



**REGULAR MEETING
PLAN COMMISSION/ ZONING BOARD OF APPEALS
MAY 5, 2025 - 7:00 PM
VILLAGE HALL – BOARD ROOM**

The Plan Commission/Zoning Board of Appeals hears requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

A. April 7, 2025 Meeting Minutes

III. PUBLIC HEARINGS

A. **Z-05-2025: Zoning Ordinance Amendment for Community Integrated Living Arrangement Homes (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MARCH 3, 2025]**

Request to consider a request to consider text amendments to Sections IV, VI, VIII, and XIV.B of the Zoning Ordinance to classify and define Community Integrated Living Arrangement (CILA) homes.

B. **Z-07-2025: Zoning Ordinance Amendment for Maximum Lot Sizes (Village of Burr Ridge); Text Amendment and Findings of Fact**

Request to consider a text amendment to Sections IV.D and VI of the Burr Ridge Zoning Ordinance to review potential language regulating maximum lot sizes.

IV. CORRESPONDENCE

A. **Board Reports**
April 14, 2025

B. **Building Reports**
March 2025

V. OTHER CONSIDERATIONS

VI. PUBLIC COMMENT

In accordance with the Plan Commission/Zoning Board of Appeals Rules of Procedure, up to thirty (30) minutes shall be allocated for public comment which may be extended by the presiding officer. Each person shall be granted no more than three (3) minutes per meeting to address the Commission, unless such time limit is extended by the presiding officer.

VII. FUTURE MEETINGS

May 12 Village Board

Commissioner Irwin is the scheduled representative.

May 19 Plan Commission

No cases have been scheduled.

May 26 Village Board

Not scheduled.

June 2 Plan Commission

No cases have been scheduled, but staff is in communication with a few individuals who may submit petitions.

June 9 Village Board

Commissioner McCollian is the scheduled representative.

June 16 Plan Commission

- A. Z-17-2024: 6900 Veterans Blvd. and 451 Commerce St. (Midwest RE Acquisitions LLC); Special Use for a Planned Unit Development with deviations from Zoning Ordinance and Subdivision Ordinance regulations, Preliminary Plan for a PUD, Preliminary Plat of Subdivision, Re-zoning, Sign Ordinance Variations, Conditional Sign Approval, and Findings of Fact [CONTINUED FROM JANUARY 20, MARCH 17, & APRIL 7, 2025]**

The petitioner requests (1) to rezone the properties from R-A/Research Assembly and L-I/Light Industrial to R-1/Single-Family Residence District and L-I/Light Industrial in accordance with Zoning Ordinance sections VI, X, and XIII.J; (2) a special use for a Planned Unit Development (PUD) in accordance with Zoning Ordinance sections VI.B.2, X.E.2, and XIII.L including deviations from Zoning Ordinance sections IV, IX, X, and XI, and Subdivision Ordinance sections VII, VIII, and IX; (3) Preliminary Plan approval for a PUD in accordance with Zoning Ordinance section XIII.L.2.c; (4) Preliminary Plat of Subdivision approval in accordance with Subdivision Ordinance section IV.B including variations from Subdivision Ordinance sections VII, VIII, and IX regulations; (5) variations from Sign Ordinance Article II section 55.07 regulations to permit greater than three tenant wall signs, multiple ground signs on a property that are in excess of 75 sq. ft. and taller than 8 ft. in height, multiple address signs per building with a logo; (6) conditional sign approval for signs with more than three colors, and ground and wall signs exceeding the maximum number allowed by one in accordance with Sign Ordinance Articles X and XI, sections 55.39 and 55.41; and (7) any additional or alternative zoning relief that may be determined by Plan Commission and Zoning Board of Appeals to be necessary for the grant of its petition.

June 23 Village Board

Commissioner Parrella is the scheduled representative.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF APRIL 7, 2025

I. ROLL CALL

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall Board Room, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 – Irwin, McCollian, Petrich, Stratis, Morton, and Trzupek
ABSENT: 2 – Parrella and Broline

Community Development Director Janine Farrell and Planner Ella Stern were also present.

II. APPROVAL OF PRIOR MEETING MINUTES – MARCH 3, 2025

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Morton to approve the minutes of the March 3, 2025 meeting.

ROLL CALL VOTE was as follows:

AYES: 4 – Petrich, Morton, McCollian, and Trzupek
NAYS: 0 – None
ABSTAIN: 2 – Irwin and Stratis

MOTION CARRIED by a vote of 4-0 with two abstentions.

III. PUBLIC HEARINGS

Chairman Trzupek introduced the public hearings on the agenda. Chairman Trzupek requested to swear in all those wishing to speak on such matters on the meeting agenda and a swearing in of such individuals was conducted.

A. Z-17-2024: 6900 Veterans Blvd. and 451 Commerce St. (Midwest RE Acquisitions LLC); Special Use for a Planned Unit Development with deviations from Zoning Ordinance and Subdivision Ordinance regulations, Preliminary Plan for a PUD, Preliminary Plat of Subdivision, Re-zoning, Sign Ordinance Variations, Conditional Sign Approval, and Findings of Fact [CONTINUED FROM JANUARY 20 AND MARCH 17, 2025]

Chairman Trzupek introduced the case. Farrell stated that the petitioner, Bridge Industrial, has requested a continuation to a date yet to be determined. Farrell noted that the petitioner was revising their plans and proposal but was uncertain when the revised drawings would be completed and ready for formal submission. Farrell reiterated that

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they were requesting a continuation to a date that will be determined in the future and noted that once that date was set, the Village would publish a new notice in the newspaper and mail new notices via USPS to the same individuals who previously received the mailing. Chairman Trzupek stated that he believed continuances without specified dates were not permissible. Farrell noted that, typically, it was preferable to continue to a specific date to avoid resending notices. Farrell stated that a continuance could be granted indefinitely and that in such cases, a notice would be republished in the newspaper, and the mailers would be sent out.

Chairman Trzupek inquired if there were any significant changes to the proposal that would necessitate modifications, emphasizing that deviations from the requests outlined in the petition were generally not permitted. Farrell stated that to her knowledge and based on the preliminary conversations with the petitioner, there have been no substantial changes. Chairman Trzupek inquired why the petitioner needed an extended period to respond to the Commission's comments. Farrell stated that the petitioner must obtain and work on completing the necessary studies, including the noise and air pollution study. Farrell noted that the petitioners were working to address and reduce the requested variations to the Planned Unit Development, such as improving compliance with the landscape buffer requirements. Farrell stated that the petitioners needed to revisit the weave analysis for the traffic study and other items.

Chairman Trzupek stated that the petitioners had submitted a 600-page traffic study a year ago, which was reviewed in January, three months prior, with specific concerns raised. Chairman Trzupek emphasized that he did not believe the petitioners had been unable to address those concerns and revise their package within the given time frame.

Chairman Trzupek stated that he believed many fundamental issues had been raised a year ago and were not adequately addressed in January, after the initial discussions in March 2024. Chairman Trzupek expressed skepticism regarding the petitioner's inability to complete the necessary revisions and their lack of response to the concerns raised. Chairman Trzupek stated that he was hesitant to continue the case to an unknown future date, as it would be unfair to the residents and the Village. Farrell noted that the Plan Commission may elect to choose a date and that she was presenting the request from the petitioner who was not present.

Commissioner Stratis inquired about the available options, noting that the Commission could either continue the case, select a date, or vote upon the request. Commissioner Stratis stated that if the request to continue was approved or a date was set, residents would have clarity about what is to come. Commissioner Stratis stated if the request were denied, uncertainty would persist for the residents, leaving them unsure of what to anticipate. Commissioner Stratis clarified that he was not taking a position but was ensuring he understood the alternatives for tonight's meetings.

Chairman Trzupek noted that the Commission could deny the request to continue and proceed with a vote, but he emphasized that this would be an extreme option.

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Commissioner Stratis inquired how long the petitioner would have to wait to refile a petition. Farrell confirmed one year. Farrell stated that she would strongly caution the Commission against voting on this matter tonight, as the petitioner was under the assumption that there would be a continuation and was not present to represent or speak to their case. Chairman Trzupek agreed with Farrell. Chairman Trzupek expressed concern regarding continuing the case to an undetermined date. Commissioner Stratis inquired whether the Commission could approve the continuance with the condition that the case be heard by June 15, 2025. Farrell confirmed the Commission could continue the case with a specific date.

The Commission discussed possible dates to continue the case. Chairman Trzupek reiterated that he would prefer to continue the case to a specific date. Commissioner Irwin agreed with Chairman Trzupek and noted that he had changed his plans to ensure he was present for the meeting, as he believed the Bridge petition was going forward tonight, and continuing to a specific date would allow people to plan accordingly. Commissioner Stratis suggested that Farrell may want to delicately communicate to the petitioner that the Commission was not satisfied with what was heard tonight and that the petitioner should make every effort to be present on June 15th or 16th. Commissioner Stratis emphasized that the petitioners should understand that the approach was unfair, noting that people adjust their schedules and that the residents deserve an answer.

Commissioner Petrich stated that he had kept his comments at a high level at January's meeting but had many additional comments for the petitioner. Commissioner Petrich noted he reserved the right to make a comment at the appropriate time. Commissioner Petrich inquired whether it would be beneficial to understand the petitioners' approach to resolving the Commission's comments and the actions they were taking. Farrell confirmed that Commissioner Petrich was referring to a status update being requested in June.

Chairman Trzupek noted that while the air pollution report could be addressed contingently, he expressed doubt that the petitioners had been unable to address the traffic study and the related comments and questions by tonight.

Commissioner Stratis stated that the results of the traffic study would likely differ if the petitioners presented a different proposal. Commissioner Stratis noted that he had reached out to Stern and Farrell to inquire whether he should discard his 20-pound box of materials and that staff advised him to keep some items, such as the economic impact study and other related items.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to continue the public hearing for zoning case Z-17-2024 to June 16, 2025.

