



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 6, 2026

RE: **ZONING-25-000048 Lucky 7 Bistro (Addison/District 1)**

DuPage County Board: January 13, 2026:

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

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

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

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

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

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

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.
2. That petitioner testified that the proposed video gaming café restaurant will only have six (6) video gaming devices. The petitioner testified that only customers who show valid photo identification and 21 years or older are allowed to enter and play.
3. That petitioner testified that the proposed operator is an experienced video gaming operator.
4. That petitioner testified that the general use in the surrounding area is heavily commercial.
5. That petitioner testified that the hours of operation are 9 AM to 1 AM on weekdays and 9 AM to 2 AM on weekends.
6. That petitioner testified that they serve liquor (beer/wine) for consumption on the property.
 - a. That petitioner testified that although they serve liquor, most video gaming customers do not order alcoholic beverages. The petitioner testified that no hard liquor is served.

STANDARDS FOR VARIATIONS:

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

- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** sufficient evidence that the proposed Variation will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** sufficient evidence that the proposed video gaming café restaurant will not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000048 Lucky 7 Bistro	
ZONING REQUEST	1. Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.	
OWNER	AGENT: RANCHHODBAHI PATEL, 19W344 LAKE ST, ADDISON, IL 60101 / OWNER: MATS PROPERTY GROUP LLC, 1300 W HIGGINS RD NO 209, PARK RIDGE, IL 60068	
ADDRESS/LOCATION	19W340 LAKE STREET, ADDISON, IL 60101	
PIN	03-20-404-012	
TWSP./CTY. BD. DIST.	ADDISON	DISTRICT 1
ZONING/LUP	B-2 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	0.56 ACRES / 24,393.6 SQ FT	
UTILITIES	WELL / SEPTIC	
PUBLICATION DATE	Daily Herald: OCTOBER 16, 2025	
PUBLIC HEARING	OCTOBER 30, 2025	
ADDITIONAL INFORMATION:		
Building:	No Comments Received.	
DUDOT:	No Comments Received.	
Health:	Objects. See attached.	
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 Addison:	Objects. See attached.	
Village of Wooddale:	No Comments Received.	
Addison Township:	No Comments Received.	
Addison Township Highway Dept:	No Comments Received.	
Addison Fire District:	No Comments Received.	
Sch. Dist. 4:	No Comments Received.	
Sch. Dist. 88:	No Comments Received.	
College of DuPage 502:	No Comments Received.	
Forest Preserve:	No Comments.	

