

**ROOSEVELT/CICERO INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT
AREA (WARD 29)**

Request authority for the Department of Planning and Development to enter into a negotiated sale with UHS of Hartgrove Inc. for the disposition of the property located at 5736 W. Roosevelt Rd. in the Roosevelt/Cicero Tax Increment Financing Redevelopment Project Area.

Raquel Vega

**COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO**

RESOLUTION ___ -CDC- ___

**AUTHORIZATION TO ENTER INTO A NEGOTIATED SALE WITH UHS OF
HARTGROVE, INC. DBA HARTGROVE BEHAVIORAL HEALTH SYSTEM, ALSO
KNOWN AS UHS OF DELAWARE, INC. FOR DISPOSITION OF THE PROPERTY
LOCATED AT 5736 W. ROOSEVELT RD. WITHIN THE ROOSEVELT/CICERO TAX
INCREMENT FINANCE REDEVELOPMENT PROJECT AREA**

WHEREAS, Chapter 2-124 of the Municipal Code of the City of Chicago (the “City”) established the Community Development Commission (the “Commission”); and

WHEREAS, the Chicago City Council approved the “Roosevelt/Cicero Tax Increment Financing Redevelopment Project and Plan” in February of 1998; and

WHEREAS, the City owns the property located at 5736 W. Roosevelt Rd. having the Property Identification Number(s) (PINs) 16-17-413-013-0000 (the “Property”) and desires that it be redeveloped for Commercial Use; and

WHEREAS, staff of the Department of Planning and Development of the City of Chicago (the “Department”) has entered into discussions with UHS of Hartgrove, Inc. DBA: Hartgrove Behavioral Hospital (the “Developer”) concerning the sale of the Property for the development of a one-story expansion to the existing mental health hospital; and

WHEREAS, the Developer has submitted a project budget and evidence of having the financial capacity to complete the project, and the staff of the Department have reviewed these and found them to be satisfactory; and

WHEREAS, the Developer has proposed to pay \$440,000 as consideration for the purchase of the Property, which is equal to the appraised fair market value; and

WHEREAS, staff of the Department have determined that the Developer’s proposal conforms to the Plan; and

WHEREAS, public notices advertising the negotiated sale appeared in the Chicago Tribune on January 8, 2024, January 15, 2024 and January 22, 2024; and

WHEREAS, no responsive proposals were received at the conclusion of the advertising period;
and

WHEREAS, the sale of the Property will be subject to City Council approval; now, therefore,

**IT IS HEREBY RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF CHICAGO:**

Section 1. The Department of Planning and Development is hereby authorized to proceed with the pending proposal, then the sale of the land described herein to the Developer shall be recommended to the City Council without further Commission action subject to the following terms:

Address PIN

5736 W. Roosevelt Rd. PIN: 16-17-413-013-0000

Section 2. The Chairman of the Commission is authorized to transmit a certified copy of this resolution to the City Council of the City of Chicago.

ADOPTED: _____

**City of Chicago
Department of Planning and Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REGARDING**

**AUTHORIZATION TO ENTER INTO A NEGOTIATED SALE WITH UHS OF
HARTGROVE, INC DBA HARTGROVE BEHAVIOR HEALTH SYSTEM AND UHS OF
DELAWARE, INC. FOR THE DISPOSITION OF THE PROPERTY LOCATED AT 5736
W ROOSEVELT RD WITHIN THE ROOSEVELT/CICERO INDUSTRIAL TAX
INCREMENTAL FINANCING REDEVELOPMENT PROJECT AREA
APRIL 9, 2024**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: UHS of Hartgrove

Property Address: 5736 W Roosevelt Rd

Ward and Alderman: 29th Ward, Ald. Christopher Taliaferro

Community Area: Austin

Redevelopment Area: Roosevelt/Cicero Industrial Corridor

Requested Action: Sale of City land to UHS of Hartgrove, Inc. dba Hartgrove Behavior Health Systems and UHS of Delaware, Inc.

Appraised Market Value: \$440,000

Sale Price: \$ \$440,000

II. PROPERTY DESCRIPTION

City parcel:

#	Tax Parcel Numbers	Address	Land Area (acre)	Current Use	City Acquisition Date	Current Zoning	Proposed Zoning
1	16-17-413-013-0000	5736 W Roosevelt Rd.	0.92	Vacant	12/15/1998	M2-2	PD933 (C2-2)

Current Use: Vacant land

Current Zoning:	M2-2 (Light Industry District)
Proposed Zoning:	PD933 as Amended
Environmental Condition:	Environmental clean-up will be needed. IEPA SRP enrollment and NFR Letter will be required.
City Acquisition Method:	Tax Deed

III. BACKGROUND

UHS of Hartgrove Inc. dba Hartgrove Behavioral Health System and UHS of Delaware, Inc. requested to acquire the city owned lot at 5736 W. Roosevelt Rd. to construct a new approximately 18,367 SF, single story in-patient hospital annex.

IV. PROPOSED DEVELOPMENT TEAM

UHS of Hartgrove, Inc. is a developer. The developer owns the adjacent parcel at 5730 W. Roosevelt Rd. where they have operated the existing Hartgrove Behavioral Hospital. The proposed annex will have twenty-four (24) bed units and necessary clinical support spaces, and twenty-one (21) additional surface parking spaces. Total Development cost will be \$19.96 million. The developer has operated Hartgrove Behavioral Hospital for the last twenty (20) years and is experienced in building similar developments in Illinois and across the United States.

V. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Public Health: The proposed project will expand and improve healthcare options for Chicago residents.

Property Taxes: The project will expand the tax base by returning a tax-exempt property to the tax rolls.

Environmental Features: The project will remediate contaminated soil back to productive uses.

Job Creation: The project is estimated to generate 120 new jobs (60 FTE, 90 PTE) and retain 367 jobs (273 FTE and 94 PTE) & 60-80 construction jobs.

Affirmative Action: The developer will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 26% by minority-owned business enterprises (MBEs) and 6% by woman-owned business enterprises (WBEs). The developer has provided notification of the proposed project, by certified mail, to several associations of minority and women contractors. A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

City Residency: The developer will comply with the requirements of Chicago's city residency ordinance, which requires that at least half of all construction-worker hours be filled by Chicago residents.

VI. COMMUNITY SUPPORT

The site is currently in the 29th Ward. Alderman Christopher Taliaferro is supportive of the project.

VII. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The acquisition property is located within the Roosevelt/Cicero Industrial Corridor TIF Redevelopment Project Area which was initially established by Council ordinance on February 5th, 1998.

The following goals included in the redevelopment plan will be supported with the development of this project:

- Facilitate the development of vacant land, through the assembly of property and other mechanisms, and the redevelopment of underutilized properties for industrial uses.
- Support the elimination of existing environmental contamination through the remediation of affected sites to promote new development.
- Create and preserve jobs opportunities in the Redevelopment Project Area
- Encourage participation of minorities and women in the Redevelopment Project Area.
- Enhance the Redevelopment Project Area's tax base.
- Encourage economic diversity.
- Provide opportunities for synergy between related industrial activities.
- Minimize the conflicts between industrial and other land uses.

VIII. CONDITIONS OF SALE

DPD has previously released a public notice announcing the proposed sale and seek alternative development proposals for three consecutive weeks in the Chicago Tribune during January 2023. No responsive alternative proposals were received within 30 days of publishing of the first notice. If the CDC approves the proposed resolution, the Department will proceed with the sale of the property at market value with an environmental escrow to the UHS of Hartgrove, Inc. for a one-story, annex building described in this report.

IX. RECOMMENDATION

The Department of Planning and Development has thoroughly reviewed the proposed project, its public benefits, and the project's conformance with the redevelopment area plan. The Department of Planning and Development recommends that the CDC approve the sale of the following parcels located at 5736 W. Roosevelt Rd. to UHS of Hartgrove Inc.

