

VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Tuesday, August 4, 2026

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Yousef Zaatar,
Daniel Sanchez, Kathy Fenton and Dave Shalabi*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m.

Present: 4 - Chairman Parisi; Member Fenton; Member Schussler, Member Shalabi

Absent: 3 - Member Paul; Member Sanchez, Member Zaatar

APPROVAL OF MINUTES**2026-0784 Minutes for the July 21, 2026 Plan Commission Meeting**

A motion was made by Member Schussler, seconded by Member Shalabi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 4 - Chairman Parisi, Member Fenton, Member Schussler and Member Shalabi

Nay: 0

Absent: 3 - Member Paul, Member Sanchez and Member Zaatar

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 4 - Chairman Parisi, Member Fenton, Member Schussler and Member Shalabi

Nay: 0

Absent: 3 - Member Paul, Member Sanchez and Member Zaatar

2026-0504 Cooper Residence Variance - 14461 Woodland Avenue

Petitioners and members of the public speaking on behalf of the Cooper variance were sworn in by Village Attorney Anne Skrodzki.

Ms. Cooper gives a presentation regarding their request for approval of a fence variance for their corner lot property. The petitioners asked to install an open-style aluminum fence with additional landscape screening in lieu of a 6'-tall privacy fence to screen their swimming pool. (refer to audio)

Mr. Cooper added additional comments including that they have an automatic pool cover that holds up to 8,000 lbs. (refer to audio)

Planner Hailey Gorman respectfully requested the staff report be entered into the

record as written and as presented during this meeting. (refer to staff report)

Ms. Gorman gave a brief presentation regarding the petitioner's request for approval of a variance to eliminate the requirement to install a 6'-tall opaque fence to screen their swimming pool. Ms. Gorman stated the Land Development Code was amended in 2021 to require the 6'-tall opaque fence to screen swimming pools located on corner lots. Swimming pools are permitted to be located on the side and/or rear yards for residential lots. On corner lots, the side and rear yards can be adjacent to a public right-of-way, making the pool more visible from the street. This requirement was implemented in order to screen the view of swimming pools from the public right-of-way. (refer to audio)

Ms. Gorman stated staff recommends to accept and make findings of fact as discussed at this meeting, and staff recommends the Plan Commission approve or deny the petition as presented in the staff report. Ms. Gorman added that a letter of public comment was received and attached to the case file for reference.

[Members of the Public]

Ian McDonnell, Orland Park resident at 14508 Woodland Avenue, stated he supports the Coopers and that the white wall fence doesn't go with the neighborhood. He added that he is kitty corner to the property and doesn't want to see a big white wall when he walks out of his door.

Kevin Glynn, Orland Park resident at 14449 Woodland Avenue, stated he is familiar with a situation where someone took down a chain link fence and put up a vinyl fence, and it destroyed his rear view. He stated it squeezes in the property and makes it feel tight and he doesn't want to look at it. (refer to audio)

Stephanie Gasior, Orland Park resident at 14456 Highland Avenue, stated she agrees with what Ms. Cooper said, adding their neighborhood is a family. Their kids ride their bikes, everyone walks in the neighborhood, and they don't want to look at that white fence. It's distasteful. We like being able to see in and none of us has had issues in all this time.

[Commissioners]

Commissioner Schussler asked staff if the Cooper's lot was an interior lot would the fence they're proposing comply with the Code requirement.

Ms. Gorman responded yes.

Commission Schussler asked with regard to the opaque fence, that would only be along 145th Street and the rest of the lot could be another.

Ms. Gorman responded correct. It would only be required along 145th Street and the section connecting to their house on that side.

Commissioner Schussler stated he was acquainted with this lot and house for 33 years as he lived four blocks to the west and agreed with the neighbor that the picture that was shown does not adequately indicate the elevation difference adjacent to the property. He added as far as the requirements, the first is safety and the fence complies with the safety requirement. The second requirement is aesthetics. They would have to install a fence that was probably 12' high to totally obscure the swimming pool from the street, which is ridiculous. I have no problem with the request for a variance. (refer to audio)

Commissioner Shalabi asked Ms. Gorman to read the resident letter into record:

"I am a resident in the "Tuck Away" neighborhood in Orland Park near St. Michael's Church and noticed a sign for a hearing requesting a variance for a fence that should surround a property on the corner of Woodland Avenue and 145th Street. We have small children who play and ride their bikes near that corner and would feel much safer if the 6' privacy fence that is required on a corner lot with a pool be enforced. We also see a problem with pets and animals getting through an open-style fence. The pool and the fire pit on that property are very close to the street and I think the appropriate 6' privacy fence should be required. We are unable to attend the public hearing on this matter but wanted to make my request known. Thank you, Concerned Residents."

