



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

CHICAGO PLAN COMMISSION

Department of Planning and Development

GREATER CHICAGO FOOD DEPOSITORY EXPANSION

4100 W Ann Lurie Place (14th Ward / Southwest Region)

GREATER CHICAGO FOOD DEPOSITORY

03/19/2020

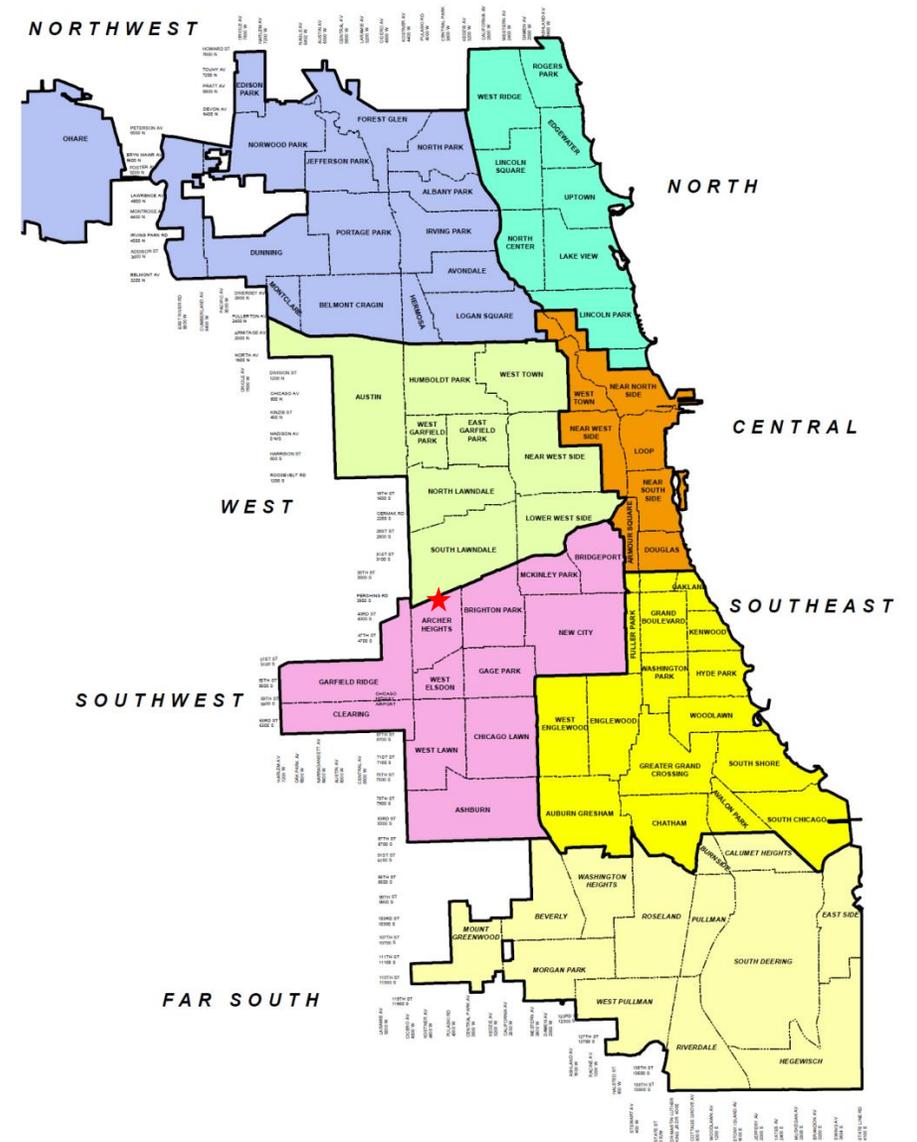
DRAFT

