



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, January 20, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

10:00 AM meeting was called to order by Chair Sam Tornatore at 10:32 AM.

2. ROLL CALL

PRESENT	Krajewski, Ozog, Tornatore, and Yoo
ABSENT	Covert
REMOTE	Martinez

3. MOTION TO ALLOW REMOTE PARTICIPATION

RESULT:	APPROVED
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo

4. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

5. PUBLIC COMMENT

Attorney Phillip Luetkehans spoke on behalf of his client SMM Management Inc. On January 13, the County Board voted 13 to 5 to deny the zoning relief requested. He distributed a letter and project narrative to the Committee Members, which can also be found at the end of the minutes packet. Mr. Luetkehans explained that the Zoning Board of Appeals unanimously recommended to approve the zoning variation and the Development Committee recommended to the County Board by a 4-2 vote to approve. He went into detail on how his client's petition differed from the other petitions also seeking zoning relief for video gaming. He felt there might have been some confusion by public comment given at the County Board Meeting which were directed at other petitions that had already been withdrawn. He asked that one of the County Board Members who voted against this zoning relief move to reconsider this decision at the January 27 County Board meeting.

6. MINUTES APPROVAL

6.A. [26-0293](#)

Development Committee - Regular Meeting - January 6, 2026

Attachments: [Development Minutes Summary 1-6-2026](#)

RESULT:	APPROVED
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MOVER:	Yeena Yoo
SECONDER:	Mary Ozog
AYES:	Krajewski, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Covert

7. INFORMATIONAL

7.A. [TE-P-0001-26](#)

Recommendation for the approval of a contract purchase order to Accela, Inc., for Managed Application Services to provide support with permitting software for the Building & Zoning, Transportation, Stormwater, and Public Works departments, for the period of February 21, 2026 through February 20, 2027, for a contract total not to exceed \$203,674.38. Exempt from bidding per 55 ILCS 5/5-1022(c) not suitable for competitive bids. (Sole Source - Proprietary Software Maintenance and Support)

Chair Tornatore entertained a motion to receive and place item on file. Vice Chair Yoo made the motion and Member Ozog seconded, Committee voted unanimously to approve.

Attachments: [Accela \(MAS\) - PRCC](#)
[Accela \(MAS\) - Sole Source Letter](#)
[Accela \(MAS\) - Quote #Q-35816](#)
[Accela \(MAS\) - VED](#)

7.B. [26-0294](#)

GRP-HOME-CERT-25-00003: Certification of a New Group Home for “adults with development disabilities, known as a Community Integrated Living Arrangement (CILA)” located at 4N139 NORRIS AVENUE, WEST CHICAGO, IL 60185.

Chair Tornatore asked for a motion to be made to receive and place on file the Group Home Certification. Vice Chair Yoo moved, seconded by Member Ozog. Motion was approved unanimously.

Attachments: [Group Home Certification Letter](#)

8. OLD BUSINESS

Some Board Members had questions regarding how a Member would move to reconsider a petition. A Board Member from the prevailing side can make a motion to reconsider a petition. This can be done prior to the meeting, where the item is added to the agenda or the County Board Member can also make a motion during the meeting. A simple majority of the quorum is what is required to overturn this vote.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 10:46 AM



Minutes

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

File #: 26-0293

Agenda Date: 1/20/2026

Agenda #: 6.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, January 6, 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

Vice Chair Yoo arrived at 10:31 AM

PRESENT	Covert, Krajewski, Martinez, Ozog, and Tornatore
LATE	Yoo

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

Glenn Nelson from the Glen Ellyn Woods Subdivision spoke in opposition to the petitions for 7-Eleven on Park Blvd, 7-Eleven on Lloyd and Penny's Place. He added that he also submitted an electronic comment.

Brian Armstrong, attorney for SMM Management, Inc. and Lucky 7 Bistro spoke next.

He spoke first on SMM Management's petition. The Zoning Board of Appeals voted to recommend approval. This location has been licensed before the other gaming establishments in the area and before the County imposed the 1,000 foot separation. The door to door measurement from the subject property to the church is over 1,000 feet, but less than that to/from property lines. Without approval of the variation, the facility will not be able to operate.

Mr. Armstrong spoke of Lucky 7 Bistro, which the ZBA also recommended to approve. There are other gaming facilities within 1,000 feet, however they are incorporated into Addison and the Village has no separation requirements. Construction was started on this location in 2023, more than a year before the County passed the separation ordinance.

Jonathan Lippner, attorney for the 7-Eleven Store petitions gave some background information on the stores. They have been operating video gaming since 2022 with proper state and liquor licenses. In 2024 the stores were informed that their licenses would not be renewed by the County. Mr. Lippner feels that standards of variation were met at the Zoning Board of Appeals hearing. The ZBA recommended to deny the petitions, stating that there was an inadequate showing of hardship or practical difficulty of which are not mentioned in the standards. Mr. Lippner feels these three stores are no different from the other stores that received a recommendation to approve.

Mike Thiessen, attorney for Penny's Place spoke on behalf of the petitioner. When they went to the ZBA hearing they did not realize that there were items that needed to be proved up. They had a building and zoning inspection in June 2025, after the ordinance had been put into place and none of those items were mentioned. They are asking to reapply or be ruled existing non-compliant.

Greg Smaistrle, Glen Ellyn Woods Civic Association President spoke in opposition to all the gaming petitions on the agenda. He informed the Committee that within his neighborhood are six gambling locations. These are not needed in DuPage County and causing issues for the community.

***Electronic comment can be found at the end of the packet.

5. MINUTES APPROVAL

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

Development Committee - Regular Meeting - November, 18, 2025

Attachments: [Final Meeting Minutes Summary 11-18-2025](#)

RESULT:	APPROVED
MOVER:	Yeena Yoo
SECONDER:	Mary Ozog
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

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.

