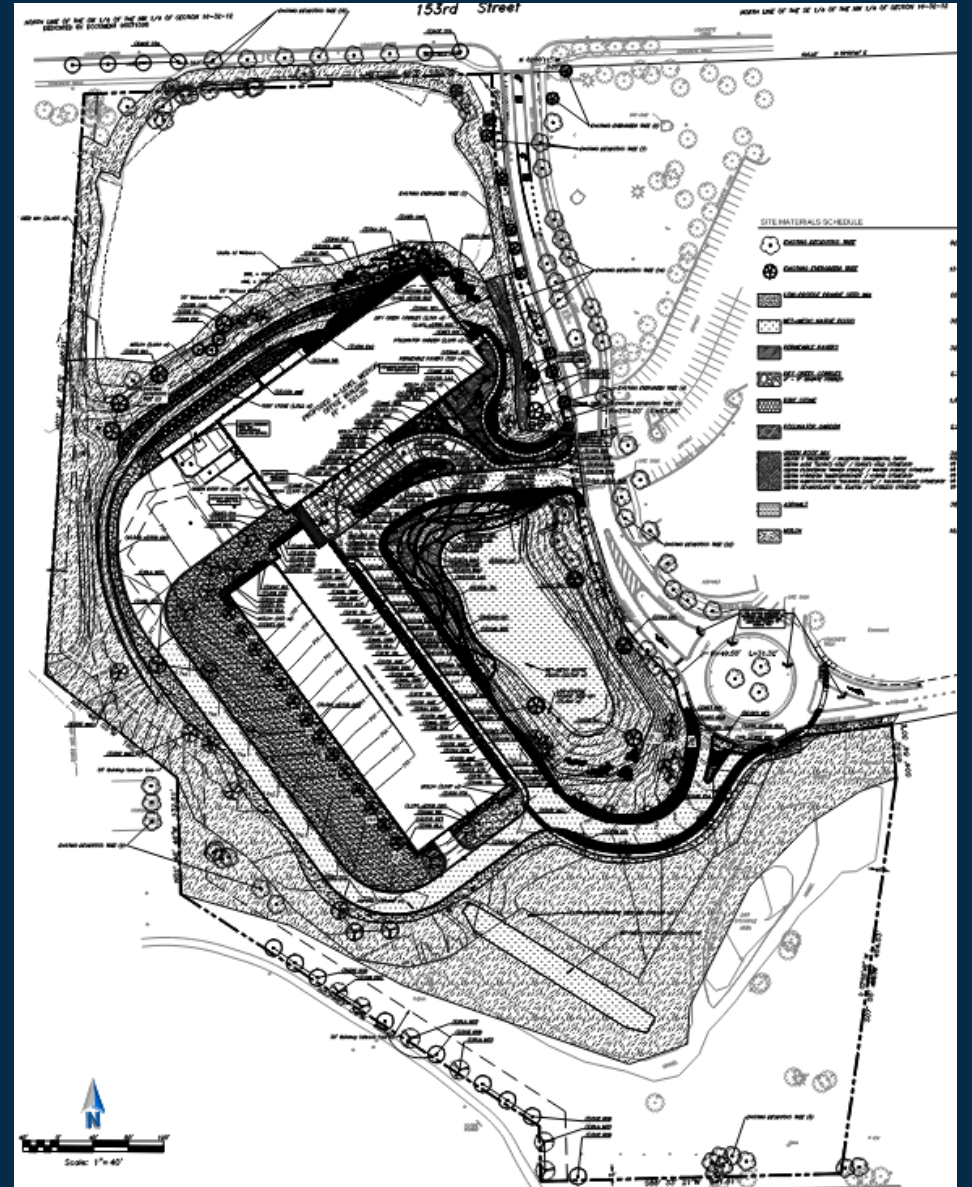




ORLAND
PARK

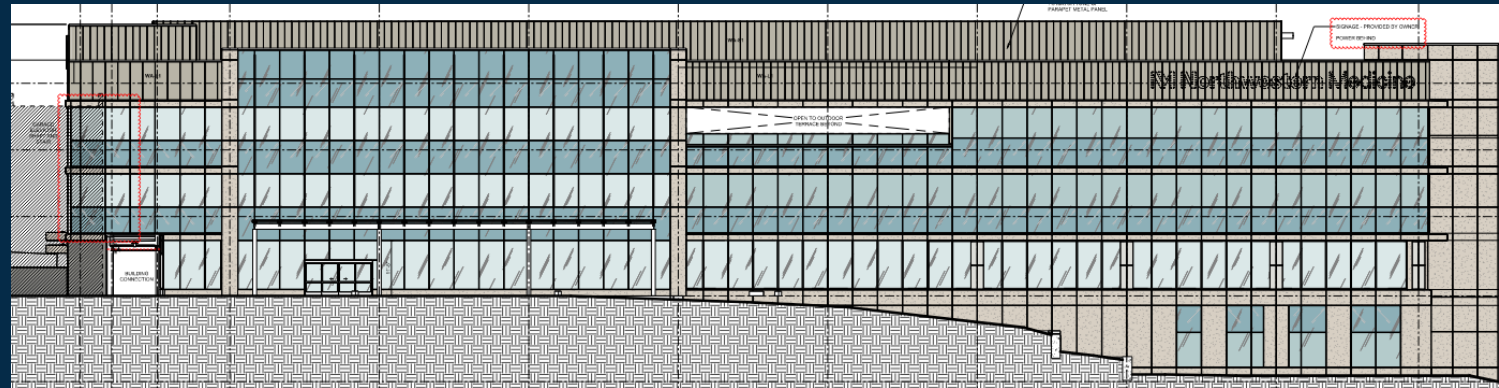
Northwestern Medicine St. George Cancer Institute

