Zine, Natalie

From: Monica Melendy [redacted]
Sent: Wednesday, October 28, 2026 11:19 PM
To: Zine, Natalie
Subject: EX: Re: Formal Opposition to Proposed Residential Treatment Facility – 35W543 Miller Road, West Dundee

Apologies I may not have included this in my previous email:

Monica Fudala Melendy, MD and Patrick Melendy of 18N340 Sawyer Road
Dundee, IL 60118
Writing in Opposition of Zoning petition #4694
Project name: (Northern Illinois Recovery LLC)

On Oct 28, 2026, at 9:03 PM, Monica Melendy <melendymonica@gmail.com> wrote:

Dear Ms. Zine and Members of the Kane County Zoning Board and County Officials,

I am writing as a homeowner, parent, physician, and concerned member of the surrounding community to express my **strong opposition to the proposed special-use permit for Northern Illinois Recovery, LLC, to convert the existing single-family residence at 35W543 Miller Road into a 24–30-bed residential substance use and mental health treatment facility.**

After carefully reviewing the applicant's Special Use Project Narrative dated October 21, 2026, I have significant concerns regarding neighborhood compatibility, the safety of children and families, traffic, environmental infrastructure, property values, and the adequacy of the proposed operational safeguards.

As a physician, I fully recognize the importance of providing high-quality substance use and mental health treatment. I understand the needs of individuals struggling with addiction and strongly support access to appropriate medical care and rehabilitation services.

However, **supporting access to treatment does not mean that every location is appropriate for a residential treatment facility of this size and operational intensity.** The safety and well-being of surrounding families, particularly young children, must also be carefully considered.

1. Safety of Children, Families, and the Surrounding Community

My foremost concern is the potential impact of this proposed facility on the safety, security, and peace of mind of families living in the surrounding residential neighborhood.

This is a community where families are raising young children, enjoying their yards, walking along neighborhood roads, riding bicycles, and participating in outdoor activities. Parents should be able to feel confident that their children can safely enjoy their own neighborhood.

The applicant proposes accommodating up to 30 adults receiving residential treatment for substance use disorders and co-occurring mental health conditions, with operations continuing 24 hours a day, seven days a week.

Although the applicant describes resident screening procedures, around-the-clock supervision, and restrictions on unauthorized departures, several important questions remain unanswered.

Specifically:

- What safeguards will be in place to address behavioral or psychiatric emergencies that could affect neighboring properties?
- What procedures will apply if a resident leaves the facility without staff authorization?
- How will the facility respond to individuals experiencing acute psychiatric symptoms, relapse, or other clinical crises?
- Is the proposed staffing level of four employees per shift sufficient to manage simultaneous emergencies involving multiple residents?
- What measures will protect neighboring families and children if an unexpected incident extends beyond the facility's property?
- How frequently might law enforcement, fire protection, or emergency medical services be required?

The applicant states that individuals with certain criminal histories will be excluded from admission. However, background screening alone cannot guarantee that unexpected behavioral or medical emergencies will not occur.

I recognize that individuals receiving treatment should not be presumed dangerous simply because of their diagnoses. Nevertheless, a facility

providing this level of clinical care should be required to demonstrate comprehensive emergency preparedness and appropriate safeguards for both its residents and the surrounding community.

As a parent, I believe the County has a responsibility to ensure that the safety of children and neighboring families is thoroughly evaluated before authorizing a significant change in residential land use.

The burden should be on the applicant to demonstrate that the proposed operations can be conducted safely and compatibly with the surrounding neighborhood.

2. Incompatibility With Existing Residential Zoning and Neighborhood Character

The property is currently zoned F-Farming and is surrounded predominantly by large-lot single-family homes, agricultural land, and estate-style residences.

Converting a private residence into a continuously operating 30-bed treatment facility represents a substantial departure from the property's existing residential use.

The applicant compares the proposed facility to an assisted living or nursing home. However, this comparison does not adequately establish that the proposed operations are compatible with this particular neighborhood.

Families have invested in this community because of its quiet, low-density residential character, privacy, and opportunities for children to grow up in a peaceful environment.

I am concerned that approving this proposal would fundamentally change the character of the surrounding area and establish a precedent for additional institutional uses within a predominantly residential setting.

3. Increased Traffic and Safety Concerns

According to the applicant's own narrative, the facility would generate approximately 40–45 one-way vehicle trips per day, with up to 64 trips on a worst-case day.

By comparison, the applicant estimates that a typical single-family residence generates approximately 9.4 daily vehicle trips.

