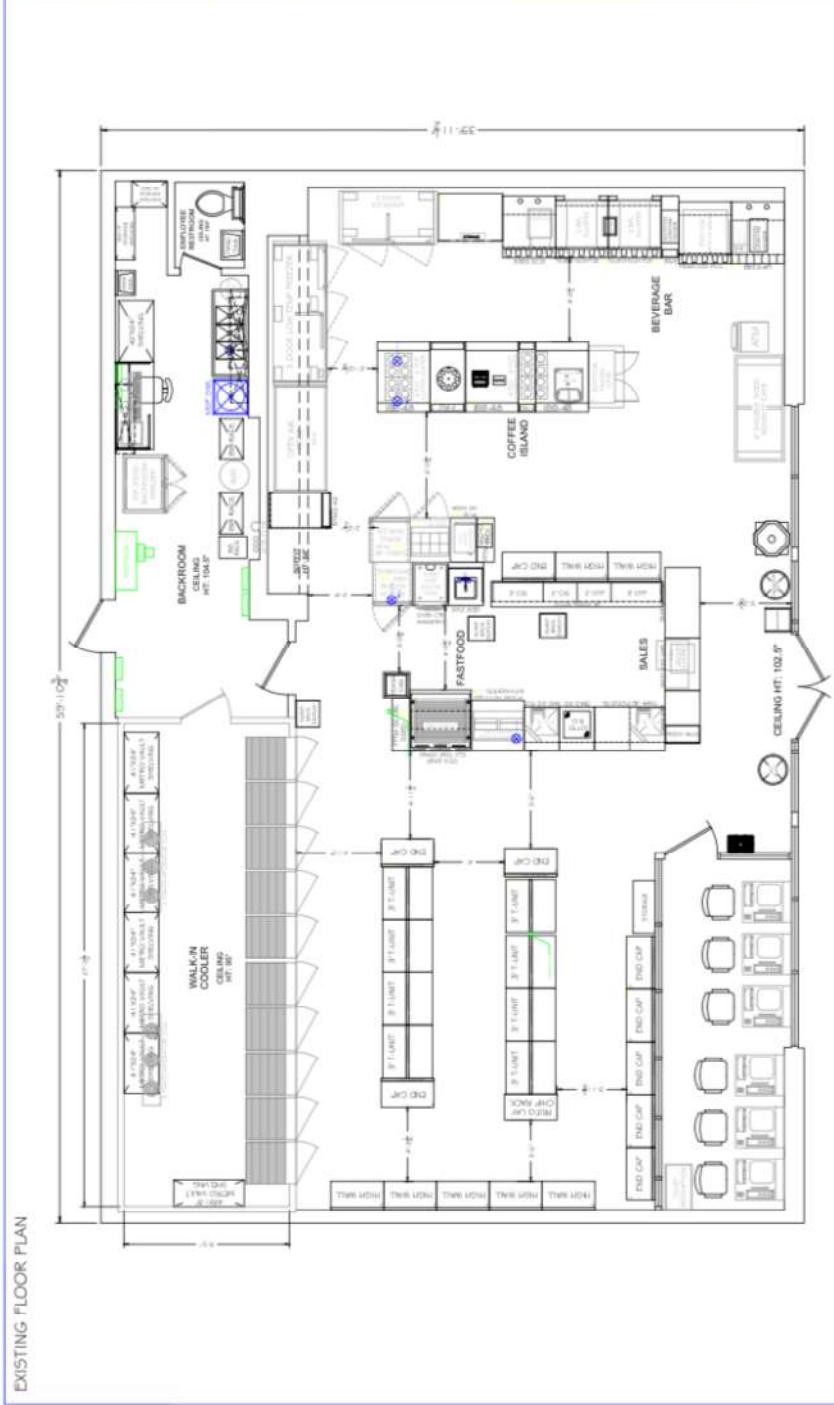
DISCLAIMER:
THIS IS A LEGAL
DOCUMENT. ANY
CHANGES TO
EQUIPMENT CONDITIONS

REV#	DATE	DESCRIPTION

13344
35035 SOUTH PARK BLVD.
GLEN ELLEN, ILLINOIS
60137-7234

SCALE	3/16" = 1'-0"
DATE	07-03-24
SHEET	A - 1.0

7-ELEVEN
13344 - 7-ELEVEN



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



**DU PAGE COUNTY ZONING BOARD OF APPEALS
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

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

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

PUBLIC HEARING: 6:00 p.m. OCTOBER 15, 3-500 A, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: CHIRAG PATEL C/O 7-ELEVEN 34077, 2S651 LLOYD AVE, LOMBARD, IL 60148 / ANTHONY GARBIS, 204 S VINE ST, HINSDALE, IL 60521

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.

ADDRESS OR GENERAL LOCATION: 2S651 LLOYD AVE, LOMBARD, IL 60148

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

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS**

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7-Eleven #34077A - Lombard
Floor Plan
5-14-2025