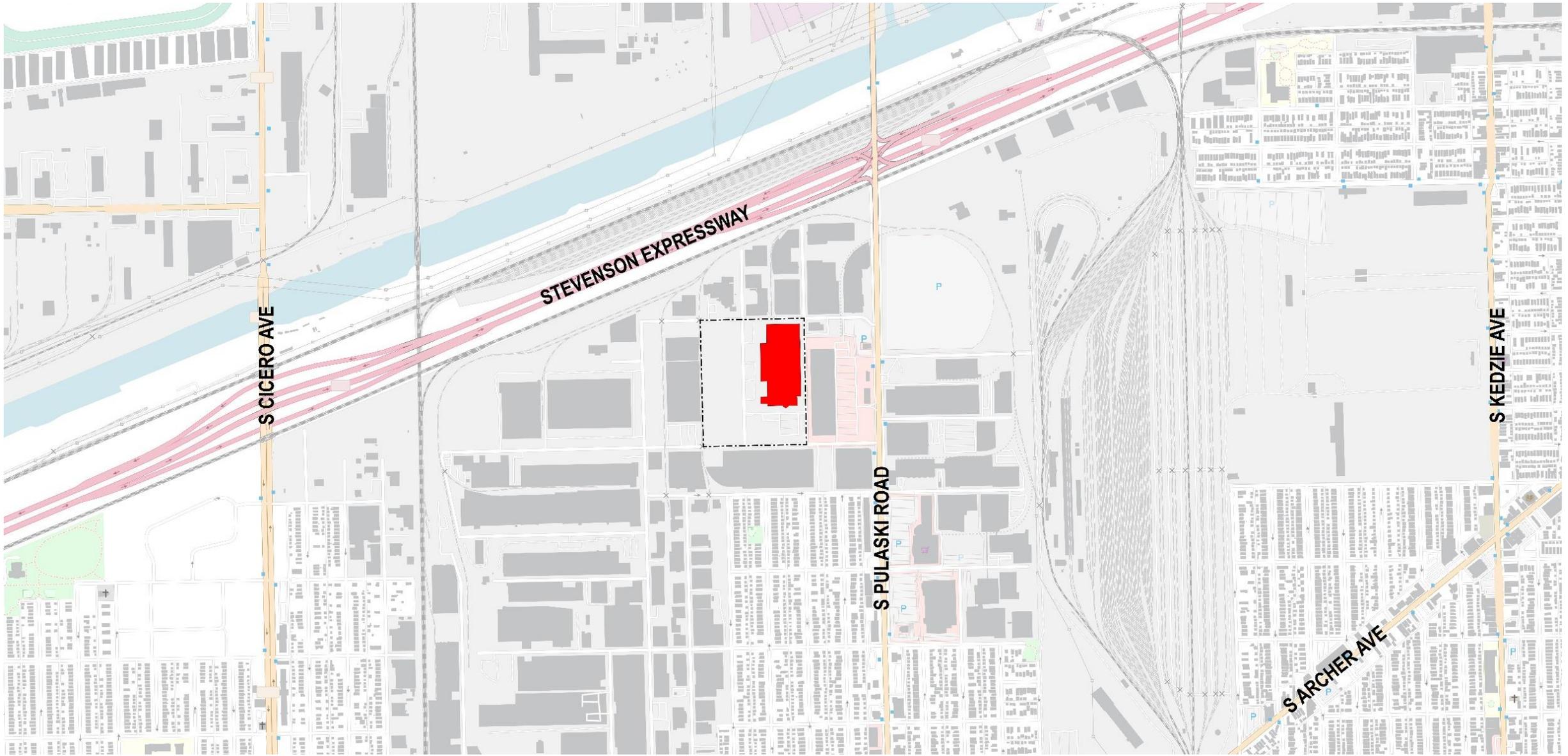


Community Area Snap Shot

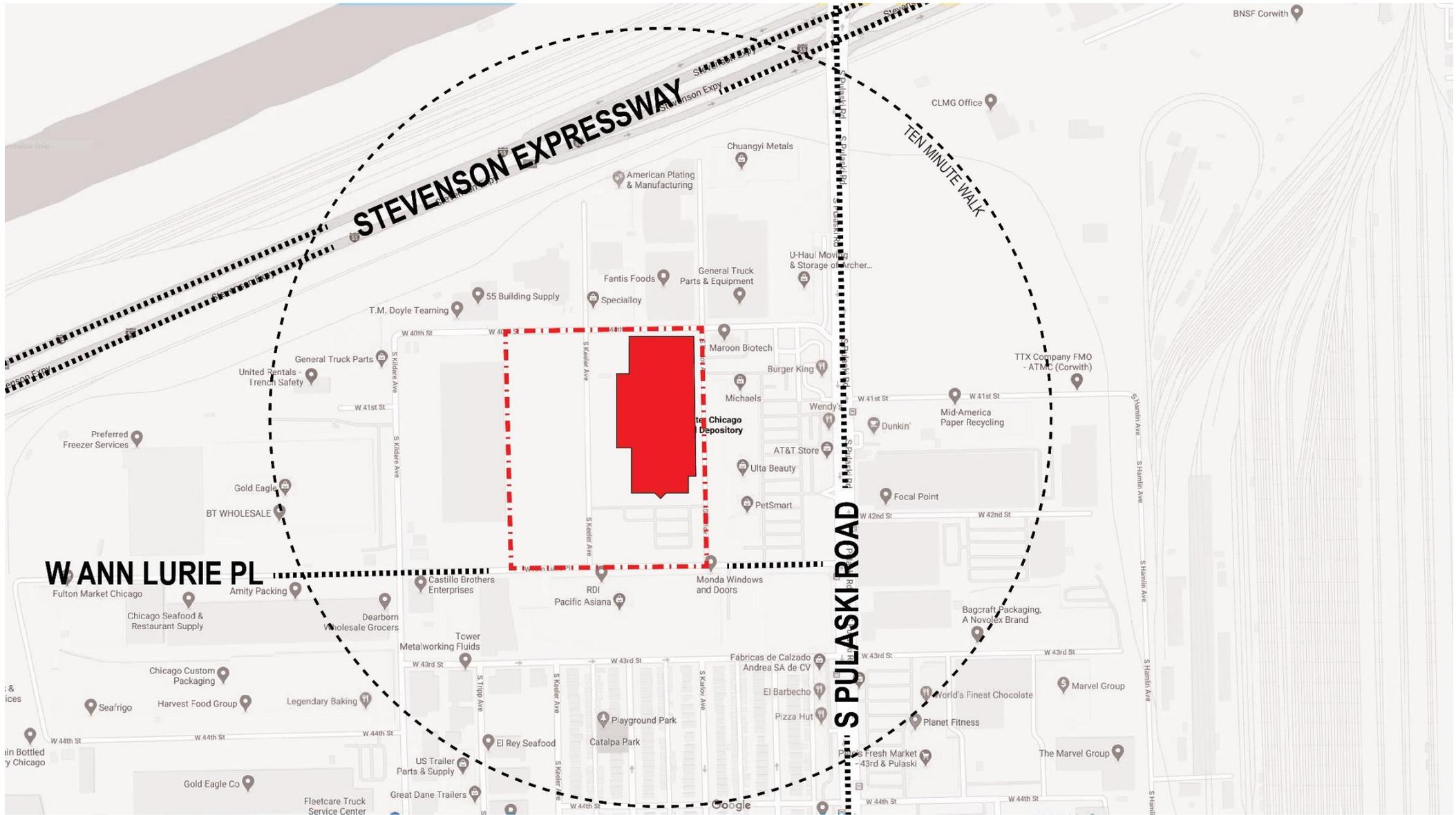
DEMOGRAPHICS IN ARCHER HEIGHTS

- **POPULATION**.....13,142
 - **AGE:**
 - 19 AND UNDER..... 30.6%
 - 20 – 49..... 43.8%
 - OVER 50..... 25.6%
 - **MEDIAN INCOME**.....\$46,632
- *ACCORDING TO CMAP.ILLINOIS.GOV*





