



CHICAGO PLAN COMMISSION

Department of Planning and Development

AMENDMENT TO Institutional Planned Development #933

5730-5736 West Roosevelt Road

(29th Ward/Ald. Taliaferro)

Applicant: UHS of Hartgrove, Inc.

Design: Stengel Hill Architecture / Mackie Consultants, LLC / Trippiedi Design

Attorneys: Taft Stettinius & Hollister LLP

04/18/2024



Project Description

The Applicant, UHS of Hartgrove, Inc. (“UHS”) requests:

A zoning map amendment to:

- 1) Rezone the UHS-owned property at 5730-32 W. Roosevelt (the “UHS Parcel”) from Institutional Planned Development 933 (“PD 933”), to the **C2-2 Motor Vehicle-Related Commercial District**, and then to **PD 933, as amended**; and
- 2) Rezone the vacant City-owned property 5736 W. Roosevelt (the “City Parcel”) from **M2-2 Light Industry District**, to the **C2-2 Motor Vehicle-Related Commercial District**, and then to **PD 933, as amended**.

To construct a two-part expansion of the existing hospital at the UHS Parcel consisting of:

- a) On the City Parcel, a single-story hospital addition containing approx. **18,367 sf of floor area, 48 new patient beds**, and **21 new vehicular parking spaces**; and
- b) On the UHS Parcel, a single-story hospital addition containing approx. **4,410 sf of floor area, 16 new bicycle parking spaces**, and **129 existing vehicular parking spaces**.

Austin Community Area Profile

Population:

- 96,557 residents; 17.8% decrease (2000-2020)

Demographics:

- 3.9% White, 74.6% Black, 19.3% Latino & 2.2% Other

Educational Attainment:

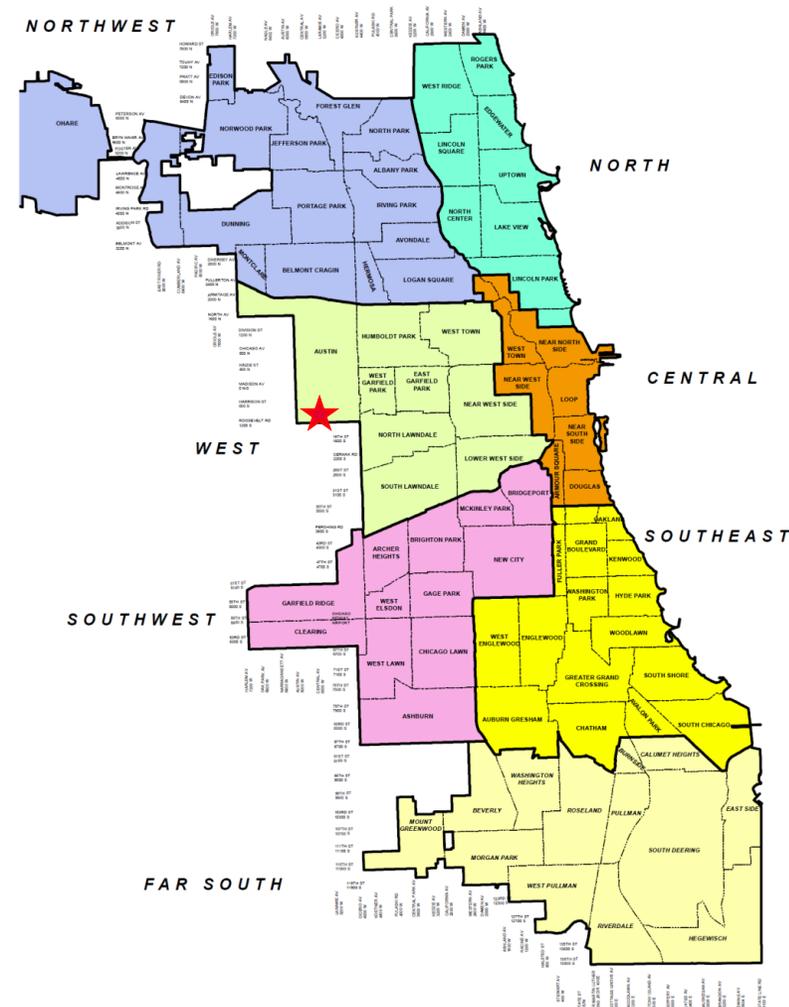
- 8.8% Bachelor's Degree, 6.6% Graduate Degree

Income Disparities:

- 59.9% households earn \$50k or less, 6.6% earn more than \$1

Housing:

- 59.2% renter-occupied, 40.8% owner-occupied

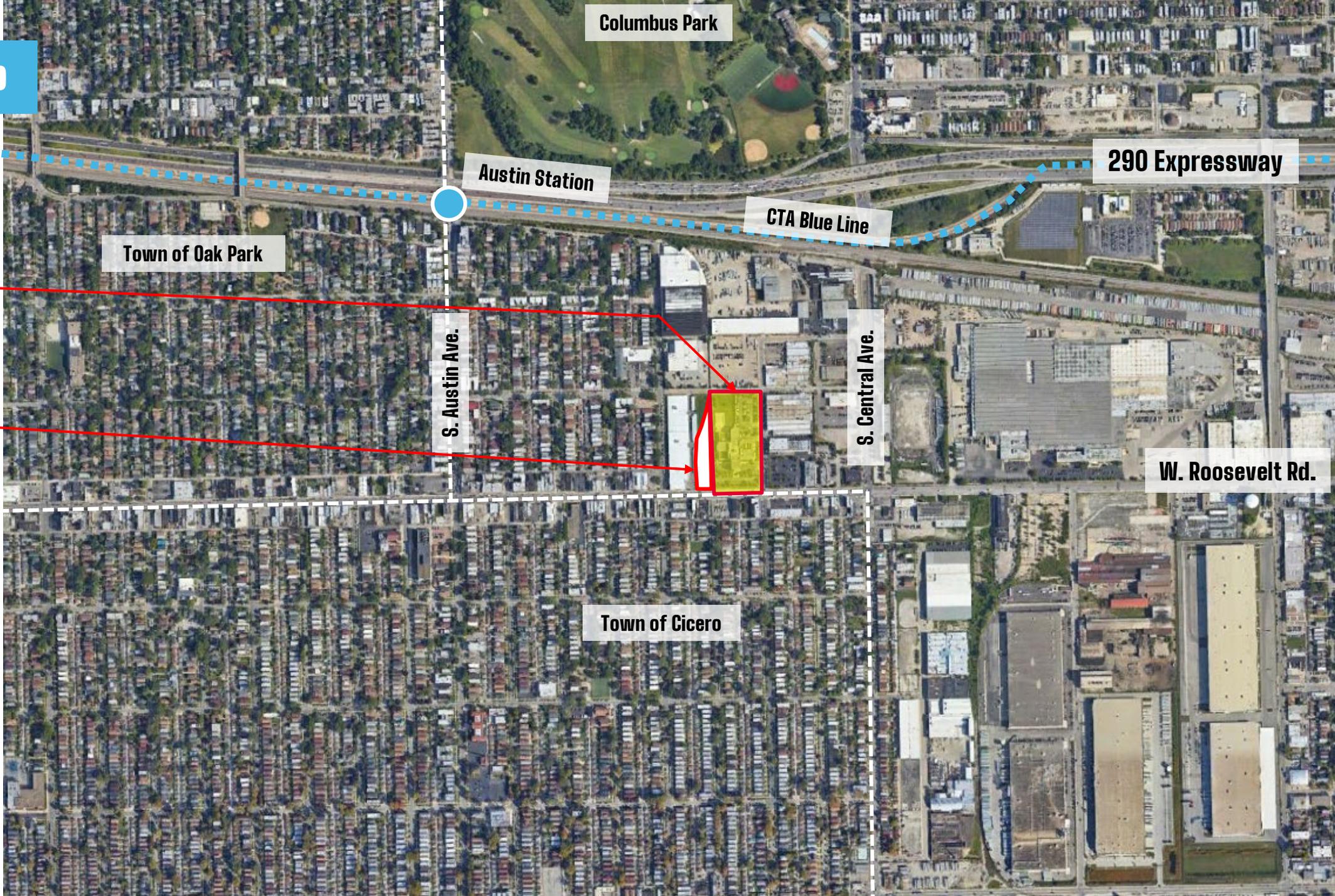


Source: 2000, 2010 & 2020 Census & 2017-2021
American Community Survey five-year estimates found on CMAP

Context Map

PD933
Hartgrove
Hospital

Vacant
City Parcel



Columbus Park

Austin Station

CTA Blue Line

290 Expressway

Town of Oak Park

S. Austin Ave.

S. Central Ave.

W. Roosevelt Rd.

Town of Cicero

Bird's Eye View



PD 933

W Fillmore Ave

S Waller Ave

S Menard Ave

W Roosevelt Rd.

