



THE VILLAGE OF
OAK LAWN

**DEPARTMENT OF COMMUNITY DEVELOPMENT
AND GROWTH MANAGEMENT
MEMORANDUM**

Divisions of: Engineering & Transportation
Planning, Building & Zoning
Property Maintenance, Health & Environmental Services

To: PLANNING & DEVELOPMENT COMMISSION
From: DONALD E. MCKENNA, BUILDING & ZONING ADMINISTRATOR
Date: MARCH 4, 2016
Subject: PET. #2016-10 & PUD-2016-01 – REQUEST FOR A SPECIAL USE PERMIT TO
ALLOW A MEMORY CARE FACILITY AND A SINGLE-FAMILY PLANNED UNIT
DEVELOPMENT (R-1/PUD), AT 10110 CENTRAL AVENUE, ANTHEM MEMORY
CARE L.L.C., PETITIONER

The above subject petition is a request for a special use permit to allow a Memory Care Facility at 10110 Central Avenue. Southwest Chicago Christian School Association presently owns the property and operates a grade school from this location. In order to obtain funds for future improvements to the school buildings they have entered into an agreement to sell a portion of the property to the petitioner. The plot of land to be used for the Memory Care Facility will be located on 101st Street approximately 560 feet west of Central Avenue. Said plot will be approximately 2.28 acres of land with a 2-story masonry 24,000 square foot building. Said building will have 66 rooms capable of caring for 82 patients. There will be a maximum of 20 employees working any given shift.

The above subject property is located in a R-1/PUD (Single-Family Planned Unit Development). Section 4-11A-3 of the Village zoning ordinance requires a preliminary and final review for any development presented to the Planning and Development Commission. Section 4-11A-4 requires a special use permit for a memory care facility.

The petitioner's site plan indicates there will be a 20' front yard, 10' side yards and an 84' rear yard which will also be used for storm water detention. Village ordinance section 4-11A-5 requires a 25' front yard, 5' side yard and 20' rear yard. A 5' front yard variation is among the variations requested. There are 37 parking spaces proposed including 2 handicapped spaces located around the facility. Section 4-11A-5 requires 2 parking spaces per dwelling unit therefore with 66 rooms, 132 parking spaces would be required necessitating a 71.9% parking variation. The R-1/PUD district limits the density of said district to 4 units/acre. The proposed project will have a density of 29.5 units/acre requiring a 25.5 unit/acre variation. The proposed project does comply with the required open and green space requirements. Additionally the petitioner's plans show a 6' tall masonry wall to buffer the residence. Section 4-11A-4 of the zoning ordinance limits signage in a residential district to sales or lease of the property, therefore a variation to permit a sign advertising the facility will be required.

DEM/ij

Cc: Isaac Scott, petitioner



Village of Oak Lawn
 9446 South Raymond Avenue
 Oak Lawn, IL 60453-2449
 Phone #: 708/499-7814
 FAX #: 708/499-7823

FOR OFFICE USE ONLY
 Petition No. 2016-1 Fee Paid \$25
 Date of Meeting 3-21-16 2:30 PM

THE VILLAGE OF
OAK LAWN **PLANNED UNIT DEVELOPMENT APPLICATION**

- Planned Unit Development
- Planned Commercial
- Planned Office

DESCRIPTION OF PROPERTY 24-08-409-001, 24-08-409-004,
 Present Zoning: R-1 PUD Real Estate Index No.: 24-08-409-009, 24-08-409-010
 Legal Description of Property: See attached

Common Description of Property (Street Address or Location): 10110 S. Central Avenue

NAME AND ADDRESS OF PETITIONER AND TITLE HOLDER

Titleholder: Name Southwest Chicago Christian School Association
 Address 10110 S. Central Avenue
 City, State, Zip Oak Lawn IL 60453 Phone: 708-636-8550

Petitioner: Name Anthem Memory Care LLC
 Address 5335 Meadows Road - Suite 140
 City, State, Zip Lake Oswego, OR 97035 Phone: 503-924-8777
 Petitioner is: Owner _____ Contractor _____ Architect _____ Attorney _____ Other Contract Purchaser

