



#2016-09 New Directions Rezone & SUP Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	March 16, 2016
<u>Requests:</u>	1. Rezone the property from R-1 (Single-Family Residential) to R-3A (Two-Family Residential), and 2. Special Use Permit for a group dwelling.
<u>Location:</u>	171 N. Lincoln Parkway
<u>Acreage:</u>	Approximately .45 acres
<u>Zoning:</u>	R-1 (Single-Family Residential)
<u>Surrounding Properties:</u>	North: R-1 (Single-Family Residential) South: R-1 (Single-Family Residential) East: R-2 (Single-Family Residential) West: R-1 (Single-Family Residential)
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3615)

Background:

- **Existing Use:** The home is currently configured as a duplex. The City has no building permit records of this conversion and cannot verify if it is a legally non-conforming structure.
- **Previous Approvals:** There are no previous approvals for the subject property.
- **New Directions Addiction Recovery Services:** The petitioner is a nonprofit that currently operates The Other Side, a sober bar, at 93 E. Berkshire. The petitioner received a Special Use Permit and Use Variation for a “nightclub without alcohol” at 93 E. Berkshire in 2012.

Development Analysis:

- **Request:** The petitioner is requesting a rezone from R-1 to R-3A and a Special Use Permit for a group dwelling at 171 N. Lincoln Parkway.
- **Land Use:** The Comprehensive Land Use map shows the area as Urban Residential which is an appropriate land use designation given the residential character of the area.
- **Zoning:** The site is zoned R-1. Group dwellings are permitted as a special use in the R-3A and R-3B zoning districts; therefore, the petitioner is requesting rezoning to the R-3A district.

REZONING

- The property is currently zoned R-1 Single-Family Residential.
- The property would be rezoned to R-3A Two-Family Residential to allow a group dwelling as a special use permit.

The lot size, setback and bulk regulations for the R-1 Single-Family Residential and R-3A Two-Family Residential zoning districts are as follows:

	Lot Size		Yards						Bulk			
	Area	Width	Front	Rear	Total side	Min side	Side abut street	Side abut resid	Lot Cov	FAR	Height Princ Structure	Height Access Structure
	Sq. Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	%	- -	Ft./St.	Ft./St.
R-1	10,000	80	30	20	20	8	30	0	50	.80	28/2	15/1
R-3A*	11,000	75	30	20	18	7	30	0	60	.80	28/2	15/1

*Two-Family residential, R-3A properties can be used as Single-Family residential with the following dimensional standards (area- 7,200sf, width- 65 ft, lot cov- 50%)

The permitted uses in the “R-3A” Two-Family zoning district are:

- A. Single-Family detached dwelling
- B. Two-Family dwelling
- C. Library and Archives
- D. Residential Wind Energy system as an accessory use
- E. Farms and Farmhouses
- F. Park
- G. Preservation areas

The uses allowed with a Special Use Permit:

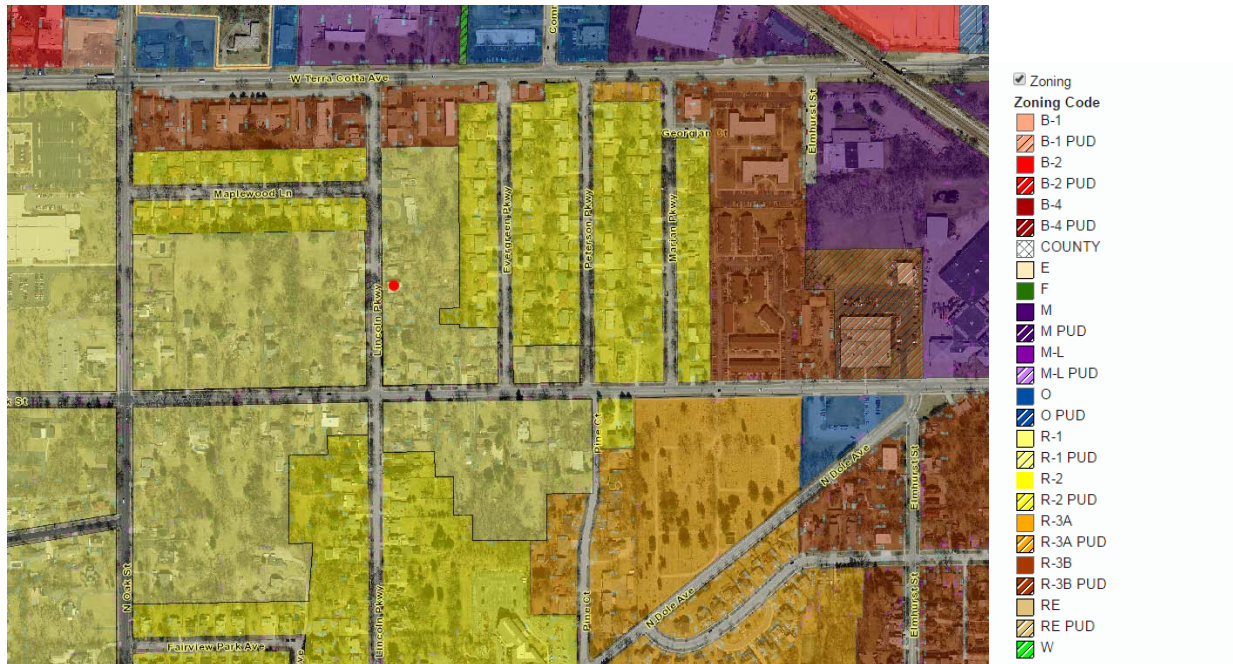
- A. Home Occupations (Limited Use Permit)
- B. Family care (Limited Use Permit)
- C. Group dwellings
- D. Nursing care facilities
- E. Continuing care retirement community
- F. Family care
- G. Elementary and secondary schools
- H. Golf courses and country clubs
- I. Squash/racquetball/handball/tennis club facility (as a principal use)
- J. Bed-and-breakfast Inn (Limited Use Permit)
- K. Hostels
- L. Fire and rescue stations, police stations, public-safety related facility
- M. Home day care, up to 8 children (Limited Use Permit)
- N. Temporary shelters
- O. Religious organizations
- P. Cemeteries, columbarium and mausoleum
- Q. Outdoor sales, storage and display (as accessory use to farms) (Limited Use Permit)
- R. Bee keeping (Limited Use Permit)
- S. Private recreation field

T. Park and recreation facilities (Limited Use Permit)

- UDO Standard: The zoning district criteria are:

UDO Criteria	Single-Family (E, RE, R-1, R-2) Districts (Existing)	Two-Family (R-3A) District (Proposed)
General	These districts are the City's primary single-family detached residential districts. They permit a wide range of residential living styles and encourage a variety of housing types.	This district is to encourage diverse functioning neighborhoods by allowing two-family dwellings while still permitting detached single-family dwellings.
Character	These districts allow a low to moderate density of development. They are characterized by a balance between the landscape and built environment with on-site landscaping and tree-lined streets that shelter the buildings. Open space and low impervious surface ratios characterize the built environment.	This district allows for a moderate density of development with characteristics similar to single-family neighborhoods. It is characterized by moderate impervious surface ratios.
Uses	These districts are planned for residential neighborhoods, with a range of housing types to meet all residential needs. Complementary uses such as certain civic and open uses are permitted, but are subject to restrictions set forth in this Ordinance to preserve the residential nature of these districts.	This district is for residential neighborhoods, while encouraging a variety of housing types to meet one and two-family residential needs. Complementary uses such as certain civic and recreational uses are permitted, but are subject to restrictions set forth in this Ordinance to preserve the residential nature of these districts.