Life Storage - Chicago

Errico's Club 30

Ron's Auto Sales

Dunkin'

Hollywood Hand Car Wash & Detail Center

GR Clark Elementary School

Family Dollar

Call Smoke Shop

Little Caesars

Central Area Recycling

Biking

Steel Warehouse Parking

Chicago State City

Pizzeria Parkers

Project Context: Hartgrove Hospital

- The Hartgrove Behavioral Health System hospital (Hartgrove) has served West Garfield Park and the surrounding area for more than 50 years. The current Hartgrove hospital facility at 5730 W. Roosevelt opened in 2007.
- The hospital is operated by UHS of Hartgrove, Inc., which is an affiliate of Universal Health Services, Inc.—a major national healthcare provider with over 400 facilities and 94,000 employees.
- Hartgrove provides inpatient and outpatient behavior healthcare and related services including inpatient acute mental health care, outpatient care, and accessory wellness, educational, and support services.
- Hartgrove predominantly serves members of underserved communities. 72.4% of in-patients and 82% of out-patients are on Medicaid.

Project Context: Behavioral Health In-Patient Demand

- Hartgrove and the broader region are experiencing demand for behavioral health services that far exceed available facilities and inpatient beds.
- There are 10 Acute Mental Inpatient (AMI) facilities in the planning area. Hartgrove is the leader among those 10 facilities, serving 23% of all AMI patients and providing 29% of all AMI patient days.
- Hartgrove has 160 inpatient beds. The facility has operated at or above full occupancy every year since 2020 (“Full Occupancy” is 85% as defined by State law).
- On many days, there are no available beds at Hartgrove, and individuals needing inpatient care must be kept at nearby Emergency Rooms for extended periods, at high cost and a burden on the ER providers.

Project Context: Proposed Expansion

- To better meet the demand for behavioral health services, UHS proposes to purchase 5736 West Roosevelt Road (the “City Parcel”) to construct an expansion of the hospital that will span the City Parcel and 5730-32 West Roosevelt Road (the “UHS Parcel”).
- As part of its proposal, UHS has applied for an amendment to Institutional Planned Development 933 to authorize the proposed expansion.
- The proposed expansion will include 48 new patient beds and approximately 22,777 total square feet of new hospital facilities.
- The expansion will significantly improve existing hospital operations and allow the Hospital to serve approximately 65 more patients per day. UHS will continue its existing programs in the proposed expansion.
- Alderman Taliaferro has expressed his support for the project.



Columbus Park

Austin Station

290 Expressway

Town of Oak Park

S. Central Ave.

City Parcel

Roosevelt CTA and Pace Bus Stations

W. Roosevelt Rd.

PD933
Hartgrove
Hospital

Town of Cicero

SITE CONTEXT



5736 W Roosevelt
PIN: 16-17-413-013
Approx. Area: 45,894 sf

Existing PD 933
214,418 sf

S Menard Ave

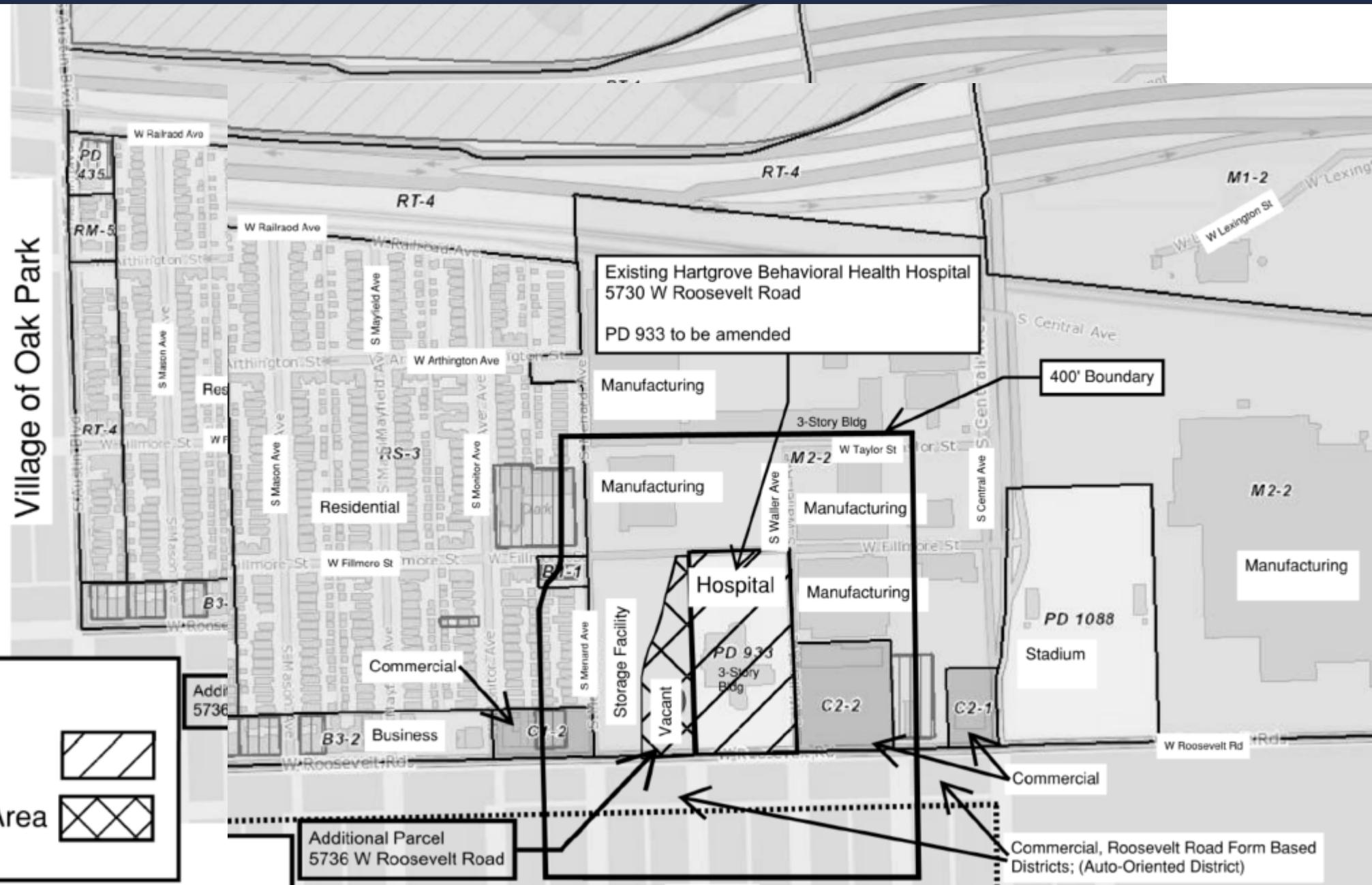
W Fillmore Ave

S Waller Ave

City Parcel

W Roosevelt Rd.