SITE AREA CONTEXT PLAN



SITE CONTEXT PLAN



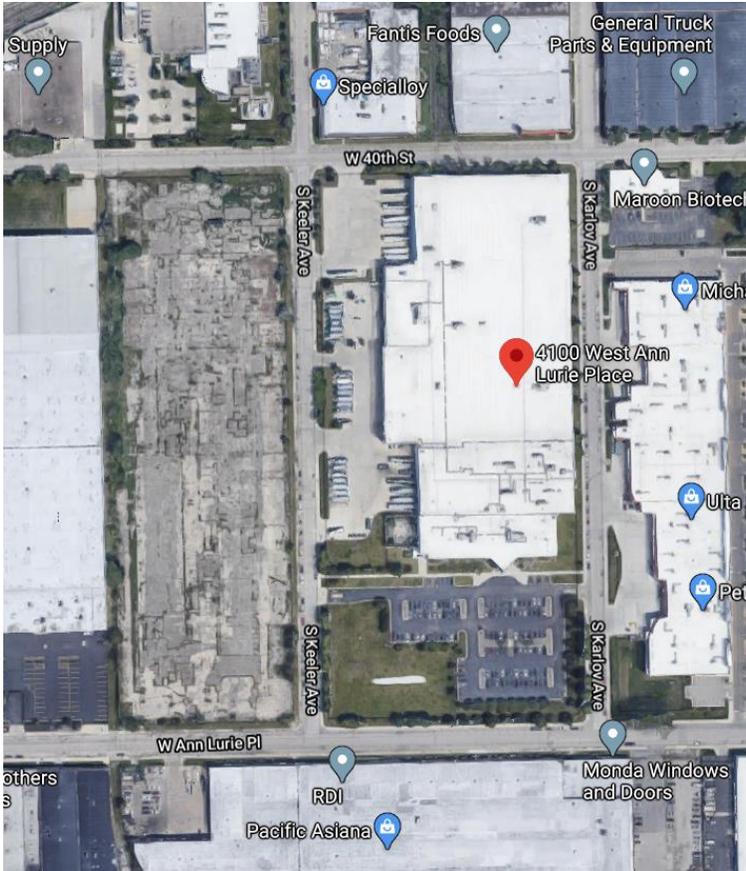
SURROUNDING ZONING



4100 W Ann Lurie Pl

EXISTING SITE AERIAL LOOKING NORTH