Commissioner Shalabi asked based on the concerns of the unanimous neighbor and our ordinance, do we commonly have issues as it pertains to pets and animals getting through this current fence style that's being proposed.

Ms. Gorman responded not that I'm aware of. What they're proposing, as Commissioner Schussler pointed out, would be allowed if this was an interior lot. It's the minimum that's required for a swimming pool barrier.

Commissioner Shalabi continued, do you agree with Commissioner Schussler's assessment that it would probably need to be over 10-ft., nearly 12-ft. to truly cover the pool in this particular instance due to how steep the lot is.

Ms. Gorman replied correct, that's possible. I'll also point out that we wouldn't allow a fence taller than 6'.

Commissioner Shalabi asked if the pool and fire pit were within code.

Ms. Gorman responded correct.

Commissioner Shalabi stated I think this is consistent with some of the aesthetics

and asked if the 10' arborvitae that Mr. Cooper mentioned planting would be stipulated within the criteria for them to obtain the variance.

Ms. Gorman responded it's my understanding that we can't add a condition for a variance.

Ms. Skrodzki replied correct.

Ms. Gorman continued stating this is something that they're offering to meet the intent of the screening requirement on their own merit.

Commissioner Shalabi stated I'd be in favor of the variance being approved.

Commissioner Fenton asked if the Coopers were made aware of the fact that they had to have a 6' opaque privacy fence because of where they're located when they applied for their pool permit.

Ms. Gorman responded yes.

Commissioner Fenton asked if at the time were they made aware of the fact that you can't go ahead with it unless you are going to follow the rules and put the fence up.

Ms. Gorman replied correct.

Commissioner Fenton asked how were they able to put in a built-in swimming pool without the fence being approved.

Ms. Gorman stated the swimming pool permit was approved and issued but the fence permit that they applied for at the same time could not be issued because it didn't meet the code requirements. From there, they proceeded to construct the swimming pool. We haven't had any inspections on it at this time. It wasn't approved for occupancy as the fence is still outstanding.

Commissioner Fenton asked why the project wasn't stopped from the very beginning before the pool was put in without the appropriate approval of a fence.

Ms. Gorman replied we were in communication with the property owner over the course of their pool permit and they were going back and forth whether or not they would proceed with the privacy fence or pursue a variance. This is where we landed at this time.

Commissioner Fenton stated we allow people to go ahead and do what they want and then come back and ask for forgiveness. We have rules. To answer your question about animals getting into yards, they do because I have that situation next to me. Why do we require a 5' fence, it should be 6'. Anybody can just hop

that. If we require a 6' for privacy, why wouldn't we require a 6' for the aluminum. (refer to audio)

Chairman Parisi stated it's a different circumstance that requires the privacy.

Commissioner Fenton replied I know, but why wouldn't we say in order to obtain this variance you need to put up at least a 6' fence. (refer to audio)

Development Services Director Steve Marciani asked Ms. Skrodzki if the variance was for both the opacity and for the height.

Ms. Skrodzki replied I think that's what they applied for. They're just proposing.

Mr. Marciani stated they're asking for both.

Ms. Skrodzki continued they're asking for relief from us.

Mr. Marciani stated they're asking for relief from the height.

Commissioner Fenton added I know we don't have to allow it.

Mr. Marciani asked Ms. Gorman if there was a condition on the pool permit for the fence.

Ms. Gorman responded yes.

Mr. Marciani asked do you remember what the condition was.

Ms. Gorman replied that it would need to be the 6'-tall privacy fence.

Mr. Marciani continued the pool permit that was issued was conditioned on the privacy fence meeting the requirement. They did not call us for a final inspection. We don't monitor every single permit that's out there. It was discovered that the pool was full and at that point we issued a citation because it was a life safety issue.

Chairman Parisi asked are they not allowed to occupy the pool until that condition is met.

