



## **The 2<sup>nd</sup> Story Ranch** **Intensive Support Recovery Home and Jobs Program**

**The 2<sup>nd</sup> Story Ranch is a project of**  
**The Second Story Foundation**  
(A 501c3 Nonprofit, Tax Exempt ID #: 88-3942345)

**Property is at 2400 Bemis Road Crete, IL 60417**

### **The Problem:**

Substance Use Disorder creates an inordinate amount of suffering. Families and loved ones suffer, communities suffer, the individual suffers—much more than others know. Chronic substance use problems are a matter of life and death and can leave people and their families broken and hopeless.

In 2023:

- 95,017 people died from alcohol-related deaths
- 107,543 drug-overdose deaths were reported
- 74,702 deaths involving synthetic opioids were reported

These deaths are deaths of despair. For so many suffering from substance use disorder, trying to be abstinent just isn't enough. Learning to live sober takes care and healing, it takes work and direction, and it takes healthy forms of love from those who know how to give it. And it takes time. More time, in fact, than many people think.

### **From Treatment to Care**

Recovery from Severe Substance Use Disorder (SUD) is typically a lifelong journey, but the intensity of support needed varies over time and by individual. Early recovery, generally the first year or two, often requires the most intensive support, including structured treatment, counseling, peer support, and where possible, supervised living arrangements. During this period, people may rely on a combination of professional, peer-led, and community resources

to establish routines, build healthy coping strategies, and rewire the brain's response to cravings and stressors.

After this initial period, many individuals benefit from ongoing but less intensive support, such as periodic therapy sessions, mutual aid societies, community support groups, faith-based community connections, or check-ins with a recovery sponsor. Research by the National Institute on Drug Abuse (NIDA), the Addiction Policy Forum, the *Journal of Substance Abuse Treatment*, and the Substance Abuse and Mental Health Services Administration (SAMHSA) has shown that people who engage in long-term support, even if just occasionally, tend to have better outcomes and lower relapse rates, especially over a five-year period. Because of the lasting brain and lifestyle changes caused by severe SUD, ongoing connection to supportive communities or systems can be crucial to maintaining a fulfilling and healthy life.

While 28-day inpatient treatment programs are often seen as the most intensive option in Substance Use Disorder treatment, they are rarely sufficient on their own to ensure lasting recovery. These programs offer crucial initial stability and intensive treatment, but the complex, chronic nature of severe substance use disorder typically requires much longer periods of structured support. After 28 days, individuals may leave free from withdrawal and with essential suggestions, but they are often not fully prepared to navigate the triggers, stressors, and lifestyle changes necessary for sustained recovery. Studies have shown that longer structured care periods, followed by a gradual step-down approach involving outpatient care, sober living environments, and continuous community support, significantly improve the likelihood of long-term success (McKay, J. R., & Weiss, R. D. (2016). *The Role of Continuing Care in the Treatment of Substance Use Disorders*). Without these extended layers of care, many people find themselves in a revolving door of treatment and relapse. This cycle stresses emergency rooms, increases contact with first responders, increases the odds of legal and penal consequences, and exacerbates financial instability and poverty. To create meaningful, lasting recovery, supported care should extend beyond the 28-day model and support individuals as they rebuild their lives.

The current continuum of care for Substance Use Disorder treatment, while providing critical resources, is often insufficient to support long-term recovery. Traditional treatment models generally emphasize short-term interventions, such as naloxone and detoxification or brief residential programs, but frequently fall short in offering sustained, adaptable support for individuals transitioning back into daily life. Once patients leave intensive treatment, they often encounter gaps in follow-up support, affordable housing and stable employment, making it difficult to maintain recovery. Furthermore, barriers such as social stigma and limited access to community-based care hinder reintegration, leaving many vulnerable to relapse. A more robust, lifelong continuum of care, encompassing comprehensive support from detox through to community integration, is essential to help people achieve durable recovery and rebuild fulfilling lives.

Housing, employment, and community connection are often significant barriers to sustained recovery for individuals with Substance Use Disorder. Safe, stable housing provides a foundation of security, yet many in recovery face housing instability or are limited to environments that may reinforce negative habits. Employment is equally crucial, offering not only financial independence but also a sense of purpose; however, unconstructive work habits and learned behavior in active substance abuse can make it difficult for those in recovery to secure or retain jobs. Community connection is another critical element, as recovery is far more successful within a network of positive, understanding relationships. Isolation and stigma, however, frequently limit access to these connections, leaving individuals feeling alienated and vulnerable to relapse. Addressing these barriers by expanding access to affordable housing, supportive employment opportunities, and inclusive community networks is essential for building a stable and lasting foundation for recovery.

