



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

**AGENDA  
THURSDAY, NOVEMBER 20, 2025  
ZONING BOARD OF APPEALS  
6:00 P.M.  
RM: 3-500 B**

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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-25-000048 Lucky 7 Bistro</b> | <b>Addison</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-25-000048 Lucky 7 Bistro**

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

**PUBLIC HEARING: 6:00 p.m. Thursday October 30, 2025, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187**

**PETITIONER: RANCHHODBAHI PATEL, 19W344 LAKE ST, ADDISON, IL 60101 / MATS PROPERTY GROUP LLC, 1300 W HIGGINS RD NO. 209, PARK RIDGE, IL 60068**

**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.

**ADDRESS OR GENERAL LOCATION: 19W340 LAKE STREET, ADDISON, IL 60101**

**LEGAL DESCRIPTION: LOT 2 IN GEORGE C. MARRIL'S LAKE STREET ASSESSMENT PLAT NO.1 OF LOTS 1 TO 8, BOTH INCLUSIVE, IN BLOCK 9 IN MANGAN'S ADDISON ADDITION OF PART OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED NOVEMBER 17, 1983 AS DOCUMENT R83-84360, (EXCEPT THAT PART THEREOF TAKEN BY THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, PURSUANT TO CASE NO. 05ED63), 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.**



Name

Druck 7 Site Plan

## INTERIOR BUILT OUT FOR NEW GAMING CAFE

19W344 W Lake St Addison, IL 60101

[illegible]

FILED  
APR 01 2025

*John K. Kuykendall*  
DuPage County Clerk

[illegible]