

the Village of New Lenox
"Home Of Proud Americans"



**PLANNING DEPARTMENT
SPECIAL USE APPLICATION**
(Requires Public Hearing)

PETITION/DEVELOPMENT NAME: SILVER CROSS HOSPITAL BUSINESS CENTER

PETITIONER INFORMATION: HSA COMMERCIAL

PRIMARY CONTACT	MAILING ADDRESS	CITY, STATE, ZIP
MARK TEGROOTENHUIS	233 S. WACKER DR	CHICAGO, IL 60606
PHONE #	FAX #	E-MAIL ADDRESS
312-683-7224	312-458-4324	TEGROOTENHUIS@HSACOMMERCIAL.COM

SITE INFORMATION:

SITE ADDRESS OR LOCATION	ACRES	PROPERTY ID # (PIN)
CEDAR CROSSINGS/SILVER CROSS DRIVE	1.66	15-08-04-300-022-0000
EXISTING LAND USE		CURRENT ZONING
VACANT		

BRIEF DESCRIPTION OF SPECIAL USE (REQUESTED ACTION) *
SEE ATTACHED

* Attach additional sheets if necessary.

OTHER APPLICANT & INTERESTED PARTIES:

NAME	COMPANY	MAILING ADDRESS	PHONE # & FAX #
PETITIONER			
OWNER	SILVER CROSS HOSPITAL	1900 SILVER CROSS BLVD	815-300-1100
DEVELOPER(S)			
LAND PLANNER/			
ENGINEER	BOB GUDMUNDEON RWG	975 E. 22ND ST. WHEATON, IL 60189	630-480-7889
AGENT/ATTORNEY			

SURROUNDING ZONING AND LAND USE		
ZONING	JURISDICTION (VILLAGE OR COUNTY)	LAND USE
NORTH	H DISTRICT	STORM WATER DETENTION
SOUTH	H DISTRICT	VACANT
EAST	H DISTRICT	VACANT
WEST	H DISTRICT	SILVER CROSS HOSPITAL

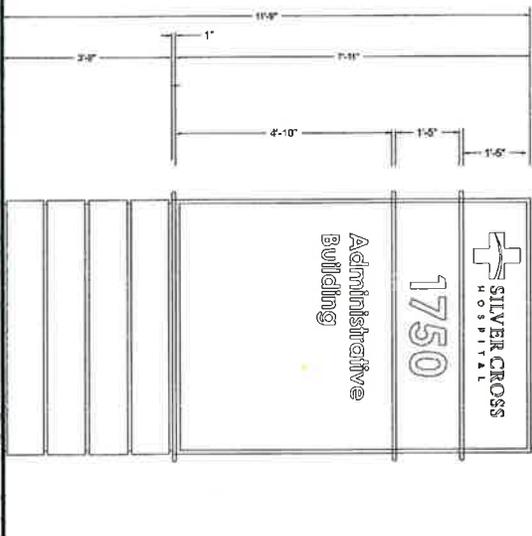
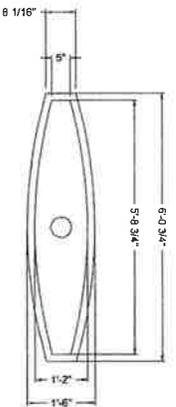
- SPECIAL NOTE TO PETITIONERS:**
- A. The use requested must specifically be listed as a permitted special use in the zoning district for the subject property.
 - B. The Village Board shall impose such conditions and restrictions upon the premises benefited by a special use permit as may be necessary to assure compliance with the special use standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Title. Failure to comply with such conditions or restrictions shall constitute a violation of the Zoning Ordinance.
 - C. Effective period: No special use permit shall be valid for a period longer than one hundred eighty (180) days from the date it is granted unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period. The Village Board may grant one (1) extension upon written application and good cause shown.
 - D. If any special use as granted is abandoned or is discontinued for a continuous period of one (1) year, the special use permit shall become void and shall not be re-established unless a new special use permit is obtained.
 - E. Once the process is completed, as determined by the Village, and all outstanding bills have been paid, the \$1,000 Security Deposit will be returned to the petitioner per the terms of the Professional Fee Agreement.

REQUESTED ACTION

During the initial phase of development for the Silver Cross Hospital, Lot #1 depicted in the plat of survey was acquired by Silver Cross Hospital from Zaremba Group, LLC. The original intent for Lot #1 was to be included in the Cedar Crossings retail development.

We are requesting revisions to the PUD plat ordinance for Cedar Crossings Unit #1 follows:

- a) Elimination of 30 foot parking lot setback along west property line to allow parking to serve proposed business center.
- b) Elimination of the criteria or outlot monument sign. Signage will comply with current hospital zoning district criteria.
- c) Elimination of criteria for building architecture to be compatible to Cedar Crossings Development. The proposed business center will complement existing Silver Cross Hospital architectural design.



