



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by public comment given at the County Board Meeting which were directed at other petitions that had already been withdrawn.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
----------------	----------

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