

Northwestern Medicine – St. George Cancer Institute

- **Project Introduction & Purpose:** Northwestern Medicine proposes a new standalone, three-story (plus lower level) St. George Cancer Institute, to be located just west of the Orland Park Campus of the Palos Community Hospital, located at 15330 & 15400 West 153rd Street, situated on an undeveloped lot of 16.91 acres. The proposal amends the existing Palos Community Hospital South Campus Planned Unit Development to add Lot 3.

Through its unique makeup of cancer-related diagnosis services, treatments, and wellness opportunities, the St. George Cancer Institute will be a regional example for exceptional cancer care provided by Northwestern Medicine and will benefit the residents/ of Orland Park and of surrounding communities.

- **Proposed Development Details:** The project features two structures, including a 150,650-sf comprehensive cancer facility, a four-level parking structure, along with site and utility improvements on the currently undeveloped Lot 3.

Key components of the Cancer Institute include a full-service center with Radiation Treatment Production, Radiation Oncology, Imaging, Clinical Exams, Phlebotomy / Lab Collection, Comprehensive Infusion Pharmacy, and Infusion Treatment. The facility also houses spaces for Registration, Administration, Support Services, Rehabilitation and a Living Well component that focuses on the betterment of its patients through art, exercise, community and wellness.

Key Components of the Facility:

- 1 Cyclotron (plus 1 future)
- 2 Linear Accelerators (plus 2 future)
- 1 MRI
- 1 CT
- 1 SPEC CT
- 2 PET CT
- 1 Ultrasound
- 3 Procedure Room
- 52 Exam Rooms
- 36 Infusion Rooms

- **Zoning, Codes, & Construction:**

The property is located within the Village's Orland Grove district and zoned as BIZ General Business zoning. The current project seeks a 4-level Business Occupancy facility and 4-level, S-2 parking structure.

Structures and site amenities will comply with the 2018 ICC codes, as adopted by the Village, as well as other applicable federal, state, and local codes. The project will proceed as type IA construction with fully automated sprinkler system.

Fire service access is intended for three sides of the building. The east façade of the facility has access from the campus ring road and access to the east stair tower. The south façade has access from the entry drive with a 14' clear drop off canopy. The east façade will have access via the service yard allowing direct access to the west stair tower extending to the roof level. In accordance with NFPA chapter 18, between these access roads, no portion of the building would be further than the 450' allowable with the sprinklered exception.

The proposed development will align with requirements set forth in Chapter 5, Section 3 of the Village Code relating to Authorized Emergency Vehicles.

- **Landscaping & Open Space:** The site contains a 2.7-acre wetland that has been identified by the Army Corps of Engineers as non-jurisdictional. The wetland is subject to the MWRD Watershed Management Ordinance (WMO). Of the 2.7-acre wetland, the south 0.6 acres are exempt from the WMO. A Wetland Verification has been issued by the MWRD confirming the existence of 2.1 acres of wetlands subject to the Ordinance. There are just over 100 existing trees on or in the adjacent R.O.W. for this site. Most of the existing trees that are of desirable species are located adjacent to or in the public R.O.W. and will be protected and preserved. All the trees on the interior of the site are in poor condition, dead, and or of undesirable species and will be removed as part of this project. The landscape plan will utilize all native and adaptive plant species to northern Illinois. Native species will be used to the greatest extent possible to help transition this new facility into the adjacent wetlands that will remain. Native plants also require less maintenance, including watering once established. The areas in and around the detention basin to the north will be planted with native species transitioning up from the wet areas to a low-profile prairie with accent beds in a series of ribbons mixed in to provide enhanced seasonal color and interest.
- **Traffic & Parking:** The Village Zoning Code requires medical or institutional uses, including surgery centers, outpatient centers, testing facilities, and research

laboratories, provide one parking space for every 200 square feet of floor area (5.0 spaces per 1,000 square feet).

