



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
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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