LAND USE CONTEXT



LEGEND

- Existing PD Area (diagonal hatching)
- Proposed Additional PD Area (cross-hatching)

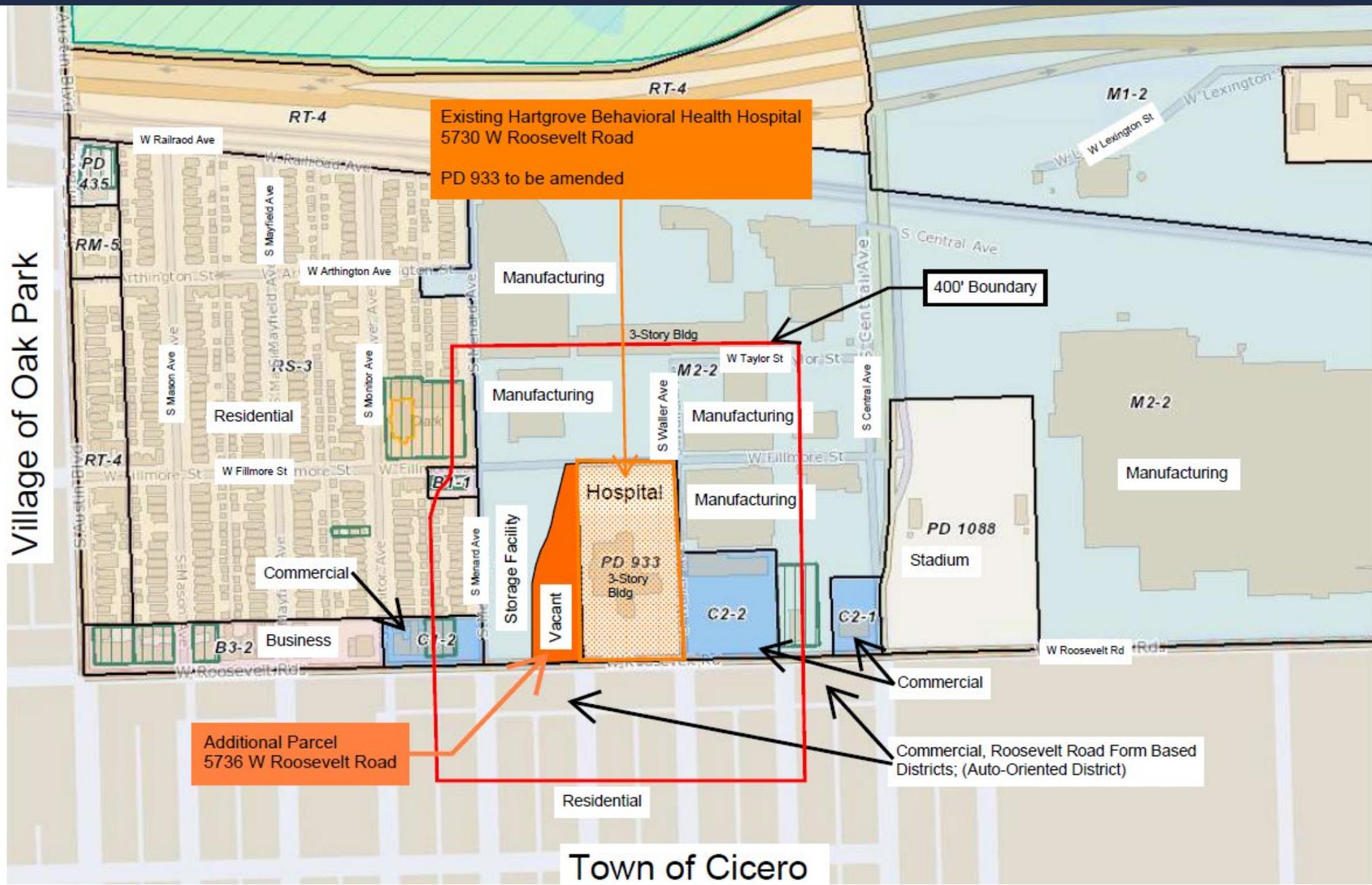
Additional Parcel
5736 W Roosevelt Road

Existing Hartgrove Behavioral Health Hospital
5730 W Roosevelt Road
PD 933 to be amended

400' Boundary

Additional Parcel
5736 W Roosevelt Road

Commercial, Roosevelt Road Form Based Districts; (Auto-Oriented District)



Village of Oak Park

Town of Cicero



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM NORTHWEST



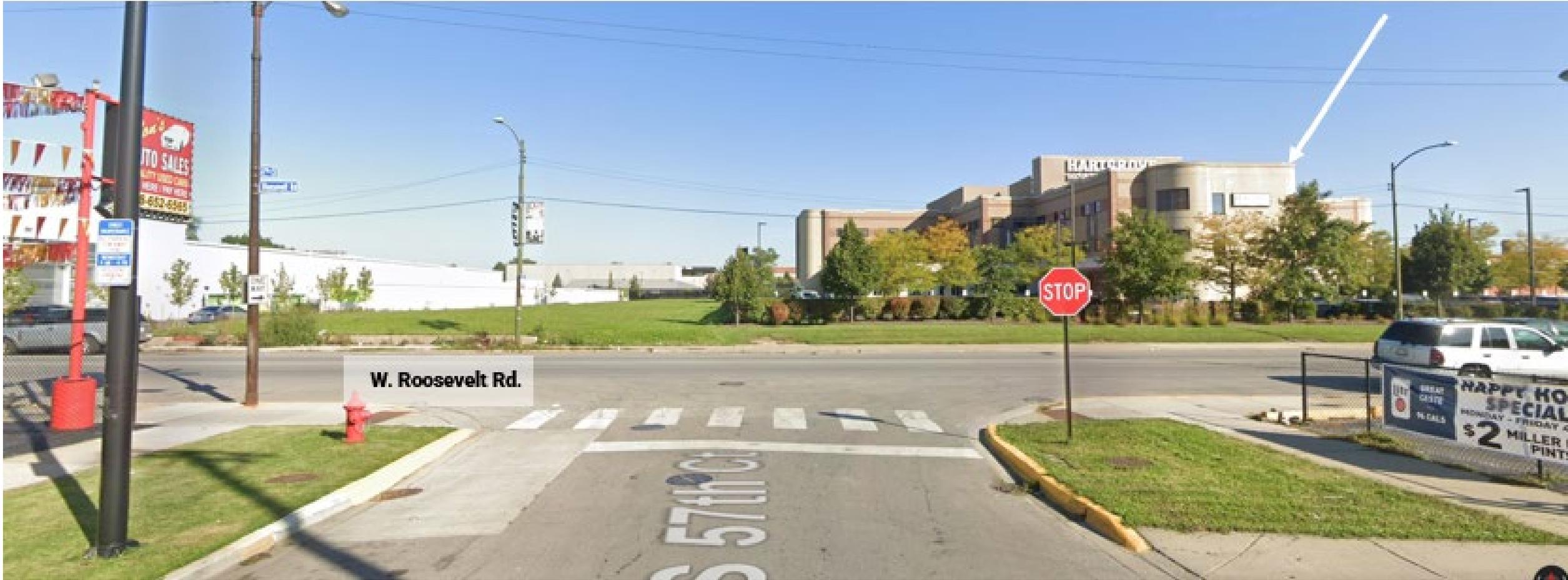
Building Characteristics

- 1 Story
- 22,777 sf gross floor area (total)
- 150 parking spaces (total)