Mr. Marciani replied correct. There is no safety fencing, and safety fencing is in the International Building Code.

Ms. Skrodzki added the pool was never inspected, so it was never approved by the Village.

Commissioner Fenton stated in my past experience working with the Village, you

have rules. I don't know where the communication lacked but I don't think that pool construction should have even been started without the appropriate fence approval. This is a major variance. We have rules for a reason. (refer to audio)

Ms. Cooper stated we've been in communication with Ms. Gorman since February. I assure you this is not a case of we are going to do what we want and ask for forgiveness. That is not how we operate. (refer to audio)

Mr. Cooper added the ordinance was put in for view. It wasn't for safety. Safety has been approved. We've been trying to apply for this variance for months. (refer to audio)

Ms. Cooper stated as far as safety, we took the extra steps because of our own children and all the children in the neighborhood. There is an automatic cover on the pool that can only be turned on with the key. (refer to audio)

Mr. Cooper added the pool permits were done by the pool company. (refer to audio)

Commissioner Fenton stated my issue is with the system. Where was the mix up that this got to your point of putting the hole in the ground. (refer to audio)

Mr. Cooper stated I didn't know until yesterday morning that we weren't even allowed to go in the pool. I apologize for that. (refer to audio)

Commissioner Schussler asked if a separate permit is required for the fence in addition to the permit for the pool.

Ms. Gorman responded yes.

Commissioner Schussler asked if you get the pool permit first then apply for the fence permit or apply for both at the same time.

Ms. Gorman replied they have to apply for both at the same time. The swimming pool permit won't get approved unless the application for the fence permit is in.

Chairman Parisi stated I'm very familiar with the property as well. I have kids that live down the street. My initial reaction was similar to Commissioner Fenton in that we're made aware of these requirements and yet we go ahead and do it anyway. Several comments made by my fellow commissioners make a lot of sense.

Commissioner Schussler said you'd need a much taller fence to shield and I completely understand. I'm more inclined to approve the request but that depends on my fellow commissioners. (refer to audio)

Ms. Skrodzki added I want to make clear that the variance will require the

construction of a 5'-tall, non-opaque fence.

Ms. Gorman responded correct.

Ms. Skrodzki added the fence requirement isn't completely eliminated.

Chairman Parisi stated no, you get the variance to go with a 5-footer.

MOTION OPTION #1 - APPROVE

Regarding Case Number 2026-0504, also known as the Cooper Residence Variance, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated July 27, 2026;

And

Recommend that the Board of Trustees approve a Variance from Sections 6-310.H and 6-310.1.A.1.b.2.a.9 of the Land Development Code to eliminate the requirement to install a 6'-tall opaque fence to screen a swimming pool on a corner lot.

MOTION OPTION #2 - DENY

Regarding Case Number 2026-0504, also known as the Cooper Residence Variance, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated July 27, 2026;

And

Recommend that the Board of Trustees deny a Variance from Sections 6-310.H and 6-310.1.A.1.b.2.a.9 of the Land Development Code to eliminate the requirement to install a 6'-tall opaque fence to screen a swimming pool on a corner lot.

A motion was made by Member Schussler, seconded by Chairman Parisi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 4 - Chairman Parisi, Member Fenton, Member Schussler and Member Shalabi

Nay: 0

Absent: 3 - Member Paul, Member Sanchez and Member Zaatar

TWO MINUTE RECESS

RECESS

CLOSE & OPEN PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Shalabi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 4 - Chairman Parisi, Member Fenton, Member Schussler and Member Shalabi

Nay: 0

Absent: 3 - Member Paul, Member Sanchez and Member Zaatar

2026-0637 Northwestern Medicine St. George Cancer Institute - 15300-15400 West Avenue

Ms. Skrodzki swore in petitioners on behalf of Northwestern.

Dan Callahan, Director of Planning and Construction at Northwestern Medicine stated we are here to introduce the Northwestern Medicine St. George Cancer Institute in Orland Park, as well as a generous grant from the St. George Foundation, which has been in this community for a while. We're not looking at this as an outpost, small cancer center. This is going to be a destination for the area and for the Midwest for people to come for cutting edge treatment. Mr. Callahan goes over agenda and project overview. (refer to audio)

Andy Lane, Architect from Cannon Design gives brief presentation on project plans and elevations stating that the proposed building will be west of the existing Northwestern campus, east of Centennial Park, and south of 153rd Street. It will be nestled in between wetlands and some natural native wetland areas and landscaping that will be preserved as part of this project. Slides of building elevations were presented. (refer to audio)

Chairman Parisi asked if the slide of the western view was the parking lot.