Existing Conditions



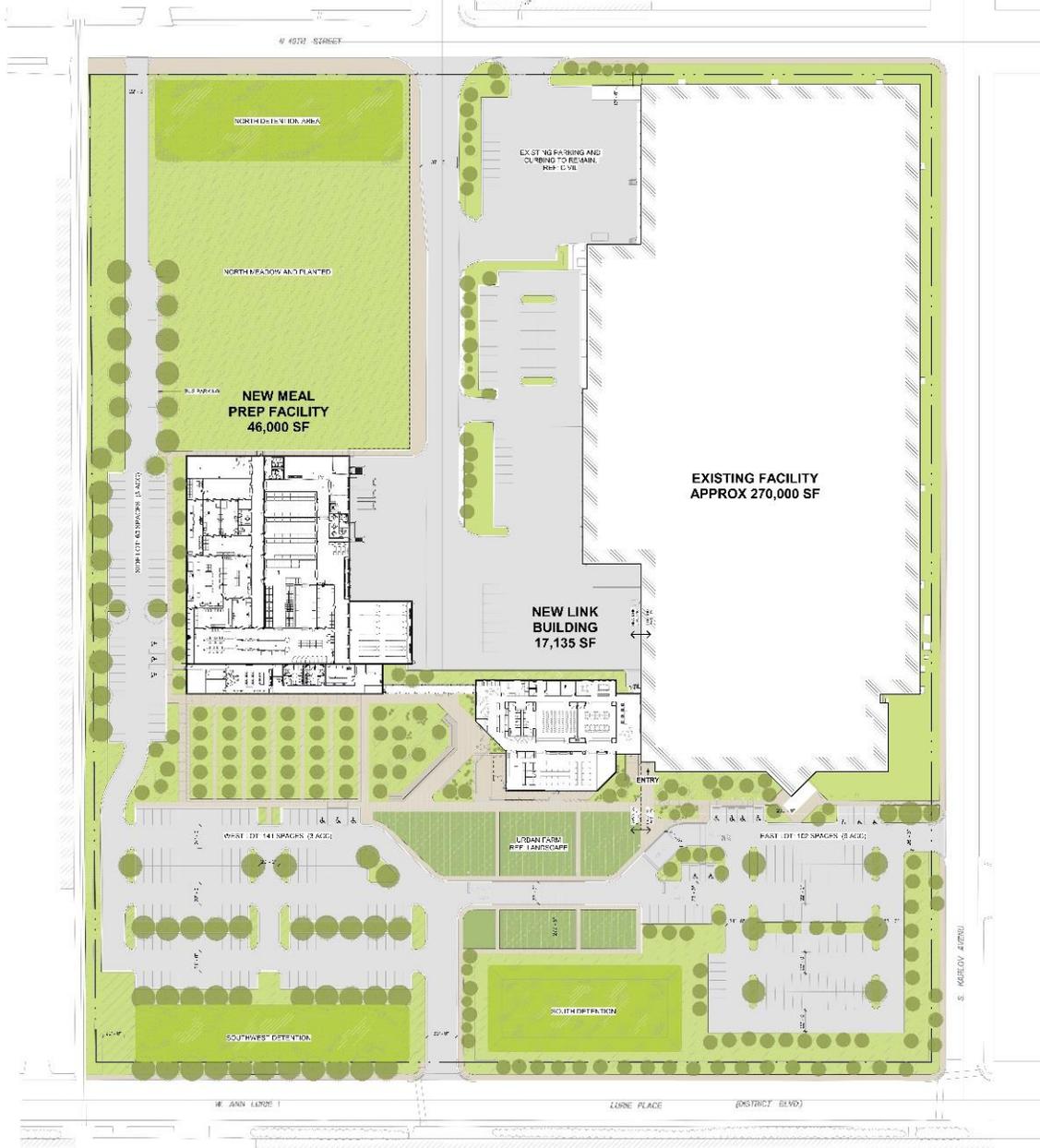
EXISTING SITE



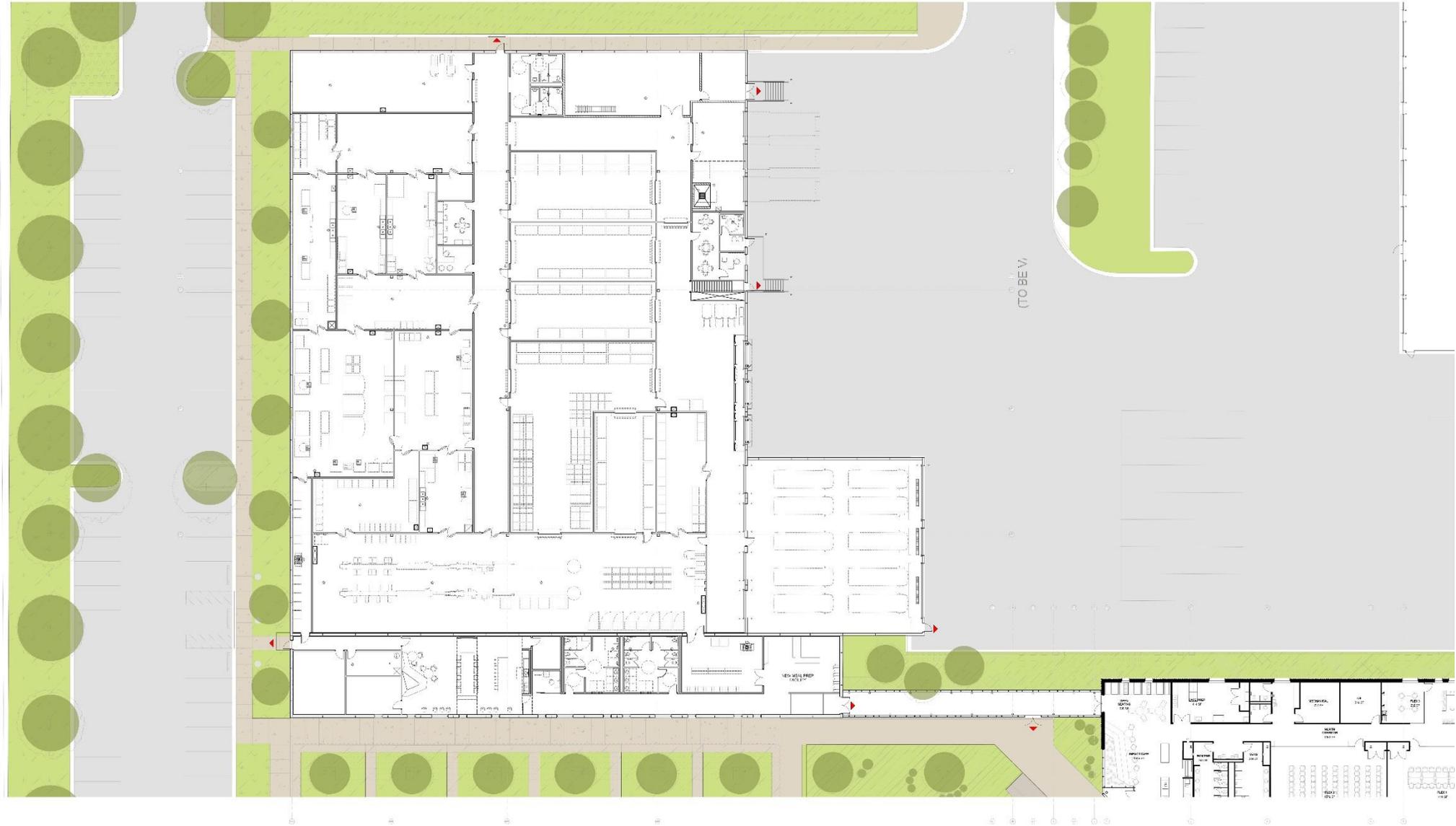
