October 27, 2026

Kane County Zoning Board
Re: Zoning Petition #4694
Project: Northern Illinois Recovery LLC
zinenatalie@kanecountyil.gov

Dear Board Members:

I am submitting this letter to add my voice to those residents who are totally opposed to the establishment of a drug and alcohol treatment facility at 35W543 Miller Rd.

PROPERTY BACKGROUND

The property located at 35W543 Miller Rd. is surrounded by single-family residences. To the east, there are all single-family homes all of the way to highway 31. To the north and northwest, there are approximately 100 single-family homes. To the south and southwest, there are approximately 233 single-family homes. There is not another commercial enterprise for miles.

EFFECT OF TRANSACTION

The net result of dropping a drug and alcohol rehab facility right in the middle of so many families will have a devastating effect on the property values of all homes in the area. One study that I read, the summary of which I have copied in this communication, estimates that a decrease in value of between 8% and 17% can be expected. I find this estimate to be low. For most families, the equity of their home represents the largest portion of their net worth. To just wipe out that much of our future with 1 decision is devastating.

Besides the financial implication, this action would be submitting all of our families to increased incidences of crime, which is probably one of the primary reasons for the decrease in value of the homes.

TAX AFFECT

There are 9 different taxing authorities on my property tax bill: Kane County, Kane Forest Preserve, Dundee Township, Dundee Township Roads, Village of Carpentersville, D-300 School District, Elgin Community College, Dundee Township Park District and Dundee Township Library. As you are aware, the expense budgets of these entities are spread over the value of all of the homes and businesses in these jurisdictions. Making a decision that lowers the value of over 333 homes by 8%-17% would increase the tax burdens that the other property owners in those areas would bear. This decision potentially affects tens of thousands of residents in these areas.

PROTECTION OF CHILDREN

Liberty Elementary School is located on Miller Rd. approximately 1 mile from the property in question. Children walking or biking to the school could be much closer to the property in question. In addition, Rolling Hills Park and playground is located less than .7 mile from the property. It would be irresponsible to potentially expose them to drug or alcohol addicts and to additional traffic.

OTHER FACILITIES

Northern Illinois Recovery Center operates 2 other facilities. One is located at 620 N. State Rte. 31 in Crystal Lake and another is located at 2602 Ill. Rte. 176 in Crystal Lake. Both of these are in commercial areas on main highways. There is no reason to change their modus operandi to now put a facility in a residential area.

SUMMARY

There is no rationale to justify destroying the property value of over 333 families' homes, potentially expose those families to increased crime, potentially expose elementary aged children to increased crime and traffic and increase the tax burden of thousands of others.

Sincerely,

Robert Beaudrie
3206 Pine Woods Lane
Carpentersville, IL 60110
[redacted]

fact that the substance abuse treatment center result is robust when the control group is reduced to 1 mile and 0.6 miles indicates that unobserved spatial heterogeneity is not likely driving the core results of this paper. More intuitively, this provides strong evidence that the substance abuse treatment center effect is not simply a "bad part of town effect," in that we are comparing "apples with apples" across the dimension of location; and, the principle characteristic distinguishing the variation in prices in these areas is the presence of a nearby substance abuse treatment center. Based on these results, we cannot conclude that there is a robust impact on property liquidity, but there appears to be a robust negative relationship between the presence of a substance abuse treatment center and nearby home values.

