

## Berkhout, Keith

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**From:** Brian Schlegel <[REDACTED]>  
**Sent:** Monday, March 17, 2025 1:08 PM  
**To:** Berkhout, Keith  
**Subject:** EX: Rezoning for gaming cafe

Dear Mr Berkhout,

It has come to my attention that a commercial building near the intersection of Kirk Road and Route 38 is being considered for rezoning to allow alcohol service and gambling. My wife Sandra and I are opposed vehemently . We have lived in Geneva for the past 15 years. During that entire time, we have attended Kyukido Martial Arts of Geneva with our children Dylan (age 20), Gavin (age 16) and Carys (age 11).

Opening a gaming establishment that serves alcohol next to a family-oriented martial arts school is inappropriate. The safety and well-being of the children in our community should be our paramount concern. The potential to expose children to detrimental behaviors associated with bars such as littering, loitering, use of profanity, and violence does not justify any perceived benefit. While there may be demand for such an establishment within the county, surely there are other, more appropriate locations that better serve the community?

Sincerely,  
Brian Schlegel

[REDACTED]

## Berkhout, Keith

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**From:** Karina Fernandez [REDACTED]  
**Sent:** Monday, March 17, 2025 1:12 PM  
**To:** Berkhout, Keith  
**Subject:** EX: Proposed Zoning Change from Cafe Parlay

Good Day Mr. Berkhout,

My name is Karina Fernandez and I am a parent of a couple young children who attend Gracie's Jiu-Jitsu (33W624 Roosevelt Rd, West Chicago, IL 60185). It has come to my attention what kind of future businesses would be coming if this zoning proposal gets approved. I am completely against this and hope you put this into consideration before deciding on this Zoning Change.

A couple of years ago, my daughter, (9 y/o at the time) was physically attacked by 2 fellow classmates. Needless to say, this forced me to seek out self defense classes for her and her sister. My husband and I looked hard and long for a facility that would teach our children the appropriate tools to help them defend themselves in future situations. These classes have not only helped them gain confidence in themselves, but have also helped them to come out of their shells. They are more talkative and outgoing than they have ever been in the past. My oldest daughter (13y/o) was invited to a field trip to Washington D.C. for a 3 day stay this year. I was not very comfortable with the idea of her being out of state for that long (especially without one of her parents), but thanks to the instructors of Gracie Jiu-Jitso and the techniques that they are being taught there. I was able to let her go with more confidence.

Safety is a big concern for me and I really would like to continue to keep going to Gracie's Jiu-Jitsu. Unfortunately I do not see this being possible if this zone gets approved.  
Thank you very much for taking the time to hear my voice.

Karina Fernandez  
[REDACTED]

## Berkhout, Keith

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**From:** Katie Fulton <[REDACTED]>  
**Sent:** Monday, March 17, 2025 11:41 AM  
**To:** Berkhout, Keith  
**Subject:** EX: Community Development Meeting

Dear Keith,

My name is Katie Hansen, and I am a resident of Geneva IL and a concerned parent.

I've recently been made aware of a request to rezone the property at 33W624 Roosevelt Road in Geneva. The purpose of this email is to file a formal petition to deny the request to rezone this property and allow the Cafe Parlay to commence a gaming business there.

The presence of a gaming facility in such close proximity to Kyuki-Do Martial Arts Studio raises several concerns that I believe must be carefully considered before any rezoning decision is made. My two young children, Charlie, age 7 and Abby, age 5, both attend classes at the studio weekly.

**Safety Concerns:** The type of establishment proposed could attract crowds that may not align with the safe and family-friendly atmosphere we expect when attending our Martial arts studio. The safety of children traveling to and from the studio is a top priority, and introducing a gaming facility nearby could potentially increase traffic, alter the neighborhood dynamics, and introduce a level of risk that we cannot ignore. Especially considering the presence of Liberty Guns store next door.

