



Northern Illinois RECOVERY CENTER

620 N. State Route 31, Crystal Lake, Illinois 60012 | (815) 261-3450 | www.NorthernIllinoisRecovery.com

SPECIAL USE PROJECT NARRATIVE

Northern Illinois Recovery, LLC
35W543 Miller Road, West Dundee, Illinois 60118
PIN 03-09-300-023, Dundee Township, Unincorporated Kane County
October 21, 2026

1. Description of Proposed Use

Principal use. The petitioner, Northern Illinois Recovery, LLC (“NIR”), proposes to use the existing residence as a residential treatment facility for adults with substance use disorders and co-occurring mental health conditions. Residents live on site for the length of their treatment and receive 24-hour supervision, individual and group therapy, and medical monitoring at ASAM Level 3.5 (clinically managed residential treatment). The facility will be licensed by the Illinois Department of Human Services, Division of Substance Use Prevention and Recovery (SUPR) and will be accredited by The Joint Commission under its Behavioral Health Care and Human Services standards. The typical length of stay is about 28 days.

Capacity. The petitioner requests approval for a resident capacity of between 24 and 30 residents. Bedrooms will meet the National Alliance for Recovery Residences standard of at least 70 square feet for the first occupant and 50 square feet for each additional occupant.

Services not provided. The facility will not provide walk-in, emergency, outpatient or surgical services and will not operate as a stand-alone detoxification facility. It is not open to the public. All admissions are scheduled in advance. No staff will live on the property.

Accessory uses. Accessory uses serve residents only. They consist of on-site clinical and nursing care provided under the facility’s SUPR license, use of the existing indoor pool, sauna and exercise room, and scheduled visits by contracted specialists such as psychiatry and massage. No services are offered to non-residents.

Season. Year-round, 24 hours a day.

Purpose of request. To permit conversion of the existing single-family residence to a licensed residential treatment facility. No new buildings or additions are proposed.

District and subsection. The property is zoned F-Farming. The Zoning Ordinance does not separately list or define a residential treatment facility. The proposed use combines features of two uses the Ordinance does address. Like an assisted living facility, which Section 25-8-1-2 lists among the special uses allowed in the F-Farming District, it furnishes lodging, 24-hour supervision and support in daily living. Like a nursing and convalescent home, it also provides on-site clinical and nursing care. The petitioner therefore requests approval of the residential treatment facility as

a special use in the F-Farming District on that basis, subject to the 30-resident capacity limit and the other operating limits described in this narrative, and to any further conditions the County considers appropriate.

2. Surrounding Area and Land Use Plan

Surrounding uses and zoning. The surrounding area consists of large-lot estate residences and agricultural land zoned F-Farming and E-3 Estate. To the north, across Miller Road, and to the east and west, the property is bordered by large-lot residences fronting Miller Road and Parsons Road in unincorporated Dundee Township. To the south, it adjoins a single-family subdivision within the Village of Carpentersville, along Pine Woods Lane, Oak Knoll Road and Hawthorn Hills Lane. There has been little recent development in the immediate area.

2040 Land Resource Management Plan. The property is designated Countryside / Estate Residential. The proposed use keeps the property's low-density residential character. It uses the existing residence, adds no buildings, and leaves the open acreage undeveloped.

3. Existing Site Conditions

The parcel contains 8.42 acres and is owned by the Brennan Alfred E Jr 2008 Trust. 815 Investments LLC, an affiliate of the petitioner, is the contract purchaser under a contract dated March 3, 2026, which is contingent on approval of this special use. The property is improved with a two-story Colonial residence built in 1954, of approximately 9,275 square feet including a finished walk-out basement, with six bedrooms, six full and two half bathrooms, an attached four-car garage and an indoor swimming pool. Accessory improvements consist of a converted barn containing a two-bedroom guest house (with kitchen, bath and sauna) and an exercise room, and a tennis court. The property is currently used as the seller's single-family home. Access is by a circular driveway and a side driveway to Miller Road. Existing parking consists of the attached garage and the paved driveway areas. A pond, a spring-fed stream and recorded drainage easements lie on the southern part of the parcel. The property is served by a private well and a private septic system whose existing field is sized for 1,600 gallons per day. There are no agricultural or business operations on the property.