The 2<sup>nd</sup> Story Ranch is a Community Based Recovery Home designed specifically to address—holistically and with wraparound care—severe Substance Use Disorder, Housing Instability, Chronic Unemployment, Community Integration and systemic barriers to durable recovery.

The 2<sup>nd</sup> Story Ranch will provide its members \*

- Free, supportive recovery housing, without time limits
- Job-readiness training through our Ranch Hands jobs program
- Medical, Dental, Mental Health and Psychiatric care through a Community Based Organization (CBO) Partnership with the Will County Health Department
- Support for Medically Assisted Treatment for Opioid Use Disorder through the Will County Health Department MAT program
- Employment connection and support; education in financial literacy and planning
- Community immersion with community navigators for fellowship, support group integration and service opportunities
- Resource brokers focusing on addressing outstanding Legal issues, IL Driver’s License Restoration, Obtaining Vehicles for reliable transportation
- Professional support gaining access to the rental market—obtaining independent leases for independent housing

The 2<sup>nd</sup> Story Ranch will also offer peer support through the Serenity House CORS program and Governor’s State University.

***\* There is no comparable recovery home in Illinois that offers all of these dimensions at one site.***

### **Welcome Home:**

As a Community Based Organization, the 2<sup>nd</sup> Story Ranch can tell its members, “Welcome home, we love you.”

Having a home after substance abuse treatment is more than just finding a place to stay—it's about establishing a foundation for healing, stability, and growth. A home provides a sense of security that shelters not just the body but also the spirit, giving a recovering person space to rebuild and find their identity beyond substance misuse and abuse. It fosters a feeling of belonging and self-worth, replacing the chaos of the past with a rhythm of hope. In a place that is their own, free from judgment and full of possibility, a person can truly begin to reimagine a future filled with potential, strength, and self-respect. A home is the cornerstone of sustained recovery, where new routines can flourish and where loved ones can gather, creating an environment that promotes lasting wellness and connection.

- In 2023, 77,000 Illinois residents sought treatment for Substance Use Disorder
- Nationally, 25%-30% of people seeking treatment for Substance Use Disorder experienced Homelessness or Housing Instability
- Addressing severe Substance Use Disorder (SUD) and housing instability concurrently can significantly reduce both immediate and long-term costs for individuals and society as a whole. People experiencing homelessness and severe SUD often cycle through expensive public services such as emergency rooms, shelters, police interventions, and even incarceration. By providing integrated housing and recovery support, communities can reduce the strain on these resources, allowing individuals to achieve stability in a cost-effective way. Research shows that stable housing improves outcomes for people with SUD by giving them a safe, structured environment in which they can focus on recovery, reducing relapse rates and emergency healthcare visits.
- Programs that combine housing with Substance Use Disorder recovery support lower the likelihood of recurring crises, thus decreasing costs for hospitals, judicial systems, and social services. Additionally, stable housing and recovery can lead to increased employment and community engagement, boosting economic contributions over time and decreasing dependency on welfare. Beyond financial savings, this approach has human and societal benefits by improving overall public health, reducing crime, and fostering a more supportive, cohesive community. Investing in combined housing and recovery solutions is a cost-effective, compassionate approach that addresses root causes, transforming lives and conserving valuable public resources.

\*Addressing Homelessness and SUD: A Cost-Benefit Analysis” SAMHSA

\*Culhane, D. P., Metraux, S., & Hadley, T. (2002). *The Impact of Supportive Housing for Homeless People on the Utilization of the Public Health, Corrections, and Emergency Shelter Systems.*

\* Larimer, M. E., Malone, D. K., Garner, M. D., et al. (2009). *Health Care and Public Service Use and Costs Before and After Provision of Housing for Chronically Homeless Persons with Severe Alcohol Problems.* JAMA, 301(13), 1349-1357.