**Impact on Community Values:** Our martial arts studio provides a positive, healthy environment where children can learn discipline, respect, and focus. The introduction of a gaming facility, which is typically associated with adult entertainment and gambling, might conflict with the values we are working to instill in the children and families in our community.

Given these concerns, I respectfully ask that you carefully review the potential impact of this rezoning request on our community, particularly as it relates to the safety and well-being of our children attending Kyuki-Do Martial Arts Studio. Adding gambling and served alcohol next to retail gun sales in close proximity to children's activities, can only be considered reckless.

Thank you for your time and attention to this important issue. I look forward to your response and hope that you will take our concerns into consideration as you make your decision.

Respectfully,

Katie Hansen

**Berkhout, Keith**

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**From:** Griffin Baginski <[REDACTED]>  
**Sent:** Tuesday, March 11, 2025 12:00 AM  
**To:** Berkhout, Keith  
**Subject:** EX: Cafe Parlay Rezoning

Hi Keith,

I am part of the Kane County Democrats and was wondering if for the rezoning of Cafe Parlay, there would be a separate establishment selling the alcohol for Cafe Parlay or if the alcohol would be provided by Cafe Parlay?

Thanks!

All my best,

Griffin Baginski

## Berkhout, Keith

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**From:** Michael Gundrum <[REDACTED]>  
**Sent:** Monday, March 17, 2025 9:08 AM  
**To:** Berkhout, Keith  
**Subject:** EX: Zoning change

I am writing to express my deep concerns regarding the proposed zoning change that would allow a gaming café and bar to operate in the middle unit of the building shared with our martial arts academy and Liberty Guns. As a community dedicated to nurturing discipline, respect, and personal growth in young people, we believe this type of establishment poses risks that could directly affect the safety and well-being of our students. The presence of alcohol service and gambling until midnight, combined with the proximity to both a gun shop and a children's learning environment, creates a potentially volatile mix that is not appropriate for this location.

A particular safety concern is the unlit gravel parking lot proposed for overflow parking. This area could become a hotspot for unsafe behavior, especially late at night, offering cover for illicit activities. Young students leaving evening classes would be vulnerable walking through a dark, secluded lot, and with patrons consuming alcohol late into the night, the risk of unpredictable behavior increases. Furthermore, the lack of proper lighting compromises visibility, making it difficult to ensure the safety of everyone in the vicinity.

Beyond the immediate safety hazards, introducing gambling and alcohol next to a facility focused on shaping young minds sends the wrong message to our youth. Our academy strives to instill values of hard work, self-discipline, and community responsibility — values that could be undermined by the normalization of gambling and alcohol use in such close proximity. We urge you to consider the long-term impact this change could have on the community and prioritize the safety and development of our children. I respectfully ask you to oppose this zoning change and help preserve the environment we've worked hard to create for our students.

Thank you,  
Michael

## Berkhout, Keith

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**From:** Ryan Mckone [REDACTED]  
**Sent:** Monday, March 17, 2025 8:51 AM  
**To:** Berkhout, Keith  
**Cc:** Carolyn Lioce  
**Subject:** EX: No to Cafe Parlay next to Kyuki-Do

Hi Keith,

We are writing to voice our concern and opposition to Cafe Parlay being approved to move in next to the Kyuki-Do Martial Arts of Geneva. We are not in opposition to their business whatsoever. My father spent his final years working for a gaming company (Triple7). Working for a gaming company gave him a new lease on life after going bankrupt in his business.

We have nothing against the business of gaming, but there is a time and place and putting liquor and gaming next to a business where children are coming to learn and grow would be the highest order of responsibility.

The family that runs the Martial Arts Academy has dedicated their lives and business to helping develop kids. We're lucky to have people like them in the community. This feels like the least we could do for them, and for the children they serve.

We hope you consider denying the request to approve a bar and gaming facility next to a family business such as theirs. And that is not to say we don't wish luck to Cafe Parlay. But there are other, more reasonable places for their business.

Thank you,  
Ryan Mckone & Cari Lioce  
Parents of a Kyuki-Do Student.