The proposed cancer center medical building is 150,650 square feet in size, which would require a total of 753 spaces per code. Eriksson Engineering Associates has completed an extensive traffic and parking study, providing national and industry benchmarks that show comparable demand at approximately three parking spaces per 1,000 square feet for patients, family members, staff and visitors.

The proposal includes a concrete parking structure consisting of 480 standard parking spaces and 10 ADA-compliant stalls to meet national ADA guidelines. Valet parking will also be provided at the facility's main entrance to assist patients with mobility limitations.

The Palos Community Hospital Planned Development consists of the medical center and cancer institute buildings, along with the existing recreation center. Upon completion, the planned development has a total requirement of 1,511 spaces with 1,253 parking spaces provided. Administrative parking relief is requested from the Development Services Department since the reduction from the code is less than 20% of the total required parking. The request is for 258 spaces, which is a 17% reduction.

- **Safety & Security:** Northwestern Medicine is dedicated to the safety, security, and wellbeing of all those who visit their facilities. Strategies for safety and monitoring are being developed to best serve the facility, which will operate during the hours of 8am-5pm, Monday through Friday, with the potential for limited operation hours on Saturday.
 - **Security Design Philosophy**

The physical security program for the proposed Northwestern Medicine Business Cancer Center is designed to support a safe, welcoming, and resilient healthcare environment while protecting patients, staff, visitors, and critical medical infrastructure. The security approach follows a layered security model incorporating site security, building access control, surveillance, life-safety integration, and protection of sensitive clinical areas. The program aligns with healthcare security best practices, Crime Prevention Through Environmental Design (CPTED) principles, and applicable healthcare regulatory standards while maintaining a patient-centered environment appropriate for a comprehensive cancer treatment facility.

Because the center will provide specialized oncology diagnostics, radiation therapy, infusion services, and wellness programs, security planning emphasizes the protection of high-value medical equipment, radioactive materials, pharmaceuticals, patient information, and vulnerable patient populations.

- **Site and Perimeter Security**

Security begins at the site level through environmental design, controlled access points, and monitored circulation.

The development sits on a 16.91-acre parcel adjacent to the Northwestern Medicine Orland Park Campus, with vehicular access provided through the campus ring road and primary entry drives. Site design supports natural surveillance through clear sightlines, controlled vehicle flow, and strategically placed lighting.

Key site security features include:

- **Site Lighting:**

LED site lighting will provide consistent illumination across parking areas, walkways, drop-off zones, and building entrances to enhance visibility and safety during evening and overnight hours.

- **Parking Structure Security:**

The four-level parking structure will incorporate surveillance cameras, emergency call stations, and adequate lighting to support visitor and staff safety. Vehicular circulation and pedestrian pathways will be clearly defined to reduce conflicts and improve security monitoring.

- **Emergency Call Stations:**

Blue-light or equivalent emergency communication devices will be located in the parking structure and along primary pedestrian routes to provide immediate connection to campus security.

- **Traffic Flow & Access Management:**

Site access points are designed to support emergency vehicle circulation while maintaining clear access routes for security and emergency response personnel.

- **Building Access Control**

The cancer center will implement a comprehensive electronic access control system integrated with Northwestern Medicine's enterprise security infrastructure.

Public access will be concentrated at designated primary entrances, while staff and service entrances will utilize badge-controlled access.

Security measures include:

- **Card Access System:**

Staff access to the building and controlled departments will be managed through a proximity card system.

- **Controlled Access Areas:**

High-security clinical and operational areas will require authorized credential access, including:

- Radiation therapy vaults
- Cyclotron and isotope production areas
- Imaging suites
- Pharmacy and infusion medication preparation areas
- Laboratory spaces
- Administrative offices
- Mechanical and infrastructure rooms

- **After-Hours Access Controls:**

Public entrances will be secured outside normal operational hours, with access limited to authorized personnel through badge readers.

- **Visitor Management:**

Reception and registration areas will support patient and visitor flow while maintaining visual awareness and staff oversight.

