
THE VILLAGE OF SUMMIT
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 20-O-22

**AN ORDINANCE AMENDING TITLE 11 (SUMMIT ZONING
ORDINANCE) OF THE VILLAGE CODE OF THE VILLAGE OF
SUMMIT TO REGULATE GROUP HOMES**

SERGIO RODRIGUEZ, Village President
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Trustees

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AN ORDINANCE AMENDING TITLE 11 (SUMMIT ZONING ORDINANCE) OF THE VILLAGE CODE OF THE VILLAGE OF SUMMIT TO REGULATE GROUP HOMES

WHEREAS, the Village of Summit, Cook County, Illinois (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village has previously adopted an Official Zoning Ordinance which contains the Village’s official zoning districts and their related permitted and conditional uses; and

WHEREAS, The Village’s Zoning Board of Appeals held a duly noticed public hearing on August 13, 2020 wherein it recommended approval of the amendments; and

WHEREAS, the President and Board of Trustees find it to be in the best interest of the Village to amend the Zoning Ordinance of the Village of Summit, Illinois to regulate group homes.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Summit, Cook County, Illinois, by and through its home rule powers, as follows:

Section 1: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. Table 11-7-1 “Use Regulations” of Chapter 7 “Allowed Uses” of the Summit Zoning Ordinance is hereby amended by eliminating the stricken language and adding the underlined language as follows:

Subcategory (clickable hyperlink to definition) Specific use	ZONING DISTRICTS											Supplemental Regulations	
	R-1	R-2	R-3	R-4	MX	C1	C2	1-1	2-1	3-1-4	P		
RESIDENTIAL													
Group Living													
Group home, small (max. 8 person occupancy)	<u>P</u> S	<u>P</u> S	<u>P</u> S	<u>P</u> S	<u>U</u>	<u>U</u>	-	-	-	-	-	P	<u>11-7-3(B)(1)</u>
Group home, large (9 or more occupants)	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>U</u>	<u>U</u>	-	-	-	-	-	S	
Institutional Home													
Nursing home	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>U</u>	<u>U</u>	-	-	-	-	-	S	
Sheltered Care	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>U</u>	<u>U</u>	-	-	-	-	-	-	
Other group living uses	-	-	-	S	U	U	-	-	-	-	-	-	

Section 3: Section 11-7-3(B) “Group living” of 11-7-3 “Residential Use Category” of Chapter 7 “Allowed Uses” of the Summit Zoning Ordinance is hereby amended by eliminating the stricken language and adding the underlined language as follows:

(A) Group Living
Residential occupancy of a building or any portion of a building by a group other than a household. Group living uses typically provide communal kitchen/dining facilities. Examples of group living uses include group homes, convents, monasteries, nursing homes, assisted living facilities, sheltered care facilities, retirement centers, homeless centers, overnight shelters, boarding houses, and halfway houses:

(1) Group Home

~~A detached house shared by persons with disabilities who live together as a single housekeeping unit in a long term, household like environment in which staff persons provide care, education, and participation in community activities for the residents with a primary goal of enabling the resident to live as independently as possible. Group homes do not include pre-release, work-release, probationary, or other programs that serve as an alternative to incarceration.~~

A specialized residential care home serving up to eight (8) unrelated persons with disabilities, and with resident support staff (no more than four (4) staff may reside at any one time), which is licensed, certified or accredited by appropriate local, state or national bodies. The occupancy of such group homes shall be limited to no more than two persons per bedroom, including resident support staff. Such persons are generally unable to live independently but are capable of community living if provided with an

appropriate level of supervision, assistance and support services, but who do not require on-site medical or nursing facilities, with the primary goal of developing or exercising basic skills for daily living. Group homes do not include a residence which serves persons as an alternative to incarceration for a criminal offense, persons whose primary reason for placement is substance or alcohol abuse or the treatment of a communicable disease, or persons convicted of criminal offenses or declared criminally insane or dangerous