- Below is a map of the current zoning districts in the area. The subject property is marked with the red dot.
- Spot Zoning: The definition of spot zoning is “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.” (Anderson’s American Law of Zoning, 4th Edition, § 5.12 (1995))



GROUP DWELLING

- The petitioner is requesting a Special Use Permit for a group dwelling. The group dwelling would be used as a sober living home for men who are in the early stages of sobriety.
- UDO Standard:
 - The UDO defines a **group dwelling** as a nonmedical facility containing permanent accommodations in which there are common dining facilities for more than five persons, other than a family, such as boarding houses, congregate care facilities, dormitories, fraternity and sorority houses, convents, monasteries. Excluded from the definition of group dwelling are homes in which residents are criminal offenders or past criminal offenders. Excluded from this definition are hospitals, nursing homes, homes for aged or detoxification centers.
 - Group dwellings are permitted as a special use in the R-3A and R-3B zoning districts.
 - The UDO requires group dwellings to meet specific criteria, the criteria can be found in the Finding of Facts section of this report.
 - Group dwellings are required to provide 1 parking space per employee + 1 parking space per 3 adults. The required number of parking spaces for the subject property would be 6 spaces.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use – Urban Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Findings of Fact:

REZONING

Standards. In recommending approval or conditional approval of an amendment, the Planning and Zoning Commission shall transmit to the City Council written findings of fact that all of the conditions below apply to the application:

- a. How are the existing uses and zoning of nearby property affected;
- b. What is the extent to which property values are diminished by a particular zoning classification or restriction;
- c. What is the extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public;
- d. What is the relative gain to the public as opposed to the hardship imposed on a petitioning property owner;
- e. What is the suitability of the subject property for its zoned purposes;
- f. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area;
- g. What is the Comprehensive Plan designation and the current applicability of that designation; and
- h. Is there evidence or lack of evidence, of community need for the use proposed (R-3A zoning district)?

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit for a group dwelling. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

Meets *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

A parking plan has been submitted that shows 6 spaces located along the rear of the house, 46 feet in depth. A landscape plan would be required that illustrates how these cars would be screened from the surrounding properties.

The property is located within the Crystal Lake Watershed. Any new impervious will be subject to the Crystal Lake Watershed requirements.

The proposed use would be required to meet all applicable Building and Life Safety Codes for the proposed use.

Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

Section 2-400 of the Unified Development Ordinance also establishes standards for specific uses in Crystal Lake. All group dwellings must comply with the following standards:

- a. Spacing between group homes: Group dwelling uses shall not be located within 1,000 feet of another group dwelling use. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the proposed use to the property line of the existing use.

Meets *Does not meet*

There are no other group dwellings within 1,000 feet.

- b. Government approvals: Users and occupants must receive any and all required approvals from county, state, and federal government entities which permit the use of the premises in conformance with the approval for which they have applied.

Meets *Does not meet*

There are no state or federal governmental standards for a sober living home, the only requirement is the City's special use permit for a group dwelling.

- c. Size requirements and occupancy limitation: A minimum of 50 square feet of bedroom space per resident for residential uses shall be provided.

Meets *Does not meet*

14 residents would be permitted.

- d. Owner's association restrictions: Provide written documentation that the proposed group dwelling will not violate any lawful covenants recorded against the property or bylaws of any homeowner's association to which the property is subject.

Meets *Does not meet*

There are no homeowner associations in the neighborhood of the subject property.

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (NDARS, dated 02/24/16, received 02/25/16)
 - B. Organization Information (NDARS, received 02/25/16)
 - C. Floor Plans (NDARS, received 02/25/16)
 - D. Business Plan (NDARS, received 02/29/16)
 - E. Parking Plan (NDARS, received 3/11/16)
2. The special use permit is granted for the New Directions Addiction Recovery Services. If the property is sold, the new owner must apply for a special use permit for a group dwelling.
3. The UDO requires 50 square feet of bedroom space per resident, and the maximum number of residents for the subject property is 14 men, included in the total is the live-in house manager.
4. Meetings for the current residents, staff and guest speakers may be held on the premises and shall not be open to the general public.
5. The petitioner will work with staff to ensure the 6 parking spaces will be provided and the parking area must meet City Code requirements including requirements for any improvements in the Crystal Lake Watershed.
6. The petitioner will work with staff to ensure the parking layout will meet City requirements.
7. The parking area must be screened from neighboring properties with landscaping that meets the screening requirement of the UDO.
8. The petitioner shall comply with all of the requirements of the Community Development, Public Works, Police and Fire Rescue Departments.

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: NEW Directions Sober Living

2016 · 09

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

RECEIVED
FEB 25 2016
BY: _____

Petitioner Information

Owner Information (if different)

Name: NDARS
Address: 93 E. Berkshire Drive
Unit G Crystal Lake, IL 60014
Phone: 847 307 1143
Fax: _____
E-mail: Info@NDARS.org

X Name: Steven J. Cuder
X Address: 101 Van Buren St.
Woodstock, IL 60098
X Phone: 815-338-1334
X Fax: 815-338-5960
X E-mail: Chelsea@theWidenerLawfirm.com

Property Information

Project Description: We would like Rezoning + Special use at 171 Lincoln
to provide a Sober Living environment for people in McHenry County.
The house will provide structure and guidance needed
for long term recovery from Alcoholism and addiction

Project Address/Location: 171 Lincoln Parkway, Crystal Lake, IL 60014

PIN Number(s): 14-32-303-012

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

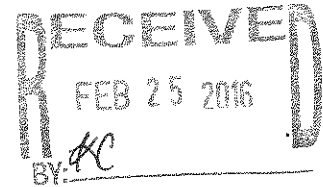
Signatures

New Directions Addiction Recovery Services 2/24/16
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

X Paul Schmitt Trust by Amy Cole X 2-24-16
OWNER: Print and Sign name TRUSTEE Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.



2016 09

About The Organization

New Directions Addiction Recovery Services was founded roughly six years ago to address the issue of segmented drug abuse treatment services in our community. Our goal is to provide or facilitate %100 of the services that are needed for a person suffering from alcohol and drug addiction. Those needs range from Awareness & Education, Detox, residential rehab, outpatient care, support from the recovery community and housing.

In addition to our sober bar "The Other Side" which provides support from the recovery community; we also hold a Recovery Support group which is open to anyone affected by drug addiction: Parents and Families, Addicts reaching out for help, Members of the recovery community and residents from surrounding treatment centers all attend this meeting to offer support for each other. If a person reaches out to us for help; we can facilitate entry into a detox facility, find available treatment locations and transportation to those locations, and Provide support upon leaving treatment.

Our goal is to be a central hub of support for someone struggling with addiction; to be the only phone call necessary to start recovering from drug and alcohol addiction; to be a familiar support network among segmented treatment services. The ability to provide structured, safe, recovery oriented housing; would finally allow us to fully achieve those goals. It is desperately needed in our community.

Need For Sober Living in our Community

At the current moment there are no beds available at any structured recovery housing in McHenry County. Although there are existing sober living options in McHenry County, the current waiting lists often exceed 30+ applicants and grow faster than more beds will become available. This often means that after leaving the county for residential treatment; there is no suitable location for a person to return to. Often times houses in Chicago, Joliet or Aurora are the only available options. And even those houses experience similar waiting lists.