Mr. Lane replied no, that's the service yard area.

Steve Corcoran, Director of Traffic Engineering from Ericksson Engineering Associates gave a brief overview regarding traffic stating that they will use the existing campus access off 153rd Street and West Avenue. There will be restriping at the 153rd Street entrance to extend the left-turn lane. At the request of staff, we're going to direct traffic with directions and literature to have visitors come in the 153rd Street entrance. In terms of parking, we have a 490-space parking garage that will serve visitors and staff. (refer to audio)

Rick Sinnott, Project Civil Engineer from Ericksson Engineering Associates spoke about the stormwater management stating the site was somewhat of a challenge to grade but their intent is to grade the site to provide storm water in accordance with the Village and the Metropolitan Water Reclamation District (MWRD) requirements, adding there will be three detention ponds. Mr. Sinnott stated they are in the process of applying for a permit from Cook County due to the existing wetland encroaching onto 153rd Street which is the county's right-of-way. He then discusses alternate plans if the permit is denied. (refer to audio)

Steve Gregory, Landscape Architect from Ericksson Engineering stated we're

super excited to get to work on this because it's a pretty unique site. With the grading and wetlands that exist there to the north which we're going to be able to keep and enhance. We wanted to use that as the framework for the planting and for the native plants and the introduction of low-profile prairie for the bulk of the site. (refer to audio)

Ryan Soderquist, Project Architect from Cannon Design, gives a brief presentation regarding the special use permits and modifications. The special use is the amendment to the existing Plan Unit Development (PUD) [sic], bringing an existing lot (Lot 3) from the 2016 project into the PUD [sic]. There are no modifications asked for the fitness center. The second special use is to have the building within 30' of the wetland. Modifications are for the 50' height limit, 10' mechanical screen height limit, garage masonry at west/north elevations, and the lot line buffer yards. (refer to audio)

Mr. Callahan closes the presentation with economic and community benefits stating the project will bring expansion of cancer care treatment in Orland Park, approximately 150 new jobs generated for the facility, approximately 350 construction jobs generated for 2 plus years, landscape enhancements of 153rd Street, preservation of the existing nontidal wetland, beautification of the campus ring road, and priority for open spaces versus parking lots. (refer to audio)

Ms. Gorman respectfully requested the staff report be entered into the record as written and as presented during this meeting. (refer to staff report)

Ms. Gorman gives a brief presentation detailing the requested approvals for the project and added that the Orland Park Health and Fitness Center will not be impacted by this proposal. The proposed development would occur entirely on the vacant parcel of land adjacent to the center. Ms. Gorman stated this will be a three-story 150,650-SF medical building accompanied by a four-level parking structure. The site plan meets Land Development Code requirements regarding setbacks and lot coverage. Parking for the site will be accommodated within the new parking structure which is proposed for a total of 490 parking spaces including 10 accessible spaces. However, 753 spaces are required by code. Parking will be shared among all uses within the plan development. Shared parking lowers the deficit in parking below the 20% threshold, so the parking requirement has been met. The code requires that a public sidewalk be installed on both sides of private streets. Staff is recommending a condition of approval that the sidewalk be installed at the time of future development on the site. Ms. Gorman continues detailing additional project modifications. (refer to audio)

Ms. Gorman stated staff recommends to accept and make findings of fact as discussed at this meeting, and staff recommends the Plan Commission approve the staff recommended action as presented in the staff report. (refer to staff report)

[Commissioners]

Commissioner Schussler stated regarding the masonry requirement for the parking garage, is it in compliance for all sides except for the west.

Ms. Gorman responded yes.

Commissioner Schussler asked if there is a timeline for adding on to the parking garage and adding an additional building in the future.

Ms. Gorman replied it's our understanding that there's no time frame right now. They're setting aside land for future expansion if desired.

