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Staff Report to the Committee of the Whole

Northwestern Medicine St. George Cancer Institute

Prepared: 8/6/2026

Prepared by: Hailey Gorman, Planner

Project: Northwestern Medicine St. George Cancer Institute**Case Numbers:** 2026-0637 (PC/BOT) & 2026-0796 (COTW) | PPA-26-0047**Petitioner:** Northwestern Medicine**Address:** 15300-15400 West Avenue, Orland Park, IL**P.I.N.s:** 27-16-103-006, 27-16-103-007, & 27-16-103-008

REQUESTED ACTIONS

The Petitioner is requesting the approvals below to construct a three-story, 150,650-SF medical office building (St. George Cancer Institute) and a four-level parking structure on a vacant lot within the Palos Community Hospital Planned Development:

- Amendment to a Special Use Permit for a Planned Development with modifications from the Land Development Code:
 - Increase the maximum building height permitted from 50' to 51'-6" (Section 6-207.H).
 - Increase the height limitation for rooftop mechanical equipment screening from 10' to 11' (Section 6-104.D).
 - 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).
 - Eliminate the requirement to provide a type 1 landscape buffer yard along the east side of lot 3 (Section 6-305.D.4.b.2).
- Special Use Permit for Development within 50' of a Nontidal Wetland
 - Reduce the 50' wetland buffer area to 30' (Section 6-413.F.2.f).
 - 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)
- Site Plan
- Landscape Plan
- Building Elevations

PLAN COMMISSION SUMMARY

Present at the Plan Commission were 4 Commissioners, members of the public, the petitioner and project representative, and staff. Following the Petitioner's and Staff's presentations, members of the public were given the opportunity to speak. There were no public comments on this project. The Commissioners proceeded to discuss the

project, and pose questions to staff and the petitioner. The following summarizes the major topics discussed during the meeting:

Parking Garage Design

Commissioners discussed the proposed design of the parking structure. The design standards will be met on 3 sides of the structure, but will not be met along the west elevation. Instead of utilizing brick, masonry, or a similar stone material, this elevation will feature concrete in varying colors in an effort to add more interest in the design. A commissioner expressed concern over the design, noting that it is possible that the structure would never be expanded in which case it would not be brought up to current design standards. A motion was made to add a condition that if the parking garage was not constructed within 10 years, the design of the existing garage would be brought up to the design standards. The motion was not seconded, so it failed. The condition for the parking garage to meet the design standards upon future expansion remains in the Plan Commission's recommended action.

Parking

Commissioners discussed the parking requirement, noting that shared parking may not be ideal long-term. The parking requirement has been considered to be met by staff under shared parking for all uses within the planned development, which includes the Orland Park Health and Fitness Center (OPHFC). A commissioner noted that sharing parking with the OPHFC may warrant a shared parking agreement. Staff noted that this has not been required at this time since the OPHFC is still part of the planned development with Northwestern Medicine.

Stormwater Detention / Wetland

Commissioners discussed the proposed stormwater detention for the project, including the utilization of the wetland as detention. The petitioner noted that approval from the Cook County Department of Transportation would be necessary, as the existing wetland has a high water line that encroaches into the public right of way along 153rd Street. A commissioner was concerned that if this encroachment was not approved by the County, there may be permitting issues for the project. Staff addressed this concern, noting that the petitioner has discussed alternate options for the detention area. Ultimately, Village staff will need to review and approve any alternatives prior to permit issuance. If applicable, Cook County's approval would also be required.

The Plan Commission recommended approval of the project and voted 4 ayes, 0 nays, and 3 absent. This case is now before the Committee of the Whole for consideration.

PLAN COMMISSION 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

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;

COMMITTEE OF THE WHOLE 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.