

**VILLAGE OF DOWNERS GROVE**  
Report for the Village

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
<b>1/13/2026</b>	
Zoning Ordinance Text Amendment - Home Day Care Regulations	Stan Popovich, AICP Director of Community Development

### SYNOPSIS

The petitioner is requesting approval of text amendments to the Village's Zoning Ordinance Day Care use regulations. Specifically, the petitioner is proposing the following zoning text amendments:

1. Day Care Homes: Increasing the maximum number of children permitted from eight (8) to twelve (12) including all natural, adopted and foster children of the residents of the dwelling unit.
2. Group Day Care Homes: Adding a new use category and definition to the Day Care use lists in Article 5 and updating the Supplemental Use Regulations in Article 6 to allow a maximum of sixteen (16) children.
3. Outdoor Play Area Screening: Allowing for existing chain link fences between five (5) and eight (8) feet in height with privacy slats to meet the screening requirements.

### STRATEGIC PLAN ALIGNMENT

The goals for 2025-2027 include a *Steward of Financial, Environmental, and Neighborhood Sustainability*.

### FISCAL IMPACT

N/A

### UPDATE & RECOMMENDATION

This item was discussed at the January 6, 2026 Village Council meeting. Staff recommends that no amendments to the Zoning Ordinance be made, and the approval of a motion to deny the petition for text amendments on the January 13, 2026 active agenda.

The Planning and Zoning Commission voted 5:1 at the November 17, 2025 meeting to recommend text amendments shown in the table below. Staff recommends denial of the petitioner's request and the PZC recommendation on the January 13, 2026 active agenda. For reasons stated in the PZC staff report the proposed text amendments are not in line with the Comprehensive Plan or corrects an error or inconsistency in the zoning ordinance.

As it relates to the PZC's recommendation to require a special use for group day care homes in all districts specified below, staff is concerned about the feasibility to monitor the use after approval. Day care operations can vary by operator and can fluctuate in a variety of ways including when children are dropped off and picked up, the number of clients that will visit a home, and hours of operations. The operations that

are presented on a case can change and would be extremely difficult to ensure compliance with an approved special use and conditions that may be placed on property.

Regulation	Current VoDG Zoning Ordinance Regulations	Petitioner's Request	Planning and Zoning Commission Recommendation
<b>Maximum Number of Children Allowed for Home Day Care</b>	<p>A maximum of eight (8) children, excluding all natural, adopted and foster children of the residents of the dwelling unit.</p> <p>Commentary – This is a ‘soft’ number as the children of the resident do not count towards the total number of children. As an example, if the resident had five (5) children living at the property, eight (8) non-resident children could be cared for at the property, resulting in a total of 13 children being cared for.</p>	<p>A maximum of twelve (12) children, including all natural, adopted and foster children of the residents of the dwelling unit.</p> <p>Commentary – This is a ‘hard’ number as the children of the resident do count towards the total number of children. As an example, if the resident had five (5) children living at the property, only seven (7) non-resident children could be cared for at the property, resulting in a total of 12 children being cared for.</p>	Same as Petitioner's Request
<b>Group Day Care Home</b>	Currently not permitted in the Village	<p>A group day care home with a maximum of sixteen (16) children would be a permitted by-right use in five residential zoning districts (R-1, R-2, R-3, R-4, and R-5) along with the DT (Downtown Transition) and FT (Fairview Transition).</p> <p>A group day care home would require a special use in two residential zoning districts (R-5A and R-6).</p>	A group day care home with a maximum of sixteen (16) children would require a special use permit in the following zoning districts: R-1, R-2, R-3, R-4, R-5, R-5A, R-6, DT, and FT.
<b>Outdoor Play Area Screening</b>	Outdoor play areas shall be fenced and screened from view from adjoining properties, which Village staff has consistently applied this to mean that a six-foot solid fence is required. Chain link is not permitted.	Outdoor play areas shall be fenced between five (5) and eight (8) feet high and screened from view from adjoining properties using wood privacy fencing or slats in a chain-link fence.	Outdoor play areas shall be screened with a six-foot solid fence (privacy wood or vinyl fence) and this expressly excludes chain-link fences with privacy slats.

## BACKGROUND

### Zoning Request

In early June 2025, Village staff was made aware that there was a home day care operating at 906 Oxford Street. The Village received two separate complaints that were concerned with the number of children at the house, the noise coming from the rear yard and traffic concerns related to pick up and drop off periods. Upon visiting the site, the Village determined that the petitioner was operating a day care center at 906 Oxford Street with 16 (sixteen) children. The property at 906 Oxford Street is zoned R-3 and a day care

center is not a permitted or special use in that zoning district. The required outdoor play area was not properly screened from adjoining properties with a six-foot solid fence.

The petitioner, who is also the operator of the day care, was provided a Notice of Violation on June 11, 2025, which stated that compliance with the Zoning Ordinance regulations was required no later than September 30, 2025. To comply with the Village's regulations, the petitioner would be required to reduce the number of children at the location to no more than eight (8) children and install a solid 6-foot designed fence that around the exterior of the rear yard. Upon discussions with the petitioner, it was determined that if the petitioner applied for a text amendment by the compliance date, the Village would stay enforcement.

As noted above, the existing *home day care* regulations includes a maximum number of (8) eight children as to help reduce the potential for neighborhood impact over increased vehicular traffic and noise in single family residential areas. It is also important to note that the existing *day care center* regulations, which allows for more than (8) eight children, requires additional parking to account for drop-offs/pick-ups. This requirement helps mitigate the negative impacts associated with spillover parking in adjacent areas. There is not sufficient room to provide for this type of additional parking on residentially zoned properties. Moreover, six-foot solid screening requires *home day cares* to be more compatible with the existing single family residential uses by providing appropriate screening for children and outdoor playground equipment. A six-foot solid fence helps mitigate both adverse visual and noise related impacts associated with a higher intensity land use abutting a lower intensity land use.

Lastly, the Comprehensive Plan discusses quality neighborhoods and notes that preserving and strengthening Downers Grove's existing neighborhoods is key to maintaining the unique identity of the community. The Comprehensive Plan does not call for increased commercial activity within single family detached residential areas. The existing Zoning Ordinance regulations are in place to ensure that day care uses are compatible with the existing single family residential uses and development patterns by minimizing any substantial or undue adverse effects. Day care uses can typically have substantial visual and operational impacts on nearby areas. These adverse impacts on surrounding properties include: noise, vehicular traffic, and outdoor storage of playground equipment.

#### Neighboring Community Research

During the PZC discussion, it was also suggested that staff research neighboring communities' regulations to inform the Village Council on how the Village compares with other nearby Day Care regulations. This is provided as an attachment. It should be noted that all but one community allows up 12 children for home day cares. However, only one community allow group home day care homes, while all others surveyed prohibit this use. See the table below for survey results.

	<b>Maximum Number of Children Allowed for Home Day Care</b>	<b>Group Day Care Home</b>	<b>Outdoor Play Area Screening</b>
Downers Grove	A maximum of eight (8) children, excluding all natural, adopted and foster children of the residents of the dwelling unit.  As noted in the table above, this is a 'soft' number.	Currently not permitted.	Outdoor play areas shall be, fenced and screened from view from adjoining properties, which Village staff has consistently applied this to mean that a six-foot solid fence is required. Chain link is not permitted.
Chicago	A maximum of twelve (12) children, including all natural, adopted and foster children of the residents of the dwelling unit.	A maximum of sixteen (16) children, including all natural, adopted and foster children of the residents of the dwelling	Day care facilities established in any M or PMD district must be operated within a completely enclosed building with no outdoor or unenclosed

	As described in the table above, this is a 'hard' number.	unit.	recreational areas. (Sec. 17-9-0105.5-C)
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	<b>Maximum Number of Children Allowed for Home Day Care</b>	<b>Group Day Care Home</b>	<b>Outdoor Play Area Screening</b>
Glen Ellyn	A maximum of twelve (12) children, including all natural, adopted and foster children of the residents of the dwelling unit.  As described in the table above, this is a 'hard' number.	Currently not permitted.	No outdoor fencing requirement.
Lisle	A maximum of twelve (12) children, including all natural, adopted and foster children of the residents of the dwelling unit.  As described in the table above, this is a 'hard' number.	Currently not permitted.	No outdoor fencing requirement.
Naperville	A maximum of twelve (12) children, including all natural, adopted and foster children of the residents of the dwelling unit.  As described in the table above, this is a 'hard' number.	Currently not permitted	No outdoor fencing requirement.
Westmont	A maximum of eight (8) children, including all natural, adopted and foster children of the residents of the dwelling unit.  As described in the table above, this is a 'hard' number.	Currently not permitted	Outdoor activity areas associated with day care center uses must be fenced and screened from view of abutting properties. (Sec. 6.04.C.2)
Woodridge	A maximum of twelve (12) children, including all natural, adopted and foster children of the residents of the dwelling unit.  As described in the table above, this is a 'hard' number.	Currently not permitted.	No outdoor fencing requirement.

### Public Comment

Prior to the public hearing, staff received fifteen (15) letters of support for the proposed text amendment. During the PZC hearing eight (8) members of the public expressed support for the requested text amendments. After the PZC hearing, staff received one (1) additional letter of support. All received letters are attached.

### **ATTACHMENTS**

Staff Report with Attachments Dated November 17<sup>th</sup>, 2025

Draft Minutes of the Planning and Zoning Commission Hearing dated November 17<sup>th</sup>, 2025

Additional Public Correspondence

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Village Attorney DATE: January 13, 2026  
(Name)

RECOMMENDATION FROM: \_\_\_\_\_ FILE REF: 25-PZC-0033  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to deny the petition requesting text amendments to the Village's Zoning Ordinance regarding day care centers (25-PZC-0033).



