

Project Narrative

928 West Cullom Avenue

Basic Project Details:

Applicant: 928 Cullom, LLC, an Illinois limited liability company
Request: Application for Special Use Permit for Sober Living Facility
Zoning Code Reference: “Transitional Residence” – 17-17-0102-A(7)
Property Address: 928 West Cullom Avenue

Applicant:

928 Cullom, LLC, a privately held Illinois limited liability company (the “Applicant”), seeks a variance in the form of a special use permit to establish a sober living facility (the “Special Use”), which falls under the Transitional Residence definition that is found at 17-17-0102-A(7) of the Chicago Zoning Ordinance. The Special Use will be located at 928 West Cullom Avenue, Chicago, IL (the “Property”). The property is included within the RM-5 zoning district and the Applicant does not request a change in the zoning classification.

The Applicant is owned by Mathew Gorman and Keelan Consulting, LLC, and is affiliated with Nova Recovery Center (“Nova”, and see www.novarecoverycenter.com), which operates five (5) drug and alcohol treatment centers in the State of Texas. These existing centers take the form of sober living facilities, detoxification centers, and inpatient and outpatient centers. Nova has established a strong reputation in Texas and the Applicant intends to bring their sober living treatment program, including industry proven practices and procedures, to Chicago.

The proposed Special Use is intended for professionals (doctors, lawyers, business persons, etc.) that either possess health insurance that will cover their stay at the facility, or sufficient resources to cover the cost of the stay without insurance.

Exhibit A includes a list of other facilities currently operated by Nova.

Property:

The Property includes an approximately 4,209 square foot residential building that includes six (6) bedrooms, four (4) full bathrooms, and one (1) half bathroom. The building sits upon an approximately 4,000 square foot lot. No new construction, besides internal remodeling, will be undertaken pursuant to this Special Use, and therefore the surrounding area will remain unchanged.

The Applicant intends to accommodate up to fifteen (15) residents within the facility, which will provide 280.60 square feet of floor area per individual when, or if the facility operates at full capacity. Please note that no resident will be permitted to loiter in or around the building. Sober living facilities are intended to provide a safe location for recovering addicts to sleep. All residents will be required to seek and keep employment or full-time volunteer work.

Exhibits B and C include a site map, floor plan and photos of the Property.

Special Use Operations:

The Special Use will be limited to use as a sober living facility. Sober living facilities are designed to provide a way for those coming out of rehab or involved in outpatient treatment programs to build self-esteem and accountability and put into practice routines and strategies that will enable them to live on their own, substance-free. Residence in a sober living facility is temporary, and stays can last from a month to over a year depending on the level of support needed.

Individuals live alongside other recovering addicts, share in responsibilities and abide by the house rules and regulations. These include curfews and strict visiting hours. Random drug testing and a zero-tolerance policy to alcohol and drugs are standard. Drug tests that come back positive result in immediate expulsion.

Any resident of the facility that will require the use of a vehicle will be required to park such vehicle in a nearby public parking facility, rather than on the Property or adjacent streets. The Special Use will not create additional traffic or pedestrian hazards.

Protections and Benefits to the Surrounding Community:

- A vacant property will be occupied and returned to beneficial use;
- The Special Use will adopt the proven policies and procedures used at Nova's other successful sober living facilities;
- This Special Use is intended for individuals that will have the ability to participate in a peer to peer accountable environment. Residents will be accountable to one another, and also to the Applicant for their actions and responsibilities.
- In the Applicant's experience, some significant number of the residents will either rent or purchase homes in the vicinity of the Property upon the completion of their treatment programs;
- Any resident of the facility that will require the use of a vehicle will be required to park such vehicle in a nearby public parking facility, rather than on the Property or adjacent streets. The Special Use will not create additional traffic or pedestrian hazards.;
- Residents will be required to seek and keep employment or full-time volunteer work during occupancy. No residents will be permitted to loiter in or around the facility;
- Residents will be randomly drug tested and a zero-tolerance policy will be enforced;
- The proposed Special Use will not include detoxification or outpatient services. The facility will not be used as a retail outpatient clinic. It will be used as a transitional residence; and,
- The proposed Special Use will comply with the special use requirements of the Chicago Zoning Ordinance.