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Ryan Mckone

## Berkhout, Keith

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**From:** Chrissy Barrett [REDACTED]  
**Sent:** Monday, March 17, 2025 8:50 AM  
**To:** Berkhout, Keith  
**Subject:** EX: Potential Gaming Facility / Bar proposition

Dear Mr. Berkhout,

It has recently come to my attention that there is a gaming facility / bar proposing to open in the vacant space located at 33W624 Roosevelt Road, Unit B4, West Chicago, IL 60185. I am writing to you to express my concerns, and hope you consider all factors before moving forward to approve this business moving forward in this space.

My family has trained at Kyuki-Do Martial Arts since 2016, and over time have watched many businesses come and go through that space. This school is a family academy, teaching students as young as 3, and I believe our oldest student recently celebrated his 80<sup>th</sup> birthday! It is amazing to see such a wide range of ages come through this school with a desire to learn, grow, and engage in healthy activity as a family. For my personal story, our family began training there when my oldest son (now 18) was just 9 years old. Eventually, myself and my two other children (currently 15 & 13) joined him, and we began learning martial arts in this family centered academy. My oldest son earned rank of 3rd degree blackbelt, my daughter is still actively training and should earn her 3rd degree black belt in November. My youngest son is a 1st degree black belt. I achieved 2nd degree black belt while training with my children. It was a blessing as a parent to have a safe, morally sound location to bring my children to for structure, learning, community and support.

A school, by definition (according to Merriam-Webster dictionary), is **1. an organization that provides instruction:** such as a : an institution for the teaching of children. Our martial arts school is exactly that...it is an organization that provides instruction, and an institution for the teaching of children as young as age 3.

According to Illinois Statutes Chapter 235. Liquor § 5/6-11. Sale near churches, schools, and hospitals:

(a) No license shall be issued for the sale at retail of any alcoholic liquor within 100 feet of any church, school other than an institution of higher learning, hospital, home for aged or indigent persons or for veterans, their spouses or children or any military or naval station

Additionally, according to Illinois Video Gaming Act, 230 ILCS 40/1:

(3) Restrictions on Location of Establishments VGTs are prohibited in any Establishment that is: within 1,000 feet of any casino, riverboat casino, racetrack or off-track betting parlor; or within 100 feet of any school or place of worship.



I personally have no problem with gaming cafes. I do very much have a problem with the proposed location of this one. Kyuki-Do Martial Arts is absolutely a school. It is a family environment teaching young children and their families. Illinois state laws have been put into place to restrict gambling and drinking near schools, and that should be taken into consideration when deciding to move forward with the gaming facility / bar. I encourage you to consider the children, our school, and the impact to the community by allowing a gaming facility and bar to open immediately next door to a school.

Please reach out if you would like to discuss this further.

Very sincerely yours,

Chrissy Barrett

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## Berkhout, Keith

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**From:** Aaron Hansen <[REDACTED]>  
**Sent:** Sunday, March 16, 2025 8:24 PM  
**To:** Berkhout, Keith  
**Cc:** Katie Fulton  
**Subject:** EX: Cafe Parlay - Rezoning Petition

Hello Keith,

My name is Aaron Hansen. I've recently been made aware of a request to rezone the property at 33W624 Roosevelt Road in Geneva. The purpose of this email is to file a formal petition to deny the request to rezone this property and allow the Cafe Parlay to commence a gaming business there.

The presence of a gaming facility in such close proximity to Kyuki-Do Martial Arts Studio raises several concerns that I believe must be carefully considered before any rezoning decision is made.

1. **Safety Concerns:** The type of establishment proposed could attract crowds that may not align with the safe and family-friendly atmosphere we expect when attending our Martial arts studio. The safety of children traveling to and from the studio is a top priority, and introducing a gaming facility nearby could potentially increase traffic, alter the neighborhood dynamics, and introduce a level of risk that we cannot ignore. Especially considering the presence of Liberty Guns store next door.
2. **Impact on Community Values:** Our martial arts studio provides a positive, healthy environment where children can learn discipline, respect, and focus. The introduction of a gaming facility, which is typically associated with adult entertainment and gambling, might conflict with the values we are working to instill in the children and families in our community.