ROLL CALL VOTE was as follows:

AYES: 6– Stratis, Irwin, McCollian, Petrich, Morton, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

B. Z-06-2025: 78 Burr Ridge Parkway (Patti's Sunrise Café); Special Use Amendment and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the special use amendment request was for permanent outdoor dining at Patti's Sunrise Café. Stern noted that one public comment was received in support of the petition after the meeting packet was published. Stern stated that in 2024, Patti's Sunrise received special use approval for outdoor dining expansion at the existing restaurant. Stern noted that the Plan Commission unanimously approved the request and that the Board of Trustees added a condition limiting the outdoor dining to a one-year term. Stern confirmed that the Plan Commission recommendation did not include a time limit for the outdoor dining approval. Stern noted that the petitioner previously received approval for two outdoor dining areas. Stern stated that the outdoor dining area to the west contained three tables and twelve seats, and the outdoor dining area to the north contained ten tables and thirty-eight seats. Stern stated that the outdoor dining areas had a 48" aluminum fence with a self-closing gate, umbrellas, and tables and chairs, similar to the other businesses in County Line Square. Stern stated that the petitioner had approximately 488 square feet of outdoor dining space. Stern noted that the only change from the previous request was the color of the umbrellas and a slight change in design for the chairs and table.

Chairman Trzupek asked if there was any non-compliance or complaints. Stern confirmed there was not.

Jim DeBruyn, attorney for the applicant, introduced himself.

Commissioner Morton asked about the color change and the original color of the umbrellas. Stern confirmed the original request included black umbrellas. Commissioner Morton stated that he was not a fan of yellow, viewing it as an attention-grabbing color that might be out of character with the rest of the outdoor dining establishments.

Commissioner Stratis noted the applicant had operated incident-free.

Commissioners Petrich, McCollian, and Irwin did not have any comments and did not object to the color of the umbrellas.

Chairman Trzupek noted that there were no restrictions on the color of the umbrellas, only the prohibition of advertising on an umbrella.

Commissioner Petrich stated that he did not have an issue with the color, as they were located at the far end of the establishment. Commissioner Petrich noted that it might be a different consideration if they were in the middle of County Line Square. Commissioner Petrich stated that, based on its location at the end and the green awnings of the café, he

would be okay with the color, though he was unsure if it would generally be a color the Commission would approve.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to close the public hearing for zoning case Z-06-2025.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, McCollian, Petrich, Stratis, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Irwin to approve zoning case Z-06-2025, with the staff recommended conditions and Findings of Fact.

ROLL CALL VOTE was as follows:

AYES: 6 – McCollian, Irwin, Petrich, Stratis, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0

IV. CORRESPONDENCE

Commissioner Petrich asked if any changes to recommendation for 60 Shore Drive. Stern confirmed that there were no changes.

V. OTHER CONSIDERATIONS

There were no other considerations.

VI. PUBLIC COMMENT

Mary Bradley, 121 Surrey Lane, supported setting a date to continue Bridge's proposal but did not support the number of variations requested. Bradley noted that the CNH Ad-Hoc preferred residential development, and the residents of Carriage Way did not support any additional trucks. Chairman Trzupek discussed the Comprehensive Plan, stating that it was not sound planning to allow the developers to propose whatever they wanted. The Commission expressed its support for updating the Comprehensive Plan.

Biljana Bukovski, 120 Carriage Way Drive, stated that the two months to review the proposal was not enough time for residents to thoroughly evaluate the changes. Bukovski noted that with school being out, many residents would be on vacation during the June meetings. Bukovski suggested that any changes or hearings take place during regular school hours. Bukovski expressed that she did not support the industrial park.

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Commissioner Petrich inquired how soon the packet would be received and how much time would be needed for review before the June 16, 2025, meeting. Farrell stated that she was unsure of the petitioner's timeline but noted that they would want the materials as soon as possible to allow enough time to review the proposal, which consists of hundreds of pages. Farrell explained that part of continuing the case indefinitely would provide flexibility with the timeline, giving staff and Kimley-Horn sufficient time to review the proposal. Farrell noted that receiving the materials a month prior would not allow enough time for a thorough review.

VII. FUTURE MEETINGS

Commissioner Stratis confirmed his attendance for Monday's Board meeting. Stern noted the Plan Commission items for the April 14, 2025, Village Board meeting. The Commission discussed Oak Creek Club's variation request for an additional snow plow, noting that it would not be used for the sidewalk, which did not support the safety claim.

The Commission agreed to continue the Community Integrated Living Arrangement Home text amendment to the Plan Commission meeting on May 5, 2025, and recommended canceling the April 21, 2025, meeting.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to adjourn the meeting at 7:28 p.m.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, McCollian, Petrich, Stratis, Morton, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted:

Ella Stern
Planner



Z-05-2025: Request to consider text amendments to Sections IV, VI, VIII, and XIV.B of the Zoning Ordinance to classify and define Community Integrated Living Arrangement (CILA) homes.

Prepared for: Village of Burr Ridge Plan Commission/Zoning Board of Appeals
Greg Trzupek, Chairman

Petitioner: Village of Burr Ridge

Prepared by: Ella Stern, Planner

Date of Hearings: March 3, & May 5, 2025

On July 22, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to classify and define Community Integrated Living Arrangement (CILA) homes. This was part of the annual zoning review from 2024. The Village of Burr Ridge does not currently classify or define a CILA home in the Zoning Ordinance.

On March 3, 2025, at the initial public hearing for CILA homes, the Plan Commission reviewed information regarding CILA homes and other municipalities' regulations. The Commissioners raised several questions, including whether the Village could regulate a certain separation distance between CILA homes and whether alcohol and drug treatment centers or facilities housing criminal offenders could be prohibited. The Plan Commission also discussed the possibility of requiring special use approval for CILA homes in all residential zoning districts, requiring 24-hour professional staffing, enforcing a minimum separation distance of 1,000 to 2,000 feet between CILA homes, and requiring all vehicles to be parked inside garages.

Following the initial public hearing, staff confirmed with the Village Attorney that facilities for alcoholism or drug treatment or housing criminal offenders under alternatives to incarceration may be prohibited within the Village. Staff confirmed that the Village may require 24-hour professional staffing at each CILA home and may enforce a minimum separation distance of 1,000 feet between such facilities. CILA homes may be designated as a special use within residential zoning districts to allow for Commissioner review; however, if a CILA home complies with all applicable State and Village requirements, it cannot be denied. Additionally, CILA homes must adhere to the same parking regulations as enforced in the residence districts.

The Illinois General Assembly defines a CILA home as follows:

(d) "Community-integrated living arrangement" means a living arrangement certified by a community mental health or developmental services agency under this Act where 8 or fewer recipients with mental illness or recipients with a developmental disability who reside under the supervision of the agency. Examples of community-integrated living arrangements include but are not limited to the following:

- (1) "Adult foster care", a living arrangement for recipients in residences of families unrelated to them, for the purpose of providing family care for the recipients on a full-time basis;
- (2) "Assisted residential care", an independent living arrangement where recipients are intermittently supervised by off-site staff;
- (3) "Crisis residential care", a non-medical living arrangement where recipients in need of non-medical, crisis services are supervised by on-site staff 24 hours a day;
- (4) "Home individual programs", living arrangements for 2 unrelated adults outside the family home;
- (5) "Supported residential care", a living arrangement where recipients are supervised by on-site staff and such supervision is provided less than 24 hours a day;
- (6) "Community residential alternatives", as defined in the Community Residential Alternatives Licensing Act; and
- (7) "Special needs trust-supported residential care", a living arrangement where recipients are supervised by on-site staff and that supervision is provided 24 hours per day or less, as dictated by the needs of the recipients, and determined by service providers. As used in this item (7), "special needs trust" means a trust for the benefit of a beneficiary with a disability as described in Section 1213 of the Illinois Trust Code.

(210 ILCS 135/3) (from Ch. 91 1/2, par. 1703) (Source: P.A. 101-48, eff. 1-1-20.)

CILA homes are required to obtain certification and licensing through the State of Illinois. There are strict standards for obtaining this certification and licensing, as outlined within the Illinois General Assembly Administrative Code, Title 59, Chapter I, Section 115.

The Plan Commission should be aware that, pursuant to the Illinois Fair Housing Act (IFHA), local jurisdictions do not have the authority to prohibit CILA homes. Additionally, while the IFHA does not specify where CILA homes are to be located, the Illinois General Assembly Administrative Code states, "Community-integrated living arrangements shall be located so as to enable residents to participate in and be integrated into their community or neighborhood. The location of such arrangements shall promote community integration of persons with mental disabilities (Section 10 (a) on Community Integration of the Community-Integrated Living Arrangements Licensure and Certification Act—210 ILCS 135/10 (from Ch. 91 ½, par. 1710)."

It is staff's opinion that a CILA home is a distinctly separate use from a short-term rental. A short-term rental is typically for vacation uses that are less than 30 days. In contrast, residents of CILA homes generally stay for extended periods while pursuing a variety of life skills.

Examples of Community Residences and Group Homes:

Staff found nearby communities that define and regulate Group Homes, also referred to as Community Residences.

Village of Elmwood Park

The Village of Elmwood Park regulations offer an example regarding "Community Residences." The Village of Elmwood Park defines small and large community residences and classifies them

as permitted and special uses with special conditions in different residential Zoning Districts. The following information details the regulations from the Village of Elmwood Parks Zoning Codes:

Zoning Section 1412.02 Definitions:

SMALL COMMUNITY RESIDENCE: A single dwelling unit occupied on a relatively permanent basis in a family-like environment by a group of no more than eight unrelated persons with disabilities, plus paid professional support staff provided by a sponsoring agency, either living at the residence on a 24-hour basis, or present whenever residents with disabilities are present at the dwelling; and which complies with the zoning regulations for the district in which the site is located.

LARGE COMMUNITY RESIDENCE: A single dwelling unit occupied on a relatively permanent basis in a family-like environment by a group of nine to 15 unrelated persons with disabilities, plus paid professional support staff provided by a sponsoring agency, either living with the residents on a twenty-four-hour basis, or present whenever residents with disabilities are present at the dwelling; and which complied with the zoning regulations for the district in which the site is located.

Zoning Section 1406.02 Residence Districts:

		R-1A, R-1B, R-1		R-2		R-3		R-4	
		Use	Special Condition	Use	Special Condition	Use	Special Condition	Use	Special Condition
17.	Small community residences:								
a.	Conforming to special condition no. 2	P	2	P	2	P	2	P	2
b.	Failing to meet all requirements of special condition no. 2, except that community residences or operators denied a required local or state license are prohibited	S		S		S		S	
18.	Large community residences:								
a.	Conforming to special condition no. 2	S		S		P	2	P	2b Failing to meet all requirements of special condition no. 2, except that community residence as or operators denied a required local or State license are prohibited S

Zoning Section 1406.03 Special Conditions

2. The sponsoring agency must obtain an administrative occupancy permit prior to establishing a community residence. No dwelling unit shall be occupied as a community residence until a certificate of occupancy has been issued by the office of the director of code administration. No certificate of occupancy shall be issued for a community residence unless:

- a. The community residence is located at least 1,000 feet from any existing community residence, as measured from lot line to lot line;
- b. The applicant demonstrates that it has either obtained or is eligible for state or local licensing or certification to operate the proposed community residence, or that the proposed community residence is licensed or certified or eligible for licensing or certification; and
- c. The proposed community residence must comply with all other applicable municipal codes, including code requirements for minimum bedroom space or living space per occupant.

