



**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-25-000043 7-Eleven 26139 (Maple Ave) (Lisle/District 2)**

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. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. 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): 2 Ayes, 3 Nays, 1 Absent

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

1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare.
2. 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 Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare, 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 Belmont Road and Maple Avenue.
3. That petitioner testified that the proposed location of 7-Eleven 26139 (Maple Ave) video gaming terminal establishment is located within 1,000 feet of existing video gaming terminals including BP and Angelo's Foods located within the same intersection.
4. That petitioner testified that the proposed location of 7-Eleven 26139 (Maple Ave) video gaming terminal establishment is located within 1,000 feet of the Belmont Bible Church located approximately 0.2 miles away. The petitioner provided the school hours of the Belmont Bible Church to be 8:30 AM to 3:00 PM.
5. That petitioner testified that the property has been operating video gaming since April of 2022.
6. That petitioner testified that the proposed video gaming devices are locked behind a barricade not able to be seen from the outside and only allow customers who show valid photo identification and 21 years or older are allowed to enter and play.
7. That petitioner testified that the video gaming use has approximately 20 to 30 gaming customers a day; in comparison to the approximately 300 to 500 convenience store customers that come into the store every day. The petitioner testified that the customers typically play for less than 30 minutes and leave.
8. That petitioner testified that the hours of operation for the video gaming terminal follows the liquor license hours which is 6:00 AM to 1:00 PM Monday through Thursday, Friday and Saturday 6:00 AM to 2:00 AM the next day, and Sunday 9:00 AM to 1:00 PM.

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.

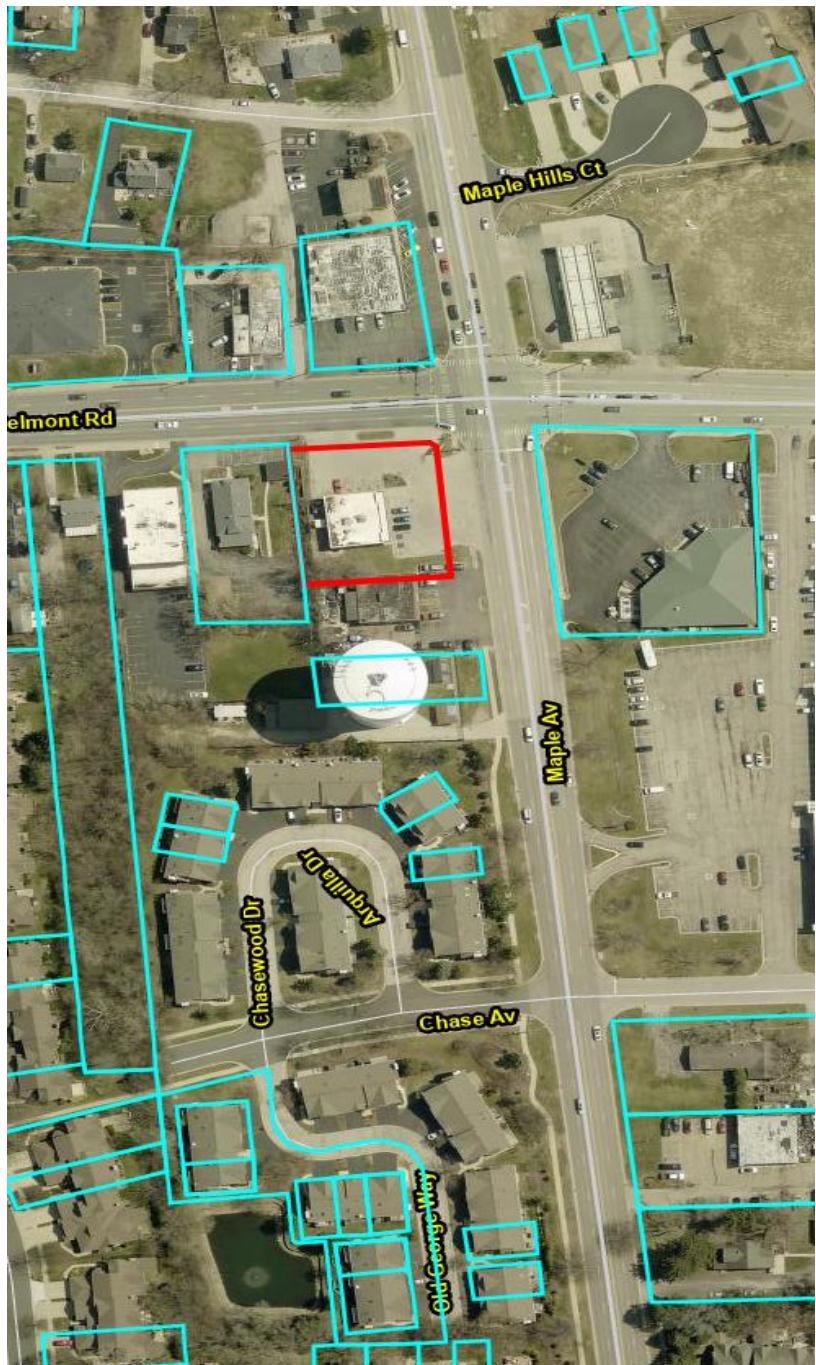
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000043 7-ELEVEN 26139 (MAPLE AVE)	
ZONING REQUEST	1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment.	
OWNER	THE SOUTHLAND CORP, C/O 7-ELEVEN 26139	
ADDRESS/LOCATION	2304 MAPLE AVE, DOWNSERS GROVE, IL 60515	
PIN	08-13-200-022	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	B-2 LOCAL BUSINESS	
AREA	0.43 ACRES / 18,730.8 SQUARE FEET	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 24, 2025	
PUBLIC HEARING	OCTOBER 9, 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 Downers Grove	Objects. See attached.
Village of Woodridge	<i>No Comments Received.</i>
Village of Lisle	Our office has no jurisdiction in this matter.
Lisle Township:	<i>No Comments Received.</i>
Lisle Township Highway:	No Objection.
Darien-Woodridge Fire District	<i>No Comments Received.</i>
School District 58:	<i>No Comments Received.</i>
School District 99:	No Concerns.
Forest Preserve:	<i>No Comments Received.</i>

