



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

**AGENDA**

**Tuesday, June 24, 2025  
ZONING BOARD OF APPEALS 6:00 P.M.  
RM: 2<sup>nd</sup> Floor Cafeteria**

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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-25-000035 Hanna's Wheaton, LLC.</b>	<b>Milton</b>	

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**8. ADJOURNMENT**



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

**Zoning Petition ZONING-25-000035 Hanna's – Wheaton, LLC.**

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

**PUBLIC HEARING:** 6:00 p.m. **TUESDAY, JUNE 24, 2025**, 2<sup>ND</sup> FLOOR CAFETERIA, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** WILLIAM AND DORIS TULLAR, 26W211 GENEVA ROAD, WHEATON, IL 60187 / AGENT: HANNA'S – WHEATON, LLC., 26W233 GENEVA ROAD, WHEATON, IL 60187 / PHILLIP A. LUETKEHANS, LUETKEHANS, BRADY, GARNER & ARMSTRONG, 2700 INTERNATIONAL DRIVE, SUITE 305, WEST CHICAGO, IL 60185

**REQUEST:**

1. Conditional Use to allow a video gaming cafe restaurant in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming café restaurant to be located less than 1,000 feet from a place of assembly use.

**ADDRESS OR GENERAL LOCATION:** 26W211 GENEVA ROAD, WHEATON, IL 60187 (UNIT 26W233 GENEVA ROAD, WHEATON, IL 60187)

**LEGAL DESCRIPTION:** LOTS 1, 2, 11, AND 12 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S FIELDVIEW, BEING A SUBDIVISION OF PARTS OF SECTION 6 AND 7, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 825065 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 10, 1957 AS DOCUMENT 829294 AND AMENDED BY DOCUMENT R72-15205 RECORDED MARCH 28, 1972 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.**

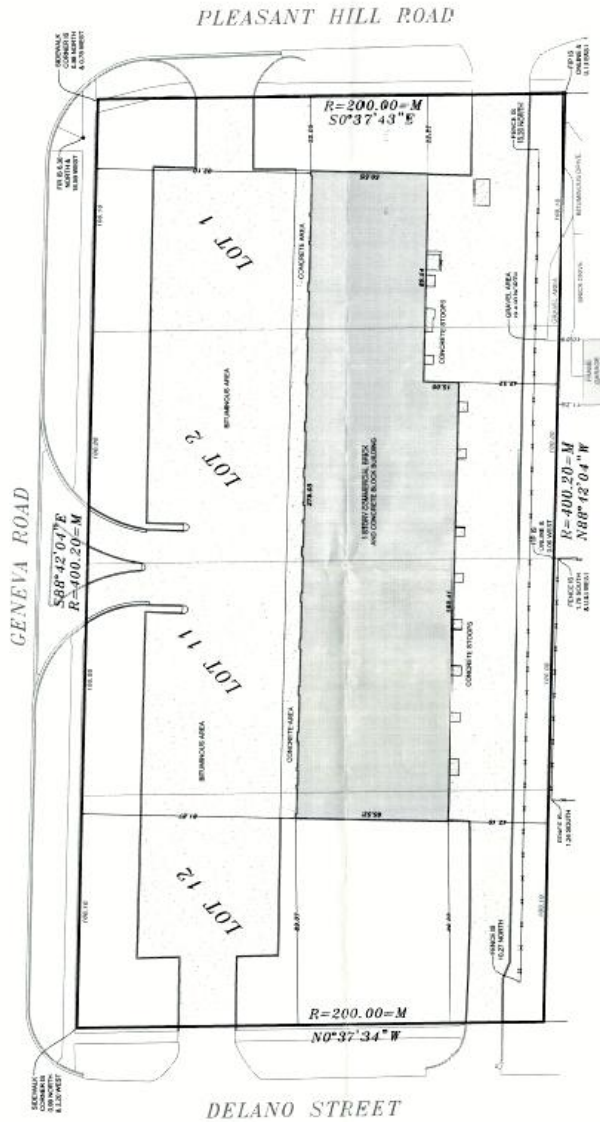


## PLAT OF SURVEY

OF LOTS 1, 2, 11, AND 12 IN BLOCK 1 IN ARTHUR T. MCINTOSH & COMPANY'S FIELDVIEW, BEING A SUBDIVISION OF PARTS OF SECTIONS 6 AND 7, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 825055 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 10, 1957 AS DOCUMENT 825054 AND AMENDED BY DOCUMENT R72-15255 RECORDED MARCH 28, 1972 IN DUPAGE COUNTY, ILLINOIS.

PINS: 05-06-407-001, 05-06-407-002, 05-06-407-003, & 05-06-407-004

COMMONLY KNOWN AS: 26N211 - 26W233 GENEVA ROAD, WHEATON, IL 60187

STATE OF ILLINOIS ) 85  
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THIS IS TO CERTIFY THAT I, DONALD M. FAVELL, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND HAVE GUARANTEED THE SURVEY BY A CORRECT REPRESENTATION OF SAID SURVEY. I HEREBY CERTIFY THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS SURVEYING ACT, CHAPTER 120, ILLCS, FOR A QUADRANT SURVEY, EFFECTIVE AS OF APRIL 27, 2011. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. DOWNTOWN LOT 64 OF FOURTEENTH STREET, GIVEN TO THE CITY OF CHICAGO AND BEING A PART OF WHITTAKER, ILLINOIS. THIS SURVEY ORIGINALLY BEGAT 2544.

*Donald M. Favell*  
DONALD M. FAVELL, No. 00000001  
LICENSE EXPIRATION DATE: 03/31/2011  
LICENSE RENEWAL DATE: 11/03/2011  
PROFESSIONAL NAME: DONALD M. FAVELL  
LICENSE RENEWAL DATE: 04/30/2015

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS OR EASEMENTS FROM ANY LOCAL GOVERNMENT AGENCIES OR UTILITIES. ANY RESTRICTIONS MUST BE CONSULTED REGARDING ANY RESTRICTIONS. DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE PLAT. THIS PLAT IS NOT TO BE USED FOR CONVEYANCE OF LAND. BUILDINGS, INCLUDING, BUT NOT LIMITED TO, GARAGES, DRIVEWAYS, AND A TRAIL, ARE NOT TRANSMITTABLE. ONLY PLAT DIMENSIONS WITH AN EMBOSSED SEAL ARE OFFICIAL. COPIES ARE MADE AND USED BY SURVEYORS EMBOSSED SEAL IS NOT AFFIXED HEREON.

**Fandel's**  
Land Surveying Inc.  
1N335 Monroe St.  
Carol Stream, IL 60188  
(630) 327-4830 • Fax (630) 690-9180  
Email: rick@fandels.com

LOTS 1, 2, 11, AND 12 IN BLOCK 1 Tracts: 1" = 30' Date: 5/00/74		PLAT OF SURVEY		Drawn By: AL Approved By: RMP
Revised:				
Prepared for: MERE TULLER				
<input type="checkbox"/> Set from State	<input type="checkbox"/> Set from	<input type="checkbox"/> Set from	<input type="checkbox"/> Set from	JOB # 14034