

BEFORE THE DU PAGE COUNTY  
ZONING BOARD OF APPEALS

Variations for a video gaming) Z25-043  
terminal establishment )

October 9, 2025

6:00 p.m.

PROCEEDINGS HAD and testimony  
taken before the DU PAGE COUNTY ZONING BOARD  
OF APPEALS, taken at the DuPage County  
Administration Building, 421 North County  
Farm Road, Wheaton, Illinois, before LINDA M.  
CIOSEK, C.S.R. a Notary Public qualified and  
commissioned for the State of Illinois.

BOARD MEMBERS PRESENT:

MR. ROBERT KARTHOLL, Chairman.

MR. ZAIN RAHMAN, Commissioner.

MR. CARL SCHULTZ, Commissioner.

MR. DENNIS MORAN, Commissioner.

MR. JIM JAROG, Commissioner, via Zoom.

ALSO PRESENT:

MS. ASHLYN KIRBY, Zoning  
Administration Coordinator.

<div>Page 2</div> <div> <p>1                   E X H I B I T S</p> <p>2                               Page No.</p> <p>3 Petitioner's Exhibit 1 - (Reserved)</p> <p>4 Petitioner's Group Exhibit 2               8</p> <p>5 Petitioner's Exhibit 3                   10</p> <p>6 Petitioner's Exhibit 4                   12</p> <p>7 Petitioner's Exhibit 5                   12</p> <p>8 Petitioner's Exhibit 6                   13</p> <p>9 Petitioner's Exhibit 7                   13</p> <p>10 Petitioner's Exhibit 8                   15</p> <p>11 Petitioner's Exhibit 9                   16</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> </div>	<div>Page 4</div> <div> <p>1       CHAIRMAN KARTHOLL: Motioned by Mr.</p> <p>2 Moran, seconded by Mr. Schultz. Any</p> <p>3 objection to the motion?</p> <p>4               (No response.)</p> <p>5       CHAIRMAN KARTHOLL: All in favor,</p> <p>6 signify by saying aye.</p> <p>7               (Whereupon, all</p> <p>8               Commissioners responded</p> <p>9               aye.)</p> <p>10      CHAIRMAN KARTHOLL: Any opposed?</p> <p>11              (No response.)</p> <p>12      CHAIRMAN KARTHOLL: Mr. Jarog, you are</p> <p>13 admitted.</p> <p>14      COMMISSIONER JAROG: Thank you.</p> <p>15      CHAIRMAN KARTHOLL: We have no public</p> <p>16 comment. The published agenda indicates that</p> <p>17 there are items of minutes to be approved;</p> <p>18 however, that's an error because these</p> <p>19 minutes have been previously approved, so</p> <p>20 there are no minutes to approve.</p> <p>21              And that takes us to our</p> <p>22 zoning case for this evening, which is</p> <p>23 Petition 25-043, 7-Eleven, 26139 Maple Avenue</p> <p>24 in Lisle Township. This is a request for</p> </div>
<div>Page 3</div> <div> <p>1       CHAIRMAN KARTHOLL: Let's go on the</p> <p>2 record. We are here this evening for the</p> <p>3 October 9, 2025 Zoning Board of Appeals</p> <p>4 meeting. The meeting is called to order, and</p> <p>5 I'll ask the staff representative to call the</p> <p>6 roll, but don't call Mr. Jarog because he has</p> <p>7 to be admitted.</p> <p>8       MS. KIRBY: Member Rahman?</p> <p>9       COMMISSIONER RAHMAN: Here.</p> <p>10      MS. KIRBY: Member Schultz?</p> <p>11      COMMISSIONER SCHULTZ: Here.</p> <p>12      MS. KIRBY: Member Moran?</p> <p>13      COMMISSIONER MORAN: Here.</p> <p>14      MS. KIRBY: And Chairman Bob Kartholl?</p> <p>15      CHAIRMAN KARTHOLL: Here.</p> <p>16              Let's note for the record</p> <p>17 that one member proposes to be admitted by</p> <p>18 conference call, which is permissible,</p> <p>19 because Mr. Jarog has indicated that he has a</p> <p>20 business conflict. So we need a motion to</p> <p>21 admit Mr. Jarog.</p> <p>22      COMMISSIONER MORAN: I make a motion</p> <p>23 to admit.</p> <p>24      COMMISSIONER SCHULTZ: Second.</p> </div>	<div>Page 5</div> <div> <p>1 variation to allow a video gaming terminal</p> <p>2 establishment within a thousand feet of a</p> <p>3 place of assembly and daycare; and number</p> <p>4 two, a variation to allow a video gaming</p> <p>5 terminal establishment within a thousand feet</p> <p>6 of an existing video gaming cafe</p> <p>7 restaurant/video gaming terminal</p> <p>8 establishment.</p> <p>9              It's a Lisle Township</p> <p>10 case. The matter was published October 9,</p> <p>11 2025 in the Daily -- I'm sorry, the public</p> <p>12 hearing is October 9, the matter was</p> <p>13 published in the Daily Herald on September</p> <p>14 24, 2025.</p> <p>15              The only objections that</p> <p>16 have been filed are a letter from the Village</p> <p>17 of Downers Grove filed an objection. No</p> <p>18 comments received by the other authorities to</p> <p>19 whom the matter has been presented, and I'll</p> <p>20 ask the attorney and all the witnesses to</p> <p>21 raise your hand and be sworn in, please.</p> <p>22              (Whereupon, the oath was</p> <p>23              duly administered by the</p> <p>24              Notary.)</p> </div>