EXISTING GREATER CHICAGO FOOD DEPOSITORY BUILDING



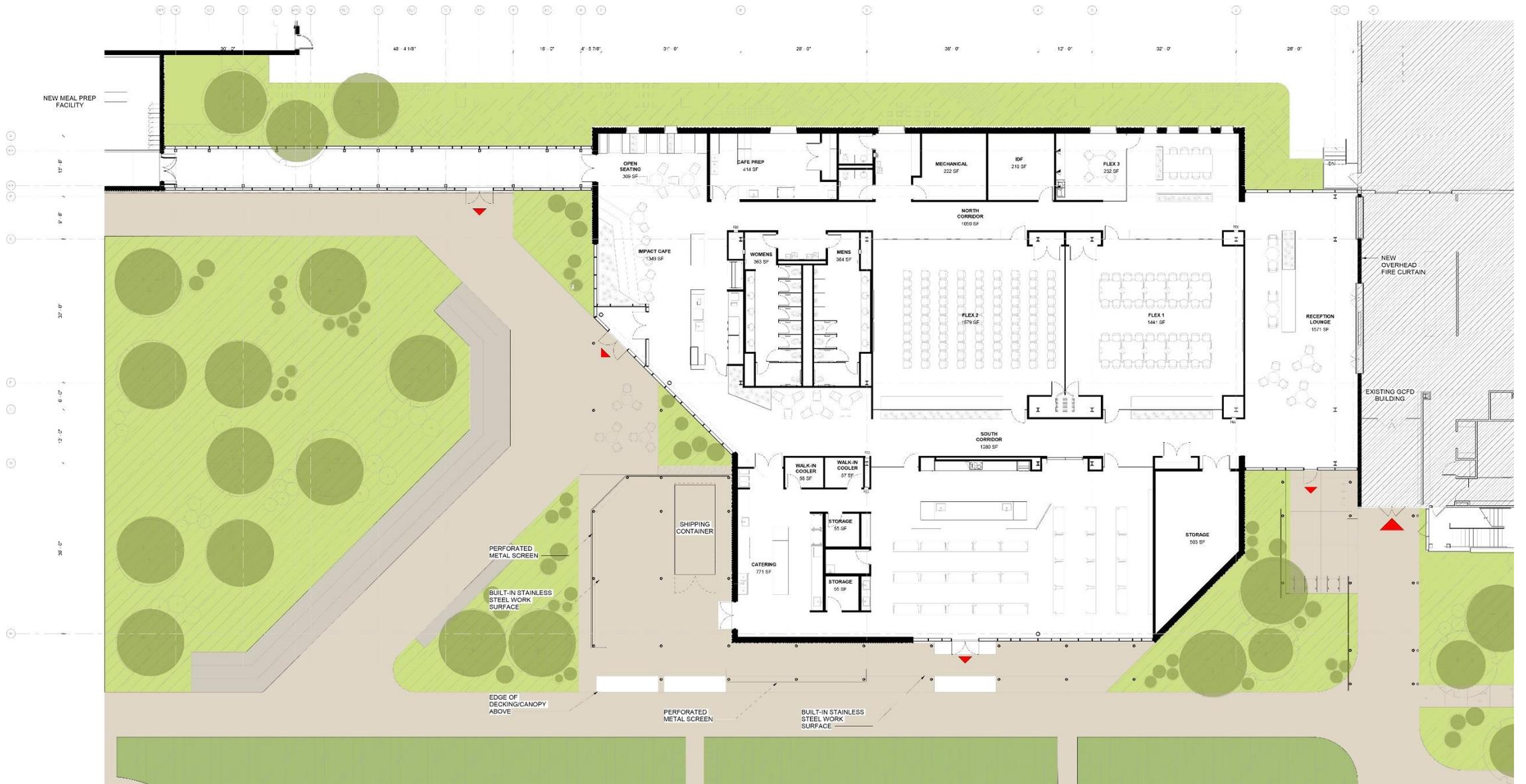
EXISTING S KEELER AVE CONDITION (VIEW FROM SOUTH LOOKING NORTH)