EXHIBITS

Redevelopment Area Maps

Neighborhood Context Maps

Development Plan

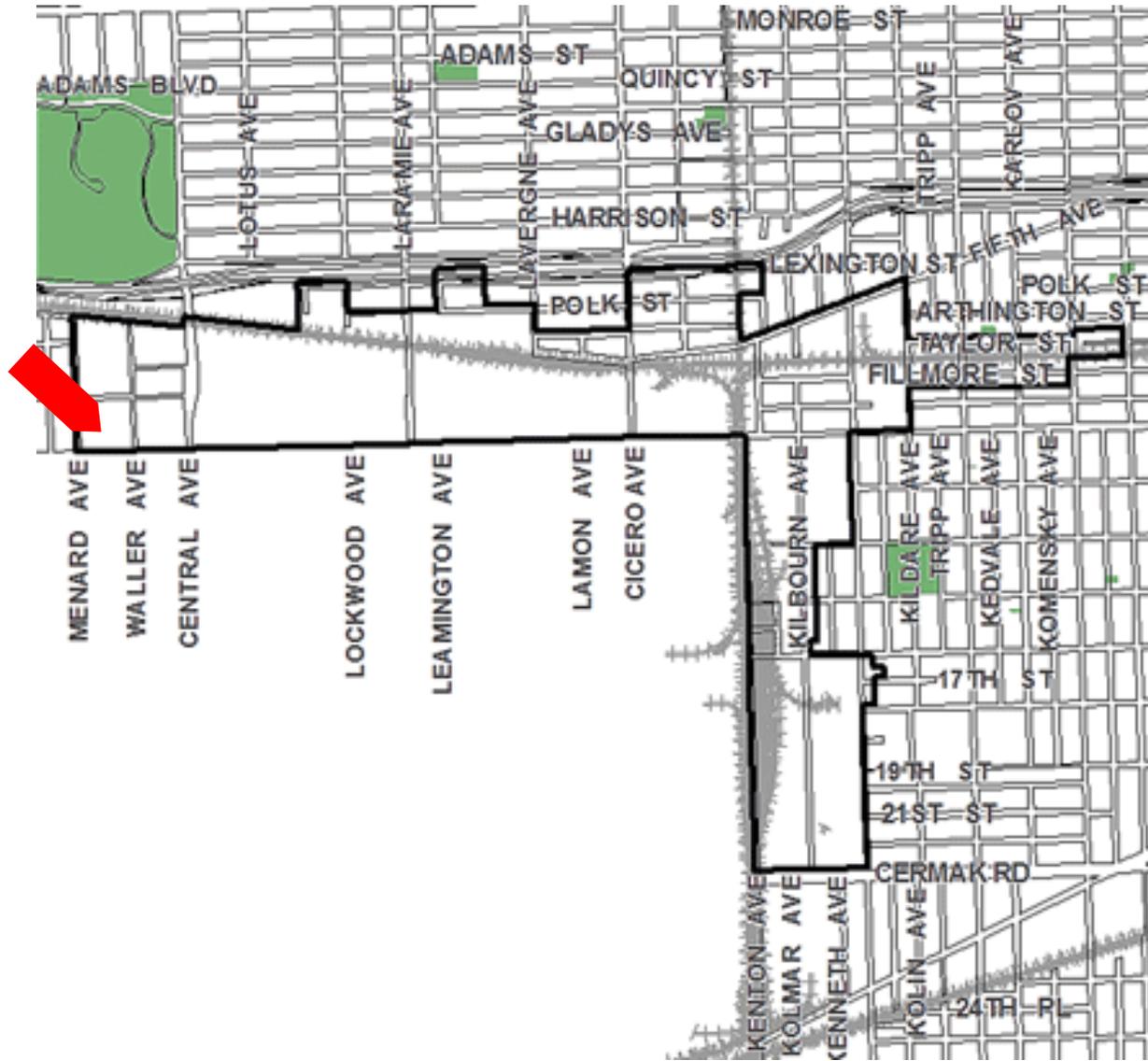
Site Photos

Public Notice

M/WMBE Outreach Letters

Letter of Support

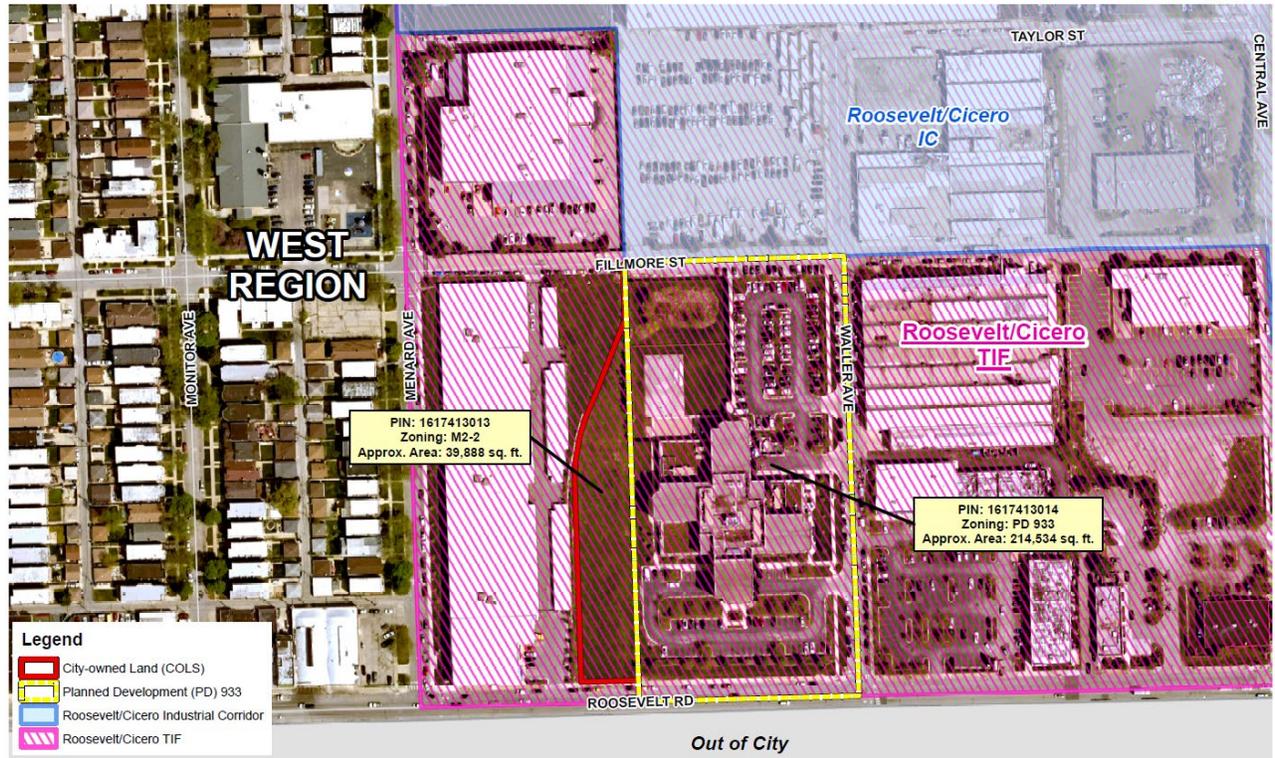
REDEVELOPMENT AREA MAP



LOCATION MAP



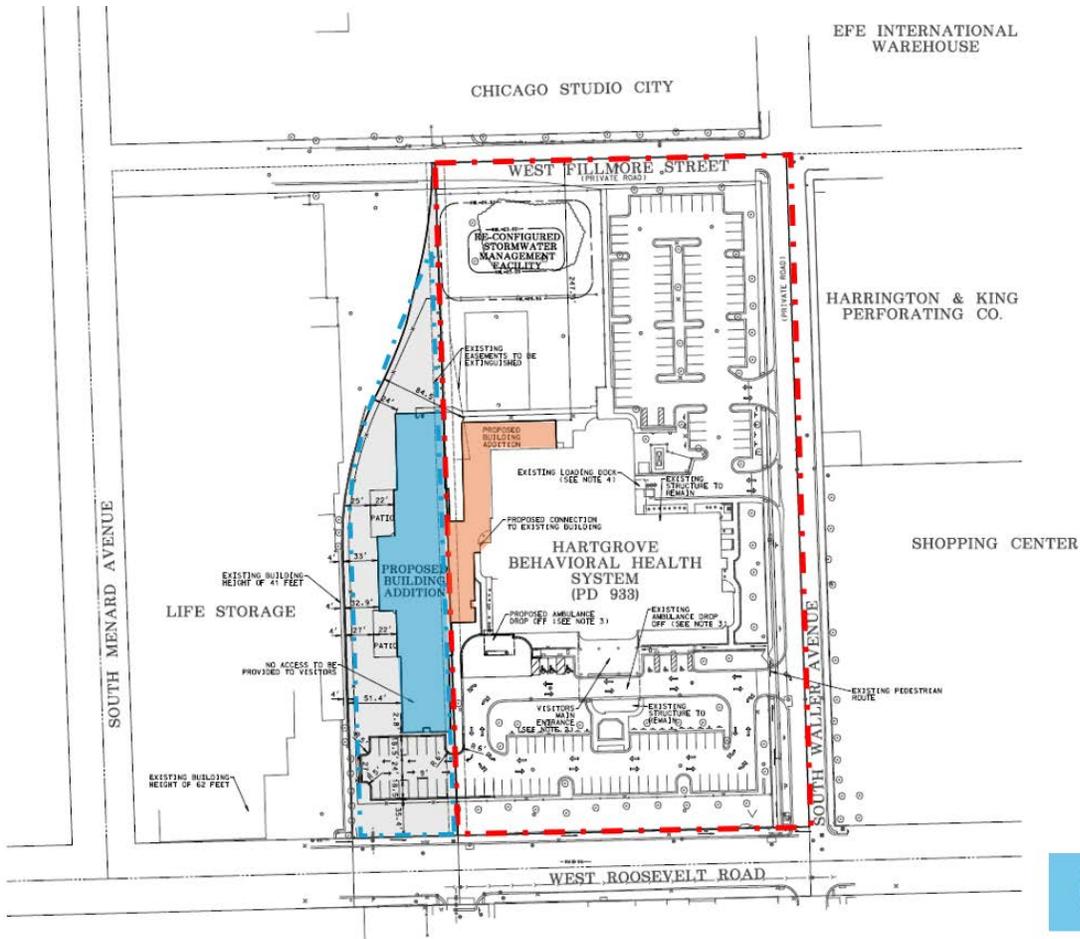
5736 W Roosevelt Rd - City-owned Land (COLS) & PD Amendment



ZONING MAP



DEVELOPMENT PLAN



Site Plan



12" High textured rock face stone. 8" High smooth-faced rock face stone. Soldier course brick. 4" High smooth-faced rock face stone. Cast stone parapet cap.

South Elevation



12" High textured rock face stone. 8" High smooth-faced rock face stone. Soldier course brick. 4" High smooth-faced rock face stone. Cast stone parapet cap.