<p style="text-align: right;">Page 6</p> <p>1 CHAIRMAN KARTHOLL: I'm not sure if  2 any of you are going to testify, but in the  3 event that you do, you'll have to identify  4 yourself at the time and then I'll ask the  5 attorney to identify himself, please.  6 MR. LIPPNER: Good evening, my name is  7 Jonathan Lippner representing 7-Eleven.  8 CHAIRMAN KARTHOLL: How do you spell  9 your last name?  10 MR. LIPPNER: L-i-p-p -- two P's as in  11 Peter -- n-e-r.  12 CHAIRMAN KARTHOLL: Okay. And  13 typically we introduce exhibits at this  14 stage. We need a survey and site plan which  15 has not been presented, so we'll ask that the  16 survey and site plan be presented later and  17 that will be identified as Exhibit No. 1.  18 Because there's no new construction, the  19 survey and site plan will be a combined  20 document.  21 I'm not sure -- we have a  22 stack of information, I've looked through it  23 previously. I'm not sure of the relevance,  24 so we'll allow the attorney to present any</p>	<p style="text-align: right;">Page 8</p> <p>1 No. 4.  2 CHAIRMAN KARTHOLL: We don't have any  3 exhibits yet except the one that you owe us,  4 so --  5 MR. LIPPNER: It's in the packet.  6 CHAIRMAN KARTHOLL: What you marked as  7 --  8 MR. LIPPNER: It's what I marked as  9 Exhibit 4, so if we want to -- I can admit  10 them as you see fit.  11 CHAIRMAN KARTHOLL: We'll take this --  12 we should take it as Exhibit 2. And it's all  13 these photographs?  14 MR. LIPPNER: Yes.  15 CHAIRMAN KARTHOLL: Okay, we'll take  16 those as Group Exhibit 2.  17 (Whereupon, Petitioner's  18 Group Exhibit 2 was marked  19 for identification.)  20 MR. LIPPNER: So, this is just to give  21 you a general area of this intersection. The  22 first photo, this is the 7-Eleven store.  23 This is located on the northwest corner of  24 the intersection of Belmont Road and Maple</p>
<p style="text-align: right;">Page 7</p> <p>1 relevant documents at the time they are  2 referred to in the hearing and we'll make  3 them hearing exhibits if necessary.  4 So with that, Mr. Lippner,  5 would you present your case?  6 MR. LIPPNER: Yes, sir. Thank you,  7 Mr. Chairman. Good evening members of the  8 Board. As I said, my name is Jonathan  9 Lippner, and I represent 7-Eleven. We seek a  10 zoning variance to operate a video gaming  11 cafe at its location at 2300 West Maple  12 Avenue, Downers Grove, Illinois. I  13 understand that the distance, there's less  14 than 1,000 foot distance between the property  15 line where the store is located and two  16 additional video gaming establishments and  17 the Belmont Bible Church.  18 This store is located in a  19 B-2 General Business District. That's the  20 way it's zoned. This district is intended to  21 accommodate a wider range of commercial uses  22 to benefit a larger consumer population.  23 And just for some general  24 background, if you'd like to turn to Exhibit</p>	<p style="text-align: right;">Page 9</p> <p>1 Avenue. Across the street if you look at the  2 second photo is a strip shopping center. As  3 you could see, there are multiple businesses  4 there. I'll move this along quick. The  5 third photo is the BP location, I understand  6 there is video gaming terminals that are in  7 operation at this establishment. And then  8 looking at the fourth photo of this exhibit  9 is Angelo's Foods where there is also video  10 gaming terminals at this establishment.  11 CHAIRMAN KARTHOLL: Do you know how  12 far they are from your property?  13 MR. LIPPNER: I mean, I do not have an  14 exact distance, but we're less than 1,000  15 feet. That's evidently -- and then if you  16 would like to turn the page, you have what I  17 have marked as No. 5. I guess I want to mark  18 this as No. 3.  19 CHAIRMAN KARTHOLL: I don't know the  20 purpose of all of these. We can make this  21 part of Group Exhibit 2, it's just another  22 photograph.  23 MR. LIPPNER: This is a photograph of  24 the Belmont Bible Church, which is within</p>

