

Blakely, Heidi

From: John Suffern
Sent: Monday, January 12, 2026 10:17 AM
To: DuPage County Chair; Cronin Cahill, Cindy; Childress, Michael; Covert, Sadia; DeSart, Dawn; Evans, Lucy; Galassi, Kari; DeaconGarcia, Paula; Haider, Saba; Honig, Andrew; Krajewski, Brian; Martinez, Melissa; Schwarze, Greg; Tornatore, Sam; Yoo, Yeena
Cc: Greg Smaistrla
Subject: Opposition to ZONING-25-000042 – 7-Eleven (Park Blvd) – Ordinance-0001-26

[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.]

Dear DuPage County Board,

I am writing to formally express my **opposition** to Ordinance-0001-26 regarding Zoning Case ZONING-25-000042, which proposes the development of a 7-Eleven at the Park Blvd location.

As a resident of the immediate area, I have several significant concerns regarding the impact this development will have on our community:

- **1,000 foot boundary:** I am specifically writing to express my strong opposition to the requested **variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and a school.** These distance requirements were established as a vital safeguard to maintain a clear boundary between adult-oriented gambling activities and spaces dedicated to children and community worship. Granting this variation would set a dangerous precedent, signaling that commercial interests take priority over the protection of our students and the sanctity of our local institutions. The presence of a gaming establishment in such close proximity to a school invites increased foot traffic and loitering that is incompatible with a safe learning environment.
- **Traffic and Safety:** The intersection at Park Blvd is already heavily congested. Approving this variance to a 24-hour convenience store will significantly increase "in-and-out" traffic, creating higher risks for accidents and endangering pedestrians, including students who frequent the area.
- **Neighborhood Character:** This proposed development is inconsistent with the existing residential tone of the neighborhood. The bright signage and industrial feel of a Gaming facility are better suited for major commercial corridors, not this specific location.
- **Oversaturation:** There are already sufficient gaming options within the 1,000 feet of other gaming establishments. This proposal does not fill a "necessary" service gap for the residents; rather, it introduces unnecessary disruption.

I urge the Board to consider the long-term negative impacts on the quality of life for local residents and to **vote against** this ordinance.

Thank you for your time and for your service to DuPage County. I look forward to your response regarding this matter.

Sincerely,

John Suffern

Blakely, Heidi

From: Elizabeth Scheet
Sent: Sunday, January 11, 2026 10:17 AM
To: DuPage County Chair
Subject: Oppose Video Gambling

[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.]

Deborah:

Please vote NO to video gaming in Glen Ellyn, especially near the corner of Butterfield Road and Park Boulevard close to Glenbard South High School.

The people in our neighborhood do NOT want gaming near our families, children, schools, or neighborhood. Please respect the people that live HERE.

Gambling is NOT a value that the people of our neighborhood embrace. We pay enough taxes - you should listen to the people, not the money.

Please vote OPPOSE.

Sincerely,

Elizabeth Scheet

Blakely, Heidi

From: John Skarha
Sent: Saturday, January 10, 2026 1:03 PM
To: John Skarha
Subject: Opposition to Video Gaming Zoning Variations – January 13 County Board Vote

[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.]

Dear Chair Conroy and Members of the DuPage County Board,

I am writing as a long-time resident of DuPage County to express my strong opposition to the proposed video gaming ordinances and zoning variations scheduled for consideration at your January 13, 2026 meeting, specifically agenda items 12.A through 12.E.

I respectfully urge the County Board to uphold the recommendations of the Zoning Board of Appeals and the Development Committee and deny the requested zoning relief for video gaming terminals in these locations.

The Zoning Board of Appeals voted unanimously to deny the video gaming requests at the three 7-Eleven locations (Park Blvd, Maple Ave, and Lloyd Ave), and the Development Committee motions to approve failed. These votes reflect careful, informed consideration of land-use compatibility, proximity to schools, daycares, and places of assembly, and the long-term impacts on surrounding neighborhoods.

Allowing video gaming terminals in close proximity to schools, daycares, and established residential neighborhoods is inappropriate and inconsistent with responsible zoning practices. These requests seek multiple variations from existing safeguards, including the 1,000-foot separation requirements that exist specifically to protect communities from over-concentration and negative secondary effects.

Our neighborhood is not opposed to local businesses. However, we are firmly opposed to transforming everyday convenience locations into gambling destinations—particularly where families, children, and seniors live, walk, and shop. Video gaming brings documented concerns related to problem gambling, increased loitering, and degradation of neighborhood character, while offering limited public benefit.