Attachments: [Veritext - FY26 PRCC](#)
[Veritext - Bid Tab](#)
[Veritext - Signature Pages](#)
[Veritext - Contract Renewal](#)
[Veritext - Vendor Ethics](#)

RESULT:	APPROVED
MOVER:	Sadia Covert

SECONDER: Yeena Yoo

AYES: Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

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

ZONING-25-000042 – ORDINANCE – 7-Eleven (Park Blvd): To approve 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) (If the County Board seeks to approve the Variation zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)

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

Development Committee VOTE (Motion to Approve Failed): 1 Ayes, 4 Nays, 1 Absent

Paul Hoss explained to the Committee in 2019 when the County Board approved video gaming there were no Zoning regulations in place. The default requirement came from the State of Illinois requirements. In order to meet all the State requirements, facilities needed to get a pour liquor license from the County in unincorporated areas. Almost all the petitioners here today received a liquor license to pour, which allowed them to get their gaming license from the state. However, they never received any Zoning approval, because they were already existing. In 2023 the County recognized that several facilities with video gaming but were not in compliance with local Zoning regulations. Regulations were added to the Zoning and Liquor Control Codes in 2024. The petitions before you today are those that applied for the gaming and liquor licenses, which were denied by Zoning. They were either not in the correct zoning district or too close to protected uses such as daycares, schools and places of assembly.

Member Martinez inquired why only two of the video gaming cases were recommended to approve, while they all look similar. The ZBA found in the two cases that were recommended to approve, the applicants established a hardship, practical difficulty or unique circumstance that were land use related.

Vice Chair Yoo inquired how far each location is located from protected uses. Mr. Hoss reviewed the distances of property line to property line for each subject property.

Member Covert left the meeting at 11:19 AM

Attachments: [Z-25-000042 7-Eleven \(Park Blvd\) Cty. Bd. \(01-13-26\)_Redacted](#)

RESULT: RECOMMENDED TO DENY (DEVELOPMENT ONLY)

MOVER:	Brian Krajewski
SECONDER:	Mary Ozog
AYES:	Krajewski
NAY:	Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Covert

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

ZONING-25-000043 – ORDINANCE – 7-Eleven 26139 (Maple Ave): 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) (If the County Board seeks to approve the Variation zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)

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

Development Committee VOTE (Motion to Approve Failed): 2 Ayes, 3 Nays, 1 Absent

Attachments: [Z-25-000043 7-Eleven \(26139 \[Maple\]\) Cty. Bd. \(01-13-26\) Redacted](#)

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

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

ZONING-25-000044 – ORDINANCE – 7-Eleven 34077 (Lloyd Ave): To approve 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) (If the County Board seeks to approve the Variation zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Board of Appeals)

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

Development Committee VOTE (Motion to Approve Failed): 2 Ayes, 3 Nays, 1 Absent

Attachments: [Z-25-000044 7-ELEVEN 34077 \(Lloyd Ave\) Cty. Bd. \(01-13-26\) Redacted](#)

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

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

ZONING-25-000045 – ORDINANCE – SMM Management, Inc.: 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)

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

Development Committee VOTE (Motion to Approve): 4 Ayes, 2 Nays, 0 Absent

Member Covert returned to meeting at 11:37 AM

Attachments: [Z-25-000045 SMM MANAGEMENT Cty. Bd. \(01-13-26\) Redacted](#)

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

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

The petition was withdrawn prior to a vote being taken.

Attachments: [Z-25-000046 Pennys Place Dev Com \(1-6-26\)_Redacted](#)

RESULT: WITHDRAWN

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

ZONING-25-000048 – ORDINANCE – Lucky 7 Bistro: To approve the following zoning relief:

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)

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

Development Committee VOTE (Motion to Approve): 4 Ayes, 2 Nays, 0 Absent

Attachments: [Z-25-000048 Lucky 7 Bistro Cty. Bd. \(01-13-2026\)_Redacted](#)

RESULT: APPROVED AT COMMITTEE

MOVER: Brian Krajewski

SECONDER: Yeena Yoo

AYES: Krajewski, Ozog, Tornatore, and Yoo
--

NAY: Covert, and Martinez

7. **OLD BUSINESS**

Member Covert thanked Chair Tornatore for allowing her to leave to Chair the Technology Committee and return to the meeting She added that people are going through hard financial times and gaming facilities are contributing to this.

8. **NEW BUSINESS**

No new business was discussed.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 11:42 AM



Technology Requisition \$30,000 and Over

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

File #: TE-P-0001-26

Agenda Date: 1/20/2026

Agenda #: F.B.

AWARDING RESOLUTION ISSUED TO
ACCELA, INC.
FOR MANAGED APPLICATION SERVICES
FOR BUILDING & ZONING, DIVISION OF TRANSPORTATION,
STORMWATER MANAGEMENT, AND PUBLIC WORKS
(CONTRACT TOTAL NOT TO EXCEED \$203,674.38)

WHEREAS, a sole source quotation has been obtained in accordance with Board policy; and

WHEREAS, the Technology Committee recommends County Board approval for the issuance of a contract to Accela, Inc., for managed application services for Building & Zoning, Division of Transportation, Stormwater, and Public Works departments, for the period of February 21, 2026 through February 20, 2027.

NOW, THEREFORE BE IT RESOLVED, that said contract for managed application services for Building & Zoning, Division of Transportation, Stormwater, and Public Works departments, for the period of February 21, 2026 through February 20, 2027, be, and it is hereby approved for issuance of a contract by the Procurement Division to, Accela, Inc., 4375 Solutions Center, Chicago, IL 60677, for a contract total amount not to exceed \$203,674.38. Pursuant to 55 ILCS 5/5-1022 (c) not suitable for competitive bids. (Sole provider - Accela is the sole provider for this software application.)