The office of the director of code administration may revoke a certificate of occupancy for a community residence if its license or certification, or the operator's license or certification, or the operator's license or certification to operate community residences is revoked. No certificate of occupancy shall be issued pursuant to this section until the applicant has obtained that state or local license or certification to operate the proposed community residence for which its eligible. A certificate of occupancy is not transferable to another operator or to another location.

Village of Hinsdale

The Village of Hinsdale defines a "Group Home," which is classified as a permitted use in all residential zoning districts.

Zoning Section 12-206: Definitions:

Group Home: A single-family detached dwelling, townhouse (single-family attached) dwelling, unit in a two-family dwelling, or unit in a multiple-family dwelling, occupied by a group living as a single household consisting of unrelated individuals not in excess of the Village's definition of family, who are disabled as defined by the Americans with Disabilities Act. Group homes as defined herein may, notwithstanding any other provisions of this Code, occupy as of right a dwelling in any residential district within the Village where the applicable type of dwelling in which they reside is a permitted use.

Village of Willowbrook

The Village of Willowbrook regulates "Group Homes" with up to eight residents and "Group Homes" with nine or more residents. Group homes with up to eight residents are a permitted use in all residential zoning districts, while those exceeding eight residents require special use approval in all residential zoning districts.

Zoning Section 9-11:06 Definitions:

Group Homes: A dwelling unit shared by unrelated persons, who require and receive assistance, care, or supervision by staff, and who reside together in a long-term, family-type environment as a single housekeeping unit. The term "group home" shall not include alcoholism or drug treatment centers or a facility for criminal offenders serving on work release, probationary programs, or other alternatives to incarceration.

Zoning Section 9-4:02 Residential Uses:

(D) Group Homes, All Units:

1. Each group home, before admitting residents, shall have proof of compliance with all applicable local, state, and federal standards.
2. Each group home shall submit a copy of its Illinois License or Certification and the sponsoring agency's Illinois License of Certification to the Village Administrator or their designee.
3. Before admitting any residents, the group home operator shall submit a statement detailing the following information:
 - (a) The number of residents;
 - (b) The number and type of personnel that will be employed; and

- (c) The qualifications of the agency operating the group home.
- 4. To the greatest extent practical, a group home shall conform to the type and outward appearances of the residences in the neighborhood in which it is located.

Proposed Language:

The proposed text amendment considers adding additional language for the following sections:

- **Section XIV Rules and Definitions**

- The Plan Commission may wish to define a Community Residence or Community Living Facility or refer to the definition from the General Assembly Illinois Administrative Code.
 - Definition provided by the Illinois General Assembly:
 - *"Community-integrated living arrangement" means a living arrangement certified by a community mental health or developmental services agency under this Act where 8 or fewer recipients with mental illness or recipients with a developmental disability who reside under the supervision of the agency."*
 - Potential draft language has been provided to include the prohibition of alcoholism or drug treatment centers or a facility for criminal offenders serving on work release, probationary programs, or other alternatives to incarceration.
 - *COMMUNITY RESIDENCE: a living arrangement certified by a community mental health or developmental services agency under this Act where 8 or fewer recipients with mental illness or recipients with a developmental disability who reside under the supervision of the agency. The term "community residence" shall not include alcoholism or drug treatment centers or a facility for criminal offenders serving on work release, probationary programs, or other alternatives to incarceration.*

- **Section VI Residence Districts:**

- The Plan Commission may consider classifying a CILA home, Community Residence, or Community Living Facility as a permitted or special use with conditions. Staff provided draft language that could be used for either a permitted or special use within the residential districts:
Community Residence, subject to the following conditions:
 1. *The community residence shall provide proof of compliance with all applicable local, state, and federal standards before admitting residents.*
 2. *The community residence shall submit a copy of its Illinois License or Certification and the sponsoring agency's Illinois License of Certification to the Village Administrator or their designee.*
 3. *The community residence must comply with all other applicable Zoning and Building codes.*
 4. *Before admitting any residents, the group home operator shall submit a statement detailing the following information:*
 1. *The number of residents;*
 2. *The number and type of personnel that will be employed; and*
 3. *The qualifications of the agency operating the group home.*
 5. *The community residence is located at least 1,000 feet from any existing community residence, as measured from lot line to lot line.*

6. *The community residence must have 24-hour professional staffing at each facility.*

Public Comment

No public comment was received.

Findings of Fact

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance:

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance.
- b. The amendment fulfills the purpose and intent of the Zoning Ordinance.

Attachments

- Exhibit A – Petitioner’s Materials and Findings of Fact
- Exhibit B – Illinois General Assembly - Community-Integrated Living Arrangements Licensure and Certification Act: 210 ILCS 135/1) (from Ch. 91 1/2, par. 1701) Sec. 1. The Community-Integrated Living Arrangements Licensure and Certification Act.



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Ella Stern, Planner, Village of Burr RidgeSTATUS OF PETITIONER: Village of Burr RidgePETITIONER'S ADDRESS: 7660 S. County Line Road, Burr Ridge, Illinois 60527ADDRESS OF SUBJECT PROPERTY: N/APHONE: (630)-654-8181 X.6260EMAIL: estern@burr-ridge.govPROPERTY OWNER: N/APROPERTY OWNER'S ADDRESS: N/A PHONE: N/APUBLIC HEARING REQUESTED: ☐ Special Use ☐ Rezoning ☒ Text Amendment ☐ Variation(s)

DESCRIPTION OF REQUEST:

Request to consider text amendments to Sections IV, VI, VIII, and XIV.B of the Zoning Ordinance to classify and define Community Integrated Living Arrangement (CILA) homes.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/AEXISTING USE/IMPROVEMENTS: N/ASUBDIVISION: N/APIN(S) # N/A

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner's Signature

2/13/25

Date of Filing



**FINDINGS OF FACT
FOR AN AMENDMENT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

Community Integrated Living Arrangement (CILA) homes are not currently classified or defined in the Zoning Ordinance. A CILA home is a group home or residential use for individuals with developmental disabilities. This use is codified within the Illinois Compiled Statutes but is not defined or classified within the Zoning Ordinance.

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

By classifying and defining Community Integrated Living Arrangement (CILA) homes, this fulfills the purpose and intent of the Zoning Ordinance to define and regulate uses in zoning districts.

(Please transcribe or attach additional pages as necessary)



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(210 ILCS 135/1) (from Ch. 91 1/2, par. 1701)

Sec. 1. This Act shall be known and may be cited as the Community-Integrated Living Arrangements Licensure and Certification Act.

(Source: P.A. 85-1250.)

(210 ILCS 135/2) (from Ch. 91 1/2, par. 1702)

Sec. 2. The purpose of this Act is to promote the operation of community-integrated living arrangements for the supervision of persons with mental illness and persons with a developmental disability by licensing community mental health or developmental services agencies to provide an array of community-integrated living arrangements for such individuals. These community-integrated living arrangements are intended to promote independence in daily living and economic self-sufficiency. The licensed community mental health or developmental services agencies in turn shall be required to certify to the Department that the programs and placements provided in the community-integrated living arrangements comply with this Act, the Mental Health and Developmental Disabilities Code, and applicable Department rules and regulations.

(Source: P.A. 88-380.)

(210 ILCS 135/3) (from Ch. 91 1/2, par. 1703)

Sec. 3. As used in this Act, unless the context requires otherwise:

(a) "Applicant" means a person, group of persons, association, partnership or corporation that applies for a license as a community mental health or developmental services agency under this Act.

(b) "Community mental health or developmental services agency" or "agency" means a public or private agency, association, partnership, corporation or organization which, pursuant to this Act, certifies community-integrated living arrangements for persons with mental illness or persons with a developmental disability.

(c) "Department" means the Department of Human Services (as successor to the Department of Mental Health and Developmental Disabilities).

(d) "Community-integrated living arrangement" means a living arrangement certified by a community mental health or developmental services agency under this Act where 8 or fewer recipients with mental illness or recipients with a

developmental disability who reside under the supervision of the agency. Examples of community-integrated living arrangements include but are not limited to the following:

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(1) "Adult foster care", a living arrangement for recipients in residences of families unrelated to them, for the purpose of providing family care for the recipients on a full-time basis;

(2) "Assisted residential care", an independent living arrangement where recipients are intermittently supervised by off-site staff;

(3) "Crisis residential care", a non-medical living arrangement where recipients in need of non-medical, crisis services are supervised by on-site staff 24 hours a day;

(4) "Home individual programs", living arrangements for 2 unrelated adults outside the family home;

(5) "Supported residential care", a living arrangement where recipients are supervised by on-site staff and such supervision is provided less than 24 hours a day;

(6) "Community residential alternatives", as defined in the Community Residential Alternatives Licensing Act; and

(7) "Special needs trust-supported residential care", a living arrangement where recipients are supervised by on-site staff and that supervision is provided 24 hours per day or less, as dictated by the needs of the recipients, and determined by service providers. As used in this item (7), "special needs trust" means a trust for the benefit of a beneficiary with a disability as described in Section 1213 of the Illinois Trust Code.

(e) "Recipient" means a person who has received, is receiving, or is in need of treatment or habilitation as those terms are defined in the Mental Health and Developmental Disabilities Code.

(f) "Unrelated" means that persons residing together in programs or placements certified by a community mental health or developmental services agency under this Act do not have any of the following relationships by blood, marriage or adoption: parent, son, daughter, brother, sister, grandparent, uncle, aunt, nephew, niece, great grandparent, great uncle, great aunt, stepbrother, stepsister, stepson, stepdaughter, stepparent or first cousin.

(Source: P.A. 101-48, eff. 1-1-20.)

(210 ILCS 135/4) (from Ch. 91 1/2, par. 1704)

Sec. 4. (a) Any community mental health or developmental services agency who wishes to develop and support a variety of community-integrated living arrangements may do so pursuant to a license issued by the Department under this Act. However, programs established under or otherwise subject to the Child Care Act of 1969, the Nursing Home Care Act, the Specialized Mental Health Rehabilitation Act of 2013, the ID/DD Community Care Act, or the MC/DD Act, as now or hereafter amended, shall remain subject thereto, and this Act shall not be construed to limit the application of those Acts.