4. Proposed Site Improvements

Buildings. No new buildings or additions. The existing residence will be remodeled inside and brought into compliance with the life safety, egress and accessibility requirements for the change of occupancy identified in the life safety report prepared by ALA Architects & Planners, Inc., dated August 26, 2026, and as determined by the Carpentersville Fire Protection District. The principal work consists of an interconnected commercial fire alarm with smoke and carbon monoxide detection throughout, an automatic sprinkler system if required by the Fire Protection District, the egress improvements, exit signage and emergency lighting identified in the ALA

report, an accessible entrance and route from the accessible parking space, and at least one accessible bedroom and restroom.

Garage conversion. The attached four-car garage in the main residence may be converted to a meeting room for group sessions and staff meetings. The conversion would take place within the existing building footprint and would be included in the life safety and accessibility work described above. Exterior changes would be limited to replacing the garage doors with walls and windows that match the residence. Required parking does not depend on the garage, as described below.

Guest house. A maximum of four residents will reside at the guest house. The guest house and exercise room will be used for staff offices, group sessions and resident recreation.

Septic system. A new soil absorption field and reserve field, described in Section 9.

Parking and driveways. Designated parking for staff, contracted specialists and scheduled visitors is shown on the Site Plan. About eighteen spaces will be provided on the paved driveway areas, including one accessible space next to the accessible entrance, so that required parking does not depend on the attached garage.

Other improvements. No truck loading areas, outdoor storage or display, new fencing, new exterior lighting, or new signage are proposed. Existing mature vegetation will be retained. No new impervious surface or stormwater facilities are proposed beyond the parking shown on the Site Plan.

5. Operational Information

Hours. Residential care is provided 24 hours a day, 7 days a week, in three shifts running from 7:00 a.m. to 3:00 p.m., 3:00 p.m. to 11:00 p.m., and 11:00 p.m. to 7:00 a.m. Administrative and admissions functions operate during weekday business hours.

Employees. Four staff on site per shift, three shifts per day, for a total of twelve staff per day. The day shift includes the clinical staff (a counselor or therapist and a nurse). The evening and overnight shifts are staffed by a nurse and behavioral health technicians. Staffing will meet all regulatory requirements for residential treatment.

Residents. Between 24 and 30 residents. All residents are adults who enter treatment entirely voluntarily, and every resident actively participates in the treatment and services NIR provides. Each prospective resident undergoes a criminal background check before admission, and any applicant with a history of violent crime, a sex-related offense or arson is disqualified from admission. Residents do not have personal vehicles at the facility. When they leave the property for meetings or appointments, they travel in facility vans, which make about two to four round trips per day.

Visitors and specialists. There are no walk-in or unscheduled visitors. Family visits and specialist appointments are scheduled in advance, with no more than five non-staff vehicles on site at one

time. Family visits are held on Sundays between 1:00 p.m. and 2:30 p.m., with one or two visitors each. Contracted specialists visit about five times per week.

Admissions and discharges. About seven admissions and seven discharges per week, scheduled during the day and typically by facility van or a family member's vehicle.

Deliveries and truck traffic. Meals are prepared by an outside caterer and picked up by NIR staff, who bring all three of the day's meals to the site in a single morning trip. A linen service drops off clean linens once per week. The linen delivery arrives by standard delivery van. NIR staff bring all other supplies to the site, so there are no other deliveries. Refuse is collected weekly by the regular hauler. NIR staff remove medical waste from the site as needed, so it creates no separate delivery or truck trips. In total, the site receives about one delivery-van trip per week, plus the weekly refuse pickup. No semi-trailer trucks will serve the site, and there is no other truck traffic.

Equipment and materials. Residential-scale building systems and medical equipment typical of a residential care setting. Medications are stored in a locked area as state licensing requires. Medical and household supplies and food are stored indoors. No bulk chemicals or fuels are stored on site.

Activities. Indoor activities consist of therapy, medical monitoring, meals, recreation and rest. Outdoor activity is limited to supervised resident use of the yard and tennis court between 8:00 a.m. and dusk. The pool is indoors. There is no outdoor amplified sound.

Seasonal differences. None.