Exhibit A

Existing Nova Recovery Facilities

For more information please refer to www.novarecoverycenter.com:

- Wimberly, Texas – inpatient and intensive outpatient services;
- Austin, Texas – intensive and supportive outpatient, aftercare, sober living and personal monitoring services;
- Houston, Texas – intensive and supportive outpatient services, aftercare, and personal monitoring; and,
- Buda, Texas – detoxification service only.

Exhibit B

Site Map and Floor Plans

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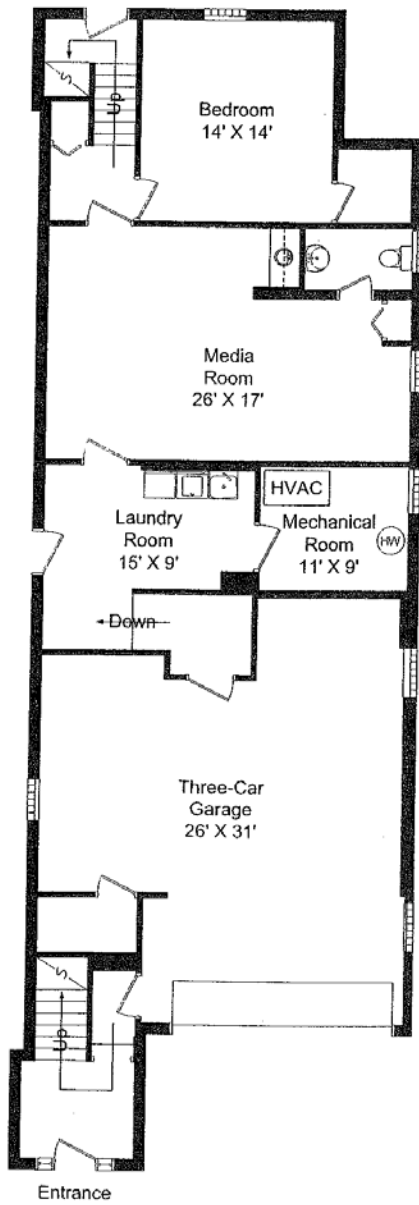
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gis Greater Illinois
Survey Company

RICHARD P. URCELL I.P.L.S. No. 3183
 LICENSE RENEWAL DATE: NOVEMBER 30, 2008
 ORDER NO. 40224/4383331

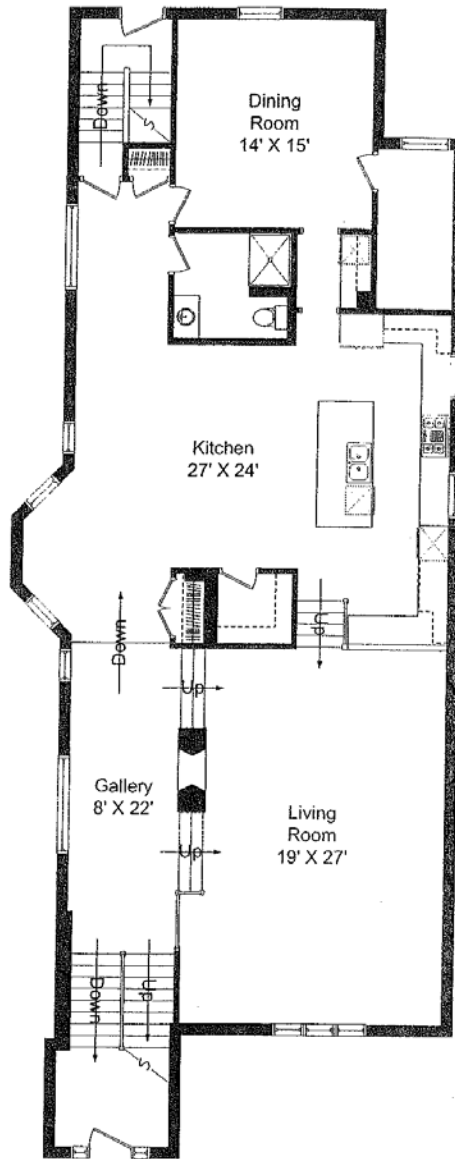
RICHARD P. URCELL I.P.L.S. No. 3183
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928 WEST CULLOM STREET



