



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

PRESENT	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT	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](#)

RESULT:	APPROVED
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
AYES:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	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](#)

RESULT:	APPROVED
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MOVER:	Yeena Yoo
SECONDER:	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.