

Berkhout, Keith

From: Pat Miller <[REDACTED]>
Sent: Monday, March 24, 2025 5:56 PM
To: Berkhout, Keith
Subject: EX: Cafe Parlay

Good afternoon Mr. Berthoud, I am writing to you concerning the proposed rezone of yhe middle unit of the address 33W624 Roosevelt Rd, West Chicago.

I have several concerns. Unit B4 is currently being used for martial arts and as such is teaching students as young as 3yrs old and up. I currently attend classes with my 9yr old grandson. First there is limited parking on the property, some cars are using the spots along the east side as well as some spots near the furnature store.

Secondly the hours the Cafe Parlay will be operating will cause issues with folks coming and going.

Third, the alcohol being served is not a appropriate atmosphere and possibly unsafe for young children coming and going to their classes.

Please consider not allowing liquor and gaming to use that unit space.

Thank you for your consideration on this matter.

Pat Miller

Berkhout, Keith

From: Tina Wills [REDACTED]
Sent: Friday, March 21, 2025 2:43 PM
To: Berkhout, Keith
Subject: EX: Concerns regarding rezoning for Cafe Parlay

To the Honorable Mr. Berkhout:

My name is Tina Wills and I am a proud Geneva resident. I live on the east side of Geneva with my four young children and husband. My children are involved in several extracurricular activities, including attending classes at the Kyuki-Do Martial Arts of Geneva academy. This is a wonderful family-owned business and it has had such a positive impact on our lives.

I recently learned that there are rezoning efforts to allow a gaming cafe with a liquor license to open next door to the academy. I write to voice my serious concerns with the location of such an operation. At present, during class times, ingress and egress to that building is crowded and busy, with young children darting to and from cars. While currently, most patrons are parents or caregivers during these busy times, I am very concerned that the clientele of a gaming cafe would not operate with the same level of care and caution around this building. The sale of alcohol at this proposed location increases my concerns.

I am not opposed to a gaming cafe, but would request that the Board vote against rezoning the requested location. The highest and best use of that property, given its location, proximity to a business providing after-school activities to children, parking restrictions, and proximity to a major highway, should not include (in my opinion) a gaming cafe or a business with a liquor license.

Thank you for your consideration,

Tina Wills

Berkhout, Keith

From: LeeAnn Jones [REDACTED]
Sent: Friday, March 21, 2025 9:52 AM
To: Berkhout, Keith
Subject: EX: Say no to the proposed Gaming Cafe Parlay

To whomever it may concern,

The proposal for "Cafe Parlay," an adult gaming cafe that serves alcohol, to move into a unit located between Kyuki-Do Martial Arts of Geneva and Liberty Guns raises significant concerns for our community.

This location is problematic as it is directly adjacent to a martial arts academy that serves children from preschool age onward, creating a conflict of interest that jeopardizes the safety and well-being of young students.

The lack of adequate parking, already an issue with two-thirds of the building in operation, would only be exacerbated, leading to further congestion and potential safety hazards. The secluded, unfinished back quarter of the existing parking lot also offers the heightened potential for nefarious behaviors only compounded by the access to alcohol. Mind you, this back corner of the parking lot butts up against the back doors to the martial arts academy.

Additionally, without a designated smoking area, patrons are likely to smoke near the martial arts academy, exposing children to harmful secondhand smoke. No signage is going to prevent the adults who are going to behave badly from behaving badly. The dangers of alcohol consumption in conjunction with a gaming environment present serious safety risks, especially considering that the nearby gun store has already experienced a break-in attempt, which nearly affected the martial arts school.

Allowing a business that promotes alcohol and adult leisure activities to operate in such close proximity to a children's facility and a sensitive environment like a gun store is not only reckless but also detrimental to the existing businesses and the community as a whole.

Please chose to protect and promote the safety and wellbeing of the children and families who rely on this martial arts academy.

- LeeAnn Jones

Berkhout, Keith

From: Crystal Courtney <[REDACTED]>
Sent: Tuesday, March 18, 2025 12:31 PM
To: Berkhout, Keith
Subject: EX: Concern Regarding Proposed Zoning Change for Gaming Café

Dear Mr. Berkhout,

I am writing as a concerned parent of a student at Kyuki-Do Martial Arts of Geneva regarding the upcoming vote on a proposed zoning change that would allow a gaming café to be located between the martial arts studio and Liberty Guns. While I fully support local businesses and have no objection to gaming cafés or bars in general, I believe that location and community fit are essential considerations when approving such establishments.

The proposed gaming café would include alcohol sales and service until midnight, which raises concerns given its immediate proximity to a martial arts facility that serves children and adults, as well as a gun shop. The presence of late-night alcohol service in this particular location does not align with the family-friendly environment fostered by the martial arts studio and could create potential safety and community cohesion concerns.

I respectfully urge the committee to carefully consider the impact of this zoning change on the surrounding businesses and families who frequent the area. I appreciate your time and consideration of this matter and hope you will take these concerns into account when making your decision.

Sincerely,

Crystal Courtney

Berkhout, Keith

From: louis tisinger <[REDACTED]>
Sent: Tuesday, March 18, 2025 6:46 PM
To: Berkhout, Keith
Subject: EX: Zoning Change

Dear Mr. Berkhout,

We recently became aware of a filing to change zoning in a strip center at the corner of Kirk Rd. and State St. in West Chicago. On one end of the center is Liberty Guns and on the other end is Kyuki-Do Martial Arts of Geneva, Inc (Kyuki-Do). We understand that "Cafe Parlay", a gaming cafe and bar, is seeking to locate its business in the middle unit between Liberty Guns and Kyuki-Do. From our view, this seems like a dangerous combination. At what point is it a good idea to have a bar between a gun shop and an academy for martial arts, that latter populated by children and families? As parents of a son who attends Kyuki-Do three times every week, this proposition raises extreme concern for us for obvious reasons. We ask that you reject this proposed zoning change. Thank you.

Best,

Anna and Louis Tisinger