Objection to Zoning Petition #4694 (Norther Illinois Recovery LLC)

FORMAL OBJECTION TO KANE COUNTY ZONING PETITION #4694
Date: October 27, 2026
To: Kane County Zoning Board of Appeals
Kane County Development Department
Building & Zoning Division
719 S. Batavia Avenue
Geneva, IL 60134
Re: Petition #4694 — Northern Illinois Recovery LLC
Property: 35W543 Miller Road, unincorporated Kane County, Illinois
PIN: 03-09-300-023
Public hearing: November 3, 2026, at 7:00 p.m
.
Dear Members of the Kane County Zoning Board of Appeals:

We are homeowners residing at 3209 Pine Woods Lane, Carpentersville, Illinois, directly across the pond from the property that is the subject of Zoning Petition #4694. I respectfully submit this formal objection to the requested special-use approval for a residential treatment facility at 35W543 Miller Road.

I have seen the twenty or so documents posted on the Kane County website under zoning petitions covering everything from soil to septic field enhancements. All very neatly packaged to assist in this initiative. I ask the Board to carefully evaluate whether this proposed use satisfies every applicable special-use standard under the Kane County Zoning Ordinance. Based on the information currently available to me, I believe important questions regarding environmental protection, site suitability, public safety, and compatibility with nearby residential properties request thorough examination before this petition is approved.

Some key Call outs I believe should come under consideration are as follows:

1. Capacity of the property. Proposed 30 residents + staff in a single home does not comply with reasonable accommodation. Current dwelling has 7 bedrooms equipped for 2 people in each. The proposal is for 7 bedrooms x 4 occupants in each, numbering at least 28 people. Proposing this level of occupancy in a residential setting is not appropriate.

2. Compatibility with surrounding properties:
The property is situated near established residential homes. I ask the Board to evaluate whether the proposed use, its scale, operating characteristics, staffing, and associated activity would be compatible with existing permitted uses in the surrounding area. In addition, I would expect a property value assessment study be done regarding the initiative.

3. Protection of the pond, drainage, and groundwater:
Because my home is located across the pond from the proposed facility, I am particularly concerned about the potential effects of increased occupancy and facility operations on the pond, surrounding drainage, and groundwater. When we built our home there were many rules and regulations concerning the pond and wetlands protections. I request that the county verify the adequacy of the property's wastewater disposal system, including septic capacity if applicable, water supply, drainage, and stormwater management for the proposed use. Please also determine whether any additional environmental review or protective measures are necessary to prevent adverse effects on the pond and neighboring properties.

4. Based on description, this looks to be a very busy place: 24/7 Staff rotations, 30 perspective residents rotating in 28 day intervals, delivery's, visitors and more, begs the question of suitability of the property and proposed occupancy. At the moment, we live is a very quiet peaceful sanctuary of a neighborhood, the applicant should demonstrate that their proposal would not negatively impact the current conditions. This includes parking, and other site infrastructure can safely and adequately accommodate the proposed use and occupancy.

I request that the Board examine the proposed number of residents, staffing arrangements, visitor access, deliveries, emergency access, and any proposed changes to the existing property. Any approval should be based on verified plans and documented compliance with applicable requirements.

My concern is the suitability of this particular use at this particular location, including its potential effect on the reasonable use and enjoyment of neighboring properties. I request that the Board consider these impacts under the applicable zoning standards and require appropriate safety measures where legally permissible.

5. Compliance with the special-use standards
I request specific findings, supported by evidence in the hearing record, addressing each applicable requirement of the Kane County Zoning Ordinance, including public health and safety, effects on nearby properties, adequate utilities and drainage, safe ingress and egress, and conformity with applicable zoning regulations.
If the evidence does not establish that all required standards have been satisfied, I respectfully request that the Board recommend denial of Petition #4694.
6. Request for additional review and public participation
Before making its recommendation, I ask the Board to ensure that the application materials and relevant supporting information are available for public review and that affected neighboring homeowners have a meaningful opportunity to raise questions and submit evidence.

7. My final personal call out: In 2014 we build our home at 3209 Pine Woods Lane. The plan was to build a special needs smart home for our special needs son that would serve as our dream home, and sanctuary for his future. We based this decision on the location, peace and tranquility of the pond, and overall understanding we were moving into a quiet neighborhood. We knew when we built it, with the specialization we would not be able to fully recoup a proper resale value, without question, the allowance of this proposal would negatively impact its

current value. I ask, where is fairness in that? This entire situation is inappropriate and logically should be rejected.

Please include this objection in the official record for Petition #4694 and consider it when evaluating the application.
I respectfully request that the Board recommend denial of this petition unless and until the applicant demonstrates, with adequate evidence, that the proposed use satisfies all applicable zoning requirements and that the concerns identified above have been adequately addressed.
Thank you for your consideration.
Respectfully,

Patrick, Helen & Patrick Ryan O'Came

Homeowners
3209 Pine Woods Lane
Carpentersville, IL 60110
Signature: _____
Date: _____