



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, January 6, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

5.A. [26-0108](#)

Development Committee - Regular Meeting - November, 18, 2025

6. REGULATORY SERVICES

6.A. [26-0155](#)

Recommendation for the approval of a contract to Veritext LLC DBA Atkinson-Baker, a Veritext Company, to provide court reporting services, as needed for Building & Zoning, for the period of December 24, 2025 through December 23, 2026, for a contract total not to exceed \$24,213.75; per renewal of bid #24-120-BZP. First of three optional twelve month renewals.

6.B. [DC-O-0001-26](#)

ZONING-25-000042 – 7-Eleven (Park Blvd): The Zoning Board of Appeals recommended to deny the following zoning relief:

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 place of assembly and school.
 3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment. (Milton/District 4) (Generally located southeast of Butterfield Road and Park Boulevard)
- ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

6.C. [DC-O-0002-26](#)

ZONING-25-000043 – 7-Eleven 26139 (Maple Ave): 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. (Lisle/District 2) (Located at the northwest corner of Maple Avenue and Belmont Road)
- ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

6.D. [DC-O-0003-26](#)

ZONING-25-000044 – 7-Eleven 34077 (Lloyd Ave): The Zoning Board of Appeals recommended to deny the following zoning relief:

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. (Milton/District 4) (Located at the northeast corner of Butterfield Road and Lloyd Avenue)
- ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

6.E. [DC-O-0004-26](#)

ZONING-25-000045 – SMM Management, Inc.: The Zoning Board of Appeals recommended to approve 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. (Lisle/District 2) (Located at the northeast corner of Maple Avenue and Belmont Road)
- ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

6.F. [DC-O-0005-26](#)

ZONING-25-000046 – Penny's Place – Blackhawk: The Zoning Board of Appeals recommended to deny the following zoning relief:

1. Conditional Use to allow a video gaming café restaurant in a B-1 Local Business Zoning District.
 2. Variation to allow a video gaming café restaurant within 1,000 feet of a place of assembly and school.
 3. Variation to allow a video gaming terminal establishment within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment. (Milton/District 4) (Generally located southeast of Butterfield Road and Park Boulevard)
- ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

6.G. [DC-O-0006-26](#)

ZONING-25-000048 – Lucky 7 Bistro: : The Zoning Board of Appeals recommended to approve the following zoning relief:

1. Variation to allow a video gaming café restaurant within 1,000 feet of an existing video gaming café restaurant/video gaming terminal establishment. (Addison/District 1) (Located at the northwest corner of Lake Street and 2nd Avenue)

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

7. **OLD BUSINESS**8. **NEW BUSINESS**9. **ADJOURNMENT**