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**THE VILLAGE OF SUMMIT**  
**COOK COUNTY, ILLINOIS**

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**ORDINANCE**

**NUMBER 21-O-09**

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

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**SERGIO RODRIGUEZ, Village President**  
**COLLEEN LAMBERT, Village Clerk**

**MARVEL PARKER**  
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**Trustees**

**ORDINANCE NO. 21-O-09**

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

**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 May 11, 2021 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 living.

**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 7-1 “Use Regulations” (in Section 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	11-7-3-1	11-7-3-2	11-7-3-3	11-7-3-4		P
<b>RESIDENTIAL</b>													
<b>Group Living</b>													
Group home	S	S	S	S	<u>S</u>	<u>S</u>	-	-	-	-	-	P	11-7-3(B)(1); 11-20-11
Institutional Home	-	-	S	S	<u>S</u>	<u>S</u>							11-7-3(B)(2); 11-20-13
Nursing home	S	S	S	S	U	U	-	-	-	-	-	S	
Sheltered Care	S	S	S	S	U	U	-	-	-	-	-	-	
Transitional Housing	-	-	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	-	-	-	-	-	-	11-7-3(B)(5); 11-20-24
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:

(B) 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 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. No such Group Home shall be located within 500 feet of any other Group Home, Institutional Home, or Transitional Housing, irrespective of the zoning district in which any such Group Home, Institutional Home, or Transitional Housing is located.

(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~~ Home 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. No such Institutional Home shall be located within 500 feet of any other Institutional Home, Group Home, or Transitional Housing, irrespective of the zoning district in which any such Institutional Home, Group Home, or Transitional Housing is located.

(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.

(5) Transitional Housing: A short-term residential facility serving mainly the homeless or persons temporarily without housing that provides shelter in conjunction with mental health, medical, or counseling services administered on-site by a civic, educational, religious, or charitable organization, which may be under federal, state, county, or local licensing. Because the intent of Transitional Housing is to prepare residents to transition to permanent housing, a residential stay by any individual in approved Transitional Housing is limited to twenty-four months. The authorization for Transitional Housing may include the preparation and consumption of food limited to persons residing or receiving services on-site. No such Transitional Housing shall be located within 500 feet of any

other Transitional Housing, Group Home, or Institutional Home, irrespective of the zoning district in which any such Transitional Housing, Group Home, or Institutional Home is located. The Village Board may impose limits on the number of residents and occupants of a Transitional Housing facility depending on the physical size of the facility and the zoning district in which it is located.

**Section 4:** Section 11-20-11 “Definition of words and terms beginning with “G” of the Summit Zoning Ordinance is hereby amended by adding the underlined

language as follows:

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. No such Group Home shall be located within 500 feet of any other Group Home, Institutional Home, or Transitional Housing, irrespective of the zoning district in which any such Group Home, Institutional Home, or Transitional Housing is located.

**Section 5:** Section 11-20-13 “Definition of words and terms beginning with “I” of the Summit Zoning Ordinance is hereby amended by eliminating the stricken

language and adding the underlined language as follows:

~~INSTITUTIONAL HOUSING HOME:~~ INSTITUTIONAL HOUSING 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 Home~~ 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. No such Institutional Home shall be located within 500 feet of any other Institutional Home, Group Home, or Transitional Housing, irrespective of the zoning district in which anu such Institutional Home, Group Home, or Transitional Housing is located.

**Section 6:** Section 11-20-24 “Definition of words and terms beginning with “T” of the Summit Zoning Ordinance is hereby amended by adding the following definition:

TRANSITIONAL HOUSING: A short-term residential facility serving mainly the homeless or persons temporarily without housing that provides shelter in conjunction with mental health, medical, or counseling services administered on-site by a civic, educational, religious, or charitable organization, which may be under federal, state, county, or local licensing. Because the intent of Transitional Housing is to prepare residents to transition to permanent housing, a residential stay by any individual in approved Transitional Housing is limited to twenty-four months. The authorization for Transitional Housing may include the preparation and consumption of food limited to persons residing or receiving services on-site. No such Transitional Housing shall be located within 500 feet of any other Transitional Housing, Group Home, or Institutional Home, irrespective of the zoning district in which anu such Institutional Home, Group Home, or Transitional Housing is located. The Village Board may impose limits on the number of residents and occupants of a Transitional Housing facility depending on the physical size of the facility and the zoning district in which it is located.

**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.

*Intentionally left blank.*

**ADOPTED** by the President and Board of Trustees of the Village of Summit Cook County, Illinois this 21 day of June 2021, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
PARKER	✓				
WASKO	✓				
JULIUS	✓				
DARDOVSKI	✓				
ORTIZ	✓				
SULLIVAN	✓				
PRESIDENT RODRIGUEZ					
<b>TOTAL</b>	6				

**APPROVED** by the President of the Village of Summit, Cook County, Illinois on this 21 day of June 2021.

  
 SERGIO RODRIGUEZ  
 VILLAGE PRESIDENT

ATTEST:

  
 COLLEEN LAMBERT  
 VILLAGE CLERK