Enacted and approved this 27th day of January, 2026, at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



Procurement Review Comprehensive Checklist
Procurement Services Division
This form must accompany all Purchase Order Requisitions

SECTION 1: DESCRIPTION

General Tracking		Contract Terms	
FILE ID#: 26-0226	RFP, BID, QUOTE OR RENEWAL #: Quote #Q-35816	INITIAL TERM WITH RENEWALS: OTHER	INITIAL TERM TOTAL COST: \$203,674.38
COMMITTEE: TECHNOLOGY	TARGET COMMITTEE DATE: 01/20/2026	PROMPT FOR RENEWAL: 3 MONTHS	CONTRACT TOTAL COST WITH ALL RENEWALS: \$203,674.38
	CURRENT TERM TOTAL COST: \$203,674.38	MAX LENGTH WITH ALL RENEWALS: ONE YEAR	CURRENT TERM PERIOD: INITIAL TERM
Vendor Information		Department Information	
VENDOR: Accela, Inc.	VENDOR #: 23818	DEPT: Building & Zoning	DEPT CONTACT NAME: Jim Stran
VENDOR CONTACT: Caitlin Carter	VENDOR CONTACT PHONE: (925) 359-3411	DEPT CONTACT PHONE #: 630-407-6700	DEPT CONTACT EMAIL: jim.stran@dupagecounty.gov
VENDOR CONTACT EMAIL: ccarter@accela.com	VENDOR WEBSITE: accelac.com	DEPT REQ #:	
Overview			
DESCRIPTION Identify scope of work, item(s) being purchased, total cost and type of procurement (i.e., lowest bid, RFP, renewal, sole source, etc.). Annual Accela Managed Application Services in support of the county's Accela Permitting Processing System for the Building & Zoning, Transportation, Stormwater, and Public Works departments. Sole source.			
JUSTIFICATION Summarize why this procurement is necessary and what objectives will be accomplished This managed service will provide knowledgeable professional services in order to support County departments and staff with the Accela permitting application within the "live production software environment".			

SECTION 2: DECISION MEMO REQUIREMENTS

DECISION MEMO NOT REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is not required. SOLE SOURCE PER DUPAGE ORDINANCE, SECTION 2-350 (MUST FILL OUT SECTION 4)
DECISION MEMO REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is required.

SECTION 3: DECISION MEMO

SOURCE SELECTION	Describe method used to select source.
RECOMMENDATION AND TWO ALTERNATIVES	Describe staff recommendation and provide justification. Identify at least 2 other options to accomplish this request, including status quo, (i.e., take no action).

SECTION 4: SOLE SOURCE MEMO/JUSTIFICATION	
JUSTIFICATION	Select an item from the following dropdown menu to justify why this is a sole source procurement. SOLE PROVIDER OF ITEMS THAT ARE COMPATIBLE WITH EXISTING EQUIPMENT, INVENTORY, SYSTEMS, PROGRAMS OR SE
NECESSITY AND UNIQUE FEATURES	Describe the product or services that are not available from other vendors. Explain necessary and unique features or services. Attach letters from manufacturer, letters from distributor, warranties, licenses, or patents as needed. Be specific. Accela is the sole provider for this software application and will be working with county staff on changes and enhancements to improve the county's permitting system and workflows.
MARKET TESTING	List and describe the last time the market has been tested on the applicability of the sole source. If it has not been tested over the last 12 months, explain why not. Accela is a proprietary system.
AVAILABILITY	Describe steps taken to verify that these features are not available elsewhere. Included a detailed list of all products or services by brand/manufacturer examined and include names, phone numbers, and emails of people contacted. Accela is a proprietary system.

SECTION 5: Purchase Requisition Information			
<i>Send Purchase Order To:</i>		<i>Send Invoices To:</i>	
Vendor: Accela, Inc.	Vendor#: 23818	Dept: IT	Division:
Attn: Caitlin Carter	Email: ccarter@accela.com	Attn: Sarah Godzicki	Email: ITAP@dupagecounty.gov
Address: 9110 Alcosta Blvd	City: San Ramon	Address: 421 N. County Farm Road	City: Wheaton
State: CA	Zip: 94583	State: IL	Zip: 60187
Phone: 925-359-3411	Fax:	Phone: 630-407-5037	Fax:
<i>Send Payments To:</i>		<i>Ship to:</i>	
Vendor: Accela, Inc.	Vendor#: 23818	Dept: Building & Zoning	Division:
Attn: Caitlin Carter	Email: ccarter@accela.com	Attn: Jim Stran	Email: jim.stran@dupagecounty.gov
Address: P.O. Box 208298	City: Dallas	Address: 421 N. County Farm Road	City: Wheaton
State: TX	Zip: 75320-8298	State: IL	Zip: 60187
Phone: (925) 359-3334	Fax:	Phone: 630-407-6700	Fax:
Shipping		Contract Dates	
Payment Terms: PER 50 ILCS 505/1	FOB: Destination	Contract Start Date (PO25): Feb 21, 2026	Contract End Date (PO25): Feb 20, 2027

Purchase Requisition Line Details											
LN	Qty	UOM	Item Detail (Product #)	Description	FY	Company	AU	Acct Code	Sub-Accts/ Activity Code	Unit Price	Extension
1	1	EA		Accela Managed Application Services - B&Z	FY26	1100	2810	53020		128,149.38	128,149.38
2	1	EA		Accela Managed Application Services - DOT	FY26	1500	3500	53020		34,000.00	34,000.00
3	1	EA		Accela Managed Application Services - SW	FY26	1600	3000	53020		25,000.00	25,000.00
4	1	EA		Accela Managed Application Services - PW	FY26	2000	2665	53020		16,525.00	16,525.00
FY is required, ensure the correct FY is selected.										Requisition Total	\$ 203,674.38

Comments	
HEADER COMMENTS	Provide comments for P020 and P025.
SPECIAL INSTRUCTIONS	Provide comments for Buyer or Approver (not for P020 and P025). Comments will not appear on PO. Please send PO to Sarah Godzicki and CC when sending to vendor.
INTERNAL NOTES	Provide comments for department internal use (not for P020 and P025). Comments will not appear on PO.
APPROVALS	Department Head signature approval for procurements under \$15,000. Procurement Officer Approval for ETSB.