**SUMMARY OF ITEM:**

Adoption of this motion shall deny amendments to the Village's Zoning Ordinance Day Care regulations.

**RECORD OF ACTION TAKEN:**

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**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE PLANNING AND ZONING COMMISSION**  
**NOVEMBER 17<sup>TH</sup>, 2025 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
25-PZC-0033	Text Amendments	Flora León, AICP Senior Planner

### REQUEST

The petitioner is requesting approval of Text Amendments to the Zoning Ordinance's Day Care use regulations. Specifically, the proposed zoning text amendments include:

1. Day Care Homes: Increasing the maximum number of children permitted from eight (8) to twelve (12) including all natural, adopted and foster children of the residents of the dwelling unit.
2. Group Day Care Homes: Adding a new use category and definition to Day Care use lists in Article 5 and updating the Supplemental Use Regulations in Article 6 of the Zoning Ordinance. This use would allow a maximum of sixteen (16) children.
3. Outdoor Play Area Screening: Allowing for existing chain link fences between five (5) and eight (8) feet in height to install privacy slats to meet the screening requirements.

### NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

### GENERAL INFORMATION

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**PETITIONER:** Laurance Lilja  
906 Oxford Street  
Downers Grove, IL 60516

### ANALYSIS

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#### SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Proposed Amendments

#### PROJECT DESCRIPTION

In early June 2025, Village staff was made aware that there was a home day care operating at 906 Oxford Street. The Village received two separate complaints that were concerned with the number of children at the house, the noise coming from the rear yard and traffic concerns related to pick up and drop off periods.

The Village's Zoning Ordinance (Section 28.050(f)) has two definitions for day care, 'day care home' and 'day care center':

- A day care home allows for a maximum of eight (8) children and is permitted by-right in all residential zoning districts along with the DT (Downtown Transition) and FT (Fairview Transition) zoning districts.
- A day care center allows for more than eight (8) children and is a special use in three residential (R-5, R-5A and R-6) zoning districts, the DB (Downtown Business), DT (Downtown Transition), INP-1 (Neighborhood-scale Institutional and Public District) and FB (Fairview Business) zoning districts. A day care center is a permitted by-right use in all business, office-research and manufacturing zoning districts.

Upon visiting the site, the Village determined that the petitioner was operating a day care center at 906 Oxford Street with 16 (sixteen) children. The property at 906 Oxford Street is zoned R-3 and a day care center is not a permitted or special use in that zoning district. The required outdoor play area was not properly screened from adjoining properties with a six-foot solid fence.

The petitioner, who is also the operator of the day care, was provided a Notice of Violation on June 11, 2025, which stated that compliance with the Zoning Ordinance regulations was required no later than September 30, 2025. To comply with the Village's regulations, the petitioner would be required to reduce the number of children at the location to no more than eight (8) children and install a solid 6-foot designed fence that would need to be installed around the exterior of the rear yard. Upon discussions with the petitioner, it was determined that if the petitioner applied for a text amendment by the compliance date, the Village would stay enforcement.

The petitioner is requesting text amendments to the Village Zoning Ordinance Day Care use regulations. A summary list of the proposed amendments is shown in Table 1 below. For each proposed amendment new proposed text is underlined, while text proposed to be removed is shown as a ~~strikeout~~.

Table 1: Proposed Text Amendment

Section	Text	Description
28.05.050(f)(2)	Day Care Home. A dwelling unit licensed by the State of Illinois in which day care is provided for a maximum of <del>eight (8) children- twelve (12) children, excluding including</del> all natural, adopted and foster children of the residents of the dwelling unit. See also DGMC Section 28.6.030.	Proposes to increase the number of children permitted in a home day care from eight (8) to twelve (12).
28.05.050(f)	<u>Group Day Care Home. A dwelling unit licensed by the State of Illinois in which day care is provided for a maximum of sixteen (16) children, including all natural, adopted and foster children of the residents of the dwelling unit. See also DGMC Section 28.6.030.</u>	Proposes to add <i>Group Day Care Home</i> as a third use category under the Village Zoning Ordinance Day Care uses. The State of Illinois defines this use category in their Illinois Statutes.
28.06.030(a)	Day care centers, <u>group day care homes</u> , and day care homes must be licensed by the State of Illinois under the Illinois Child Care Act (225 ILCS 10/2.09) <del>), (225 ILCS 10/2.18), (225 ILCS 10/2.20)</del> or other applicable statute	Proposes that the Village Zoning Ordinance reference the definitions in the Illinois Child Care Act associated with "Group Day Care Home" and "Day Care Homes." See Table-2 (below) to review these definitions.
28.06.030(b)	Day care homes, <u>group day care homes</u> , and day care centers for children in R districts must include an outdoor play area, fenced <u>between five (5) and eight (8) feet high</u> and screened from view from adjoining properties <u>using wood privacy fencing or slats in a chain-link fence</u> , with a minimum of two hundred fifty	Proposes to allow chain link fences with privacy slats and a height ranging between five (5) and eight (8) feet in height, instead of providing a six-foot solid fence, to meet the screening requirements for an outdoor play area associated with a day care home and day care center.

Section	Text	Description
	(250) square feet of outdoor play area for each child at the facility, based on maximum enrollment of the day care facility.	

The proposed text amendments would add a new definition for day care: ‘group day care home’ as shown above. A group day care home with a maximum of sixteen (16) children would require a special use in two residential zoning districts (R-5A and R-6). A group day care home would be permitted by-right use in five residential zoning districts (R-1, R-2, R-3, R-4, and R-5) along with the DT (Downtown Transition) and FT (Fairview Transition) zoning districts (as shown in Table 2 below).

Table 2: Proposed Use Table

Day Care	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	DT	FT	Supplemental Regulations
Day Care Home	P	P	P	P	P	P	P	P	P	Sec. 28.06.030
Day Care Center*	-	-	-	-	S	S	S	S	-	Sec. 28.06.030
<u>Group Day Care Home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>Sec.28.06.030</u>

\*Day Care Centers are also a permitted use in the B-1, B-2, B-3, O-R, O-R-M, M-1, M-2 Districts and permitted as a special use in the DB, INP-1 and FB Districts.

Should the proposed text amendments be approved by the Village Council, the petitioner would be classified as a Group Day Care Home and would be in compliance with the use regulations, but would still need to install slats within the existing chain link fence to meet the new screening requirement. If the proposed text amendments are not approved, the petitioner will be required to comply with the existing regulations.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Guiding DG Comprehensive Plan includes a chapters on Land Use and Development and Housing and Neighborhoods. The goals associated with each chapter are:

*Land Use and Development:*

- Under the guidance of the Future Land Use Map, approach land use decision in a way that fosters strategic and context-sensitive growth and promotes attractive development.
- The Village-Wide Design Toolkit recommends buffering and screening between residential areas and nearby commercial or industrial developments. This involves landscaping, fencing, setbacks, or sound barriers to minimize noise, visual disturbances, and other impacts.

*Housing and Neighborhoods:*

- Encourage and facilitate high-quality housing and neighborhoods for all residents in all stages of life and all incomes, maintaining and expanding the Downers Grove reputation as an attractive place to live.
- The Village should continue to promote home renovation and enforcement of property maintenance regulations to preserve neighborhood character, support housing quality, and maintain the appeal of established neighborhoods.

The proposed request is not consistent with the Guiding DG Comprehensive Plan.

**COMPLIANCE WITH ZONING ORDINANCE**

Currently, there are two day care use categories as shown below in Table 2 below. In order for the petitioner

to continue their existing operations, the Village Zoning Ordinance must be amended to more closely match the State of Illinois use categories listed in Table 2.

Table 3: Downers Grove Zoning Ordinance Definitions versus State of Illinois Definitions

<b>Downers Grove Zoning Ordinance Definitions</b>	<b>State of Illinois Definitions</b>
<p><u>Day Care Home:</u> A dwelling unit licensed by the State of Illinois in which day care is provided for a maximum of eight (8) children, excluding all natural, adopted and foster children of the residents of the dwelling unit. See also DGMC Section 28.6.030.</p>	<p><u>Day Care Home:</u> Means family homes which receive more than 3 up to a maximum of 12 children for less than 24 hours per day. The number counted includes the family's natural or adopted children and all other persons under the age of 12. The term does not include facilities which receive only children from a single household. (225 ILCS 10/2.18) (from Ch. 23, par. 2212.18)</p>
<p><u>Day Care Center:</u> A facility licensed by the State of Illinois that provides day care for more than eight (8) children or any number of adults. See also Sec. 6.030.</p>	<p><u>Day Care Center:</u> Means any child care facility which regularly provides day care for less than 24 hours per day for (1) more than 8 children in a family home, or (2) more than 3 children in a facility other than a family home, including senior citizen buildings. (225 ILCS 10/2.09) (from Ch. 23, par. 2212.09)</p>
<p><u>Group Day Care Home:</u> Currently not permitted in the Village.</p>	<p><u>Group Day Care Home:</u> Means a family home which receives more than 3 up to a maximum of 16 children for less than 24 hours per day. The number counted includes the family's natural or adopted children and all other persons under the age of 12. (225 ILCS 10/2.20) (from Ch. 23, par. 2212.20)</p>

Additionally, Section 28.6.030 requires that both day care homes and day care centers include an outdoor play area, fenced and screened from view from adjoining properties, which has Village staff has consistently applied this to mean that a six-foot solid fence is required. Solid privacy fences are interpreted to include privacy wood or vinyl fences, and staff application has expressly excluded chain-link fences with privacy slats.

## **ANALYSIS**

As noted above, the petitioner is requesting approval of Text Amendments to the Zoning Ordinance's day care use regulations.

