Susan and Kurt Larson
3203 Pine Woods Lane
Carpentersville, IL 60110

October 28, 2026

Members of the Zoning Board of Appeals

Re: Opposition to Zoning Petition #4694 — Public Hearing November 3, 2026

Dear Members of the Zoning Board of Appeals:

We are writing to oppose the proposed Special Use in the F-Farming District to allow Northern Illinois Recovery LLC to establish a residential treatment facility on Miller Road. Our concerns relate to the suitability of the proposed facility, traffic safety, compatibility with the surrounding residential neighborhood, potential effects on property values, and the safety and well-being of both facility residents and the wider community.

We support access to treatment for people seeking recovery. However, we believe this proposal raises significant questions about whether the location and operating plan are appropriate for the intended use.

Adequacy of the Facility and Staffing

As we understand the proposal, the facility would accommodate 30 residents, with two to four beds per room on several floors and four staff members per shift. This arrangement raises concerns about whether staffing would be sufficient to provide appropriate care, supervise residents throughout the building, and respond effectively to emergencies.

Before approving this use, the Board should require clear information about staffing responsibilities, overnight supervision, emergency procedures, and the suitability of the building for the proposed occupancy. Expanding the facility to address space limitations would raise additional concerns about the scale and intensity of the use in this location.

Traffic and Road Safety

Miller Road already carries substantial traffic, and the hill near the proposed location raises concerns about visibility and safe access. The facility would generate additional vehicle trips associated with employees, visitors, contracted services, and, as we understand the proposal, transportation of patients from another facility. Emergency responses could add further traffic, noise, and flashing lights.

We ask the Board to carefully evaluate the proposed entrance and exit, sight distances, anticipated traffic volume, and emergency vehicle access. These issues affect everyone who travels Miller Road, including residents whose homes are not immediately adjacent to the property.

Compatibility With the Surrounding Neighborhood

Although the property is zoned F-Farming, that designation does not fully describe its relationship to the surrounding homes. From our perspective as nearby residents, the historic farmhouse has long functioned as another home within our neighborhood. A residential treatment facility serving 30 residents would represent a substantial change in the property's use and intensity of activity.

We are concerned that the application materials emphasize the property's rural setting without adequately conveying its proximity and connection to the surrounding residential community. We ask the Board to assess the proposal in the context of actual neighborhood conditions, rather than relying primarily on the property's agricultural zoning classification.

The potential for future expansion toward Route 31 also warrants careful consideration. Any increase in capacity or activity could compound the effects on traffic, noise, and neighborhood character.

Property Values and Community Safety

We are concerned that increased traffic, operational activity, and changes to the neighborhood's character could affect the appeal of nearby homes to prospective buyers and potentially diminish property values. These effects should be carefully considered before a lasting change in land use is approved.

We also ask the Board to require a clear explanation of how the operator would manage site access, respond to emergencies, address concerns involving neighboring properties, and communicate with nearby residents. Our concerns center on the adequacy of the proposed safeguards and operating plan.

For these reasons, we respectfully request that the Board deny Zoning Petition #4694. We believe a more suitable location could better meet the needs of people seeking treatment while preserving the safety and residential character of our community.

Thank you for considering our comments.

Sincerely,

Susan and Kurt Larson