DOUBLE SIDED MONUMENT SIGN
-SCH - ADMINISTRATIVE BUILDING

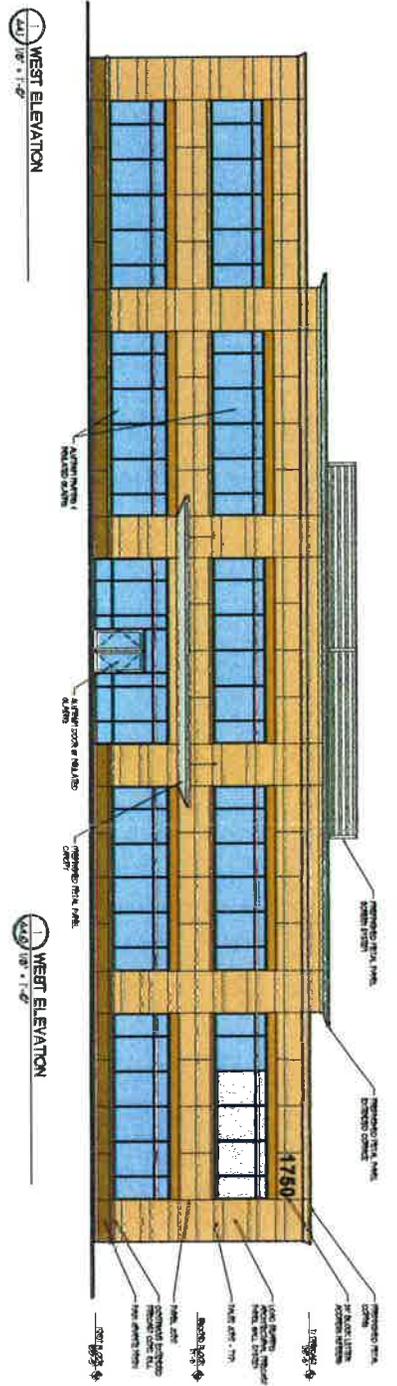
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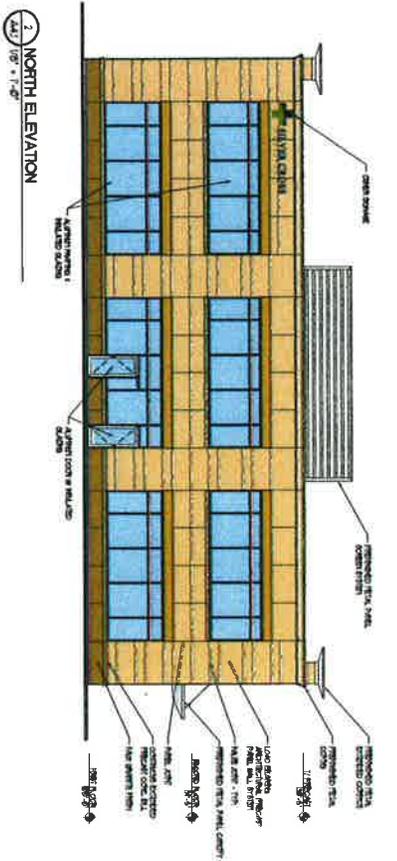
13401 SOUTHWEST HWY.
ORLAND PARK, ILLINOIS
708-448-0826 FAX 708-448-9092

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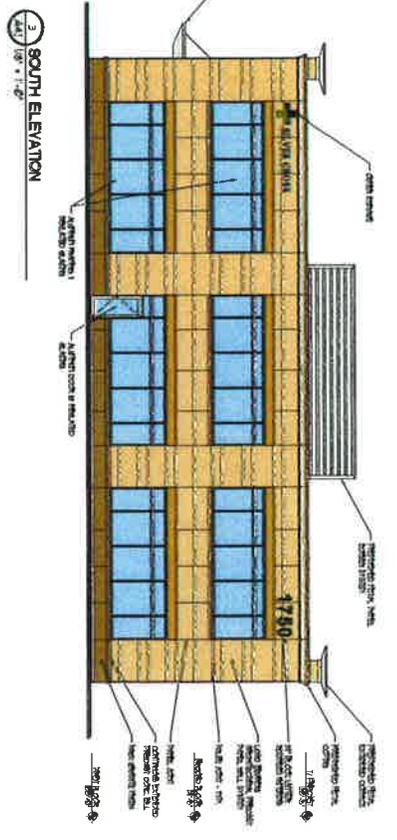
HSA - SILVER CROSS HOSPITAL - 4/2/14 - 3/8"=1'-0"



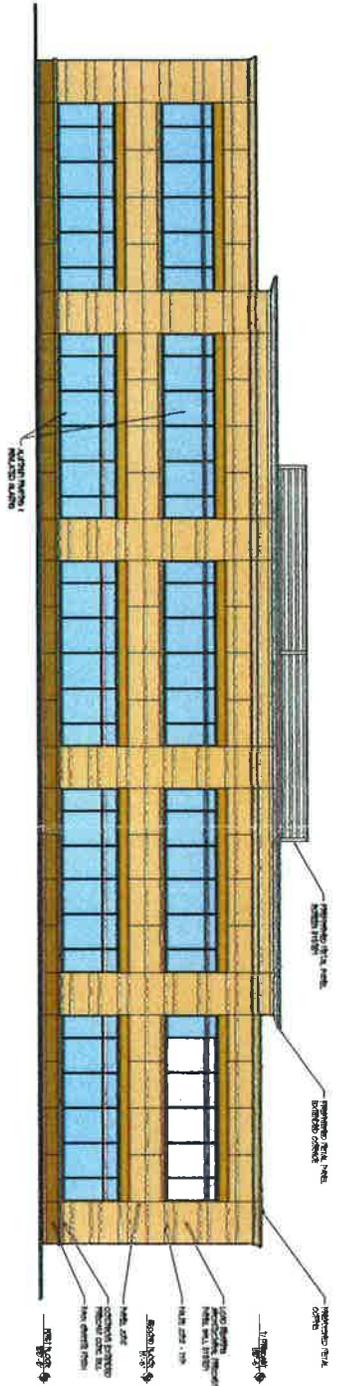
1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"

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