

#22373
INTRO DATE
MARCH 20, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

5730-5736 West Roosevelt Road, Chicago, IL

2. Ward Number that property is located in: 29th Ward

3. APPLICANT UHS of Hartgrove, Inc., d/b/a Hartgrove Behavioral Health System

ADDRESS 367 South Gulph Road CITY King of Prussia

STATE PA ZIP CODE 19406 PHONE 610-382-4584

EMAIL James.Stevenson@UHSinc.com CONTACT PERSON James Stevenson

4. Is the applicant the owner of the property? YES _____ NO X _____

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER See attached Summary of Affected Property Owners.

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Anthony Licata – Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive, Suite 2600

CITY Chicago STATE IL ZIP CODE 60601-3713

PHONE (312) 836-4028 FAX _____ EMAIL alicata@taftaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.
See attached Economic Disclosure Statements
7. On what date did the owner acquire legal title to the subject property? 1998 / 2004
8. Has the present owner previously rezoned this property? If yes, when? No / Yes, 2004
9. Present Zoning District M2-2 Light Industry District and Institutional Planned Development 933
Proposed Zoning District Institutional Planned Development 933, As Amended
10. Lot size in square feet (or dimensions) 260,312 sf
11. Current Use of the property Vacant / Hospital
12. Reason for rezoning the property. Mandatory Amendment to existing Planned Development per Section 17-8-0504 (development of land to be used for hospitals on 2 acres or more) and Section 17-8-0515 (expansion of an existing Planned Development).
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The Applicant requests an amendment to and expansion of the boundaries of Institutional Planned Development 933 in order to allow the construction and operation of: (1) in Phase I of the project, on the vacant parcel generally located at 5736 W. Roosevelt Road, to be purchased from the City of Chicago, a new wing of the hospital containing approximately 18,367 sf 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, on the parcel generally located at 5730-32 W. Roosevelt Road, an addition to the hospital containing approximately 4,410 sf of floor area, measuring approximately 14'5" in height, an including spaces for hospital and accessory uses.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X _____

SUMMARY OF AFFECTED PROPERTY OWNERS

- I. The Applicant is the contract purchaser of the property located at 5736 W. Roosevelt Road and identified as Parcel 2 on the attached survey.

APPLICANT: UHS of of Hartgrove, Inc., d/b/a Hartgrove Behavioral Health System

ADDRESS: 367 South Gulph Road

CITY: King of Prussia STATE: PA ZIP: 19406

PHONE: 610-382-4584 EMAIL: James.Stevenson@UHSinc.com

CONTACT PERSON: James Stevenson

- II. Merion Building Management, Inc. is the Property Owner of the property located at 5730-32 W. Roosevelt Road and identified as Parcel 1 on the attached survey.

OWNER: Merion Building Management, Inc.

ADDRESS: 367 South Gulph Road

CITY: King of Prussia STATE: PA ZIP: 19406

PHONE: 610-382-4584 EMAIL: James.Stevenson@UHSinc.com

CONTACT PERSON: James Stevenson

- III. The City of Chicago is the Property Owner of the property located at 5736 W. Roosevelt Road and identified as Parcel 2 on the attached survey.

OWNER: The City of Chicago

ADDRESS: 121 N. La Salle Street

CITY: Chicago STATE: IL ZIP: 60602

PHONE: 312-744-5798 EMAIL: Noah.Szafraniec@cityofchicago.org

CONTACT PERSON: Noah Szafraniec

COUNTY OF MONTGOMERY
COMMONWEALTH OF PENNSYLVANIA

Cheryl K. Ramagano, authorized signatory of **UHS OF HARTGROVE, INC.**,
being first duly sworn on oath, states that all of the abovestatements and the statements contained in the
documents submitted herewith are true and correct.


Signature of Applicant

Subscribed and Sworn to before me this
16th day of January, 2024.


Notary Public

Commonwealth of Pennsylvania - Notary Seal
DOUGLAS R. TEWKSBURY, Notary Public
Montgomery County
My Commission Expires October 25, 2024
Commission Number 1301489

For Office Use Only

Date of Introduction: _____

File Number: _____

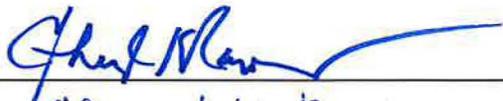
Ward: _____

PROPERTY OWNER AUTHORIZATION

The undersigned, on behalf of Merion Building Management, Inc., the legal titleholders of certain real property commonly known as 5730-32 West Roosevelt Road, Chicago, IL and located within Institutional Planned Development 933 ("PD 933"), hereby authorizes UHS of Hartgrove, Inc., d/b/a Hartgrove Behavioral Health System, and any affiliate or designee thereof and its attorneys, Taft Stettinius & Hollister LLP, to file an application with the City of Chicago for a planned development amendment relating to PD 933.