Given these concerns, I respectfully ask that you carefully review the potential impact of this rezoning request on our community, particularly as it relates to the safety and well-being of children attending Kyuki-Do Martial Arts Studio. Adding gambling and served alcohol next to retail gun sales in close proximity to children's activities, can only be considered reckless.

Thank you for your time and attention to this important issue. I look forward to your response and hope that you will take our concerns into consideration as you make your decision.

Sincerely,

Aaron Hansen  
[REDACTED]

## Berkhout, Keith

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**From:** Bruce Wilson [REDACTED]  
**Sent:** Sunday, March 16, 2025 6:03 PM  
**To:** Berkhout, Keith  
**Subject:** EX: Zone change for Cafe Parla

Ref zoning change for Cafe Parla being next door to a school of the arts, just past Kirk road and route 38. I am a student of Kyuki-Do Martial Arts and I am against this rezoning allowing gambling and alcohol being served next to the school for the following reasons

1. At least 90% of the students are children ages ranging from pre-k and up. Being next to this type of establishment may bring the wrong type of demographic to the location

2. Young students sometimes need to wait outside for parents to pick them up. exposing them to unruly individuals that may be under the influence may pose a risk to the student

3. Increased traffic in the parking lot could pose a safety issue as the weather becomes nicer, students will be outside before and after class in the parking lot

4. As increased foot traffic will be near the school some inebriated patrons from the cafe may try to enter the school and watch the classes. We do not permit strangers from entering the building to watch our students. As any other school would not permit this to happen in such close proximity to its property.

These are just some of my main concerns and hope that it would be reconsidered as to having the Cafe Parla being next to a school. I look forward to hearing back and hope this email finds you well.

Sincerely  
Bruce Wilson

[REDACTED]

## Berkhout, Keith

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**From:** Erica Ingersol <[REDACTED]>  
**Sent:** Saturday, March 15, 2025 11:53 AM  
**To:** Berkhout, Keith  
**Subject:** EX: Cafe Parlay Unit Zoning

Hello Mr. Berkhout,

My name is Erica Ingersol. My son, Quynn, now 6, has been taking martial arts classes since he was 3 at the Kyuki-Do Martial Arts Academy in Geneva. To say we love our little community that Master and Mrs. K have created for us the last few years is bar none.

It has come to my attention that Kane County is considering to rezone a vacant building to allow for gaming and alcohol consumption amongst other things right next to our martial arts community. To say that my "mama brain" started to spiral with all the possibilities of what could happen when adding a bar next to an adult and children's martial arts community is an understatement. I am already a little uneasy having Liberty Guns a few doors down. I'm sure you recalled the break in and fire they experienced a few years back.

I'm not sure if you are a parent but any rational person could agree that the possibility of drunken bar fights, broken glass, cigarette smoke and already having a gun shop next door is terrifying.

While there are people that can control their emotions when consuming alcohol others cannot. And who knows where these drunken emotions could lead these adults. To the gun shop next door? Could there also be the possibility of a child sex offender entering this establishment? What if someone decided to drink and drive and seriously hurts or worse kills someone? These are just a few things that come to mind when thinking about adding this business to the area. There are also less serious implications such as parking. Or having the children practice martial arts with adults smoking near by and the stench seeping into our facility. My son has asthma so that would directly affect his ability to participate in class.

I know that some of these scenarios could be far fetched. But instances like this happen every day. I would hate to have the acceptance of this rezoning to have dire consequences on our martial arts community. For the wellbeing and safety of our children, please do not allow this establishment to be permitted in this location. It might only be a matter of time before something terrible happens.