Renderings from Roosevelt Road

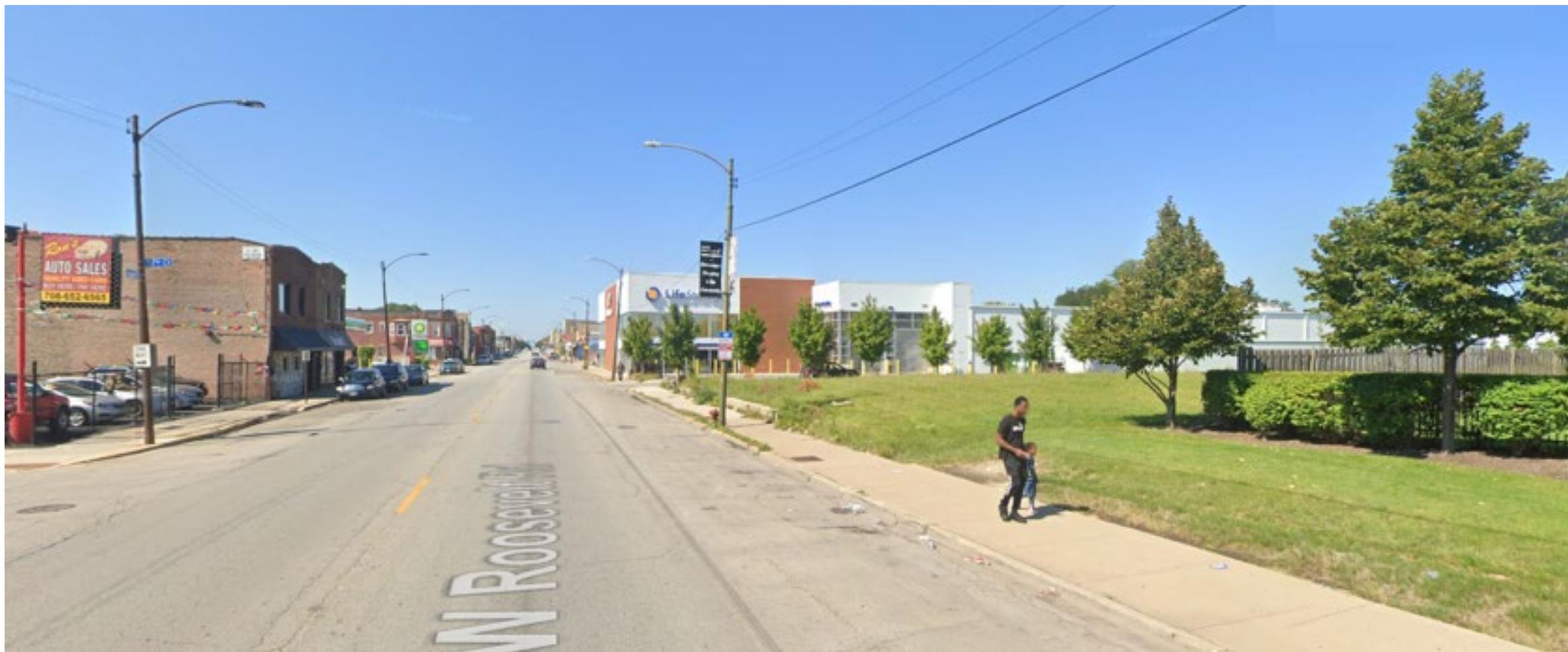


Renderings from Roosevelt Road/Parking Lot (from southwest)



W. Roosevelt Rd.

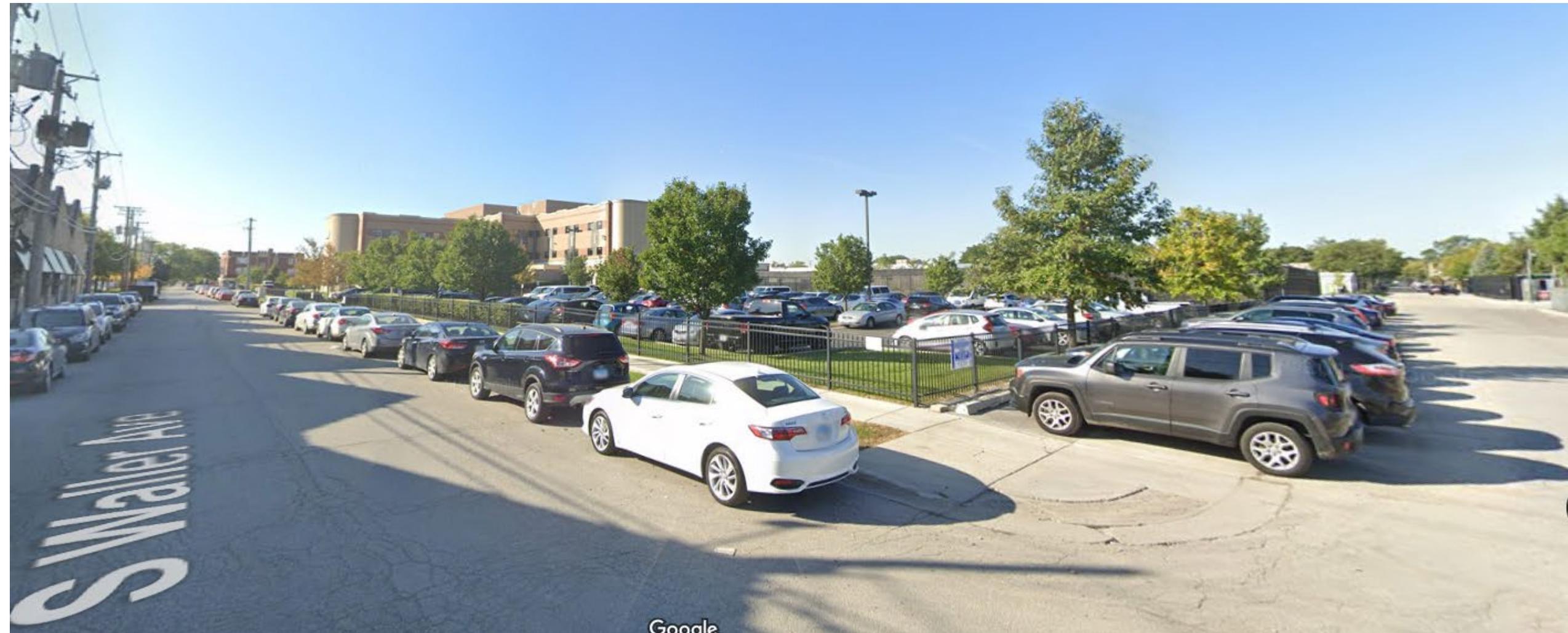
PEDESTRIAN CONTEXT – ROOSEVELT ROAD and 57th COURT (looking north)



PEDESTRIAN CONTEXT – ROOSEVELT ROAD (looking west)



PEDESTRIAN CONTEXT – FILLMORE STREET (looking south)



PEDESTRIAN CONTEXT – WALLER AVENUE and FILLMORE STREET (looking southwest)



PEDESTRIAN CONTEXT – ROOSEVELT ROAD and WALLER AVENUE (looking northwest)