East Elevation



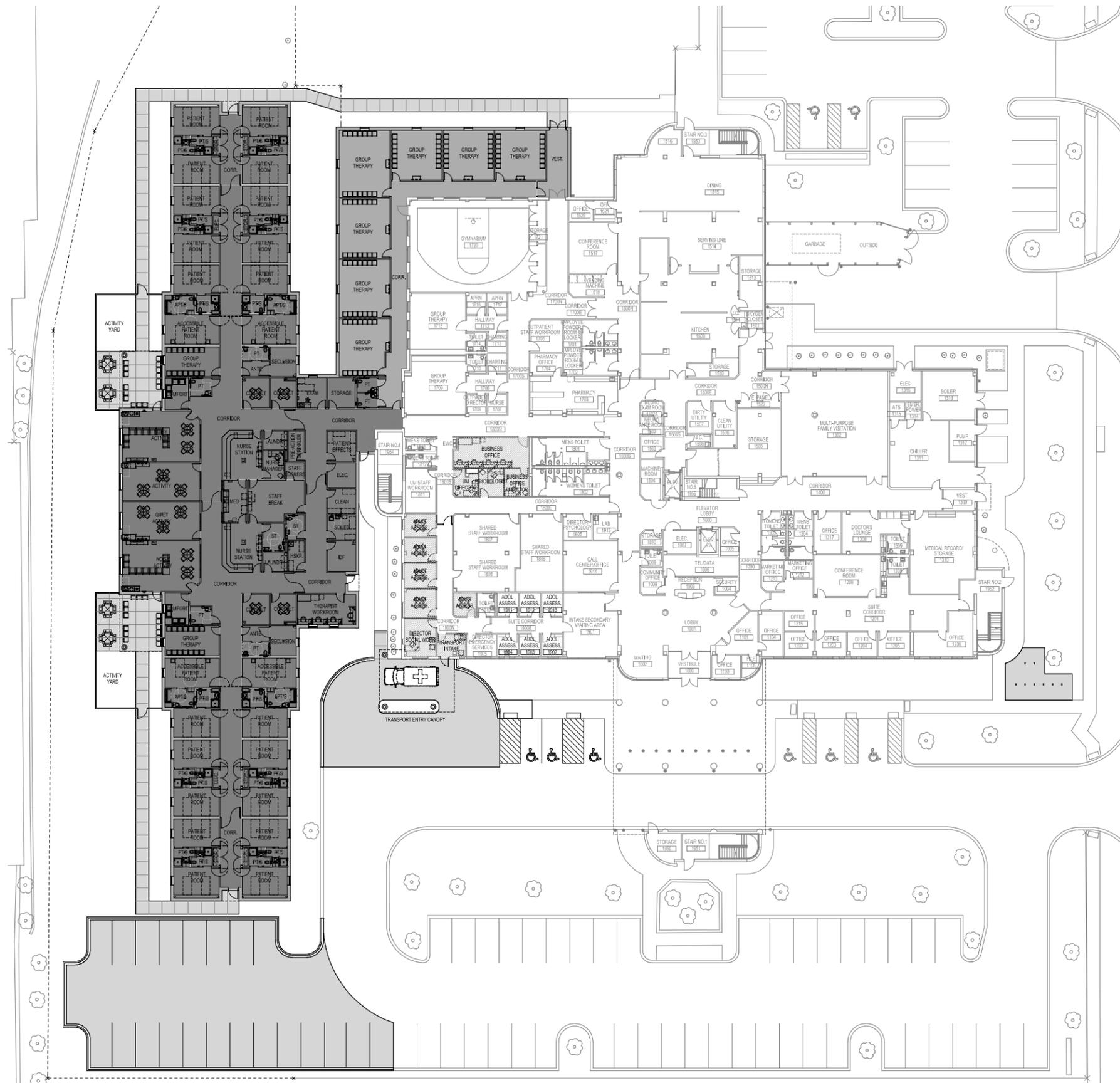
Running bond brick accent. North Elevation 12" High textured rock face stone. 8" High smooth-faced rock face stone. Soldier course brick. 4" High smooth-faced rock face stone. Cast stone parapet cap.

North Elevation



8" High smooth-faced rock face stone. Soldier course brick. 4" High smooth-faced rock face stone. Cast stone parapet cap.

West Elevation



PROPOSED ADDITIONS / RENOVATIONS		
LEGEND		
● (Light Gray)	Bed Addition Area (Phase 1)	18,367 SF
● (Medium Gray)	PHP Addition Area (Phase 2)	4,410 SF
● (Dark Gray)	Intake Renovation Area (Phase 2)	1,440 SF



STENGEN-HILL
ARCHITECTURE

613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax



COMPOSITE FIRST FLOOR PLAN
BEHAVIORAL HEALTH ADDITION
HARTGROVE BEHAVIORAL HEALTH SYSTEM
CHICAGO, ILLINOIS

18 JANUARY 2024
UHS2211

A4.1

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

CURRENT SITE PHOTOS





Street View - looking North towards Roosevelt Rd



Street View - looking Northeast



Street View - looking South with Roosevelt Rd in the distance.



Street View - looking West down Roosevelt Rd

PUBLIC NOTICE

Public notice is hereby given that the City of Chicago, through its agents the Chicago Plan Commission and the Department of Planning and Development (DPD), intends to enter into a negotiated sale with **UHS of Hartgrove, Inc, an Illinois Corporation dba Hartgrove Behavioral Health System, also known as UHS of Delaware, Inc.** (the “Developer”) for disposition of the property located at **5736 W. Roosevelt Rd.** having the Property Identification Numbers (PIN) **16-17-413-013-0000** (the “Property”). The Developer, or wholly owned affiliate of the Developer, proposes to purchase the Property, which has an appraised value of **\$440,000 to develop in-patient hospital annex to an existing inpatient acute behavioral health hospital.** The Department of Planning and Development invites alternative proposals for consideration by the Chicago Plan Commission and the Department of Planning and Development.

The City of Chicago reserves the right to reject all proposals and to waive any informalities in the submission. All proposals must be submitted in the form approved by the City of Chicago and must be complete with respect to the information contained herein. Proposals shall include the general plan for the redevelopment of the Property, the names of the party or parties making the proposal, the price offered, evidence of financial qualifications and capacity to complete the redevelopment, and the timetable for implementation. Proposals in writing will be accepted until **Thursday, February 8th, 2024** at 2:00 p.m. local time by the Department of Planning and Development, Attention: Christopher Jang, 121 N. LaSalle Street, City Hall-Room 1003, Chicago, Illinois 60602. It is the responsibility of the offeror to ensure that his or her proposal is received by the Department of Planning and Development on or before the designated time.

Laura Flores
Chicago Plan Commission
Chairman

Ciere Boatright
Acting Commissioner
Department of Planning and Development
Secretary, Chicago Plan Commission

Chicago Tribune

Order ID: 7562065

Printed: 1/4/2024 3:32:38 PM

Page 2 of 3

* Agency Commission not included

GROSS PRICE * : \$177.15

PACKAGE NAME: IL Govt Legal Notice CTC

Product(s): Chicago Tribune , Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Monday, January 8, 2024, Monday, January 15, 2024, Monday, January 22, 2024

Zone: Full Run

Color Spec. B/W

Preview

Public Notice

Public notice is hereby given that the City of Chicago, through its agents the Chicago Plan Commission and the Department of Planning and Development (DPD), intends to enter into a negotiated sale with **UHS of Hartgrove, Inc, an Illinois Corporation dba Hartgrove Behavioral Health System, also known as UHS of Delaware, Inc.** (the "Developer") for disposition of the property located at **5736 W. Roosevelt Rd.** having the Property Identification Numbers (PIN) **16-17-413-013-0000** (the "Property"). The Developer, or wholly owned affiliate of the Developer, proposes to purchase the Property, which has an appraised value of **\$440,000 to develop in-patient hospital annex to an existing Inpatient Acute Behavioral Health Hospital.** The Department of Planning and Development invites alternative proposals for consideration by the Chicago Plan Commission and the Department of Planning and Development.

The City of Chicago reserves the right to reject all proposals and to waive any informalities in the submission. All proposals must be submitted in the form approved by the City of Chicago and must be complete with respect to the information contained herein. Proposals shall include the general plan for the redevelopment of the Property, the names of the party or parties making the proposal, the price offered, evidence of financial qualifications and capacity to complete the redevelopment, and the timetable for implementation. Proposals in writing will be accepted until **Thursday, February 8th, 2024** at 2:00 p.m. local time by the Department of Planning and Development, Attention: Christopher Jang, 121 N. LaSalle Street, City Hall-Room 1003, Chicago, Illinois 60602. It is the responsibility of the offeror to ensure that his or her proposal is received by the Department of Planning and Development on or before the designated time.

Laura Flores
Chicago Plan Commission
Chairman
Cierra Boatright
Acting Commissioner
Department of Planning and Development
Secretary, Chicago Plan Commission
Pub 1/8 1/15 1/22/2023 7562065

M/WMBE Outreach Letters

7005 0390 0001 3585 5067

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	1/17/24 Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total Postage

Sent To African American Contractors Association
P.O. Box #19670
Street, Apt. No. or PO Box No. Chicago, IL 60619
City, State, ZIP

PS Form 3800, June 2002 See Reverse for Instructions

9589 0710 5270 0492 4253 88

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$	1/17/24 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage

Total Postage

Sent To Illinois Hispanic Chamber of Commerce
222 Merchandise Mart Plaza,
Suite 1212 c/o 1871
Street and Apt. Chicago, IL 60654
City, State, ZIP

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 9016 9983

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

1/17/24

Postmark
Here

Postage	\$
Total Postage at	\$

Sent To	Black Contractors United
Street and Apt. #	12000 S. Marshfield Ave.
City, State, ZIP+	Calumet Park, IL 60827

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7005 0390 0001 3586 1143

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	

1/17/24

Postmark
Here

Sent To	Association of Asian Construction Enterprises
Street, Apt. No. or PO Box No.	712 W. Root Street
City, State, ZIP	Chicago, IL 60609

PS Form 3800, June 2002 See Reverse for Instructions

9589 0710 5270 0492 4249 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage at	\$

1/17/24

Postmark
Here

Sent To **Federation of Women Contractors**
 Street and Apt. # **4210 W. Irving Park Road,**
 City, State, ZIP+4 **Chicago, IL 60641**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 9016 6982

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage at	\$

1/17/24

Postmark
Here

Sent To **Women's Business Development Center**
 Street and Apt. # **8 S. Michigan Ave., Suite 400**
 City, State, ZIP+4 **Chicago, IL 60603**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 9016 5473

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage at	\$

1/17/24

Postmark
Here

Sent To **Hispanic American Construction Industry Association (HACIA)**
 Street and Apt. # **650 W. Lake St., Unit 415**
 City, State, ZIP+4 **Chicago, IL 60661**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



January 18, 2024

African American Contractors Association
P.O. Box #19670
Chicago, IL 60619

**Re: Minority and Women-Owned Business Enterprise Participation
UHS of Hartgrove, Inc., d/b/a Hartgrove Behavioral Health System
5730-36 West Roosevelt Road, Chicago, IL**

To Whom It May Concern:

UHS of Hartgrove, Inc. is seeking to retain Minority and Women-Owned Business Enterprises, as certified by the City of Chicago or Cook County, to work on the development of 5730-36 West Roosevelt Road.