This represents approximately four to seven times the traffic associated with a typical home.

Staff changes would occur at 7:00 a.m., 3:00 p.m., and 11:00 p.m., introducing additional traffic during early morning, afternoon, and nighttime hours.

I am particularly concerned about the safety of children walking, biking, and playing near residential roads, as well as increased turning movements, nighttime vehicle activity, and emergency vehicle access.

I respectfully request an independent traffic and roadway safety assessment rather than relying exclusively on the applicant's projections.

4. Private Well Water, Septic Infrastructure, and Environmental Concerns

The surrounding community depends heavily on private wells and septic systems.

The applicant estimates approximately 4,700 gallons of water consumption per day and approximately 4,680 gallons of wastewater generation daily at maximum occupancy.

The proposal calls for a substantial expansion of the existing septic system to accommodate this demand.

This raises legitimate questions about groundwater availability, neighboring private wells, wastewater management, potential contamination, and long-term environmental impacts.

The property also contains a pond, spring-fed stream, and recorded drainage easements, making environmental review especially important.

I respectfully request independent hydrogeological, septic, and environmental assessments before any approval is considered.

5. Emergency Response and Adequacy of Staffing

The proposed facility would accommodate up to 30 residents with approximately four employees per shift.

As a physician, I recognize that individuals receiving residential substance use treatment may require complex medical and behavioral health services.

I believe the County should require a comprehensive assessment of staffing adequacy, emergency protocols, medical escalation procedures, and the potential impact on local emergency response resources.

The application should also address contingency plans for unauthorized departures, staffing shortages, medical emergencies, power outages, and water or septic system failures.

The applicant's general assurances regarding supervision and resident screening are not a substitute for detailed, independently reviewed emergency preparedness plans.

6. Potential Impact on Property Values and Residential Investment

Homeowners have made substantial investments in properties located within a quiet, low-density residential environment.

The proposed change introduces continuous staffing, substantially increased traffic, and institutional operations that differ materially from the property's current use.

I am concerned about the potential effects on neighborhood desirability, residential marketability, and property values.

The applicant has not provided an independent real estate market assessment demonstrating that the proposed conversion would have no adverse effects on neighboring properties.

I request that these potential impacts be evaluated before a final decision is made.

7. Long-Term Accountability and Enforcement

The applicant has outlined several operational assurances, including resident screening, supervision, restrictions on visitors, and limitations on resident transportation.

However, I question how these commitments would be monitored and enforced over time.

What mechanisms would exist for neighboring homeowners to report concerns? What consequences would apply if operational conditions were violated? Would the County have authority to require corrective action or revoke approval if significant problems arose?

These questions deserve clear answers before any special-use permit is granted.

Formal Request for Denial

For the reasons outlined above, **I strongly urge Kane County to deny the requested special-use permit for the proposed Northern Illinois Recovery residential treatment facility at 35W543 Miller Road.**

At a minimum, I respectfully request that the County require:

1. An independent evaluation of neighborhood compatibility and the appropriateness of the proposed use within the F-Farming district.
2. A comprehensive public safety and emergency response assessment, including specific consideration of neighboring families and children.
3. Independent traffic and roadway safety studies.
4. Comprehensive groundwater, private well, septic, and environmental impact assessments.
5. Detailed staffing, resident supervision, emergency preparedness, and operational accountability plans.
6. An evaluation of potential impacts on surrounding residential property values.
7. Meaningful opportunities for neighboring homeowners to review the findings and participate in public hearings.

I want to emphasize that my opposition is not to substance use treatment or the individuals who need these important services. My opposition is to the proposed location and the substantial unanswered questions regarding its compatibility with a quiet, family-oriented residential neighborhood.

As both a physician and a parent, I believe we have a responsibility to support individuals seeking treatment while also ensuring that facilities are appropriately situated, adequately equipped, and operated with the highest standards of safety and accountability.

Our children and families deserve a safe and peaceful residential environment, and homeowners deserve confidence that significant changes in neighboring land use will not be approved without careful, independent scrutiny.

I respectfully ask the County to prioritize the long-term safety, well-being, and interests of the existing residential community when evaluating this application.

Please include this correspondence in the official public record and notify me of all upcoming hearings, meetings, and decisions regarding this proposal.

Thank you for your time and consideration.

Sincerely,

Monica Fudala Melendy, MD and Patrick Melendy
Concerned Homeowners, Parents, and Community Residents
Dundee Township, Kane County, Illinois

[redacted]

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Monica Fudala Melendy, MD, FAAFP