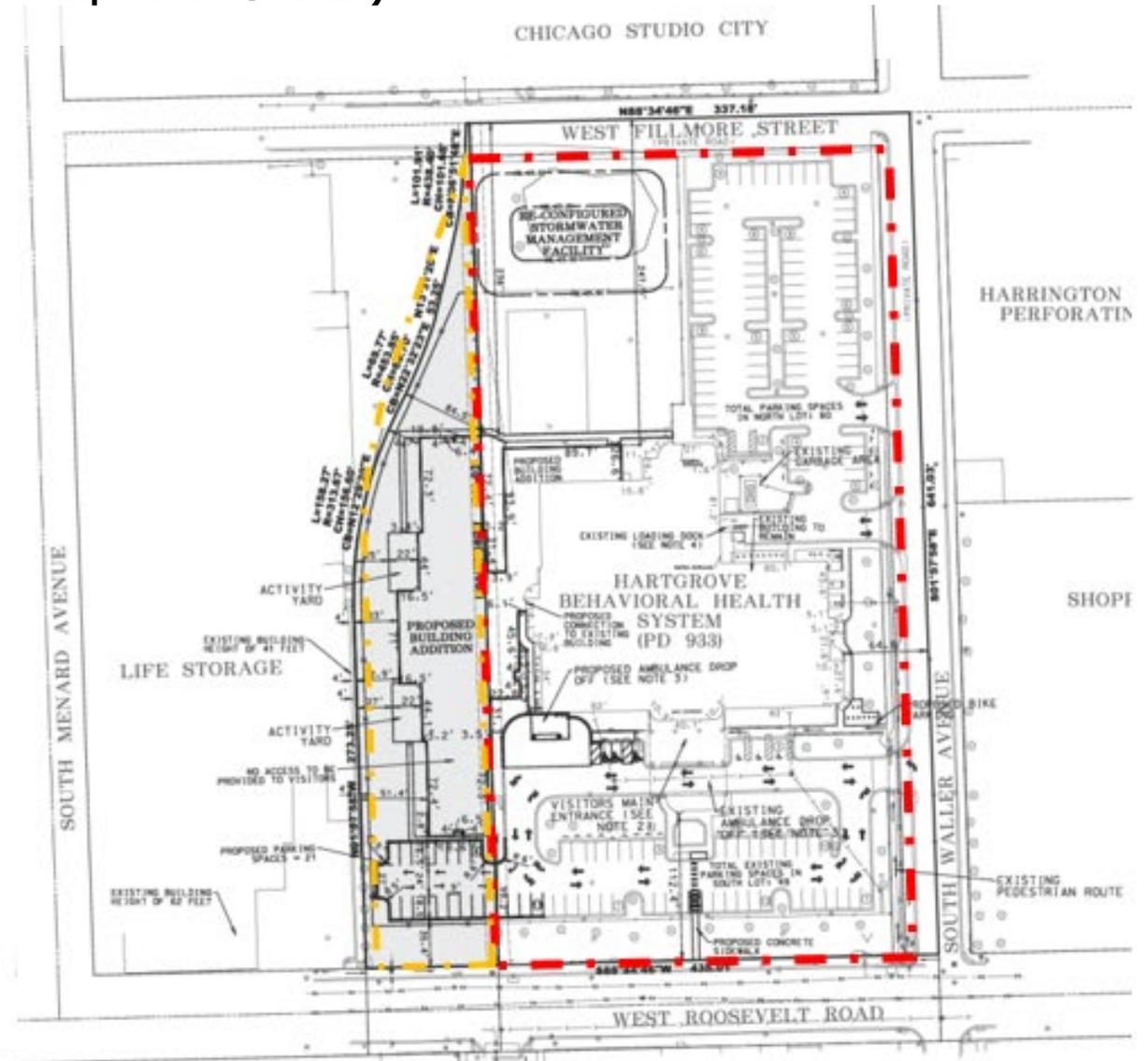
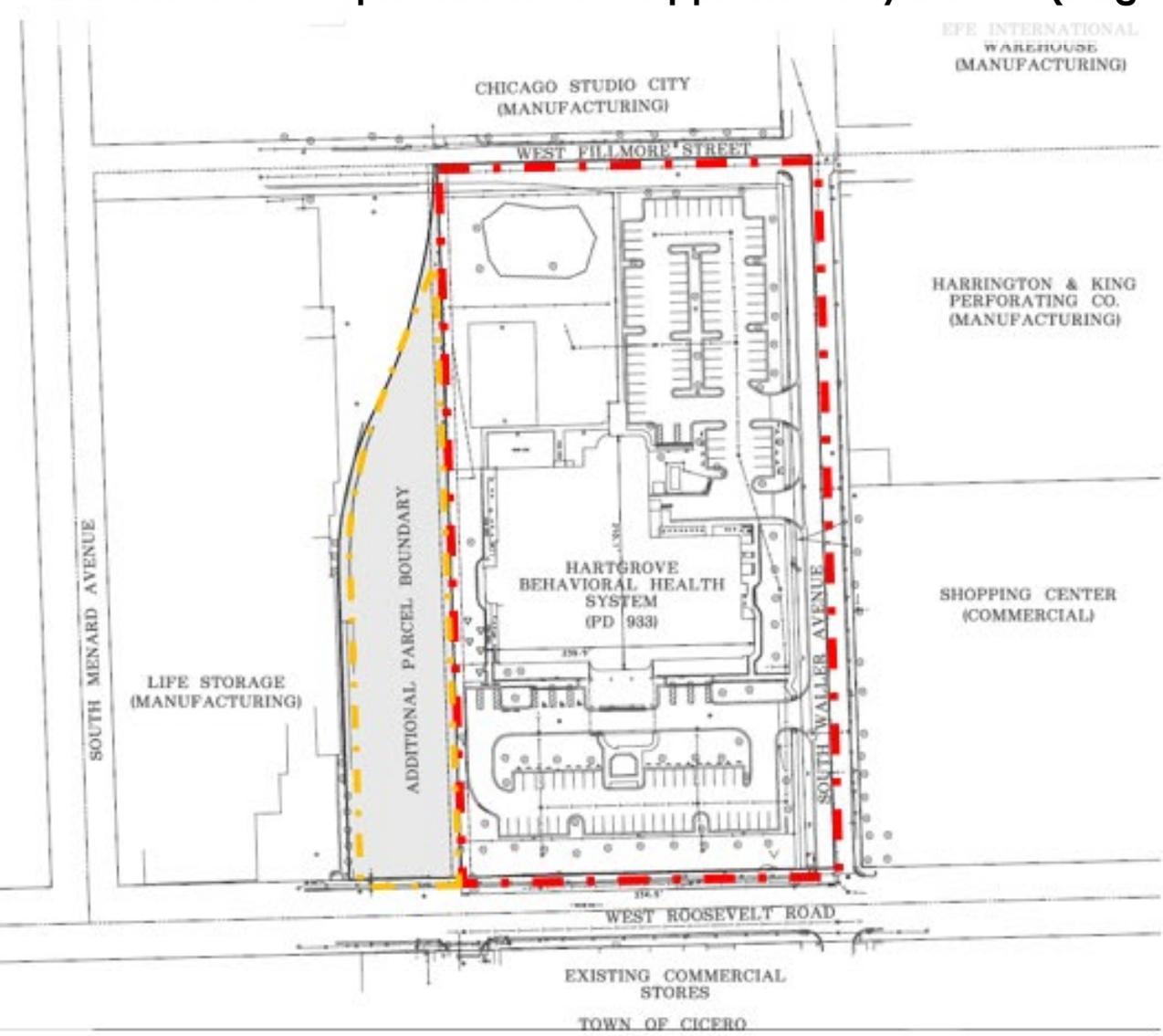
Planning Context



AUSTIN QUALITY OF LIFE PLAN (LISC)

- Published 2018
- Purpose to support economic, cultural, and community investment in Austin
- Strategic goals include fostering expanded mental health services

Estimated development timeline: Approximately 2 Years (Target Completion Q3 2026)



SITE PLAN – EXISTING vs PROPOSED

Project Timeline + Outreach

- **Initial DPD Intake Meeting:** September 2022
- **Alderman Review Meeting:** 11/8/24 (Letter of Support dated 2/9/24)
- **DPD Comment-Response Letters:** Submitted 2/2/24 and 3/5/24
- **Filing date:** 3/6/24
- **Departmental Approvals:** March-April 2024

Plan Improvements Per Feedback:

- Addition of ADA-accessible pedestrian path from Roosevelt Road to existing hospital entrance.
- Addition of bicycle parking.
- Enhanced exterior building/façade materials for proposed additions (stone color/pattern).
- Enhanced/improved landscaping: extension of green roof onto proposed addition; additional row of perimeter trees along Roosevelt Road; shrubbery and groundcover enhancement to existing trash enclosure, replacement of unhealthy existing trees and shrubbery/groundcover.



LIFE STORAGE

$L=158.27'$
 $R=313.67'$
 $CH=156.60'$
 $CB=N12^{\circ}29'20''E$

EXISTING BUILDING HEIGHT OF 41 FEET

ACTIVITY YARD

PROPOSED BUILDING ADDITION

ACTIVITY YARD

NO ACCESS TO BE PROVIDED TO VISITORS

PROPOSED PARKING SPACES = 21

EXISTING BUILDING HEIGHT OF 62 FEET

PROPOSED BUILDING ADDITION

EXISTING LOADING DOCK (SEE NOTE 4)

HARTGROVE BEHAVIORAL HEALTH SYSTEM (PD 933)

PROPOSED CONNECTION TO EXISTING BUILDING

PROPOSED AMBULANCE DROP OFF (SEE NOTE 3)

VISITORS MAIN ENTRANCE (SEE NOTE 2)

EXISTING AMBULANCE DROP OFF (SEE NOTE 3)

