Zine, Natalie

From: Michael Kowall [redacted]
Sent: Wednesday, October 28, 2026 3:30 PM
To: Zine, Natalie
Cc: Ashley Kowall; zanies4@sbcglobal.net
Subject: EX: Formal Objection to Petition 4694 — Northern Illinois Recovery LLC, 35W543 Miller Road, West Dundee, Illinois

October 28, 2026

Kane County Zoning Board of Appeals
c/o Kane County Development Department
Building & Zoning Division
719 S. Batavia Avenue
Geneva, IL 60134

Dear Members of the Kane County Zoning Board of Appeals:

We are writing to formally oppose Petition 4694, which seeks a special-use permit to establish a residential treatment facility at 35W543 Miller Road in unincorporated Kane County.

We reside at 3401 Green Pastures Road in Carpentersville, approximately 0.2 miles from the proposed facility. Our family has a direct and substantial interest in the safety, character and long-term future of this neighborhood. We are also raising young children here, and the proposed facility raises concerns that we believe deserve serious consideration.

We understand the general purpose of residential substance-use treatment. However, we do not believe that every proposed use is appropriate for every location. We have serious reservations about placing a facility of this nature and scale in this particular residential area, and we respectfully ask the Board to recommend denial of the petition.

Our concerns extend beyond individual operational details. We believe the proposed use raises fundamental questions about pedestrian safety, the compatibility of the facility with the surrounding neighborhood, and the long-term impact on the area we have chosen to call home.

1. Pedestrian Safety and the Possibility of Residents Leaving the Facility

One of our most significant concerns is the possibility that residents may leave the facility on foot and enter the surrounding neighborhood.

The application describes the treatment program as voluntary. While we understand that voluntary treatment is an important part of recovery, we also recognize that an individual may change their mind after entering treatment. We would like to understand precisely what happens when a resident decides to leave the facility, particularly if that departure is contrary to the operator's treatment plan or expectations.

Miller Road lacks sidewalks in the vicinity of the proposed facility. This creates practical questions about where residents would walk, how they would safely access nearby destinations, and how the operator would manage residents who leave the property without planned transportation.

Our family has young children who play outside and enjoy the neighborhood. As parents, we take seriously the possibility of unknown individuals entering the area on foot from a facility where residents may be experiencing significant personal or medical challenges. We do not assume that residents will behave inappropriately or pose a danger. However, we believe the Board should carefully consider the implications of voluntary admission, residents' ability to leave, the facility's supervision policies, and the absence of pedestrian infrastructure before approving this use.

We respectfully request clear answers to the following questions:

- Are residents free to leave the facility at their discretion, and what procedures apply when a resident chooses to leave unexpectedly?
- What supervision and response procedures are in place when a resident leaves contrary to the operator's expectations or treatment plan?
- How will the operator address pedestrian safety given the absence of sidewalks along much of Miller Road?
- What measures, if any, can lawfully be required to address these concerns through enforceable permit conditions?

We believe these are essential questions about the suitability of this particular location.

2. Existing Traffic Congestion and Intersection Safety

Our family regularly uses Miller Road and has personally observed recurring traffic backups at the intersection of Miller Road and Illinois Route 31, particularly during rush hour. The intersection is unsignalized, and entering Route 31 traffic can already be challenging.

The applicant's traffic study estimates approximately 36 daily vehicle trips associated with the proposed facility. However, daily trip totals do not necessarily establish whether additional traffic can be accommodated safely during peak commuting periods.

We are concerned about whether the traffic study adequately evaluates peak-hour turning movements, delays, available gaps in traffic and the existing congestion at the Miller Road and Route 31 intersection.

We respectfully ask the Board to determine whether a sufficiently detailed peak-hour intersection analysis has been completed and whether the existing conditions have been adequately considered. If these matters have not been fully evaluated, we believe additional analysis is warranted before any determination is made regarding the adequacy of the road network.

3. Compatibility with the Neighborhood and Long-Term Community Impact

We chose this area because of its residential character, natural surroundings and overall quality of life. We believe it is one of the nicest areas in our community, and we are concerned about introducing a residential treatment facility of this nature into the immediate vicinity of established homes.

Our objection is not limited to traffic counts or the details of the operator's current plan. We are concerned about the fundamental compatibility of this use with the surrounding neighborhood and the precedent that approval may establish for the future use and development of this area.

We believe the introduction of a facility of this nature could change how current residents and prospective homeowners perceive the neighborhood. That could affect the area's desirability, the willingness of families to invest here, and the long-term character of the community.

We recognize that the precise effect on property values and future development cannot be known with certainty. Nevertheless, these are legitimate concerns when evaluating whether a proposed special use is compatible with surrounding properties and the County's long-term planning objectives.

This is not an abstract concern for our family. If the facility proceeds, we may seriously reconsider whether we want to remain in this area. We have invested in our home and our community because of the neighborhood's existing character, and we are concerned that the proposed use could diminish the qualities that attracted us here in the first place.

We ask the Board to give meaningful consideration to these long-term community impacts, rather than treating the proposal solely as a question of whether the operator can satisfy certain minimum operational requirements.

4. Resident Screening, Security and Operational Oversight

The application describes screening exclusions involving certain violent offenses, sex-related offenses and arson. We request clarification regarding how applicants with prior

burglary, theft and other property-related convictions are evaluated, including how repeat offenses and individual circumstances are considered.

We recognize that a criminal record alone does not establish that an individual presents a danger. However, the Board should understand the operator's admission criteria, supervision procedures and response plans for security incidents when evaluating a facility of this nature in a residential setting.

We ask the Board to consider what operational safeguards can lawfully be incorporated into the special-use approval, how compliance would be monitored, and what remedies would be available if the facility's operations materially depart from its approved conditions.

We also request clarification regarding how the facility would respond to a resident who leaves unexpectedly, creates a disturbance, or otherwise presents a situation requiring intervention. These questions are particularly important given the facility's proximity to homes and the lack of sidewalks along Miller Road.

5. Request for Denial of Petition 4694

We respectfully request that the Kane County Zoning Board of Appeals recommend denial of Petition 4694.

We believe the combination of existing traffic concerns, the absence of pedestrian infrastructure, unanswered questions about residents leaving the facility, and the potential long-term effects on neighborhood character warrants serious consideration before this use is permitted.

Our concern is not simply that certain conditions might need to be added to an otherwise acceptable proposal. We question whether this particular use is appropriate for this particular location in the first place. Even if individual operational concerns could be addressed, we remain opposed to introducing this facility into the immediate vicinity of our home and neighborhood.

We ask the Board to evaluate the application against the County's applicable special-use standards, including compatibility with surrounding properties, public safety, traffic and access, and the orderly development of the area.

We appreciate the Board's responsibility to consider the evidence fairly. We respectfully ask that the Board give due weight to the concerns of the residents who live in this neighborhood and recommend denial of the proposed special use.

Thank you for your time and consideration.

Respectfully,

Michael Kowall
Ashley Kowall
3401 Green Pastures Road
Carpentersville, IL 60110
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