Committee of the Whole
August 17, 2026

[illegible]

Building Elevations – Medical Offices

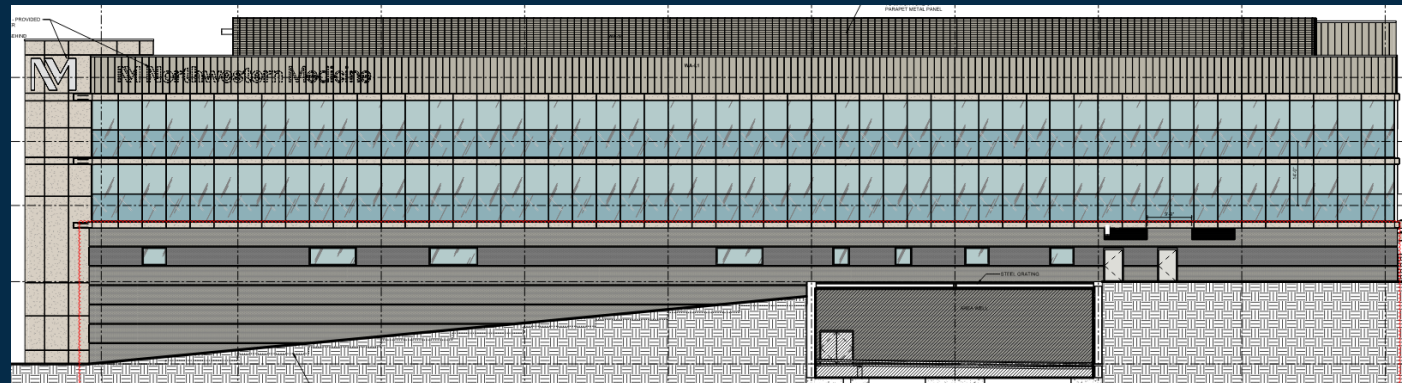
South



East & West

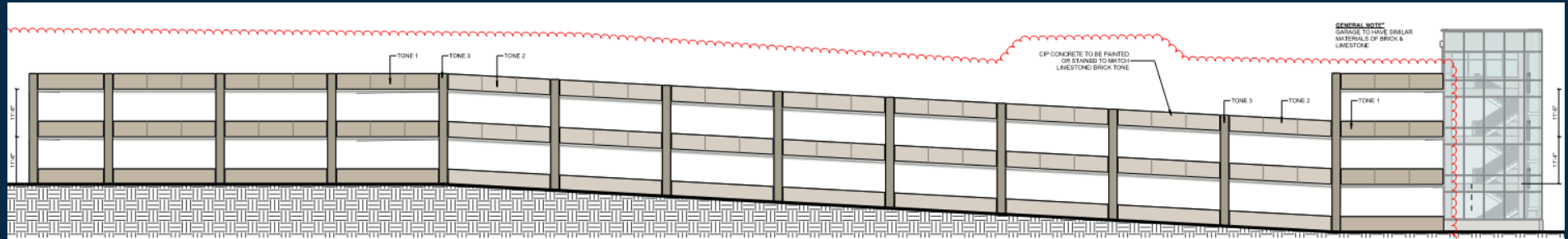


North

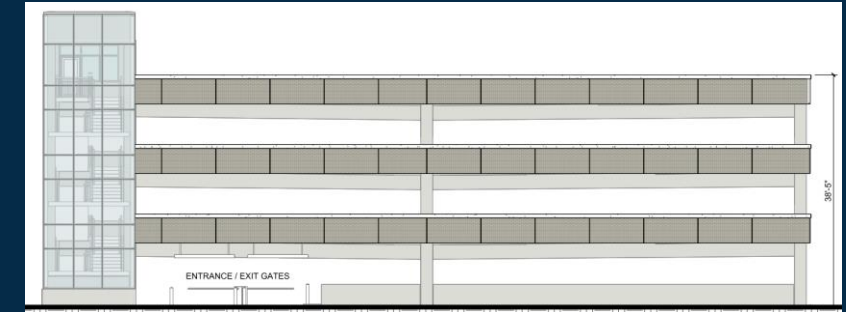
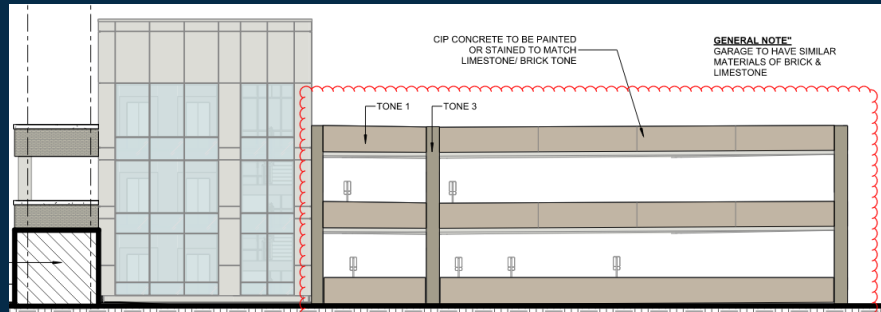


Building Elevations – Parking Structure

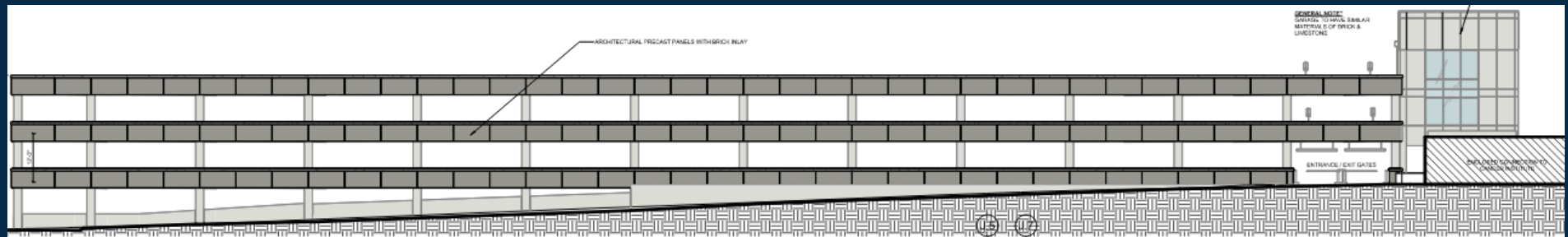
West



North & South



East



Recommended Motion

I move to recommend to the Village Board to approve the Plan Commission Recommended Action regarding Case Number 2026-0637, also known as the Northwestern Medicine St. George Cancer Institute.