TOTAL EXISTING PARKING SPACES IN SOUTH LOT: 49

PROPOSED CONCRETE SIDEWALK

EXISTING GARBAGE AREA

EXISTING BUILDING TO REMAIN

PROPOSED BIKE PARKING

EXISTING PEDESTRIAN ROUTE

AREA TO BE ADDED TO PD 933 

PEDESTRIAN ROUTE 

PROPOSED VEHICULAR ACCESS 

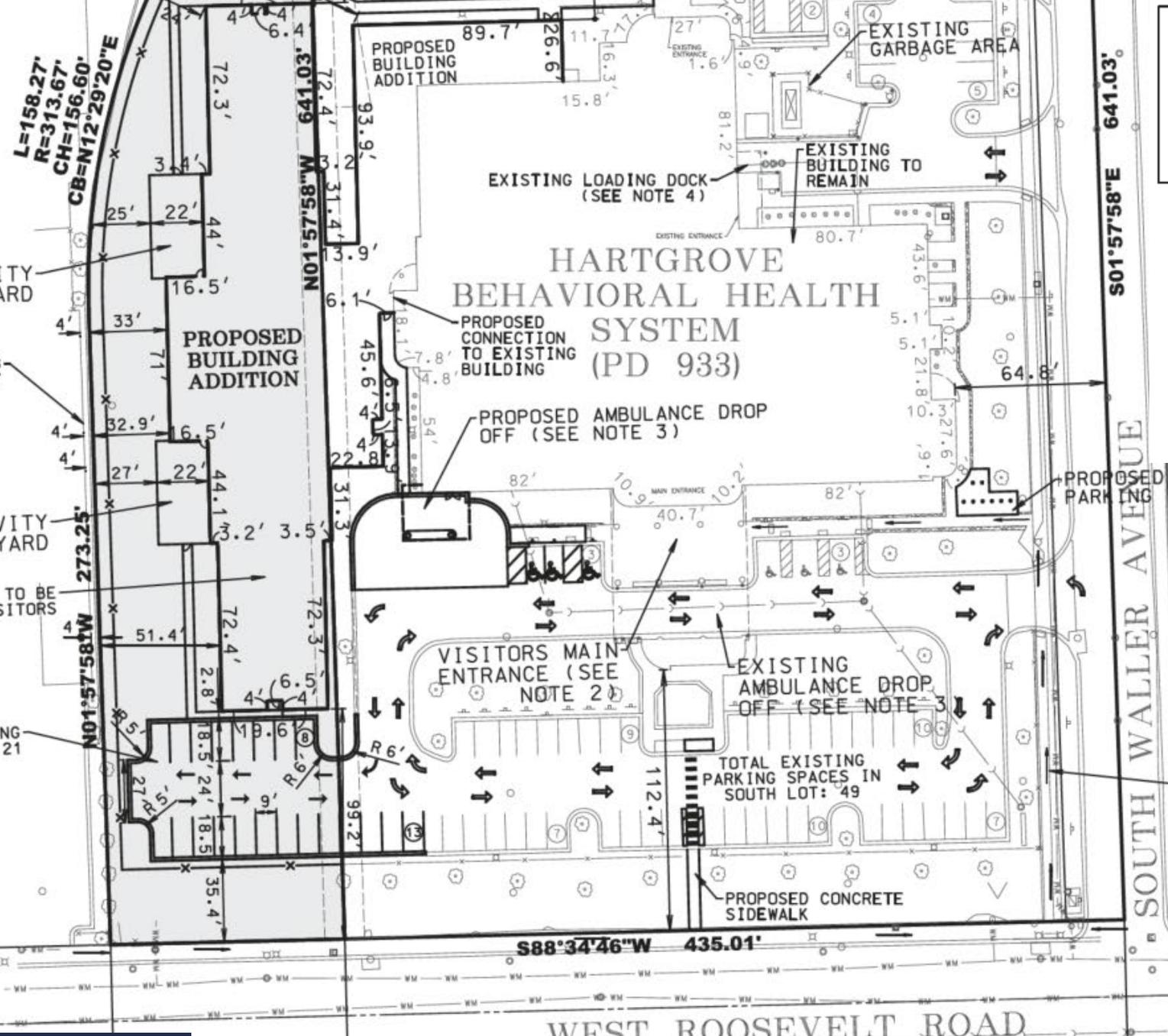
EXISTING VEHICULAR ACCESS 

PARKING INFORMATION

VEHICULAR PARKING INFORMATION
 EXISTING SPACES NORTH LOT = 80
 EXISTING SPACES SOUTH LOT = 49
 PROPOSED SPACES SOUTH LOT = 21
 TOTAL PARKING SPACES = 150

ADA PARKING INFORMATION
 ADA PARKING PROVIDED = 8

BIKE PARKING INFORMATION
 BIKE PARKING PROVIDED = 16



$S88^{\circ}34'46''W$ 435.01'

$S01^{\circ}57'58''E$ 641.03'