\* D. K., Henwood, B. F., & Tsemberis, S. J. (2016). *Housing First: Ending Homelessness, Transforming Systems, and Changing Lives*

**The Lodge at 2nd Story Ranch** will be an 8000 square-foot farmhouse that will serve as a gathering space to foster community connection and fellowship; a hub for recovery support groups and education; an event space to promote health and wellness, work and service, kindness, compassion and love. Most of all, The Lodge will be a true home to men who join the 2nd Story Ranch Recovery Program as they begin to radically improve their lives. The Lodge and farm will be where our members heal, commune, learn, and work to transform the suffering of Substance Use Disorder into the joy of living in recovery.

Guests will enter the Lodge into our Fellowship Hall. An open concept, multiuse space will have vaulted ceilings, a fireplace lounge, space for dining parties, conference meetings, educational lectures. Fellowship Hall will host 12-Step and support group meetings open to communities; offer Continuing Education Credit seminars for professionals in the Substance Use Disorder, Mental Health and Housing fields; serve as a safe gathering space for meals and community connection for our partners in equine therapy (specifically Veterans and those connected with Mental Health programs and services). A fundamental philosophy in intention and programming for the 2nd Story Ranch Recovery Program is that our members will develop purpose driven lives that include service for others as a core value for their own development. To that end, The 2nd Story Lodge will be a physical space where communities of care gather in support of each other and promote work as a virtue and loving-kindness as a way of life.

The Kitchen at The 2nd Story Lodge will be a central hub of activity and transcends the need to prepare food. Meals are central to the time we spend together and heal. Francie Byrne—a Le Cordon Bleu trained Executive Chef—and her husband (Executive Director Jim O'Connor), have spent years in the kitchen, cooking for others. Our kitchen is filled with music and laughter and has a gravitational pull that draws people near to one another. We consider making meals a language of love. Mealtimes can be both social and sacred and they are a cornerstone in building for others a deep sense of what it means to be "home." Our meals will be nourishment, pleasure, relief, celebration, gift. Program members and staff will eat meals together daily. We will open our kitchen—at all meals—to absolutely anyone who wishes to join us. Horse owners, trainers, volunteers, partners, families, visitors, anyone hungry or dispossessed—all will be welcome to join us when we sit down to eat. This approach to meals not only supports those in the program but also addresses negative stigma around substance abuse in the wider community, offers powerful opportunities for networking around societal challenges and encourages crafting and deepening healthy relationships. The 2nd Story Lodge kitchen will be the beating heart of our home. We have connected with the Will County Community Development Department to explore developing our land and community center as a food pantry and nutrition hub.

While the Great Hall and Kitchen will be built to serve the many community members with whom we'll share our Ranch and services, the 2nd Story Lodge Men's Residence will be devoted solely to the members of the 2nd Story Ranch Recovery Program. Only the men, alumni, and direct-care staff will have access to the Residence. The residence will be thoughtful in both design and function. Each member, when he arrives, and for the duration of the time he works in our Ranch Hands program, will have a roommate. In early recovery isolation is both a sign and symptom that needs to be addressed. Having a roommate promotes relationship building, is a barrier to isolating, and provides a measure of accountability to remain a connected member of our internal community. When a member is ready to get a full-time job in the larger community, he will move to a single bedroom in the Residence. By this time, he will have shown himself to be living a healthy routine in recovery and remain truly connected through his own effort. Our program will serve up to 15 men and we intend to keep one single bedroom unoccupied. We will do this to reserve one bedroom for anyone who may come to us in crisis

that we may be able to offer a short-term refuge. This also serves as a reminder to the men in the program that there is always someone, "out there", suffering. In the rear of the Residence will be a large living room where the men can lounge and recreate during movie and game nights, watch sporting events and generally relax with one another.

Based on our years of experience working with men in need of recovery housing, most (if not all) of the men who join the 2nd Story Ranch Recovery Program will have been homeless before entering SUD treatment...not all the same, not always what you think. Some will have lived in tents on the streets or under bridges. Some will have slept in cars or stayed in cheap motels when they could. Many will have stayed with family or friends until they were no longer welcome. Some will have spent time in jails and institutions. It wasn't always that way. The decline was gradual. Somewhere along the way many had some notion of "home." Maybe it was the last place they slept safely...A distant memory of where they could take for granted that a room and a bed belonged to them, with little or no reservation. Maybe it was the last place they felt warm and safe, tended-to and loved. For the men who enter The 2nd Story Lodge, severe substance use disorder led further and further away from home. They wandered into a wilderness of suffering and despair, danger and isolation. They had become lost and often unrecognizable to themselves. Souls, too, become unmoored. Souls, too, become homeless.