APPENDIX



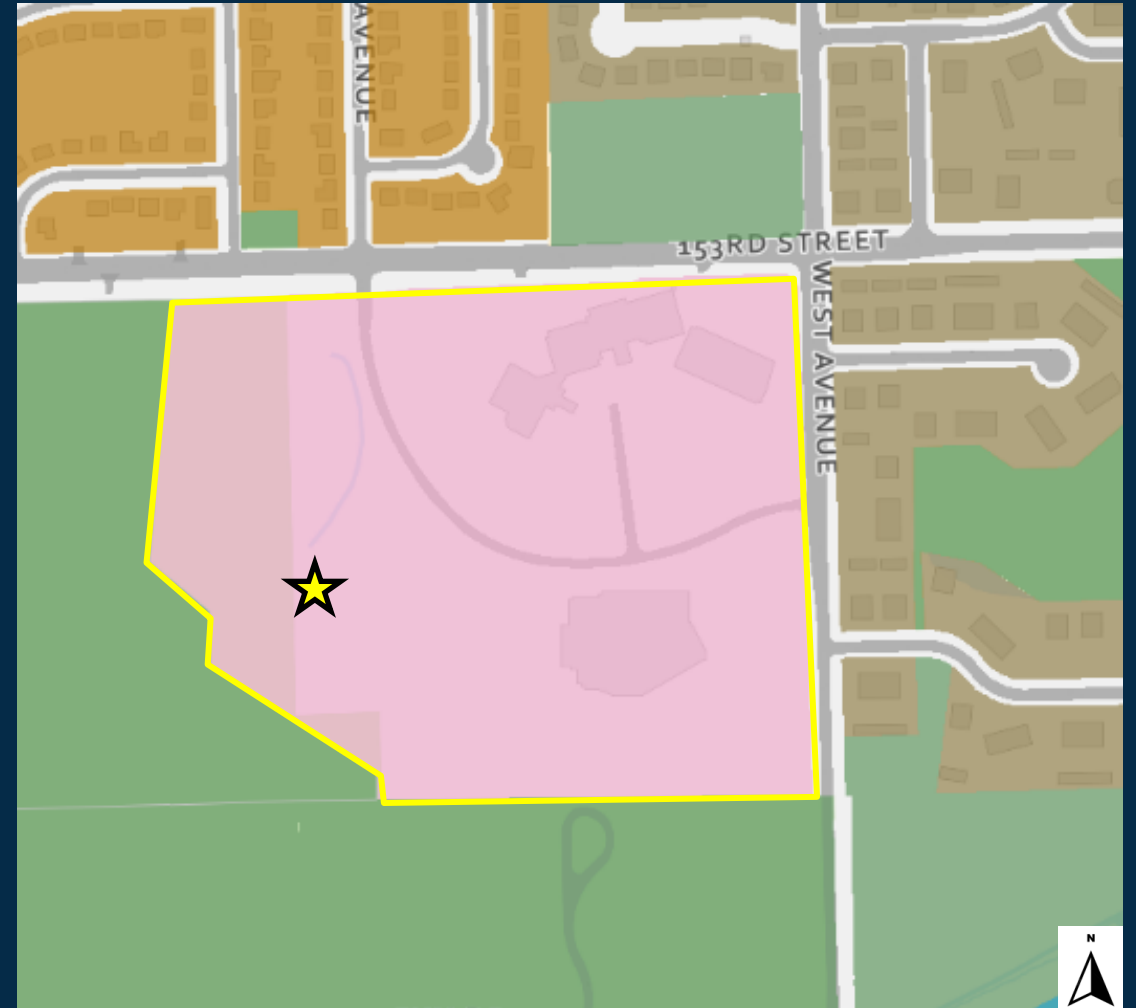


NearMap March 9, 2026



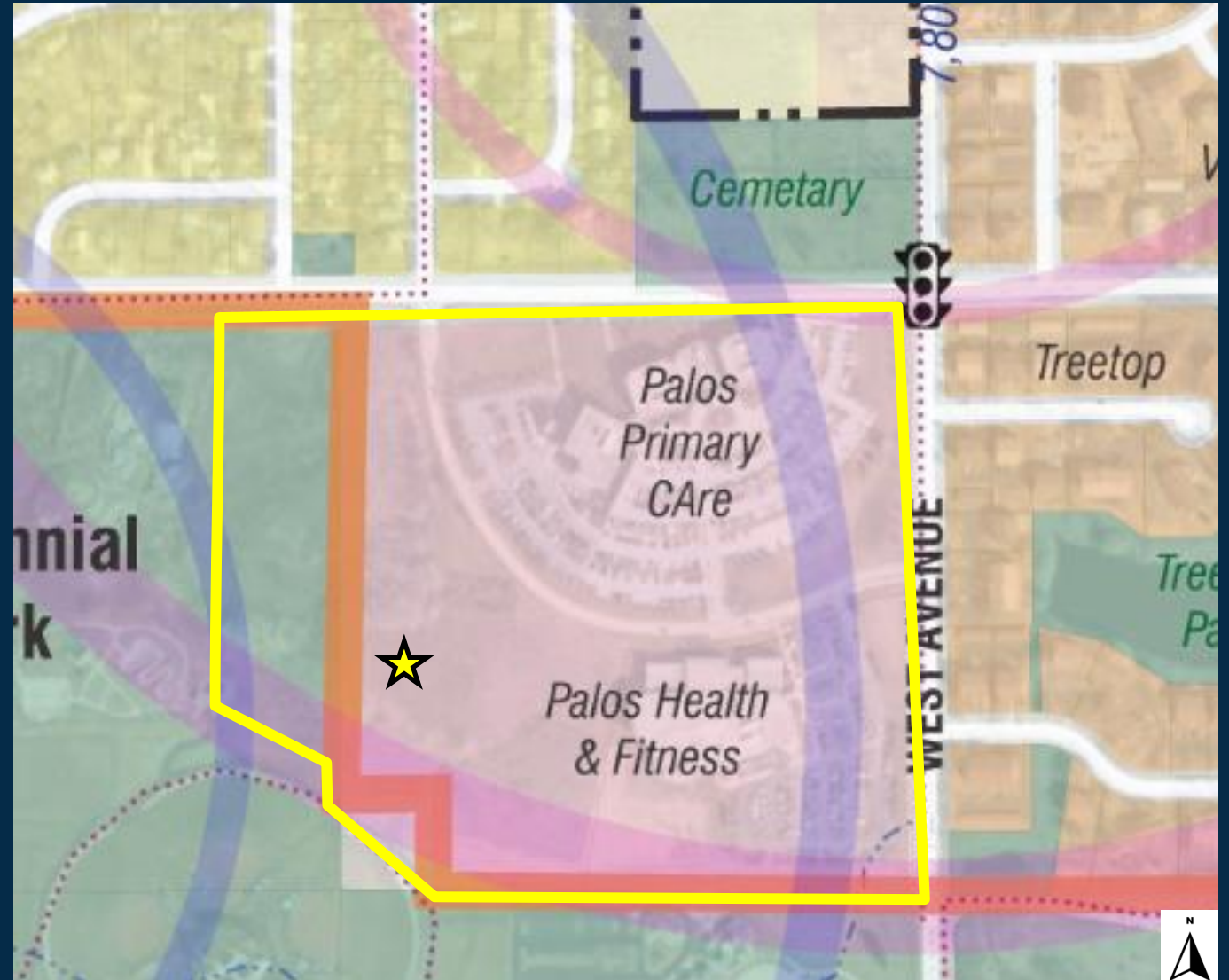
Project Attributes

- Address: 15300-15400 West Ave
- Petitioner: Northwestern Medicine
- PIN(s): 27-16-103-006, 27-16-103-007, & 27-16-103-008
- Zoning: BIZ, General Business District
- Planning Districts: Orland Grove & Centennial
- Comprehensive Plan: Office Employment Emphasis/Open Space, Parks & Recreation



Comprehensive Plan