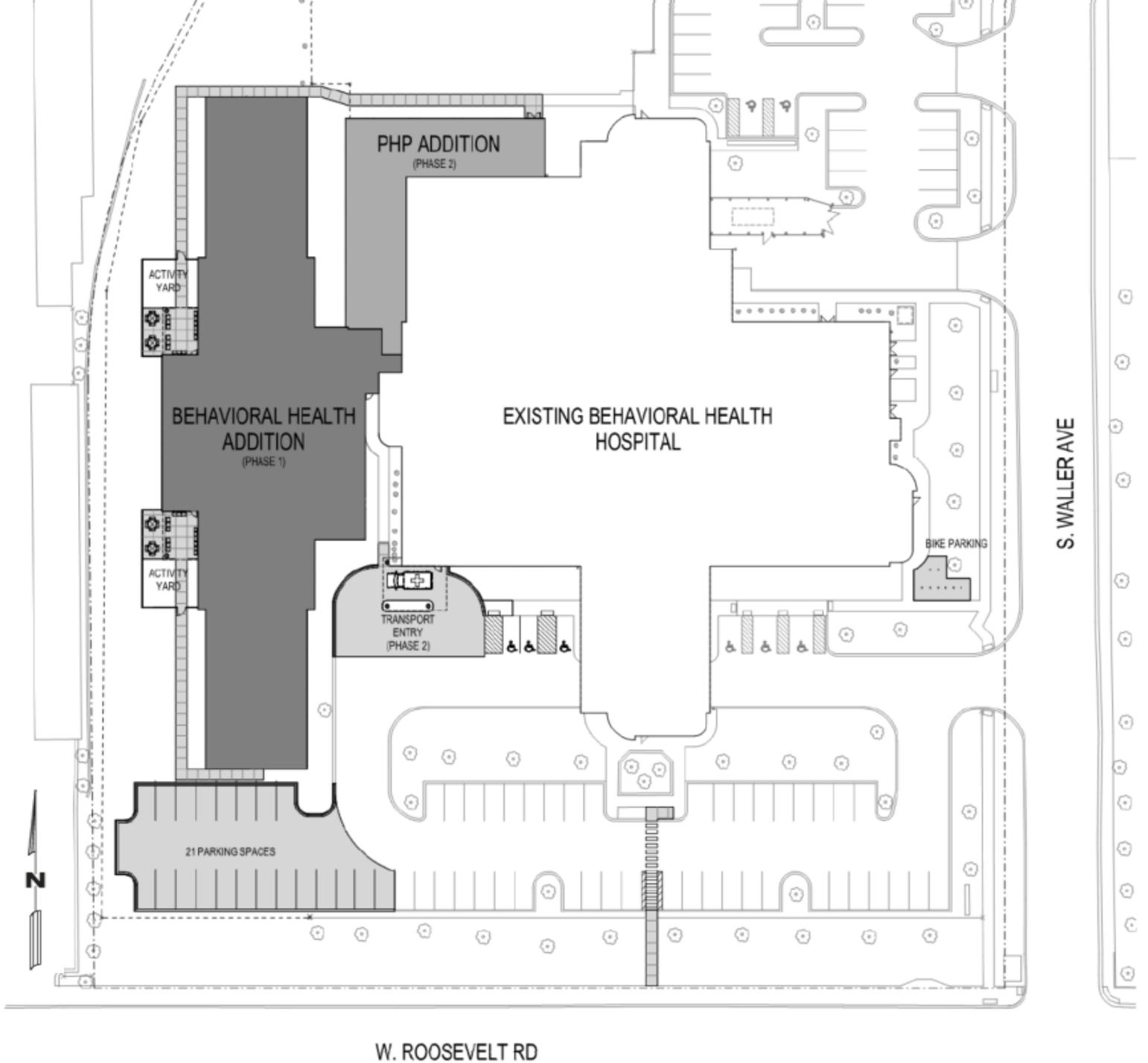
SOUTH WALLER AVENUE

WEST ROOSEVELT ROAD

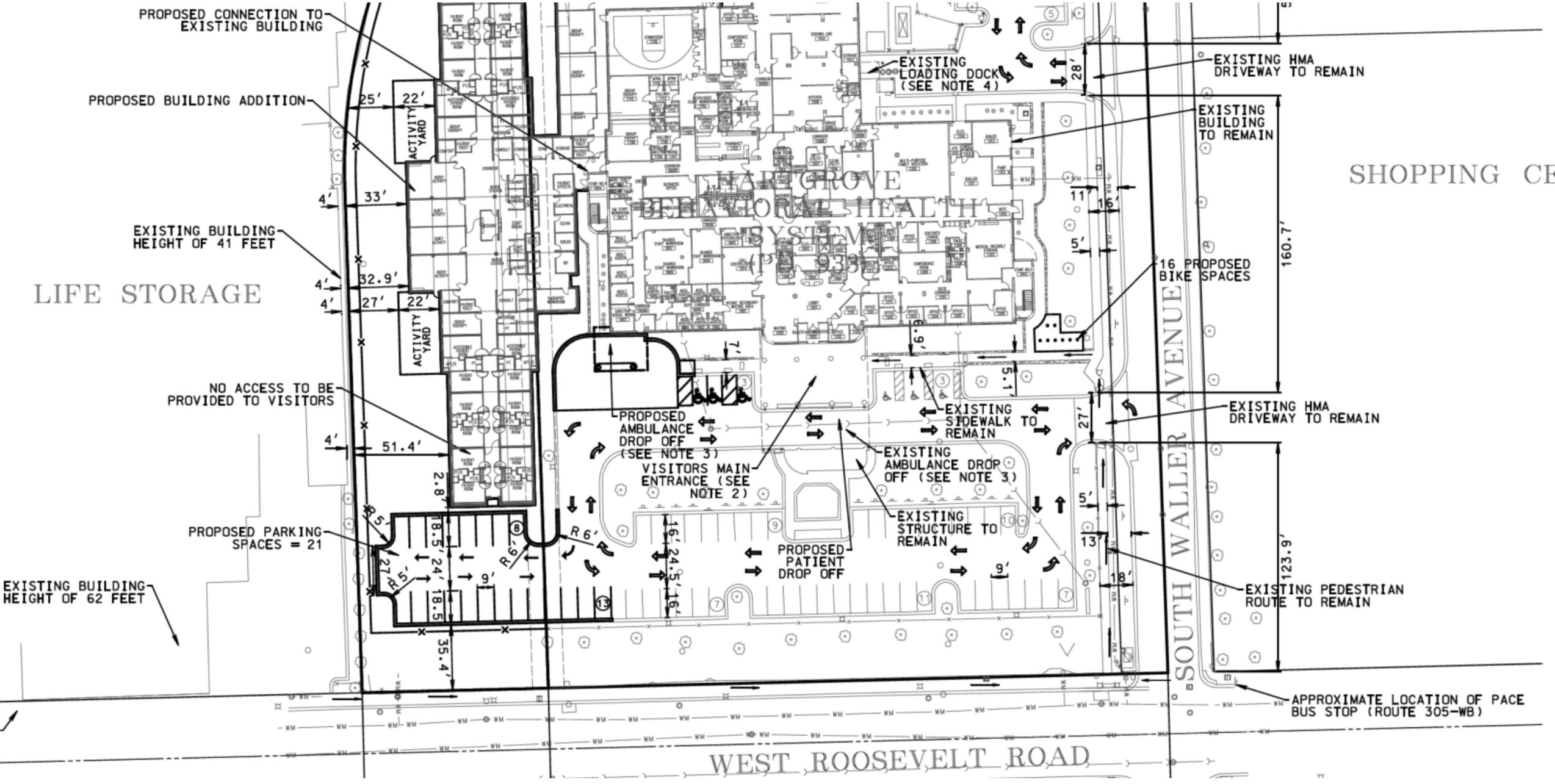
SITE PLAN - SOUTH PORTION

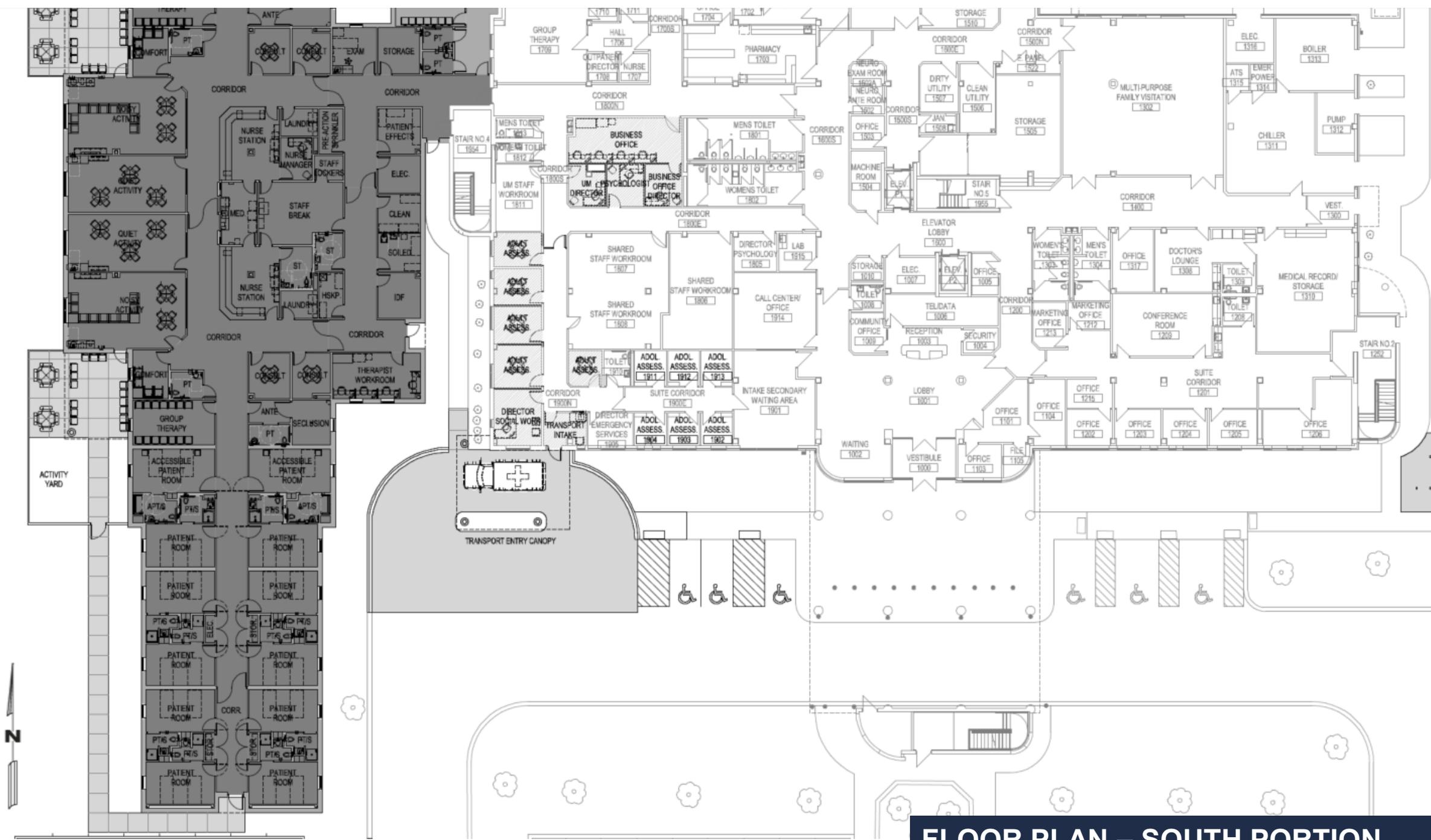
SITE PLAN - IMPROVEMENTS

Gross Site Area (sf):	284,160 SF
Area of Public Rights-of-Way (sf):	23,848 SF
Net Site Area (sf):	260,312 SF
Maximum Floor Area Ratio:	2.2
Maximum Dwelling Units:	0
Minimum Off-Street Parking Spaces (passenger vehicles):	150
Minimum Off-Street Loading Spaces:	1
Maximum Building Height – Existing Building:	45'10"
Maximum Building Height – Proposed Building Addition:	14'5"



SITE PLAN (SOUTH PORTION) - Parking, Access, Transportation Details





FLOOR PLAN – SOUTH PORTION



Bottom of Steel
14'-5"

Running bond brick
accent

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



Bottom of Steel
14'-5"