<p style="text-align: right;">Page 10</p> <p>1 1,000 feet of it, the property lines. This  2 is just all general background of the  3 property that we were discussing here today.  4 And I'll move to admit the  5 next page. This is just a screenshot of the  6 distance between the 7-Eleven store and the  7 Belmont Bible Church. It's about 0.2 miles  8 away. So we're looking very close to a  9 thousand foot distance between the store and  10 the church. If we could admit the GPS  11 directions.  12 Mr. Chairman, could we  13 admit the GPS directions as an exhibit?  14 CHAIRMAN KARTHOLL: Okay, so that will  15 be Exhibit 3.  16 (Whereupon, Petitioner's  17 Exhibit 3 was marked and  18 admitted into the record.)  19 CHAIRMAN KARTHOLL: I don't get this.  20 We're going to need exact distances,  21 MR. LIPPNER: At a later date we can  22 obtain measurements. That might take a  23 couple of weeks of the exact distance between  24 the property lines if the Board so desires,</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. LIPPNER: No. 4.  2 (Whereupon, Petitioner's  3 Exhibit 4 was marked  4 for identification.)  5 MR. LIPPNER: So as you can see, this  6 was -- went into effect midnight June 30th,  7 2021, ending midnight June 30th, 2022.  8 Turning the page, I would  9 like to admit the video gaming establishment  10 license that was issued by the Illinois  11 Gaming Board.  12 If we can mark this as  13 Exhibit 5.  14 CHAIRMAN KARTHOLL: Okay.  15 (Whereupon, Petitioner's  16 Exhibit 5 was marked  17 for identification.)  18 MR. LIPPNER: This was issued on March  19 10th, 2022 with an expiration of March, 2023.  20 This is the first license that was issued by  21 the Illinois Gaming Board for this location  22 for video gaming terminal operations. And  23 the video gaming terminals have been live at  24 this location since it was approved to do so,</p>
<p style="text-align: right;">Page 11</p> <p>1 but the Belmont Bible Church that you're  2 looking at a distance between the buildings  3 could be greater than 1,000 feet, but you  4 have two other video gaming establishments,  5 the BP and Angelo's Foods, they're all in the  6 same intersection. So we're at a very close  7 distance, I just don't tonight have the exact  8 measurements of distance between the  9 buildings.  10 So, I'll move on to our  11 case and keep this brief. But some  12 background, at this intersection of Belmont  13 and Maple Avenue, the 7-Eleven store was the  14 first establishment at this intersection to  15 have its video gaming terminals go live.  16 I would like to make the  17 Board aware of what I've marked as No. 7, so  18 this is 7-Eleven's Class B liquor license  19 that was issued by the County in 2001 [sic].  20 It was in preparation for the video gaming  21 terminals to go live.  22 Should we mark this as an  23 exhibit?  24 CHAIRMAN KARTHOLL: Sure.</p>	<p style="text-align: right;">Page 13</p> <p>1 and the live date was April 12, 2022.  2 Turning now to the next  3 exhibit, we can mark that as Exhibit 6.  4 (Whereupon, Petitioner's  5 Exhibit 6 was marked  6 for identification.)  7 MR. LIPPNER: This is the subsequent  8 establishment license that was issued for the  9 store by the Illinois Gaming Board. It was  10 issued on March 14th, 2024 with an expiration  11 of March of 2026.  12 And to keep moving, the  13 next exhibit we can mark as No. 7.  14 (Whereupon, Petitioner's  15 Exhibit 7 was marked  16 for identification.)  17 MR. LIPPNER: This is the store's use  18 agreement with Excel Entertainment Gaming.  19 The use agreement and the license is for a  20 store and the operator that's required by the  21 Illinois Gaming Board. So the store has  22 been, and the video gaming operator, they  23 have been in compliance with the Illinois  24 Gaming Board rules and regulations and laws.</p>