This is the final decision point, and the County Board's vote will have lasting consequences. I respectfully ask you to:

- Vote NO on the video gaming zoning relief requests at the three 7-Eleven locations (Agenda Items 12.A, 12.B, and 12.C)
- Carefully scrutinize and reject additional expansions of video gaming density where separation standards are already being compromised (Agenda Items 12.D and 12.E)

Please stand with residents and vote to deny these requests to protect the quality of life in our communities.

Thank you for your time, service, and consideration of my comments.

Sincerely,
John Skarha

DuPage County Resident
Glen Ellyn, Illinois

Blakely, Heidi

From: Shannon Carter
Sent: Saturday, January 10, 2026 12:41 PM
To: DuPage County Chair
Subject: Oppose gambling

[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.]

mulberry lane
OPPOSES

Blakely, Heidi

From: Glenn Nelson
Sent: Saturday, January 10, 2026 10:45 AM
To: DuPage County Chair; Cronin Cahill, Cindy; Cronin Cahill, Cindy; Childress, Michael; Childress, Michael; Covert, Sadia; DeSart, Dawn; Eckhoff, Grant; Evans, Lucy; Evans, Lucy; Galassi, Kari; DeaconGarcia, Paula; Haider, Saba; Honig, Andrew; LaPlante, Lynn; Martinez, Melissa; Ozog, Mary; Schwarze, Greg; Tornatore, Sam; Yoo, Yeena; Yoo, Yeena; Zay, James
Subject: Fw: 1/13/2026 DuPage County Board Meeting .. (PUBLIC COMMENT of OPPOSITION to the granting of video-gaming conditional uses and variances)
Attachments: PUBLIC COMMENT (Zoning Petition ZONING-25-000061) 9 pages.pdf; ZONING-25-000061 Petition for conditional use and variance (to be heard 12-11-2025).docx

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Sending/forwarding again with the correct subject heading.
Glenn

----- Forwarded Message -----

From: Glenn Nelson

To: chair@dupagecounty.gov <chair@dupagecounty.gov>; Cindy.CroninCahill@dupagecounty.gov <cindy.cronincahill@dupagecounty.gov>; Michael.Childress@dupagecounty.gov <michael.childress@dupagecounty.gov>; sadia.covert@dupagecounty.gov <sadia.covert@dupagecounty.gov>; dawn.desart@dupagecounty.gov <dawn.desart@dupagecounty.gov>; grant.eckhoff@dupagecounty.gov <grant.eckhoff@dupagecounty.gov>; Lucy.Evans@dupagecounty.gov <lucy.evans@dupagecounty.gov>; kari.galassi@dupagecounty.gov <kari.galassi@dupagecounty.gov>; paula.deaongarcia@dupagecounty.gov <paula.deaongarcia@dupagecounty.gov>; saba.haider@dupagecounty.gov <saba.haider@dupagecounty.gov>; andrew.honig@dupagecounty.gov <andrew.honig@dupagecounty.gov>; lynn.laplante@dupagecounty.gov <lynn.laplante@dupagecounty.gov>; melissa.martinez@dupagecounty.gov <melissa.martinez@dupagecounty.gov>; mary.ozog@dupagecounty.gov <mary.ozog@dupagecounty.gov>; greg.schwarze@dupagecounty.gov <greg.schwarze@dupagecounty.gov>; sam.tornatore@dupagecounty.gov <sam.tornatore@dupagecounty.gov>; Yeena.Yoo@dupagecounty.gov <yeena.yoo@dupagecounty.gov>; james.zay@dupagecounty.gov <james.zay@dupagecounty.gov>

Sent: Saturday, January 10, 2026 at 10:42:58 AM CST

Subject: Fw: 1/6/2026 Development Committee .. (PUBLIC COMMENT of OPPOSITION to the granting of video-gaming conditional uses and variances)

Dupage County Board Members,

I am forwarding the below email and attachments, on behalf of the Glen Ellyn Woods and Valley View homeowner's associations, in opposition to the video gaming in our neighborhoods and communities.

A letter similar to the attached opposition letter (which is for the Mobil - Butterfield Car Wash), was sent to the Zoning Board of Appeals prior to each of their recent meetings that voted to DENY video gaming ordinance variances. Each of those prior site specific letters were not included in the DuPage County Board Meeting Packet, hence why I am sending the attached MOBIL opposition letter that contains the most comprehensive explanation and reasons for community opposition.