Mr. Callahan added that currently there is no timeframe. We don't know 100% if we will in the future. (refer to audio)

Commissioner Schussler asked if the petitioner decides not to add any additions to the site, are we left with the west elevation facing the park without brick that is supposed to be for appearance reasons.

Ms. Gorman responded yes.

Commissioner Schussler stated is there a way it would make sense to add a provision if they decided in 10 years to do that, they had to do something to make the west elevation a little more attractive.

Ms. Gorman replied yes that you could recommend that as a condition or revise the recommended condition to reflect a timeframe.

Commissioner Schussler asked Mr. Callahan if 10 years was a reasonable period of time to know if you're going to build.

Mr. Callahan responded yes, we would have an idea of our future plans in 10 years so that we could revisit it. We believe from the distance of the baseball fields and Centennial Park, you wouldn't be able to tell if it's concrete or brick. (refer to audio)

Commissioner Schussler stated the area right now is undeveloped but will be developed with baseball fields or soccer fields and it will be close to the lot line. I would be concerned that we have an ugly side to a parking garage to look at from a public park.

Mr. Callahan responded understood.

Commissioner Schussler continued whatever you design needs to be functional. I have some problems with your existing configuration of the road network and the parking. There are only two ways to get to this site, 153rd and up at West Avenue.

With the 153rd Street curb cut, it's difficult to get out there because the traffic on your right is coming down a fairly steep hill and they come zipping down. You really have to be careful. Commissioner Schussler further describes the difficulties with the driveways on 153rd Street and West Avenue, gives some suggestions regarding access. He asked Mr. Corcoran if an analysis was done of how many cars will be turning left at the intersection to go north of West Avenue. (refer to audio)

Mr. Corcoran stated yes that we have. We looked at the queue for the eastbound left turn on to West Avenue and the 95th-percentile queue is about 25 to 50 feet during different peak hours. We have a 60' left turn lane there so we have enough room based on their traffic counts and the projections. (refer audio)

Commissioner Schussler stated we'd be concerned about projections because you're adding significantly more traffic.

Mr. Corcoran stated the report includes the additional traffic.

Commissioner Schussler stated there is not enough handicap parking by the existing building's main entrance. (refer to audio)

Chairman Parisi asked Commissioner Schussler what would you like for them to do.

Commissioner Schussler replied to make some more handicapped spaces there.

Chairman Parisi asked what the plan for handicap spaces is.

Mr. Corcoran stated we're putting accessible spaces in the garage on different floors by the elevator as well as providing valet in that pick-up/drop-off area in front of the building.

Commissioner Schussler replied that's all for the new addition. I'm telling you there is an existing problem with the existing usage in the existing structures. That has nothing to do with the new addition.

Mr. Callahan stated I understand and I appreciate you letting me know. I'll give you my contact information before you leave, and I will talk to local facilities there and look at what we can do to add spaces. (refer to audio)

Commissioner Schussler asked in round numbers how expensive this project is.

Mr. Callahan replied we have filed a Certificate of Need (CON) with the state for the enter project to be construction \$196.5 million all-in with all-new equipment \$275 million.

Commissioner Fenton asked if Cook County doesn't approve the permit regarding the pond, is the Village fine if option one doesn't get approved, are they fine with options two and three that they presented. (refer to audio)

Village Engineer Aladdin Husain stated we haven't had the opportunity to review the options in detail. Conceptually, I think it could work, but we haven't reviewed anything to fully commit to that.

Commissioner Fenton asked if we would get ahead of the process so they wouldn't be digging to fill in and then all of a sudden tell them this isn't going to work.

Mr. Husain replied that would have to be fully designed before starting and they would have to get a Work Order (WO) permit which we'd issue on behalf of MWRD before they could do any earth work.

Commissioner Fenton added I would hate to let that drag along.

[A short recess was taken]

Mr. Marciani stated we asked them to revise the alternatives so that those were presented at the public hearing so that if we had to choose from one of them, all three options would have been at this hearing so that the Village Board could act on one of them if we had to make a change between now and the public hearing. That was us looking ahead to make sure there were no issue with the permits.

Commissioner Fenton asked if the sound would be louder because of the equipment downstairs or is this just typical air conditioning and cooling systems.

Mr. Lane replied there's no real sound that comes out of those. Those vaults have a 4-foot-thick concrete walls around them, so nothing is getting out of that from an acoustic point of view.