<p style="text-align: right;">Page 14</p> <p>1 As I said before, they've been live at this  2 location and have been running since April  3 12, 2022.  4 So, for additional  5 background, after about approximately two  6 years of video gaming operation at the store,  7 and under the belief by the store that it  8 received all the required approvals, around  9 April, 2024, the County informs 7-Eleven that  10 it reportedly should not have received the  11 liquor license because the store was  12 operating dual purposes, which is convenient  13 store and a restaurant, because in order to  14 have the Gaming Board license, you need to  15 have a liquor license to pour which is a  16 Class B license. There was some discussions  17 between the store and the County and the  18 County issued the subsequent license, liquor  19 license, after the County had amended its  20 ordinances.  21 If you could turn now to  22 -- we can turn now to the last page if we can  23 mark as Exhibit 8.  24</p>	<p style="text-align: right;">Page 16</p> <p>1 in 2024, and that was the first year. And  2 then the second year was issued a couple of  3 months ago, which I will mark as Exhibit 9.  4 (Whereupon, Petitioner's  5 Exhibit 9 was marked  6 for identification.)  7 MR. LIPPNER: So, yeah, the County had  8 issued this liquor license that went into  9 effect midnight June 30th, 2025. It's set to  10 expire June 30th, 2026. The license was  11 approved with the understanding that the  12 store would be submitting the instant zoning  13 variation application where we're seeking  14 relief to allow it to operate within 1,000  15 feet of the -- the two video gaming  16 establishments and the church.  17 So I'll talk about the  18 video gaming operations at the store. They  19 are barricaded with glass doors that are  20 locked. Individuals cannot enter the video  21 gaming cafe until they show a valid  22 government issued I.D. showing they are 21.  23 The store clerk at the store will check the  24 I.D. and will unlock it for the customers to</p>
<p style="text-align: right;">Page 15</p> <p>1 (Whereupon, Petitioner's  2 Exhibit 8 was marked  3 for identification.)  4 MR. LIPPNER: This is the second Class  5 G2 liquor license that the County had issued  6 its store. The first one was in 2024, this  7 was after the County had amended its  8 ordinances and provided the store the  9 approval, the license to pour liquor which  10 was necessary for the video gaming  11 operations. And after the first Class G2  12 license went into effect, the County  13 initially raised the issue with the store  14 that it was within 1,000 foot of two  15 additional video gaming establishments and  16 within 1,000 feet of the Belmont Bible  17 Church.  18 CHAIRMAN KARTHOLL: Say that again,  19 the County amended its Ordinance to do what?  20 MR. LIPPNER: To create this new class  21 of G2 liquor licenses to operate video  22 gaming.  23 CHAIRMAN KARTHOLL: Okay.  24 MR. LIPPNER: The first one was issued</p>	<p style="text-align: right;">Page 17</p> <p>1 play. So that's how it runs. Again, you  2 need to be 21 years of age to enter, it's  3 barricaded off, you need to show I.D.  4 So, that's some of the background.  5 Then I'll briefly go over  6 the arguments supporting the variations under  7 Section 1411.3 of the DuPage County Code.  8 The zoning variance will be completely in  9 harmony with the general purpose and intent  10 of this chapter of the Code, will be not any  11 -- there will be no injuries to the  12 neighborhood, there will be no detriment to  13 the public welfare, and it will not be in any  14 conflict with the County's comprehensive plan  15 for development. As I had mentioned before,  16 the store is located in a B-2 Zoning, there  17 is a wide range of businesses. There's a gas  18 station, there's a restaurant nextdoor,  19 there's a strip center. Again, I mean, video  20 gaming can only be those who must be 21 years  21 old to play. It's not visible to the public  22 from the streets. Again, you need to enter  23 inside the store to play and show your I.D.  24 to the clerk who is working there. And the</p>