We ask that you vote to uphold the decisions of the Zoning Board of Appeals' and the Development committee's votes denying the three 7-eleven locations ordinance variances.

I would also like to ask that the information in the attached opposition letter be informative to future DuPage County Board decisions on this matter (as I believe there are many more to come), in your respective districts, for the welfare of your constituents.

Our communities deserve to be protected from infiltration of what we believe would be negative influences to the general welfare of our neighborhoods and normalization of vices in the eyes of our children.

Sincerely,
Glenn Nelson
Glen Ellyn Woods

----- Forwarded Message -----

From: Glenn Nelson <

To: chair@dupagecounty.gov <chair@dupagecounty.gov>; grant.eckhoff@dupagecounty.gov <grant.eckhoff@dupagecounty.gov>; lynn.laplante@dupagecounty.gov <lynn.laplante@dupagecounty.gov>; mary.ozog@dupagecounty.gov <mary.ozog@dupagecounty.gov>

Cc: ashlyn.kirby@dupagecounty.gov <ashlyn.kirby@dupagecounty.gov>; mhannah@glenellyn.org <mhannah@glenellyn.org>; p.mcgowen@miltontownship.net <p.mcgowen@miltontownship.net>; d.bailey@miltontownship.net <d.bailey@miltontownship.net>; b.higginsbeard@miltontownship.net <b.higginsbeard@miltontownship.net>; Greg Smaistrla <ghdsmais@sbcglobal.net>

Sent: Monday, January 5, 2026 at 11:03:48 AM CST

Subject: 1/6/2026 Development Committee .. (PUBLIC COMMENT of OPPOSITION to the granting of video-gaming conditional uses and variances)

TO: Dupage County Development Committee Meeting members, and Dupage County Board

I am resending the below email to express community objection and reasons for development committee denial of video gaming ordinance variances at each of the three establishments on Butterfield Road (Between RT 53 and Park Blvd) that are being discussed on 1/6/2026.

Penny's Place
7-Eleven (Lloyd Ave)
7-Eleven (Park Blvd)

I did not see our communities' objection letter that was sent for each location prior to the Zoning Board of Appeals hearings included in the agenda packet for 1/6/2026.

The attached letter is for a location that was cancelled (Butterfield Car Wash - Mobil Station), but it gives the most comprehensive explanation of reasons for ordinance variance denial that applies to each of the above three locations (without resending those previously submitted community letters of objection).

If you have any questions, please reach out. There will be people from our community in attendance tomorrow, but I personally have a conflict which is why I am sending this email in advance.

Sincerely,
Glenn Nelson

----- Forwarded Message -----

From: Glenn Nelson

Sent: Sunday, November 30, 2025 at 01:01:45 PM CST

Subject: ZONING-25-000061 ... (PUBLIC COMMENT of OPPOSITION to the granting of video-gaming conditional uses and variances)

TO: DuPage County Zoning Board of Appeals -

(Meeting on this matter is 12-11-2025; other similar variance requests have a hearing on 12-4-2025.)

TO: DuPage County Board Members (District 4 and Chair) - (Meeting on this matter sometime in the future)

TO: Wheaton City Council and Zoning Board - (City Council meeting on this matter is 12-1-2025)

TO: Glen Ellyn Reps and Zoning Board - (No meetings that I am aware of)

TO: Milton Township Reps - (No meetings that I am aware of)

This email, and the **attached** FORMAL PUBLIC COMMENT LETTER FOR INCLUSION IN THE DUPAGE COUNTY ZONING BOARD RECORD, are being sent to the above governing bodies for the following reasons:

1.) To voice opposition to DuPage County petition **ZONING-25-000061** which seeks conditional use and variances at **BUTTERFIELD MARKET & CAR WASH** (Mobil Gas-Station) located at **22W070 BUTTERFIELD RD GLEN ELLYN, IL 60137**.

The video-"gambling" site in the Mobil station is also known as "Lucky Lana's Video Gaming & Slots". There is a DuPage County Zoning Board hearing on this matter scheduled for **12/11/2025 at 6pm**.

2.) To voice general opposition to video-gaming IN AND ADJACENT TO RESIDENTIAL NEIGHBORHOODS in DuPage County.