6. Events and Assembly

Not applicable. No events are open to the public or bring outside groups to the property. Occasional program activities, such as a guest speaker or a scheduled family session, are held indoors and stay within the five-vehicle limit for non-staff vehicles. Family sessions are scheduled in small groups so that limit is not exceeded. No alumni events or gatherings will be held on the property.

7. Food Service and Food Preparation

Food service is accessory and limited to residents and on-duty staff. Meals are prepared off site by a licensed caterer and picked up and brought to the site by NIR staff in a single morning trip, and on-site handling is limited to warming and serving. There is no commercial kitchen, food sales, outdoor dining or food truck. Meals are served in the existing dining room and adjoining rooms, seating up to about 34 (30 residents and on-duty staff), at approximately 7:30 a.m., 12:00 p.m. and 5:30 p.m.

8. Alcohol Sales or Service

Not applicable. Alcohol is prohibited on the property.

9. Water Supply and Wastewater Disposal

Water. The existing private well will continue to serve the property. Because the facility will serve 25 or more people, the well will be tested and certified as a non-transient non-community water system as required by the Illinois Environmental Protection Agency and the Kane County Health Department before residents are admitted. Estimated water use is about 4,700 gallons per day, essentially equal to wastewater generation. A licensed well contractor will test the well's yield and water quality against that demand.

Wastewater. The existing septic system will be expanded under a design by A.L. Schmitt Engineering dated July 7, 2026 (job 260609). The design is based on 35 beds at 150 gallons per day and four staff at 15 gallons per day, for a total of 5,310 gallons per day. The existing field, sized for 1,600 gallons per day, will remain in use, and a new field sized for the remaining 3,710 gallons per day (1,427 linear feet of trench) will be added. A full reserve field using a Class I aerobic treatment unit (952 linear feet provided, 951 required) is also designated. The existing tanks will be pumped, collapsed and filled, and replaced by two 4,000-gallon septic tanks and three 2,500-gallon dosing tanks with alternating pumps.

Relationship to requested capacity. The system is designed for 35 beds so that it never operates at its design limit. At 30 residents and twelve staff per day, estimated wastewater generation is about 4,680 gallons per day, leaving about 630 gallons per day of design capacity, which more than covers scheduled visitors and specialists. The petitioner is not requesting, and does not intend, more than 30 residents. A.L. Schmitt Engineering will confirm in a supplemental note that the design accommodates staff across all three shifts and scheduled visitors.

Uses affecting water use. Residential bathrooms and laundry, staff restrooms, and the warming of catered meals. There is no commercial kitchen, irrigation system or event facility. Indoor pool backwash and drain water will not be discharged to the septic system. The septic system will be permitted by the Kane County Health Department and installed before residents are admitted.

10. Storage and Accessory Uses

There is no equipment or vehicle storage yard, contractor yard, warehouse or outdoor storage. Storage is limited to indoor storage of medications, supplies and food. NIR staff remove medical waste from the site as needed, and refuse and recycling are kept in closed containers and collected weekly by a private hauler. The principal use is residential treatment, and the accessory services described in Section 1 are incidental to it and serve residents only.

11. Environmental and Compatibility Considerations

Stormwater. Existing drainage patterns will not change.

Dust, odor, noise, vibration and lighting. None beyond those of a typical residence. No new exterior mechanical equipment or exterior lighting is proposed. Outdoor resident activity is limited

to 8:00 a.m. to dusk. The petitioner is open to any conditions the County considers appropriate to address dust, odor, noise, vibration or lighting.

Traffic and access. Traffic is addressed in the KLOA trip generation memorandum dated September 17, 2026 and the Sight On Solutions topographic survey for sight distance dated September 2, 2026. Traffic consists of staff shift changes, a small number of facility van runs, scheduled visitors limited to five non-staff vehicles at a time, and routine deliveries. Because residents do not drive and all visits are scheduled, there is no walk-in or public traffic.

How people get to and from the property. Staff commute in their own vehicles and park in the designated spaces shown on the Site Plan. Residents do not keep or use personal vehicles at the facility. They arrive at a scheduled admission time, either in a facility van or dropped off by a family member, and leave the property only in facility vans with staff for meetings, medical appointments and other scheduled outings. Contracted specialists and family visitors arrive by private vehicle at appointment times set by the facility. NIR staff pick up the day's meals from the caterer in a single morning trip, a linen service makes one weekly drop-off in a standard delivery van, and refuse is collected weekly by the regular hauler. All traffic uses Miller Road to reach the regional road network.