The 2nd Story Lodge will afford its members what no current level of care can offer: we will welcome our members home. The Lodge will offer safe haven, a warm bed and nutritious food. The Lodge will offer time. Here, we will work together and eat together. We will learn together and play together. We will suffer each other's losses and praise our shared successes. We will fight, we will reconcile. We will laugh and we will (each in our own way) pray. Men will find here that sobriety is non-negotiable for healthy living and connection. Here, they will be immersed in community. The 2nd Story Ranch Recovery Program will remind men daily that—with sobriety and work and community—each man can learn to build "home" for himself and take this wherever he goes. Where he has home, he has family. Each man will find here that love works through people who care for them and this, we believe, will bring him peace. And when he finds some peace, his soul will be home again, too.

To come home inside oneself is to find wholeness. We believe that our love, faith, experience, attention, and material support will inspire men to build healthy, happy homes for themselves in a world where they feel whole.

### **Work is a Virtue:**

Job programs for individuals in early recovery from Substance Use Disorder are essential for fostering not just economic stability, but also a sense of purpose and belonging. In these critical early stages, when the risk of relapse is heightened, meaningful employment can serve as a powerful protective factor. Jobs provide structure and routine, which are vital for rebuilding lives after treatment, helping individuals regain their self-esteem and confidence. Moreover, supportive job programs often offer training and mentorship, addressing barriers such as gaps in work history and skills deficits, which many recovering individuals face. This comprehensive

support not only enhances employability but also integrates participants into their communities, creating connections that reinforce positive behaviors and social networks. By prioritizing job readiness and placement services, we can significantly improve the chances of long-term recovery, reduce the likelihood of relapse, and promote healthier, more fulfilling lives

- People with severe Substance Use Disorder often face high rates of unemployment and underemployment. Studies indicate that unemployment rates in this population can range from 25% to 50%, depending on the severity of addiction, with rates of underemployment—working in jobs below skill level or in unstable positions—even higher (National Institute on Drug Abuse (NIDA) (2020). *Substance Use and Workforce Participation*
- Individuals with severe SUD often encounter multiple barriers to stable employment, including gaps in work history, stigma, and unconstructive or counterproductive learned behaviors from time in active substance abuse. Furthermore, the cycle of addiction and the legal and/or health challenges that come with it can make finding and maintaining employment difficult, creating a cycle of economic instability that undermines recovery efforts. Comprehensive support systems, such as job training programs and employer-based initiatives, are crucial to help individuals in recovery find meaningful, stable employment. (Substance Abuse and Mental Health Services Administration (SAMHSA) (2020). *National Survey on Drug Use and Health (NSDUH)*).

**The 2nd Story Ranch “Ranch Hands” Jobs Program** has a deeply intentional design to help its members recover not only from SUD, but also to practice the behavioral changes necessary to obtain gainful employment and long-term job security.

Lasting behavioral change is an intricate journey that demands immense time, effort, and perseverance. It is not simply a matter of willpower or education; rather, it involves rewiring deeply ingrained habits and belief systems, which often takes months or even years of sustained effort. The process can be fraught with setbacks and moments of self-doubt, as people navigate triggers and temptations that challenge their commitment to change. Support systems—whether through therapeutic communities, peer groups, or family—are vital in this transformative process, providing encouragement and accountability. The effort required to achieve meaningful change often requires ongoing reflection, adaptation, and resilience, reminding us that true transformation is a marathon, not a sprint. As individuals confront their past and strive for a healthier future, the struggle becomes a testament to their strength and determination.

The 2nd Story Ranch Hands Jobs Program offers endless opportunities for work, where the rhythm of nature dictates the pace and purpose of each day. From the first light of dawn, when the soil is damp with morning dew, to the fading dusk, there is always something that demands a farmer’s hands. The land, ever-evolving, never settles; seasons shift, crops grow and wither, and animals thrive or fall ill, requiring constant attention. There is no clock to punch, no end to the tasks that pile up like the earth beneath the till. Yet, amid the sweat and effort, there’s a

deep satisfaction that comes from the steady hum of labor, the connection to land and air, the gifts unique to working with horses, and the life sustained by virtuous work. The ranch hand's time at the 2<sup>nd</sup> Story Ranch becomes a lived lesson in work—filled with purpose, resilience, and the quiet reward of nurturing life.

