

# COUNTY OF KANE

**DEVELOPMENT & COMMUNITY  
SERVICES DEPARTMENT**  
Mark D. VanKerkhoff, AIA, Director  
Zoning Enforcing Officer  
Building Officer



**County Government Center**  
719 Batavia Avenue  
Geneva, Illinois 60134  
Phone: (630) 232-3480  
Fax: (630) 232-3411  
Website: [www.co.kane.il.us](http://www.co.kane.il.us)

December 23, 2016

Units of Governments, Adjacent Property Owners and Interested Parties,

Re: Maxxam Partners, LLC – Petition #4364 for Special Use

On November 8, 2016, the Kane County Board rescinded their vote to deny Petition 4364 from the Glenwood Academy/Maxxam Partners, LLC., as considered at the March 8, 2016, County Board meeting. At that November 8, 2016, meeting, the Kane County Board also remanded the petition back to the Zoning Board of Appeals. In addition to the original petition and submittals, the petitioner has tendered to the Kane County Board a list of conditions agreeable to the petitioner (enclosed).

The petitioner is requesting a Special Use in the F-Farming District for a private-pay alcoholism and substance abuse treatment facility.

An additional public hearing, or hearings, to consider said request will be held before the Kane County Zoning Board of Appeals on January 10, 2017, A.D., at the Kane County Branch Court, 530 S. Randall Rd, St Charles, IL, at 7:00 pm. In the event a second meeting is needed to complete testimony, a second meeting will be held on January 12, 2017, A.D., at the Kane County Branch Court, 530 S. Randall Rd, St. Charles, at 7:00 pm.

The new ZBA members and County Board members will review the transcripts and exhibits previously used in prior ZBA and County Board hearings or meetings or any County Board committee meetings.

If you have any questions regarding this letter please give me a call at my office 630-232-3451.

Sincerely,

Mark D. VanKerkhoff, AIA  
Zoning Enforcing Officer

Cc: Kane County Board Office



200 W. Main Street  
St. Charles, IL 60174  
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December 5, 2016

VIA ELECTRONIC MAIL

Mark D. VanKerkhoff, AIA, Director  
Kane County Development & Community  
Services Department  
719 South Batavia Avenue  
Geneva, Illinois 60134

Attorneys:  
Gary M. Vanek  
Scott P. Larson  
Andrew E. Kolb  
Lindsay K. Vanek  
Brian Stines

Of Counsel:  
Lauren Jackson

Re: **MAXXAM PARTNERS, LLC –**

Dear Mr. VanKerkhoff:

I am writing on behalf of Maxxam Partners, LLC (the “**Applicant**”). Attached please find a list of Conditions dated November 9, 2016 to which the Applicant will agree. Please also note that the Applicant will not be calling any new witnesses at the upcoming proceedings before the County Zoning Board of Appeals.

Should you have any questions or concerns, please do not hesitate to contact me.

Respectfully,

Andrew E. Kolb, Esq.

November 9, 2016

Maxxam Partners, LLC

Conditional Use Permit Condition List:

1. Maxxam Partners, LLC will agree to provide Kane County with 1,000 doses of NARCAN (Naloxone) per year for a total of 10,000 doses over a ten-year period.
2. The site plan included in the petition does not propose expansion or construction of additional buildings or infrastructure. Any future proposed construction of additional buildings and/or infrastructure, including additional access roads or access locations, would not be permitted unless the special use site plan is amended per Section 4.8 Special Uses.
3. The petitioner has stated that there will be no outpatient treatment of methadone patients or any other program that solely administers medications on an outpatient basis. The addition of any such outpatient program will require an amendment to the Special Use and require a public hearing and full County Board approval.
4. The petitioner has stated that patients will be private pay only. Admission of any patients with public aid will require an amendment to the Special Use and require a public hearing and full County Board approval.
5. The petition must submit a security plan, including a copy of post orders, procedures and proof of contracts prior to Kane County issuing a certificate of occupancy.
6. The Special Use is only for Maxxam Partners, LLC and is not transferable to any other entity.
7. License approvals from the State of Illinois are required prior to Kane County issuing a certificate of occupancy.
8. Maxxam Partners, LLC will use reasonable efforts to pursue accreditation for the facility by the Joint Commission on Accreditation of Health Care Organizations (JCAHO) and (CARF) Commission on Accreditation of Rehabilitation Facilities.
9. Maxxam Partners, LLC or its successors shall pay all cost and recovery fees for patients and any persons on the premises for Fire and EMS calls and services to the responding fire district or provider, according to the adopted fee schedule by that district or provider.

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NOTICE TO: All adjacent and adjoining property owners of property at 41W400 Silver Glen Road, Section 3, Campton Township (08-19-400-004) and Section 34, Plato Township (05-34-300-032 & 05-34-400-025)

FROM: Kane County Building & Zoning Division  
Keith Berkhout, Zoning Planner

DATE: December 23, 2016

RE: Zoning Board of Appeals Public Hearing

NOTICE IS HEREBY GIVEN that the Kane County Zoning Board of Appeals has received a petition for a public hearing from the Glenwood Academy/Maxxam Partners, LLC.

