



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

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-25-000042 7-Eleven (Park Blvd) (Milton/District 4)**

DuPage County Board: January 13, 2026: *(If the County Board seeks to approve the Variation zoning relief it will require a 3/4 majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)*

Development Committee: January 6, 2026: The Motion to Approve failed relative to the following zoning relief:

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school.
3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

Development Committee VOTE (Motion to Approve Failed): 1 Ayes, 4 Nays, 1 Absent

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

1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school.
3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.

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

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District, a Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school, and a Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
2. That petitioner testified that the subject property is located at the intersection of Butterfield Road and Park Boulevard.
3. That petitioner testified that the proposed location of 7-Eleven (Park Blvd) video gaming terminal establishment is located within 1,000 feet of the St Barnabas Episcopal Church which is approximately 903 feet from the subject property. Additionally, the proposed location is near existing video gaming café restaurant/video gaming terminal establishments including Penny's Place located approximately 234 feet from the subject property and Annie's Slots at M&W Thai which is about 324 feet from the subject property.
4. That petitioner testified that the property has been operating video gaming since March of 2023.
5. That petitioner testified that the store has approximately less than 50 customers per day that play the video games at the store; in comparison to the approximately 300 to 400 customers that come into the store every day. That petitioner testified that the customers typically play for around 10 to 30 minutes and leave.
6. That petitioner testified that the proposed video gaming establishment has six (6) video gaming devices which are locked behind a barricade only allowing customers who show valid photo identification and 21 years or older are allowed to enter and play.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** sufficient evidence that the proposed Variation will not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed Variation will not diminish the value of land and buildings throughout the County.

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

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Board of Appeals finds that petitioner **has not demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment would not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not incur additional public expense for flood protection, rescue or relief.

- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** that the proposed video gaming terminal establishment will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION					
CASE #/PETITIONER	ZONING-25-000042 7-Eleven (Park Blvd)				
ZONING REQUEST	<ol style="list-style-type: none"> 1. Conditional Use to allow a video gaming terminal establishment in a B-1 Local Business Zoning District. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and school. 3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment. 				
OWNER	TEXSTORE PROPERTIES, 3S035 PARK BLVD, GLEN ELLYN, IL 60137 / TEXSTORE PROPERTIES, PO BOX 711, DALLAS, TX 75221-0711 / AGENT: 7-ELEVEN (PARK BLVD), ANKIT PATEL, 3S035 PARK BLVD, GLEN ELLYN, IL 60137				
ADDRESS/LOCATION	3S035 PARK BLVD, GLEN ELLYN, IL 60137				
PIN	05-35-107-034				
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4			
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL			
AREA	0.6 ACRES (26,136 SQ. FT.)				
UTILITIES	WATER/SEWER				
PUBLICATION DATE	Daily Herald: SEPTEMBER 9, 2025				
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 24, 2025				
ADDITIONAL INFORMATION:					
Building:	No objection.				
DUDOT:	No objection.				
Health:	Our office has no jurisdiction in this matter.				
Stormwater:	Our office has no jurisdiction in this matter.				
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”				
EXTERNAL:					
Village of Glen Ellyn:	Objects. (See attached documentation)				
Village of Lombard:	“As this property is outside our planning boundary, the Village of Lombard has no comment on this petition.”				
Village of Downers Grove:	No comments.				
Village of Lisle:	Our office has no jurisdiction in this matter.				
City of Wheaton:	<i>No Comments Received.</i>				
Milton Township:	<i>No Comments Received.</i>				
Milton Township Highway:	No objection. Additional information may be required at time of permit application.				
Lisle-Woodridge Fire Dist.:	<i>No Comments Received.</i>				
Sch. Dist. 89:	<i>No Comments Received.</i>				
Sch. Dist. 87:	<i>No Comments Received.</i>				
Forest Preserve:	<i>No Comments Received.</i>				

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	B-1 LOCAL BUSINESS	BANK	LOCAL COMMERCIAL

South	R-6 MULTIPLE FAMILY	APARTMENT COMPLEX	0-5 DU AC
East	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	R-3 SINGLE FAMILY	RESIDENTIAL	0-5 DU AC







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DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-25-000042 7-Eleven (Park Blvd)

Please review the information herein and return with your comments to:
Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by **September 23, 2025**.

COMMENT SECTION:	
<input type="checkbox"/> OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
<input type="checkbox"/> NO OBJECTION/CONCERN WITH THE PETITION	
<input type="checkbox"/> NO OBJECTION/CONCERN WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> X: I OBJECT/ HAVE CONCERN WITH THE PETITION.	
 COMMENTS: The subject property is located within the planning jurisdiction of the Village of Glen Ellyn. Section 3-2-18(B) of the Village Code prohibits video gaming within the corporate limits of the Village of Glen Ellyn. If the property were to be annexed to the Village at any time in the future, the property will be required to cease operation and remove the video gaming terminals from the property.	
SIGNATURE: 	DATE: 9/10/2025
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Village of Glen Ellyn Community Development Department.	
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Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187