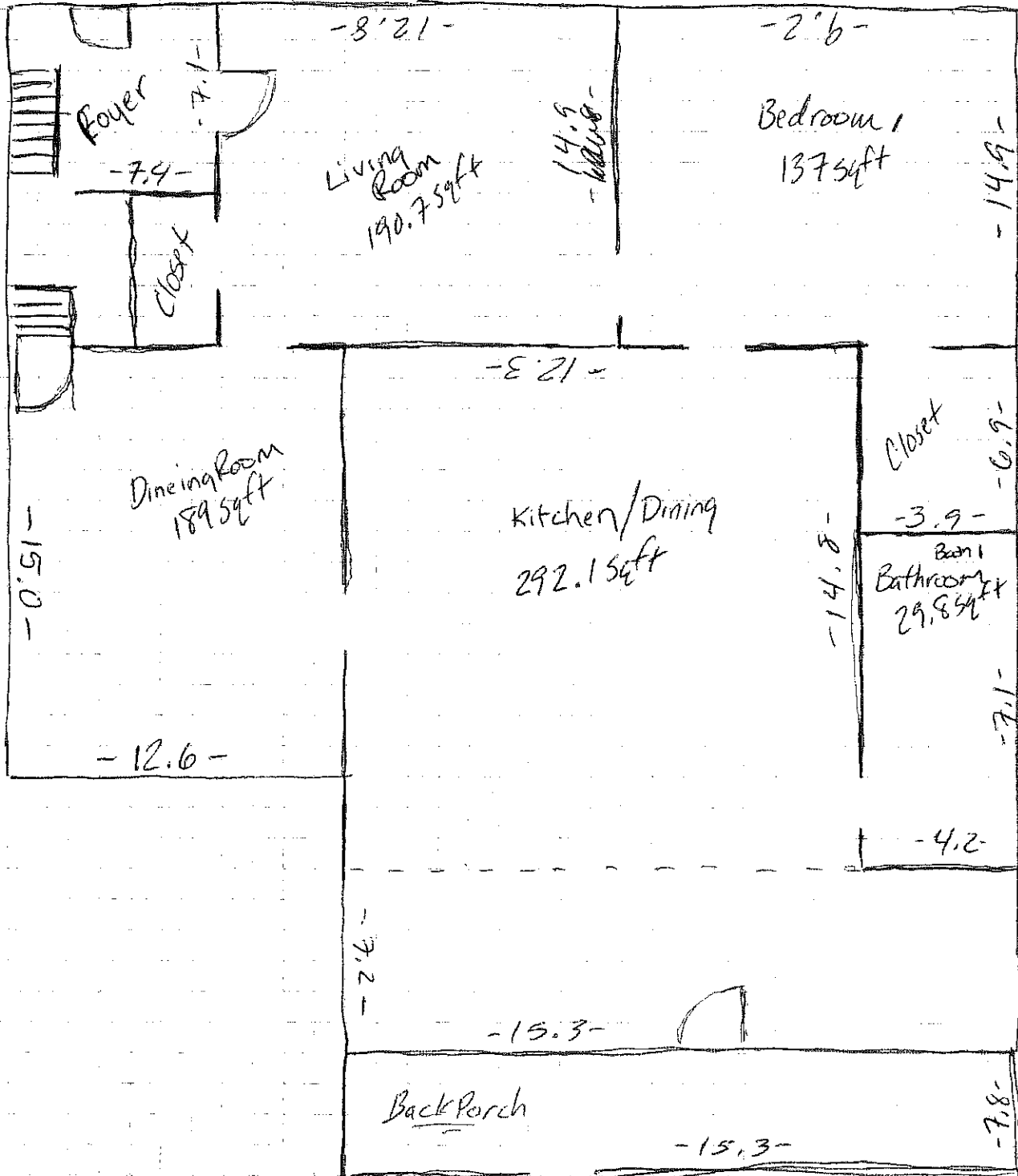
Additional sober living options in McHenry County would allow residents of the county the opportunity to return to a familiar environment while still providing the structure and support needed. It is beneficial for persons in early sobriety to have the structure of a recovery oriented living arrangement; as well as the support of nearby family. A location in Crystal Lake would allow significant opportunities to persons in the early stages of recovery.

The Benefits of the location

- Access to major transportation systems
- A centralized location surrounded by a community with job opportunities
- Convenient access to 12-Step meetings and support groups at "The Other Side"
- Opportunities to be involved in our organization/ volunteer
- Support of a Large community of fellow addicts with long term sobriety
- A location Large enough to comfortably house the residents