(2) Institutional Home

Any residential facility located in a dwelling, under federal, state or village licensing, that is designed, used or intended to be used to provide a temporary or permanent home environment with professional services and treatment while conducting rehabilitative programs, shelter programs, transitional housing for the homeless, or providing special housing for mentally or physically handicapped persons, where the occupants are allowed to interact with the community while in residence, which primarily serves persons as an alternative to incarceration for a criminal offense, persons whose primary reason for placement is substance or alcohol abuse or the treatment of a communicable disease, or persons convicted of criminal offenses or declared criminally insane or dangerous. The number of persons in such Institutional Housing shall be limited to eight (8) unrelated persons, and no more than four (4) resident support staff at any one time. The occupancy of such institutional housing shall be limited to no more than two persons per bedroom, including resident support staff.

(3) Nursing Home

A "long-term care facility," as defined in 210 ILCS 45/1-113, that provides skilled nursing care.

(4) Sheltered Care

A "long-term care facility," as defined in 210 ILCS 45/1-113, that provides maintenance and personal care.

Section 4: Section 11-20-8 "Definition of words and terms beginning with "D"" of the Summit Zoning Ordinance is hereby amended by adding the following definition:

DISABILITY: The definition of any person whose disability: a) is attributable to mental, intellectual or physical impairments or a combination of mental, intellectual or physical impairments; b) is likely to continue for a significant amount of time or indefinitely; c) results in the functional limitations in three (3) or more of the following areas of major activities: self-care; receptive or expressive language; learning; mobility; self-direction; capacity for independent living; economic self-sufficiency; or d) reflects the person's need for a

combination or sequence of special interdisciplinary or generic care, treatment or other services which are of a lifelong or extended duration.

Section 5: Section 11-20- 11 “Definition of words and terms beginning with “G” of the Summit Zoning Ordinance is hereby amended by adding the following definition:

GROUP HOME: A specialized residential care home serving up to eight (8) unrelated persons with disabilities, and with resident support staff (no more than four (4) staff may reside at any one time), which is licensed, certified or accredited by appropriate local, state or national bodies. The occupancy of such group homes shall be limited to no more than two persons per bedroom, including resident support staff. Such persons are generally unable to live independently but are capable of community living if provided with an appropriate level of supervision, assistance and support services, but who do not require on-site medical or nursing facilities, with the primary goal of developing or exercising basic skills for daily living. Group homes do not include a residence which serves persons as an alternative to incarceration for a criminal offense, persons whose primary reason for placement is substance or alcohol abuse or the treatment of a communicable disease, or persons convicted of criminal offenses or declared criminally insane or dangerous.

Section 6: Section 11-20-13 “Definition of words and terms beginning with “I” of the Summit Zoning Ordinance is hereby amended by adding the following definition:

INSTITUTIONAL HOUSING: Any residential facility located in a dwelling, under federal, state or village licensing, that is designed, used or intended to be used to provide a temporary or permanent home environment with professional services and treatment while conducting rehabilitative programs, shelter programs, transitional housing for the homeless, or providing special housing for mentally or physically handicapped persons, where the occupants are allowed to interact with the community while in residence, which primarily serves persons as an alternative to incarceration for a criminal offense, persons whose primary reason for placement is substance or alcohol abuse or the treatment of a communicable disease, or persons convicted of criminal offenses or declared criminally insane or dangerous. The number of persons in such Institutional Housing shall be limited to eight (8) unrelated persons, and no more than four (4) resident support staff at any one time. The occupancy of such institutional housing shall be limited to no more than two persons per bedroom, including resident support staff.

Section 7: If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 8: All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 9: This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.


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ADOPTED by the President and Board of Trustees of the Village of Summit Cook

County, Illinois this 17 day of August 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
PARKER	✓				
WASKO	✓				
JULIUS	✓				
DARDOVSKI	✓				
ORTIZ	✓				
SULLIVAN	✓				
PRESIDENT RODRIGUEZ					
TOTAL					

APPROVED by the President of the Village of Summit, Cook County, Illinois on
this 17 day of August 2020.


SERGIO RODRIGUEZ
VILLAGE PRESIDENT

ATTEST:


COLLEEN LAMBERT
VILLAGE CLERK