Typical day. Daily traffic is estimated at about 40 to 45 one-way trips, made up of 24 staff trips (twelve staff arriving and leaving across three shifts), up to 8 van trips, about 6 trips for admissions, discharges and specialists, and about 2 trips for the daily meal pickup and occasional deliveries. These trips are spread across the day and night rather than concentrated at any one time.

Worst-case day. As a conservative upper limit, the petitioner has also estimated a day on which every source of traffic is at its maximum at once: 24 staff trips, 8 van trips, 12 trips for three admissions and three discharges by family vehicle, 4 trips for two specialist visits, 6 trips for the meal pickup, linen delivery and refuse collection, and 10 trips for a full Sunday visiting session with five visitor vehicles. Even with all of these events on a single day, which the facility's scheduling is designed to avoid, traffic would total about 64 one-way trips.

Peak hour. The busiest hour on a typical day is the 3:00 p.m. shift change, when four day-shift staff leave and four evening-shift staff arrive, producing about 10 trips. In the worst case, a van run, an admission and a specialist visit could coincide with the shift change, raising the total to about 14 trips, or roughly one vehicle every four minutes. Sunday visits are limited to five vehicles arriving around 1:00 p.m. and leaving around 2:30 p.m. The overnight shift change at 11:00 p.m. involves only staff and generates about eight trips.

Comparison to residential traffic. For context, the ITE Trip Generation Manual estimates about 9.4 daily trips for a typical single-family home. On a typical day, the facility's traffic is roughly equal to that of four or five homes, and even the worst-case day is comparable to about seven homes, consistent with the rural residential character of Miller Road.

Parking demand and driveway operation. Peak parking demand is about fifteen vehicles at a shift change, made up of eight staff vehicles during the overlap, up to five non-staff vehicles and two facility vans, which the approximately sixteen on-site spaces accommodate without parking or queuing on Miller Road. Consistent with the traffic study, the east driveway will be inbound only and signed accordingly, so that vehicles move through the site in one direction.

Natural resources. IDNR EcoCAT review No. 2612001 (March 10, 2026) identified protected resources in the vicinity, including Shaw Fen and Woods, Raceway Woods and Fen, Blanding's turtle and the rusty patched bumble bee. The project adds no buildings, and ground disturbance is limited to the septic field. The petitioner has completed consultation with IDNR, and IDNR's termination or recommendation letter will be submitted with the EcoCAT report.

Waste disposal. Private refuse hauler, removal of medical waste by NIR staff, and the septic system described in Section 9.

Screening and compatibility. The use is contained within the existing residence on an 8.42-acre parcel, and existing mature vegetation will be retained. The residence is set back approximately 200 feet or more from the nearest neighboring home, with mature trees along the east, west and south property lines. Residents are supervised around the clock, all visits and admissions are scheduled, and there is no public access. The building will keep its residential appearance. The petitioner is likewise open to any screening, landscaping or other compatibility conditions the County wishes to impose.

Supervision. Staff are awake and on duty 24 hours a day. Visitors are admitted only by appointment and sign in and out. Residents leave the property only with staff or for scheduled transportation in facility vans. Admission is through NIR's clinical intake process, which determines that residential treatment is appropriate for each resident. All residents are drug and alcohol tested randomly and on a regular schedule. NIR enforces a zero-tolerance policy for drugs, alcohol, and disorderly or disruptive behavior, and any violation results in discharge from the program.

12. Timeline, Phasing and Future Expansion

Interior remodeling, life safety upgrades and septic installation will begin after special use approval and issuance of building and health permits. The work is expected to take four to six months, with the septic system installed first. The facility will begin operating after state licensure and a certificate of occupancy, anticipated in the third quarter of 2027 and in any event within one year of approval as Section 25-4-8-5 requires. The project will be completed in a single phase. No additional buildings, expanded operations, additional employees, traffic or visitors, or outdoor storage are anticipated, and capacity will not exceed 30 residents.

13 and 14. F-2 District Requirements

Not applicable. The property is in the F-Farming District.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat Kenneally". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Patrick Kenneally