(b) The system of licensure established under this Act shall be for the purposes of:

(1) ensuring that all recipients residing in community-integrated living arrangements are receiving appropriate community-based services, including treatment, training and habilitation or rehabilitation;

(2) ensuring that recipients' rights are protected and that all programs provided to and placements arranged for recipients comply with this Act, the Mental Health and Developmental Disabilities Code, and applicable Department rules and regulations;

(3) maintaining the integrity of communities by requiring regular monitoring and inspection of placements and other services provided in community-integrated living arrangements.

The licensure system shall be administered by a quality assurance unit within the Department which shall be administratively independent of units responsible for funding agencies or community services.

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(c) As a condition of being licensed by the Department as a community mental health or developmental services agency under this Act, the agency shall certify to the Department that:

(1) all recipients residing in community-integrated living arrangements are receiving appropriate community-based services, including treatment, training and habilitation or rehabilitation;

(2) all programs provided to and placements arranged for recipients are supervised by the agency; and

(3) all programs provided to and placements arranged for recipients comply with this Act, the Mental Health and Developmental Disabilities Code, and applicable Department rules and regulations.

(c-5) Each developmental services agency licensed under this Act shall submit an annual report to the Department, as a contractual requirement between the Department and the developmental services agency, certifying that all legislatively or administratively mandated wage increases to benefit workers are passed through in accordance with the legislative or administrative mandate. The Department shall determine the manner and form of the annual report.

(d) An applicant for licensure as a community mental health or developmental services agency under this Act shall submit an application pursuant to the application process established by the Department by rule and shall pay an application fee in an amount established by the Department, which amount shall not be more than \$200.

(e) If an applicant meets the requirements established by the Department to be licensed as a community mental health or developmental services agency under this Act, after payment of the licensing fee, the Department shall issue a license valid for 3 years from the date thereof unless suspended or revoked by the Department or voluntarily surrendered by the agency.

(f) Upon application to the Department, the Department may issue a temporary permit to an applicant for up to a 2-year period to allow the holder of such permit reasonable time to become eligible for a license under this Act.

(g)(1) The Department may conduct site visits to an agency licensed under this Act, or to any program or placement certified by the agency, and inspect the records or premises, or both, of such agency, program or placement as it deems appropriate, for the purpose of determining compliance with this Act, the Mental Health and Developmental Disabilities Code, and applicable Department rules and regulations. The Department shall conduct inspections of the records and premises of each community-integrated living arrangement certified under this Act at least once every 2 years.

(2) If the Department determines that an agency licensed under this Act is not in compliance with this Act or the rules and regulations promulgated under this Act, the Department shall serve a notice of violation upon the licensee. Each notice of violation shall be prepared in writing and shall specify the nature of the violation, the statutory provision or rule alleged to have been violated, and that the licensee submit a plan of correction to the Department if required. The notice shall also inform the licensee of any other action which the Department might take pursuant to this Act and of the right to a hearing.

(g-5) As determined by the Department, a disproportionate number or percentage of licensure complaints; a disproportionate number or percentage of substantiated cases of abuse, neglect, or exploitation involving an agency; an apparent unnatural death of an individual served by an agency; any egregious or life-threatening abuse or neglect within an agency; or any other significant event as determined by the Department shall initiate a review of the agency's license by the Department, as well as a

review of its service agreement for funding. The Department shall adopt rules to establish the process by which the determination to initiate a review shall be made and the timeframe to initiate a review upon the making of such determination.

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(h) Upon the expiration of any license issued under this Act, a license renewal application shall be required of and a license renewal fee in an amount established by the Department shall be charged to a community mental health or developmental services agency, provided that such fee shall not be more than \$200.

(i) A public or private agency, association, partnership, corporation, or organization that has had a license revoked under subsection (b) of Section 6 of this Act may not apply for or possess a license under a different name.

(Source: P.A. 102-944, eff. 1-1-23.)

(210 ILCS 135/5) (from Ch. 91 1/2, par. 1705)

Sec. 5. (a) The Department may conduct an investigation upon receipt of a complaint to insure that the agency is in compliance with this Act. If, based upon the results of its investigation, the Department determines that the agency is not in compliance with this Act, it shall serve a notice of violation upon the agency as set forth in paragraph (2) of subsection (g) of Section 4 above. Upon request by a complainant, the Department shall notify the complainant of the results of any investigation of a complaint.

(b) The complaint, a copy of the complaint, or a record published, released or otherwise disclosed to the agency shall not disclose the name of the complainant unless the complainant consents in writing to the disclosure or the investigation results in a judicial proceeding, or unless disclosure is essential to the investigation.

(c) An agency licensed under this Act or its agents shall not transfer, harass, dismiss, or retaliate against a recipient who is the subject of a complaint under this Act.

(Source: P.A. 85-1250.)

(210 ILCS 135/6) (from Ch. 91 1/2, par. 1706)

Sec. 6. (a) The Department shall deny an application for a license, or revoke or refuse to renew the license of a community mental health or developmental services agency, or refuse to issue a license to the holder of a temporary permit, if the Department determines that the applicant, agency or permit holder has not complied with a provision of this Act, the Mental Health and Developmental Disabilities Code, or applicable Department rules and regulations. Specific grounds for denial or revocation of a license, or refusal to renew a license or to issue a license to the holder of a temporary permit, shall include but not be limited to:

(1) Submission of false information either on Department licensure forms or during an inspection;

(2) Refusal to allow an inspection to occur;

(3) Violation of this Act or rules and regulations promulgated under this Act;

(4) Violation of the rights of a recipient;

(5) Failure to submit or implement a plan of correction within the specified time period; or

(6) Failure to submit a workplace violence prevention plan in compliance with the Health Care Workplace Violence Prevention Act.

(b) If the Department determines that the operation of a community mental health or developmental services agency or one or more of the programs or placements certified by the agency under this Act jeopardizes the health, safety or welfare of the recipients served by the agency, the Department may immediately revoke the agency's license and may direct the agency to withdraw recipients from any such program or placement. If an agency's license is revoked under this subsection, then the

Department or the Department's agents shall have unimpeded, immediate, and full access to the recipients served by that agency and the recipients' medications, records, and personal possessions in order to ensure a timely, safe, and smooth transition of those individuals from the program or placement.

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(c) Upon revocation of an agency's license under subsection (b) of this Section, the agency shall continue providing for the health, safety, and welfare of the individuals that the agency was serving at the time the agency's license was revoked during the period of transition. The private, not-for-profit corporation designated by the Governor to administer the State plan to protect and advocate for the rights of persons with developmental disabilities under Section 1 of the Protection and Advocacy for Persons with Developmental Disabilities Act, contingent on State funding from the Department, shall have unimpeded, immediate, and full access to recipients and recipients' guardians to inform them of the recipients' and recipients' guardians' rights and options during the revocation and transition process.

(d) The Office of Inspector General of the Department of Human Services shall continue to have jurisdiction over an agency and the individuals it served at the time the agency's license was revoked for up to one year after the date that the license was revoked.

(Source: P.A. 100-313, eff. 8-24-17.)

(210 ILCS 135/7) (from Ch. 91 1/2, par. 1707)

Sec. 7. (a) Except in emergency situations, no license may be denied or revoked unless the applicant or licensee is given written notice of the grounds for the Department's action. The applicant or licensee may appeal the Department's proposed action and shall do so within 15 days after receipt of the Department's written notice by making written request to the Department for a hearing. Notice of the time, place and nature of the hearing shall be given to the applicant or licensee not less than 2 weeks prior to the date of the hearing. The hearing shall proceed, and the notice shall be delivered, in accordance with The Illinois Administrative Procedure Act, as now or hereafter amended.

(b) If the applicant or licensee does not submit a request for a hearing as provided for in this Section, or if after conducting the hearing the Department determines that the license should not be issued or renewed or that the license should be revoked or denied, the Department shall issue an order to that effect. If the order is to revoke the license, it shall specify that the order takes effect upon receipt by the licensee, and that the agency shall not operate during the pendency of any proceeding for judicial review of the Department's decision, except under court order.

(c) Final administrative decisions shall be subject to judicial review exclusively as provided in the Administrative Review Law, as now or hereafter amended, except that any petition for judicial review of a Department action under this Act shall be filed within 15 days after receipt of notice of the Department's final determination. The term "administrative decision" has the meaning ascribed to it in Section 3-101 of the Code of Civil Procedure.

(Source: P.A. 85-1250.)

(210 ILCS 135/8) (from Ch. 91 1/2, par. 1708)

Sec. 8. (a) Any community mental health or developmental services agency that continues to operate after its license is revoked under this Act, or after its license expires and the Department refuses to renew the license, is guilty of a business offense and shall be fined an amount in excess of \$500 but not exceeding \$2,000, and each day of violation is a separate offense. All fines shall be paid to the Mental Health Fund.

(b) Whenever the Department is advised or has reason to believe that any person, group of persons, association,

partnership or corporation is operating an agency without a license or permit in violation of this Act, the Department may investigate to ascertain the facts, may notify the person or other entity that he is in violation of this Act, and may make referrals to appropriate investigatory or law enforcement agencies. Any person, group of persons, association, partnership or corporation who continues to operate a community mental health or developmental services agency as defined in subsection (b) of Section 3 of this Act without a license or temporary permit issued by the Department, after receiving notice from the Department that such operation is in violation of this Act, shall be guilty of a business offense and shall be fined an amount in excess of \$500 but not exceeding \$2,000, and each day of operation after receiving such notice is a separate offense. All fines shall be paid to the Mental Health Fund.
(Source: P.A. 85-1250.)

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(210 ILCS 135/9) (from Ch. 91 1/2, par. 1709)

Sec. 9. By July 1, 1989, the Department shall adopt rules pursuant to the Illinois Administrative Procedure Act to establish minimum standards for licensing community-integrated living arrangements under this Act. These rules shall govern the operation and conduct of community-integrated living arrangements and shall provide for the license application process; agency standards and financial requirements; licensing, certification and license renewal procedures; revocation of licenses; notification to recipients of their rights and the ability to contact the Guardianship and Advocacy Commission; emergency actions which can be taken by the Department to protect recipients' rights, welfare, and safety; and any other rules deemed necessary to implement the provisions of this Act.

