



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

**AGENDA**

**Wednesday, September 24, 2025  
ZONING BOARD OF APPEALS 6:00 P.M.  
RM: 3-500 A**

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

**4. APPROVAL OF MINUTES**

**5. PUBLIC HEARING**

**A. CASES:**

<b><u>CASE</u></b>	<b><u>TOWNSHIP</u></b>	<b><u>STATUS</u></b>
<b>ZONING-25-000042 7-Eleven (Park Blvd)</b>	<b>Milton</b>	

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**8. ADJOURNMENT**



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JACK T. KNUEPFER ADMINISTRATION BUILDING  
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**Zoning Petition ZONING-25-000042 7-Eleven (Park Blvd)**

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

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

**PETITIONER:** 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

**REQUEST:**

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

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

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

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

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

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

7-ELEVEN  
REMODEL

**DISCLAIMER:**  
THIS IS NOT A LEGAL  
DOCUMENT. INTENT TO  
SHOW CURRENT  
EQUIPMENT CONDITIONS

REVISIONS		
REV#	DATE	DESCRIPTION

7-ELEVEN

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

DRAWN BY:	FJ
SCALE:	3/16" = 1'-0"
DATE:	07-03-24
SHEET:	4 of 4

## 7-ELEVEN

13344 - 7-ELEVEN

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

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EXISTING FLOOR PLAN