This email has been sent by BCC (Blind Carbon Copy) to the following list of people whose emails are listed below. It is up to those people to determine if this email and attachment should be forwarded to the others on the list below that have no emails:

DUPAGE COUNTY BOARD (from public website)

Deborah Conroy - DuPage County CHAIR (began serving December 2022; term expires 12/7/2026); chair@dupagecounty.gov
Grant Eckhoff - District 4 (began serving December 2002; term expires 12/7/2026); grant.eckhoff@dupagecounty.gov
Lynn LaPlante - District 4 (began serving December 2020; term expires 12/7/2028); lynn.laplante@dupagecounty.gov
Mary Fitzgerald Ozog - District 4 (began serving December 2018; Term expires 12/7/2026); mary.ozog@dupagecounty.gov
Nick Kottmeyer - Chief Administrative Officer

DUPAGE COUNTY ZONING BOARD OF APPEALS (per online submission process on their public website)

Ashlyn Kirby Admin - Ashlyn.Kirby@dupagecounty.gov

Jim Jarog, term expires **Dec. 1, 2027** (Lisle Township) - **CURRENT**
Robert Kartholl (Chair), term expires Dec. 1, 2023 (Bloomingdale Township) - MAY BE OUTDATED INFO
Vacant, (Addison Township) - MAY BE OUTDATED INFO
Dennis Moran, term expires Dec. 1, 2024 (York Township) - MAY BE OUTDATED INFO
John Murphy, term expires Dec. 1, 2019 - MAY BE OUTDATED INFO
Zain Rahman, term expires **Dec. 1, 2025** (Downers Grove Township) - **CURRENT**
Carl Schultz, term expires Jun 12, 2023 (Naperville Township) - MAY BE OUTDATED INFO

BUILDING AND ZONING DEPARTMENT MANAGER & PLANNING DEPARTMENT

Jim Stran BuildingandZoning@dupagecounty.gov

WHEATON CITY COUNCIL & WHEATON ZONING BOARD OF APPEALS

Wheaton City Council Members (allcouncil@wheaton.il.us): ERICA BRAY-PARKER, LEAH BRICE, SCOTT BROWN, BRADLEY CLOUSING, LYNN ROBBINS, SCOTT WELLER

James P. Kozik: AICP, Director of Planning and Economic Development

Philip J. Suess: WHEATON MAYOR

Robert Anderson: DuPage County District 4 Representatives

Wheaton Zoning Board of Appeals Members:

Nicole Aranas, Chair

Benjamin A. Blume

Christopher Dabovich

Robert Gudmundson

Cecilia Horejs

Mark Plunkett

Philip Spittler

GLEN ELLYN REPRESENTATIVES & GLEN ELLYN ZONING BOARD OF APPEALS

Meredith Hannah: Economic Development & Communications Director; mhannah@glenellyn.org

Mark Franz: Village Manager

Glen Ellyn Zoning Board of Appeals Members:

Chip Miller, Chair

Todd Buckton

Matthew Jones

Peter Kelly

Noureen Lakhani

Christiane McKnight

Craig Pavlich

Trustee Liaison: Robert Duncan

Staff Liaison: Daniel Harper, Planning Manager

MILTON TOWNSHIP ZONING BOARD OF APPEALS

Paula McGowan Milton Township

Trustee; p.mcgowen@miltontownship.net

Jacqueline McGrath

Milton Township Trustee & Trustee

Liaison

Larry L. Pitts

Milton Township Trustee

Stephen Siemer

Milton Township Trustee

Dan Bailey

Milton Township Clerk; d.bailey@miltontownship.net

Elizabeth "Buffy" Higgins-Beard Milton Township

Supervisor; b.higginsbeard@miltontownship.net

I have sent this email and attachment as broadly as I have such that all parties that would likely have input.

If further input of clarification is needed, please feel free to contact me at the below phone number.

Thanks,

Glenn Nelson

Glen Ellyn Woods Subdivision

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

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

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

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

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

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

Summary of reasons to deny

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

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

Specific legal authorities (most relevant)

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

Factual and policy points for the Board’s consideration

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

Requested disposition

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

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

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

Respectfully submitted,
Glen Ellyn Woods Subdivision - Glenn Nelson:

Appendix — Key citations (for the record)

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

Public Comment – Zoning Petition ZONING-25-000061

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

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

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

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



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

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

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

DuPage County Zoning Ordinance:

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

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

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

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

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

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

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

Other questions for the Board to consider:

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

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

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

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

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

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

Here is a link to some further information regarding Illinois alcohol regulations:
<https://www.foodhandlersguide.com/state-requirements/alcohol-regulations-laws-in-illinois/>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you.

Glen Ellyn Woods Subdivision - Glenn Nelson:

Most recent year.