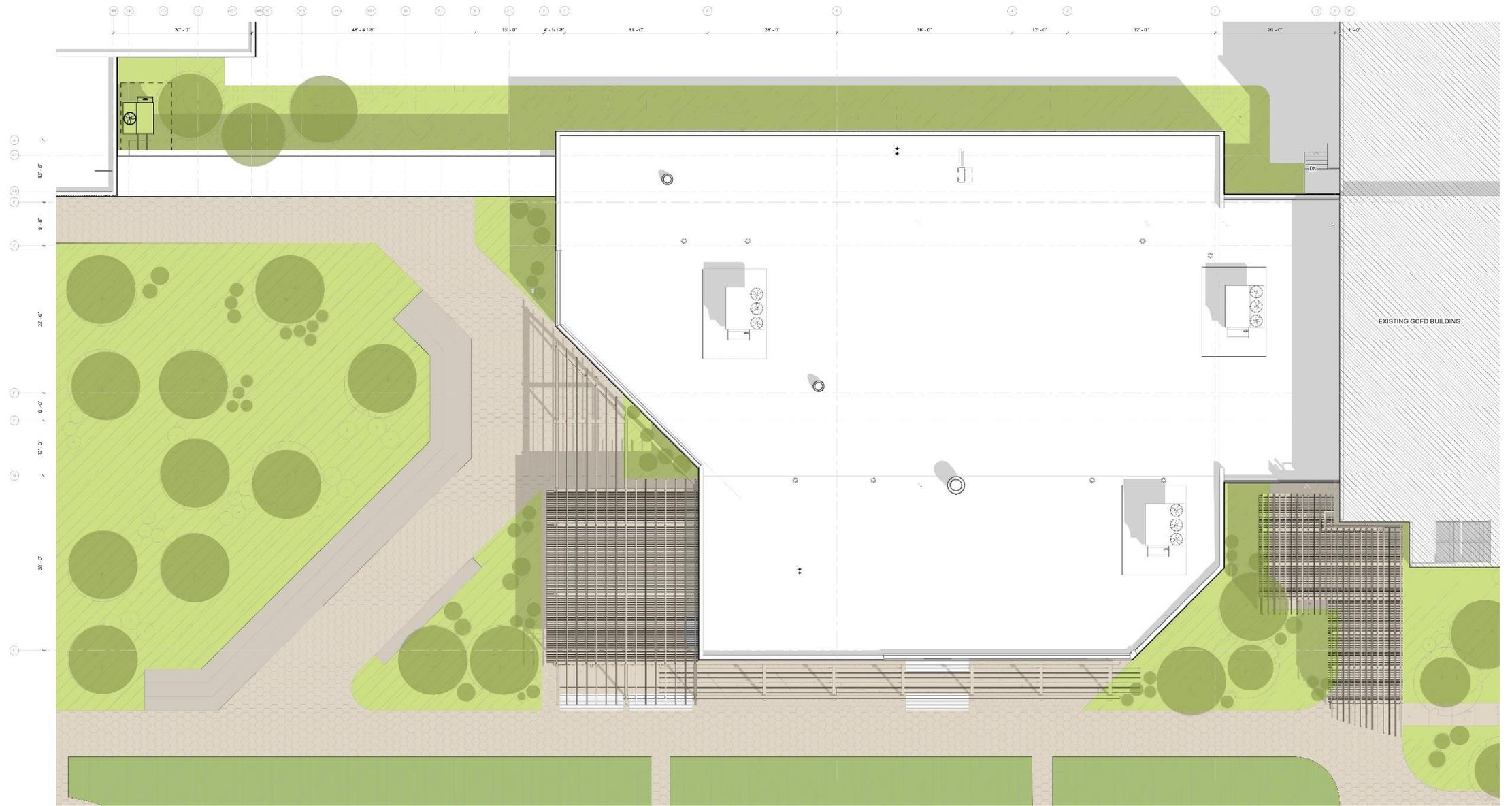
SITE + GROUND FLOOR PLAN



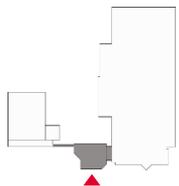