By December 31, 1996, the Department shall adopt rules under the Illinois Administrative Procedure Act that specify the components of reimbursement for community-integrated living arrangements and include costs as reported on the Interagency Statistical and Financial Report.

By December 31, 2011, the Department shall adopt rules under the Illinois Administrative Procedure Act that govern the assignment and operations of monitors and receiverships for community-integrated living arrangements wherein the Department has identified systemic risks to individuals served. The rules shall specify the criteria for determining the need for independent monitors and receivers, their conduct once established, and their reporting requirements to the Department. These monitors and receivers shall be independent entities appointed by the Department and not staff from State agencies. This paragraph does not limit, however, the Department's authority to take necessary action through its own or other State staff.

(Source: P.A. 97-441, eff. 8-19-11.)

(210 ILCS 135/9.1)

Sec. 9.1. Recipient's funds; protection.

(a) To protect a recipient's funds, a service provider:

(1) May accept funds from a recipient for safekeeping and management if the service provider receives written authorization from the recipient or the recipient's guardian.

(2) Shall maintain a written record of all financial arrangements and transactions involving each individual recipient's funds and shall allow each recipient, or the recipient's guardian, access to that written record.

(3) Shall provide, in order of priority, each recipient, or the recipient's guardian, if any, or the recipient's immediate family member, if any, with a written itemized statement of all financial transactions involving the recipient's funds or a copy of the recipient's checking or savings account register for the period. This information shall be provided at least quarterly.

(4) Shall purchase and maintain a surety bond or other commercial policy with crime coverage in an amount equal to or greater than all of the recipient's personal funds deposited with the service provider to which employees of the service provider have access to secure against loss, theft, and insolvency. The insurance company that provides the surety bond or commercial policy with crime coverage shall inform the Division of Developmental Disabilities of the Department of Human Services of any reduction or cancellation of the surety bond or commercial policy with crime coverage.

(5) Shall keep any funds received from a recipient in an account separate from the service provider's funds for safekeeping, and shall not withdraw all or any part of the recipient's funds unless the service provider is (i) returning the funds to the recipient upon the request of the recipient or any other person entitled to make the request, (ii) paying the recipient his or her allowance, or (iii) making any other payment authorized by the recipient or any other person entitled to make that authorization.

(6) Shall deposit any funds received from a recipient in excess of \$100 in an interest-bearing account insured by agencies of, or corporations chartered by, the State or the federal government. The account shall be in a form that clearly indicates that the service provider has only a fiduciary interest in the funds and that any interest earned on funds in the account shall accrue to the recipient. The service provider may keep up to \$100 of a recipient's funds in a non-interest-bearing account or petty cash fund, to be readily available for the recipient's current expenditures.

(7) Shall, upon written request of a recipient or the recipient's guardian, return to the recipient or the recipient's guardian of the estate all or any part of the recipient's funds given to the service provider for safekeeping, including the accrued interest earned on the deposits of the recipient's funds.

(8) Shall (i) place any monthly allowance that a recipient is entitled to in the recipient's personal account or give the monthly allowance directly to the recipient, unless the service provider has written authorization from the recipient, the recipient's guardian, or the recipient's parent if the recipient is a minor, to handle the monthly allowance differently, (ii) take all steps necessary to ensure that a monthly allowance that is placed in a recipient's personal account is used exclusively by the recipient or for the recipient's benefit, and (iii) require any person other than the recipient who withdraws funds from the recipient's personal account that constitute any portion of the recipient's monthly allowance to execute an affidavit that the funds will be used exclusively for the benefit of the recipient.

(9) If an adult recipient is incapable of managing his or her funds and does not have a guardian or immediate family member, the service provider shall notify the Office of the State Guardian of the Guardianship and Advocacy Commission.

(b) Upon the death of a recipient, unless otherwise provided by State law, the service provider shall provide the executor or administrator of the recipient's estate with a complete accounting of all the recipient's personal property, including any funds of the recipient being held by the service provider.

(c) If a recipient changes service providers, the former service provider shall provide the new service provider with a written verification by a public accountant of all the recipient's money and property being transferred and shall obtain a signed receipt for the money and property from the new service provider upon transfer of the recipient's money and property.

(d) If a service provider is sold, the service provider

shall provide the new owner with a written verification by a public accountant of all the recipient's money and property being transferred and shall obtain a signed receipt for the money and property from the new owner upon transfer of the recipient's money and property.

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(Source: P.A. 98-1073, eff. 8-26-14.)

(210 ILCS 135/9.2)

Sec. 9.2. Emergency contacts and required records. An agency shall collect and securely store identifying and contact information for each resident. Unless otherwise required by statute or an agency's rules or policies, this information may include, but not be limited to, a current photograph, personal contact information, guardian or emergency contact information, a log of all off-site overnight visits, current identification card, medical card, social security number, and birth certificate. A resident's individual service coordination agency shall maintain copies of the documents as well. The log of all off-site overnight visits shall not apply to intermittent community-integrated living arrangements or in situations where the resident leaves to stay with parents and family. This information shall be updated periodically.

(Source: P.A. 100-313, eff. 8-24-17.)

(210 ILCS 135/10) (from Ch. 91 1/2, par. 1710)

Sec. 10. Community integration.

(a) Community-integrated living arrangements shall be located so as to enable residents to participate in and be integrated into their community or neighborhood. The location of such arrangements shall promote community integration of persons with mental disabilities.

(b) Beginning January 1, 1990, no Department of State government, as defined in the Civil Administrative Code of Illinois, shall place any person in or utilize any services of a community-integrated living arrangement which is not certified by an agency under this Act.

(Source: P.A. 100-602, eff. 7-13-18.)

(210 ILCS 135/11)

Sec. 11. All agencies previously licensed under the Community Residential Alternatives Licensing Act are subject to and shall be licensed under this Act.

(Source: P.A. 90-423, eff. 8-15-97.)

(210 ILCS 135/12)

Sec. 12. Nursing services. Subject to appropriation, the Department shall adjust its rate methodology for community-integrated living arrangements using as a guide the findings and recommendations of the CILA nursing services reimbursement working group established by Senate Resolution 514 of the 94th General Assembly in order to improve the efficient and effective utilization of nursing personnel, to increase the levels of nursing services, and to improve access and availability of nursing services for residents of community-integrated living arrangements.

(Source: P.A. 95-577, eff. 8-31-07.)

(210 ILCS 135/13)

Sec. 13. Fire inspections; authority.

(a) Per the requirements of Public Act 96-1141, on January 1, 2011 a report titled "Streamlined Auditing and Monitoring for Community Based Services: First Steps Toward a More Efficient System for Providers, State Government, and the Community" was provided for members of the General Assembly. The report, which was developed by a steering committee of community providers, trade associations, and designated representatives from the Departments of Children and Family Services, Healthcare and Family Services, Human Services, and Public Health, issued a series of recommendations, including recommended changes to

Administrative Rules and Illinois statutes, on the categories of deemed status for accreditation, fiscal audits, centralized repository of information, Medicaid, technology, contracting and streamlined monitoring procedures. It is the intent of the 97th General Assembly to pursue implementation of those recommendations that have been determined to require Acts of the General Assembly.

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(b) For community-integrated living arrangements licensed under this Act, the Office of the State Fire Marshal shall provide the necessary fire inspection to comply with licensing requirements. The Office of the State Fire Marshal may enter into an agreement with another State agency to conduct this inspection if qualified personnel are employed by that agency. Nothing in this Section shall limit a local authority with jurisdiction from conducting local code inspection and enforcement or from conducting fire incident planning activities.

(Source: P.A. 100-313, eff. 8-24-17; 100-593, eff. 6-22-18.)

(210 ILCS 135/13.1)

Sec. 13.1. Registry checks for employees.

(a) Within 60 days after August 19, 2011 (the effective date of Public Act 97-441), the Department shall require all of its community developmental services agencies to conduct required registry checks on employees at the time of hire and annually thereafter during employment. The required registries to be checked are the Health Care Worker Registry, the Department of Children and Family Services' State Central Register, and the Illinois Sex Offender Registry. A person may not be employed if he or she is found to have disqualifying convictions or substantiated cases of abuse or neglect. At the time of the annual registry checks, if a current employee's name has been placed on a registry with disqualifying convictions or disqualifying substantiated cases of abuse or neglect, then the employee must be terminated. Disqualifying convictions or disqualifying substantiated cases of abuse or neglect are defined for the Department of Children and Family Services' State Central Register by the Department of Children and Family Services' standards for background checks in Part 385 of Title 89 of the Illinois Administrative Code. Disqualifying convictions or disqualifying substantiated cases of abuse or neglect are defined for the Health Care Worker Registry by the Health Care Worker Background Check Act and the Department's standards for abuse and neglect investigations in Section 1-17 of the Department of Human Services Act.

(b) In collaboration with the Department of Children and Family Services and the Department of Public Health, the Department of Human Services shall establish a waiver process from the prohibition of employment or termination of employment requirements in subsection (a) of this Section for any applicant or employee listed under the Department of Children and Family Services' State Central Register seeking to be hired or maintain his or her employment with a community developmental services agency under this Act. The waiver process for applicants and employees outlined under Section 40 of the Health Care Worker Background Check Act shall remain in effect for individuals listed on the Health Care Worker Registry.

(c) In order to effectively and efficiently comply with subsection (a), the Department of Children and Family Services shall take immediate actions to streamline the process for checking the State Central Register for employees hired by community developmental services agencies referenced in this Act. These actions may include establishing a website for registry checks or establishing a registry check process similar to the Health Care Worker Registry.

(Source: P.A. 97-441, eff. 8-19-11; 97-813, eff. 7-13-12.)

(210 ILCS 135/13.2)

Sec. 13.2. Emergency notification. Any facility licensed

under this Act shall notify the Department when emergency calls are made from the facility. The Department shall adopt any rules necessary to implement this Section, including, but not limited to, reporting procedures and protocols and penalties for failure to report.

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(Source: P.A. 101-75, eff. 1-1-20.)

(210 ILCS 135/13.3)

Sec. 13.3. Community-integrated living arrangement per diem reimbursement. As used in this Section, "medical absence" means a situation in which a resident is temporarily absent from a community-integrated living arrangement to receive medical treatment or for other reasons that have been recommended by third-party medical personnel, including, but not limited to, hospitalizations, placements in short-term stabilization homes or State-operated facilities, stays in nursing facilities, rehabilitation in long-term care facilities, or other absences for legitimate medical reasons.