Commissioner Fenton asked if they needed any special cooling systems.

Mr. Lane responded they have cooling systems on the roof, but they don't make any additional noise beyond what a normal air conditioning unit would make.

Commissioner Fenton asked if staff thought MWRD would have an issue with the 30' setback instead of the 50' by the wetlands.

Mr. Husain stated MWRD allows you to do what you call wetland averaging. You can provide more setbacks in certain areas and then reduce the setbacks. I think it's down to 30 in other areas. We would be issuing the permit on behalf of MWRD as an authorized municipality. We're fine with the general concept of the wetland so I don't think it would be an issue.

Commissioner Fenton stated good luck. I think it looks good.

Commissioner Shalabi stated my first job out of college was at Northwestern Hospital and it is an exceptional, dynamic organization. This is going to be a fantastic project. Thank you for investing in Orland Park. (refer to audio)

Chairman Parisi added I concur with Commissioner Shalabi, and I think it's a tremendous addition to Orland Park. You have given us a very thorough and detailed presentation, and you've demonstrated your desire to give us a world-class facility that will only enhance our Village. (refer to audio)

Commissioner Schussler asked regarding the parking modification, would you be able to operate all the buildings in this center and have enough parking for everybody if you didn't use the health and fitness center. (refer to audio)

Mr. Corcoran stated the simple answer is yes. We looked at a study done by 50 cancer centers around the country by another consulting firm and we are exceeding the parking ratios that they found for cancer centers of this size. Ignoring the PUD, just the parking spaces in the garage are more than adequate to serve the facility.

Commissioner Schussler added that he suggests they talk to the Village of Orland Park and get a shared parking agreement with the health and fitness center. (refer to audio)

Chairman Parisi stated good point and asked staff since the variance was approved, were they certain that sharing would be approved by the fitness center.

Ms. Gorman replied since all of these uses listed, Lots 1-3 are within the same plan development, we don't necessarily require a shared parking agreement when the uses are within the same plan development. Administratively, we've been fine with this 18.6% reduction because it's within the 20%.

Chairman Parisi asked if it was taken into consideration.

Ms. Gorman responded yes.

A motion was made by Commissioner Schussler for an additional condition that the parking structure shall fully comply with all sides with provisions of Section 6-308 of the Village if the petitioner does not construct an addition to the parking garage within 10 years, motion was not seconded. The motion failed.

Regarding Case Number 2026-0637, also known as the Northwestern Medicine St. George Cancer Institute, Staff recommends to accept and make findings of

fact as discussed at this Plan Commission meeting and within the Staff Report dated July 30, 2026;

And

Staff recommends the Plan Commission 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

Staff further recommends the Plan Commission 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

Staff recommends the Plan Commission 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

Staff recommends the Plan Commission 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

Staff recommends the Plan Commission approves a landscape plan prepared by Cannon Design, revised July 20, 2026, subject to the following conditions: 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;

1. 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;
2. A code-compliant naturalized landscape monitoring and management plan will be submitted for review prior to appearance before the Board of Trustees;
3. A code-compliant landscape cost estimate will be submitted for review prior to appearance before the Board of Trustees;
4. The development will be in substantial conformance with the preliminary plans;

And

Staff recommends the Plan Commission 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;

Recommended Motion

Regarding Case Number 2026-0637, also known as the Northwestern Medicine St. George Cancer Institute, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Fenton, seconded by Member Shalabi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 4 - Chairman Parisi, Member Fenton, Member Schussler and Member Shalabi

Nay: 0

Absent: 3 - Member Paul, Member Sanchez and Member Zaatar

CLOSE PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Shalabi, that this matter be APPROVED. The motion carried by the following vote:

Aye: 4 - Chairman Parisi, Member Fenton, Member Schussler and Member Shalabi

Nay: 0

Absent: 3 - Member Paul, Member Sanchez and Member Zaatar

OTHER BUSINESS

2026-0772 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS**ADJOURNMENT**

The meeting was adjourned at 8:47 p.m.

A motion was made by Chairman Nick Parisi, seconded by Member Edward Schussler, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 4 - Chairman Parisi, Member Fenton, Member Schussler and Member Shalabi

Nay: 0

Absent: 3 - Member Paul, Member Sanchez and Member Zaatar