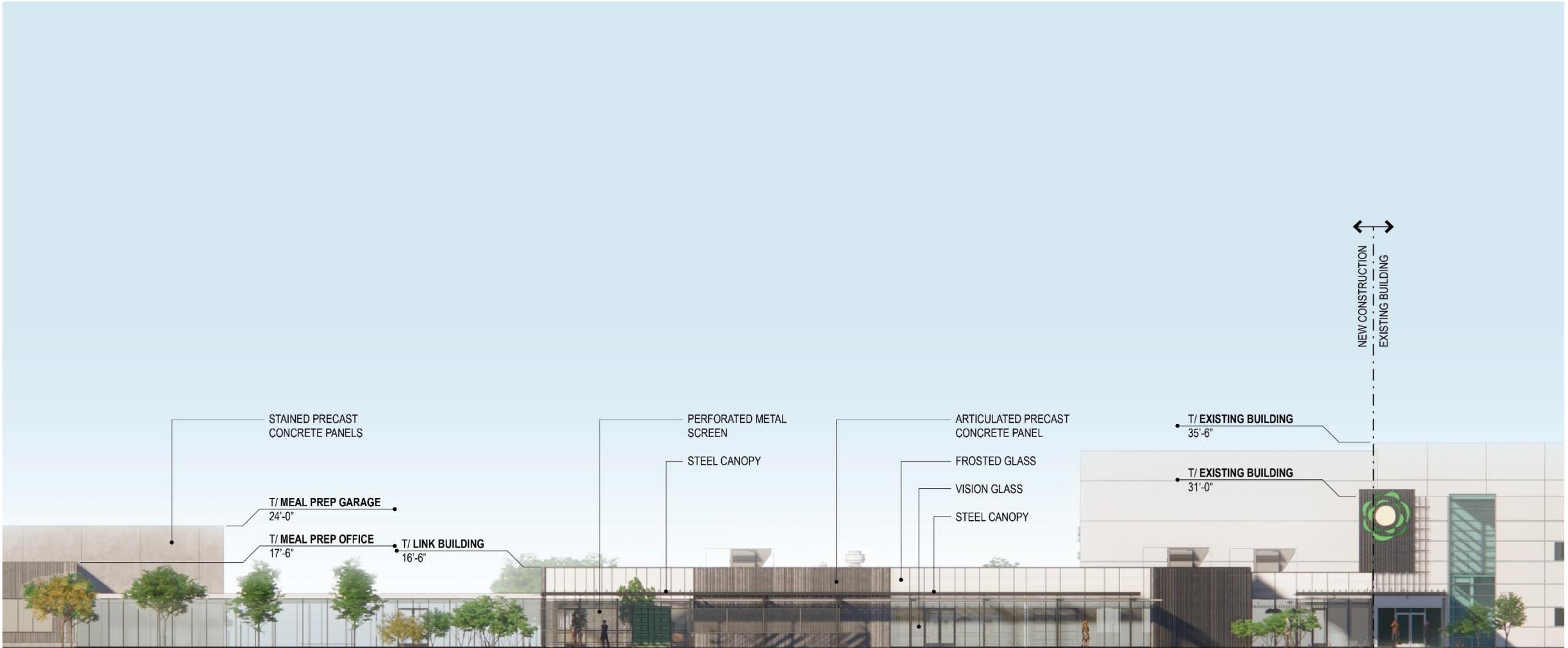
MEAL PREP FACILITY FLOOR PLAN