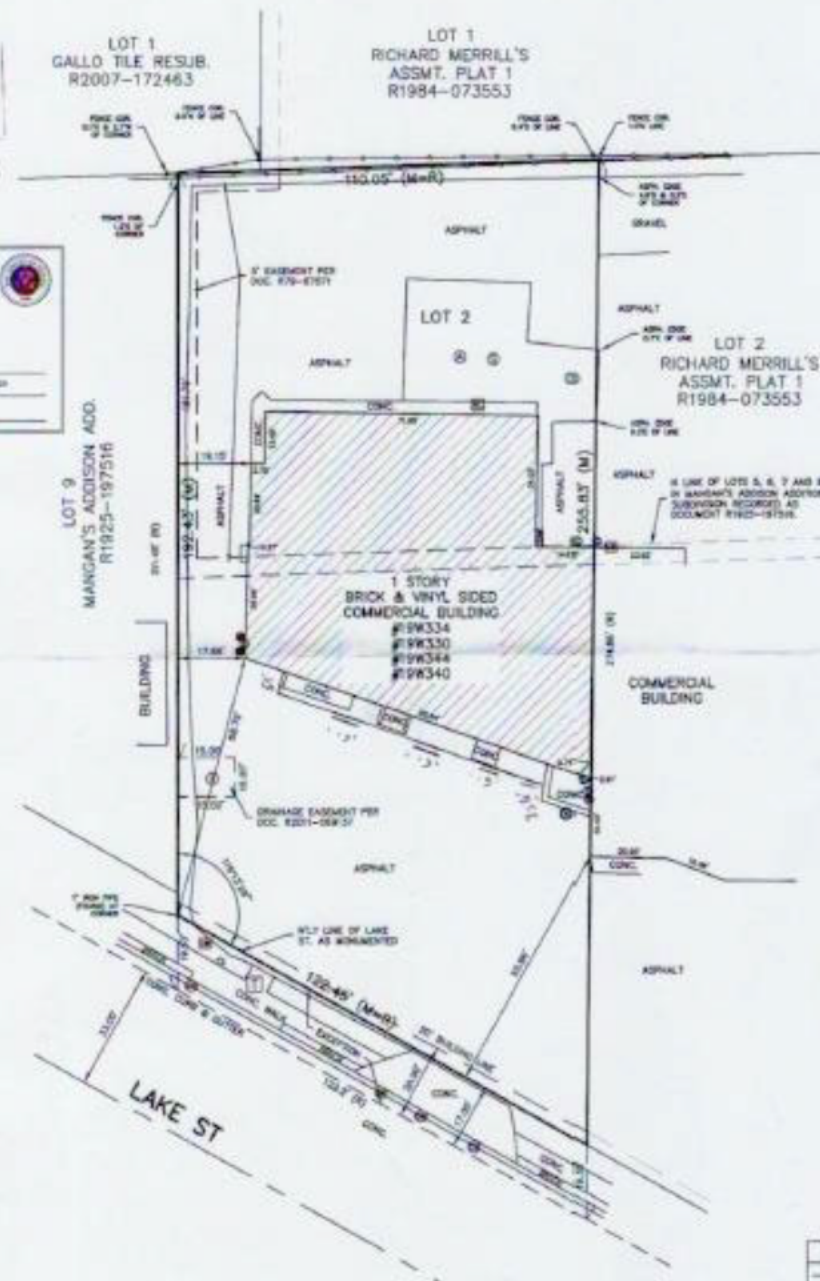
LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	VILLAGE OF ADDISON	RESIDENTIAL	VILLAGE OF ADDISON
South	VILLAGE OF ADDISON	COMMERCIAL	VILLAGE OF ADDISON

East	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	VILLAGE OF ADDISON	COMMERCIAL	VILLAGE OF ADDISON

Lucky 7 Plat
of
Sumay

ADDRESS: 16W340 LAKE STREET, ADDISON
PIN: 03-20-404-012
AREA: 0.56 ACRES



SYMBOL LEGEND	
	CATCH BASIN
	AERATOR TANK LID
	SEPTIC TANK LID
	INLET
	STEEL POST
	MGA
	AIR CONDITIONER
	ELECTRIC METER
	GAS METER
	UTILITY BOX
	TRANSFORMER
	LIGHT POLE
	MONUMENTATION

LINE LEGEND

—●—●—●—●— PLASTIC FENCE

—●—●—●—●— CHAINLINK FENCE

Norbert V. Lambert Jr.
2021.04.30 12:04:58 -8

SLINGS 155
P. 30 PAGE 155
I CERTIFY THAT I AM SLINGS LIND SURVEYOR, HAVE
THE PROPERTY DESCRIBED ABOVE AND THAT THE
PLAN IS A CORRECT REPRESENTATION OF SAID SURVEY.
A COMPLETION DATE: 01/30/2000
EDGICAL SERVICE CONFORMS TO THE CURRENT SLINGS
INSTRUMENTS FOR A BOUNDARY SURVEY.
BY MY HAND AND SEAL AT INDIAN, SLINGS.