The project consists of construction of the following components of the expansion of the Hartgrove Hospital: (1) in Phase I of the project, a new wing of the hospital containing approximately 18,367 square feet of floor area, measuring approximately 14'5" in height, and including a total of 48 additional patient beds, spaces for other hospital and accessory uses, and a surface parking lot containing approximately 21 parking spaces; and (2) in Phase II of the project, an addition to the hospital containing approximately 4,410 square feet of floor area, measuring approximately 14'5" in height, including spaces for hospital and accessory uses.

The construction of this project is anticipated to require participation of the following trades: mechanical, electrical, plumbing, fire protection, concrete, carpentry, painting, glazing, roofing and others.

Please forward this opportunity to all members of your organization so that they may submit bids for appropriate subcontracting opportunities. Any members who wish to be considered for this project may contact us at anthony.douglas@uhsinc.com.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Airhart", written in a cursive style.

Steven Airhart, Group Chief Executive Officer
UHS of Hartgrove, Inc.

Enclosures

cc: Alderman Chris Taliaferro, 29th Ward
Raquel Vega, DPD Project Manager



January 18, 2024

Illinois Hispanic Chamber of Commerce
222 Merchandise Mart Plaza
Suite 1212 c/o 1871
Chicago, IL 60654

**Re: Minority and Women-Owned Business Enterprise Participation
UHS of Hartgrove, Inc., d/b/a Hartgrove Behavioral Health System
5730-36 West Roosevelt Road, Chicago, IL**

To Whom It May Concern:

UHS of Hartgrove, Inc. is seeking to retain Minority and Women-Owned Business Enterprises, as certified by the City of Chicago or Cook County, to work on the development of 5730-36 West Roosevelt Road.

The project consists of construction of the following components of the expansion of the Hartgrove Hospital: (1) in Phase I of the project, a new wing of the hospital containing approximately 18,367 square feet of floor area, measuring approximately 14'5" in height, and including a total of 48 additional patient beds, spaces for other hospital and accessory uses, and a surface parking lot containing approximately 21 parking spaces; and (2) in Phase II of the project, an addition to the hospital containing approximately 4,410 square feet of floor area, measuring approximately 14'5" in height, including spaces for hospital and accessory uses.

The construction of this project is anticipated to require participation of the following trades: mechanical, electrical, plumbing, fire protection, concrete, carpentry, painting, glazing, roofing and others.

Please forward this opportunity to all members of your organization so that they may submit bids for appropriate subcontracting opportunities. Any members who wish to be considered for this project may contact us at anthony.douglas@uhsinc.com.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Airhart", written in a cursive style.

Steven Airhart, Group Chief Executive Officer
UHS of Hartgrove, Inc.

Enclosures

cc: Alderman Chris Taliaferro, 29th Ward
Raquel Vega, DPD Project Manager



January 18, 2024

Black Contractors United
12000 S. Marshfield Ave.
Calumet Park, IL 60827

**Re: Minority and Women-Owned Business Enterprise Participation
UHS of Hartgrove, Inc., d/b/a Hartgrove Behavioral Health System
5730-36 West Roosevelt Road, Chicago, IL**

To Whom It May Concern:

UHS of Hartgrove, Inc. is seeking to retain Minority and Women-Owned Business Enterprises, as certified by the City of Chicago or Cook County, to work on the development of 5730-36 West Roosevelt Road.

The project consists of construction of the following components of the expansion of the Hartgrove Hospital: (1) in Phase I of the project, a new wing of the hospital containing approximately 18,367 square feet of floor area, measuring approximately 14'5" in height, and including a total of 48 additional patient beds, spaces for other hospital and accessory uses, and a surface parking lot containing approximately 21 parking spaces; and (2) in Phase II of the project, an addition to the hospital containing approximately 4,410 square feet of floor area, measuring approximately 14'5" in height, an including spaces for hospital and accessory uses.

The construction of this project is anticipated to require participation of the following trades: mechanical, electrical, plumbing, fire protection, concrete, carpentry, painting, glazing, roofing and others.

Please forward this opportunity to all members of your organization so that they may submit bids for appropriate subcontracting opportunities. Any members who wish to be considered for this project may contact us at anthony.douglas@uhsinc.com.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Airhart", written in a cursive style.

Steven Airhart, Group Chief Executive Officer
UHS of Hartgrove, Inc.

Enclosures

cc: Alderman Chris Taliaferro, 29th Ward
Raquel Vega, DPD Project Manager



January 18, 2024

Association of Asian Construction Enterprises
712 W. Root Street
Chicago, IL 60609

**Re: Minority and Women-Owned Business Enterprise Participation
UHS of Hartgrove, Inc., d/b/a Hartgrove Behavioral Health System
5730-36 West Roosevelt Road, Chicago, IL**

To Whom It May Concern:

UHS of Hartgrove, Inc. is seeking to retain Minority and Women-Owned Business Enterprises, as certified by the City of Chicago or Cook County, to work on the development of 5730-36 West Roosevelt Road.

The project consists of construction of the following components of the expansion of the Hartgrove Hospital: (1) in Phase I of the project, a new wing of the hospital containing approximately 18,367 square feet of floor area, measuring approximately 14'5" in height, and including a total of 48 additional patient beds, spaces for other hospital and accessory uses, and a surface parking lot containing approximately 21 parking spaces; and (2) in Phase II of the project, an addition to the hospital containing approximately 4,410 square feet of floor area, measuring approximately 14'5" in height, including spaces for hospital and accessory uses.

The construction of this project is anticipated to require participation of the following trades: mechanical, electrical, plumbing, fire protection, concrete, carpentry, painting, glazing, roofing and others.

Please forward this opportunity to all members of your organization so that they may submit bids for appropriate subcontracting opportunities. Any members who wish to be considered for this project may contact us at anthony.douglas@uhsinc.com.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Airhart", written in a cursive style.

Steven Airhart, Group Chief Executive Officer
UHS of Hartgrove, Inc.

Enclosures

cc: Alderman Chris Taliaferro, 29th Ward
Raquel Vega, DPD Project Manager



January 18, 2024

Federation of Women Contractors
4210 W. Irving Park Road
Chicago, IL 60641

**Re: Minority and Women-Owned Business Enterprise Participation
UHS of Hartgrove, Inc., d/b/a Hartgrove Behavioral Health System
5730-36 West Roosevelt Road, Chicago, IL**

To Whom It May Concern:

UHS of Hartgrove, Inc. is seeking to retain Minority and Women-Owned Business Enterprises, as certified by the City of Chicago or Cook County, to work on the development of 5730-36 West Roosevelt Road.

The project consists of construction of the following components of the expansion of the Hartgrove Hospital: (1) in Phase I of the project, a new wing of the hospital containing approximately 18,367 square feet of floor area, measuring approximately 14'5" in height, and including a total of 48 additional patient beds, spaces for other hospital and accessory uses, and a surface parking lot containing approximately 21 parking spaces; and (2) in Phase II of the project, an addition to the hospital containing approximately 4,410 square feet of floor area, measuring approximately 14'5" in height, including spaces for hospital and accessory uses.

The construction of this project is anticipated to require participation of the following trades: mechanical, electrical, plumbing, fire protection, concrete, carpentry, painting, glazing, roofing and others.

Please forward this opportunity to all members of your organization so that they may submit bids for appropriate subcontracting opportunities. Any members who wish to be considered for this project may contact us at anthony.douglas@uhsinc.com.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Airhart", written in a cursive style.

Steven Airhart, Group Chief Executive Officer
UHS of Hartgrove, Inc.

Enclosures

cc: Alderman Chris Taliaferro, 29th Ward
Raquel Vega, DPD Project Manager



January 18, 2024

Women's Business Development Center
8 S. Michigan Ave., Suite 400
Chicago, IL 60603

**Re: Minority and Women-Owned Business Enterprise Participation
UHS of Hartgrove, Inc., d/b/a Hartgrove Behavioral Health System
5730-36 West Roosevelt Road, Chicago, IL**

To Whom It May Concern:

UHS of Hartgrove, Inc. is seeking to retain Minority and Women-Owned Business Enterprises, as certified by the City of Chicago or Cook County, to work on the development of 5730-36 West Roosevelt Road.

The project consists of construction of the following components of the expansion of the Hartgrove Hospital: (1) in Phase I of the project, a new wing of the hospital containing approximately 18,367 square feet of floor area, measuring approximately 14'5" in height, and including a total of 48 additional patient beds, spaces for other hospital and accessory uses, and a surface parking lot containing approximately 21 parking spaces; and (2) in Phase II of the project, an addition to the hospital containing approximately 4,410 square feet of floor area, measuring approximately 14'5" in height, an including spaces for hospital and accessory uses.