- This property is within the Orland Grove & Centennial Planning Districts in the Comprehensive Plan. The site is designated as appropriate for land uses with an office employment emphasis or open space, parks, and recreation. The proposed use and site improvements are consistent with the intent of the Comprehensive Plan for this area.





Site Plan Overlay



Sidewalks & Pedestrian Mobility



Parking

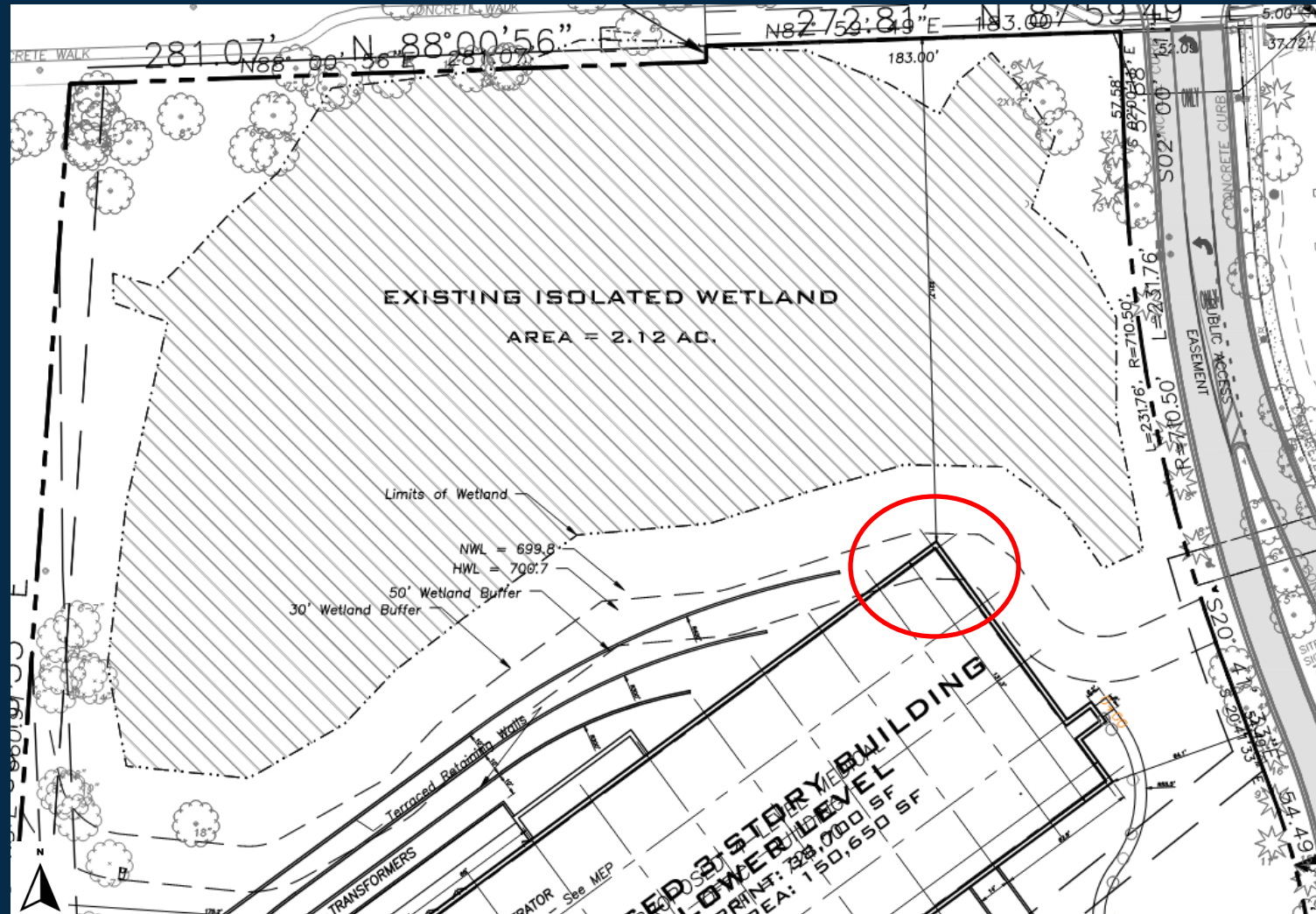
Palos Community Hospital Planned Development					
Lot	User	Use	Area (SF)	Ratio	Required Parking
1	Northwestern Medical Center	Medical Office	209,169	1/300*	697.00
2	Orland Park Health & Fitness Center	Health Club/Fitness Center	78,230	1/employee + 1/200	277.00**
3	Northwestern St. George Cancer Institute	Medical Office	150,650	1/200	753.25
Total Required					1,727
Total Provided					1,406
Surplus/Deficit					-321
Percentage					18.6%