Entrance

LOWER LEVEL

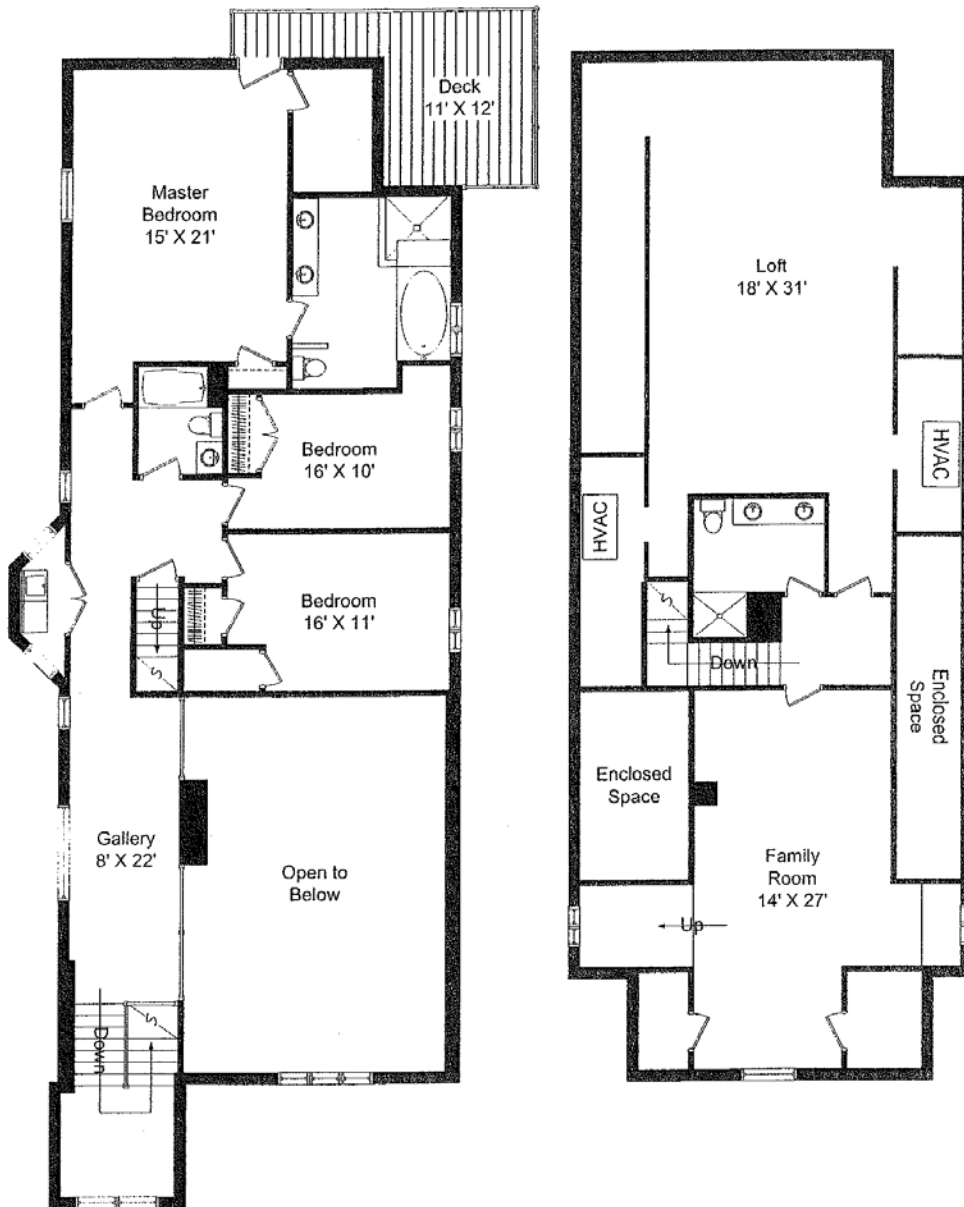


Entrance

MAIN LEVEL



928 WEST CULLOM STREET



SECOND LEVEL

THIRD LEVEL

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Exhibit C

Property Photos