Beginning January 1, 2025, the Department's Division of Developmental Disabilities shall provide 100% of the per diem reimbursement to a 24-hour community-integrated living arrangement provider for up to 20 days for any resident requiring a medical absence. During the medical absence, the provider shall hold the bed for the resident. After the medical absence, the resident shall return to the community-integrated living arrangement when the resident is medically able to return in order for the provider to receive the full per diem reimbursement for the absent days. The per diem reimbursement shall be in addition to the existing occupancy factor policy set by the Division of Developmental Disabilities.

(Source: P.A. 103-593, eff. 6-7-24.)

(210 ILCS 135/14)

Sec. 14. Transparency for individuals and guardians. By October 1, 2011, the Department shall make available to individuals and guardians upon enrollment a document listing telephone numbers and other contact information to report suspected cases of abuse, neglect, or exploitation. The information provided shall include a delineation of the individuals' rights. By July 1, 2012, the Department shall make available through its website information on each agency regarding licensure and quality assurance survey results; licensure and contract status; and substantiated findings of abuse, egregious neglect, and exploitation. The Department shall adopt rules regarding the posting of this information and shall inform individuals and guardians of its availability during the initial provider selection process.

(Source: P.A. 97-441, eff. 8-19-11.)

(210 ILCS 135/14.5)

Sec. 14.5. Authorized electronic monitoring of a resident's room.

(a) A resident shall be permitted to conduct authorized electronic monitoring of the resident's room through the use of electronic monitoring devices placed in the room pursuant to the Authorized Electronic Monitoring in Community-Integrated Living Arrangements and Developmental Disability Facilities Act.

(b) No person shall:

(1) intentionally retaliate or discriminate against any resident for consenting to authorized electronic monitoring under the Authorized Electronic Monitoring in Community-Integrated Living Arrangements and Developmental Disability Facilities Act; or

(2) prevent the installation or use of an electronic monitoring device by a resident who has provided the staff of the community-integrated living arrangement with notice and consent as required in Section 20 of the Authorized Electronic Monitoring in Community-Integrated Living Arrangements and Developmental Disability Facilities Act.

A violation of this subsection is a business offense, punishable by a fine not to exceed \$1,000. The State's Attorney of the county in which the community-integrated living arrangement is located, or the Attorney General, shall notified by the Director of any violations of this subsection. (Source: P.A. 101-229, eff. 1-1-20.)

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(210 ILCS 135/15)

Sec. 15. Designation of representative. Any adult resident of a community-integrated living arrangement who does not have a legal guardian and has not been adjudicated incompetent may designate another adult of his or her choice to serve as the representative of the resident for the sole purpose of receiving notification from the agency or from the Department concerning any incident or condition regarding the health, safety, or well-being of the resident. The designation shall be made in writing and signed by the resident, the designated representative, and a representative of the agency. The agency shall inform the resident of his or her right to designate another adult as a representative for such purposes. The designation may be revoked in writing by the resident at any time. The agency shall provide a designation of representative form that is substantially the same as the following:

"DESIGNATION OF REPRESENTATIVE

I, (insert name), am years old and reside at

I have not been adjudicated incompetent and do not have a legal guardian.

I hereby delegate (insert name, phone number, and e-mail address of designated representative), an adult who resides at, as my representative for the sole purpose of receiving notification of any incident that may affect my health, safety or well-being while a resident at, and hereby give my consent to (insert name of agency) to communicate with (insert name of designated representative) about any such incident.

I understand that I may revoke this Designation of Representative at any time by notifying (insert name of agency) in writing that I wish to do so.

I also understand that by executing this document I am waiving my right to confidentiality, but only to the extent of the authority conveyed in this document.

(Insert Name of Resident)

.....
Signature of Resident

(Insert Name of Representative)

.....
Signature of Representative

(Insert Name of Agency Representative)

.....
Signature of Representative".
(Source: P.A. 97-441, eff. 8-19-11.)



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Section III, Item A.



Z-07-2025: Request to consider a text amendment to Sections IV.D and VI of the Burr Ridge Zoning Ordinance to review potential language regulating maximum lot sizes.

Prepared for: Village of Burr Ridge Plan Commission/Zoning Board of Appeals
Greg Trzupek, Chairman

Petitioner: Village of Burr Ridge

Prepared by: Janine Farrell, Community Development Director, & Ella Stern, Planner

Date of Hearing: May 5, 2025

During the 2024 annual zoning review, the Plan Commission identified a potential text amendment limiting the lot size for residential properties. On July 22, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on this potential Zoning Ordinance amendment. The proposed amendments would establish maximum lot sizes, thereby prohibiting lots from exceeding a certain size within a residential district. The Plan Commission expressed concern regarding the consolidation of residential lots to construct homes larger than neighboring properties, which could result in homes that are out of character with the surrounding area.

Currently, the Burr Ridge Zoning Ordinance does not regulate maximum lot sizes, only minimum lot sizes. The minimum lot size requirements for single-family detached dwellings within the R-1, R-2, R-2A, R-2B, R-3, R-4, and R-5 Planned Residence Districts are as follows:

R-1 SINGLE-FAMILY RESIDENCE DISTRICT:

Permitted Uses

	Minimum Lot Area
Single-family - lots of record existing on August 11, 1997	5 acres
Single-family - lots of record created after August 11, 1997	5 acres

R-2 SINGLE-FAMILY RESIDENCE DISTRICT:

Permitted Uses

	Minimum Lot Area
Single-family detached dwellings	2 acres

R-2A SINGLE-FAMILY RESIDENCE DISTRICT:

Permitted Uses

	Minimum Lot Area
Single-family detached dwellings	40,000 Square Feet

R-2B SINGLE-FAMILY RESIDENCE DISTRICT:

Permitted Uses

	Minimum Lot Area
Single-family detached dwellings	30,000 Square Feet

R-3 SINGLE-FAMILY RESIDENCE DISTRICT:

Permitted Uses

	Minimum Lot Area
Single-family detached dwellings	20,000 Square Feet

R-4 SINGLE-FAMILY RESIDENCE DISTRICT:

Permitted Uses

	Minimum Lot Area
Single-family detached dwellings	not less than 20,000 square feet, except as herein otherwise regulated for planned developments in this district. Also, when recommended by the Plan Commission and approved by the Board of Trustees, lots of a lesser size will be permitted if the total number of lots does not exceed the number which would be possible if all lots were not less than 20,000 square feet in area and, further, if the reduction in size is not more than 25%. (Amended by A-25-1-80)

R-5 PLANNED RESIDENCE DISTRICT:

Permitted Uses

	Minimum Lot Area
Single-family detached dwellings	12,000 Square Feet

Neighboring Municipality Research:

Staff researched neighboring municipalities to review their regulations for maximum lot sizes within residential districts. Of the seven municipalities surveyed, none were found to regulate maximum lot sizes. Their Zoning Ordinances included only minimum lot size requirements and limitations on maximum building coverage.

Municipality	Regulation
Darien	No maximum lot size regulations.
Hinsdale	No maximum lot size regulations.
Indian Head Park	No maximum lot size regulations.
Oakbrook Terrace	No maximum lot size regulations.
Oakbrook	No maximum lot size regulations.
Willowbrook	No maximum lot size regulations.
Willow Springs	No maximum lot size regulations.

Considerations:

Upon review of Zoning Ordinance regulations to draft language prescribing a maximum lot size, staff identified two considerations for Commission discussion. Staff is seeking direction from the

Plan Commission at this initial public hearing and will prepare draft language based on that discussion.

Consideration 1/Existing Lots – Staff seeks Plan Commission direction on how to treat existing lots which would exceed the newly established maximum lot size. There are many unsubdivided parcels or old “estate” lots in the Village which would likely be larger than the regulated maximum lot size. As an example, if the Plan Commission adopts language requiring a maximum lot size for Single-Family Residential zoned properties, any existing parcel larger than that maximum size becomes non-conforming.

- A. Option1 - Permit Building on Non-Conforming Lots: Under Zoning Ordinance Sections IV.D and XII, the code currently allows property owners to issue a building permit for a single detached home on a non-conforming lot, meaning that even if a lot was larger than the newly imposed maximum, the property owner could still build a single-family home as long as they meet other applicable zoning and building code regulations. If the Plan Commission wishes to prevent new single-family homes on parcels larger than the maximum area, Zoning Ordinance Section IV.D must be amended. Otherwise, all parcels that existed prior to the proposed amendment would be grandfathered in and could still obtain building permits.
- B. Option 2 - Prohibit Building on Non-Conforming Lots: If Zoning Ordinance Section IV.D is amended to prohibit single-family homes on non-conforming lots exceeding the maximum lot size, then property owners would have three options available: (1) Apply for a variance. In accordance with the Findings of Fact for variations, the owners would have to prove a hardship. (2) Subdivide. The single parcel could be divided into lots which do not exceed the maximum lot size and multiple homes could be built. (2) Rezone. The property owner could potentially rezone to a larger residential zoning district which would permit a lot of that maximum size. This poses a challenge for parcels exceeding the maximum lot size zoned R-1 since that is the largest residential district. Only options 1 (variation) and 2 (subdivide) would be possible to pursue.

Consideration 2/Rezoning for Subdivisions - Staff seeks direction from the Plan Commission on when individuals wish to rezone a property to do a by-right subdivision for detached, single-family residences. The proposed rezoning of a parcel to a smaller residential district (i.e. R-1 to R-3) would result in exceeding the maximum lot size permitted. As a result, a variation would be required to allow the rezoning and then also the subdivision under the existing zoning regulations. If the owner cannot prove a hardship due to the physical surroundings, shape, or topographical conditions of the property involved, the variance request would likely be denied.

Proposed Language:

While formal language has not been proposed and staff seeks direction based upon the aforementioned considerations, the Plan Commission may wish to add additional language for the following sections:

- Section VI.: The Plan Commission may consider regulating maximum lot sizes for the “single-family detached dwellings” permitted use within each residential zoning district. If so, the Plan Commission must determine the appropriate maximum lot sizes. For reference, the minimum lot size regulations were provided on pages 1-2 of this report.

- If the Plan Commission wishes to regulate maximum lot sizes in residential districts (Section VI), they may also wish to include language in the General Regulations (Section IV.D) to prohibit construction of homes on non-conforming lots (Consideration 1).

Public Comment

No public comment was received.

Findings of Fact

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. Staff is requesting Plan Commission assistance with letter ‘b’ of the Findings of Fact.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance.
- b. The amendment fulfills the purpose and intent of the Zoning Ordinance.