*Lot 1 was originally approved under the 1/300SF parking requirement for medical offices

**Lot 2 was granted approval for a reduction in the parking requirement via Ordinance No. 3143

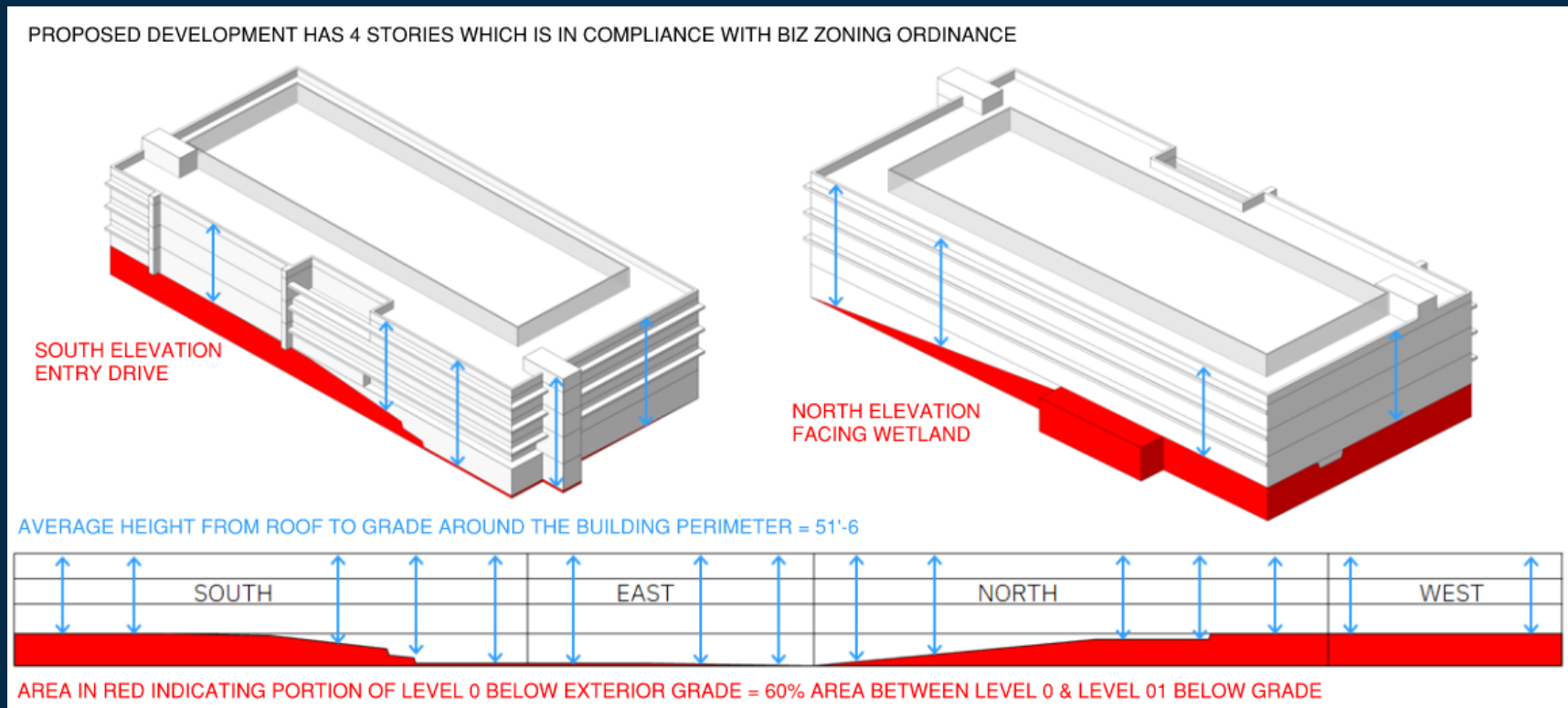
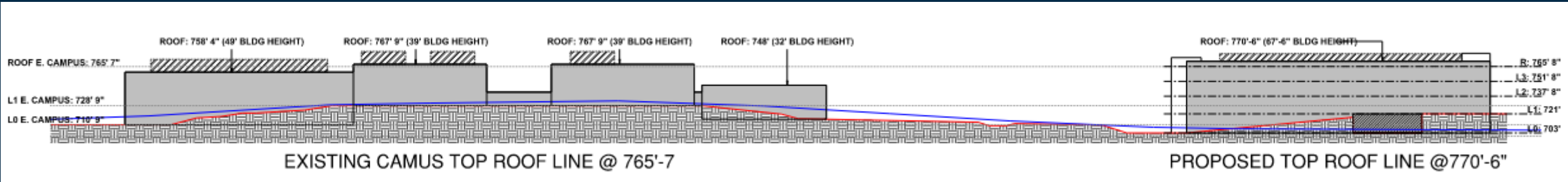