27% of all Dupage County VIDEO-GAMING TAX REVENUE comes from 5 GLEN ELLYN locations within 0.7 MILE on Butterfield Rd between Park Blvd and Route 53. 4 locations are within 100 feet of each other at the corner of Butterfield Rd & Park Blvd.
 10% of all Dupage County VIDEO-GAMING TAX REVENUE comes from 5 WHEATON locations within 0.5 MILE on Geneva Road corners between Gary Ave and Papworth St.
 9% of all Dupage County VIDEO-GAMING TAX REVENUE comes from their only 3 DOWNERS GROVE locations within 0.1 MILE on the corner of Maple & Belmont.
 These scenarios are completely against 1.) Dupage County Zoning ordinance and 2.) precedent case law that prohibits the creation of "gaming malls."

LOMBARD is the only municipality with multiple video-gaming establishments that is following established Dupage County video-gaming ordinance.
 LOMBARD'S three video-gaming locations are on Route 64, Route 38 and Butterfield (each approximately 5 miles away from each other).

The above 46% of Dupage County video-gaming tax revenue is coming from ordinance and case law prohibited concentration of video-gaming into "gaming malls."

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

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

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

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

Within "GAMING MALL"	City	Establishment	Address	Sum of Amount Played	Sum of Amount "Won Back"	"GAMBLER LOSSES"	Sum of Net Terminal Income	Sum of NIT Tax	Sum of State Share	Sum of Municipality Share
YES	Glen Ellyn	BUTTERFIELD MARKET AND CAR WASH, INC. (Mobil on 53)	22W070 BUTTERFIELD RD GLEN ELLYN, IL 60137	\$20,212,194	\$18,385,174	\$1,827,020	\$1,827,048	\$639,467	\$546,454	\$95,013
		Blackhawk Restaurant Group LLC Series GlenEllyn45 (Pennys Place)	22W535 Butterfield Rd Ste 4 & 5 Glen Ellyn, IL 60137	\$16,963,735	\$15,546,456	\$1,417,278	\$1,417,278	\$496,048	\$423,856	\$72,192
		M & W Thai Restaurant, Inc.	22w535 Butterfield Rd. Unit 01-02 Glen Ellyn, IL 60137	\$5,078,755	\$4,574,190	\$504,566	\$504,566	\$176,598	\$150,891	\$25,708
		Dshar Corporation (7-11 on Park Blvd)	3 S 035 Park Blvd Glen Ellyn, IL 60137	\$4,477,194	\$4,061,548	\$415,647	\$415,648	\$145,477	\$124,337	\$21,140
		NIRO LLC - GLEN ELLYN 240702080 (ROUTE 53 CAFE)	3S018 ILLINOIS RT. 53 GLEN ELLYN, IL 60137	\$2,666,741	\$2,390,105	\$276,636	\$276,636	\$96,623	\$82,793	\$14,030
YES Total		PARK LIQUORS - Park Blvd	22W535 Butterfield Rd, Glen Ellyn, IL 60137	\$0	\$0	\$0	\$0	\$0	\$0	\$0
YES2	Wheaton	Gary Wheaton Group LLC	0N133 Gary Ave, Wheaton, IL 60187	\$6,371,638	\$5,760,218	\$611,419	\$611,419	\$213,997	\$182,867	\$31,130
		LACEY'S PLACE WHEATON LLC	0N684 N GARY AVE UNIT 2 Wheaton, IL 60187	\$4,622,655	\$4,147,919	\$474,737	\$474,737	\$166,158	\$142,001	\$24,157
		Sully's Place, LLC	0 N 758 Gary Ave, Wheaton, IL 60187	\$4,561,110	\$4,126,666	\$434,444	\$434,444	\$152,056	\$129,912	\$22,143
		WHEATON VWV POST #2164 INC	0N731 PAPWORTH ST WHEATON, IL 60187	\$729,102	\$664,203	\$64,899	\$64,899	\$22,715	\$19,407	\$3,309