- **Video Surveillance**

A digital IP-based video surveillance system will be installed throughout the facility and integrated with Northwestern Medicine's centralized security monitoring infrastructure.

Camera coverage will include:

- Building entrances and exits
- Patient drop-off and canopy areas
- Parking structure levels and entrances
- Public circulation areas
- Loading/service areas
- Pharmacy and medication preparation areas
- Critical infrastructure spaces

The surveillance system supports incident investigation, deterrence of criminal activity, and operational awareness while maintaining patient privacy in accordance with healthcare regulations.

- **Protection of Critical Medical Infrastructure**

The facility will house advanced oncology treatment equipment including cyclotrons, linear accelerators, MRI, CT, PET-CT, and SPECT-CT systems, which require enhanced security controls.

Security measures for these areas include:

- Restricted badge access

- Alarm monitoring for unauthorized entry
- Camera coverage of access points
- Controlled access for service personnel

Cyclotron and radiation therapy areas will also follow radiological safety and regulatory compliance requirements, including security controls for radioactive material storage and handling.

○ **Pharmacy and Controlled Substance Security**

The infusion pharmacy and medication preparation areas will incorporate security controls consistent with healthcare regulatory standards

These measures may include:

- Controlled access to pharmacy spaces
- Surveillance of medication preparation and storage areas
- Secure medication storage systems
- Integration with Northwestern Medicine's medication control policies

○ **Emergency Communications and Life Safety Integration**

The facility's security systems will be coordinated with life safety infrastructure to support emergency response.

Key elements include:

- Integration with Fire Alarm and Life Safety Systems
- Emergency Notification Systems for staff communication
- Direct coordination with campus security and local emergency responders

○ **Security Operations**

Security operations will be supported through Northwestern Medicine's existing security program, which may include:

- Centralized security monitoring
- Security patrols of the campus and parking areas
- Incident response coordination with local law enforcement
- Security support for patient and staff safety concerns

Security policies and procedures will follow Northwestern Medicine healthcare security standards and best practices.

○ **Conclusion**

The physical security strategy for the Northwestern Medicine Orland Park Business Cancer Center is designed to create a safe, welcoming, and resilient healthcare environment. By combining layered security technologies, controlled access, surveillance, environmental design, and operational security procedures, the facility will protect patients, staff, visitors, and critical medical infrastructure while supporting the center's mission to provide exceptional cancer care to the surrounding communities.

- **Compatibility with Village Vision:** The St. George Cancer Institute will uniquely exemplify the Village of Orland Parks vision of Quality-Places / Natural-Spaces in both its physical location as well as the services it aims to provide to the community. Situated along 153rd Street, the northern area of the property contains 2.12 acres of natural wetlands which will be maintained as a vegetative buffer to the residential housing to the north of 153rd. Enhanced maintenance along 153rd will also help define and develop the 153rd Street corridor as outlined in the Village's Planned District General Principles.

In keeping with the materials seen on the existing east campus and outlined by the Village Comprehensive Plan, both the cancer institute and parking structure will utilize masonry components such as limestone and buff toned brick masonry. These warm tones will serve as a naturally inspired base element to the buildings with more modern glazed curtainwall and metal panel systems resting atop.

Several components for outdoor engagement are planned as part of the proposed project. Near the north entry drive from the campus ring road, a sunken garden will provide a relaxing respite for staff/patients as well as the general community. Its proximity to the building, visibility from the ring road and landscape lighting are components to assist in the safety/security of anyone utilizing the space. The main outdoor amenity of the project will be an outdoor terrace which will be utilized by patients who visit the facility for infusion treatments. Due to the frequency and longer duration of these treatment therapies, this department was intentionally located on the top floor so that the terrace will look south over the campus and out towards Centennial Park, giving patients a unique view of Orland Park, hoping to create a "Sense of Place" as outlined by the Comprehensive Plan.