



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, February 17, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:30 AM.

2. ROLL CALL

PRESENT	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo
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3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered in person at the meeting. One electronic comment was submitted online and can be found at the end of the meeting minutes packet.

5. MINUTES APPROVAL

5.A. [26-0648](#)

Development Committee - Regular Meeting - February 3, 2026

Attachments: [Final Summary Minutes 2-3-26](#)

RESULT:	APPROVED
MOVER:	Brian Krajewski
SECONDER:	Sadia Covert

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

Attachments: [GROUP-HOME-CERTIFICATION LETTER-26-00001 5N409 Eagle Terrace](#)

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. (Bloomington/ District 1) (Located at the northeast corner of Lake Street and Medinah Road)

Multiple Members of the Committee and other Board Members expressed their excitement about the event. There were questions about security since all former living Presidents and the current President have been sent invitations to attend. Staff advised that there has been extensive planning going on for the past year and if Members had further questions they can be discussed with them privately.

Attachments: [ZSE-26-000001 PGA TOUR Enterprises, LLC. \(2026 Presidents Cup\) Dev. Com. \(02-17-2026\)](#)

RESULT:	ADOPTED
MOVER:	Sadia Covert
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

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 cafes 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.

County Board Member Evans had concerns about signage to advertise gaming establishments if they are near a protected use property. Mr. Hoss informed the Committee that they would be entitled to any signage that is allowed in the zoning code for businesses. He said he would speak to the State's Attorney's Office about possible restrictions and bring an answer back to the Committee.

Attachments: [T-1-26 TEXT AMENDMENT MANDATE \(02-17-2026\)](#)

RESULT:	ADOPTED
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

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

Attachments: [Z-25-000062 Bort Xu Dev. Com. \(02-17-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sadia Covert
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

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

Chair Tornatore asked Paul Hoss to explain why the Zoning Hearing Officer recommended to deny petition. He told members that these lots were platted in the 1920's at 33 feet wide each and combined into one parcel number. At the rear of the property there are special management areas. Only the front of the property can be developed and to develop as one lot is too expensive. The petitioner did show plans for two homes on these lots with a shared driveway and indicated these would be affordable housing. The ZHO felt the petitioner did not exhibit a land use hardship.

Attachments: [Z-25-000065 Hilltop Homes Dev. Com. \(02-17-2026\)](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
NAY:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

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

Attachments: [Z-25-000069 Chen Dev. Com. \(02-17-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

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

Attachments: [Z-25-000071 Stroe Dev. Com. \(02-17-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

8. OLD BUSINESS

County Board Evans brought up the possibility of cap and trade liquor licenses to address the proliferation of video gaming in the unincorporated areas.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 11:02 AM