



SPECIAL USE PERMIT STANDARDS

Kane County Government Center
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

INTERNAL USE ONLY

CV Project No.:

Zoning Petition No.:

Date Received:

PETITIONER NAME:

Chris Reed, Northern Illinois Recovery, LLC

SIGNATURE:

DATE:

10/21/26

STANDARDS OF A SPECIAL USE (ZONING CODE SECTION 25-4-8-2)

Special Uses, as defined by the Zoning Ordinance, shall be considered at a public hearing before the Zoning Board of Appeals (ZBA). The ZBA shall make a recommendation to the County Board based on their Findings of Fact in regards to the Standards of a Special Use. The ZBA shall not recommend approval of a Special Use Permit unless it finds the following the statements to be true and accurate. **Please respond to the following statements A - F by explaining how your proposed Special Use relates to each of these factors. Responses should be as detailed as possible – if you require additional space, you may submit a separate sheet of paper.**

A. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The establishment, maintenance, and operation of the proposed special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The facility will operate as a residential recovery residence in an existing single-family home on an 8.5-acre property, providing structured and supervised living for adults in recovery. Activities on the site will be consistent with ordinary residential uses, with minimal exterior changes, quiet and orderly day-to-day operations, and 24-hour staff supervision to ensure safety and compliance with applicable state licensing requirements. The project's low-intensity, community-based nature, together with adequate setbacks, parking, and buffering, ensures that it will integrate harmoniously into the surrounding rural residential neighborhood without negatively affecting neighbors or the broader community. The facility will also make any necessary upgrades to the property's fire protection systems and septic/sewer infrastructure to ensure full compliance with all applicable safety and health regulations. These improvements, together with 24-hour staff supervision and adherence to state licensing requirements, will further ensure that the operation is safe, secure, and consistent with the residential character of the surrounding neighborhood.

B. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values within the neighborhood. NIR is committed to maintaining positive relationships with neighbors and local stakeholders, as demonstrated by its successful operation of multiple residential treatment facilities in nearby communities such as Woodstock, Crystal Lake, and Algonquin. The project will utilize the existing structure with minimal exterior changes, preserving the residential appearance of the property. Any necessary privacy screening or buffering will be installed to address neighbor concerns. Additionally, the use will generate limited traffic and parking demand, with all vehicles accommodated on-site, ensuring that the operation remains quiet, orderly, and unobtrusive, fully compatible with the surrounding neighborhood's character.

C. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The establishment of the proposed special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The project is designed to operate within the existing single-family residence with minimal exterior changes, preserving the property's residential character and allowing neighboring parcels to develop or maintain their own estate or agricultural uses without interference. The low-intensity nature of the use, including limited traffic, on-site parking, and appropriate privacy screening, ensures that surrounding property owners can continue to enjoy and improve their land in accordance with the E-3 Estate and F Farming zoning standards. Additionally, the site's size and rural setting provide ample space to accommodate the recovery residence without encroaching on neighboring lots or restricting future residential or agricultural development in the area.

D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.

Adequate facilities will be provided to support the proposed special use. The project will not require new utility connections or access roads, and no major changes to the existing residence are anticipated at this time. Any necessary drainage improvements or other site infrastructure enhancements will be completed in accordance with Kane County requirements and guidance to ensure compliance with applicable standards and to maintain the safety and functionality of the property.

E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.

Adequate measures will be in place to provide safe ingress and egress while minimizing traffic congestion on public streets. Residents of the facility will not have access to personal vehicles and will primarily remain on the property. When residents leave for meetings, appointments, or employment, they will be transported by vans provided by the facility. Staffing will be limited to a small number of employees at any given time, all of whom will park on-site in accordance with Kane County's parking requirements. This approach ensures that the special use will not generate excessive traffic or disrupt normal neighborhood circulation.

F. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

The proposed special use will conform to all applicable regulations of the F Farming District in which the property is located, as required by the Kane County Zoning Ordinance, with the exception of any modifications the County Board may authorize based on the recommendation of the Zoning Board of Appeals. The F District is intended to accommodate agricultural uses, large-lot residential living, and other low-intensity rural activities, and the recovery residence will operate in a manner consistent with that intent by maintaining the existing residence with minimal exterior changes, complying with setback and lot standards, providing adequate on-site parking, and implementing any infrastructure improvements required by the County. Should any specific dimensional or operational standards require modification to allow the special use, such modifications will be requested through the special use process and considered in accordance with County regulations and procedures.