The construction of this project is anticipated to require participation of the following trades: mechanical, electrical, plumbing, fire protection, concrete, carpentry, painting, glazing, roofing and others.

Please forward this opportunity to all members of your organization so that they may submit bids for appropriate subcontracting opportunities. Any members who wish to be considered for this project may contact us at anthony.douglas@uhsinc.com.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Airhart", written in a cursive style.

Steven Airhart, Group Chief Executive Officer
UHS of Hartgrove, Inc.

Enclosures

cc: Alderman Chris Taliaferro, 29th Ward
Raquel Vega, DPD Project Manager



January 18, 2024

Hispanic American Construction Industry
Association (HACIA)
650 W. Lake St., Unit 415
Chicago, IL 60661

**Re: Minority and Women-Owned Business Enterprise Participation
UHS of Hartgrove, Inc., d/b/a Hartgrove Behavioral Health System
5730-36 West Roosevelt Road, Chicago, IL**

To Whom It May Concern:

UHS of Hartgrove, Inc. is seeking to retain Minority and Women-Owned Business Enterprises, as certified by the City of Chicago or Cook County, to work on the development of 5730-36 West Roosevelt Road.

The project consists of construction of the following components of the expansion of the Hartgrove Hospital: (1) in Phase I of the project, a new wing of the hospital containing approximately 18,367 square feet of floor area, measuring approximately 14'5" in height, and including a total of 48 additional patient beds, spaces for other hospital and accessory uses, and a surface parking lot containing approximately 21 parking spaces; and (2) in Phase II of the project, an addition to the hospital containing approximately 4,410 square feet of floor area, measuring approximately 14'5" in height, including spaces for hospital and accessory uses.

The construction of this project is anticipated to require participation of the following trades: mechanical, electrical, plumbing, fire protection, concrete, carpentry, painting, glazing, roofing and others.

Please forward this opportunity to all members of your organization so that they may submit bids for appropriate subcontracting opportunities. Any members who wish to be considered for this project may contact us at anthony.douglas@uhsinc.com.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Airhart", written in a cursive style.

Steven Airhart, Group Chief Executive Officer
UHS of Hartgrove, Inc.

Enclosures

cc: Alderman Chris Taliaferro, 29th Ward
Raquel Vega, DPD Project Manager



CITY COUNCIL CITY OF CHICAGO

COUNCIL CHAMBER

City Hall, Room 300
121 N. LaSalle Street
Chicago, IL 60602
Telephone (312) 744-8805

CHRIS TALIAFERRO

Alderman, 29th Ward
6272 W. North Ave
Chicago, IL 60639
(773) 237-6460
(773) 237-6418 (Fax)
Ward29@cityofchicago.org

COMMITTEE MEMBERSHIPS

Chairman POLICE AND FIRE

Budget and Government Operations
Committees and Rules
Contracting, Oversight and Equity
Education and Child Development
Ethics and Government Oversight
Finance
Immigrant and Refugee Rights
Public Safety
Workforce Development

February 9, 2024

Bennett R. Lawson
Acting Chair, Committee on Zoning
121 North LaSalle Street
Room 200, Office 9
Chicago, IL 60602
Ward44@cityofchicago.org

Gwendolyn Hatten Butler
Chair, Community Development Commission
121 North LaSalle Street Room 1000
Chicago, IL 60602
Info@46thWard.com

Re: Letter of Support for UHS of Hartgrove, Inc., d/b/a Hartgrove Behavioral Health System Applications for City Land Sale, Redevelopment Agreement, and Zoning Map Amendment 5730-5736 West Roosevelt Road

Dear Chair Butler and Acting Chairman Lawson,

As Alderman of the 29th Ward, I am writing to express my support for the Applicant, UHS of Hartgrove, Inc., in its applications for: (i) a City land sale and redevelopment agreement for the property located at 5736 West Roosevelt Road (the "City Property"); and (ii) a zoning map amendment and planned development amendment/approval for the City Parcel and the property located at 5730-32 West Roosevelt Road (the "UHS Property").

The Applicant owns and operates the existing Hartgrove Behavioral Health System hospital at the UHS Property. The Applicant proposes to purchase the City Property; enter a redevelopment with the City for the City Property; and rezone the City Property and UHS Property to Institutional Planned Development 933 as amended. The approvals will allow the Applicant to construct and operate a two-phase expansion of the existing hospital. The expansion will consist of: (a) on the City Property, a new hospital wing containing approximately 18,367 square feet of floor area, 21 parking spaces, 48 patient beds, and space

for other hospital and related uses; and (b) on the UHS Property, an addition to the existing hospital building containing approximately 4,410 square feet of floor area for hospital and related uses.

I have reviewed the Applicant's plans for the proposed expansion and believe that the proposal is compatible with and will greatly benefit the surrounding community. There is substantial need for mental and behavioral health services in the neighborhood and throughout the Chicagoland area, a need for which the existing hospital is a crucial facility. The existing hospital has been a positive presence and valued resource in the community for nearly 20 years and the proposed expansion will help enhance and expand its operations.

For these reasons, I strongly support the proposed City land sale, redevelopment agreement, and zoning map/Planned Development amendment. Please contact me with any questions

Respectfully submitted,

A handwritten signature in black ink that reads "C Lt Taliaferro". The signature is written in a cursive, slightly slanted style.

Alderman Chris Taliaferro, 29th Ward

COMMUNITY DEVELOPMENT COMMISSION – APRIL 9TH, 2024

NEW BUSINESS – ITEM A

5736 W. ROOSEVELT RD.

ROOSEVELT/CICERO REDEVELOPMENT PROJECT AREA

(WARD 29)

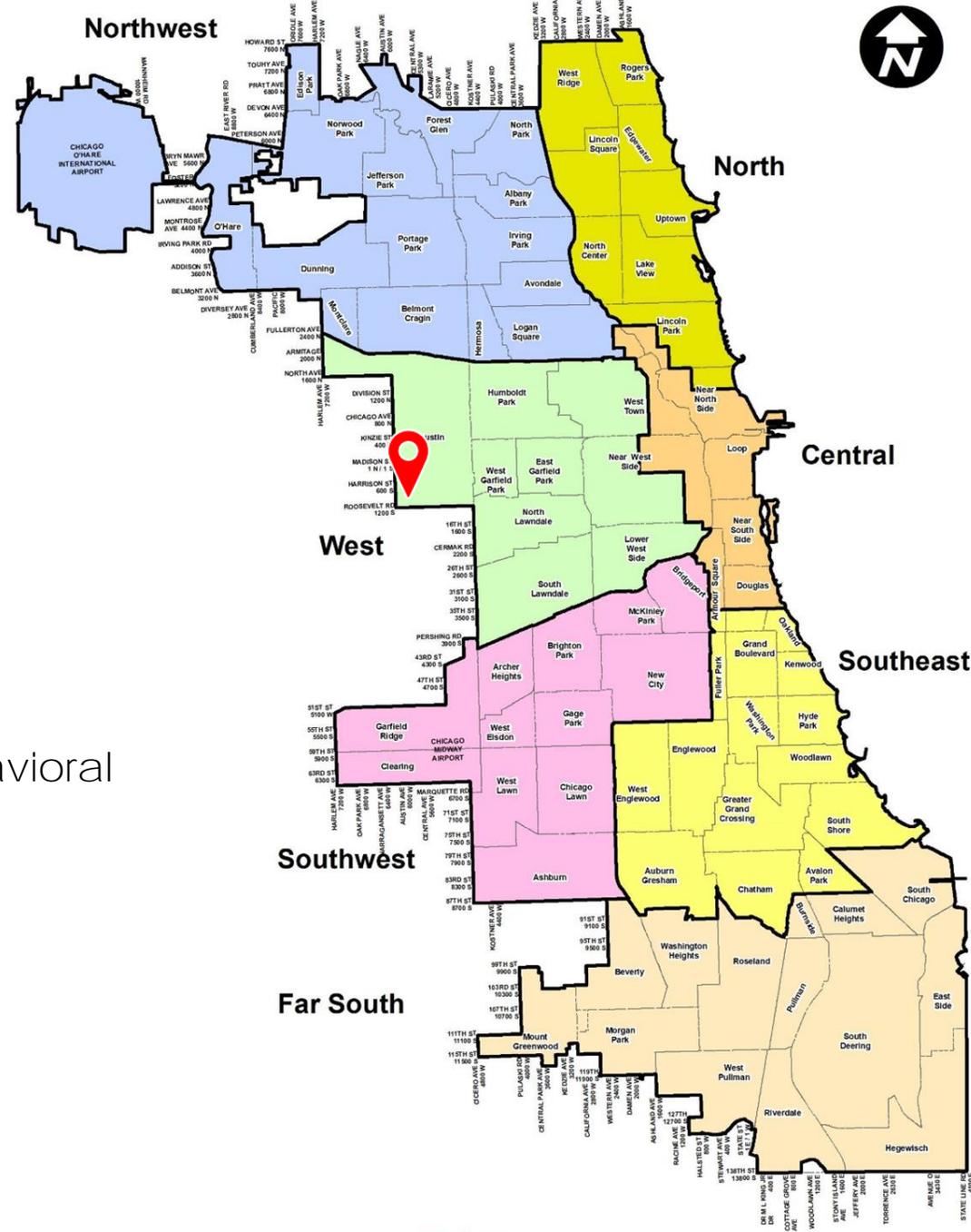
MARKET RATE LAND DISPOSITION

PRESENTED BY RAQUEL VEGA

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

Property Location

Address: 5736 W. Roosevelt Rd.
Parcels: 16-17-413-013
Area: Approx. 45,700 sq. ft. (0.92 acres)
Ward/Ald: 29th Ward; Ald. Christopher Taliaferro
Community: Austin
TIF: Roosevelt/Cicero Redevelopment Plan
Sale Price: \$440,000 (Market-Rate Sale)
Purchaser: UHS of Hartgrove, Inc. dba Hartgrove Behavioral Health Systems & UHS of Delaware, Inc.
Land Sale Start Date: 8/15/20
Total Dev. Cost: \$19,960,152



5736 W. ROOSEVELT RD. DISPOSITION

Project Details

UHS of Hartgrove Inc. dba Hartgrove Behavioral Health System

UHS of Delaware, Inc. / Universal Health Services, Inc. / Merion Building Management, Inc.