Lincoln

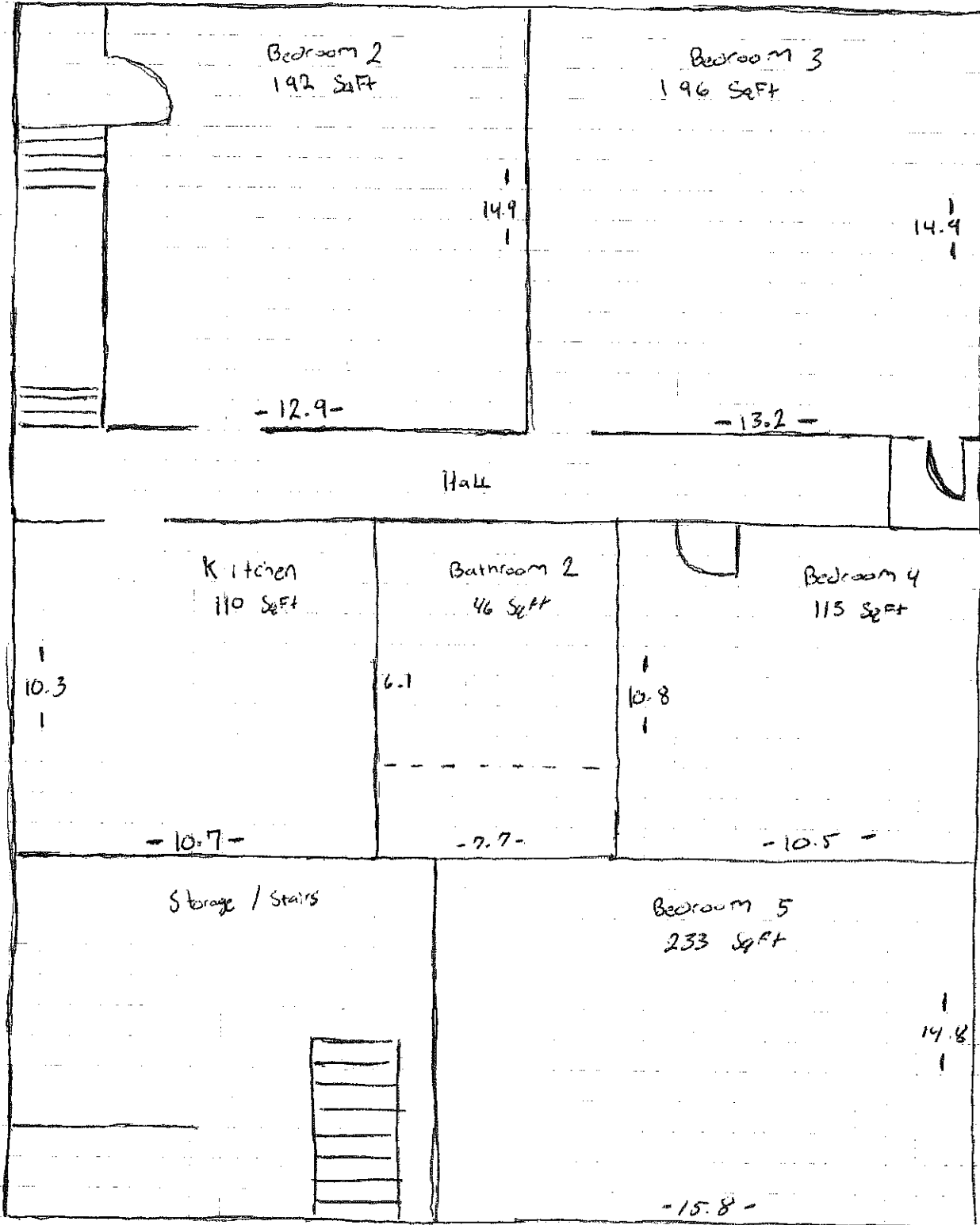
Front

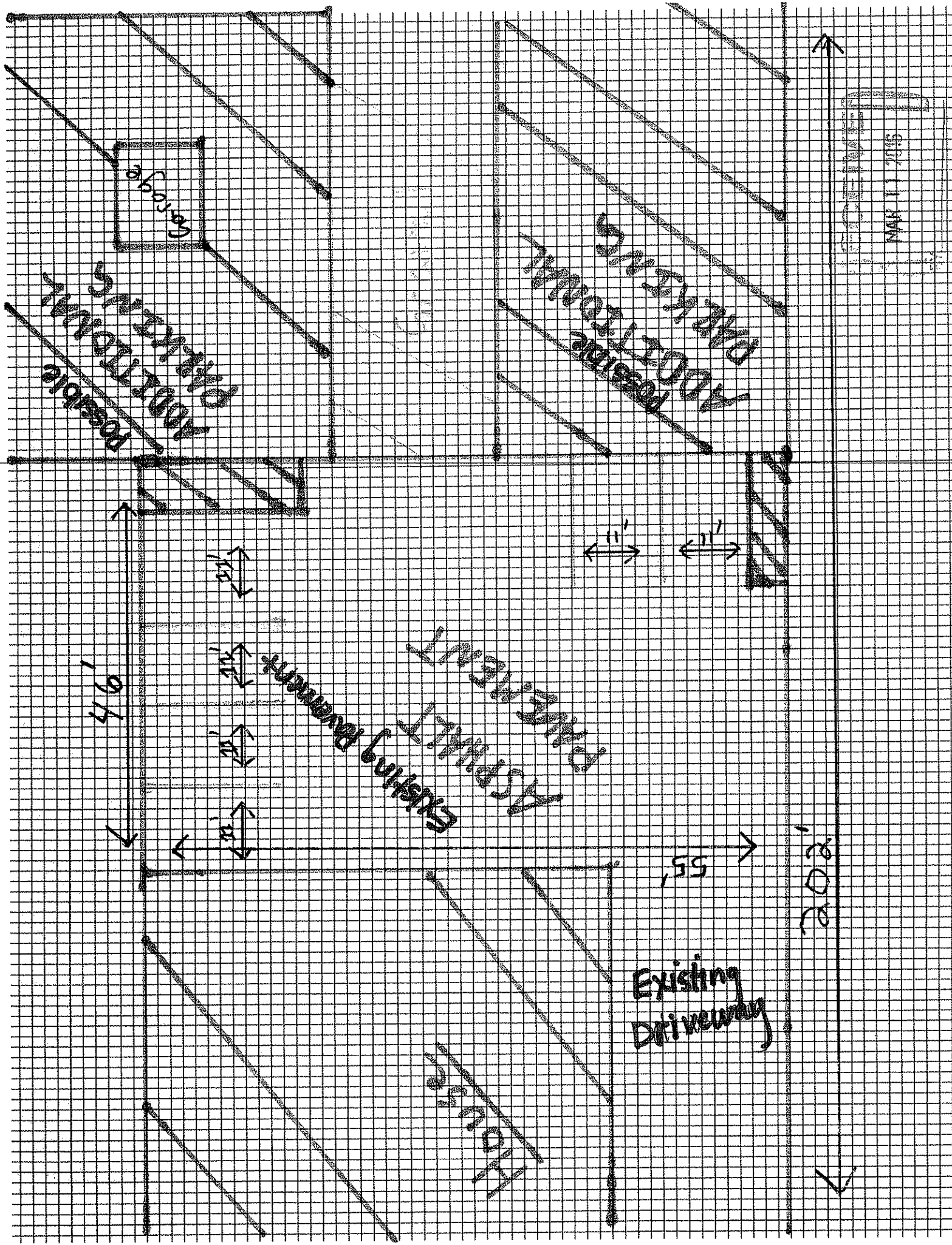


Main Level

Lincoln

Front





MAR 11 2015

Possible
Proposed

Possible
Proposed

Existing Pavement
Proposed

Existing Driveway

194

55

202

1/2

1/2

1/4

1/4

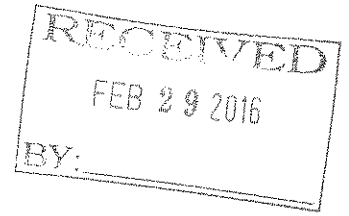
1/4

1/4

Proposed



2014



New Directions Sober Living

New Directions Sober Living is an independent, sober living arrangement for recovering people. You are responsible for your own recovery during your stay here. You and your housemates are EQUALLY responsible for the cleanliness of the house. The following rules and guidelines have been established for all new directions sober living residents

Fees

- Fees will be paid on a weekly basis due Monday by 1pm
- Fees are to be paid directly to the Case Manager and a receipt will be issued
- All fees are non-refundable

Sign: _____ Date: _____

Community

- Mandatory house meetings will take place on Sunday at 5pm
- Residents will be responsible for their own valuables
- Residents will be responsible for maintaining a clean living environment; weekly cleaning schedules will be issued at the beginning of the week
- All TVs, radios, etc. will be kept at a volume that does not interfere with the other residents
- Smoking is permitted in the designated areas only
- Laundry area is to be kept clean; laundry should not be left in the machines unattended

Sign: _____ Date: _____



Board Review Violations

New Directions Sober Living will maintain a Board Review policy for the following rule violations:

- Drug use (Including Prescription Abuse)
- Sexual Harassment
- Theft
- Physical Violence/ Verbal Threats
- Damage of Property

Upon reporting of these violations, an emergency board review will take place to discuss eviction or any other probation that will take place

Security/Safety

- All residents will sign in/out of the facility
- All residents must be in the building by curfew unless attending an approved event
- No weapons of any kind will be allowed in the facility
- Guests are allowed in the common areas but must leave the facility before curfew
- Lock Boxes will be provided to each resident for the storage of valuables

Sign: _____ Date: _____



Transportation

- Residents will be allowed personal vehicles while staying at the house
- Insurance, Registration and Driver's License must be current and copies kept on file with the case manager.
- New Directions will provide Scheduled transportation to 12 step meetings daily
- Other transportation requests may be submitted and approved each week prior to the schedule

New Directions Sober Living rules may be amended at any time in which case you will be given written notification of such changes. Failure to follow these simple house rules will ultimately lead to a review of your standing in the house and possible dismissal. Your signature is required on all 5 pages of House contract and copy of IL state/driver's license ID before you can obtain residency in the New Directions Sober Living.

I have read the New Directions Sober Living rules and agree to abide by them.

Name (print) _____

Signature: _____ **Date:** _____

EMERGENCY CONTACTS



Please list below all the people you would like to have listed as a contact in case of an emergency. Please list any legal agencies, parole officers, drug court and probation officers in designated spot that may also need to be contacted.

<u>CONTACT PERSON</u>	<u>RELATION</u>	<u>PHONE</u>
1 _____	_____	_____
2 _____	_____	_____
3 _____	_____	_____
4 _____	_____	_____

Please list any additional info below. (Medication, Allergies, etc.)

Parole or Probation Officers Name: _____ Phone: _____

Parole or Probation Starting Date: _____ Ending Date: _____

County of Parole or Probation: _____

Parole or Probation Restrictions: _____

Parole or Probation Mandatory Drug Tests (circle one) YES or NO

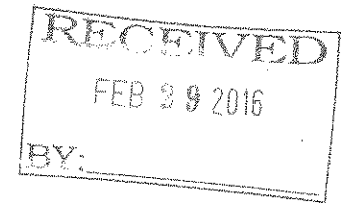
Drug tests per Week: _____

Sponsors Name: _____ Phone: _____

Place of Employment: _____ City: _____

Work phone: _____ Cell phone: _____

2016 09



New Directions Sober Living

PROVIDING STRUCTURE AND GUIDANCE NECESSARY TO RECOVER.

BUSINESS PLAN

Prepared February 2016

Contact Information

Christopher reed
chrisr@ndars.org
www.NDARS.org

93 E Berkshire Dr
Crystal Lake, Illinois 60014, United States
8473071143

Executive Summary

Opportunity

Problem

There is a growing problem with drug addiction and alcoholism in our country which is reflected in our local community. There are different levels of care in place in our community to address the issue. Sober living exists in Mchenry county and is effective, however there are not enough sober living environments available to meet the need. Currently some sober living houses in Mchenry county also are located in areas that create obstacles for people to rebuild their life. Sober living is a crucial step in taking someone from addiction and working them back into our community. Sober living provides structure and guidance to bring someone through the early stages of recovery.