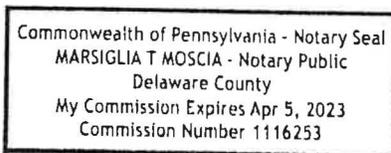
IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this 25 day of MARCH, 2023.

MERION BUILDING MANAGEMENT, INC.

By: 
Name: Cheryl K. Ramagano
Its: Treasurer

Notary Public:







DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 06, 2024

Ms. Laura Flores
Chairwoman
Chicago Plan Commission
City of Chicago
121 N. LaSalle St., Room 905
Chicago, Illinois 60602

Honorable Bennett R. Lawson
Acting Chairman, Zoning Committee
City of Chicago
121 N. LaSalle St., Rm 300
Chicago, Illinois 60602

Re: Owner's Consent to File PD Amendment Application to PD933 at 5730 W. Roosevelt for the purchase of City-owned property at 5736 W. Roosevelt Rd. (PIN: 1617413013) in Austin Community Area to build an annex to an existing Hospital for Behavioral Health – UHS of Hartgrove.

Dear Chairwoman Flores and Acting Chairman Lawson:

This letter serves to inform you that the City of Chicago owns the above referenced properties, and consents to UHS of Hartgrove, Inc. to file an application for an amendment for an existing planned development to allow for the expansion of the hospital on City property. UHS of Hartgrove, Inc. intends to develop the site as an annex to Hartgrove Hospital, specialized in Mental Health. UHS of Hartgrove Inc. has executed an offer to purchase the property with the Department of Planning and Development.

This consent letter does not constitute the City's endorsement or approval of the exhibits or statements in the planned development application. The PD exhibits and statements will be revised as needed prior to a future Chicago Plan Commission meeting.

Sincerely,

Ciere Boatright
Commissioner

Braeden E. Lord
312.836.4165
BLord@taftlaw.com

February 16, 2024

The Honorable Bennett Lawson, Chairman
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Planned Development Amendment
5730-5736 West Roosevelt Road, Chicago, Illinois**

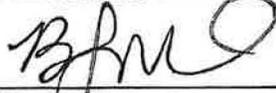
The undersigned, Braeden E. Lord, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents UHS of Hartgrove, Inc., the applicant for a proposal to rezone the subject property from the M2-2 Light Industry District and Institutional Planned Development 933, to the C2-2 Motor Vehicle-Related Commercial District, and then to Institutional Planned Development 933, as amended, certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately February 16, 2024; and a source for additional information on the application.

The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

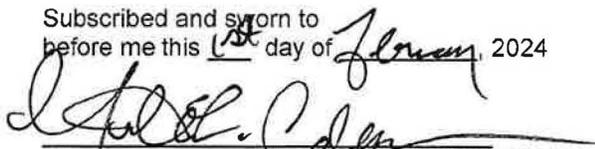
Sincerely yours,

Taft Stettinius & Hollister LLP

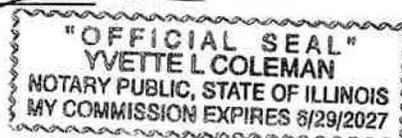


Braeden E. Lord

Subscribed and sworn to
before me this 16th day of February, 2024



Notary Public





111 East Wacker, Suite 2800
Chicago, IL 60601
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Anthony R. Licata
312.836.4028
ALicata@taftlaw.com

February 16, 2024

FIRST CLASS MAIL

To whom it may concern:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about February 16, 2024, the undersigned, on behalf of UHS of Hartgrove, Inc. (the "Applicant") intends to file an application to rezone the property located at 5730-5736 West Roosevelt Road (the "Property") from the M2-2 Light Industry District and Institutional Planned Development 933, to the C2-2 Motor Vehicle-Related Commercial District, and then to Institutional Planned Development 933, as Amended. A map of the Property is printed on the reverse side of this letter.

The Property is partially vacant and partially improved with an existing hospital building and surface parking. The Applicant requests a rezoning of the Property to authorize an expansion of the existing hospital, including a new wing to allow for improved services to the community. The expansion will consist of two buildings containing a total of approximately 22,777 square feet of floor area, 21 vehicular parking spaces, and accessory and incidental uses.

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the proposed development.

I am an authorized representative of the Applicant and my address is 111 East Wacker, Suite 2600, Chicago, Illinois 60601. The Applicant is the partial owner of the Property and its business address is 367 South Gulph Road, King of Prussia, PA 19406. The City of Chicago is another partial owner of the Property and its address is 121 North La Salle Street, Chicago, Illinois 60602.