The proposed text amendment is not in conformity with the proposed intent and purpose of the Comprehensive Plan. The Land Use and Development chapter notes that single family detached residential areas should consist of a detached single household per lot, organized into neighborhoods or subdivisions based on a unifying development pattern. The Housing and Neighborhoods chapter goals and key recommendations calls for a variety of housing types, residential new construction, additions and renovations that complement the established character and scale of the neighborhoods, and maintaining the integrity of the existing housing. The Plan discusses quality neighborhoods and notes that preserving and strengthening Downers Grove's existing neighborhoods is key to maintaining the unique identity of the community. The Comprehensive Plan does not call for increased commercial activity within single family detached residential areas.

Staff also does not find that the proposed zoning ordinance text amendment corrects an error or inconsistency in the zoning ordinance. Instead, the existing Zoning Ordinance regulations are in place to ensure that day care uses are compatible with the existing single family residential uses and development patterns by minimizing any substantial or undue adverse effects. Day care uses can typically have substantial visual and operational impacts on nearby areas. These adverse impacts on surrounding

properties include: noise, vehicular traffic, and outdoor storage of playground equipment.

The existing *home day care* regulations includes a maximum number of (8) eight children at to help reduce the potential for neighborhood impact over increased vehicular traffic and noise in single family residential areas. It is also important to note that the existing *day care center* regulations, which allows for more than (8) eight children, requires additional parking to account for drop-offs/pick-ups. This requirement helps avoid the negative impacts associated with spillover parking in adjacent areas. There is not sufficient room to provide for this type of additional parking on residentially zoned properties. Moreover, six-foot solid screening requires *home day cares* to be more compatible with the existing single family residential uses by providing appropriate screening for children and outdoor playground equipment. A six-foot solid fence helps mitigate both adverse visual and noise related impacts associated with a higher intensity land use abutting a lower intensity land use.

### NEIGHBORHOOD COMMENT

The legal notice was published in the *Daily Herald*. At this time, no public comments have been received on any proposed text amendment.

### STANDARDS OF APPROVAL

The petitioner is requesting approval of a text amendment to the zoning ordinance day care regulations. The review and approval criteria is listed below. The petitioner has submitted a narrative that attempts to address all the standards of approval. The Planning and Zoning Commission should consider the petitioner's documentation, the staff report, and the discussion at the Planning and Zoning Commission meeting in determining whether the standards for approval have been met.

#### ***Section 28.12.020(f) Review and Approval Criteria of Zoning Ordinance Text Amendments***

*The decision to amend the zoning ordinance text is a matter of legislative discretion that is not controlled by any one standard. In making recommendations and decisions about zoning ordinance text amendments, review and decision-making bodies must consider at least the following factors:*

- (1.) Whether the proposed text amendment is in conformity with the policy and intent of the comprehensive plan.*
- (2.) Whether the proposed zoning ordinance text amendment corrects an error or inconsistency in the zoning ordinance, meets the challenge of a changing condition or is necessary to implement established policy.*

### **DRAFT MOTION**

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Based on the analysis above, staff believes the standards for granting a text amendment have not been met. As such, staff recommends **denial** of the requested text amendments. Should the Planning and Zoning Commission find that the request does not meet the standards for approval, staff has prepared a draft motion that the Planning and Zoning Commission may make for a denial of 25-PZC-0033:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has not met the standards of approval for a text amendment as required by the Village of Downers Grove Zoning Ordinance and is not in the public interest and therefore, I move that the Planning and Zoning Commission recommend to the Village Council denial of 25-PZC-0033 regarding the proposed amendments to Sections 5 and 6 of the Zoning Ordinance.

Should the Planning and Zoning Commission find that the request meets the standards of approval for a text amendment staff has prepared a draft motion that the Planning and Zoning Commission may make for the approval of 25-PZC-0033:

25-PZC-0033 Text Amendment  
November 17th, 2025

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Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a text amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 25-PZC-0033 regarding the proposed amendments to Sections 5 and 6 of the Zoning Ordinance.

Staff Report Approved By:



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Stanley J. Popovich, AICP  
Director of Community Development

Proposed ordinance text amendments:

28.5.050(f)(2) Currently reads:

Day Care Home. A dwelling unit licensed by the State of Illinois in which day care is provided for a maximum of eight (8) children, excluding all natural, adopted and foster children of the residents of the dwelling unit. See also DGMC Section 28.6.030.

Proposed Text Amendment:

Day Care Home. A dwelling unit licensed by the State of Illinois in which day care is provided for a maximum of ~~eight (8)~~ twelve (12) children, ~~excluding~~ including all natural, adopted and foster children of the residents of the dwelling unit. See also DGMC Section 28.6.030.

**Group Day Care Home. A dwelling unit licensed by the State of Illinois in which day care is provided for a maximum of sixteen (16) children, including all natural, adopted and foster children of the residents of the dwelling unit. See also DGMC Section 28.6.030.**

28.6.030 Currently Reads:

- a. Day care centers and day care homes must be licensed by the State of Illinois under the Illinois Child Care Act (225 ILCS 10/2.09) or other applicable statute.

Proposed Text Amendment:

- a. Day Care Centers, **Group Day Care Homes**, and Day Care Homes must be licensed by the State of Illinois under the Illinois Child Care Act (225 ILCS 10/2.09), **(225 ILCS 10/2.18), (225 ILCS 10/2.20)** or other applicable statutes.

28.6.030(b) Currently Reads:

- b. Day care homes and day care centers for children in R districts must include an outdoor play area, fenced and screened from view from adjoining properties, with a minimum of two hundred fifty (250) square feet of outdoor play area for each child at the facility, based on maximum enrollment of the day care facility.

Proposed Text Amendment:

- b. Day care homes, **Group Day Care Homes**, and day care centers for children in R districts must include an outdoor play area, fenced **between five (5) and eight (8) feet high** and screened **from** view from adjoining properties **using wood privacy fencing or slats in a chain-link fence**, with a minimum of two hundred fifty (250) square feet of outdoor play area for each child at the facility, based on maximum enrollment of the day care facility.

Respectfully Submitted on 11/4/2025 by  
Laurance Lilja  
906 Oxford Street, Downers Grove, IL 60515

Current zoning

	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	FC	FB	FT	
Day Care																							
Day Care Home	P	P	P	P	P	P	P	---	---	---	---	---	P	---	---	---	---	---	---	---	---	p	Sec.28.06.030
Day Care Center	---	---	---	---	S	S	S	P	P	P	---	S	S	P	P	P	P	S	---	---	S	---	Sec.28.06.030

Proposed changes

	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	FC	FB	FT	
Day Care																							
Day Care Home	P	P	P	P	P	P	P	---	---	---	---	---	P	---	---	---	---	---	---	---	---	p	Sec.28.06.030
Group Day Care Home	P	P	P	P	P	S	S	---	---	---	---	---	P	---	---	---	---	---	---	---	---	p	Sec.28.06.030
Day Care Center	---	---	---	---	S	S	S	P	P	P	---	S	S	P	P	P	P	S	---	---	S	---	Sec.28.06.030

Submitted by Laurance Lilja  
November 12, 2025

## Address of Project Site: 906 Oxford Street

**A detailed response to all of the standards shall be provided, specifying how each standard is or is not met.**

### Section 12.020.F. Review and Approval Criteria (Zoning Ordinance Text Amendments)

The decision to amend the zoning ordinance text is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning ordinance text, review and decision making bodies must consider at least the following factors:

1. Whether the proposed text amendment is in conformity with the policy and intent of the Comprehensive Plan.

"Guiding DG Comprehensive Plan" copywrite 2025, as opposed to the "Comprehensive Plan" 2017. Page 17, ...promoting...neighborhood vitality, and also ...especially those that will result in jobs. Page 40, ...improve the character and quality of the community's residential neighborhoods. enhance it's commerical...areas, and a balanced approach to development. Page 42, "Neighborhood commercial areas function to provide residents with convenient, day-to-day goods and services within a short walk or drive from their homes." Page 49, states the goal of the "Housing and Neighborhoods" section, "Encourage and facilitate high-quality housing and neighborhoods for residents in all stages of life and all incomes, maintaining and expanding the Downers Grove reuptation as an attractive place to live." Brief due to limited response space, points made from the first third of the plan show that families need all the local, quality, affordable, child care spaces the village can provide.

2. Whether the proposed zoning ordinance text amendment corrects an error or inconsistency in the zoning ordinance, meets the challenge of a changing condition or is necessary to implement established policy.

The proposed zoning ordinance text amendment updates the current one by including both types of child care homes permitted licensure by the (225 ILCS 10/ Child Care Act of 1969). (225 ILCS 10/2.18) (from Ch. 23, par. 2212.18)

Sec. 2.18. "Day care homes" means family homes which receive more than 3 up to a maximum of 12 children for less than 24 hours per day. The number counted includes the family's natural or adopted children and all other persons under the age of 12. The term does not include facilities which receive only children from a single household.  
(Source: P.A. 87-674.)

(225 ILCS 10/2.20) (from Ch. 23, par. 2212.20)

Sec. 2.20. "Group day care home" means a family home which receives more than 3 up to a maximum of 16 children for less than 24 hours per day. The number counted includes the family's natural or adopted children and all other persons under the age of 12.  
(Source: P.A. 87-675)

The proposed text amendment would also help meet the challenge of a changing condition due to the loss of 38,000 child care spaces in Illinois in the past decade. This is in conformity with the intent of the "Guiding DG Comprehensive Plan" by supporting families as the village grows.

DRAFT

VILLAGE OF DOWNERS GROVE  
PLANNING AND ZONING COMMISSION MEETING

November 17, 2025, 7:00 P.M.