November 25, 2025

DuPage County, IL
ATTN: Sarah Godzicki
421 N County Farm Rd
Wheaton, IL 60187

Re: Sole Source Status

Dear Sarah:

Please allow me to offer the following information to clarify the source status of Accela, Inc.'s ("Accela") products and services. Accela, as owner and software manufacturer of Accela software products and services, is the sole source provider of technical support and maintenance for all Accela software products and services licensed to DuPage County, including Managed Application Services. No third-party vendor, company, or entity is authorized to develop new features for, provide development services for, or to maintain these products and services.

If you have any questions or concerns, please contact Madina Sharifi via email at msharifi@accela.com.

Sincerely,

Signature on File

Michael E. Gigliello
Controller



9110 Alcosta Blvd, Suite H #3030
San Ramon, CA, 94583

Proposed by: Conor Redin
Contact Phone:
Contact Email: credin@accela.com
Quote ID: Q-35816
Valid Through: 1/28/2026
Currency: USD

Renewal Order Form

Address Information

Bill To:

DuPage County
421 N. County Farm Road
Wheaton, Illinois, 60187
United States

Ship To:

DuPage County
421 N. County Farm Road
Wheaton, Illinois 60187
United States

Billing Name: Jim Stran
Billing Phone: 6304076700
Billing Email: jim.stran@dupageco.org

Services	Year	Start Date	End Date	Term (Months)	Price	Qty	Net Total
Managed Application Services	Year 1	02/21/2026	02/20/2027	12	\$203,674.38	1	\$203,674.38
TOTAL:							\$203,674.38

Pricing Summary

Period	Net Total
Year 1	\$203,674.38
Total	\$203,674.38

Renewal Terms/Information:

- Notwithstanding anything to the contrary, this Order Form is governed by the terms and conditions in the (1) Accela Subscription Services Agreement, dated June 16, 2025, as thereafter amended (where applicable) for Subscription Services, (2) Enhanced Reporting Database (ERD) Policy at www.accela.com/terms/ for ERD, and (3) Managed Application Services (MAS) Policy at www.accela.com/terms/ for MAS (collectively, the "Agreement").
- No additional or conflicting terms or conditions stated in Customer's order documentation, including, without limitation, purchase orders, will be incorporated into or form any part of this Order Form or the governing agreement, and all such terms or conditions will be null and void.
- For Software Licenses, Accela may terminate this Order Form in the event the Software is phased out across Accela's customer base. In such event, Accela will provide Customer sufficient advance notice and the parties will mutually agree to a migration plan for converting Customer to another Accela generally-available offering with comparable functionality.
- Subscriptions continue from the Order Start Date through the number of months listed in this Order Form (or if not

listed, twelve (12) months). Thereafter Subscriptions automatically renew annually as calculated from Order Start Date of Customer's first Subscription purchase.

5. All Software Licenses, Maintenance, and Subscription purchases are non-cancelable and non-refundable.
6. Pricing is based upon payment by ACH and check. Payment by credit card (including Purchase Cards) for product and services in this Order Form will be subject to a service charge of 3%. There is no service charge for ACH or check payment.
7. Customer may purchase additional licenses at the same price and for the same term as the licenses in this Order Form. Additional licenses purchased in this way will have the same annual price applicable for the purchase period and will have the same uplift and term dates as Customer's existing licenses.

Signatures	
Accela, Inc.	Customer
Signature:	Signature:
Print Name:	Print Name: Richard Burnson
Title:	Title: Deputy CIO
Date:	Date:



Required Vendor Ethics Disclosure Statement

Failure to complete and return this form may result in delay or cancellation of the County's Contractual Obligation.

Date: Jan 8, 2026

Bid/Contract/PO #:

Company Name: Accela, Inc.	Company Contact: Accela Legal
Contact Phone: 925-659-3200	Contact Email: notices@accelela.com

The DuPage County Procurement Ordinance requires the following written disclosures prior to award:

1. Every contractor, union, or vendor that is seeking or has previously obtained a contract, change orders to one (1) or more contracts, or two (2) or more individual contracts with the county resulting in an aggregate amount at or in excess of \$25,000, shall provide to Procurement Services Division a written disclosure of all political campaign contributions made by such contractor, union, or vendor within the current and previous calendar year to any incumbent county board member, county board chairman, or countywide elected official whose office the contract to be awarded will benefit. The contractor, union or vendor shall update such disclosure annually during the term of a multi-year contract and prior to any change order or renewal requiring approval by the county board. For purposes of this disclosure requirement, "contractor or vendor" includes owners, officers, managers, lobbyists, agents, consultants, bond counsel and underwriters counsel, subcontractors and corporate entities under the control of the contracting person, and political action committees to which the contracting person has made contributions.

☒ **NONE (check here) - If no contributions have been made**

Recipient	Donor	Description (e.g. cash, type of item, in-kind services, etc.)	Amount/Value	Date Made

2. All contractors and vendors who have obtained or are seeking contracts with the county shall disclose the names and contact information of their lobbyists, agents and representatives and all individuals who are or will be having contact with county officers or employees in relation to the contractor bid and shall update such disclosure with any changes that may occur.

☒ **NONE (check here) - If no contacts have been made**

Lobbyists, Agents and Representatives and all individuals who are or will be having contact with county officers or employees in relation to the contract or bid	Telephone	Email

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future county contracts.

Continuing disclosure is required, and I agree to update this disclosure form as follows:

- If information changes, within five (5) days of change, or prior to county action, whichever is sooner
- 30 days prior to the optional renewal of any contract
- Annual disclosure for multi-year contracts on the anniversary of said contract
- With any request for change order except those issued by the county for administrative adjustments

The full text for the county's ethics and procurement policies and ordinances are available at:

<http://www.dupageco.org/CountyBoard/Policies/>

I hereby acknowledge that I have received, have read, and understand these requirements.