LAND USE:

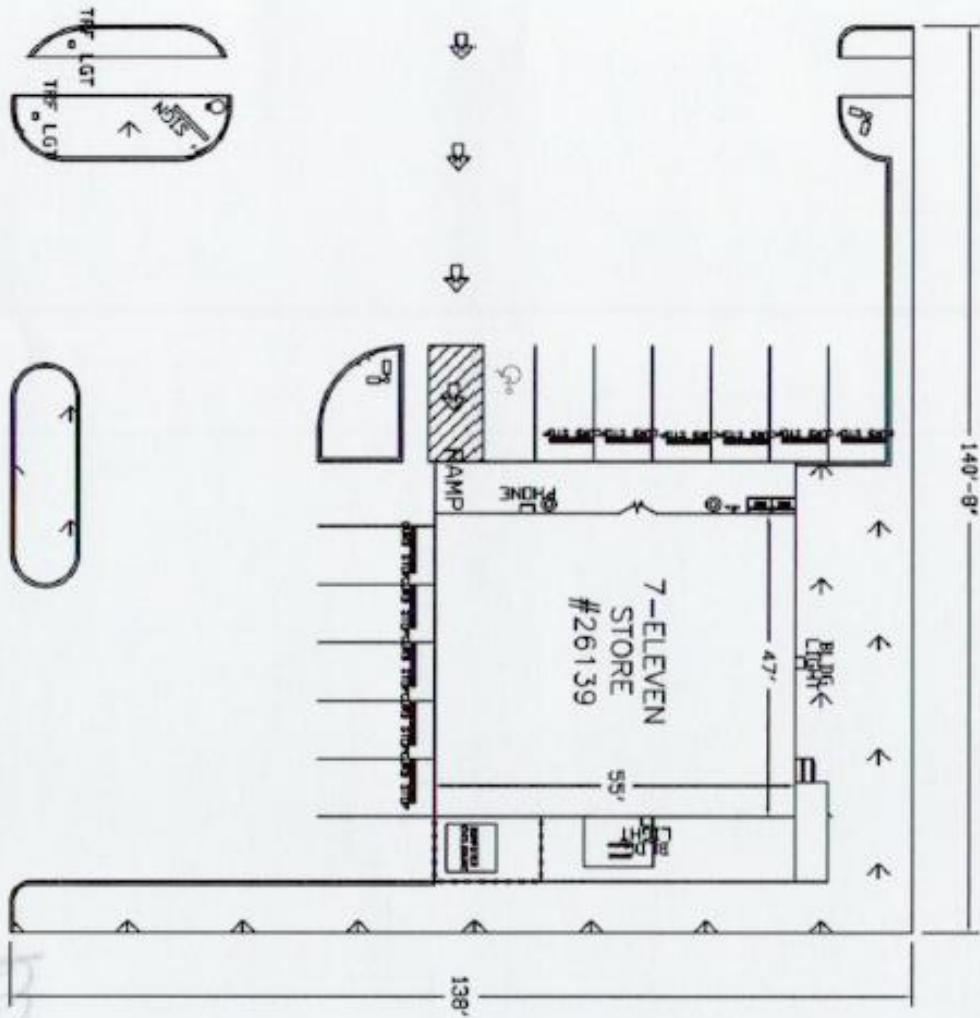
Location	Zoning	Existing Use	LUP
Subject	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
South	VILLAGE OF DOWNSERS GROVE	COMMERCIAL	VILLAGE OF DOWNSERS GROVE
East	B-2 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
West	VILLAGE OF DOWNSERS GROVE	RESIDENTIAL	VILLAGE OF DOWNSERS GROVE