**FILE 25-PZC-0033: A PETITIONER IS REQUESTING THE CONSIDERATION OF TEXT AMENDMENTS TO VARIOUS ARTICLES WITHIN CHAPTER 28 (ZONING ORDINANCE) OF THE MUNICIPAL CODE, REGARDING HOME DAY CARE USES. LAURANCE LILJA, PETITIONER.**

Laurance Lilja, petitioner, requested approval of Text Amendment to the Zoning Ordinance's Day Care use regulations for affordable local, small group childcare available for Downers Grove families. She felt that the proposed Text Amendment is conformity with the policy and intent of the Comprehensive Plan. She noted that in the Comprehensive Plan, there is a strong interest in approving retail spaces and retaining existing buildings, especially those that result in new jobs, and family childcare is business, mixed use, and would improve vitality and walkability for families. In regard to land use, the quality of the community and residential neighborhoods is improved when there is quality childcare in the neighborhood, and small group childcare is a different choice for parents than a center. She said that family childcare in the neighborhood is convenient for families, and being able to have your children nearby and with local families is something important to some residents when they have young children. She stated they want to maintain and expand the idea that Downers Grove is a reputable and attractive place for families to live, as many families prefer a family childcare home instead of centers.

Ms. Lilja displayed images of the front of their house and stated that they do not really bother anybody with traffic and she encourages her families to not turn around in people's driveways and be considerate when dropping off and picking up. She discussed the three proposed zoning text amendments, including increasing the maximum number of children permitted from 8 to 12, including all children of the residents of the dwelling unit for day care homes, adding a new use category and definition to Day Care use lists in Article 5 and updating the Supplemental Use Regulations in Article 6 of the Zoning Ordinance to allow a maximum of 16 children in the group day care homes, and allowing for existing chain link fences between 5 and 6 feet to install privacy slats to meet screening requirements.

Ms. Lilja gave her background in childcare to the Commission. She noted that the hours the kids are actually out in the backyard is a small percentage. She expressed that this ordinance has probably not been changed since it was originally written, and they now have a chance to correct and update it to make it possible for her and others to have their childcare spaces. She voiced that family childcare is a different quality of childcare and is much more affordable than centers.

Commissioner Patel asked if the fence was there when the operation began in February 2023. Ms. Lilja answered yes. Commissioner Patel the followed up about the hours of operation. Ms. Lilja responded 7 a.m. to 5:30 p.m.

Commissioner Eberhardt inquired how long she has been in business. Ms. Lilja responded 26 years since she started and around 20 years for group daycare. Commissioner Eberhardt asked if she complied with the fence requirements at the other locations she was at previously. Ms. Lilja

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answered no to the unincorporated location she lived, as it was a 325 feet foot deep lot, but she has put up her own fencing in other locations.

Commissioner Frankovic inquired about the reasons for the vacation of the other properties and if she has always had this number of children. Ms. Lilja responded mostly because she leased them. She said that she has had this number of children for about 20 years.

Commissioner Lincoln asked if she was wanting to change the code to match something she has always done, if she was thinking of expanding, or why they are having the conversation about the ordinance. Ms. Lilja answered because it is outdated and not up to the standards of the DCFS licensing, as they do not allow what the state allows for home daycares.

Chairman Rickard commented that it seems like this attempt is to make the Downers Grove Zoning Ordinance come in line with the Illinois State Statutes regarding these types of daycares, as well as the numbers, quantities, and some of the rules.

Commissioner Lincoln asked if the code is not allowing her to do something she has always done or if she wants the code to change so she can do more than currently. Ms. Lilja responded that somebody complained to her about the ordinance, stating that she will have to terminate 8 of her children after she had been doing it for 20 years. Commission Lincoln followed up and asked if she has always had a wait list or if that was relatively new. Ms. Lilja commented that the waitlist varies, because she really only has openings when someone goes up to kindergarten normally, except for the occasional move or transfer. She noted that right now she has a waiting list of three children, and she has had a waiting list 100% of the time over the last few years.

Commissioner Frankovic inquired if her neighbors have ever expressed concerns with her business. Ms. Lilja answered just one next door neighbor.

Commissioner Lincoln asked if it was concerns that could be mitigated. Ms. Lilja responded that they try to keep cars away from her driveway, as they have had a previous problem with that. She voiced that it is very difficult to talk to the neighbor, so she does not.

Commissioner Eberhardt commented that they have a stack of support letters. She asked if any of them are adjacent to her yard. Ms. Lilja responded not that she is aware of.

Chairman Rickard asked for public comment.

Matthew Clark addressed the traffic concern. He said that right now the way they do drop off and pick up is to put the personal cars on the street and the kids and parents use the driveway to help mitigate traffic.

Ashley Bellus spoke in favor of the proposal as a previous neighbor and a consumer of childcare services in the community. She stated that she works in healthcare and her husband works in critical infrastructure, so they need the ability to maintain affordable childcare. She noted that Senator John Curran and two other Illinois senators built their legislative plans to make childcare more affordable. She said Capital News Illinois highlighted that the state of Illinois has lost over 4,000 licensed childcare providers in the past decade, and this proposal is simply looking to update an outdated ordinance to be aligned with what is already permitted under DCFS. She added that all 20

## DRAFT

surroundings cities from Downers Grove are aligned with DCFS capacity and 6 are aligned with DCFS local ordinances. She voiced that the Comprehensive Plan speaks to the importance of supporting new entrepreneurs and existing small businesses, and this is a local entrepreneur. Mrs. Bellus voiced that there was no traffic impact in her three years living as their neighbor, no disruptive noise, and they had a well-maintained home. She strongly recommended moving the proposal forward.

Kevin Barto expressed that they have the opportunity to review Village and State regulations, and the amendment request to match Village policy to DCFS and state policy makes total sense. He supported the petitioner's efforts in working with the Village to propose the amendments and find a solution. He stated that the state is strict in the rules and enforcement regarding capacities and criteria of this topic, and they are asking the Village to update their ordinances to be in line with them. He pointed out that in-home daycares do not operate on weekends, very early mornings, or evenings that could cause disruption to a neighborhood. He shared that while the Village memo stated that the proposed request was not consistent with the Village Comprehensive Plan, he pointed out a key statement within the plan that says the Village should consider updating current zoning ordinance and related ordinances to ensure that they reflect Village policy and the community's desires. He voiced that home daycares have many benefits and the capacities needs to increase to accomplish this.

Amy Tiberi expressed the Comprehensive Plan's purpose is to guide growth and development in ways that reflect shared values, advanced diversity, equity, inclusion by expanding opportunities for all residents, which is central to this discussion. She said childcare services are essential to family friendly neighborhoods and accessible options within residential areas help maintain neighborhood quality while meeting individual family in home needs. She added that home daycares promote equity and diversity by ensuring affordable high-quality care in ranges of age groups within the families and critical for livability and economic vitality. She added that without a local daycare option, her or her husband might have to reconsider their careers, which could ultimately mean leaving their home in Downers Grove. She asked the Commission to consider the text amendment to align with state regulated licensure, while making the options feasible and attractive for all residents.

Betsey Finnan discussed who Ms. Lilja and their family are and how important they are for the community. She explained that when her 5-year-old went to kindergarten, they did not qualify for after school care at school, and normal daycare centers do not usually accept a child for after school care only, so they found Ms. Lilja, who made an exception to have space for their child to come after school for a couple hours. She expressed her gratitude for Ms. Lilja and her family, and the wonderful services they provided to them. She added there were never any issues with cars coming and going when she was picking their child up.

Diana Doyle was concerned with hearing that they are the only community in this area that does not have this sort of zoning. She expressed that amending this would say that Downers Grove appreciates working families, need to childcare, and supports the community, and not amending it would not look very good.

Laura Nalley expressed that Mr. and Mrs. Lilja do this out of love, and she hopes that other settings like theirs could exist as long as it possibly can.

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Katie Bruby (ph) had a child that went to Ms. Lilja's and she opened up early for her so she could get to work. She said that they maintain a very peaceful, orderly, and loving home, which meant so much to her and her family. She felt that Downers Grove should be in line with other communities and with the state. She said anything they can do to help this family continue their business would be a great benefit to the community.

Chairman Rickard asked for the staff report.

Flore Leon, Senior Planner, voiced that the petition is a request for a Text Amendment. She gave some background for the request and location map. She voiced that in June 2025, the Village received two complaints associated with the number of children in the house and traffic, and a site visit revealed that the petitioner was operating under a daycare center with 16 kids and the outdoor area was not properly screened. A daycare center is not a permitted use in the R-3 zoning district, so the Village issued a notice of violation and required the petitioner come into compliance no later than September 30, 2025, which was for the petitioner to reduce the number of children to no more than 8 children and install a 6-foot solid fence. She said that the petitioner requested to amend to existing zoning ordinance daycare regulations on September 29th.

Ms. Leon stated that they placed a notice in the newspaper and did not receive any calls, but did receive 15 letters of support. She discussed the proposed Text Amendments and provided the existing zoning regulations. She highlighted that the screened outdoor play area is a requirement and staff application has excluded chain linked fences with privacy slats. Ms. Leon stated that a special use would be proposed for the group daycare home, and zoning districts at R5-A and R6. She discussed the types of categories in the Village of Downers Grove versus those of the state on these issues and talked about how the regulations would affect this particular property. She said that if the amendments were approved by Village Council, the petitioner would be classified as a group daycare home and would be in compliance with those use regulations, but they would still need to install the privacy slats within the chain linked fencing to meet the screening requirement. She shared that if the proposal is denied, the petitioner would be required to comply with the existing regulations, meaning the children would have to be reduced to 8 and they would have to install a 6-foot solid fence. Staff believes that the proposed request is not consistent with the Guiding DG Comprehensive Plan, especially in the section on Land Use and Development. She said Staff believed that standards for granting a text amendment had not been met and recommended denial of the requested text amendments.