TOTAL LAND AREA (excluding dedications)
441,685 sq. ft., 10.14 acres

PLANNED UNIT DEVELOPMENT

<u>Required / Allowable</u>	<u>Proposed</u>
Number of Units _____	Number of Units <u>66 rooms</u>
Green Space <u>13,969</u> sq. ft.	Green Space <u>31,850</u> sq. ft.
Parking Stalls <u>372</u>	Parking Stalls <u>37</u>
Total Number of Buildings <u>1</u> @ <u>66</u> Units Per Building	
Setbacks: Front <u>20</u> ft. <u>0</u> in.	Side <u>59</u> ft. <u>0</u> in.
Rear <u>84</u> ft. <u>6</u> in.	Side <u>67</u> ft. <u>0</u> in.
Total Height of Proposed Building(s) <u>33</u> ft. <u>0</u> in.	
Area of Smallest Unit (net area within perimeter walls of unit):	
Efficiency <u>196 *</u> sq. ft.	* does not include area of shared bathroom in smallest unit
One Bedroom _____ sq. ft.	
Two Bedroom _____ sq. ft.	
Three Bedroom _____ sq. ft.	

PLANNED OFFICE / COMMERCIAL

Floor Area Ratio _____ sq. ft. Setbacks: Front _____ ft. _____ in. Side _____ ft. _____ in.
 Rear _____ ft. _____ in. Side _____ ft. _____ in.

Total Height of Building _____ ft. _____ in.

	<u>Gross Floor Area</u>	<u>Net Floor Area</u>	<u>Code Column*</u>	<u>Parking Proposed</u>
First Floor	_____ sq. ft.	_____ sq. ft.	_____	_____ stalls
Second Floor	_____ sq. ft.	_____ sq. ft.	_____	_____ stalls
Third Floor	_____ sq. ft.	_____ sq. ft.	_____	_____ stalls
Fourth Floor	_____ sq. ft.	_____ sq. ft.	_____	_____ stalls
Fifth Floor	_____ sq. ft.	_____ sq. ft.	_____	_____ stalls
Sixth Floor	_____ sq. ft.	_____ sq. ft.	_____	_____ stalls
Total	_____ sq. ft.	_____ sq. ft.	_____	_____ stalls

Total Parking Stalls Required: _____

The information contained herein is true and correct to the best of my understanding and knowledge.

Signature of Petitioner _____

Date 2/29/16

*Code Column: A = Apartments; C = Commercial; O = Offices; P = Parking



Village of Oak Lawn
9446 South Raymond Avenue
Oak Lawn, IL 60453-2449
Phone #: 708/499-7814
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**FINDINGS OF FACT - JUSTIFICATION
FOR THE GRANTING OF A VARIATION**

PETITIONER:
(Name & Address)

Anthem Memory Care LLC
5335 Meadows Road - Suite 140
Lake Oswego, OR 97035

COMMON ADDRESS OF PROPERTY THAT IS SUBJECT TO YOUR VARIATION REQUEST:
10110 S. Central Avenue

VARIATION(S) BEING REQUESTED: Front Setback, Parking, Density

PURSUANT TO STATE STATUTE AND THE OAK LAWN VILLAGE CODE, CERTAIN FINDINGS OF FACT MUST BE MADE BEFORE A VARIATION CAN BE GRANTED. IN THAT REGARD, PLEASE PROVIDE A DETAILED RESPONSE TO EACH OF THE FOLLOWING QUESTIONS:


1.) What practical difficulties or particular hardship prevents you from fully complying with all applicable requirements of the Village Code without the variation(s)?
Front setback departure is requested to avoid impacting a floodzone on the property. Parking departure is requested as the proposed use does not merit the provision of on-site parking beyond employee and guest parking.

2.) Why can the property not yield a reasonable return without the requested variation(s)?
Impacting the floodzone would trigger compensatory storage which would need to be provided in an underground vault. Additional parking spaces would be unused.

3.) What unique circumstances, not caused by your own actions, make the requested variation(s) necessary?
Floodzone exists on property currently.

4.) Why will the requested variation(s), if granted, not alter the essential character of the surrounding neighborhood?
Memory Care is a residential land use and thus within the essential character of the surrounding residential neighborhood. However it does not generate the impacts on other Village services (traffic, parks, school) like a standard residential use would.

THIS COMPLETED FORM MUST BE SUBMITTED WITH YOUR VARIATION PETITION.

Signature of Petitioner: 

Date: 2/29/16