Land Disposition

Appraised Market Value of City Parcel: \$440,000

(to be placed in Environmental Escrow + Performance Deposit)

Project Funding Sources

Total Project Cost: \$19,960,152

The developer proposes to fund the project entirely through cash equity

Proposed Project

- Applicant to construction of a new wing of an existing hospital (PD933 – USH of Hartgrove) on vacant City Land
 - Twenty-four (24) bed units rooms for (48) patients & necessary clinical support spaces.
 - Expand Vehicle Use Area to include twenty-one (21) additional surface parking spaces.
- Applicant will also amend existing PD933 to include this parcel (April CPC)

Neighborhood Context



Columbus Park

Austin Station

290 Expressway

Town of Oak Park

S. Central Ave.

W. Roosevelt Rd.

Town of Cicero

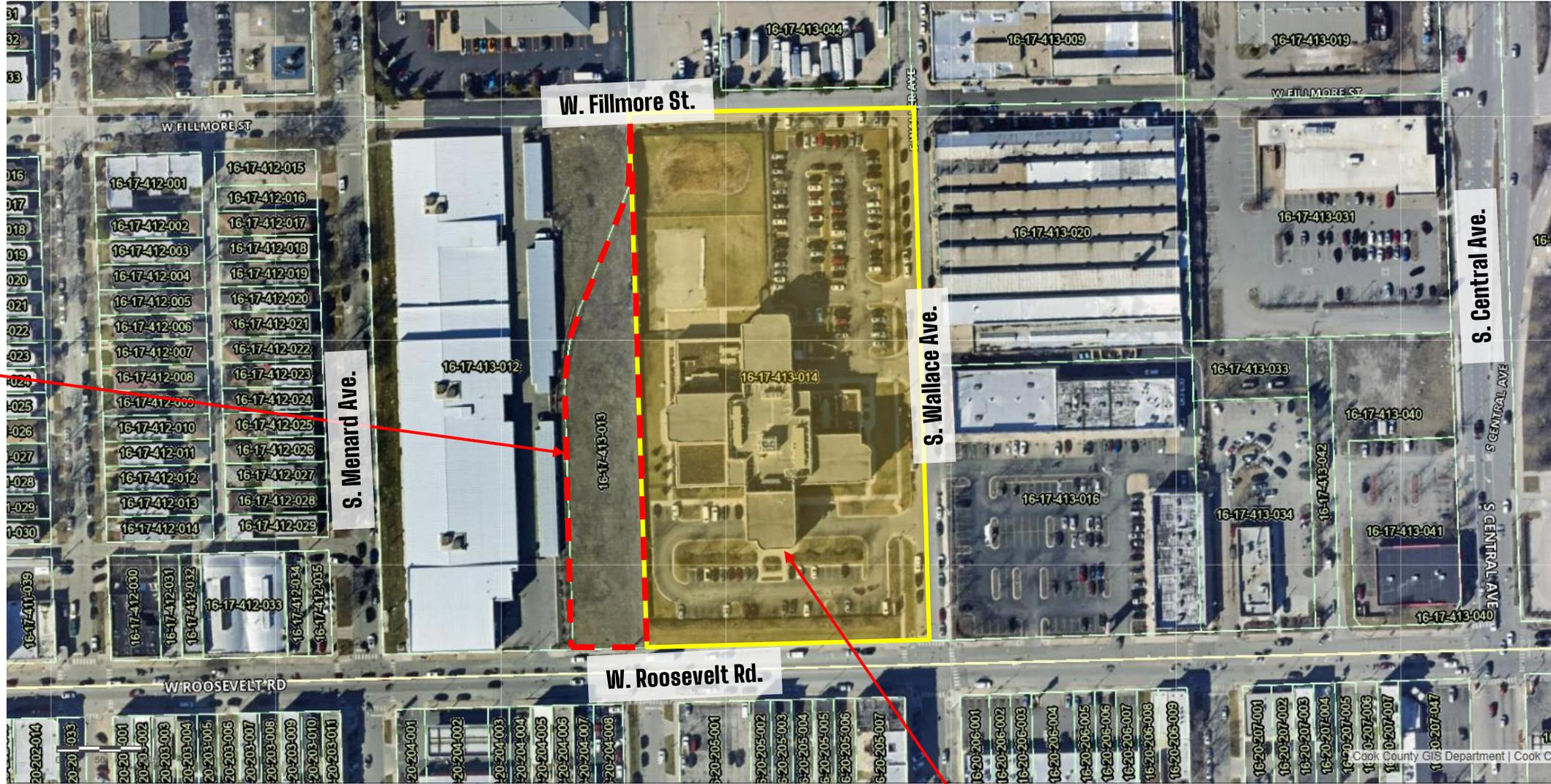
Vacant City Parcel

PD933 Hartgrove Hospital

5736 W. ROOSEVELT RD.

Aerial

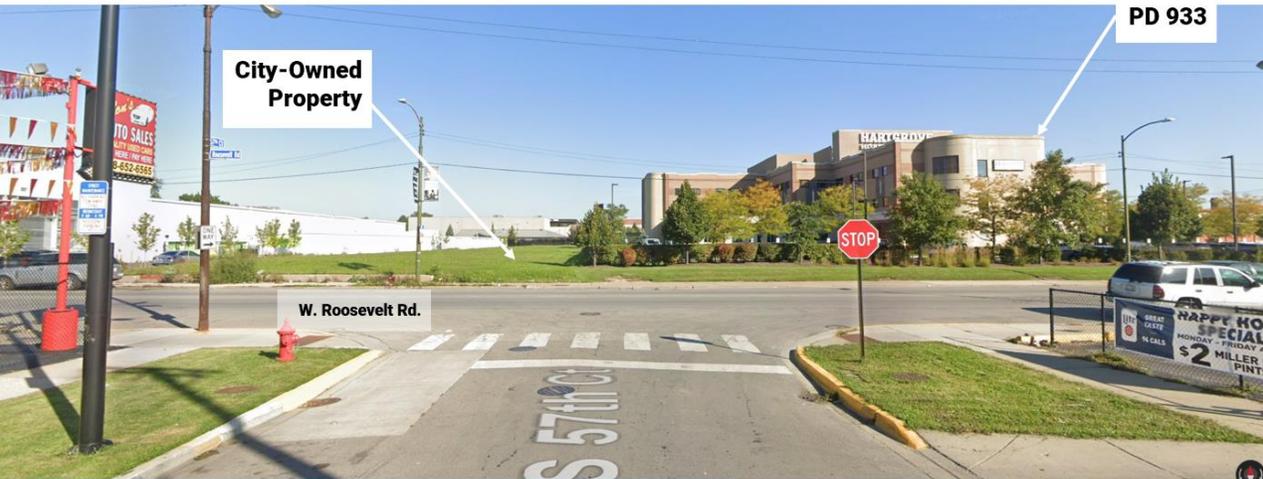
Vacant
City Parcel



PD933
Hartgrove Hospital

5736 W. ROOSEVELT RD.

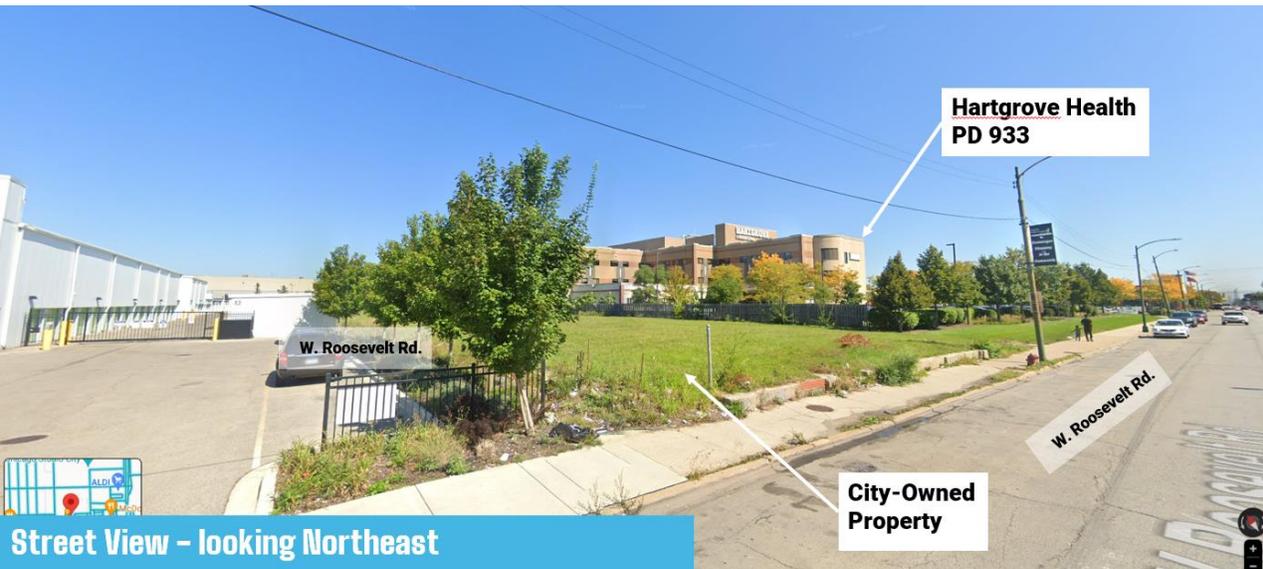
Site Context



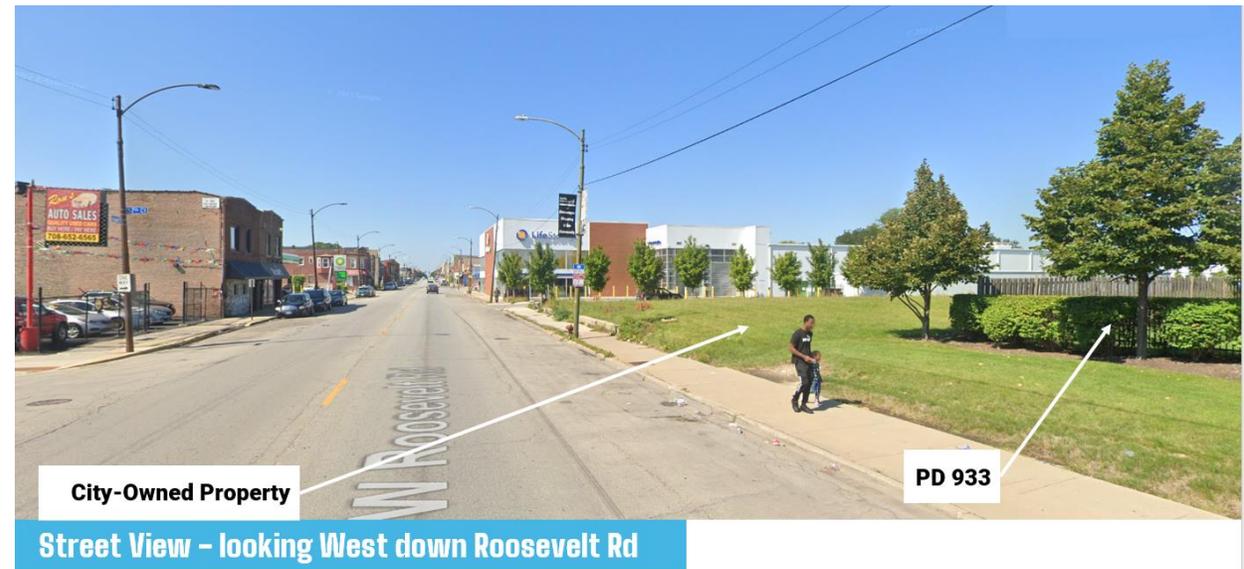
Street View - looking North towards Roosevelt Rd



Street View - looking South with Roosevelt Rd in the distance.



Street View - looking Northeast



Street View - looking West down Roosevelt Rd

Bird's Eye View

Looking Northeast



PD 933

W Fillmore Ave

S Waller Ave

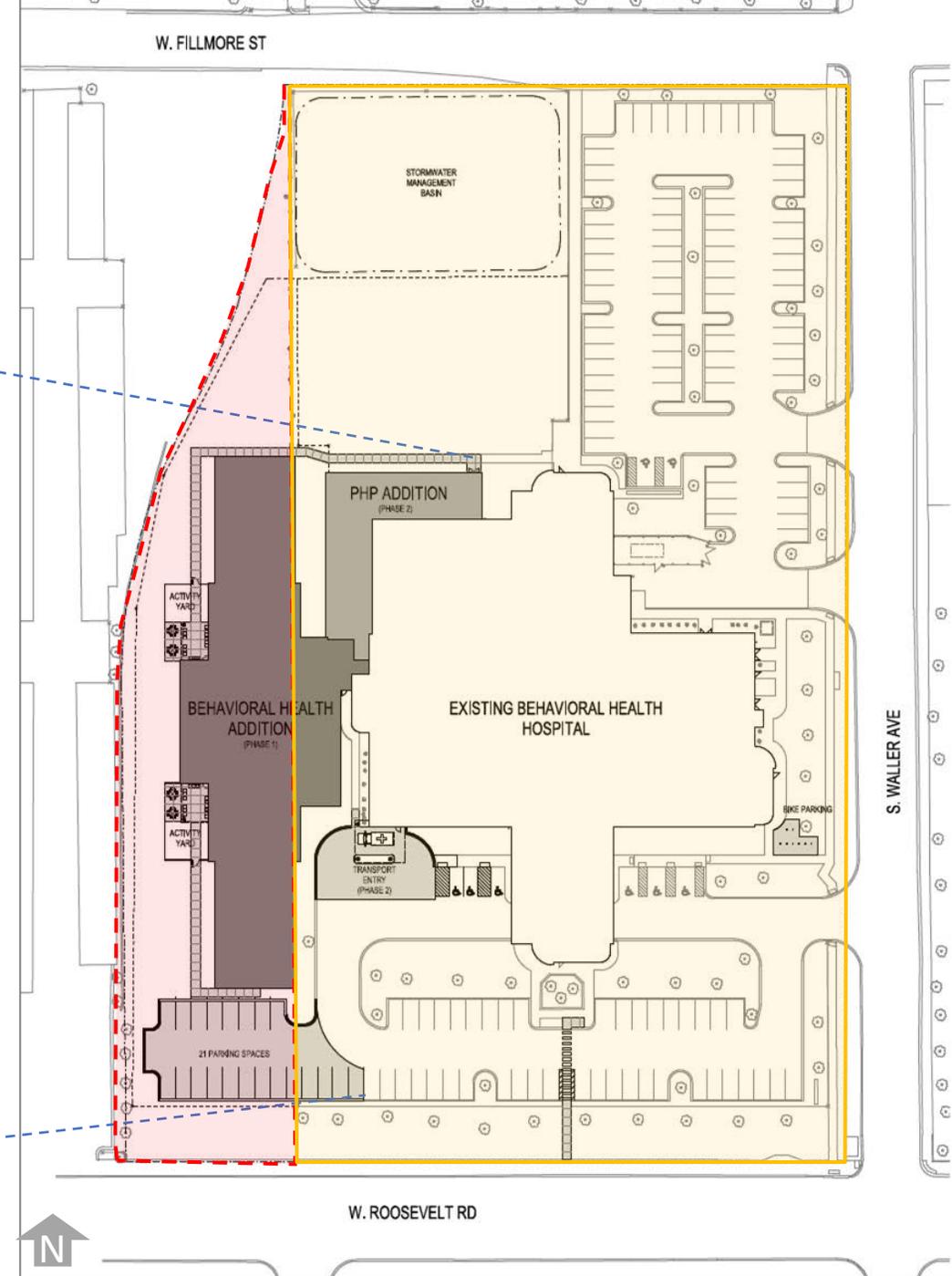
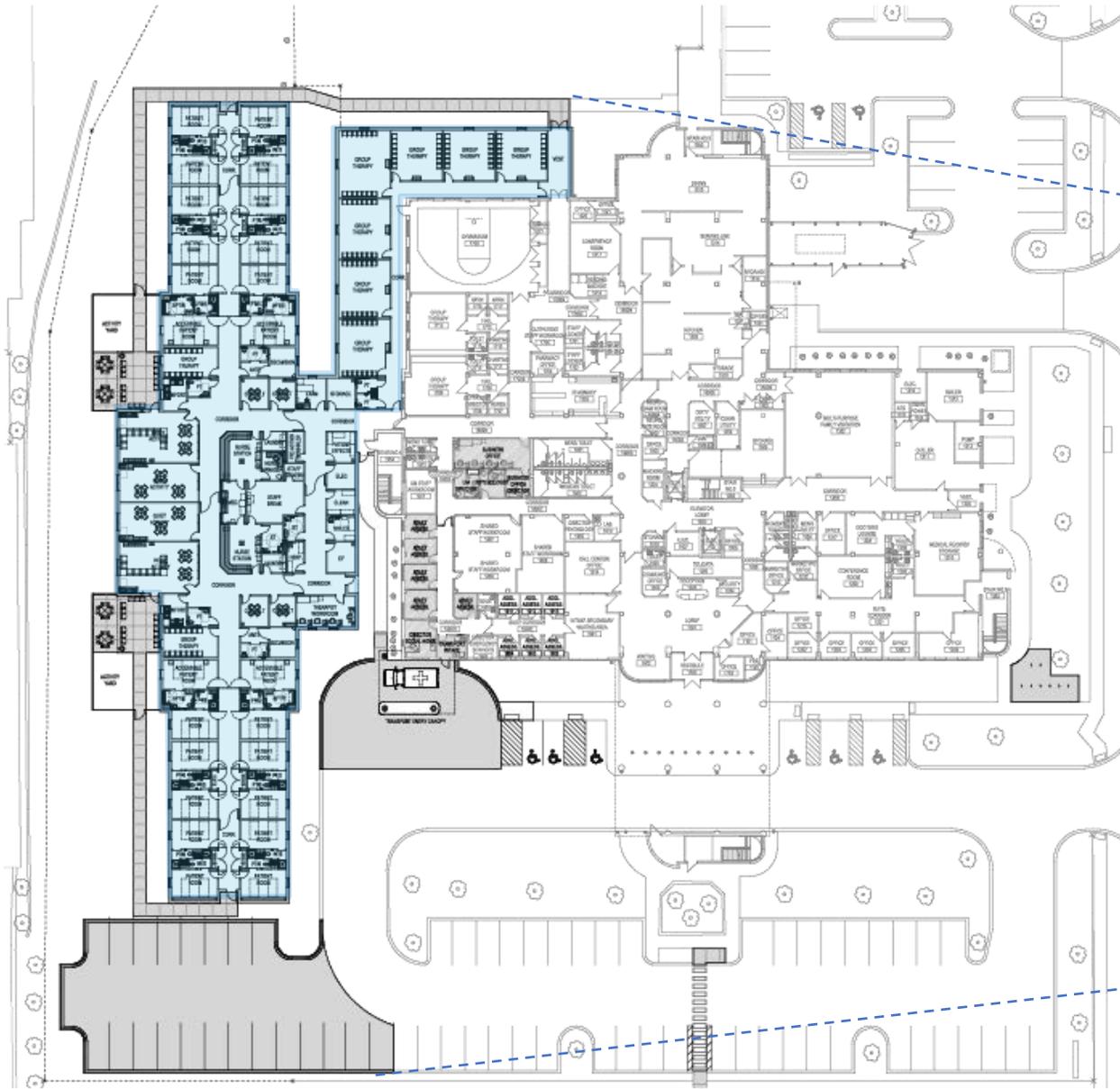
S Menard Ave

City parcel

W Roosevelt Rd.