Sincerely,  
Erica Ingersol

Sent from my iPhone

## Berkhout, Keith

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**From:** Elsa Guenther <[REDACTED]>  
**Sent:** Saturday, March 15, 2025 9:53 AM  
**To:** Berkhout, Keith  
**Cc:** Clint Campbell  
**Subject:** EX: Concerned Parents; Rezoning for "Cafe Parlay"

Hello, Mr. Berkhout-

I hope this message finds you well today.

My name is Elsa, and I am reaching out as a citizen of Kane County and a mother of a young child whom I regularly bring to Kyuki-Do Martial Arts of Geneva to participate in their wonderfully enriching classes.

While my husband and I certainly wish all the best to those business owners looking to open their gaming cafe, "Cafe Parlay" in Geneva, we strongly feel that rezoning the unit next to Kyuki-Do Martial Arts of Geneva to B4 would have negative effects on the community, as the hours and activity involved with the business that would result from this rezoning are simply not a good fit for a martial arts studio frequented by young children (especially considering there is also a neighboring gun shop).

We ask that you please take our perspective into consideration and do not follow through with rezoning the unit next to Kyuki-Do Martial Arts of Geneva to B4. We believe "Cafe Parlay" will be better suited to a different location.

Thank you very much for your time & consideration.

Warmly,

Elsa Guenther Campbell & Clint Campbell

## Berkhout, Keith

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**From:** Jacqueline Mulligan [REDACTED]  
**Sent:** Saturday, March 15, 2025 8:44 AM  
**To:** Berkhout, Keith  
**Subject:** EX: Re: Concern for proposed Zoning Change

Dear Mr. Berkhout-

I am writing to express my **strong opposition** to the proposed rezoning of the middle unit at 33W624 Roosevelt Road - West Chicago, IL 60185 to allow for the operation of an establishment (Cafe Parlay) that allows a Liquor License for alcohol service and gaming. I am particularly concerned about the negative impact this decision will have on the neighboring business, specifically on the Kyuki-Do Martial Arts academy, located directly next door.

The academy is a vital part of our community, offering valuable physical and mental training to individuals of all ages. Its success relies on a safe and focused environment for its students, many of whom are children and young adults. The proposed zoning change would introduce distractions and safety concerns in close proximity to the academy, which could deter patrons from attending classes or even jeopardize the well-being of students.

Alcohol service and sales until midnight, along with gaming, are not a good fit next to a Martial Arts facility (that teaches young children and adults), or next to a gun shop, which is located on the other side of the proposed location. These activities could lead to disturbances, such as noise, disruptive behavior and parking congestion, all of which could create an unsafe and uncomfortable environment for those attending classes.

Designated smoking areas for the proposed location would be pushed away from the front door of that unit and put right where the academy students park and train, which would also cause smoke to blow through the academy's unit when doors are opened up for fresh air. **I believe the safety of our youth should be prioritized over the interests of businesses that may not contribute positively to the area's overall well-being.**

I kindly request that you reconsider this rezoning proposal and take into account the potential harm it could cause to the adjacent business, specifically to the martial arts academy and its patrons. It is crucial that we maintain a safe, peaceful environment that promotes personal growth and positive development for all patrons of the building.

Thank you for your time and consideration. I trust you will give this matter the attention it deserves.

Regards,  
Jacqueline Mulligan

## Berkhout, Keith

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**From:** Lauren Baker <[REDACTED]>  
**Sent:** Friday, March 14, 2025 7:59 PM  
**To:** Berkhout, Keith  
**Cc:** Kyuki-Do Martial Arts of Geneva, Inc.  
**Subject:** EX: Café Parlay rezone concerns

Dear Mr. Berkhout,

I hope this message finds you well. I am writing to express my concerns regarding the proposal for a bar and gaming business to open next door to Kyuki-do Martial Arts of Geneva, a family owned and operated martial arts academy.

