



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, February 17, 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. **26-0648**

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- 6. INFORMATIONAL**

6.A. **26-0655**

GRP-HOME-CERT-26-00001: Certification of a New Group Home for "adults with disabilities / Ray Graham Association" located at 5N409 EAGLE TERRACE, ITASCA, IL 60143

- 7. REGULATORY SERVICES**

7.A. **26-0656**

ZSE-26-000001 PGA TOUR Enterprises, LLC. (2026 Presidents Cup): To approve special event action item:

PGA TOUR Enterprises, LLC. for the 2026 Presidents Cup outdoor event located at the Medinah Country Club starting on Tuesday, September 22, 2026 through Sunday, September 27, 2026. (Bloomingdale/ District 1) (Located at the northeast corner of Lake Street and Medinah Road)

7.B. **26-0659**

T-1-26 Proposed Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed Text Amendments T-1-26 to the DuPage County Zoning Ordinance. The proposed amendments revise how the required separation distance between video gaming cafés and video gaming terminal establishments are measured from certain protected uses and from other video gaming cafés and terminal establishments. Specifically, the amendments would require the minimum separation of one thousand (1,000) feet to be measured to the nearest part of any building or tenant space used for places of assembly, schools, or day care facilities, as well as from any other establishment that operates video gaming terminals.

7.C. DC-O-0007-26

ZONING-25-000062 – Bort/Xu: The Zoning Board of Appeals recommended to approve the following zoning relief:

1. Variation to reduce the required lot size for 2 new lots serviced with well and sewer from required 20,000 sq. ft. to approximately 13,652 sq. ft. for Lot 1 and 19,321 sq. ft. for proposed Lot 2.
2. Variation to reduce the required lot width for 2 new interior lots serviced with well and sewer from required 100 feet to approximately 75 feet for Lot 1 and 95 feet for Lot 3.
3. Variation to reduce the required lot width for 1 new corner lot serviced with well and sewer from required 125 feet to approximately 87 feet for Lot 2. (Lisle/District 5) (Located at the northwest corner of Case Street and Sherman Avenue)

ZBA VOTE (to Approve): 4 Ayes, 0 Nays, 1 Abstain, 1 Absent

7.D. DC-O-0008-26

ZONING-25-000065 – Hilltop Homes, Inc.: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot. (Downers Grove/District 3) (Generally located northeast of 61st Street and Stonewall Avenue, on the east side of Stonewall Avenue)

ZHO Recommendation to Deny

7.E. DC-O-0009-26

ZONING-25-000069 – Chen: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the side yard setback for an existing shed from required 3 feet to approximately 1 foot. (Downers Grove/District 3) (Generally located northeast of 58th Street and Monroe Street, on the east side of Monroe Street)

ZHO Recommendation to Approve

7.F. DC-O-0010-26

ZONING-25-000071 – Stroe: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 feet. (Milton / District 4) (Located at the southwest corner of Silverleaf Boulevard and Astor Place)

ZHO Recommendation to Approve

8. OLD BUSINESS**9. NEW BUSINESS****10. ADJOURNMENT**