Attachments

- Exhibit A – Petitioner’s Materials and Findings of Fact



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Ella Stern, Planner, Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge

PETITIONER'S ADDRESS: 7660 S. County Line Road, Burr Ridge, Illinois 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630)-654-8181 x.6260

EMAIL: estern@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

PUBLIC HEARING REQUESTED: ☐ Special Use ☐ Rezoning ☒ Text Amendment ☐ Variation(s)

DESCRIPTION OF REQUEST:

Request to consider a text amendment to Sections IV.D and VI of the Burr Ridge Zoning Ordinance to review potential language regulating maximum lot sizes.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Ella Stern

Petitioner's Signature

4/14/25

Date of Filing



**FINDINGS OF FACT
FOR AN AMENDMENT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

The Zoning Ordinance does not currently regulate a maximum lot size.

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

To be determined by the Plan Commission.

(Please transcribe or attach additional pages as necessary)



VILLAGE OF BURR RIDGE

MEMORANDUM

TO: Village of Burr Ridge Plan Commission
Greg Trzupek, Chairman

FROM: Ella Stern, Planner

DATE: May 5, 2025

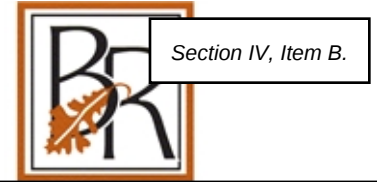
RE: Board Report

The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on April 14, 2025.

- **Z-03-2025: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment and Findings of Fact**
 - The Board approved an Ordinance approving a request for an amendment to Ordinance A-834-02-19 and Ordinance A-834-01-24, a special use for automobile sales, and outdoor, overnight storage of retail vehicles, eliminating the requirement of a fence along the southeast boundary of its property, with conditions. The recommendation was unchanged from the Plan Commission.
- **V-01-2025: Oak Creek Club Subdivision (Curelo); Variation and Findings of Fact**
 - The Board directed staff to prepare an Ordinance denying a request for a variation from Section IV.K.2 of the Zoning Ordinance for a variation from Section IV.K.2 of the Zoning Ordinance to permit the on-site outdoor storage of commercial vehicles and relevant attachments and implements to be used for snow removal on a seasonal, annual basis. The recommendation was unchanged from the Plan Commission.
- **Z-06-2025: 78 Burr Ridge Parkway (Patti’s Sunrise Café); Special Use Amendment and Findings of Fact**
 - The Board directed staff to prepare and Ordinance approving a request for a special use amendment to Ordinance #A-834-12-24, Ordinance #A-834-19-21, and Ordinance #A-834-06-21 to permit permanent outdoor dining at an existing restaurant. The recommendation was unchanged from the Plan Commission.

04/03/2025

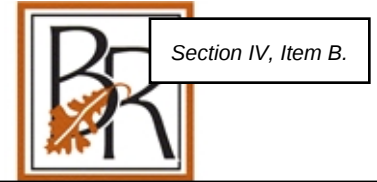
Permits Applied for March 2025



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Work by Owner?	Description
JPR-25-059	03/03/2025	ROWs DuPage Locations	Intren Trenching (815) 354-5557 dloftin@intren.com	N	Right-of-Way Utility
JCA-25-061	03/05/2025	8301 Clynderven Rd	Normandy Construction Co Inc (630) 455-3115 permits@normandyremodeling.com	N	Residential Alteration
JPF-25-060	03/05/2025	15W260 Plainfield Rd	Mr & Mrs Chris Juarez (210) 262-5243 cljuarez02@gmail.com	N	Fence
JPR-25-062	03/07/2025	1316 Laurie Ln	Irish Castle Paving (708) 599-0844	N	Right-of-Way Driveway
JPS-25-064	03/10/2025	806 Village Center Dr.	Aurora Sign Co (630) 898-5900 lhelberg@aurorassign.com	N	Sign

04/03/2025

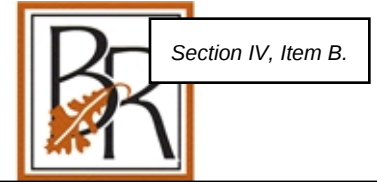
Permits Applied for March 2025



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Work by Owner?	Description
JCA-25-065	03/11/2025	701 Burr Ridge Club Dr	McNaughton Brothers (630) 986-8485 william@mcnaughtonbrothers.com	N	Residential Alteration
JPR-25-063	03/11/2025	6111 Madison St	Vian Construction (847) 364-5369	N	Right-of-Way Utility
JPS-25-066	03/11/2025	800 Village Center Dr	My Salon Suite (248) 880-8810 atrivedi@mysalonsuite.com	N	Sign
JPS-25-067	03/11/2025	800 Village Center Dr	My Salon Suite (248) 880-8810 atrivedi@mysalonsuite.com	N	Sign
JCPB-25-069	03/12/2025	7850 GRANT ST	Power Solutions International (630) 509-6081 scott.dematteis@psiengines.com	N	Building Misc

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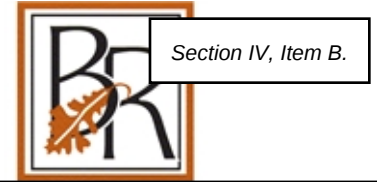
Permits Applied for March 2025



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Work by Owner?	Description
JPR-25-068	03/12/2025	7804 Drew Ave	Irish Castle Inc (708) 599-0844 nestor@irishcastlepaving.com	N	Right-of-Way Driveway
JPR-25-070	03/12/2025	9750 S. Jackson St.	AZA Construction (708) 539-8770 srz.development@gmail.com	N	Right-of-Way Utility
JCPB-25-074	03/14/2025	6403 Pine Crest Ct	Patricia Halikias & James Denos & James De (708) 906-0269 pahlikias@icred.com	N	Building Misc
JPAT-25-071	03/14/2025	8351 MEADOWBROOK DR	Revive Your Lawn LLC (630) 890-9387 office@reviveyourlawn.com	N	Res Patio
JCPB-25-076	03/17/2025	8224 Windsor	Prairie Path Group (708) 354-2182 zoe@prairiepathgroup.com	N	Building Misc

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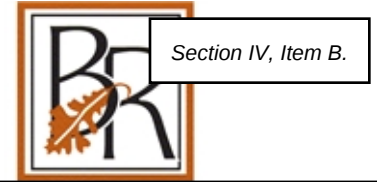
Permits Applied for March 2025



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Work by Owner?	Description
JCA-25-078	03/18/2025	1404 Burr Ridge Club Dr	LaMantia Design and Construction (630) 663-9900 jcasciaro@lamantia.com	N	Residential Alteration
JPAT-25-077	03/18/2025	7915 Deerview Ct	Sierra Scape Group LLC (630) 486-9424 sales@hsglandscape.com	N	Res Patio
JPR-25-081	03/19/2025	8282 Ridgpointe Dr	J Guerrero Trucking & Paving (847) 630-5991 alonso.guerrero.9514@gmail.com	N	Right-of-Way Driveway
JPR-25-082	03/19/2025	450 Devon Dr	Irish Castle Paving (708) 599-0844	N	Right-of-Way Driveway
JRSF-25-083	03/19/2025	9250 FOREST EDGE LN	Ahmed Kachlan (630) 812-8812 kachlantex@gmail.com	N	Residential New Single Family

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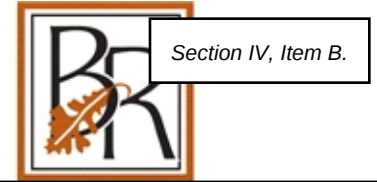
Permits Applied for March 2025



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Work by Owner?	Description
JCA-25-086	03/20/2025	117 Surrey Ln	Absolute Construction, Inc. Eric (219) 865-2771	N	Residential Alteration
JODK-25-080	03/20/2025	9S175 Drew Ave	All Season Landscape (815) 301-7750 jay@allseasonlandscape.com	N	Res Outdoor Kitchen
JPAT-25-079	03/20/2025	9S175 Drew Ave	All Season Landscape (815) 301-7750 jay@allseasonlandscape.com	N	Res Patio
JPR-25-087	03/20/2025	8412 Dolfor Cove	Martino Concrete (630)985-7045	N	Right-of-Way Driveway
JRAD-25-072	03/20/2025	65 CABERNET CT	Nadine O'Malley William O'Malley (312) 848-6565 Nadebaer@ameritech.net	Y	Residential Detached Accessory Bu

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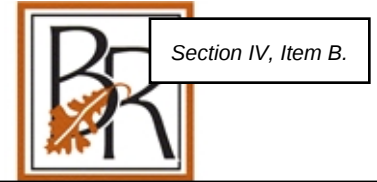
Permits Applied for March 2025



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Work by Owner?	Description
JRAD-25-084	03/20/2025	8372 Waterview Ct	Archie & Marie Massicotte & Marie (708)670-9970	Y	Residential Detached Accessory Bu
JPAT-25-088	03/21/2025	7804 Drew Ave	Arellano Landscape Jordan Arellano (630) 402-7001 arellano.landscaping01@gmail.com	N	Res Stoop Stairs
JPAT-25-073	03/24/2025	65 CABERNET CT	Caprio Prisby Architectural Dsg P.C. vcaprio@caprioprisby.com	Y	Res Patio
JPR-25-074	03/24/2025	65 CABERNET CT	Caprio Prisby Architectural Dsg P.C. vcaprio@caprioprisby.com	Y	Right-of-Way Driveway
JCA-25-092	03/25/2025	11631 Briarwood Ln	Extreme Remodeling (847) 877-4096 raul.negron@extrememergc.com	N	Residential Alteration

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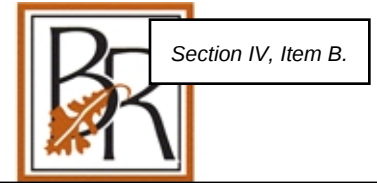
Permits Applied for March 2025



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Work by Owner?	Description
JCPB-25-093	03/25/2025	15W700 79th St	Greenday Landscaping (708) 937-2629 greendayprolandscaping@gmail.com	N	Building Misc
JDS-25-089	03/26/2025	7425 S Wolf Rd	Rezzar Demolition LLC (312) 468-4188 vahid@rezzardemolition.com	N	Demolition
JPF-25-096	03/26/2025	65 CABERNET CT	Complete Fence (815) 901-7554 mgallegos@cnifence.com	N	Fence
JPR-25-085	03/26/2025	ROWs DuPage Locations	MCImetro Access Transmission Services LL (616) 988-5312	N	Right-of-Way Utility
JPR-25-095	03/26/2025	7218 Fair Elms Ave	Zbl Concrete (312) 721-0835 zbl47500@gmail.com	N	Right-of-Way Driveway