<p style="text-align: right;">Page 18</p> <p>1 clerks at the 7-Eleven store, they are  2 trained to properly I.D. customers to ensure  3 that valid I.D. is provided where  4 appropriate, and they are trained to politely  5 decline individuals attempting to use the  6 gaming area that are not of age or that do  7 not possess proper identification.  8         Granting of this variation  9 will not impair adequate supply of light and  10 air to any adjacent property. There is no  11 physical improvements to the properties for  12 the video gaming cafe. There are six  13 terminals that are located inside the store.  14         There will be no increase  15 of any fire hazard or other dangers to the  16 property. The video gaming will have no  17 effect on this. The store's compliant with  18 the fire code.  19         The video gaming will not  20 diminish the value of land and buildings  21 throughout the County. Generally there are  22 approximately 20 to 30 video gaming customers  23 who come into the store each day, they play  24 for a couple of minutes, they might gamble</p>	<p style="text-align: right;">Page 20</p> <p>1 for potential for flood damages to the  2 adjacent property. Again, the only addition  3 to the store is the six electronic video  4 gaming terminals.  5         And there is going to be  6 no additional public expense for fire  7 protection, rescue or relief, and the video  8 gaming will have no effect on this. The  9 nature of the customers that come in to play  10 at the stores are those that just want to  11 play video games. They come in, they play  12 for a few minutes and leave. They don't  13 linger around the store, they don't loiter,  14 they play their games, gamble for a little  15 bit then go home, or go wherever else they  16 are going.  17         Lastly, the video gaming  18 operations will not impair the public health,  19 safety, comfort, morals or general welfare of  20 the inhabitants of DuPage County, nor will it  21 create a nuisance. Again, the video gaming  22 all takes place inside the store which is  23 barricaded off. They come in and quietly  24 play, does not cause a large scene. This is</p>
<p style="text-align: right;">Page 19</p> <p>1 with a few dollars and decide to leave when  2 they see fit. It's very rare for any  3 individuals to play for more than 30 to 45  4 minutes, that's the maximum, and this will  5 have no negative impact on the value of the  6 land. In fact, the video gaming will help  7 the store increase greater profits which will  8 only positively impact the land and customers  9 in the area as well.  10         The video gaming  11 operations will not unduly increase traffic  12 congestion in the public streets and  13 highways. Generally this store can see on  14 average about 300 to 500 convenience store  15 customers that come in per day, with an  16 additional 20 to 30 customers to play the  17 video games. That's a negligible increase  18 that's not going to negatively impact the  19 traffic at the intersection of Maple and  20 Belmont Road. Those streets are four lanes  21 each way, so there is just going to be a very  22 negligible, if not no effect, on the traffic  23 there.  24         There will be no increase</p>	<p style="text-align: right;">Page 21</p> <p>1 a very negligible increase in traffic that  2 comes into the store compared to the  3 convenience customers. They come in, they  4 play, and they leave. So, there is really no  5 effect on the surrounding area. There is no  6 way for children or those who are under age  7 to come in because they, again, as I said  8 before, the terminals they're barricaded off,  9 glass doors, they're locked, and the only way  10 they can access is if they present a valid  11 government issued I.D. showing the clerk  12 they're 21 who will review the I.D. to ensure  13 it is legitimate. They let the customers  14 enter the store, play, and then leave.  15         So that's all I have. I'm  16 happy to entertain any questions, or those  17 from 7-Eleven can be sworn in to help answer  18 if need be.  19         CHAIRMAN KARTHOLL: Okay. Well, we're  20 going to need some follow-up information in  21 addition to the survey showing distances.  22 Presumably there's a reason for this County  23 Ordinance with respect to video gaming within  24 a thousand feet of a place of assembly and</p>