Authorized Signature

Signature on File

Printed Name Michael E Gigliello

Title Controller

Date Jan-08-2026

Attach additional sheets if necessary. Sign each sheet and number each page. Page _____ of _____ (total number of pages)



Informational

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

File #: 26-0294

Agenda Date: 1/20/2026

Agenda #: 7.B.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

January 20, 2026

**BLUE DIAMOND HOLDINGS, LLC.
MOSHE LEVOVITZ, MANAGER
MOSHE@MAYFLOWERCARELLC.COM**

**WSH PROPERTIES, LLC.
519 S PATTON AVENUE
ARLINGTON HEIGHTS, IL 60005**

**Re: 4N139 NORRIS AVENUE, WEST CHICAGO, IL (PIN: 01-21-403-003)
Proposed Group Home**

Dear Moshe Levovitz, Manager of Blue Diamond Holdings, LLC.,

We have reviewed the proposed use of the property herein for a residential group home for not more than eight (8) people and two (2) caregivers, where those residing in the home will be “adults with development disabilities, known as a Community Integrated Living Arrangement (CILA),” and which the use therefore complies with Section 37-413.2: REQUIREMENTS FOR GROUP HOMES of the DuPage County Zoning Ordinance; to wit:

GROUP HOME: A dwelling unit shared by no more than eight (8) persons not related by blood, marriage, adoption or guardianship, plus their resident staff, who live together as a single housekeeping unit and in a long term family like environment in which staff persons assist in providing care, education and participation in community activities for the residents with the primary goal of enabling residents to live as self-sufficiently as possible in order to function at their maximum potential. A group home may be shared by groups such as, but not limited to, the disabled or persons fifty-five (55) years of age or older, but shall not include halfway houses, hospices, or living quarters which serve persons as an alternative to incarceration for a criminal offense. Facilities in which the total occupancy exceeds the limits set in section 37-413 of this chapter shall be considered group quarters.

37-413.2: REQUIREMENTS FOR GROUP HOMES:

In addition to satisfying the definition of group homes, group homes shall comply with the following requirements:

- A. The group home **is not** located less than six hundred feet (600'), measured horizontally in any direction, from any other building used as a group home



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pursuant to this chapter or defined as a group home pursuant to any adjacent jurisdiction's zoning ordinance.

- B. The total occupancy of the group home shall be limited to no more than eight (8) persons not related by blood, marriage, adoption or guardianship, plus no more than two (2) resident staff.
- D. No services including, but not limited to, counseling and other treatment shall be permitted for persons other than residents of the group home.

Sincerely,

Nicholas Kottmeyer, P.E
Chief County Administrator and Director of Public Works and Operations



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Date: December 12, 2025

DuPage County
Building and Zoning Department
421 N. County Farm Road
Wheaton, IL 60187

Re: Application for Group Home Certificate - Blue Diamond Holdings LLC

Dear Sir or Madam,

I am writing to formally submit this application for a Group Home Certificate for a residential group home to be operated by Blue Diamond Holdings LLC at our West Chicago location, which is situated in unincorporated DuPage County. The home address is 4N189 Norris Ave, West Chicago, IL 60185, and the parcel number is 0121403003.

Blue Diamond Holdings LLC has a long-term lease agreement with the property owner. A copy of the executed lease agreement is enclosed with this application for your review.

The proposed use is a small, community-based residential group home serving adults with developmental disabilities, known as a Community Integrated Living Arrangement (CILA). The home will operate in compliance with all applicable Illinois Department of Human Services, Division of Developmental Disabilities requirements, as well as all applicable DuPage County codes and ordinances.

The residence will function in a manner consistent with a typical single-family home. The intent is to provide a safe, supportive, and integrated living environment while maintaining compatibility with the surrounding neighborhood.

Because the property is located in unincorporated DuPage County, we understand that a Group Home Certificate is required for this use, and we respectfully request review and approval of this application. All required supporting documentation is included or will be provided promptly upon request.



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Please feel free to contact me if any additional information is needed.

Thank you for your time and consideration.

Sincerely,

Moshe Levovitz
Blue Diamond Holdings LLC
773-242-9073



630-407-6700
fax: 630-407-6702

Hand-drawn floor plan of a building with various rooms and annotations. The plan includes a Master Bedroom, Kitchen, Bath, and several smaller rooms. Annotations include 'NEW CONCRETE WALL', 'REMOVE EXISTING DOOR TO CENTER OF NEW ENTRY', 'PULL UP CARPET IN NEW ROOM', and 'REMOVE WINDOW & WALL TO RE-ENTRY'. A legend at the bottom right defines symbols for 'EXISTING WALLS (DASHED)', 'REMOVED LIGHT FIXTURES', 'EXISTING WALLS (SOLID)', and 'REMOVED DOOR'.