Commissioner Toth asked about the comment that Downers Grove is the only Village that does not follow the Illinois Childcare Act and if that is accurate. Ms. Leon responded that they found that in regard to the daycare home regulations, that Woodridge does allow a maximum of 12 within that use, but in Glen Ellyn has a maximum of 8 for that use category. She noted that they did not find a municipality that had this third use category, the group daycare home, allowing a maximum of 16 children.

Commission Eberhardt inquired why Downers Grove did not adopt the state ordinance as it was written. Mr. Zawila answered that the Illinois State Statute has evolved over the years and the number has changed, but Downers Grove are a home rule community, so they have a right to vary from the Illinois State Regulations and License Requirements. He said the Village made the decision to keep it at 8 children due to potential neighborhood impact, traffic, and noise.

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Commissioner Eberhardt asked if the daycare home and proposed group daycare home means that the primary use is a residence. Mr. Zawila responded that a single-family residence is the primary use. Commissioner Eberhardt further inquired if the 6-foot privacy fence was already for the daycare home or only for the upgrade. Ms. Leon answered that the 6-foot solid fence is the current requirement.

Commissioner Lincoln asked how long the current code has been in effect that talks about the numbers of children in the different daycares. Mr. Zawila stated since at least 2014, when the Comprehensive Zoning Ordinance was updated.

Commissioner Frankovic inquired if landscaping was considered privacy screening in this situation. Ms. Leon answered no, the code is not currently written that way.

Commissioner Lincoln asked if there was something about a daycare that changes the appeal of an establishment neighborhood or its longstanding character. Ms. Leon responded that it is not about if the daycare should be in the neighborhood, but more Staff's analysis when it comes to the maximum number of children either going from 8 to 12 in a home daycare or creating a new use category that now allows a maximum of 16 children.

Commissioner Lincoln inquired if increasing the number of children and having a higher capacity would impact the high-quality housing in neighborhoods, character, and appeal. Ms. Leon answered yes.

Chairman Rickard commented the question of this whole thing is the appropriate number for them to be on a residential property under these circumstances and the impacts that come along with it.

Commissioner Toth inquired if the two complaints received were by the same person. Ms. Leon answered it was two separate complaints.

Commissioner Eberhardt asked if they had specifics involved with their complaints. Mr. Zawila responded they complained of noise coming from the backyard and traffic concerns related to pick-up and drop-off periods, as well as the number of children at the house.

Commissioner Patel inquired if there is a procedural process for people who start a business like this out of their home to the Village or if Illinois State licensing covers that. Ms. Leon expressed that state licensing allows them to open the daycare, but the local ordinances still apply.

Chairman Rickard gave the petitioner the opportunity to come back up and address any comments or questions or add a closing statement.

Ms. Lilja expressed that the current ordinance does not say 6-foot wood fence. She said that DCFS has done the research and has had years of practice of operating and feel those are the two types of home daycares that work and are acceptable. She added that they also have had 25 years of safe and loving daycares. She spoke to the character of one of the complainants, who verbally abused her and one of her clients, so she did not know if the complaint was really about how many kids were there, but maybe some personal issues she has. She noted have had no complaints from any other locations of her daycares previously. She hoped the Commission could see how this will benefit the Village in the long run.

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Chairman Rickard asked the commissioners for discussion.

Commissioner Toth thanked the petitioner for having the courage to bring this forward for review. He said it seems clear from the testimony presented that there is a definite demand and not enough supply, and he said he would be agreeable to a modified version of what has been proposed. He noted that he did not feel very comfortable going from 8 to 16, as that is a pretty drastic change, but 8 to 12 seems like a logical step in the right direction.

Commissioner Frankovic agreed that 8 to 16 is a very large jump, even though there is a need, so she agreed with the amended version to include 12, that would not allow the group day care home, and to take into consideration privacy and respect to the surrounding neighbors by including the privacy fence installed and taking every measure possible to prevent any noise or disruptions.

Commissioner Toth agreed with staying consistent with the Village's stance on the 6-foot privacy fence. He noted that he would also include children residing in the home to be part of the 12.

Commissioner Eberhardt voiced that she would also support that instead of having a new category.

Commissioner Lincoln expressed that he had a soft spot for this, as his mom ran an at-home daycare, and almost all the people that attended would not have been able to afford daycare at a traditional facility. He said they get so many complaints about the cost of living and childcare and hearing people say maybe they should stop working because they are using half of their salary just to pay for childcare. He pointed out that every time they make these rules that are more restrictive, they all add up and then we wonder why things become so expensive. He stated that it is so important that they make sure there are these opportunities available for a wide range of people, but he also wanted to make sure the rules are the same for everybody. He commented that he was not 100% opposed to group care homes, but his biggest issue is that they are changing so much and felt it may need a little bit more debate and discussion.

Commissioner Eberhardt shared concern for the proposed use table saying that the group daycare home is permitted in all the residential levels. She felt that whole line of residential should be special use and reviewed on a case-by-case basis.

Commissioner Lincoln felt there could be a compromise in there somewhere.

Commissioner Frankovic stated that there also should be some consideration for the existing people in that neighborhood if they are going to start downsizing the business.

Commissioner Lincoln expressed that it is crazy that people have to think about not working to pay for a daycare center, and then not allowing that contributes to that and makes it harder for them.

Commissioner Eberhardt voiced that she felt they could help mitigate the noise with having a 6-foot solid fence and having signage to help with traffic.

Commissioner Patel was very hesitant. He said the concept of the need is definitely there; however, if they are increasing it at any number, they are increasing activity within residential areas. He said they have to look at if a decision like this would impact the Village positively or negatively. He

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noted it is a significant decision and he did not feel comfortable moving forward with any type of change without a larger discussion.

Chairman Rickard voiced that it was a big leap to have it permitted in most all the zoning districts. He agreed that there are some properties where it might be fine and appropriate if they have more space, driveway, screening, or might be more conducive to having that many kids, but there might be something in the same zoning class that is not ideal and might negatively impact neighbors.

Commissioner Lincoln leaned toward agreeing with some of the proposal, but also felt there was a chance of negatives. He noted that it is just so often that they hear the complaints about affordability, and he does not want to become a town where there are only people who can afford live-in nannies. He wondered about changing the number of daycare and potentially group daycare but making it all special use and case by case across the board. He was hard pressed to want to make the fence issue different, because they do have to mitigate the sound.

Commissioner Toth expressed that the Village has long stood by excluding chain-link fences. He stated that he would not support the group daycare amendment.

Mr. Zawila recommended doing a straw poll and asking the Planning and Zoning Commission if they want to increase the number of children for daycare homes, and then have someone make one motion and recommend the proposed text amendments with amendments that the Planning and Zoning Commission could make agreement.

Chairman Rickard voiced that what he heard the most concern over was adding the group daycare home. He asked the commissioners thoughts on the group daycare home category.

Commissioner Lincoln was in support of increasing the number to 12 for daycare homes. He suggested doing a straw poll of each proposed zoning text amendment separately. He was in support of the first one, but only would be in favor of the second one if it was special use for every single district and agreed increasing the number to 14 or 16. He added they would need to come before the Village Council and Planning and Zoning Commission to make sure people have taken steps to mitigate the impacts if they are in this zoning district, just like they do for drive-throughs. He added that if they agree to leave the fence requirement the way it is, they should make a recommendation to Council to change the code to specifically spell out the type of fencing required for screening.

Commissioner Eberhardt inquired where all of that would put the petitioner. Mr. Zawila clarified that if the recommendation was made a special use, the petitioner would have to come back in for a special use.

Commissioner Frankovic agreed with Commissioner Lincoln, and that it should be on an individual basis to be reviewed depending on the surroundings and neighborhood. She also agreed with increasing the number of children permitted in a group day care home to 12 and keeping the 6-foot solid, wood, or plastic fence requirement to respect privacy for everyone in the neighborhood.

Commissioner Patel voiced that he would feel comfortable with them all being special use.

Chairman Rickard stated that they all seem to be in consensus with that. He asked the commissioners thoughts on the fence requirement.

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Commissioner Frankovic commented that the neighborhood would be happier to not have as much of a view.

Chairman Rickard felt a solid wood or PPC fence would go a long way with mitigating visual and sound impact.

Commissioner Toth shared that they should leave it the way it is with the solid 6-foot fence requirement.

Chairman Rickard expressed that they now have consensus on two of the three. He said the numbers would still be as proposed, as they are only suggesting to make a special use if they wanted to increase numbers.

Commissioner Toth voiced that he would like to stay consistent with the surrounding communities and the state code. He noted that he was not a fan of having 16 with the group home, as that is a drastic change, but he could possibly be in agreeance if everyone else wanted to be in favor of that.

Chairman Rickard suggested maybe continuing and looking further into what the surrounding communities feel about that. Mr. Zawila stated that they could provide research from adjoining communities and provide that to Council with this proposal.

Commissioner Eberhardt noted that it would make Downers Grove more attractive if they had the possibility to have more with the home daycares.