The Ranch Hands Job Program will help its members:

- Develop a work/life routine that values punctuality, consistency and showing up to fulfill regular commitments.
- Embrace responsibility and accountability in both successes and challenges
- Address maladaptive coping mechanisms and develop new responses to stressors
- Develop a healthy and realistic relationship with time and timeframes for long-term goals
- Value useful communication skills and positive framing in work/life
- Embrace work quality, pro-social behaviors, and kindness as strategies for career growth

The 2<sup>nd</sup> Story Ranch Jobs Program will give its members the opportunity to participate in meaningful work in maintenance, landscaping and horse care. Members will work alongside co-workers who are experiencing the same struggles to establish lasting lifestyle change in recovery and who can support each other as they grow together. The 2<sup>nd</sup> Story Ranch Hands Jobs Program will prepare its members to join the workforce and be successful, valuable employees able to improve their career prospects and become financially independent. The Ranch Hands program will be directed and supervised by both the Executive Director and the Director of Operations. The Executive Director has a degree in Addiction Studies and is a Certified Alcohol and Drug Counselor. The Director of Operations has experience as a Substance Abuse Counselor and farm operator. Each Director has lived experience, professional experience in a farm-based recovery program, and they have over 25 years of continuous, active sobriety between them. Our work program is designed to promote a strong ethic and to value work as a virtue.

### **“The Opposite of Addiction is Connection:” Building Community**

The opposite of addiction is connection because addiction thrives in isolation. In isolation darkness and doubt linger unchallenged, impatience and over-confidence goad risky behaviors. When someone feels severed from others, the weight of their pain, loneliness, and longing becomes unbearable, and they may turn to substances or habits as false refuges. Connection is a lifeline that reaches into that darkness, reminding them of their intrinsic worth and shared humanity. It's the compassionate glance of a friend, the patient ear of a loved one, or even the smile of a stranger that says, *You are not alone*. With each meaningful bond, a person becomes more anchored in a network that fosters resilience and hope, helping them discover that true solace lies not in escape, but in belonging. Connection offers the threads to weave a new identity beyond addiction—a life where they are seen, valued, and loved for who they are.

Community immersion, particularly through fellowship activities, plays a transformative role in the recovery process for people with Substance Use Disorder. Through fellowship—whether



shared meals, group outings, or creative activities—individuals have the opportunity to rebuild trust and forge genuine connections rooted in mutual support and understanding. These activities provide both a sense of belonging and accountability, reinforcing each person's commitment to sobriety by surrounding them with others who truly understand their journey. Fellowship activities also allow individuals to rediscover simple joys and build social skills without substances, filling the void often left by addiction with meaningful, positive interactions. Engaging in these shared experiences creates a supportive environment where people in recovery can practice coping skills, find role models, and reintegrate as valued members of society, all of which are critical to sustaining long-term recovery. Through fellowship, they learn that they are not alone in their struggles or triumphs, cultivating a network of resilience, hope, and strength.

The 2nd Story Ranch Recovery Program will make its members part of an internal supportive community consisting of its members, staff, volunteers, family members, peer-support and recovery specialists. We will also connect our members to wider communities of care with mutual aid societies, faith-based communities, the Recovery Community Center of Joliet and the Will-Grundy Recovery Oriented Systems of Care. The Ranch will host community and entertainment events and serve Will County through service projects and community development programs.

### **Life is Sacred**

Coming to see life as sacred can be a profound turning point for someone recovering from addiction. Severe Substance Use Disorder often strips away a person's sense of meaning, leaving them feeling hollow, numb, or disconnected from life's inherent beauty and depth. Embracing the idea that life is sacred opens a door to new possibilities, offering a fresh perspective where each moment is worthy, and each day is a gift. This understanding encourages individuals to nurture and protect their lives, seeing their own well-being and purpose as precious. Recognizing life as sacred helps them find joy in small, everyday moments and builds a sense of gratitude and reverence for both the highs and lows of their journey. This sacred view can strengthen their resolve, creating a foundation for recovery that's anchored in respect and love—for themselves, others, and the world around them. It invites them to treat life with the same care and honor they now seek, shaping a path to sobriety that feels not only achievable but deeply meaningful.

