



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

September 4, 2025

USMANN QADEER, PRESIDENT
RAAYA CARE LLC
1S561 STEWART AV
LOMBARD, IL 60148
raayacare@gmail.com

Re: 1S561 STEWART AV LOMBARD, IL 60148 Proposed Group Home

Dear Usmann Qadeer, President Raaya Care LLC:

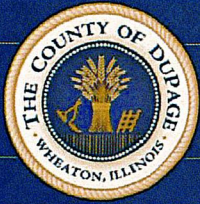
We have reviewed the proposed use of the property herein for a residential group home for not more than eight (8) people and two (2) caregivers where those residing in the home will be 55 years of age or older and which use therefore complies with Section 37-413.2: REQUIREMENTS FOR GROUP HOMES of the 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 pursuant to this chapter or defined as a group home pursuant to any adjacent jurisdiction's zoning ordinance.



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- 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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Application for Group Home Approval – 1S561 Stewart Ave, Lombard, IL

Prepared for submission to DuPage County

Prepared by: Usman Qadeer / Raaya Care LLC

Date: 9/2/25

To: DuPage County Development & Building Department

Subject: Application Request for Certificate of Occupancy – Group Home at 1S561 Stewart Ave, Lombard, IL

To Whom It May Concern:

I am writing to formally request review and approval for the operation of a group home located at 1S561 Stewart Avenue, Lombard, Illinois. The proposed residence is intended to serve eight (8) residents in a supportive housing environment, consistent with the requirements of the Illinois Shared Housing Act.

The home is a single-family property consisting of five (5) residential units. Please note that the first floor/walk-out basement level will not be used for group home purposes. The living spaces designated for residents will be located on the upper floors of the home and configured to provide safe, comfortable, and compliant shared housing.

As part of the licensing process with the State of Illinois, we are required to obtain a Certificate of Occupancy from the County. This certification will be submitted with our application for approval under the Shared Housing Act to ensure compliance with all applicable building, zoning, and life safety codes.

We respectfully request that DuPage County review our application and provide the necessary inspection and approval for a Certificate of Occupancy. We are committed to ensuring that the property and operations fully comply with all County regulations and State requirements.

Please advise us regarding any required forms, fees, or additional documentation necessary to move forward with this request.

Thank you for your time and consideration. I look forward to your guidance and to working with the County to bring this project into compliance.

Sincerely,

Usman Qadeer
President
Raaya Care, LLC
607-738-0240



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Group Home Application – DuPage County

This application packet is submitted for zoning/planning review and certificate of occupancy approval for a proposed group home in Lombard, Illinois.

Applicant / Organization Name: Raaya Care LLC

Applicant Contact Person: Usman Qadeer

Address: 2210 Midwest Rd, Suite 107, Oakbrook, IL 60523

Phone: 607-738-0240

Email: raayacare@gmail.com

Property Address: 1S561 Stewart Ave, Lombard, IL

Proposed Number of Residents: 8

Number of Units in Home: 5

Floors Used for Group Home: Upper floors only (walk-out basement not used)

Date of Submission: 9/2/25



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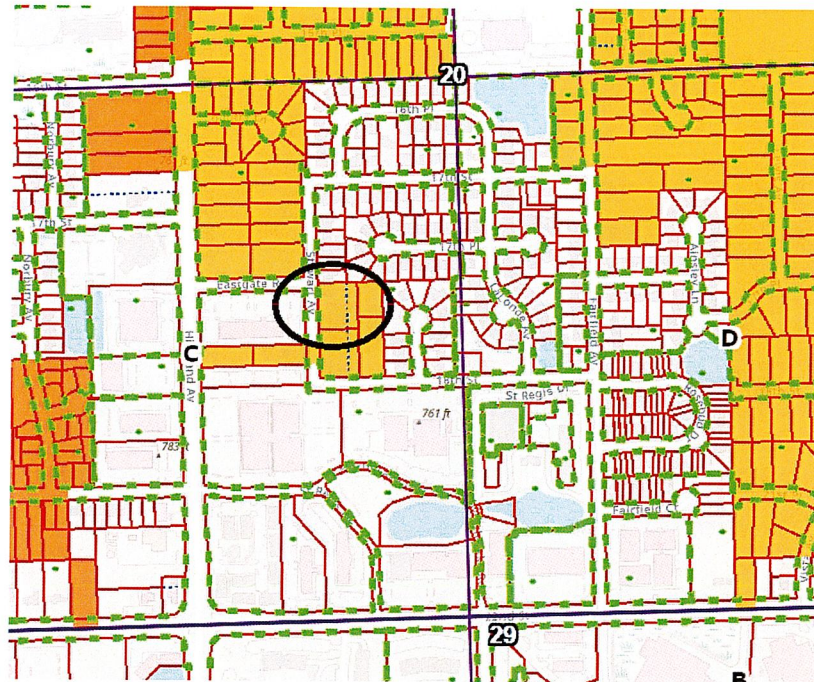
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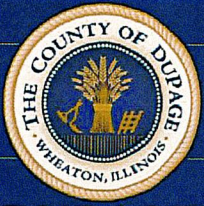
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