Solution

We have developed this plan to create more sober living housing in Mchenry county that will be affordable and easily accessible. Our desired location is at 171 Lincoln in Crystal Lake, IL. This property will add 14 sober living beds to our county. The location is also within walking distance to downtown Crystal Lake which provides benefits such as transportation, employment and recovery resources. N.D.A.R.S also allows access to The Other Side which can bring the social aspect to recovery that often times is difficult to offer and manage in other recovery homes.

Market

- Residents transitioning from inpatient facilities.
- Northern Illinois residents.
- Males 18+
- Drug Courts

Competition

There are other facilities in our community that offer sober living services. Our house will not be in competition with other organizations, we will work with current facilities to help house people in need. Often there are lengthy wait lists to get into a sober living home in Mchenry county and this house will make those lists shorter.

Why Us?

New Directions Sober Living will have the oversight of New Directions Addiction Recovery Services. We have been in Mchenry county for 5 years and have been able to clearly see what areas of the recovery

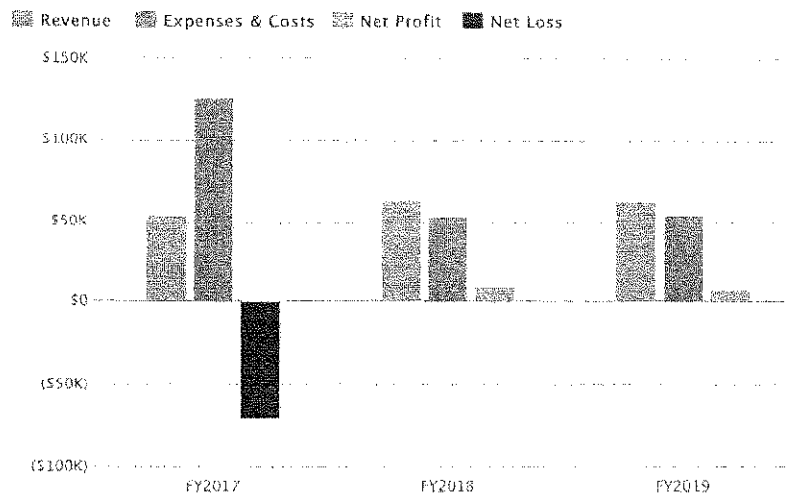
process are in need of services. Our organization is made up primarily of active members of the recovery community. This allows us to create an ideal scenario to help others recover. We have established relationships with organizations locally and nationally that allow us to take someone all the way through detox, inpatient treatment, outpatient treatment, partial hospitalization care, intensive outpatient, after care and sober living. We are passionate about giving people the opportunity to recover, that was freely given to us.

Expectations

Forecast

We are forecasting to be at full capacity by October of 2016. This is based off of the current wait list that other houses are experiencing. In January of 2016 Rosecrance had a wait list of 34 people.

Financial Highlights by Year



Financing Needed

We have set a bench mark of \$200,000.00 needed to secure the property, complete the renovations needed, and furnish the house. We have received a \$200,000.00 contribution from the Foglia Family Foundation to complete this project.

We will have \$34560.00 annually in salaries for both managers as well as transportation. We have been in conversation with Scott Block; who is the president of the Mental Health Board. In June of 2016 we will be applying to the Mental Health Board to cover the expenses incurred by personnel. Regardless of the outcome of the mental health board actions the house will be self sustaining by the living fees charged to the residents.

Opportunity

Problem & Solution

Problem Worth Solving

There is a growing addiction epidemic and McHenry county is not equipped with enough resources to combat the issue. The problems that people entering early sobriety face include lack of support, accountability and structure. People frequently find themselves in a position where family and friends are no longer willing to assist in finding solutions to these needs. The living situation is often difficult to secure among those who struggle with addiction.

Our Solution

The sober living home will provide a solution to some of the needs in Mchenry county. We will enable the active recovery community to support our residents. We will do this by hosting 12 step meetings and providing transportation to recovery events. The house will have staff that keeps the residents accountable by monitoring progress with step-work, requiring involvement in the recovery community and being aware of one's physical sobriety. It will add structure to the lives of our residents by establishing a manageable schedule to the residents' lives. There will be required 12 steps meetings, community engagement, and daily chores.

Our goal is to provide all of these solutions, so that one giving an honest effort at a sober life will have all of the tools needed to recover.

Execution

Marketing & Sales

Operations

Locations & Facilities

The desired located is at 171 Lincoln Ave Crystal Lake IL 60014.

- Close to public transportation.
- Walking distance to local 12 step meeting hall.
- In an economy where jobs are available.
- In area with best chance of zoning variance.
- Large property with plenty of parking.
- Barn located on property with potential for hosting meetings and events.
- Can house 16 people.

Partners & Resources

- Gateway Lake Villa
- Mental Health Board
- Rosecrance
- Substance Abuse Coalition
- Foglia Family Foundation
- Curran Construction
- Banyan Treatment Center
- Man In Recovery Foundation
- Mchenry County Drug Court
- Brooktree Treatment

Company

Overview

The home will be operated by New Directions Addiction Recovery Services 501c3 Organization. A house manager will be hired by the board of directors, this manager will provide a report at each biweekly board meeting.

Decisions concerning the home will be made by the active board of directors. Decisions will be consulted by the house manager.

Team

Management Team

- Christopher Reed (President)
- Michael Ledvora (Vice President)
- Ashley Buffano (Secretary)
- Nicholas Castagna (Treasurer)
- Joe Bongiovani (Director of marketing)
- Aaron Cutler (Director of continued support)
- Justin Brand (Director of events)
- Cassnadra Wingert (Director of Advocacy)

There will be two paid positions upon the opening of the sober living home. One house manager, and one day manager.

Personnel Table

	FY2017	FY2018	FY2019
Manager	\$4,800	\$4,800	\$4,800
Day manager	\$24,000	\$24,000	\$24,000
Total	\$28,800	\$28,800	\$28,800

Financial Plan

Forecast

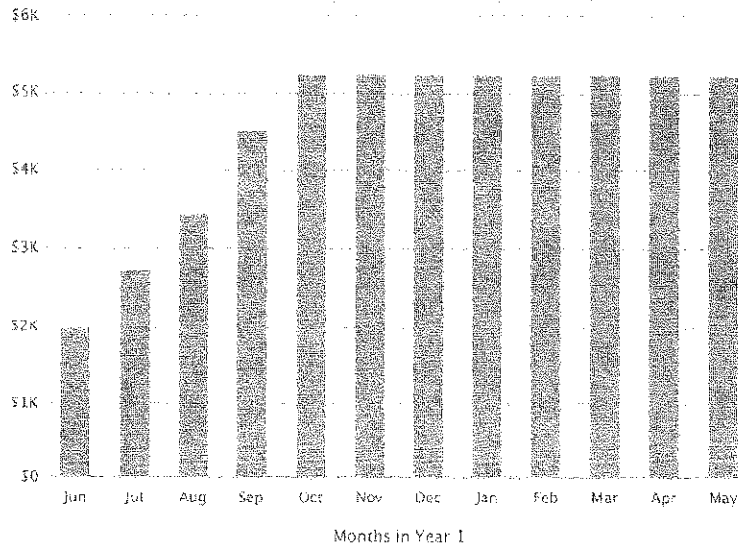
Key Assumptions

In forecasting our finances the numbers based off of industry standard fees for service and need for service. Our number of residents gradually scales up to 14 house members. The house will be able to accommodate 15 people. There will typically be one person transitioning in or out of the house and there will be one-live in house manager that will not be paying any fees.

We have had conversations with treatment providers such as Gateway in Lake Villa that have committed as a referral source and that they typically could refer 2 people a week back to a sober living environment in Mchenry county. Drug Court has told us that if we opened a ten person bed on Monday they could have it full by Tuesday.

