

1                   BEFORE THE DU PAGE COUNTY  
2                   ZONING BOARD OF APPEALS  
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4           Conditional use and variations for a) Z25-042  
5           video gaming terminal establishment) 7-Eleven

6                               September 24, 2025

  6:00 p.m.

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

14          BOARD MEMBERS PRESENT:

15                       MR. ROBERT KARTHOLL, Chairman.

16          ALSO PRESENT:

17                       MS. ASHLYN KIRBY, Zoning  
18          Administration Coordinator.

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<p style="text-align: right;">Page 2</p> <p>1 CHAIRMAN KARTHOLL: Okay, this is a  2 meeting of the Zoning Board of Appeals for  3 September 24, 2025, and I'll call the meeting  4 to order. And I'll indicate for the record  5 that I am the only -- this is Robert  6 Kartholl, I'm the only member in attendance.  7 We have no public comment  8 to be offered at this meeting, there are no  9 minutes to be approved at this meeting, and  10 we have one case that was scheduled to be  11 heard. That case is 25-042, the 7-Eleven  12 Park Boulevard petition. It's a request for  13 a conditional use to allow a video gaming  14 terminal establishment in a B-1 Local  15 Business Zoning District, and secondly, a  16 variation to allow a video gaming terminal  17 establishment within 1,000 feet of a place of  18 assembly and school. And, three, a variation  19 to allow a video gaming terminal  20 establishment within 1,000 feet of an  21 existing video gaming cafe restaurant/video  22 gaming terminal establishment.  23 The matter was published  24 in the Daily Herald on September 9, 2025, and</p>	<p style="text-align: right;">Page 4</p> <p>1 you have an attorney?  2 MR. PATEL: Attorney, yes.  3 CHAIRMAN KARTHOLL: But I understand  4 that the attorney has sent you here to  5 request a continuance because the attorney  6 was not able to be here.  7 MR. PATEL: Yes.  8 CHAIRMAN KARTHOLL: There was some  9 communication issue or something of that  10 nature?  11 MR. PATEL: Correct.  12 CHAIRMAN KARTHOLL: All right. Well,  13 it's our custom to grant a first continuance,  14 although I just want to state for the record  15 that we have a rule that says it's supposed  16 to be made earlier than this, but we'll  17 accommodate you in that regard. And I will  18 continue this matter until October 15th in  19 3500-B, which is the room right next door.  20 The hearing will commence at 6:00 p.m., but  21 there are two cases that evening, which is  22 another accommodation to you because we don't  23 customarily have two hearings, though I was  24 informed that the attorney believes that he</p>
<p style="text-align: right;">Page 3</p> <p>1 I'm going to ask the gentleman to identify --  2 well, first of all, would both of you be  3 sworn in by raising your hand and taking the  4 oath.  5 (Whereupon, the oath was  6 duly administered by the  7 Notary.)  8 CHAIRMAN KARTHOLL: And can you tell  9 us your names and spell your last names?  10 MR. PATEL: Ankit [phonetic] Patel.  11 MR. SINGH: Gurinderpal Singh.  12 CHAIRMAN KARTHOLL: Can you speak up a  13 little bit.  14 MR. SINGH: Gurinderpal Singh.  15 THE COURT REPORTER: Can you spell  16 your name, please.  17 MR. SINGH: G-u-r-i-n-d-e-r-p-a-l,  18 last name S-i-n-g-h.  19 CHAIRMAN KARTHOLL: Are you the  20 operators of this facility?  21 MR. PATEL: I am.  22 CHAIRMAN KARTHOLL: And, sir, you have  23 this petition, but you are represented by  24 counsel in this case; is that right,</p>	<p style="text-align: right;">Page 5</p> <p>1 can expeditiously present both of his cases  2 because he's appearing on both of those -- on  3 two cases on that evening.  4 So, with that, you can  5 tell him, if he doesn't already know, that  6 we've agreed to continue the matter until  7 October 15th and we'll see you guys on  8 October 15th, okay?  9 MR. PATEL: Sounds good.  10 CHAIRMAN KARTHOLL: There is no one --  11 I expected that there might be someone in the  12 audience who wanted to comment about this  13 case tonight, but I'm now told that it's  14 likely that they will attend the follow-up  15 continued hearing. So that, therefore,  16 there's no one in the audience to comment,  17 and I'll close this public hearing.  18 Which takes me to the  19 agenda. There is no old business to be  20 considered, no new business to be considered,  21 and so I'm ready to adjourn the hearing. So  22 adjourned.  23 (Which were all the  24 proceedings had and</p>

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

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