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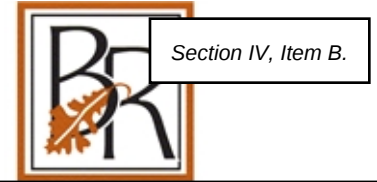
Permits Applied for March 2025



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Work by Owner?	Description
JCA-25-091	03/27/2025	1424 Tomlin Dr	Benache LLC (630) 532-4173 benacheinc@gmail.com	N	Residential Alteration
JCPB-25-090	03/27/2025	835 McClintock Drive	Amber Mechanical Contractors (708) 597-9700	N	Building Misc
JCPB-25-094	03/27/2025	15W431 59th St	Ray Graham Association LINDA GURGON (630) 620-2222 fortiz@raygraham.org	N	Building Misc
JELV-25-099	03/27/2025	6066 Keller Dr	Access Elevator Inc. (630) 616-6249 ariana@allaboutaccess.com	N	Elevator
JPR-25-097	03/27/2025	15W780 83rd St	Mr Piotr Cison Agnieszka Tylka (630) 707-0278 petercison@yahoo.com	Y	Right-of-Way Driveway

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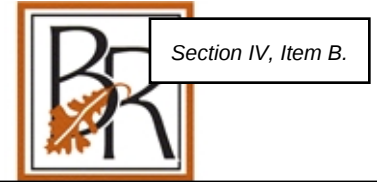
Permits Applied for March 2025



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Work by Owner?	Description
JRAD-25-098	03/27/2025	330 W 62nd St	Katherine Clark (630) 270-7062 katherine@mach1pd.com	N	Residential Addition
JPAT-25-100	03/28/2025	302 Burr Ridge Club Dr	Craig Bergmann Landscape Design (224) 668-3915 dbolak@craigbergmann.com	N	Res Patio
JPR-25-101	03/28/2025	302 Burr Ridge Club Dr	Craig Bergmann Landscape Design (224) 668-3915 dbolak@craigbergmann.com	N	Right-of-Way Driveway
JCPB-25-102	03/31/2025	6545 COUNTY LINE RD	MW Craftsman Inc. (630) 915-9868 matt@mwcraftsman.com	N	Building Misc
JPS-25-103	03/31/2025	96 Burr Ridge Parkway	ASI Construction (815) 333-2023 mkinsella@constructionbyosi.com	N	Sign

04/03/2025

Permits Applied for March 2025



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Work by Owner?	Description
TOTAL:		45			

Permits Issued March 2025

04/09/2025

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
DONALD BUONAVOLANTO	JPAT-24-255	03/04/2025	7900 Deerview Ct	Res Patio	50,000	
DONALD BUONAVOLANTO	JPR-24-256	03/04/2025	7900 Deerview Ct	Right-of-Way Driveway	1	
All Right Sign, Inc.	JPS-24-463	03/18/2025	6880 North Frontage Road, Su	Sign	12,000	
Jose De Jesus Padilla	JCPB-25-020	03/12/2025	15W227 79th St	Building Misc	2,700	
Jose De Jesus Padilla	JCPB-25-021	03/12/2025	15W227 79th St	Building Misc	1,800	
Caribbean Pools	JPPL-25-007	03/04/2025	9S175 Drew Ave	Res Swimming Pool	140,900	814
TBF Pro, Inc.	JCA-25-036	03/03/2025	912 Prairie Ridge Ct	Residential Alteration	80,000	1,452
A Green Temp Inc	JCPB-25-039	03/06/2025	745 McClintock Dr	Building Misc	200,000	1
Dave Knecht Commercial, LLC	JDS-25-042	03/03/2025	15W070 60th Street	Demolition	22,000	
Pools, Elevation	JPF-25-045	03/06/2025	8460 Dolfor Cove	Fence	20,000	
ESPO Engineering	JPR-25-047	03/06/2025	ROWs DuPage Locations	Right-of-Way Utility	3,343	
RL Builders	JPF-25-046	03/04/2025	6107 S. Garfield Ave.	Fence	6,000	
Brookhaven Marketplace	JCA-25-055	03/20/2025	100 Burr Ridge Pkwy	Com Alteration	75,000	650
Precision Today	JCPP-25-053	03/05/2025	10S424 Glenn Dr	Plumbing Misc	7,276	
Intren Trenching	JPR-25-059	03/10/2025	ROWs DuPage Locations	Right-of-Way Utility	45,110	
Normandy Construction Co Inc	JCA-25-061	03/12/2025	8301 Clyndervan Rd	Residential Alteration	91,990	430
Irish Castle Paving	JPR-25-062	03/12/2025	1316 Laurie Ln	Right-of-Way Driveway	9,900	
McNaughton Brothers	JCA-25-065	03/17/2025	701 Burr Ridge Club Dr	Residential Alteration	300,000	400
Revive Your Lawn LLC	JPAT-25-071	03/18/2025	8351 MEADOWBROOK DR	Res Patio	25,000	
TOTAL:	19					



Occupancy Certificate List Issued Previous Month

Section IV, Item B.

Cofo	Status	Issued To	Location	Category	Issued
OT25026	Issued	Burr Ridge Industrial Holdings LLC	281 South Frontage Rd	Com, Alteration	03/10/2025

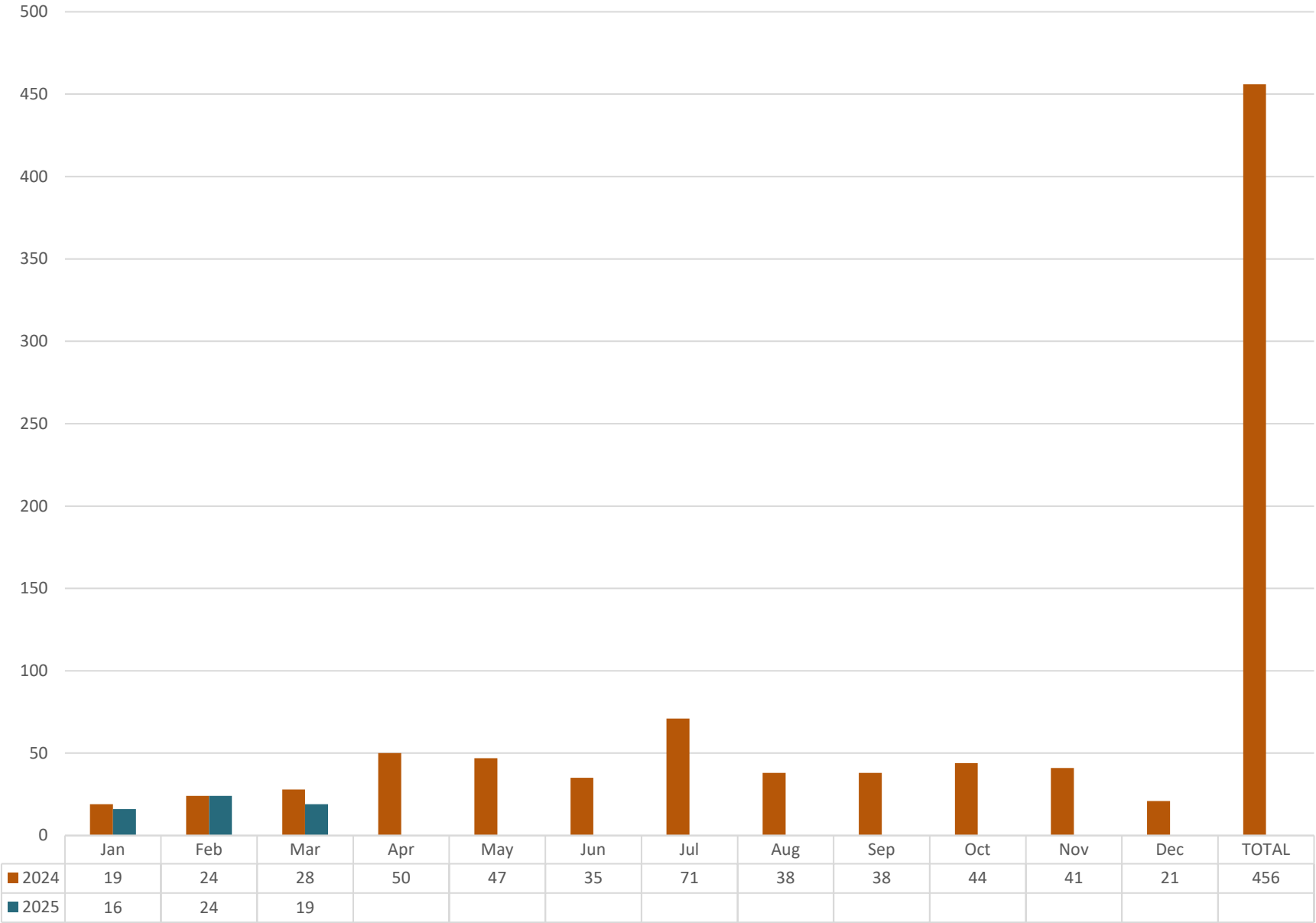
Total Occupancy Certificates: 1

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2025

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$3,400,000	\$150,000	\$9,000	\$360,000	\$3,919,000
	[2]	[1]	[1]	[2]	
FEBRUARY	\$0	\$141,426	\$0	\$1,139,917	\$1,281,343
	[0]	[4]	[0]	[3]	
MARCH		\$471,990	\$0	\$75,000	\$546,990
	[0]	[3]	[0]	[1]	
APRIL					
	[]	[]	[]	[]	
MAY					
	[]	[]	[]	[]	
JUNE					
	[]	[]	[]	[]	
JULY					
	[]	[]	[]	[]	
AUGUST					
	[]	[]	[]	[]	
SEPTEMBER					
	[]	[]	[]	[]	
OCTOBER					
	[]	[]	[]	[]	
NOVEMBER					
	[]	[]	[]	[]	
DECEMBER					
	[]	[]	[]	[]	
2025 TOTAL	\$3,400,000	\$763,416	\$9,000	\$1,574,917	\$5,747,333
	[2]	[8]	[1]	[6]	

Village of Burr Ridge Building Permits Issued 2024 Compared to 2025



Village of Burr Ridge New Housing Permits 2024 Compared to 2025