MAPLE AVENUE

BELMONT ROAD





A1

FLOOR AND ELECTRICAL PLANS



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition

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 8, 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: Please see the attached letter.		
SIGNATURE: MUNICIPALITY:	DATE: <u>10/7/25</u>	
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000043 7-ELEVEN 26139 (MAPLE AVE)	
ZONING REQUEST	1. Variation to allow a video gaming terminal establishment within 1,000 feet of a place of assembly and daycare. 2. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming cafe restaurant/video gaming terminal establishment.	
OWNER	THE SOUTHLAND CORP, C/O 7-ELEVEN 26139	
ADDRESS/LOCATION	2304 MAPLE AVE, DOWNTOWN GROVE, IL 60515	
PIN	08-13-200-022	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT #2
ZONING/LUP	B-2 LOCAL BUSINESS	
AREA	0.43 ACRES / 18,730.8 SQUARE FEET	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 24, 2025	
PUBLIC HEARING	OCTOBER 9, 2025	

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



downers.us

CIVIC CENTER
850 Curtiss St.
Downers Grove, IL
60515-4761

MAIN 630.434.5500
POLICE 630.434.5600

FIRE DEPT
Administration
5420 Main St.
Downers Grove, IL
60515-4834

630.434.5980

PUBLIC WORKS
5101 Walnut Ave.
Downers Grove, IL
60515-4046

630.434.5460

October 6, 2025

Ashlyn Kirby
DuPage County Building and Zoning Department
421 North County Farm Road
Wheaton, IL 60187

Re: ZONING-25-000043 7-ELEVEN
PIN 08-13-200-022
Address 2304 Maple, Avenue Downers Grove, IL 60515

ZONING-25-000044 7-ELEVEN
PIN 05-25-412-023
Address 2S651 Lloyd Avenue, Lombard, IL 60148

Staff has had the opportunity to review the cases for 2304 Maple and 2S651 Lloyd Avenue. The Village of Downers Grove has an opinion in this matter because of the case's close proximity to the municipal boundary, or location within the Village's planning area. The petitioner is proposing a variances and a conditional use as noted below:

For ZONING-25-000043 7-ELEVEN

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

For ZONING-25-000044 7-ELEVEN

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 school and daycare.

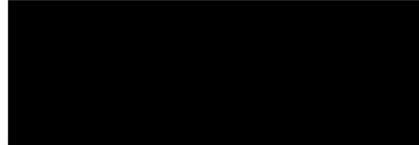
No summary was provided to determine the specifics of the proposed project, beyond the proposed site plan. If variances or a conditional use is being requested for these case, no evidence of meeting the required standards was provided. Staff has the following comments and concerns:

1. The Village of Downers Grove expressly prohibits Video Gaming throughout the Village with the exceptions as noted in VoDG Sec 3.33 Prohibited Activities On Licensed Premises.
2. The County of DuPage Ordinance specifically prohibits video gaming terminals within a certain distance of sensitive uses, such as schools, daycares and assembly uses.

The Village of Downers Grove does not recommend approval of the variances or conditional use as they would not meet the Village requirements as stated above. Furthermore the County's Zoning Ordinance intentionally provides separation of video gaming terminals from sensitive uses such as schools, daycare or assembly uses. The Village is concerned what precedent this can create for similar requests in the future and the proximity of both uses. Furthermore, the Village is interested to understand if the affected school, daycare and assembly uses were contacted about the case.

The Village of Downers Grove asks DuPage County to deny the request since the proposed use would vary from the existing characteristics of the immediate neighborhood and zoning districts, in addition to the protections that are placed in the County Ordinance to separate the proposed use from schools, daycares and assembly uses. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,



Jason Zawila, AICP
Planning Manager
Community Development Department

Cc: Stan Popovich, Community Development Director