Most sober living homes in Mchenry and Lake county consistently have a waiting list for their programs. We do not feel that there will be an issue with filling the beds

Revenue by Month



Foglia Family
FOUNDATION

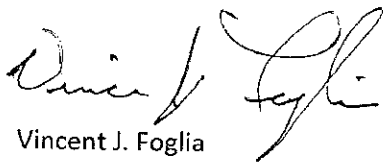
February 18, 2016

New Directions Addiction Recovery Services
Chris Reed
President
93 E Berkshire Drive Unit G
Crystal Lake, IL 60014

Dear Chris,

This letter is to confirm that the Foglia Family Foundation will contribute \$200,000.00 (two hundred thousand dollars) to New Directions Addiction Recovery Services for the purpose of purchasing and refurbishing the property at 171 N. Lincoln, Crystal lake, IL 60014.

Sincerely,



Vincent J. Foglia
The Foglia Family Foundation

as well as legal and medical help. Profit will allow for the house to partake in more strategic marketing, eventually allowing us to grow with our efforts.

The ask is for \$200,000 of which \$122,500 is the one time property expense \$72,500 is the projected amount needed for the renovation as well as the furnishing of the house. \$7500 will be allocated for the purchase of a van that will transport the residents.

There are direct costs associated with the day to day operations of the house. The largest expenses will be allocated for the house manager and day manager which would be in charge of the day to day operations of the house and clients.

Sources of Funds

Foglia Family Foundation has contributed \$200,000.00 to be allocated towards the purchase and renovation of the house.

Statements

Projected Profit & Loss

	FY2017	FY2018	FY2019
Revenue	\$54,600	\$62,880	\$62,880
Direct Costs	\$15,000	\$15,000	\$15,000
Gross Margin	\$39,600	\$47,880	\$47,880
Gross Margin %	73%	76%	76%
Operating Expenses			
Salary	\$28,800	\$28,800	\$28,800
Employee Related Expenses	\$5,760	\$5,760	\$5,760
Sleeping arrangements	\$3,400		
Appliances	\$4,500		
Household goods	\$2,500		
Furniture	\$3,500		
Renovation	\$58,500		
Drug Screens	\$3,360	\$3,360	\$3,360
Total Operating Expenses	\$110,320	\$37,920	\$37,920
Operating Income	(\$70,720)	\$9,960	\$9,960
Interest Incurred			
Depreciation and Amortization	\$390	\$1,110	\$1,830
Income Taxes	\$0	\$0	\$0
Total Expenses	\$125,710	\$54,030	\$54,750
Net Profit	(\$71,110)	\$8,850	\$8,130
Net Profit / Sales	(130%)	14%	13%

	FY2017	FY2018	FY2019
Revenue	\$54,600	\$62,880	\$62,880
Direct Costs	\$15,000	\$15,000	\$15,000
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Appliances	\$4,500		
Household goods	\$2,500		
Furniture	\$3,500		
Renovation	\$58,500		
Drug Screens	\$3,360	\$3,360	\$3,360
Total Operating Expenses	\$110,320	\$37,920	\$37,920
Operating Income	(\$70,720)	\$9,960	\$9,960
Interest Incurred	\$380	\$1,110	\$1,830
Depreciation and Amortization	\$0	\$0	\$0
Income Taxes	\$125,710	\$54,030	\$54,750
Total Expenses	(\$71,110)	\$8,850	\$8,130
Net Profit	(130%)	14%	13%
Net Profit / Sales			

PUBLIC NOTICE

**BEFORE THE PLANNING AND
ZONING COMMISSION OF
THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS.**

**IN THE MATTER OF THE
APPLICATION OF NDARS**

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of NDARS seeking rezoning to R-3A and a Special Use Permit for a group dwelling, located at 171 N. Lincoln Parkway, Crystal Lake, Illinois. PIN 14-32-303-012.

This application is filed for the purpose of seeking rezoning to R-3A, two-family residential pursuant to Article 9-200(B), Standards for Development Applications, Amendments, and Article 2-400(C)(4).

Special Use Criteria for a group dwelling to allow a sober living home to locate at 171 N. Lincoln Parkway as well as any other variations as necessary to complete the project as proposed. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, March 16, 2016, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
on March 1, 2016) 1163255

From: Lisa Deal [lisa.deal@comcast.net]
Sent: Wednesday, March 09, 2016 8:25 PM
To: Kathryn Cowlin
Cc: Deal, Willy
Subject: 171 Lincoln Parkway Proposed zoning

Hello Kaye,
Hopefully I spelled your name correctly.

I spoke with you briefly Wednesday. I planned to attend the hearing before the Zoning Commission on Wednesday March 16, however, I need to travel out of state next week to tend to my Father, who is having medical concerns.

My Property at 158 Evergreen Parkway is behind the Lincoln Parkway residence that is currently being considered for rezoning.

Chris Reed and 2 of his colleagues stopped by to talk with my husband and I regarding their proposal, which we appreciated.

While I think the intent of Mr. Reed and his colleagues is good, I have a concern with having a facility to house up to a dozen people in the middle of a relatively quiet, single family home neighborhood, on less than a 1/2 acre lot. More people, more cars, more visitors, more noise, more garbage.

We have enough of a challenge with the apartment complex at the end of the street. My husband and I have stopped walking our dogs 'around the block' because there is always so much garbage overflowing the trash containers on those properties.

We enjoy the quiet community that has been our home for over 15 years. The depth of the properties on Lincoln Parkway and the barn at the back of the property at 171 Lincoln Parkway add to the appeal. We enjoy being able to spend time in our back yard with relative solitude. Peace and quiet when we want it, as well as the option to interact with our neighbors.

Another concern we have is the impact such rezoning could have on our property value, when the time comes that we do want to move.

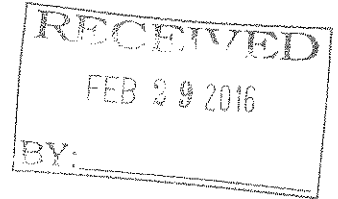
I understand the reason that the property at 171 Lincoln was chosen, it was inexpensive and in serious need of renovation. However, that being said, we don't feel this is the right neighborhood for a group residence as proposed.

Respectfully Submitted,
Lisa Deal

2016 00

PRA PERAKIS, RESIS, WOODS & ASSOCIATES

February 25, 2016



To Whom It May Concern:

My name is Paula Comm and I am the practice administrator for a large psychiatric practice in the Northwest suburbs. Our Crystal Lake office has been part of the community since 1995 where we have provided outpatient mental health services. Over the years we have greatly depended on community agencies and supportive services to assist patients in obtaining services that they need. While our practice doesn't primarily treat substance abuse, many patients use substances to self-medicate their psychiatric conditions resulting in dependence of substances they choose to use. Our agency is limited in the treatment services it providers and the need in the McHenry county area is huge for quality providers and services. With the recent proposed closing of Pioneer Center and other agencies having long wait lists, we need the ability to offer our patients services and support as they move through their recovery.

I am writing this letter in support of Crystal Lake allowing and approving an addition Sober Living House to be open. Recovery for those suffering from addiction is a slow process that requires individuals to transition and experience living a sober life in steps. Sober living houses give those in recovery the opportunity to live independently however offers the structure and monitoring those in recovery need in their early stages of staying substance free. They give those in early recovery an increased chance of staying sober, working in the community, mending family relationships and working toward being a productive member of society. As a business owner in Crystal Lake and also as a parent of a young adult who has over 2 ½ years of sobriety, I speak from professional and personal experience that such services are in desperate need in the Crystal Lake area.

Please support the addition of Sober Living Houses in Crystal Lake. If you would like to contact me further, please do not hesitate to call. I can be reached at 847-598-8224.