5736 W. ROOSEVELT RD.

Proposed Floor Plan & Site Plan



Enlarged Floor Plan

(24) Patient Rooms
(double occupancy)

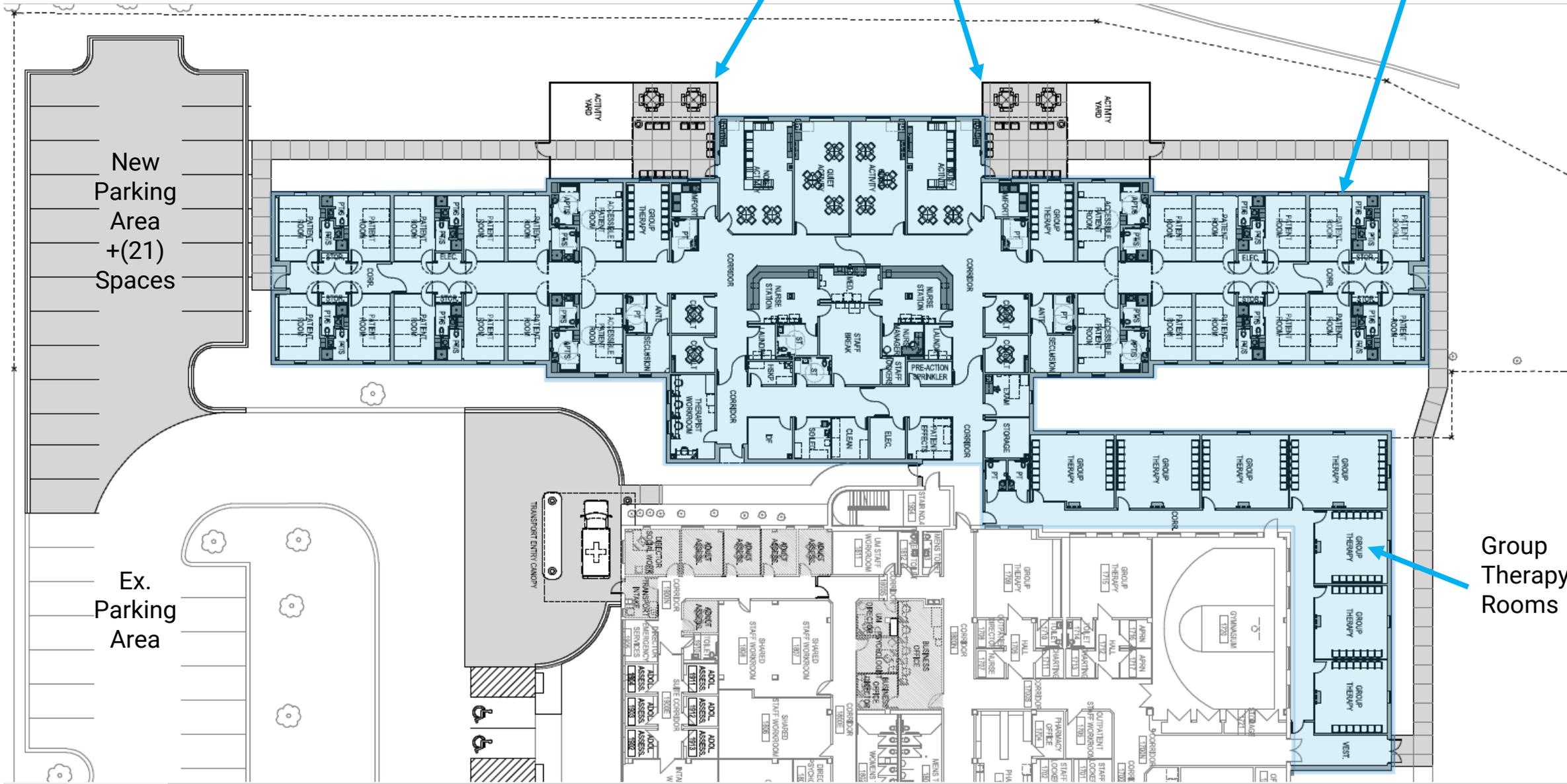
Outdoor Activity
Yards

New
Parking
Area
+(21)
Spaces

Roosevelt Road

Ex.
Parking
Area

Group
Therapy
Rooms



Rendering



South Elevation



12" High textured rock face stone.

8" High smooth-faced rock face stone.

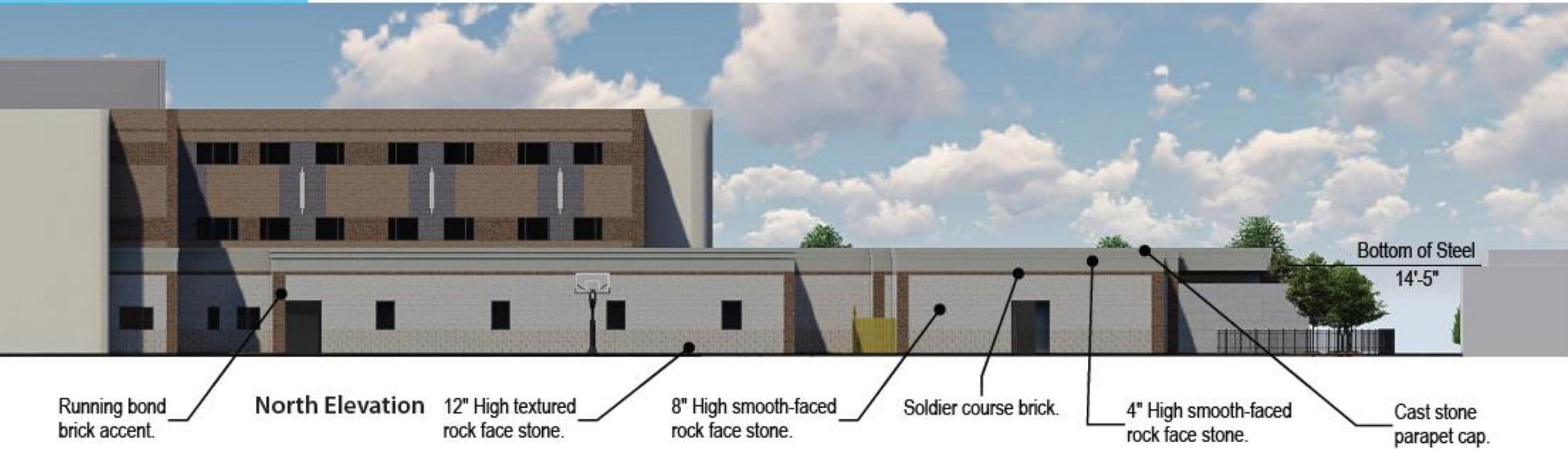
Soldier course brick.

4" High smooth-faced rock face stone.

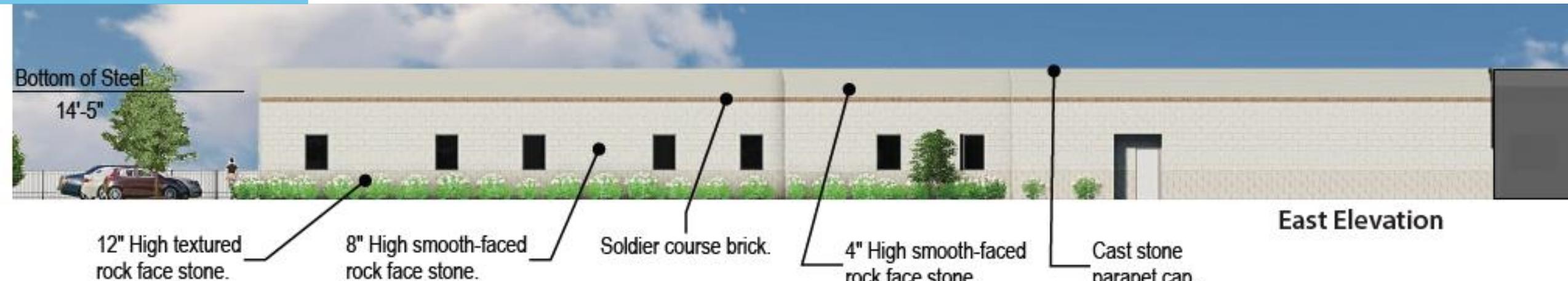
Cast stone parapet cap.

South Elevation

North Elevation



East Elevation



DPD Recommendation

The Department of Planning and Development recommends that the CDC **approve the market-rate disposition of 45736 W Roosevelt Rd.**