

Zine, Natalie

From: VanKerkhoff, Mark
Sent: Monday, March 17, 2025 4:40 PM
To: Berkhout, Keith
Cc: Zine, Natalie
Subject: Fw: Rezoning Petition - Cafe Parlay

Follow Up Flag: Follow up
Flag Status: Flagged

Additional email of objection to post and share with Chris A.

Mark VanKerkhoff

From: Pierog, Corinne
Sent: Monday, March 17, 2025 2:12 PM
To: VanKerkhoff, Mark; Williams, Rick
Subject: FW: Rezoning Petition - Cafe Parlay

Good afternoon,
I thought that you may want to see this email.
Best-
Corinne

From: Aaron Hansen [REDACTED]
Sent: Sunday, March 16, 2025 8:42 PM
To: Pierog, Corinne [REDACTED]
Cc: Katie Fulton [REDACTED]
Subject: EX: Rezoning Petition - Cafe Parlay

Hello Ms.Pierog,

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

~~_____151@gmail.com~~

~~330-346-2252~~

Zine, Natalie

From: Berkhout, Keith
Sent: Tuesday, March 18, 2025 8:30 AM
To: Zine, Natalie
Cc: VanKerkhoff, Mark
Subject: Fwd: EX: Fwd: Updated Info Regarding Potential Neighbors

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: joe tymoszenko [redacted]
Date: March 17, 2025 at 8:05:22 PM CDT
To: "Berkhout, Keith" [redacted]
Subject: EX: Fwd: Updated Info Regarding Potential Neighbors

Hey Keith,

I hope you're doing well. My name is Joe Tymoszenko, and I'm a student at Kyuki-Do Martial Arts of Geneva, located at 33W624 Roosevelt Rd, West Chicago, IL 60185. I've been training there for 2 years, and I'm reaching out because I'm worried about a proposed zoning change that could affect the school and the kids who train there.

Our martial arts school is a special place. It's where I've built confidence and discipline, and it's amazing to see so many kids learning the same skills in their classes. But I recently heard about plans to allow a gaming cafe that serves alcohol, doesn't offer food, and would stay open late. They're proposing to put it right between our school and a gun shop nearby. As a student who cares about this community, I'm really concerned about what this could mean, especially for the younger students.

I'm not a parent myself, but I see how much the kids benefit from the safe, focused environment at the school. A gaming cafe serving alcohol—with no food to balance things out—could bring a lot of late-night noise and traffic. I worry about how that might disrupt classes or make it harder for parents to feel comfortable dropping off their kids. And honestly, having it next to a gun shop just feels like a risky mix. I'd hate for anything to jeopardize the sense of security we all feel there now.

I'm not against new businesses, but I think this particular setup could cause more harm than good in this spot. I'd really appreciate it if you'd take a closer look at how this zoning change might affect the martial arts school and the families who rely on it. Maybe there's a different location for the cafe that wouldn't put it so close to a kids' activity and a gun shop. I'd be happy to talk more about this if you're open to it—I just want to make sure the kids and the community are kept in mind.

Thank you for reading this and for all the work you do for the county. I'd love to hear your thoughts or any next steps we could take to share these concerns.

Best Regards,
Joe Tymoszenko

----- Forwarded message -----

From: **Kyuki-Do Martial Arts of Geneva, Inc.** [REDACTED]
Date: Fri, Mar 14, 2025 at 6:58 PM
Subject: Updated Info Regarding Potential Neighbors
To:

Hello KMAG and Gracie students and families,

We wanted to inform our students of a proposed zoning change that directly affects our academy. Currently, "Cafe Parlay"(a gaming cafe) is filing with Kane County to rezone the middle unit of the building we are in to B4, which would allow a Liquor License for alcohol service and gaming. They are proposing a gaming cafe and bar in the middle unit between us and Liberty Guns, in 865 square feet. Also, there will be no food service in the facility. The hours will be 8:00 AM to 12:00 AM.

While we do not have any issue with the use of gaming cafes or bars, nor those business owners looking to make a living, we do however believe that location and community fit are more important. Alcohol service and sales until midnight, along with gaming, are not a good fit next to a Martial Arts facility teaching young children and adults, nor next to a gun shop. There are many reasons for not being a good fit.

Besides parking becoming an issue, the designated smoking areas would be away from their front door and right where our students park and train, along with smoke blowing through our unit when we do open up the doors for fresh air. Also cleaning up cigarettes, vape cartridges, and bottles and cans on a daily basis. Liberty Guns has already had one attempted break in and caught the building on fire, and late night drinking could likely increase that risk. Liquid courage, and possibly a loss of money, might even send some into our academy. Parking has been proposed for the unlit gravel lot in back of the building, which provides concealment for additional activities.

There will be a Community Development meeting this Tuesday morning, March 18th, and a full Kane County Board meeting on April 1st where they will fully vote on this. If you would like to let your voice be heard concerning this as a resident of Kane County, and as a customer of our business below is the contact information. Emails will be read at the Tuesday meeting, and emails resent after that meeting will be read at the Board meeting as well.

If you have any concerns about this being approved, please email a brief and thoughtful statement to:

Keith T. Berkhout
Zoning Planner

Kane County Department of Development and Community Services
719 S. Batavia Avenue
Geneva, Illinois 60134
630-232-3495
berkhoutkeith@co.kane.il.us

Thank you all for your support and for choosing us for your family's martial arts.

Respectfully,
The Koffenbergers

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Chris & Carlyne Koffenberger
Owners

Kyuki-Do Martial Arts of Geneva, Inc.
33W624 Roosevelt Road - West Chicago, IL 60185
Phone: 630-232-4070

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Like us on Facebook @ Gracie Jiu-Jitsu of Geneva
Join our KMAG Family Page for all the latest!
Visit our website at: GenevaMartialArts.com