As a parent of children who've participated in this academy for over two years, I know they are deeply committed to promoting positive and healthy activities for families, children, and individuals of all ages. I believe that the opening of a bar and gaming establishment in such close proximity could have serious negative impacts on the students, their families, and the community as a whole. I have several key concerns that I hope will be taken into consideration during the review process:

1. **Safety of Children and Families:** The academy is home to many children who come to train and develop valuable life skills. The presence of a bar and gaming business may attract individuals whose behavior could disrupt the peaceful and safe environment the school works hard to maintain. The safety of students must be a top priority, and I am concerned that the new business could pose risks.
2. **Noise and Disturbance:** Bars and gaming establishments typically operate during late hours, which could lead to noise disturbances that would affect the academy's ability to provide quality training in a focused, distraction-free environment. The students often train in the evenings, and excessive noise (and cigarette smoke) would interfere with their concentration and overall experience.
3. **Impact on the Community's Family-Oriented Culture:** As a family-focused business, the academy is deeply invested in fostering a sense of community and promoting positive activities for individuals of all ages. The opening of a bar and gaming business next to the academy could send the wrong message to families in the area and potentially diminish the family-friendly atmosphere that our neighborhood currently enjoys.
4. **Potential Safety Concerns for Our Students:** Students often walk or are dropped off by parents to the academy. The presence of a bar and gaming business may increase foot traffic, take up valuable parking space, and leave the back lot of the building open to opportunity for bad choices enacted by individuals who may be intoxicated, which could create an unsafe environment for students and their families. No bar or gaming business should be placed next to a gun shop and facility where children and families are allowed. It is a disaster waiting to happen.

I respectfully request that you consider these concerns and evaluate the long-term impact of such a business on the well-being of Kyuki-do Martial Arts of Geneva and the surrounding community. I am more than willing to engage in further discussions and work together to find a solution that serves the interests of all involved parties.

Thank you for your time and consideration. I look forward to your response and hope that my concerns are taken into account.

Sincerely,


Lauren E. Baker,  
Parent of two Kyuki-do students and friend of the academy.

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**Berkhout, Keith**

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**From:**   
**Sent:** Friday, March 14, 2025 7:11 PM  
**To:** Berkhout, Keith  
**Subject:** EX: Gracie Jujistu customer

Hi there!  
I am unable to attend the meeting about the newly proposed gaming facility idea trying to be passed next to our home away from home: Gracie Jujistu on the east side of Geneva! While I support new business ideas and fully support all local businesses as much as I can, as I am a hairdresser in Geneva myself, I do not support this radical business proposal next to a family gym with many children that train and a GUN SHOP! Somehow alcohol and gaming and guns just don't sound like a great idea. There are many other vacant units in the tri cities for gaming available outside of this area!

Thank you for your consideration!

Amy Jones

**Berkhout, Keith**

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**From:** Katherine Kassel [REDACTED]  
**Sent:** Monday, March 10, 2025 6:33 PM  
**To:** Berkhout, Keith  
**Subject:** EX: Agenda Item 5A on March 11th meeting agenda of the Kane County Zoning Board of Appeals

Dear Mr. Berkhout:

I am dismayed to learn that Kane County is considering the approval of a rezoning request for Cafe Parlay— a gambling establishment that will allow for the sale and consumption of alcohol immediately adjacent to both a martial arts school and a firearms store.


The ill-advised siting of a gambling-bar near a firearms store is particularly troubling, given the incendiary nature of gambling losses and their correlation to violence and self-harm. As a nearby resident in the City of Geneva (.9 miles from the site), I would like to register my strong opposition to the rezoning request.

Very sincerely,

Katherine M. Kassel  
[REDACTED]  
[REDACTED]

## Berkhout, Keith

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**From:** Rebin Roy   
**Sent:** Monday, March 10, 2025 2:06 PM  
**To:** Berkhout, Keith  
**Subject:** EX: Proposed business

Hello this message is for Keith T. Berkhout Zoning Planner. I encourage you to vote against the proposed gambling establishment to be know as Cafe Parlay. This type of business does not reflect the type of postcard city Geneva promotes itself to be. Thanks for your consideration.

Regards,  
Rebin Roy

[Yahoo Mail - Email Simplified](#)