YES2 Total		WHEATON ILLINOIS LODGE NO 2258 B. P. O. ELKS	0N772 Papworth St, Wheaton, IL 60187	\$56,690	\$50,286	\$6,404	\$6,404	\$2,241	\$1,921	\$321
YES3	Downers Grove	Maple BP Inc.	2231 Maple Ave Downers Grove, IL 60515	\$7,321,053	\$6,640,445	\$680,608	\$680,608	\$238,213	\$203,570	\$34,645
		MEGMIL, INC.	2230 Maple Avenue Downers Grove, IL 60515	\$4,363,907	\$3,931,172	\$432,735	\$432,735	\$151,458	\$129,448	\$22,009
		SMT FOODS, INC.	2304 Maple Ave, Downers Grove, IL 60515	\$4,300,543	\$3,888,772	\$411,770	\$411,770	\$144,120	\$123,206	\$20,914
YES3 Total				\$15,985,503	\$14,460,389	\$1,525,114	\$1,525,114	\$533,791	\$456,224	\$77,566
TBD	Lombard	Speedway LLC	21 West 400 North Avenue Lombard, IL 60148	\$21,321,300	\$19,431,878	\$1,889,421	\$1,890,141	\$661,550	\$565,294	\$96,256
		Puzzled Minds Entertainment, LLC (JT's Porch Saloon & Eatery)	665 West Roosevelt Road Lombard, IL 60148	\$14,915,876	\$13,681,497	\$1,234,379	\$1,234,379	\$432,033	\$369,232	\$62,801
		OH 858, Inc. (7-11 next to home depot on Butterfield)	28651 Lloyd Ave Lombard, IL 60148	\$6,098,292	\$5,542,889	\$555,404	\$555,404	\$194,388	\$166,092	\$28,297
	LISLE	SQUIRREL CAGE TAVERN, INC.	5528 Main Street Lisle, IL 60532	\$3,545,269	\$3,223,148	\$322,121	\$322,121	\$112,742	\$96,338	\$16,404
		BASECAMP PUB, LLC	5750 LAKESIDE DRIVE LISLE, IL 60532	\$2,817,878	\$2,550,065	\$267,813	\$267,813	\$93,735	\$80,109	\$13,626
	Addison	Petrolyn LLC	17W532 Lake St Addison, IL 60101	\$6,874,730	\$6,180,300	\$694,430	\$694,430	\$243,051	\$207,733	\$35,318
		Tiger Zinda Hal Inc	4N115 Addison Road Addison, IL 60101	\$5,571,860	\$5,115,220	\$456,640	\$456,639	\$159,824	\$136,583	\$23,241
	Medinah	JCR Gaming LLC	7N092 Medinah Rd, Medinah, IL 60157	\$4,384,421	\$3,987,004	\$397,417	\$397,417	\$139,096	\$118,879	\$20,218
		Gaynor's, Incorporated	6N744 Medinah Road Medinah, IL 60157	\$3,027,678	\$2,737,202	\$290,476	\$290,476	\$101,664	\$86,899	\$14,765
	Glen Ellyn	UNCLE PAULIE'S, INC.	2 N 030 MILDRED GLEN ELLYN, IL 60137	\$3,557,657	\$3,187,124	\$370,533	\$370,533	\$129,687	\$110,844	\$18,843
	CAROL STREAM	Y4'S, INC.	1N058 MAIN ST CAROL STREAM, IL 60188	\$1,852,447	\$1,678,802	\$173,645	\$173,645	\$60,776	\$51,940	\$8,836
	Itasca	Ristorante DeMarco, Inc.	1 N 105 Rt 53 Itasca, IL 60143	\$6,739,380	\$6,210,633	\$528,747	\$528,747	\$185,062	\$158,099	\$26,962
	Naperville	TwinsNaperville, LLC	1001 E. Ogden Ave, Suite 102 Naperville, IL 60563	\$11,802,347	\$10,577,009	\$1,225,339	\$1,225,339	\$428,869	\$366,534	\$62,335
	OAKBROOK TERRACE	TERRACE CANTINA, INC.	310 W OGDEN AVE WESTMONT, IL 60181	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	WESTMONT	ANKOLA INCORPORATED	11W615 BUTTERFIELD ROAD OAKBROOK TERRACE, IL 60181	\$145,368	\$129,442	\$15,926	\$15,926	\$5,574	\$4,777	\$797
	WILLOWBROOK	CATIE'S PLACE, LLC Series Willowbrook	10S652 RT. 83 WILLOWBROOK, IL 60527	\$4,486,599	\$4,049,783	\$436,816	\$436,816	\$152,886	\$130,674	\$22,212
TBD Total				\$97,141,104	\$88,281,998	\$8,859,106	\$8,859,106	\$3,100,936	\$2,650,026	\$450,911
Grand Total				\$178,866,422	\$162,449,152	\$16,417,270	\$16,418,000	\$5,746,308	\$4,910,688	\$835,621