<p style="text-align: right;">Page 22</p> <p>1 daycare. So we need to know is there any 2 daycare within a thousand feet? 3 MR. LIPPNER: The church does operate 4 a daycare. 5 CHAIRMAN KARTHOLL: Well, we need to 6 know the details of the operation of the 7 daycare and the place of assembly. I mean if 8 that's Sunday mornings or something only, we 9 need to know that. If it's during the course 10 of the week, we need to know that 11 information. 12 Similarly, within a 13 thousand feet of an existing video gaming 14 cafe restaurant/video gaming terminal, we 15 need to know something about the timing of 16 your operation versus the other operations, 17 and I think you said there may be two or so. 18 I think -- I mean, it's a 19 lot of information just to submit as written 20 follow-up but -- 21 MR. LIPPNER: We could provide you the 22 operations of our video gaming. Do you want 23 to state your name for the record? 24 MR. MATHEW: Sanil Mathew, I'm the</p>	<p style="text-align: right;">Page 24</p> <p>1 CHAIRMAN KARTHOLL: And how many other 2 video gaming operations are within a thousand 3 feet of you? 4 MR. MATHEW: There's two more, across 5 the street and the other corner, next corner. 6 CHAIRMAN KARTHOLL: And what 7 businesses are they operating? 8 MR. MATHEW: They are a gas station 9 and the other one is a grocery store. 10 CHAIRMAN KARTHOLL: Do you know their, 11 with any certainty, their hours of operation? 12 MR. MATHEW: They are -- they should 13 be the same as the liquor license hours. 14 CHAIRMAN KARTHOLL: Oh, they have 15 liquor licenses? 16 MR. MATHEW: The G2 licenses are 17 considered a liquor license before. Now they 18 are a different license now. 19 CHAIRMAN KARTHOLL: So their hours are 20 the same? 21 MR. MATHEW: Same. 22 MR. LIPPNER: They are allowed to 23 operate for the same hours. 24 CHAIRMAN KARTHOLL: Okay. And what</p>
<p style="text-align: right;">Page 23</p> <p>1 franchisee for the 7-Eleven location. 2 THE COURT REPORTER: Can you slow down 3 and spell your name, please. 4 MR. MATHEW: Sanil, S-a-n-i-l, Mathew, 5 M-a-t-h-e-w. I'm the franchisee for the 6 7-Eleven. 7 CHAIRMAN KARTHOLL: You're the 8 franchisee? 9 MR. MATHEW: Yes. 10 CHAIRMAN KARTHOLL: So you operate the 11 store? 12 MR. MATHEW: Yes. 13 CHAIRMAN KARTHOLL: Okay. What are 14 your hours of operation? 15 MR. MATHEW: 24 hours on the 16 convenience side. And the gaming, it's 17 liquor license hours, which is 6:00 to 1:00 18 Monday through Thursday. Friday and Saturday 19 it's 6:00 to 2:00 a.m. the next day. And 20 Sunday it's 9:00 to 1:00. 21 CHAIRMAN KARTHOLL: Okay. 22 MR. MATHEW: That's the same as the 23 liquor license. The gaming hours are the 24 same as liquor license hours.</p>	<p style="text-align: right;">Page 25</p> <p>1 about the place of assembly and daycare? 2 MR. MATHEW: It was a small house last 3 -- two years ago it was like a small house 4 before. They bought adjacent property a 5 couple years ago, they rebuilt it, now it's a 6 bigger daycare. It wasn't there before. The 7 daycare wasn't there a couple years ago when 8 we started this. 9 CHAIRMAN KARTHOLL: But it is now? 10 MR. MATHEW: Yeah. 11 CHAIRMAN KARTHOLL: And where is it in 12 relation to your property? 13 MR. MATHEW: It's north of my 14 property. 15 MR. LIPPNER: Directly north on 16 Belmont Road. 17 CHAIRMAN KARTHOLL: How far? 18 MR. MATHEW: 0.2 miles. 19 MR. LIPPNER: It's one of the 20 exhibits. The GPS maps puts it about walking 21 distance of 0.2 miles. 22 CHAIRMAN KARTHOLL: Oh, so you have 23 that information already? 24 MR. LIPPNER: It's one of the</p>

