Zine, Natalie

From: Ronald Dillow [redacted]
Sent: Wednesday, October 28, 2026 8:03 AM
To: Zine, Natalie
Subject: EX: Zoning Petition #4694

Zoning Petition # 4694
Project Name: Northern Illinois Recovery LLC
Ronald Dillow
3408 Green Pastures Dr.
Carpentersville, IL 60110

I OPPOSE the petition

Comments:

Dear Members of the Kane County Zoning Board of Appeals:
I am a nearby homeowner residing approximately four houses from the property at 35W543 Miller Road. I am writing to formally oppose the proposed special-use permit for a 30-resident treatment facility.
My objection is not to individuals seeking treatment or recovery. My concerns relate specifically to the suitability of this property for the proposed intensity of use and whether the applicant has adequately demonstrated compliance with Kane County's special-use standards.
I respectfully request that the Board closely examine the following:

1. Whether the proposed occupancy is compatible with the existing structures, fire-safety requirements and surrounding residential land uses.
2. Whether the proposed wastewater treatment system has sufficient approved capacity for the maximum anticipated occupancy.
3. Whether the traffic analysis adequately accounts for staff, deliveries, client transportation, emergency access and sight-distance limitations along Miller Road.
4. Whether the proposed operation meets the county's requirements concerning neighborhood compatibility and the use and enjoyment of neighboring properties.
5. Whether the applicant has demonstrated that the proposed facility satisfies all applicable zoning, building and safety requirements.

Additionally, I request that Kane County specifically evaluate the safety of the property's single driveway, located near the crest of a hill on a 35 mph road without dedicated turn lanes.

From my direction of travel, the driveway is not visible until I reach the crest. I have personally observed speeding, increasing traffic, accidents and near misses on Miller Road.
Given these conditions and the road's history of serious collisions, I request written findings addressing:

1. The available stopping and intersection sight distances in both directions.
2. Actual observed vehicle speeds, rather than relying solely on the posted speed limit.
3. Whether vehicles waiting to turn left into the property could create a rear-end collision hazard.
4. Whether a dedicated turn lane or other access improvements are warranted.
5. Whether the proposed facility's projected vehicle movements were evaluated during peak traffic and staff shift changes.
6. Whether the single driveway provides adequate emergency access.

I ask the Board not to approve Petition 4694

Ron Dillow