LPT040E EXPANS 6/130/23

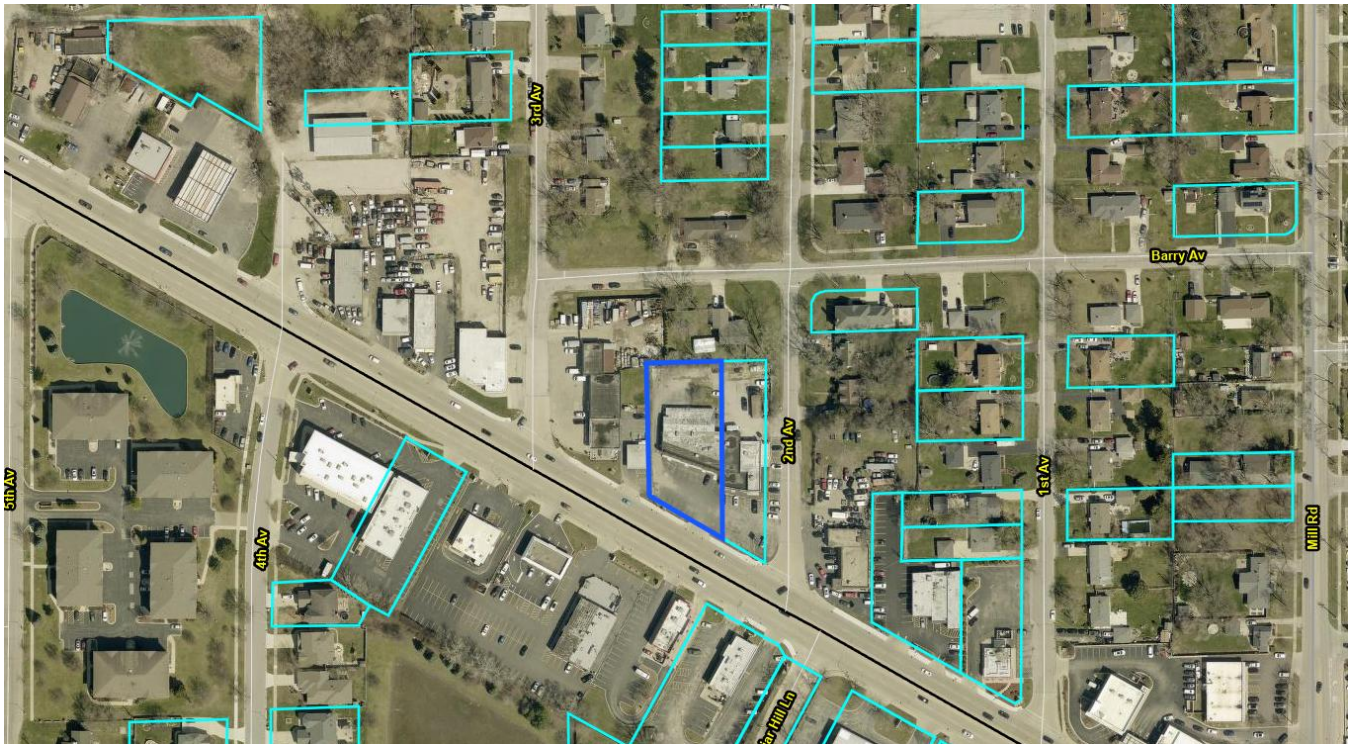
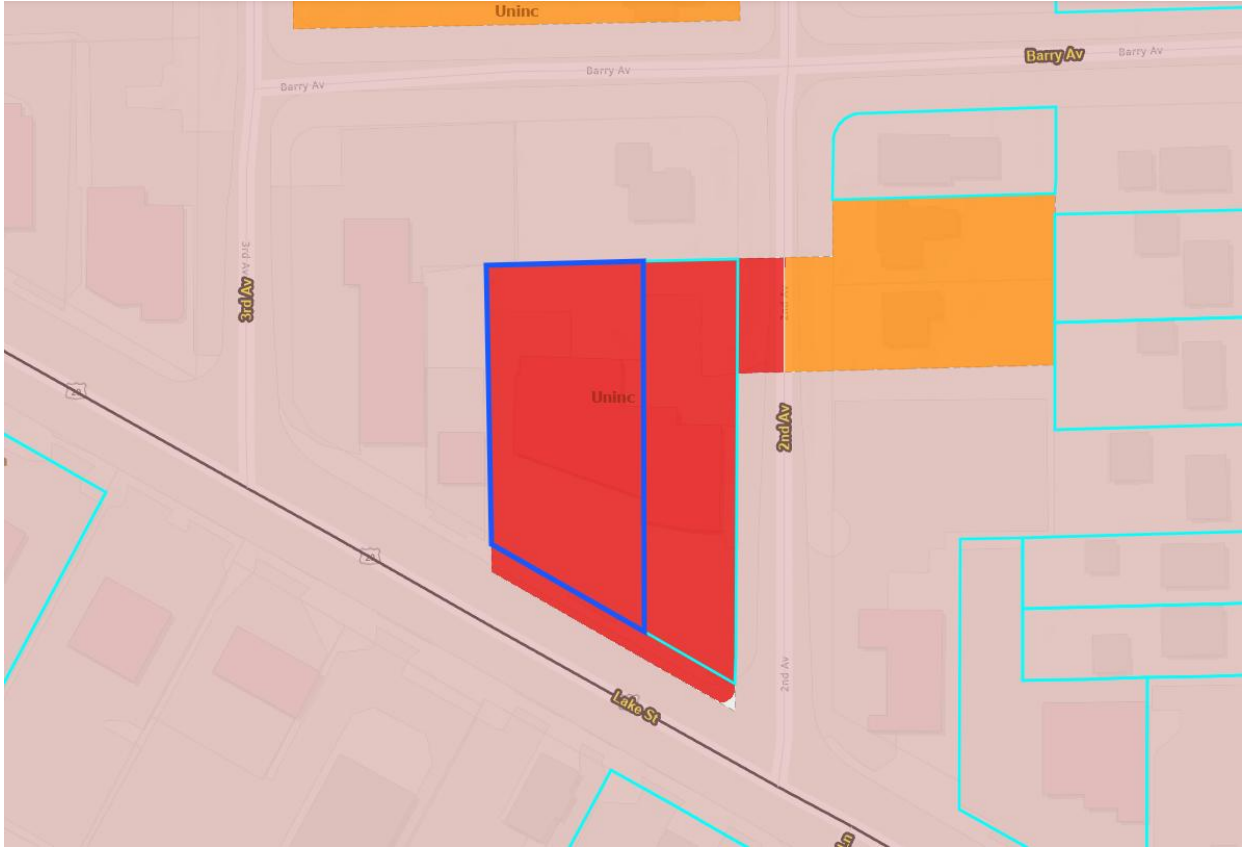
REED OF GUARANTEE POLICY FOR RESTRUCTIONS
IN SURVEY
WORKS ARE DONE IN FEET AND DECIMALS THEREOF.
ALL POINTS BEFORE BUILDING AND REPAIR ANY
OCCUPANCIES TO THE SURVEYOR.