Last 6 years

Net Terminal Income

Municipality DuPage County

Sum of Net Terminal Income Within 0.7 mile	City	Establishment	Year						Grand Total	
			2020	2021	2022	2023	2024	2025 (Jan-Oct)		2025 (extrapolated)
YES	Glen Ellyn	BUTTERFIELD MARKET AND CAR WASH, INC. (Mobil on 53)		\$415,101	\$1,051,633	\$1,454,866	\$1,870,568	\$1,522,540	\$1,827,048	\$8,141,755
		Blackhawk Restaurant Group LLC Series GlenEllyn45 (Pennys Place)			\$494,255	\$1,039,970	\$1,170,676	\$1,181,065	\$1,417,278	\$5,303,244
		M & W Thai Restaurant, Inc.	\$7,321	\$186,012	\$230,408	\$270,438	\$364,272	\$420,471	\$504,566	\$1,983,488
		Dshar Corporation (7-11 on Park Blvd)				\$205,943	\$383,684	\$346,374	\$415,648	\$1,351,648
		NIRO LLC - GLEN ELLYN 240702080 (ROUTE 53 CAFÉ)				\$0	\$0	\$230,530	\$276,636	\$507,166
		PARK LIQUORS - Park Blvd				\$0	\$0	\$0	\$0	\$0
YES Total			\$7,321	\$601,113	\$1,776,296	\$2,971,216	\$3,789,200	\$3,700,980	\$4,441,176	\$17,287,301
YES2	Wheaton	Gary Wheaton Group LLC		\$322,842	\$526,825	\$701,806	\$559,991	\$509,516	\$611,419	\$3,232,400
		Sully's Place, LLC	\$67,024	\$240,630	\$367,757	\$373,300	\$357,373	\$362,037	\$434,444	\$2,202,565
		LACEY'S PLACE WHEATON LLC				\$226,197	\$395,614		\$474,737	\$1,096,548
		WHEATON VWV POST #2164 INC		\$73,785	\$155,433	\$135,572	\$84,500	\$54,083	\$64,899	\$568,271
		WHEATON ILLINOIS LODGE NO 2258 B. P. O. ELKS					\$5,337		\$6,404	\$11,741
YES2 Total			\$67,024	\$637,257	\$1,050,015	\$1,210,678	\$1,228,061	\$1,326,587	\$1,591,904	\$7,111,526
YES3	Downers Grove	Maple BP Inc.			\$62,515	\$499,324	\$529,828	\$567,174	\$680,608	\$2,339,449
		MEGMIL, INC.		\$85,405	\$374,338	\$451,206	\$509,164	\$360,613	\$432,735	\$2,213,461
		SMT FOODS, INC.			\$147,452	\$310,814	\$314,358	\$343,142	\$411,770	\$1,527,537
YES3 Total				\$85,405	\$584,305	\$1,261,345	\$1,353,349	\$1,270,928	\$1,525,114	\$6,080,447
TBD	Lombard	Speedway LLC		\$92,756	\$731,270	\$1,238,699	\$1,721,605	\$1,575,118	\$1,890,141	\$7,249,588
		Puzzled Minds Entertainment, LLC (JT's Porch Saloon & Eatery)	\$94,815	\$740,828	\$980,811	\$1,046,193	\$1,198,915	\$1,028,650	\$1,234,379	\$6,324,591
		OM 858, Inc. (7-11 next to home depot on Butterfield)			\$282,413	\$459,990	\$603,752	\$462,828	\$555,394	\$2,364,377
		YTEG Lombard, Inc.				\$191,486	\$-191,486		\$0	\$0
	LISLE	SQUIRREL CAGE TAVERN, INC.	\$21,876	\$316,995	\$362,751	\$438,026	\$408,156	\$268,434	\$322,121	\$2,138,358
		BASECAMP PUB, LLC		\$140,072	\$240,454	\$248,484	\$234,867	\$223,177	\$267,813	\$1,354,867
	Addison	Petrodyn LLC		\$363,649	\$644,122	\$737,225	\$697,967	\$578,692	\$694,430	\$3,716,086
		Tiger Zinda Hai Inc		\$151,921	\$371,516	\$444,895	\$412,786	\$380,533	\$456,639	\$2,218,291
	Medinah	Gaynor's, Incorporated	\$49,500	\$236,224	\$257,540	\$227,665	\$199,353	\$331,181	\$290,467	\$1,559,384
		JCR Gaming LLC				\$294,358	\$323,611	\$308,777	\$370,533	\$1,470,828
	Glen Ellyn	UNCLE PAULIE'S, INC.		\$85,594	\$87,955	\$96,149	\$164,190	\$144,704	\$173,645	\$578,687
	CAROL STREAM	YAJ'S, INC.				\$114,434	\$-114,434		\$0	\$0
		VIRBAI 2022 INC.				\$631,127	\$605,568	\$175,849	\$528,747	\$3,149,327
	Itasca	Ristorante DeMarco, Inc.	\$56,140	\$375,128	\$511,995	\$631,127	\$605,568	\$440,622	\$1,225,339	\$2,422,304
	Naperville	TwinsNaperville, LLC				\$0	\$0	\$0	\$0	\$0
	OAKBROOK TERRACE	TERRACE CANTINA INC.				\$225,365	\$149,709	\$13,272	\$15,926	\$29,198
	WESTMONT	ANKOLA INCORPORATED				\$4,220	\$364,013		\$436,816	\$1,449,522
	WILLOWBROOK	CATIE'S PLACE, LLC Series Willowbrook				\$713				\$4,220
	#/A	Willowbrook Waffles LLC								\$713
		TJF OAKBROOK INC.								\$713
TBD Total			\$222,330	\$2,503,167	\$4,696,193	\$6,447,283	\$6,846,342	\$7,383,172	\$8,859,806	\$36,958,294
Grand Total			\$296,675	\$3,826,943	\$8,106,808	\$11,890,522	\$13,216,953	\$13,681,666	\$16,418,000	\$67,437,567