Sincerely,

Paula M. Comm, MA, LCPC (former CADC)
Practice Administrator

www.prapsych.com

1701 E. Woodfield Road, Ste. 1000
Schaumburg, IL 60173-5113

Ph (847) 240-2211 • Fax (847) 240-2418

350 E. Congress Parkway, Ste. C
Crystal Lake, IL 60014-6284

Ph (815) 356-5050 • Fax (815) 356-5094

3 W. Hawthorn Parkway, Ste. 150
Vernon Hills, IL 60061-1447

Ph (847) 918-8282 • Fax (847) 918-8215

Marengo Vision Center

205 N. State St
Marengo, IL 60152

P 815-568-6508

February 24, 2016

To Whom It May Concern:

I am writing to express my support for a new sober living house for McHenry County. I have witnessed the benefits of our County's successful Drug Court system. This progressive program helps give needed therapy and support to non-violent addicts. There is clear evidence that Drug Courts work by reducing recidivism; keeping these people who are trying to recover in a jail cell does absolutely nothing to help them or our community.

I have heard from the administrators of the McHenry County 22nd Judicial Circuit that the main reason they can't get more people through Drug Court is the lack of sober living houses. A lack of beds should not be a reason to stop us from helping more people who want to get on the road to recovery.

Crystal Lake is an ideal location due to the quality and proximity of services available there. Transportation options are also easy to find there. This not only helps the residents to get around, but it also makes it easier for therapists, family and friends to visit which makes for a more successful program.

Thank you.

Sincerely,



Michael W. Thomas, O.D.

February 24, 2016

Dear City Council of Crystal Lake:

I am writing to you because I have been a resident of Crystal Lake for a long time, and I have seen firsthand what addiction can do to the people in our community, both adults and our children. I am a teacher in our community, and have seen former students struggling with the disease of addiction.

My family and I have spent a couple of heartbreaking years dealing with my son's addiction and have also witnessed many of his friends suffering from the same illness. My son has lost many friends to this disease, and it can happen to anyone. My son is currently in a treatment facility, and is making progress towards living a healthy, happy, and productive life.

When I heard about the possibility of a sober living house in Crystal Lake, I was both excited and hopeful. This would give many other people a chance at recovery. I can drive down the streets of Crystal Lake and now am able to see people who are in need of help. A sober living home in our town would be a blessing and is much needed in our community.

Thank you for taking the time to read my letter. I pray that one day my son is able to give back and help others beat this disease.

Sincerely,

Michelle Villicana

Karen M. Fox

1234 Main Street
Crystal Lake, IL 60014
815-477-2677
kmkfox@gmail.com

February 24, 2016

City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

Dear City Council

I am asking your request to approve the proposed Sober Living House for Crystal Lake/McHenry County. I have been a resident of Crystal Lake for 25 years. My son Kevin was born here in 1996, and had the luxury of growing up in a community that offered nice homes, good schools, many sports, and an an town with a fun family environment. Unfortunately, we were not a community that was protected from the presence of drug targeting, and our children became targets of the current heroin epidemic. By age 17 we found out that our son had become a heroin addict. We were shocked, devastated and confused, and didn't know where to turn for help. This addiction ripped us apart of our dreams. We thought by raising our son in a nice middle class suburban community that we would surely be void of such things. Unfortunately, it was far from the truth. The good news is that he is currently in a drug treatment facility in Florida that fosters sober living and provides the best environment to recover.

Addiction is a disease. Nobody dreams of becoming an addict. We have an addiction epidemic in our town and county, and desperately need to help those who want the support by providing a safe Sober Living Home to recover. I know that Crystal Lake works very hard at supporting the community with many diseases so it's time we help support this disease.

Please approve the zoning of the Sober Living Home and give hope to those that can be a part of the solution, and not the problem.

Sincerely yours,

Karen M. Fox

February 24, 2016

To Members of the City of Crystal Lake,

I, myself, have lived in Crystal Lake since 1967 and have worked at Husmann Elementary School since 1989. In the 49 years that I have resided in this city, I have witnessed numerous changes in not only the population, but in the needs of that population. We are no longer that community far from Chicago that became home to pilots of O'Hare! We are a community with people from different ethnic backgrounds and different needs. We need this sober living home in Crystal Lake because we need a place for people in recovery, trying to get their lives back on track with the support of invested people, like Chris Reed and others from the Other Side (New Directions). I personally support their organization and their efforts to bring chances to those that want to stay sober and be able to find a job, learn how to live a sober lifestyle, obtain sponsor support and do so, in affordable housing. That's why this sober house is so important. Many families are struggling to help their sons, daughters, spouses, etc with their treatment and aftercare within their own community. This disease needs all of our support, it takes a village!

I have been a school social worker for almost 27 years, all of them in Crystal Lake. I see firsthand families affected by addiction. I see children whose parent is living in Rockford or some other place because there is no "room at the inn". The number of people that need a sober house are waiting on a list somewhere, and right now, right here in Crystal Lake, we can make a difference. You have a group of committed adults who are ready to share their knowledge, insight, support and drive to make this sober house become a place that helps to rebuild the lives of people. Let's help them give back to our community and please support the addition of this sober house to Crystal Lake. I'm proud to not only be a citizen of Crystal Lake, but also proud of supporting this endeavor.

Sincerely,

Karen Belke, LCSW

To The City of Crystal Lake,

The question at hand is why the city of Crystal Lake could benefit from another sober living house. My question is, where do I begin? In today's society, it is apparent that there is a significant use of drugs of all kinds, used by people of all kinds. Substance abuse has become more prominent in society, and it is only going to get worse in time with the way that pharmaceutical companies are pushing medications, and how accessible addictive medications have become. I could go on for hours about how pharmaceutical companies should be held accountable for flooding the market with drugs that do not need to be pushed on a person with just back pack, but ill refrain because that is not the point. The point is, there need to be more sober living homes available in MORE cities. I have always given McHenry county a lot of credit, coming from Cook County where substance abusers are looked at as degenerate criminals, McHenry county has changed a lot of people's lives with their attitude towards the opiate epidemic that we have been facing. With all the progress that you have made over the past few years with the help of Live for Lali and New Directions, why stop now? Keep the momentum going and keep on changing lives. I only wish that Cook County would follow in similar footsteps, we have an equal, if not worse, opiate epidemic happening and very little action being done because there is no real support system from the people nor the local governments. There could never be too many facilities to seek help, that's like putting a limit on the amount of hospitals or clinics around for people to go to. When it comes to a person trying to get admitted into a sober living home, and a decent one at that, there often time is a wait, if there were more sober living homes, that would not only alleviate the wait time but it would end up saving lives and getting people on track to a sober life quicker, which in turn not only benefits the person but society as a whole. By denying another sober living home, you are essentially denying people the chance at a better life. There could be nothing but good things that come from this, and the people who would be putting this together are among the best and most knowledgeable people in the advocacy community, you wouldn't be let down.

Sincerely,

Brianna Cione

ATTENTION City of Crystal Lake

My name is Scott Matthew Castillo and I am a fellow drug addict in recovery. My adventure in sobriety started a couple of years ago when I surrendered and admitted myself into a 30 day treatment center. I completed my 30 days and was feeling better and was ready to continue on a good path. But I was not comfortable with just throwing myself back into the real world with all temptation and responsibility in early sobriety. So I moved myself into a Sober Living home for what I thought was only going to be a 90 day deal. I ended up staying 6 months because of the impact that sober living had on my life. It was vital to my sobriety and helped me develop a group of healthy friends who I consider brothers today. Given the spike in opiate addiction and alcoholism in the Kane County Area I write this letter knowing Sober Living is 100% needed for our community here in Crystal Lake. I now I've in Phoenix AZ. Where there is a large amount of sober living options for young men and woman. And I see every single day lives being saved and lives being rebuild due to the Sober Living Model. So please Crystal Lake, help save my people, and struggling members of my home town.

Scott Matthew Castillo

Mavericks Recovery

Hello. My name is Maria Brown. I'd like to address the need for a sober living house here in Crystal Lake.

