



# DU PAGE COUNTY

## Development Committee

### Final Summary

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

Tuesday, February 3, 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

<b>PRESENT</b>	Covert, Martinez, Ozog, Tornatore, and Yoo
<b>ABSENT</b>	Krajewski

#### 3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

#### 4. PUBLIC COMMENT

No public comments were offered.

#### 5. MINUTES APPROVAL

##### 5.A. 26-0399

Development Committee - Regular Meeting - January 20, 2026

**Attachments:** [Final Summary Minutes 1-20-26](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Yeena Yoo
<b>SECONDER:</b>	Sadia Covert
<b>AYES:</b>	Covert, Martinez, Ozog, Tornatore, and Yoo
<b>ABSENT:</b>	Krajewski

#### 6. BUDGET TRANSFERS

##### 6.A. 26-0517

Transfer of funds from 1100-2810-50080 (Salary & Wage Adjustments) in the amount of \$8,031 to 1100-2810-51000 (Benefit Payments), to cover FY25 year-end benefit payout.

**Attachments:** [Building & Zoning BT- 1-28-26](#)

<b>RESULT:</b>	APPROVED
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<b>MOVER:</b>	Yeena Yoo
<b>SECONDER:</b>	Mary Ozog

## 7. OLD BUSINESS

Chair Tornatore spoke about the last County Board Meeting where a motion was made to reconsider SMM Management Inc, video gaming zoning petition. There was a vote scheduled for the next County Board Meeting, however the Assistant State Attorney's office along with staff has determined that SMM and other entities are essentially legal non-conforming uses. They are allowed to do business in the County under our code. The County Board will no longer need to address SMM or the other 18 businesses that fall under this category. He also addressed the motion to reconsider the Lucky 7 petition, on the agenda at the next County Board meeting. This business is not operating yet and is within 1,000 feet of another gaming establishment.

Member Martinez brought up the issue of distance for future video gaming zoning relief petitions. There currently needs to be at least 1,000 feet (property line to property line) from protected uses. This was an issue for several of the previous video gaming petitions. Previous petitioners argued they are located more than 1,000 feet door to door from a protected use. She inquired if a change should be made to requirement. Chair Tornatore verified with Paul Hoss that a text amendment would be needed to change the distance requirement.

Nick Kottmeyer verified that all of the legal non-conforming businesses will be notified by the County of their new status. Mr. Kottmeyer clarified why the County has "grandfathered" these businesses. When video gaming became legal, businesses followed the state law. Once the County started to regulate it, the requirements changed and these existing businesses did not all meet those requirements.

All Members agreed that staff should prepare a text amendment to make changes to the distance requirement for new video gaming establishments.

## 8. NEW BUSINESS

No new business was discussed.

## 9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:58 A.M.



# Minutes

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
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**File #:** 26-0399

**Agenda Date:** 2/3/2026

**Agenda #:** 5.A.

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# 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

<b>PRESENT</b>	Krajewski, Ozog, Tornatore, and Yoo
<b>ABSENT</b>	Covert
<b>REMOTE</b>	Martinez

#### 3. MOTION TO ALLOW REMOTE PARTICIPATION

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Brian Krajewski
<b>SECONDER:</b>	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](#)

<b>RESULT:</b>	APPROVED
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<b>MOVER:</b>	Yeena Yoo
<b>SECONDER:</b>	Mary Ozog
<b>AYES:</b>	Krajewski, Martinez, Ozog, Tornatore, and Yoo
<b>ABSENT:</b>	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 Homer 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



## Budget Transfer

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** 26-0517

**Agenda Date:** 2/3/2026

**Agenda #:** 6.A.

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FY25

DuPage County, Illinois  
BUDGET ADJUSTMENT  
Effective April 1, 2025

From: 1100  
Company #

**BUILDING, ZONING & PLANNING**

To: 1100  
Company #

**BUILDING, ZONING & PLANNING**

*Reason for Request:*

To cover J/E for Comp ABS

✓  
Department Head

1/26/26

### Activators

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**Chief Financial Officer**

\*\*\*\*Please sign in blue ink on the original form\*\*\*\*

Finance Department Use Only  
Fiscal Year 25 Budget Journal # \_\_\_\_\_ Acctg Period \_\_\_\_\_  
Entered By/Date \_\_\_\_\_ Released & Posted By/Date \_\_\_\_\_

DEV - 2/3/26  
FIN/CB - 2/10/26