**WITH RESPECT TO FILE 25-PZC-0033 BASED ON THE PETITIONER'S SUBMITTAL, STAFF REPORT, AND THE TESTIMONY PRESENTED, IT IS FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR A TEXT AMENDMENT AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING AND SUBDIVISION ORDINANCES AND IS IN THE PUBLIC INTEREST. THEREFORE, COMMISSIONER LINCOLN MADE A MOTION THAT THE PLANNING AND ZONING COMMISSION RECOMMEND THE VILLAGE COUNCIL APPROVAL OF FILE 25-PZC-0033, REGARDING THE PROPOSED AMENDMENTS TO SECTION 5 AND 6 OF THE ZONING ORDINANCE AS AMENDED BY THE PLANNING AND ZONING COMMISSION AS FOLLOWS:**

- 1. DAYCARE HOME. A DWELLING UNIT LICENSED BY THE STATE OF ILLINOIS IN WHICH DAY CARE IS PROVIDED FOR A MAXIMUM OF TWELVE (12) CHILDREN, INCLUDING ALL NATURAL, ADOPTED AND FOSTER CHILDREN OF THE RESIDENTS OF THE DWELLING UNIT, INCLUDING A NEW SUBSECTION 28.05.050(F), A NEW GROUP DAY CARE HOME, A DWELLING UNIT LICENSED BY THE STATE OF ILLINOIS IN WHICH DAY CARE IS PROVIDED FOR A MAXIMUM OF SIXTEEN (16) CHILDREN, INCLUDING ALL NATURAL, ADOPTED AND FOSTER CHILDREN OF THE RESIDENTS OF THE DWELLING UNIT, WITH THE STIPULATION THAT THE SUBJECT USE MUST BE SPECIAL USE IN ALL RESIDENTIAL ZONING DISTRICTS IN THE REPORT.**

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2. **DAY CARE CENTERS, GROUP DAY CARE HOMES, AND DAY CARE HOMES MUST BE LICENSED BY THE STATE OF ILLINOIS UNDER THE ILLINOIS CHILD CARE ACT (225 ILCS 10/2.09), (225 ILCS 10/2.18, (225 ILCS 10/2.20) OR OTHER APPLICABLE STATUTES.**
3. **DAY CARE HOMES, GROUP DAY CARE HOMES, AND DAY CARE CENTERS FOR CHILDREN IN R DISTRICTS MUST INCLUDE AN OUTDOOR PLAY AREA, FENCED AT SIX (6) FEET HIGH AND SCREENED FROM VIEW FROM ADJOINING PROPERTIES USING A PRIVACY FENCE, CONSTRUCTED OF WOOD OR VINYL, WITH A MINIMUM OF 250 SQUARE FEET OF OUTDOOR PLAY FOR EACH CHILD AT THE FACILITY, BASED ON MAXIMUM ENROLLMENT OF THE DAY CARE FACILITY.**

**SECOND BY COMMISSIONER EBERHARDT**

**ROLL CALL:**

**AYE: LINCOLN, EBERHARDT, FRANKOVIC, TOTH, CHAIRMAN RICKARD**

**NAY: PATEL**

**MOTION APPROVED. VOTE: 5-1**

/s/ Celeste K. Weilandt  
Recording Secretary

(As transcribed by Ditto Transcripts)

11/17/25, 10:27 AM

The Village of Downers Grove Mail - In Support of Lilja's Group Family Child Care Home



Flora Leon &lt;fleon@downers.us&gt;

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## In Support of Lilja's Group Family Child Care Home

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Casey Weishaar &lt;[REDACTED]@gmail.com&gt;

Mon, Nov 17, 2025 at 9:00 AM

To: "fleon@downers.us" &lt;fleon@downers.us&gt;

Good morning--

I'd like to send a note in support of Laurie Lilja and her group family home. I am a working mom in Downers Grove and I've been using their child care services for the past 2 years. Not only is it very close and convenient to where I live, but dropping my kids off there truly feels like an extension of my family is taking care of them for the week. My kids and I value the consistency of caregivers as well as their deep attention to our kids safety and development and we appreciate the thoughtful and developmental centric activities that Laurie plans out each week. They also get a home-cooked breakfast every morning and my oldest gets special outings to the park and library with the "big kids". I also love that both of my kids get to be together all day vs in separate classrooms which would be the case at a daycare center.

I thought it is important for you to know how much I value Laurie and her Group Family child care that they provide for my family and I intend to be there tonight at the council meeting to show my support as well. I hope that the village will reconsider the village ordinances to align with the DCFS licensing.

Thank you for your time & consideration,

Casey Weishaar

11/17/25, 10:22 AM

The Village of Downers Grove Mail - Lilja's Group Family Child Care Home



Flora Leon &lt;fleon@downers.us&gt;

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## Lilja's Group Family Child Care Home

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Ann Burkiewicz &lt;[REDACTED]@yahoo.com&gt;

Sun, Nov 16, 2025 at 8:30 PM

Reply-To: Ann Burkiewicz &lt;[REDACTED]@yahoo.com&gt;

To: "fleon@downers.us" &lt;fleon@downers.us&gt;

To: Flora Leon

I am writing in support of the Lilja's Group Family Child Care Home. This is an amazing group of people who have dedicated the past 26 years to helping parents take care of their children in a loving manner. They are wonderful people who are selfless and focused on providing families with the best child care services they can and they should be allowed to continue doing so.

Sincerely,

Ann M. Burkiewicz

[Yahoo Mail: Search, Organize, Conquer](#)

11/17/25, 10:17 AM

The Village of Downers Grove Mail - Support for Petition 25-PZC-0033: Text Amendments for Day Care Regulations



Flora Leon &lt;fleon@downers.us&gt;

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## Support for Petition 25-PZC-0033: Text Amendments for Day Care Regulations

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Courtney O'Leary <[REDACTED]>  
To: fleon@downers.us

Sun, Nov 16, 2025 at 7:32 PM

Hi Flora,

Please find attached my letter in support of Laurie Lilja's proposed text amendments regarding day care regulations (Petition 25-PZC-0033).

As a parent whose child attends Laurie's daycare, I wanted to share my perspective on the importance of this proposal for families and the community. Laurie has provided exceptional care for decades, and her request simply seeks to align Downers Grove's ordinance with Illinois state standards while addressing neighborhood concerns.

Thank you for your time and consideration. Please let me know if you need any additional information.

Thanks,

Courtney Rogers

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 **Support Laurie Lilja's Daycare .pdf**  
56K

**To Whom It May Concern,**

I am writing to share my deep support for Laurie and her in-home daycare as the Village considers changes to the ordinance regulating in-home childcare programs. Laurie has been a trusted daycare provider in Downers Grove for over 26 years, and the care she provides is truly exceptional. Her experience, dedication, and commitment to children and families have made her home a safe and nurturing place for generations.

As a teacher in Downers Grove District 58, I rely on this in-home daycare to provide safe and dependable care for my daughter while I teach students in this very community. Laurie's daycare is affordable, trustworthy, and one of the few places that makes it possible for me to continue serving the children of Downers Grove. Before returning to work, I seriously considered staying home because of the severe shortage of childcare openings in our area. If this daycare were forced to close, I would have nowhere for my daughter to go.

It is also important to note that there are other in-home daycares in the area that are not DCFS certified and do not follow existing guidelines. Laurie, however, is committed to meeting expectations and being an excellent neighbor. She has consistently shown respect for the community and is willing to make updates to her fence and yard to remain in compliance. She actively works to minimize neighborhood disruption by establishing mandatory drop-off and pick-up times, asking families only to use her driveway to turn around, and reminding us not to park in front of other homes.

Laurie follows protocols, communicates clearly, and always prioritizes both the safety of the children and the comfort of her neighbors. She cares deeply about doing things the right way and has demonstrated her willingness to adapt, collaborate, and comply with reasonable requirements.

For my family—and for many others—Laurie's in-home daycare is essential. It is not simply a convenience; it is the only reliable, high-quality childcare option that allows me to remain employed as an educator in Downers Grove. Losing this daycare would put my job and my family in an extremely difficult position.

I urge the Board to consider the long-standing value, safety, and community benefit of this in-home daycare as you review and update the ordinance. Families like mine depend on it, and closing it would have real and lasting consequences for working parents, including Downers Grove teachers who serve this community every day.

Thank you for your time and consideration.

Sincerely,  
Courtney Rogers  
Downers Grove District 58 Teacher

11/17/25, 10:14 AM

The Village of Downers Grove Mail - Support for Petition 25-PZC-0033: Text Amendments for Day Care Regulations



Flora Leon &lt;fleon@downers.us&gt;

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## Support for Petition 25-PZC-0033: Text Amendments for Day Care Regulations

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Rogers, Jack <[REDACTED]@[REDACTED].com>  
To: "fleon@downers.us" <fleon@downers.us>  
Cc: Jack Rogers <[REDACTED]@gmail.com>

Sun, Nov 16, 2025 at 10:00 AM

Hi Flora,

Please find attached my letter in support of Laurie Lilja's proposed text amendments regarding day care regulations (Petition 25-PZC-0033).


As a parent whose child attends Laurie's daycare, I wanted to share my perspective on the importance of this proposal for families and the community. Laurie has provided exceptional care for decades, and her request simply seeks to align Downers Grove's ordinance with Illinois state standards while addressing neighborhood concerns.

Thank you for your time and consideration. Please let me know if you need any additional information.

Thanks,

Jack Rogers

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 **Support\_Laurie\_Lilja\_Text\_Amendment.pdf**  
307K

**Jack Rogers**  
1418 S. Fairfield Ave,  
Lombard, IL 60148

**Planning and Zoning Commission**

Village of Downers Grove  
850 Curtiss Street  
Downers Grove, IL 60515

**Subject: Support for Proposed Text Amendments – Petition 25-PZC-0033**

Dear Members of the Planning and Zoning Commission,

I am the parent of a 15-month-old child who attends Laurie Lilja's daycare, and I am writing to express my **strong support** for her proposed text amendments regarding day care regulations.