The 2nd Story Ranch program rests on a 68-acre working horse farm. The property boasts pasture and prairie, woodland and water where 55 horses are currently boarded. The natural beauty and expansiveness and the gifts unique to working with horses all promote healing and restoration necessary in recovering from lives ravaged by substance abuse (Kern-Godal, A., et al. (2017). *Equine-assisted therapy for substance use disorders/ Vickery, K., & Hetrick, S. (2021). Equine-assisted therapy for mental health and substance use issues*). Being immersed in this environment inspires a new openness and gratitude. Our program exists to inspire its members that when we engage the world with clear minds, open hearts and gratitude we see that life is indeed beautiful, and sacred. Through practices like mindfulness, meditation, prayer,

or reflective conversation with a spiritual guide, individuals can reconnect with values and beliefs that anchor them to a higher purpose. Mindful and intentional direction often invites people to view their challenges through a compassionate lens, helping them to forgive themselves and others, release resentments, and find new meaning in their lives. This inner alignment and the encouragement to nurture a sense of the divine or sacred in everyday life help build resilience against cravings and triggers. Ultimately, spiritual direction not only aids in personal transformation but empowers those in recovery to connect with a source of hope, fostering a wellspring of strength that supports a sustained and meaningful sobriety.

**Expected Outcomes:**

The Executive Director and the Director of Operations are both trained substance use disorder counselors. The Executive Director of The Second Story Foundation has years of experience running a highly successful recovery program on a farm south of Chicago. Our model and staff are proven, and we expect outcomes to meet and exceed standards traditional recovery programs have set. Our standard of success *begins* with completing the program as delivered (with at least one year sober), obtaining a good-paying job, and signing a one-year-lease in an area where a 2<sup>nd</sup> Story member can stay close to the communities with whom he began his journey. The 2<sup>nd</sup> Story Foundation is committed to seeing men transition to safe, stable housing. Each member will have an explicit long-term goal to continue his sobriety for at least one-year after transitioning to independent living.

Once our program is operational, we expect to help at least 8 men transition to independent living in the first 12 months and then average roughly 10 men-per year thereafter. In 10 years, we expect to have lifted 100 men from the rubble left in the wake of severe substance use disorder to living in the joy of recovery. With sobriety as a way of life, we will see our members become valuable employees, good men, honest partners, and loving family members. We value being healthy, useful, and kind.

### Capital Fundraising

The Second Story Ranch Capital Project calls for building two single-family homes dedicated to the Executive Director and the Director of Operations, and The 2<sup>nd</sup> Story Lodge Residence and Community Center. The Aspen Group, of Frankfort, IL has committed to our project from design and construction to furnishing.



### **Project Budget**

#### *Lodge Construction Budget*

Existing Conditions – Utilities	\$32,752
Demolition – Excavation and Clean Up	\$25,266
Concrete Labor	\$37,047
Wood Stud Wall Framing	\$81,422
Wood Roof Trusses Framing	\$113,422
Drywall	\$85,810
Paint	\$15,447
Insulation	\$66,507
Roofing	\$62,974
Fire Protection	\$124,714
Electrical – Lighting - Communication – Cable – Security	\$125,067
Plumbing	\$111,715
Mechanical – HVAC – Air Filtration System	\$91,767
Glass Windows – Storefront and Skylights	\$88,995
Flooring – Carpeting, Hardwood Floors, Marble, Tiles	\$118,899
Solid Surfaces – All Countertops	\$38,704
Millwork and Cabinetry	\$37,849
Doors and Hardware	\$32,000
Printing and Plotting	\$2,452
Permits	\$4,890
Legal/Accounting – Contracts	\$7,306

Furniture, Fixtures, and Equipment	\$21,875
Landscaping	\$27,926
Design Build A&E	\$191,670
Construction Management	\$69,750
Builders Risk Insurance	\$2,876
General Liability Insurance	\$2,115
Bonds	\$1,467
Contingency	\$150,000
Total Construction Cost	\$1,742,684