LEGEND

- EXISTING WALLS (DASHED)
- REMOVED LIGHT FIXTURES
- EXISTING WALLS (SOLID)
- REMOVED DOOR

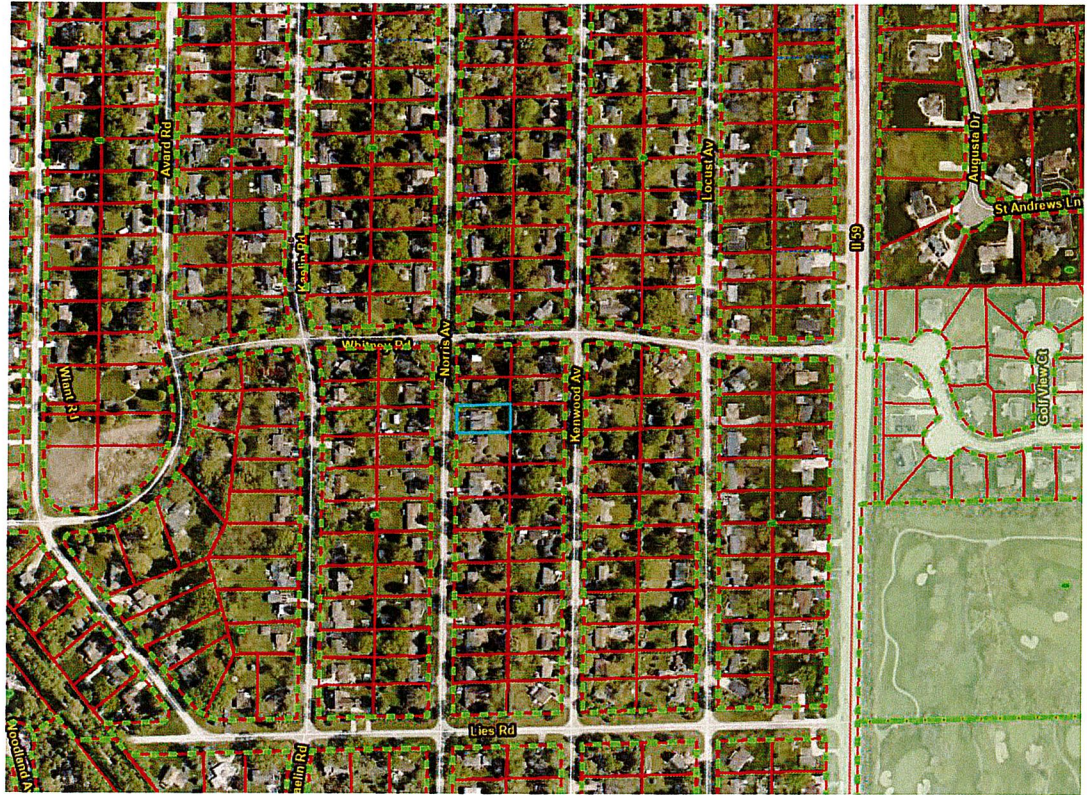


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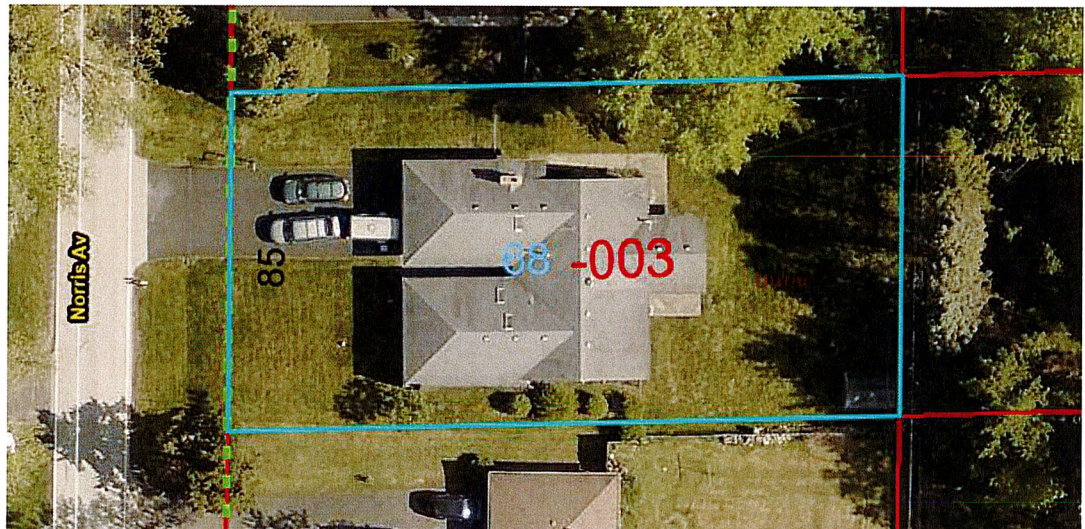
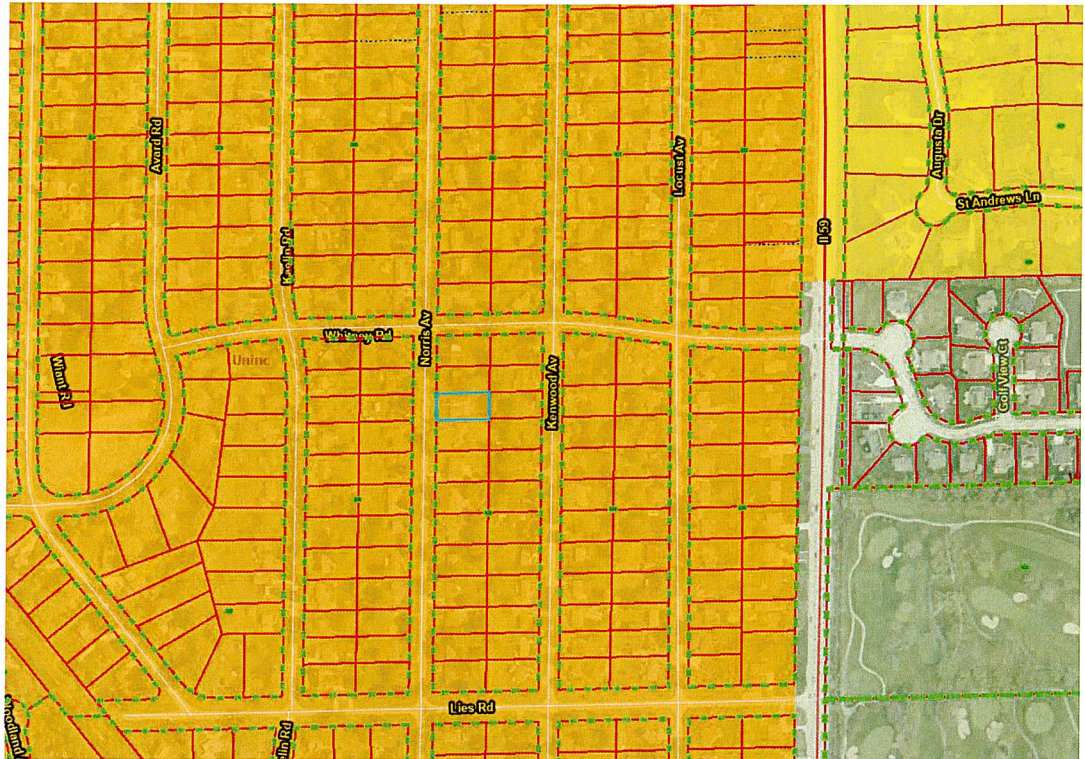