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, January 12, 2026 11:22 AM
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Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 01/12/26 11:22 AM

Meeting Date: 01/13/26

Meeting: DuPage County Board

Name: Franklin Bowes

Organization:

Address: 
Glen Ellyn, IL 60137

Daytime Phone: 

Subject: 12.A DC-0-0001-26 Zoning-25-000042-Ordinance-7-Eleven (Park Blvd)

Comment:



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Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 01/10/26 2:47 PM

Meeting Date: 01/13/26

Meeting: DuPage County Board

Name: Glenn Nelson

Organization: Glen Ellyn Woods Subdivision

Address:
Glen Ellyn, IL 60137

**Daytime
Phone:**

Subject: Objection to video gaming in DuPage County (most specifically the three 7-eleven establishments being discussed 1-13-26)

Comment: My name is Glenn Nelson. I am a resident of the Glen Ellyn Woods subdivision and member of the homeowner's association. I have attended EVERY Zoning Board of Appeals meeting and Development Committee meeting to provide written and verbal public comment in opposition to video gaming that have come to proliferate our neighborhoods in violation of DuPage county ordinance. I have listened to the video gaming establishment attorney's speak

on behalf of the establishments that are seeking ordinance variances. Not to my surprise, what I have observed is that the attorney's are attempting to redefine the narrative and meaning of the county's ordinances. The ordinances are clear that video-gaming variances should be denied based on the actual 1000 foot rules pertaining to the many video gaming establishments at which ZBA and development committee voted for such variance denials. Attorney's for these establishments are trying to suggest that the 1000 foot rule should be "door to door" when the 1000 foot rule is actually supposed to be "property line to property line" as the crow flies. I have also observed how the attorney's for these establishments are merely trying to find loopholes in the ordinances like "GRANDFATHERING" and "FINANCIAL HARDSHIP," both of which are not allowed to be considered in a variance decision. What is apparent to local residents voicing opposition to video gaming, is how the establishments and their attorneys are clearly NOT addressing public concerns about the welfare and character of the community. The attorney's are merely making self-serving, biased, conclusory statements "that there are no adverse public impacts or concerns." Local resident views and studies about video gaming are in stark contrast with the views that the attorneys for the establishments are trying to manipulate local citizens and the county boards to believe. The attorney's and establishment's willingness and desire to merely dismiss community concerns puts their true motives on full display, and they are clearly not motivated by the general welfare of the members of the community or the character of the neighborhood. I would like to leave the board with this final thought "Video gaming in our neighborhood does not benefit our community or the county's character." We want businesses in our community that edify and build-up our neighborhoods and and that can thrive on their own merits, as opposed to vice-driven or vice-supported businesses that can't survive on the merits of their primary business. It is objectively known that vice-driven businesses are a detriment to communities, which is why many people don't want vice-driven businesses in their neighborhoods. I appreciate your time and ask that this public comment be heard in today's meeting, and I ask that this public comment BE REMEMBERED for future similar meetings about video-gaming in DuPage County. Thank you." This has been submitted in addition to my email submitted to all Board members earlier this week



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