



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

January 20, 2026

BLUE DIAMOND HOLDINGS, LLC.
MOSHE LEVOVITZ, MANAGER
MOSHE@MAYFLOWERCARELLC.COM

WSH PROPERTIES, LLC.
519 S PATTON AVENUE
ARLINGTON HEIGHTS, IL 60005

Re: 4N139 NORRIS AVENUE, WEST CHICAGO, IL (PIN: 01-21-403-003)
Proposed Group Home

Dear Moshe Levovitz, Manager of Blue Diamond Holdings, LLC.,

We have reviewed the proposed use of the property herein for a residential group home for not more than eight (8) people and two (2) caregivers, where those residing in the home will be “adults with development disabilities, known as a Community Integrated Living Arrangement (CILA),” and which the use therefore complies with Section 37-413.2: REQUIREMENTS FOR GROUP HOMES of the DuPage County Zoning Ordinance; to wit:

GROUP HOME: A dwelling unit shared by no more than eight (8) persons not related by blood, marriage, adoption or guardianship, plus their resident staff, who live together as a single housekeeping unit and in a long term family like environment in which staff persons assist in providing care, education and participation in community activities for the residents with the primary goal of enabling residents to live as self-sufficiently as possible in order to function at their maximum potential. A group home may be shared by groups such as, but not limited to, the disabled or persons fifty-five (55) years of age or older, but shall not include halfway houses, hospices, or living quarters which serve persons as an alternative to incarceration for a criminal offense. Facilities in which the total occupancy exceeds the limits set in section 37-413 of this chapter shall be considered group quarters.

37-413.2: REQUIREMENTS FOR GROUP HOMES:

In addition to satisfying the definition of group homes, group homes shall comply with the following requirements:

- A. The group home **is not** located less than six hundred feet (600'), measured horizontally in any direction, from any other building used as a group home



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pursuant to this chapter or defined as a group home pursuant to any adjacent jurisdiction's zoning ordinance.

- B. The total occupancy of the group home shall be limited to no more than eight (8) persons not related by blood, marriage, adoption or guardianship, plus no more than two (2) resident staff.
- D. No services including, but not limited to, counseling and other treatment shall be permitted for persons other than residents of the group home.

Sincerely,

Nicholas Kottmeyer, P.E
Chief County Administrator and Director of Public Works and Operations



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Date: December 12, 2025

DuPage County
Building and Zoning Department
421 N. County Farm Road
Wheaton, IL 60187

Re: Application for Group Home Certificate - Blue Diamond Holdings LLC

Dear Sir or Madam,

I am writing to formally submit this application for a Group Home Certificate for a residential group home to be operated by Blue Diamond Holdings LLC at our West Chicago location, which is situated in unincorporated DuPage County. The home address is 4N189 Norris Ave, West Chicago, IL 60185, and the parcel number is 0121403003.

Blue Diamond Holdings LLC has a long-term lease agreement with the property owner. A copy of the executed lease agreement is enclosed with this application for your review.

The proposed use is a small, community-based residential group home serving adults with developmental disabilities, known as a Community Integrated Living Arrangement (CILA). The home will operate in compliance with all applicable Illinois Department of Human Services, Division of Developmental Disabilities requirements, as well as all applicable DuPage County codes and ordinances.

The residence will function in a manner consistent with a typical single-family home. The intent is to provide a safe, supportive, and integrated living environment while maintaining compatibility with the surrounding neighborhood.

Because the property is located in unincorporated DuPage County, we understand that a Group Home Certificate is required for this use, and we respectfully request review and approval of this application. All required supporting documentation is included or will be provided promptly upon request.



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Please feel free to contact me if any additional information is needed.

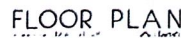
Thank you for your time and consideration.

Sincerely,

Moshe Levovitz
Blue Diamond Holdings LLC
773-242-9073



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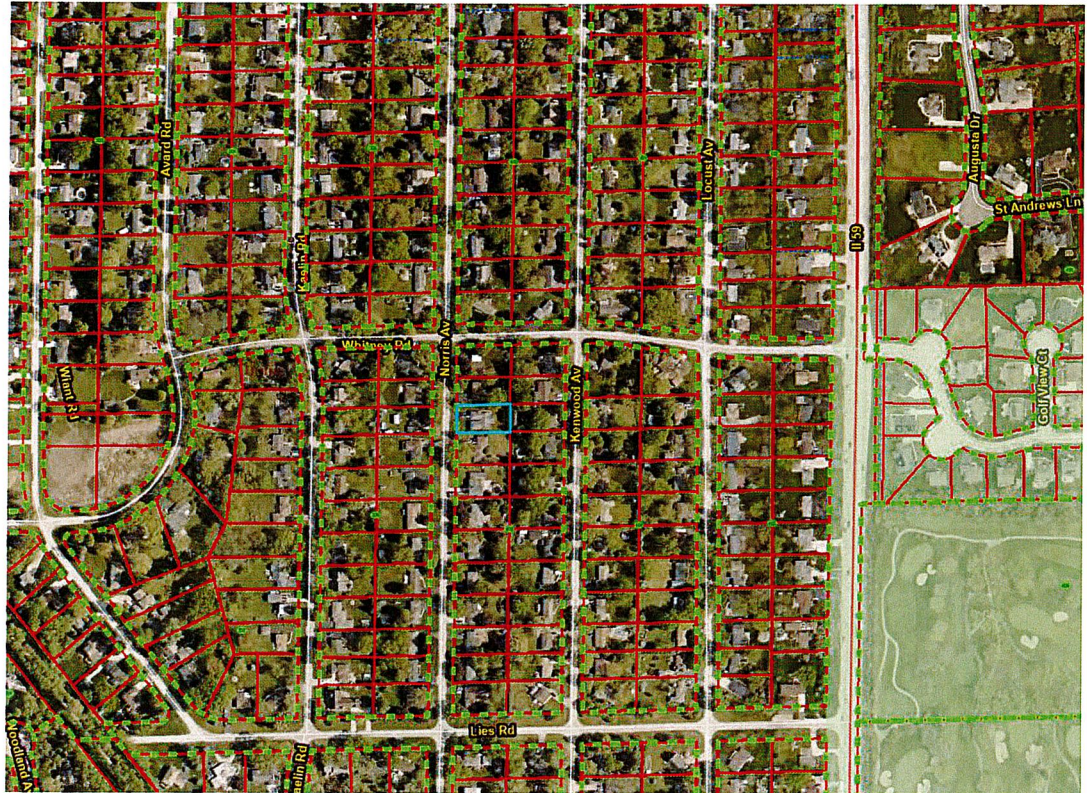


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