



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**