Modification: Reduce the 50' wetland buffer area to 30' (Section 6-413.F.2.f).

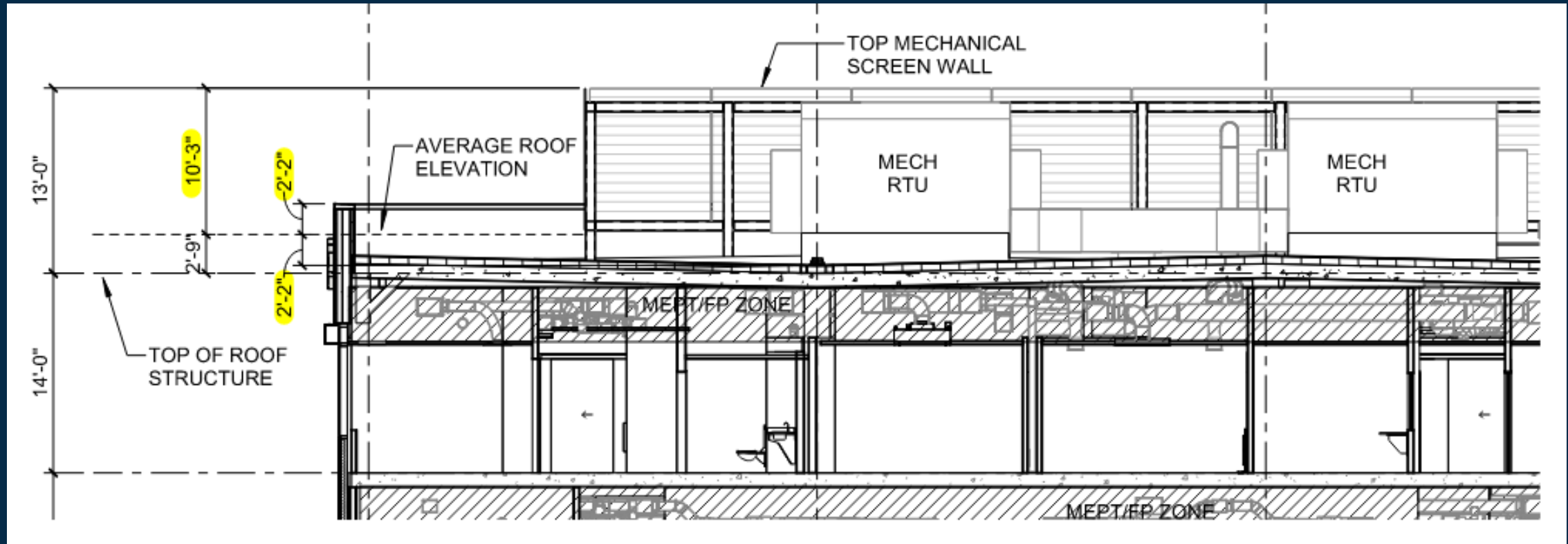




Modification: Increase the maximum building height permitted from 50' to 51'-6" (Section 6-207.H).



Modification: Increase the height limitation for rooftop mechanical equipment screening from 10' to 11' (Section 6-104.D).



Modification: Eliminate the requirement to have anchored brick, stone, or similar masonry materials from the adjacent grade to the top of each story for the proposed parking structure on lot 3 (Section 6-308.F.4.b).