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LUETKEHANS, BRADY,
GARNER & ARMSTRONG, LLC

2700 INTERNATIONAL DRIVE, STE. 305
WEST CHICAGO, ILLINOIS 60185
TELEPHONE (630) 773-8500
FAX (630) 773-1006

BRIAN J. ARMSTRONG
PATRICK M. BRADY
BRUCE E. GARNER
NICOLE GIULIETTA GONZALES
PHILLIP A. LUETKEHANS

January 18, 2026

VIA EMAIL TRANSMISSION ONLY
CBDevelopmentCommittee@dupagecounty.gov

DuPage County Development Committee
421 N. County Farm Road
Wheaton, IL 60187

Re: ZONING-25-000045 SMM Management Inc. (Lisle/District 2)

Dear Committee Members:

I represent SMM Management Co. ("SMM"), which since 2021 has operated a video gaming facility with a pour license at the northeast corner of Maple and Belmont in unincorporated Downers Grove. After a public hearing, the Zoning Board of Appeals unanimously recommended the zoning variation that was sought by SMM due to being within 1,000 feet of Belmont Church. Belmont Church is located over 900 feet north of the SMM facility and on the other side of a major four-lane street (Belmont Road) and also operates a day-care center. Not a single person nor entity has ever objected to the zoning relief requested by SMM. This matter was before the Development Committee on January 6, where it was included on the agenda with four other matters relating to video gaming, three of which were recommended by this Committee for denial. However, this Committee recommended to the County Board, by a 4-2 vote, that this particular variation requested by SMM be granted.

At the County Board meeting on January 13, the County Board heard public comments from DuPage County residents objecting to zoning relief for video gaming facilities. None of those comments were directed toward SMM. In fact, three of those other video gaming operations actually withdrew their applications before the County Board meeting. Due to the nature of the County Board meeting and some misunderstanding of Board members as to the unique circumstances involved herein, the Board voted 13 to 5 to deny the zoning relief requested. However, unlike most of those other video gaming facilities, SMM's request for relief had been recommended by this Committee and the ZBA for approval, because as the ZBA unanimously found SMM actually proved and met the zoning requirements to be granted a special use under the DuPage County Zoning Ordinance (the "Zoning Ordinance").

As mentioned above, SMM has been operating a video gaming facility at this location since 2021. It received approvals from both DuPage County and the State of Illinois at that time. In reliance on the approval of a license from DuPage County, SMM spent over \$48,000 to modify its

LUETKEHANS, BRADY,
GARNER & ARMSTRONG, LLC

DuPage County Development Committee

January 18, 2026

Page 2

facility to comply with DuPage's requirements by constructing structural changes to the buildings and bathrooms to meet the requirements of the State and the County of DuPage. It is important to note that in 2021, the Zoning Ordinance only required that video gaming establishments be located 100 feet from the property lines of day-care facilities and places of assembly. At that time, SMM's facilities were located more than nine times greater away than required from Belmont Church: approximately 918 feet (property line to property line) and 1,081 feet (door to door). It is important to note that the day-care facility that was mentioned at the County Board meeting as being only 80 feet from the SMM facility moved in only after SMM had been in operation for some time. Further, Belmont Church is physically separated from SMM by a major intersection and a strip mall. Another concern raised by the ZBA was the closeness of the SMM facility to other gaming facilities. However, the ZBA properly found and relied upon the fact that the SMM facility pre-existed the other gaming facilities and determined that the necessary special circumstances existed to grant the variation sought.

Not until June of 2024, after SMM had been in operation for three years without incident or complaint, did the County vote to change the Zoning Ordinance to require a 1,000-foot separation between video gaming facilities and places of assembly and day-care facilities. Due to some internal issues, the County later determined that this existing facility was not grandfathered in as an existing legal nonconforming use. No one has ever said that SMM has done anything wrong or is at fault in any way for this problem being created. However, without the continuance of this income stream, SMM will have to cease operations.

Unfortunately, internal issues within the County have caused this problem to occur. My client is honestly nothing more than a victim in this, and they and I would like to get it resolved without much publicity or litigation. While my firm will not be involved in any litigation that may arise, as I am a Special Assistant relating to several zoning matters for DuPage County, unless this matter is solved, it is more likely than not that the Courts will end up being involved. I think all involved would agree that any such litigation would be very regrettable and should be avoided.

I would ask that one of the County Board Members who voted against this zoning relief move to reconsider the decision at the January 27 County Board meeting and that the County Board reconsider its prior decision as it relates to SMM only and grant the zoning relief requested. A copy of the Project Narrative provided to the ZBA is attached to this correspondence for your review.

LUETKEHANS, BRADY,
GARNER & ARMSTRONG, LLC

DuPage County Development Committee
January 18, 2026
Page 3

I will be in attendance at the Development Committee meeting on January 20 to answer any questions you may have. If you wish to discuss this matter before the Committee meeting, please feel free to email me at pal@lbgallaw.com or call me at 630-917-6475.

Very truly yours,

LUETKEHANS, BRADY, GARNER & ARMSTRONG, LLC

Phillip A. Luetkehans

Phillip A. Luetkehans

PAL/daa

Att.

cc: Paul J. Hoss
Deborah Conroy
Nicholas Alfonso
Nick Kottmeyer

SMM Management Co. Project Narrative

The Applicant is SMM Management Co. (“SMM”).