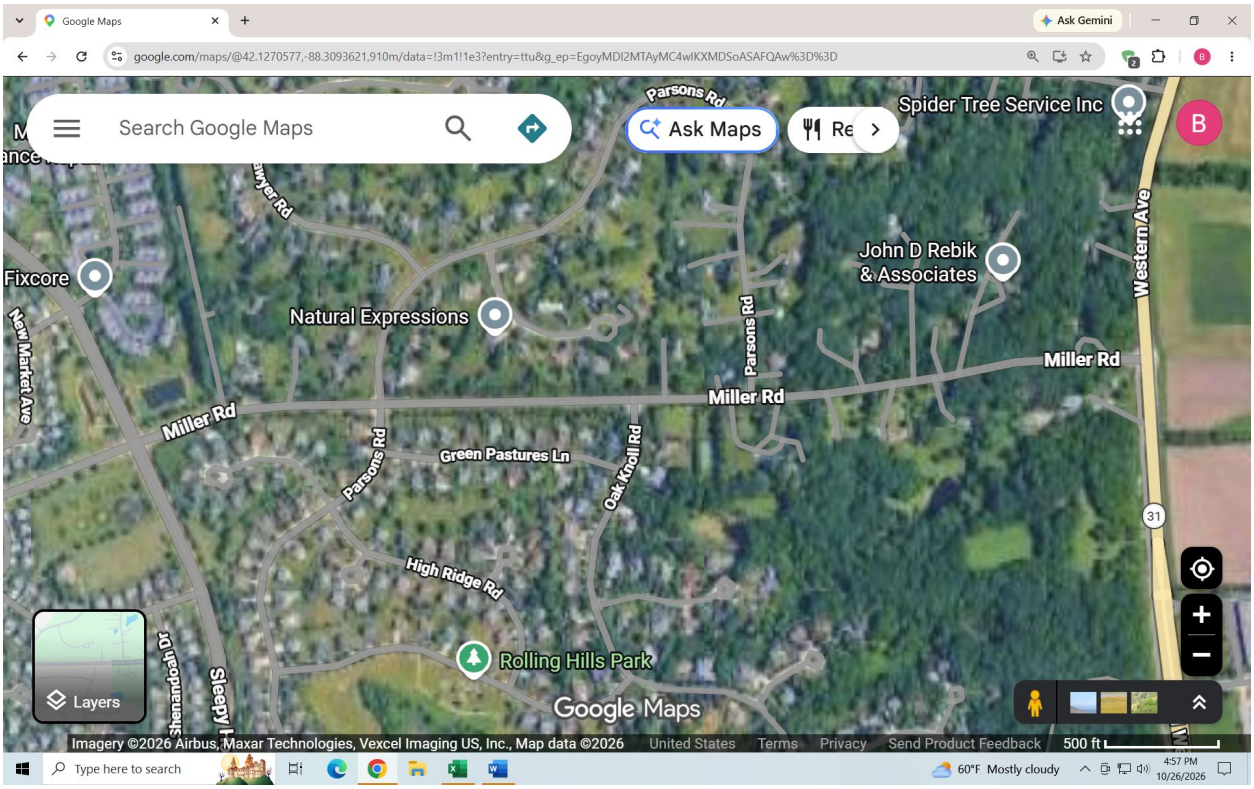
Conclusion

In this study, we find evidence that residential substance abuse treatment centers adversely impact the price of neighboring homes. We find that homes within 1/8 mile of a treatment center sell for approximately 8% less than otherwise comparable homes that are located further away. Furthermore, we find that the market differentiates between potential risks that nearby treatment centers may carry, as living near a methadone clinic that treats opiate addictions such as heroin or morphine may be associated with a reduction in home values by as much as 17%. We find little evidence that nearby treatment centers affect a home's time on market.

Examining this particular externality is important to the broader literature on neighborhood externalities and environmental factors, as well as the specific literature on the issue of residential treatment centers. The PPACA has expanded MH/SUD coverage and made intensive treatment options affordable, and as a result, demand for effective substance abuse treatment is increasing. Operating a treatment center is a growing industry and it is reasonable to assume that new centers will be built nationally, many of which will be sited near or within residential communities. Indeed, there is very little that individuals and localities can do to prohibit a substance abuse treatment center from locating in a residential area because alcohol and drug addiction is considered to be a handicap and thus alcoholic/addicts in recovery are members of a protected class under the federal anti-discrimination housing laws. Hence, as residential treatment centers become more common, it is important to understand all their effects, including the effects they may have on nearby real estate and how markets price the potential risk of nearby externalities.

Endnotes

[1] For a more complete review on the impact of environmental externalities, see Boyle and Kiel (2001).


Google Maps
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