*Residence Construction Budget*

Existing Conditions – Utilities	\$8,792
Demolition – Excavation and Clean Up	\$17,665
Concrete Labor	\$18,458
Wood Stud Wall Framing	\$59,900
Drywall	\$43,654
Paint	\$8,123
Insulation	\$14,297
Roofing	\$28,452
Electrical – Lighting - Communication – Cable – Security	\$50,251
Plumbing	\$50,160
Mechanical – HVAC – Air Filtration System	\$42,410
Glass Windows – Storefront and Skylights	\$30,959
Flooring – Carpeting, Hardwood Floors, Marble, Tiles	\$35,912
Solid Surfaces – All Countertops	\$17,677
Millwork and Cabinetry	\$30,122
Doors and Hardware	\$20,702
Printing and Plotting	\$958
Permits	\$1,657
Legal/Accounting – Contracts	\$3,773
Landscaping	\$27,926
Design Build A&E	\$18,444
Construction Management	\$39,560
Builders Risk Insurance	\$1,156
General Liability Insurance	\$1,400
Bonds	\$908
Contingency	\$34,800
Total Construction Cost	\$598,116

Total Construction Costs \$2,380,800

Donations and Pledges Received \$493,000

Remaining Amount Needed \$1,987,800

### **Sustainability Plan**

To sustain the facilities and programs of the 2<sup>nd</sup> Story Ranch, the Second Story Foundation will offer fee-based horse boarding to the community, host special events to promote both Illinois Racing and the Ranch, and investigate funding streams as a mixed-use facility. In addition, we plan to utilize our volunteer and recovery network (equine therapy, mental health support, spiritual directors, etc., and members of the Serenity House CORS Peer Recovery Support Specialist Program at the PRSS Program at Governor's State University) to help defray operational costs. We estimate the first two years' Operating Budget at \$500,000/year with costs never exceeding \$750,00/year (the upper end of this budget estimate would only be due to added full-time staff).

The Second Story Foundation feels the costs of this initiative are well within reach. The consistent income from our successful program in Alsip provides regular income. We are also blessed with a robust fundraising team. We are working with members of Federal, State, and Local Agencies to award block grants to fund program operations as a new "pilot program" that exists outside the current traditional continuum of care for substance use disorder treatment. We are also engaged in establishing an endowment to ensure future operations funding.

### **Goals and Evaluation Plan**

Our primary goal is for each man we serve at the Ranch to live sober, to be useful, compassionate, and kind, to gain financial independence and responsibility, and to be of service to others. We define success as completing our program with one year sober, working with integrity at a good job, signing a one-year rental lease, and living sober and responsibly for at least one year outside the program while being active in the larger community.

The Second Story Foundation evaluates our services through the number of people we serve, feedback from our members regarding their needs and experiences with our services, and through an examination of the length and quality of a member's life in recovery. We look for our members to be active alumni and connected to those with whom they began their new journey. In addition, we will be diligent to keep our attrition rates much lower than industry standards.

### **Support**

Currently we are supported by and/or partnering with:

- State Senator Patrick Joyce
- State Representative Jackie Haas
- The Will County Health Department
- Dr. Kathleen Burke, Director, Will County Substance Use Initiatives
- Judy Ogalla, Will County Board Chair
- The Recovery Community Center of Joliet
- Will/Grundy Recovery Oriented Systems of Care (ROSC)
- Lutheran Social Services of Illinois
- The Evangelical Lutheran Church of the Good Shepherd, Palos Park
- Christ Community Church, Lemont
- The Brinson Foundation
- The J. Edward Mahoney Foundation
- NextHealth, Inc
- Leahy-IFP

The Ozinga Foundation  
The Alice Fischer Charitable Trust  
The Bruce and Deborah Pfaff Family Foundation  
South Suburban Faith Based Communities  
South Suburban and Will County Recovery Communities  
Private and Corporate Foundations

We are registered with a SAM.gov number, we are certified with the Government Accountability and Transparency Act (GATA) and working with Federal, State and County officials to access Community Appropriations Funds and other state and federal funding opportunities that allow us the flexibility to give the time, care, and opportunities necessary for our members to succeed in long-term sobriety.

There is a prayer:

“Oh Lord, Thy Sea is so great, and My Boat so small...”

A journey like this is daunting...

But we have the model, experience, the people, and the work ethic to meet a need that is so great.

We will need help raising the funding so we can do the work that will save lives and transform the suffering of substance use disorder to the joy of recovery.

Thank you so much for your time, attention, and support.

Sincerely,

Jim O’Connor, CADC  
Executive Director,  
The Second Story Foundation  
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(708) 929-2978