Running bond brick
accent

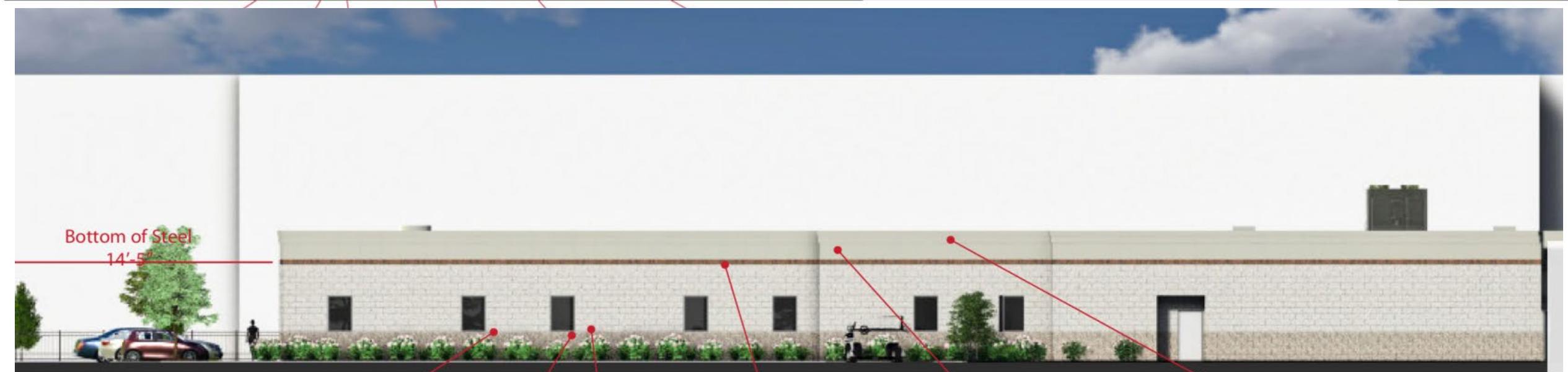
12" high textured rock
face stone

8" high smooth-faced
rock face stone

Soldier course brick

4" high smooth-faced
rock face stone

Cast stone parapet cap



Running bond brick
accent

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



- Running bond brick accent
- 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



- Running bond brick accent
- 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

West Elevation



Bottom of Steel
14'-5"

8" high smooth-faced
rock face stone

Soldier course brick

4" high smooth-faced
rock face stone

Cast stone parapet cap



Bottom of Steel
14'-5"

8" high smooth-faced
rock face stone

Soldier course brick

4" high smooth-faced
rock face stone

Cast stone parapet cap

BUILDING ELEVATION - WEST



Compliance Options	Points Required		Sustainable Strategies Menu																																										
			Health	Energy							Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife															
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)		2.3 Exceed Energy Code (10%)		2.4 Exceed Energy Code (25%)		2.5 Exceed Energy Code (40%)		2.6 Onsite Renewable Energy (3%)		2.7 Onsite Renewable Energy (5%)		3.1 Exceed Stormwater Ordinance by 25%		3.2 Exceed Stormwater Ordinance by 50%		3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%		5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)		6.2 Indoor Water Use Reduction (40%)		7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab																																											
Options Without Certification																																													
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	5	10	10	5	10			
Options With Certification																																													
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10					
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10					
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	20	10	20	NA	NA	NA	10	5	5	5	5	10	10	5	10					
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10					
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10					
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10					
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	20	NA	NA	NA	NA	NA	5	5	5	5	5	10	10	5	10					
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10					
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	10	10	5	10					
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	10	10	5	10					

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

PROJECT FEATURES

- Designed to earn the Energy Star (30 points)
- Green roof of 50-100% (10 points)
- Indoor water use reduction of 25% (10 points)
- Energy efficient infrastructure
- Remediation of contaminated site (via IEPA SRP program)
- LED Lighting
- Reconstruction/improvement of stormwater basin

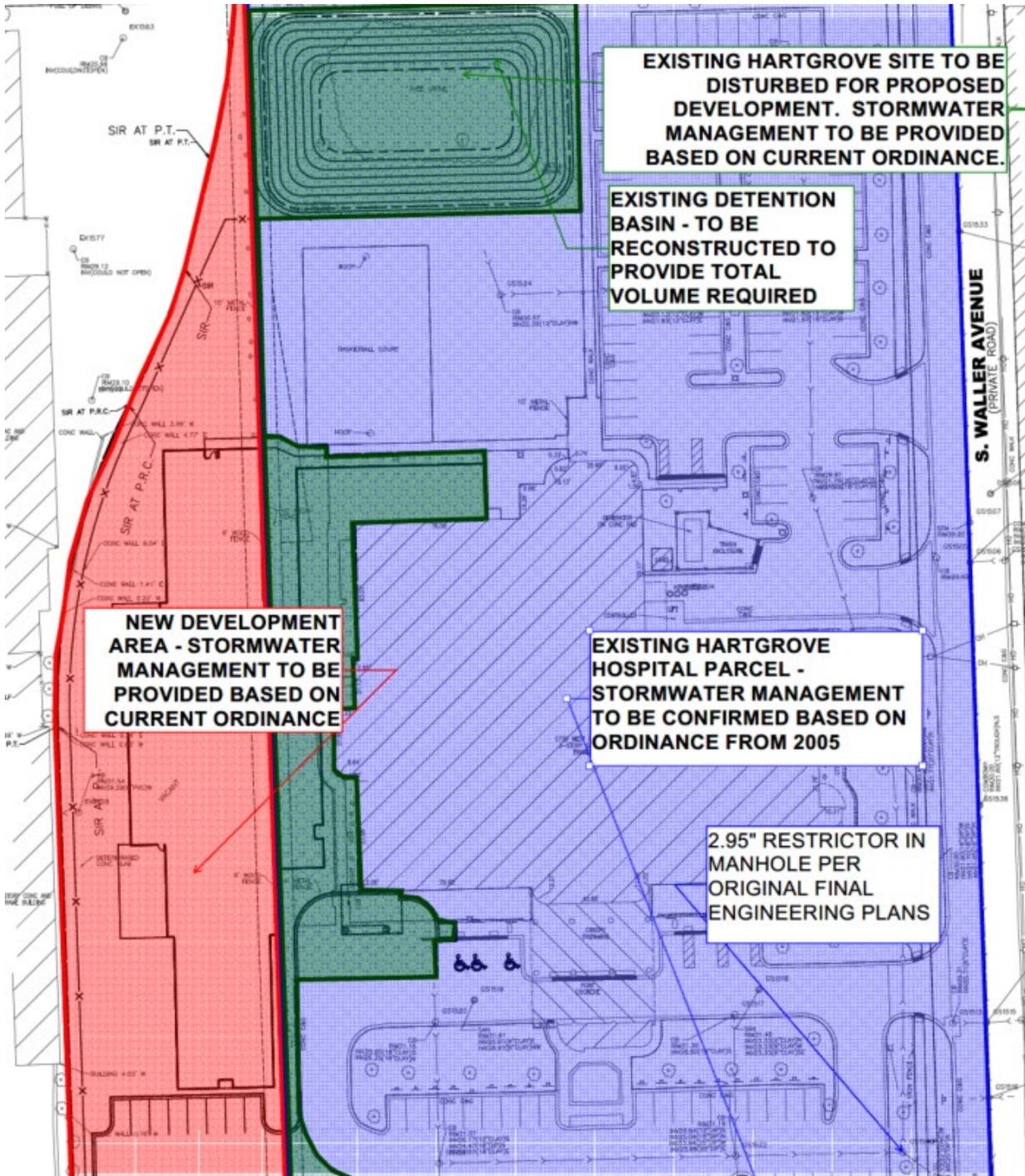
STORMWATER MANAGEMENT ORDINANCE COMPLIANCE



MEETING MINUTES

- Project:** Hartgrove Hospital Expansion
5730 and 5736 W Roosevelt
(MCLLC # 4419)
- Meeting:** Teams Meeting on November 14 at 1:00pm
- Participants:** Andrew Billing, City of Chicago Department of Buildings
Ben Stammers, City of Chicago Department of Buildings
Trudy Buehler, Mackie Consultants, LLC
Mark Spies, Stengel Hill Architecture
- Minutes By:** Trudy Buehler

Mackie Consultants, LLC will meet the current City of Chicago Stormwater Ordinance for the proposed disturbed area and as noted above. We ask the City to provide a letter that can be forward to the Department of Planning & Development to allow their approval process to continue.





COMMUNITY BENEFITS

- 48 New Behavioral Health Patient Beds (more patients/day)
- Remediation of Contaminated Site (Per SRP/IEPA Standards)
- Substantially Enhanced Landscaping (e.g., new trees)
- Enhanced Stormwater Management (e.g., enhanced basin)
- 60-80 Construction Jobs
- 120 Permanent Jobs - 60 Full Time, 90 Part Time

PROJECT FACTS

- Estimated Project Budget: \$19.9 million (includes environmental remediation)
- Activates long-vacant City Parcel
- The project is targeting 26% MBE, 6% WBE, 50% City resident, 10% Ward 29 resident hiring





DPD Recommendations

- The proposal is consistent with the Roosevelt/Cicero Redevelopment Area Plan.
- Encourages unified planning and development (17-8-0102)
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- Promotes transit, pedestrian and bicycle use; ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns; and promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles; and provide safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas; and provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (17-8-0904-A-1– A-7)