Laurie has been a trusted provider in Downers Grove for **26 years**, serving families with dedication and care. The recent enforcement of the ordinance has highlighted a gap between Village regulations and **State of Illinois licensing standards**, which already recognize Day Care Homes and Group Day Care Homes. Laurie's request simply seeks to bring local rules into alignment with these established state standards.

Her proposal is reasonable for several key reasons:

- It aligns Downers Grove's ordinance with **Illinois law**, which allows up to 12 children in a Day Care Home and up to 16 in a Group Day Care Home.
- It addresses a **national childcare shortage**. Families like mine depend on Laurie's care, and losing access would create significant financial strain and emotional distress for my daughter and our family.
- Laurie has demonstrated a commitment to being a good neighbor. Parents are regularly reminded to respect the neighborhood, avoid blocking driveways, and minimizing disruption.
- Even if approved, Laurie will incur **significant costs** to upgrade fencing and has agreed to address neighbor concerns. She is committed to privacy improvements and continued cooperation.

Although we are not Downers Grove residents, we are lifelong residents of the western suburbs, and my wife is a proud teacher in Downers Grove District 58. Our family is deeply invested in this community and its values, and we appreciate the opportunity to share our perspective.

On a personal note, we found Laurie early in our search for childcare, and as first-time parents, we were nervous about leaving our daughter in someone else's care. Laurie and her family welcomed us with warmth and reassurance. She cares for our daughter as if she were her own, and we feel incredibly blessed to have found her. Our daughter has found comfort and joy in

Laurie's care, and any scenario where she could no longer attend would be a significant challenge for us—both financially and emotionally.

Laurie follows all state licensing requirements, ensuring safety and quality—something not all providers choose to do. Many families rely on her for consistent, high-quality care, and her dedication deserves recognition.

I respectfully ask the Commission to **approve the proposed amendments**. Doing so will allow Laurie to continue serving families responsibly while addressing neighborhood concerns.

Thank you for your time and consideration.

Sincerely,

Jack Rogers

11/17/25, 10:23 AM

The Village of Downers Grove Mail - Input to Zoning Committee - Laurance Lilja - 11/17/25



Flora Leon <fleon@downers.us>

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## Input to Zoning Committee - Laurance Lilja - 11/17/25

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Jen Kirby <[REDACTED]@hotmail.com>  
To: "fleon@downers.us" <fleon@downers.us>

Sun, Nov 16, 2025 at 10:18 PM

11/17/25, 10:23 AM

The Village of Downers Grove Mail - Input to Zoning Committee - Laurance Lilja - 11/17/25

Hi Flora - please see below for my note to the Planning & Zoning Commission regarding Laurance Lilja's agenda item at tomorrow's meeting...

To the Downers Grove Planning & Zoning Commission:

I'm writing to encourage the Commission to revise the zoning regulations for residential areas in Downers Grove to allow licensed home daycares to care for more than eight children, updating language to align with DCFS licensing standards for caregiver to children ratios.

As a parent whose children attended Lilja's Group Childcare Home from infancy through kindergarten, I experienced firsthand the exceptional quality and unique advantages of home-based childcare. Unlike large commercial centers, home daycares foster a close-knit, nurturing environment where children of different ages learn and grow together. This mixed-age interaction is invaluable for social development and is rarely found in larger facilities.

Lilja's Group Childcare Home gave my children exceptional care as well as provided early education, preparing them for kindergarten both academically and socially. Its flexible approach let us combine part-time external preschool with enriching instruction at the childcare home - a unique advantage for families seeking adaptable, high-quality options.

Currently, the zoning restriction limiting home daycares to eight children creates unnecessary barriers for providers who are fully licensed and meet rigorous DCFS standards. These standards are designed to ensure safety, quality, and appropriate caregiver-to-child ratios. By aligning local zoning with state licensing, Downers Grove can support trusted providers, give families more options, and strengthen our community's appeal to young families.

Expanding the allowable capacity for home daycares will:

- Increase access to high-quality, flexible childcare options.
- Support working families who rely on trusted, community-based care.
- Attract new residents seeking alternatives to large commercial daycare centers.
- Ensure that local regulations reflect the expertise and oversight of DCFS.

I urge the Commission to update the zoning language to allow licensed home daycares to operate at the capacity permitted by DCFS. This change will empower providers, benefit families, and enhance the vitality of Downers Grove.

Thank you for your consideration.

Sincerely,  
Jennifer Kirby

11/17/25, 10:25 AM

The Village of Downers Grove Mail - 1 of 5,950 Support for Petition 25-PZC-0033: Text Amendments for Day Care Regulations



Flora Leon &lt;fleon@downers.us&gt;

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## 1 of 5,950 Support for Petition 25-PZC-0033: Text Amendments for Day Care Regulations

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Jess Jung <[REDACTED]@downers.us>  
To: fleon@downers.us  
Cc: T Jung <t.jung1@comcast.net>

Mon, Nov 17, 2025 at 8:36 AM

Good Morning Flora,

Attached, you will find my letter in support of Laurie Lilja's proposed text amendments regarding daycare regulations (Petition 25-PZC-0033).

As a parent whose child is cared for in Laurie's home, I wanted to share just how deeply this proposal matters to families like mine and to our wider Downers Grove community. Laurie has spent decades nurturing children with warmth, stability, and genuine love—qualities that are increasingly hard to find in childcare today. Her request is simply an effort to bring our local ordinance in line with Illinois state standards while continuing to be a considerate, responsible neighbor.

Thank you sincerely for your time and thoughtful consideration. Please don't hesitate to reach out if you would like any additional information.

-Jessca Jung



**Daycare Board Letter.pdf**  
39K

To Whom It May Concern,

I am writing from the heart to express my strong support for Laurie and her in-home daycare as you consider potential changes to the village ordinance governing childcare programs. Downers Grove has always been a family-oriented community—a place where children are nurtured, where neighbors support one another, and where families choose to plant roots because of the values we share. Laurie's daycare embodies those values.

For more than 26 years, Laurie has provided exceptional care to countless Downers Grove families. Her home has been a warm, stable, and loving environment for generations of children, and the trust she has earned is something truly rare. Her dedication to the families she serves reflects the very spirit that makes our town so special.

As a District 58 teacher, I rely on Laurie's daycare so I can continue teaching the children of this community. Affordable, dependable childcare in Downers Grove is incredibly hard to find. Before returning to work, I genuinely questioned whether I could continue my career because of the severe shortage of openings. Laurie's daycare is the reason I am still able to serve my students. If her program were forced to close, I would have no alternative for my daughter's care.

What sets Laurie apart is not only her commitment to children, but also her respect for her neighbors and the community. While some in-home daycares operate without DCFS certification or oversight, Laurie has always followed guidelines and made every effort to remain compliant. She manages drop-off and pick-up responsibly, encourages families to use her driveway to limit neighborhood impact, and is willing to make improvements to her home to meet expectations. She communicates clearly, adapts willingly, and prioritizes safety in every decision.

For families like mine, Laurie's daycare is not a convenience—it is a lifeline. It allows parents, including local teachers like me, to continue contributing to the community we love. Losing this daycare would create a hardship not just for my family, but for many others who depend on safe, high-quality, family-centered childcare in a town that prides itself on supporting families.

I kindly ask the Board to consider the long-standing value, safety, and community benefit of Laurie's in-home daycare as you review the ordinance. Protecting childcare providers like her is essential to keeping Downers Grove a place where families can truly thrive.

Thank you very much for your time and thoughtful consideration.

Sincerely,

Jessica Jung

Downers Grove District 58 Teacher

11/17/25, 10:12 AM

The Village of Downers Grove Mail - Support for Laurie Lilja's Day Care and proposed amendment



Flora Leon &lt;fleon@downers.us&gt;

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## Support for Laurie Lilja's Day Care and proposed amendment

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Jim Cagle &lt;[REDACTED]@hotmail.com&gt;

Sun, Nov 16, 2025 at 7:35 AM

To: "fleon@downers.us" &lt;fleon@downers.us&gt;, Laurie Lilja &lt;[REDACTED]@yahoo.com&gt;, Sweet Alison Marie

&lt;[REDACTED]@hotmail.com&gt;

Ms. Leon,

Good morning. We are writing to express our support for Laurie Lilja's proposed amendment to the Village By-Laws. As 19-year Downers Grove residents and neighbors to Laurie's current location, we can say with conviction that Laurie serves our community and provides an essential service for working parents. Our three boys attended Laurie's day care for their entire pre-school time. It seems like common sense to us that the Village's capacity restrictions should be consistent with those standards of the lead licensing authority of the State. Although our kids are now older, we am certain any short-term disruption to Laurie's families would be a significant challenge for those parents. Quality day care is very hard to find and Laurie's commitment to the children of Downers Grove is unquestionable. We certainly hope the Village will approve the reasonable proposal being considered.

Respectfully,

Jim and Alison Cagle  
6318 Fairmount Ave  
Downers Grove, IL

11/17/25, 10:09 AM

The Village of Downers Grove Mail - Lilja Group Family CareHome



Flora Leon &lt;fleon@downers.us&gt;

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**Lilja Group Family CareHome**

1 message

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**Karen Szafranski** [REDACTED]@gmail.com>

Sat, Nov 15, 2025 at 3:12 PM

To: fleon@downers.us

To whom it may concern,

I have recently discovered that the Village of Downers Grove is seeking to possibly close the childcare home run by Laurie Lilja and her family. Their childcare home has been in existence in Downers Grove for over 26 years, servicing and helping many families in the area, without complaint. The Lilja's are people who truly care about the children they take care of. They comply with DCSF licensing. The loss of their childcare home would absolutely cause hardship for those families who rely on the care they provide for their children. It is so difficult for working parents to find childcare in which they feel their children are safe, well cared for, and valued.

