Zine, Natalie

From: Katie Oswald [redacted]
Sent: Wednesday, October 28, 2026 10:05 PM
To: Zine, Natalie
Subject: EX: Formal Opposition to Proposed Special Use Zoning Petition #4694 Northern Illinois Recovery LLC

RE: Opposition to Special Use Zoning Petition #4694
Project: Northern Illinois Recovery LLC
Property: 35W543 Miller Road

October 28, 2026

To the Kane County Zoning Board of Appeals:

As residents of the bordering subdivision who rely on the Miller Road and Route 31 intersection, we respectfully **oppose** the proposed special use petition by Northern Illinois Recovery LLC to convert the residence at 35W543 Miller Road into a residential treatment facility.

We recognize the importance of treatment services. Our concerns focus on whether this particular property and location can safely accommodate the requested capacity of 30 residents, together with staff, visitors, and associated traffic. We believe additional clarification would help the Board evaluate the proposal's suitability and its potential effects on residents of the facility and the surrounding community.

1. Traffic and Roadway Safety

The traffic counts were conducted on July 9 and July 11, 2026, when school was not in session. These summer weekday and Saturday counts may not adequately reflect school-year conditions, particularly given the proposed 7:00 a.m. and 3:00 p.m. staff shift changes. The Board should consider whether supplemental analysis during a representative school week is needed, including school drop-off and pick-up periods.

The September 17 traffic study estimates 36 daily vehicle trips, while the later project narrative estimates 40–45 trips on a typical day and up to 64 on a worst-case day. These documents appear to use different assumptions concerning food service, resident transportation, admissions, discharges, and visitors. An updated assessment from the traffic engineer would help reconcile these estimates and establish whether the study's conclusions remain applicable to the proposed operating plan.

The study did not include Sunday traffic counts, although the narrative schedules family visitation on Sundays from 1:00 to 2:30 p.m. While the later narrative includes visitor trips in its worst-case estimate, the traffic study does not separately evaluate Sunday visitation against existing Sunday roadway conditions. The Board should consider these additional arrivals and departures, including their proximity to the proposed 3:00 p.m. staff shift change.

The property's location near the crest of a hill also raises concerns about driveway visibility and safe access. The study identifies inadequate sight distance for outbound traffic at the eastern driveway and recommends restricting it to inbound use. We would appreciate clarification on how that restriction would be implemented and maintained.

We are also concerned about family visitors who may be unfamiliar with the Miller Road and Route 31 intersection which is know to be dangerous and has a history of fatal accidents. The traffic assessment should consider the approach, traffic speeds, and turning movements at this intersection, particularly during scheduled visitation.

2. Proposed Occupancy and Suitability of the Property

The conceptual plans identify 23 beds in the main building, while the narrative allows up to four residents in the guest house. We would appreciate clarification on how these accommodations relate to the requested capacity of 30 residents and where any additional beds would be located.

The submitted conceptual plans do not appear to include room dimensions or scaled furniture layouts. The Zoning Board and County building inspectors should consider whether each proposed bedroom provides sufficient space for beds, furniture, and personal storage while maintaining the clearances, safe access, and accessibility required by applicable Illinois residential treatment facility standards. Dimensioned plans would help establish whether the intended occupancy is appropriate for each room.

It would also be helpful to clarify whether the advertised 9,275 square feet includes the indoor pool enclosure, which the proposal intends to retain, and how the remaining space would accommodate residential, treatment, and staff functions. Together with the proposed renovations, this information would help the Board evaluate whether the existing property can adequately support the requested capacity.

3. Emergency Response, Staffing, and Community Safety

We acknowledge that admission is voluntary and that the proposal includes background screening and continuous supervision. We would appreciate further information about procedures for responding if a resident unexpectedly leaves the property while experiencing a medical or behavioral health crisis. These procedures should address assessing immediate risk, assisting the resident, and involving emergency responders when appropriate, while respecting the resident's rights and protecting nearby children, families, and other community members.

The property's proximity to Raceway Woods presents an additional consideration. If a resident in crisis enters a wooded or off-trail area, locating and assisting that person could become more difficult. The County should consider whether the emergency plan addresses coordination with agencies responsible for the preserve, access for responders, and continued supervision at the facility while assistance is provided.

The narrative proposes four staff members on site per shift and also describes staff transportation duties and off-site pickups. It would be helpful to clarify whether those duties would be handled by additional personnel and how on-site coverage would be maintained during outings or emergencies.

The Board should also consider contingency plans for simultaneous incidents involving multiple residents, including how additional qualified staff would be summoned and when EMS or law enforcement assistance would be requested. Although the narrative identifies the Carpentersville Fire Protection District in connection with life-safety requirements, confirmation of fire, EMS, and law enforcement service arrangements would help establish whether appropriate response resources are available.

Conclusion

We respectfully **oppose** Petition #4694 as currently presented. We ask the Board to consider these questions and obtain the additional information needed to evaluate traffic conditions, proposed occupancy, staffing, and emergency response arrangements before making any recommendations.

Thank you for your time and consideration. Please include this letter in the public record for Petition #4694.

Sincerely,

William and Kathleen Oswald
3252 White Oak Cir
Carpentersville, IL 60110