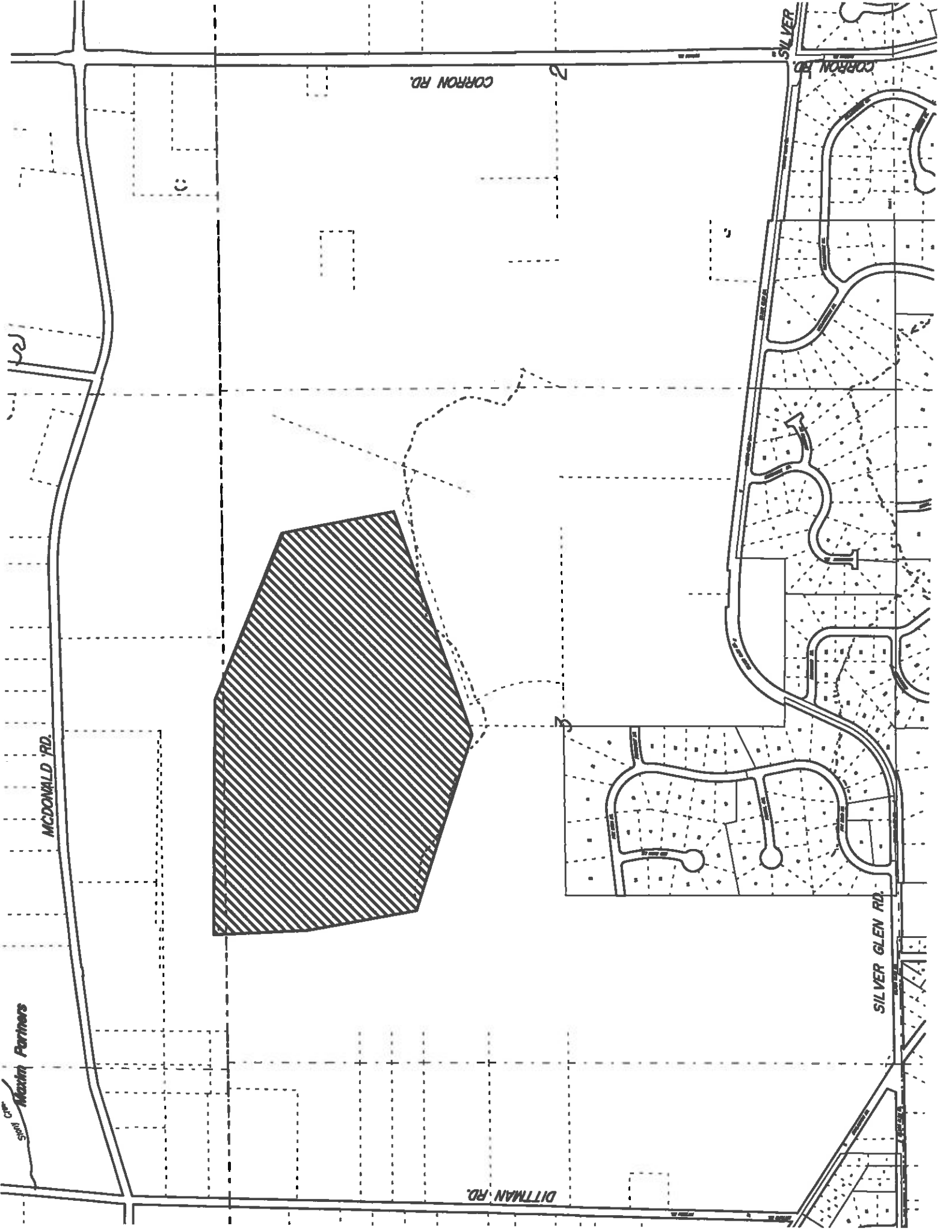
THE PETITIONER IS REQUESTING a Special Use in the F-Farming District for a private-pay alcoholism and substance abuse treatment facility.

NOTICE IS ALSO GIVEN that a public hearing to consider said request will be held before the Kane County Zoning Board of Appeals on January 10, 2017, A.D., at the Kane County Branch Court, 530 S. Randall Rd, St Charles, IL, at 7:00 pm. *In the event a second meeting is needed to complete testimony, a second meeting will be held on January 12, 2017, A.D., at the Kane County Branch Court, 530 S. Randall Rd, St Charles, at 7:00 pm.* Notice will be published in the Daily Herald Kane County edition on December 25, 2016 and the Elgin Courier News on December 25, 2016. All interested parties are invited to attend the public hearing, present testimony for or against the petition and cross-examine witnesses presenting testimony for or against the petition.

DOCUMENTS ARE ON FILE and available for public inspection during regular business hours at the Kane County Development Department, Kane County Government Center, 719 S. Batavia Ave., Geneva, IL. For your convenience, the entire petition as submitted by the Petitioners, as well as correspondence received by the County regarding this petition, is posted at the main Kane County Government website. This can be accessed as follows:

1. Go to the main Kane County Government website at [www.countyofkane.org](http://www.countyofkane.org).
2. In the lower right section of the screen, click "Zoning Petitions"
3. Click on Petition #4364, which will expand the petition and correspondence into folders for review.

**If you have any further questions, please call Keith Berkhout at (630) 232-3495.**



CORRON RD.

SILVER

CORRON RD.

MCDONALD RD.

Spool Co. Maxlin Partners

SILVER GLEN RD.

DITTMAN RD.