In considering updating current ordinances, please keep in mind all the children and families the Lilja's childcare home has successfully helped over the past 26 years, and find a way to let them continue to do the work they love and take care of the children they genuinely care for, in their home.

Sincerely,

Karen Szafranski

11/17/25, 10:54 AM

The Village of Downers Grove Mail - Laurie Lilja Daycare Hearing



Flora Leon &lt;fleon@downers.us&gt;

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## Laurie Lilja Daycare Hearing

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lynn filla-clark [REDACTED]@hotmail.com>  
To: "fleon@downers.us" <fleon@downers.us>

Mon, Nov 17, 2025 at 10:52 AM  
[REDACTED]

Hi -

I'd like to offer my support for Ms. Lilja's efforts to revise the Village of Downers Grove's ordinances concerning group in-home daycare centers. Ms. Lilja, her husband and daughter have operated their daycare for many years, in compliance with Illinois' Department of Children and Family Services guidelines. While the Village of Downers Grove's ordinances may have reflected DCFS guidelines in years past, it would make sense to review those ordinances to ensure they are consistent with DCFS guidelines. Having competing/conflicting sets of requirements between state and local entities puts daycare operators in a difficult position, and thus should be reviewed and revised.

Thank you  
Lynn Filla-Clark

11/17/25, 10:24 AM

The Village of Downers Grove Mail - Lilja's Group Family Child Care Home



Flora Leon &lt;fleon@downers.us&gt;

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## Lilja's Group Family Child Care Home

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Mollie burkiewicz &lt;[REDACTED]@gmail.com&gt;

Mon, Nov 17, 2025 at 6:58 AM

To: "fleon@downers.us" &lt;fleon@downers.us&gt;

Flora Leon,

Hi, I hope you are doing well and had a great weekend.

I am writing in support of the Lilja's Group Family Child Care Home. They are an amazing group who have dedicated the past 26 years to helping parents take care of their children so they can go to work. They are wonderful people who are selfless and focused on providing families with the best child care services they can, and they should be allowed to continue doing so.

Sincerely,  
Mollie Burkiewicz

11/17/25, 10:30 AM

The Village of Downers Grove Mail - 25-PZC-033: Support for Lilja's Group Family Child Care Home



Flora Leon &lt;fleon@downers.us&gt;

**25-PZC-033: Support for Lilja's Group Family Child Care Home**

Nathan Pratt <[REDACTED]@downers.us>  
To: "fleon@downers.us" <fleon@downers.us>

Mon, Nov 17, 2025

**Pratt, Nathan**

9:33 AM (1 minute ago)

to me

Dear Zoning and Planning Commission,

I am writing in support of the amendment to align Downers Grove's home daycare child limit with those of DCFS.

The children of Downers Grove are of primary importance in this discussion. There is evidence supported by clinical studies of the lasting harm to children's social development when they are from childcare settings. Changes in care have been argued to disrupt children's emerging relationships with others and may impede children's social-emotional development, particularly when changes occur during infancy and toddlerhood. A study from 2015 examined 1292 children found that instability in childcare across settings (e.g., a move to a new daycare center) was associated with significantly worse ratings of social adjustment by teachers once kids reached pre-k or kindergarten. This peer-reviewed study is linked below with an additional summary here: [Unstable Care Can Affect Children by Age 4](#)

Full study: [Child care instability from 6 to 36 months and the social adjustment of children in prekindergarten](#). Mary E. Bratsch-Hines, Irina Mokrova, Lynne Vernon-Feagans,

Child care instability from 6 to 36 months and the social adjustment of children in prekindergarten, Early Childhood Research Quarterly, Volume 30, Part A, 2015, Pages 106-116, ISSN 0885-2006, <https://doi.org/10.1016/j.ecresq.2014.09.002>.

This instability in childcare is **guaranteed to happen when asking group home daycares who are operating within DCFS limits to reduce their child count to comply with a Downers specific ordinance**. This ordinance is likely to be unknown by many operators due to its inconsistency with DCFS limits, which are already selected with the safety of children in mind. There's high likelihood to displace children when daycares from other locations choose to move their home daycare to Downers Grove because our ordinance is inconsistent with broadly applicable C limits. These home daycares would be forced to displace children from care or choose not to move to Downers Grove. **Aligning the Downers Grove limit with the DCFS limit reduces thos to social development to the children of Downers Grove who participate in home daycares and face the situations being surfaced today.**

My children have formed strong bonds with both their peers and caregivers at Lilja's Group Family Child Care Home. I know that they are safe, learning, and cared for every day. **I'm extreme confident that disrupting this environment would have a lasting, detrimental effect on my children**. I have already seen the harm a *planned* disruption in care settings can cause when moved last year. My 4 year old son became increasingly quiet and reserved for months, taking a very long time to form any bonds with peers. It took him 7 months to create true friendships at daycare after this move. I do not want to see the negative effects my children will suffer from an *unplanned, jarring* disruption in care settings from a place they love will have on them. The idea many children, not just my own and not just in this specific situation, could be displaced from extremely favorable, positive, nurturing environments just because Downers Grove has chosen a is inconsistent with DCFS limits, known to every licensed daycare provider, is alarming to me. Aligning Downers Grove's home daycare limit with the DCFS limits is the most effective path for this risk for lasting, detrimental effects on our children.

I urge you to consider accepting this proposal and thank you greatly for your time.

Sincerely,

Dr. Nathan Pratt, PhD

[7108 Dexter Road, Downers Grove](#)[npratt@gmail.com](mailto:npratt@gmail.com)

11/17/25, 10:21 AM

The Village of Downers Grove Mail - Lilja's Group Family Child Care Home



Flora Leon &lt;fleon@downers.us&gt;

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## Lilja's Group Family Child Care Home

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Samantha Burkiewicz <[REDACTED]@gmail.com>  
To: fleon@downers.us

Sun, Nov 16, 2025 at 8:22 PM

Hello,

I am writing on behalf of Lilja's Group Family Child Care Home. Laurie and her family have been caring and taking care of children for over 26 years and they are amazing at what they do! They have families from the community that rely on them and their services. They are great at what they do and should be allowed to keep all of the children that they are currently serving.

Thank you,

Samantha Burkiewicz



 The Village of  
Downers Grove Mail

Flora Leon <fleon@downers.us>

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## Case #25-PZC-0033

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Alexis Pratt <[REDACTED]2@gmail.com>  
To: "fleon@downers.us" <fleon@downers.us>

Mon, Nov 17, 2025 at 3:55 PM

Dear Zoning and Planning Commission,

I am writing in support of the amendment to align Downers Grove's home daycare child limit with those of DCFS. Case #25-PZC-0033

My 2 year old daughter and 5 year old son are children at the Lilja's Group Family Child Care Home. My children, like most, thrive in routine and familiar environments. Consistency helps them feel secure, build strong relationships with caregivers, and develop social and emotional skills more smoothly. Frequent changes can be stressful and can interrupt their sense of stability.

My family moved to Downers Grove last fall. My son is very shy. He's the type of kid who doesn't talk to other kids at the park or at the library. It's very difficult for him to make eye contact with strangers, and it takes a lot of encouragement for him to talk to his peers or another adult. At the Lilja's Group Child Care Home, he has friends he is excited to see! He runs to them when he's dropped off in the morning to hug them, he talks about them at dinner, and his confidence has never been higher.

My son loves the adults at the Lilja's Group Family Child Care Home too. He hugs them when we leave for the day. He's not afraid to ask them questions or be himself around them. This is rare for him. The relationships he's built at the Lilja's Group Family Child Care Home have had a direct impact on his sense of self and security. His relationship to his caregivers have allowed him to have the courage to try new things, which is an essential part of his cognitive and social development.

The most important thing to my family is our children's safety and well being, and we feel incredibly lucky that we have found the childcare that we have at the Lilja's Group Family Child Care Home. I urge you to consider accepting this proposal for the sake of our children's best interest, and the other children involved.

Thank you for your time.

Sincerely,

Alexis Pratt





Flora Leon &lt;fleon@downers.us&gt;

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## Lilja's Group Family Child Care Home

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Liz Foreman [REDACTED]  
To: "fleon@downers.us" <fleon@downers.us>

Mon, Nov 17, 2025 at 11:23 PM

Dear Flora Leon:

I just learned today about tonight's meeting. I was unable to attend and only now was able to write this letter. Please share this communication with the Downers Grove Zoning and Planning Commission and Village Board.

I am writing in support of the Lilja Group Family Child Care Home. Laurie Lilja was scheduled to present at tonight's meeting. I want to express my support for her high quality, local child care home. My children are older now, but for key years in their young lives they were very well cared for by Laurie and her husband Rick while my husband and I both worked full time. They became good friends with the other children there and were able to spend much of the day together as well, which was important to us and them.

We were so happy to find a child care provider right in our own neighborhood (it was a different location than the present one). We both had to travel to other cities to work (Chicago for me and Schaumburg for my husband), but our children were able to stay right in our familiar neighborhood while we were at work. The Liljas were on friendly terms with all their neighbors. The neighbors seemed to enjoy the joyful presence of young children when they spent time outside, but much of the time the children were inside the home.

Laurie has dedicated decades of her life to care for babies and young children. She was always very organized and so caring with the children; a true professional child care provider and business owner. Not everyone wants or can afford a large daycare. We wanted our children to feel at home in a nurturing family environment and the Lilja Group Family Child Care Home provided that. Families were on waiting lists for the opportunity for their children to enroll and be in Laurie's care. She did and continues to fulfill a very important role in our community. Please support her and the Lilja Group Family Child Care Home.

Thank you for your consideration.

Sincerely,  
Elizabeth Foreman  
Longtime Downers Grove resident  
[4913 Middaugh Avenue](#)