In all honesty, I don't think there is a town left in America, that doesn't need at least one, if not several, sober living homes, to address the needs of people coming out of residential treatment. The epidemic of addiction has become a reality in all our towns. And a key component in helping those with the disease of addiction, is having a transitional place that someone in recovery can safely live, while trying to merge their daily lives with a recovery program. It is essential to have as many of these types of homes up and running, to realistically meet the demands of an ever growing population of people going in and out of recovery programs, as possible. Without these types of homes, there is little chance of success for someone leaving residential treatment, but not yet ready for independent living. It's essential to their success in recovery and I don't think you'll find many people in Crystal Lake that would argue that we have a big problem here that is not being addressed. We need to be prepared in every way possible to help people in this stage of recovery. It is a vital need in all our communities.

My son, Steven Brown, who passed from a heroin overdose on February 7th, 2016, did not want to be away from his family in Crystal Lake, in order to go into sober living. He no longer had a car and needed family members to be nearby, to help him get to his outpatient appts and job interviews. And he wanted to be involved in family events that he had missed out on while receiving treatment in Florida. Unfortunately, there were not many options for sober living in McHenry County when he was willing to go. And before we were able to pursue other avenues, he suffered a fatal overdose. This is something he did not get the opportunity to do here in Crystal Lake. I hope this need will be addressed sooner, rather than later, for those still in need.

Thank You

Sincerely, Maria Brown

To the City of Crystal Lake:

As a long time resident, homeowner, taxpayer, and small business owner in Crystal Lake I cannot overstate my support for more sober living opportunities in our community.

Drug and alcohol abuse affects each and every one of us either directly or indirectly. The sad fact remains that we have very little structure or support to offer individuals who struggle to abstain from drug/alcohol use, ultimately perpetuating the cycle of addiction and despair.

A new sober living home in the city would offer our peers a place to regain control of their lives and take the steps necessary to function as healthy, contributing members of the community.

There should be no judgement, no reproach, no reservation about better serving the people of Crystal Lake by affording our peers safe and supportive opportunities to make positive changes.

We, as a community, have too much and too many to lose by not proceeding with a sober living home.

Your careful consideration is appreciated.

Thank you,

Karen Sullivan, LCPC, PC

02/22/2016

Dear Crystal Lake,

I have heard that the New Directions Addiction Recovery Services is looking to rehab the property at 171 N Lincoln for rehabilitation services. This can be a huge benefit to the community. People on a road to recovery need a place to go and start over. Being a parent of a recovering addict I am very familiar with difficulties and hardships addicts face on a road to recovery. Having a place to be surrounded with other people who understand what they're going through and give support is great help in the success of their recovery. One of the hardest things for an addict after they come out of a rehab program is finding someplace to go to and continue on their sobriety. They usually do not have a lot of income to be able to start on their own. That is why it is such a benefit to have some place like this to be able to start over. Every community has seen a rise in in people with addictions. This is a great way to be able to help people in the community and continue their road to recovery.

SINCERELY ,

RON HAGEN

To whom it may concern,

So many of our lives are affected by the over growing epidemic of drug use in our community. There needs to be a place where these individuals can go in order to recover and be successful at becoming and staying sober. I am not one that suffers from the disease myself, however, I have a loved one that suffers greatly. I have tried to get him into rehabilitation centers and half way houses and there just aren't enough in our area. I believe it will have a great impact on the families in our community. There are long waits in order to get into a place that I believe should be available immediately when they are needed. It is hard to watch a loved one continually suffer because there are just not enough places to take them in when they are ready. It takes a long time to get them to that place of wanting to get help. When they come out of a rehabilitation center or jail, wherever they are coming from, there is more of a chance of them relapsing and perpetuating the problem because there is no where for them to go. Or they have to go someone at least an hour or more away and that adds more stress to the family and the individual and again prolongs the recovery process.

I strongly believe that McHenry County needs to have many more sober living environments. We need to help as many people struggling with addiction as we can. With the rise in drug use that is sweeping through McHenry County, this seems like the next step that needs to be taken.

Sincerely,

Dana Slone

To the City of Crystal Lake

I am writing this letter in desperation for all the family and friends whose lives have been deeply affected as a result of addiction. As a loved one of an addict, there is no worse feeling on this planet than watching the person you love most suffer from this disease. It takes control of the body, mind, and soul and slowly sucks the life out of that person until there is literally nothing left. Addiction comes through like a tsunami- taking and destroying everything in its path. As a loved one you feel helpless, ashamed, angry, sad, hurt, betrayed, robbed, and pretty much left for dead because there is nothing we can do.

The only proven way to stop addiction is by working a serious program. There is no other way than working the steps, getting a sponsor, attending regular meetings, and surrounding yourself with people who can relate. In order for these things to occur the addict needs a support system and that's what opening this sober living facility in our community would do. It would raise awareness and we would provide an answer for this reoccurring nightmare of an epidemic. Our community is in danger and something needs to be done about it NOW! We have the answer, but we need you to take a leap of faith to put a stop to this ongoing frightening deathtrap.

Greatly appreciate your time and consideration,
Amy Frost

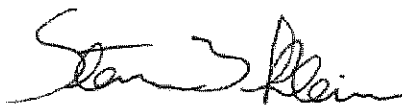
Stephen J. Klein
Restoration Doctor
824 S. Main St. Unit: 205
Crystal Lake, IL 60014
02/24/2015

City Of Crystal Lake
100 W. Woodstock
Crystal Lake, IL 60014

Dear City Of Crystal Lake:

Hello, I'm a local business owner, and a past homeowner of 20 plus years of the Crystal Lake community. I was always attracted to Crystal Lake for its ability to bring the community together. We have a moral obligation to help anyone in need of help. We also have the safety obligation to protect young growing minds from certain street behaviors. This is an alarming growing issue that we as a group need to fix. Chris Reed has already made a major impact for success in sober counseling which has brought us nationwide awareness. This isn't another failed government effort. This is a striving opportunity to have a sober home ran by a man who is in love with helping real good people who need help staying real good people. This program will work and has my support.

Sincerely,

A handwritten signature in black ink that reads "Stephen J. Klein". The signature is written in a cursive style with a large, stylized initial "S".

Stephen J. Klein
Restoration Doctor

City of Crystal Lake,

I have been a resident for 41 years. In that time I have accumulated property and businesses as this has been my home. Im lucky to have also been able to raise my family here. Crystal Lake takes care of its residents and we r all residents. Whether we have medical, mental health or financial difficulties. Addiction is here, its a disease and Crystal Lake needs this sober house in order to support residents in need, as well as people in need.

Sincerely, Chris Yanckowitz

Dear City of CL,

As a born again Crystal Laker I write this letter backing Chris Reed's proposal of a sober house in Crystal Lake. I have grown up here as a child, moved away at 18 years old, and now call this town home again from the age of 38-41 presently. I live and own a home in the downtown area, am a public school educator, and fully support a sober house in my town. Please consider the proper support and rehabilitation of those who need us most!

With sincerity,

Kristin Ziemba

March 7, 2016

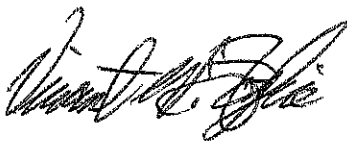
To whom it may concern,

We are writing this letter in support of the city of Crystal Lake allowing and approving a Sober Living House to be open. Recovery for those suffering from addiction is a slow process that requires individuals to transition and experience living a sober life in steps. Sober living houses give those in recovery the opportunity to live independently while offering the structure and monitoring those in recovery need in their early stages of staying substance free. They give those in early recovery an increased chance of staying sober, working in the community, mending family relationships and working toward being a productive member of society.

Addiction is a disease that affects all of us in some way, whether it be a family member, friend or co-worker and it's important for all of us to be part of the change to help these members of our society recovery and move on with their lives. Please support the addition of a sober living home in Crystal Lake.

We would be happy to discuss this further if you would like more details about our thoughts on this project.

Sincerely,



Vincent W. Foglia
Chairman



Vinnie Foglia
Vice President of Manufacturing