Material Specifications

Material Palette

LIMESTONE

Stair Tower,
Entry Portal, &
Horizontal bands

METAL PANEL

Parapet

METAL

Accents

METAL PANEL

PARAPET

GLASS

CURTAIN WALL

COMPOSITE LIMESTONE

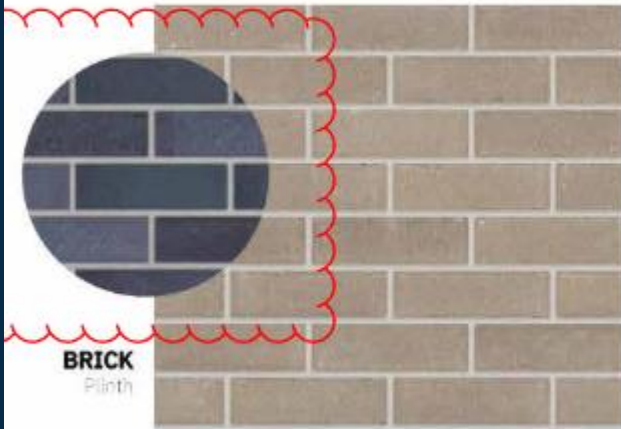
CORNICE

BRICK

BRICK ON
CFMF

INDIANA LIMESTONE

RAINSCREEN
OR VENEER ON
CFMF



BRICK
Plinth

GLASS

Curtain Wall



Renderings



MAIN ENTRANCE – SOUTH FAÇADE



Renderings



NORTH EAST CORNER



Renderings



GARAGE DRIVE



Renderings



LOADING DOCK AND AMBULANCE – WEST FACADE



Findings of Fact

1. The special use will be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.
4. The proposed use will [not] have an adverse effect on the value of adjacent property.



Findings of Fact (cont.)

5. The applicant has demonstrated that public facilities and services will be capable of serving the special use at an adequate level of service.
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.
7. The development will **not** adversely affect a known archaeological, historical, or cultural resource.
8. The proposed use will comply with all additional standards imposed on it by particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village.



Plan Commission Recommended Action

Regarding Case Number 2026-0637, also known as the Northwestern Medicine St. George Cancer Institute, the Plan Commission recommends the Committee of the Whole approves an Amendment to a Special Use Permit for a Planned Development with Modifications, with the following conditions:

1. The public sidewalk along the south side of the ring road shall be installed at the time of future development on site;
2. The existing Northwestern Medical Center at 15300 West Avenue shall be in full compliance with the previously approved landscape plan for the property, titled "Palos Community Hospital South Campus Redevelopment – Landscape Plan Set", prepared by Terra Engineering, dated July 5, 2017, and the monitoring and management plan approved by the Board of Trustees on August 7, 2017 prior to issuance of a Certificate of Occupancy for the St. George Cancer Institute;
3. Upon future expansion of the parking structure, the design shall comply with all Village design standards in Section 6-308, including the requirement to have anchored brick, stone, or similar masonry materials from the adjacent grade to the top of each story (Section 6-308.F.4.b);
4. Meet all code requirements, landscape requirements, and final engineering requirements, including required permits except where otherwise modified in this ordinance;

And

The Plan Commission further recommends the Committee of the Whole approves the following Modifications from the Land Development Code:

1. Increase the maximum building height permitted from 50' to 51'-6" (Section 6-207.H);
2. Increase the height limitation for rooftop mechanical equipment screening from 10' to 11' (Section 6-104.D);
3. Eliminate the requirement to have anchored brick, stone, or similar masonry materials from the adjacent grade to the top of each story for the proposed parking structure on lot 3 (Section 6-308.F.4.b);
4. Eliminate the requirement to provide a type 1 landscape bufferyard along the east side of lot 3 (Section 6-305.D.4.b.2);

And



Plan Commission Recommended Action

The Plan Commission recommends the Committee of the Whole approves a Special Use Permit for a Development within 50' of a Nontidal Wetland, with the following Modifications from the Land Development Code:

1. Reduce the 50' wetland buffer area to 30' (Section 6-413.F.2.f);
2. Eliminate the requirement to have a 15'-wide naturalized landscape area with an 8'-wide maintenance vehicle access area around the detention basin (Section 6-305.D.8.b.4);

And

The Plan Commission recommends the Committee of the Whole approves a site plan prepared by Cannon Design, revised July 20, 2026, subject to the condition that the development will be in substantial conformance with the preliminary plans;

And

The Plan Commission recommends the Committee of the Whole approves a landscape plan prepared by Cannon Design, revised July 20, 2026, subject to the following conditions:

1. Stormwater management area landscape will meet the minimum requirements set forth in Section 6-305.D.8, except as where otherwise modified in this ordinance, prior to appearance before the Board of Trustees;
2. Landscape buffer yards shall be provided along the west and south property lines of lot 3, in accordance with Section 6-305.D.4.b.2, prior to appearance before the Board of Trustees;
3. A code-compliant naturalized landscape monitoring and management plan will be submitted for review prior to appearance before the Board of Trustees;
4. A code-compliant landscape cost estimate will be submitted for review prior to appearance before the Board of Trustees;
5. The development will be in substantial conformance with the preliminary plans;

And

The Plan Commission recommends the Committee of the Whole approves building elevations prepared by Cannon Design, revised July 20, 2026 subject to the following conditions:

1. Stain shall be utilized on the parking structure instead of paint;
2. The development will be in substantial conformance with the preliminary plans;