<p style="text-align: right;">Page 26</p> <p>1 exhibits, yeah, so 0.2 miles, that's about --</p> <p>2 COMMISSIONER MORAN: About a thousand</p> <p>3 feet.</p> <p>4 MR. MATHEW: About a thousand feet.</p> <p>5 CHAIRMAN KARTHOLL: So you don't know</p> <p>6 their hours of operation, do you?</p> <p>7 MR. MATHEW: No, not exactly.</p> <p>8 CHAIRMAN KARTHOLL: Okay.</p> <p>9 Does anyone have any</p> <p>10 questions?</p> <p>11 COMMISSIONER MORAN: This is a lot to</p> <p>12 absorb. You have all these licenses, so</p> <p>13 you've been operating since 2022?</p> <p>14 MR. LIPNER: They've been operating</p> <p>15 since 2022. They satisfied all the</p> <p>16 requirements that are required by the state</p> <p>17 to obtain the liquor license and the gaming</p> <p>18 license.</p> <p>19 MR. MATHEW: 2021 was the first</p> <p>20 license issued to have a gaming area, but the</p> <p>21 state, because of COVID, it opened farther</p> <p>22 than we thought it would, so it went, but '22</p> <p>23 is when we started.</p> <p>24 COMMISSIONER MORAN: My question is</p>	<p style="text-align: right;">Page 28</p> <p>1 they're at the same intersection. So we</p> <p>2 could get a survey to give you the exact</p> <p>3 distance, but it will be much less than a</p> <p>4 thousand feet I imagine.</p> <p>5 CHAIRMAN KARTHOLL: Well, what's your</p> <p>6 best estimate?</p> <p>7 MR. MATTHEW: 150 feet to 200 feet.</p> <p>8 CHAIRMAN KARTHOLL: A couple hundred</p> <p>9 feet?</p> <p>10 MR. MATHEW: Yeah.</p> <p>11 CHAIRMAN KARTHOLL: Okay. I don't</p> <p>12 have any other questions.</p> <p>13 CHAIRMAN KARTHOLL: Anything else?</p> <p>14 (No response.)</p> <p>15 CHAIRMAN KARTHOLL: Well, I guess we</p> <p>16 don't have any further questions. Do you</p> <p>17 have anything else?</p> <p>18 MR. LIPNER: That is all I have for</p> <p>19 tonight.</p> <p>20 CHAIRMAN KARTHOLL: Okay. Well, then</p> <p>21 I guess we can close the hearing and consider</p> <p>22 the matter. We have a few of these cases</p> <p>23 coming up?</p> <p>24 MR. LIPNER: You've got two more with</p>
<p style="text-align: right;">Page 27</p> <p>1 you've been operating the gaming since 2022?</p> <p>2 MR. MATHEW: Yes.</p> <p>3 COMMISSIONER MORAN: I don't think</p> <p>4 these are really material to our</p> <p>5 consideration. We're not here to decide</p> <p>6 whether he should have a gaming operation or</p> <p>7 a liquor license, we're here to decide</p> <p>8 whether he should operate that business</p> <p>9 within a thousand feet of these other two</p> <p>10 facilities.</p> <p>11 COMMISSIONER MORAN: So that might --</p> <p>12 the better questions would be, like you said,</p> <p>13 some accurate distances would be helpful, and</p> <p>14 I think you can get them on Google Earth.