SMM currently owns the property located at the northeast corner of Belmont and Maple in unincorporated Downers Grove (the “Subject Property”). Megmil, Inc. (“Megmil”) leases the Subject Property from SMM and operates a licensed video gaming facility on the Subject Property. Belmont and Maple is a heavily traveled signalized intersection which has commercial businesses at all four corners. Both Maple and Belmont are five-lanes at this intersection. Megmil and SMM have common ownership, and Megmil has had a video gaming license from the State of Illinois and the County of DuPage (the “County”) and a pour license from the County since 2021 as well. The video gaming and pour licenses have continuously been renewed by the County from 2021 through 2025. It was not until earlier this year that the County advised SMM that the Subject Property was noncompliant due to being within 1,000 feet of other gaming facilities and a day-care center. SMM is seeking variations to allow it to continue operating its video gaming facility within 1,000 feet of the property line of another gaming facility and a place of assembly with a day-care center.

On the southeast corner of Maple and Belmont and to the south of the Subject Property is a BP gas station that also has video gaming. On the northeast corner of Maple and Belmont and to the west of the Subject Property is a 7-11 convenience store that also has video gaming. While the property lines of all three facilities are within 1,000 feet of the Subject Property, all are separated from the Subject Property by five lanes of a major arterial roadway. It is important to note, however, that the Subject Property had already operated a gaming facility and had its video gaming license prior to either BP or 7-11 receiving their gaming licenses. Further, at the time that the Subject Property received its gaming license, the DuPage County Zoning Ordinance contained no 1,000-foot distance requirements between competing gaming facilities, nor did it include the restriction related to requiring 1,000 feet between gaming facilities and places of assembly. That limitation was enacted on June 18, 2024.

Belmont Bible Church is a place of assembly and a day care facility under the DuPage County Zoning Ordinance. Belmont Bible Church is located across Belmont and to the north of the Subject Property. The property lines are separated by approximately 918 feet while the door-to-door distance is approximately 1081 feet.

Based upon the County issuing a video gaming license for the Subject Property, SMM obtained permits from the County and spent over \$48,000 to modify its physical building to build additional walls and a bathroom (the “Additional Expenditures”) to make the Subject Property compliant with the requirements imposed for a video gaming license. SMM would not have made the Additional Expenditures if it had known that the County would later take the position that it issued

these permits in error. Further, without the gaming revenues, the revenues will not cover the expenses, and SMM will be forced to sell the Subject Property.

The proposed variation meets the standards of the DuPage County Zoning Ordinance as set forth below.

Standards

1. *That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.*
 - In this case, the applicant would endure a particular hardship if the variation is not granted in that it expended significant funds based on the County's granting the license back in 2021 and its renewal of that license on at least 4 separate locations.
 - Without the revenues that are gained from the video gaming, the remainder of the business will have to close as well, and the Subject Property marketed for sale.
 - As to the other video gaming facilities across the street, the Subject Property was the first of the three to be issued a video gaming license.
 - The Subject Property is separated from the other video gaming facilities by five-lane major arterial roadways and from the Belmont Bible Church property line by Belmont Road and approximately 1,081 feet door to door.
2. *In harmony with the general purpose and intent of this Chapter, and will not be injurious to the neighborhood, detrimental to public welfare, or in conflict with county's comprehensive plan for development.*
 - The proposed use is a permitted use in the B-2 General Business District under the DuPage County Zoning Ordinance and is, accordingly, presumed to be compatible with the other uses in the area.
 - Further, the County has decided that these types of uses are not detrimental to the public welfare or the general neighborhood.
 - This area is already a heavily commercial area.
 - Also, preschoolers cannot walk to and/or even see the gaming facility from the day-care location due to the distance between the facilities. Accordingly, there will not be any desensitizing of the children to the gaming facility.
 - Furthermore, strict age-gating and ID verification ensures that no minors will have access to the video gaming facility, as staff is continuously on duty to make sure underage people do not enter the gaming portion of the Subject Property.

3. *Will not impair an adequate supply of light and air to adjacent property.*
 - The existing height of the building on the Subject Property will not change. Accordingly, it will not impair any light or air to surrounding properties.
4. *Will not diminish the value of land and building in the vicinity of the proposed conditional use.*
 - This proposed use as a video gaming facility has been in existence since 2021.
 - Further, the Subject Property is located at the intersection of two major arterial roadways and already fits in with the current uses in the area, and as shown by the fact that the DuPage County Zoning Ordinance includes video gaming facilities to be permitted uses in this zoning district, the County has determined that the use is consistent with the surrounding neighborhood / uses.
 - Accordingly, there will be no diminution of the value of land to the surrounding properties.
5. *Will not unduly increase traffic congestion in the public streets and highways.*
 - Video gaming facilities are not high intensity uses, as they are only allowed 6 terminals on the Subject Property; accordingly, traffic to this facility is minimal.
 - The video gaming has only 6 terminals and is by far the most trafficked use of the Subject Property; therefore, the more than 20 current parking spaces onsite is more than enough to handle the onsite parking and traffic.
 - Other permitted uses in the B-2 General Business District, such as the gas station and the 7-11 across the street, generate much more traffic than the Subject Property.
 - Finally, since the Subject Property is already used for video gaming, and to our knowledge there has never been any traffic or other concerns caused by the existing uses on the Subject Property, the use does not and will not unduly increase traffic congestion in the areas.
6. *Does not increase the potential for flood damages to adjacent property.*
 - The proposed use will be included in an existing building and will not add any additional impervious surface that will trigger any additional flooding.

7. *Will not incur additional public expense for fire protection, rescue or relief.*

- The use shall not create any additional burden for fire protection, rescue or relief, in that it will comply with all building and fire codes.

8. *Will not otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.*

- The County, by allowing video gaming facilities to exist, has made the determination that these types of facilities do not have a generally negative effect upon the general public.
- Further, this use has been occurring on the Subject Property since 2021 with no indication that it was impairing the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County or the nearby neighborhoods.

In sum, this project meets the standards for a variation under the Ordinance, and SMM Management Co. should be granted the requested variation from the required 1,000-foot distance requirement from a pre-existing video gaming facility or a place of assembly and day-care.