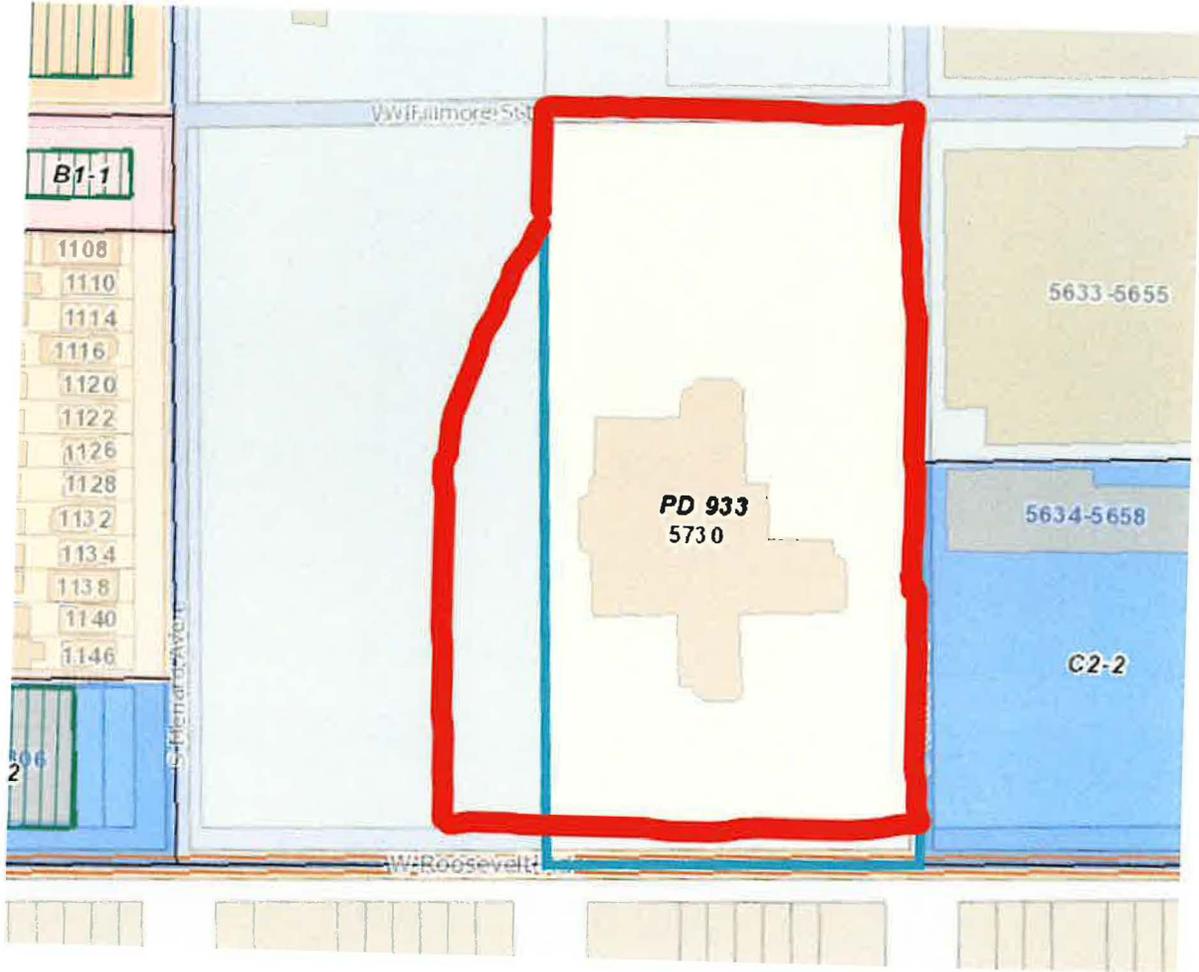
Please feel free to contact me at (312) 836-4028 with questions or to obtain additional information.

Sincerely yours,

Taft Stettinius & Hollister LLP

Anthony R. Licata

PROPERTY LOCATION MAP



PINs: 16-17-413-014-0000; 16-17-413-013-0000

Summary Narrative

UHS – Hartgrove Hospital Expansion - Environmental Remediation Narrative

UHS of Hartgrove, Inc. (“UHS”) obtained a Phase I Environmental Site Assessment (“ESA”) compliant with ASTM E-1527-13 for the property owned by the City of Chicago located at 5736 West Roosevelt Road (the “Property”), which identified Recognized Environmental Conditions (“RECs”). UHS performed a Phase II ESA to ascertain the presence of any environmental impacts that may be associated with the RECs. The Phase II ESA identified contamination above residential remediation objectives as determined by Title 35 of the Illinois Administrative Code (“IAC”) Part 742.

As a condition of UHS’s acquisition of the Property from the City, UHS has agreed to enroll the Property (or any portion thereof) in the Illinois Environmental Protection Agency’s (“IEPA”) Site Remediation Program (“SRP”) in order to obtain a comprehensive residential No Further Remediation (“NFR”) Letter for the enrolled Property. The specific remedial actions required in order to obtain the NFR Letter will be determined by IEPA in the form of an approved Remedial Action Plan after the Property has been enrolled in the SRP. UHS has agreed to not request a certificate of occupancy for the Project from the Department of Buildings until the IEPA has issued, and UHS has recorded with the Cook County Clerk’s Office, a Final Comprehensive residential NFR Letter for the Property (to the extent required).