</p> <p>15 CHAIRMAN KARTHOLL: Well, the only one</p> <p>16 we need to know now, because he's already</p> <p>17 talked about the thousand feet for the gaming</p> <p>18 terminal, just the other -- I'm sorry, for</p> <p>19 the place of assembly. We just need to know</p> <p>20 the gaming terminals.</p> <p>21 MR. LIPNER: It will be significantly</p> <p>22 less than a thousand feet because the Belmont</p> <p>23 Bible Church is north, going a number of</p> <p>24 blocks, and the other two establishments,</p>	<p style="text-align: right;">Page 29</p> <p>1 me next week.</p> <p>2 CHAIRMAN KARTHOLL: Oh, you're the guy</p> <p>3 that we made the accommodation to continue</p> <p>4 the hearing on the same day that the request</p> <p>5 was considered and then we consolidated two</p> <p>6 hearings?</p> <p>7 MR. LIPNER: Two cases were</p> <p>8 consolidated, yes. Different 7-Eleven</p> <p>9 stores.</p> <p>10 CHAIRMAN KARTHOLL: All right. Why</p> <p>11 don't we consider these at our December</p> <p>12 recommendation meeting. When is that,</p> <p>13 because that will give us a chance to group a</p> <p>14 few of them together.</p> <p>15 MS. KIRBY: It would be December 4th,</p> <p>16 a Thursday.</p> <p>17 CHAIRMAN KARTHOLL: All right. We'll</p> <p>18 close the hearing for this evening and</p> <p>19 consider your matter on December 4 at 5:30.</p> <p>20 That hearing is held in this room. It's a</p> <p>21 recommendation session, there's no further --</p> <p>22 there's deliberation by the Board, but</p> <p>23 there's no further evidence to be presented</p> <p>24 at that hearing. So you don't need to</p>



<p>1 attend, but you may if you like.  2 Okay, so I guess that  3 closes the hearing. There is no old business  4 to consider, no new business to consider, and  5 therefore I will adjourn the meeting for this  6 evening.  7 (Which were all the  8 proceedings had and  9 testimony taken in the  10 above-entitled cause.)  11  12  13  14  15  16  17  18  19  20  21  22  23  24</p>	<p>Page 30</p>
<p>1 STATE OF ILLINOIS )  ) SS.  2 COUNTY OF DU PAGE )  3 I, LINDA M. CIOSEK, C.S.R.  4 No. 084-2892, duly qualified and commissioned  5 for the State of Illinois, County of DuPage,  6 do hereby certify that at the request of the  7 DU PAGE COUNTY ZONING BOARD OF APPEALS,  8 subject to the usual terms and conditions of  9 Veritext, reported in shorthand the  10 proceedings had and testimony taken at the  11 public hearing of the above-entitled cause,  12 and that the foregoing transcript is a true,  13 correct and complete report of the testimony  14 so taken at the time and place hereinabove  15 set forth.  16  17  18  19   20  21 CERTIFIED SHORTHAND REPORTER  22  23 My Commission Expires:  24 July 26, 2026.</p>	<p>Page 31</p>

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