● = Young from Stage 1
○ = Left from Stage 1

<p>PRINTED BY: TELETYPE OPERATIONS FILE NO. 20002</p>	
<p>LAND SURVEYING AND CIVIL ENGINEERING</p> <p>LAMBERT & ASSOCIATES</p> <p>603 W LIBERTY ST WHEATON, IL 60187</p> <p>P: (630)363-4331 F: (630)363-4336</p> <p>E: info@LAMBERT-SURVEY.COM</p>	<p>LAND TECHNOLOGY</p> <p>360 EAST GAY ST #3 LAKE IN THE WOODS, IL 60155</p> <p>P: (815)369-6000 F: (815)369-6025</p> <p>E: landtech@LNT-IL.COM</p>

0-12000-47897-2/98/0000-0000\$01.00/0







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DUPAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-25-000048 Lucky 7 Bistro

Please review the information herein and return with your comments to:
Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm Road,
Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via facsimile at 630-
407-6702 by **October 29, 2025**.

COMMENT SECTION:	
<input type="checkbox"/> OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE PETITION	
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: The intended facility will not meet Health Code: Chapter 18: 18:303.5	
SIGNATURE: [REDACTED] DATE: 10/20/2025	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Health Department	
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PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



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<input type="checkbox"/> : ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> : I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
In our opinion, this request does not satisfy the variation standards, including hardship. This property is surrounded by the Village of Addison and is in close proximity to existing gaming establishments located along Lake Street, including across the street at 701 W. Lake Street, which is about 200 feet away. Further, this property is adjacent to single family residential located along Barry Avenue and on 2 nd Street.	
SIGNATURE: [REDACTED] DATE: 10/17/2025	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:	
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PURSUANT TO THE ILLINOIS STATE STATUTES. County Farm Road, Wheaton, Illinois 60187