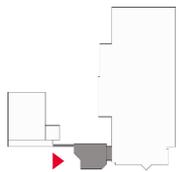
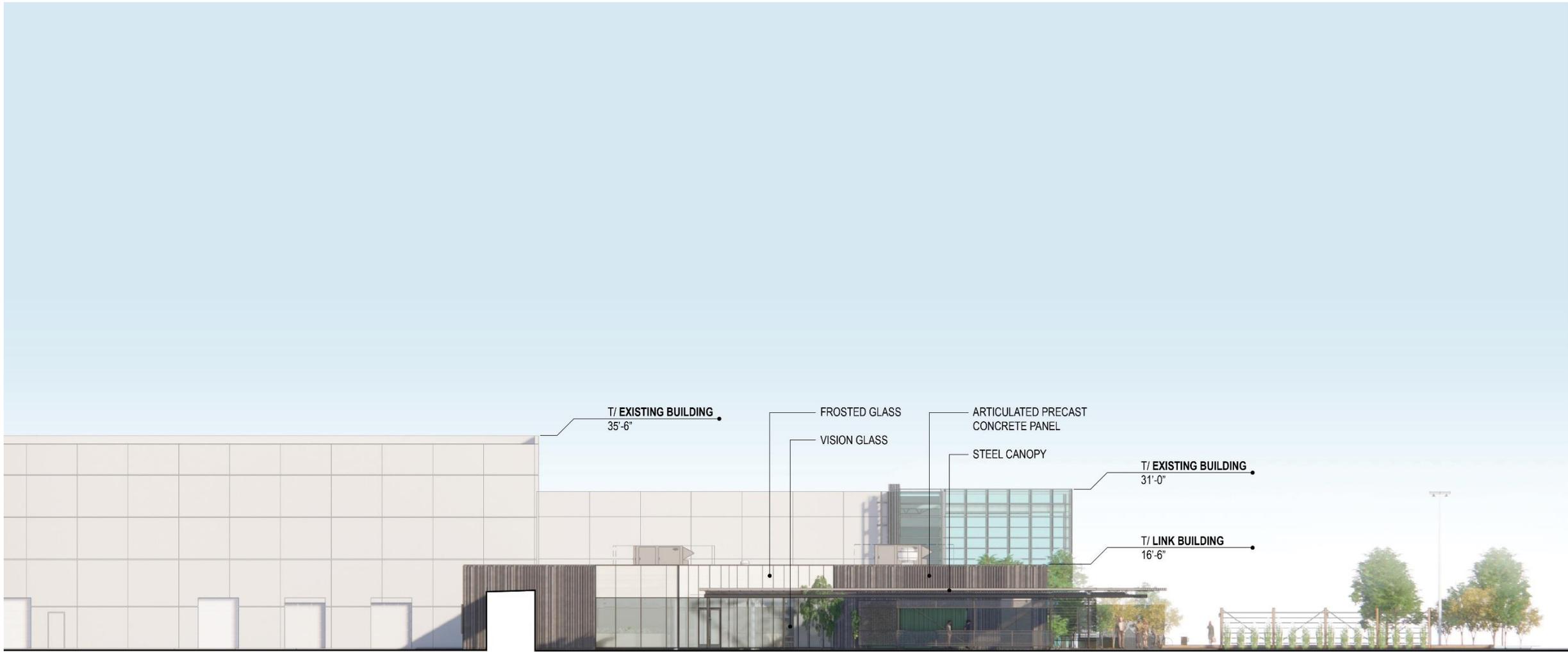
LINK BUILDING FLOOR PLAN



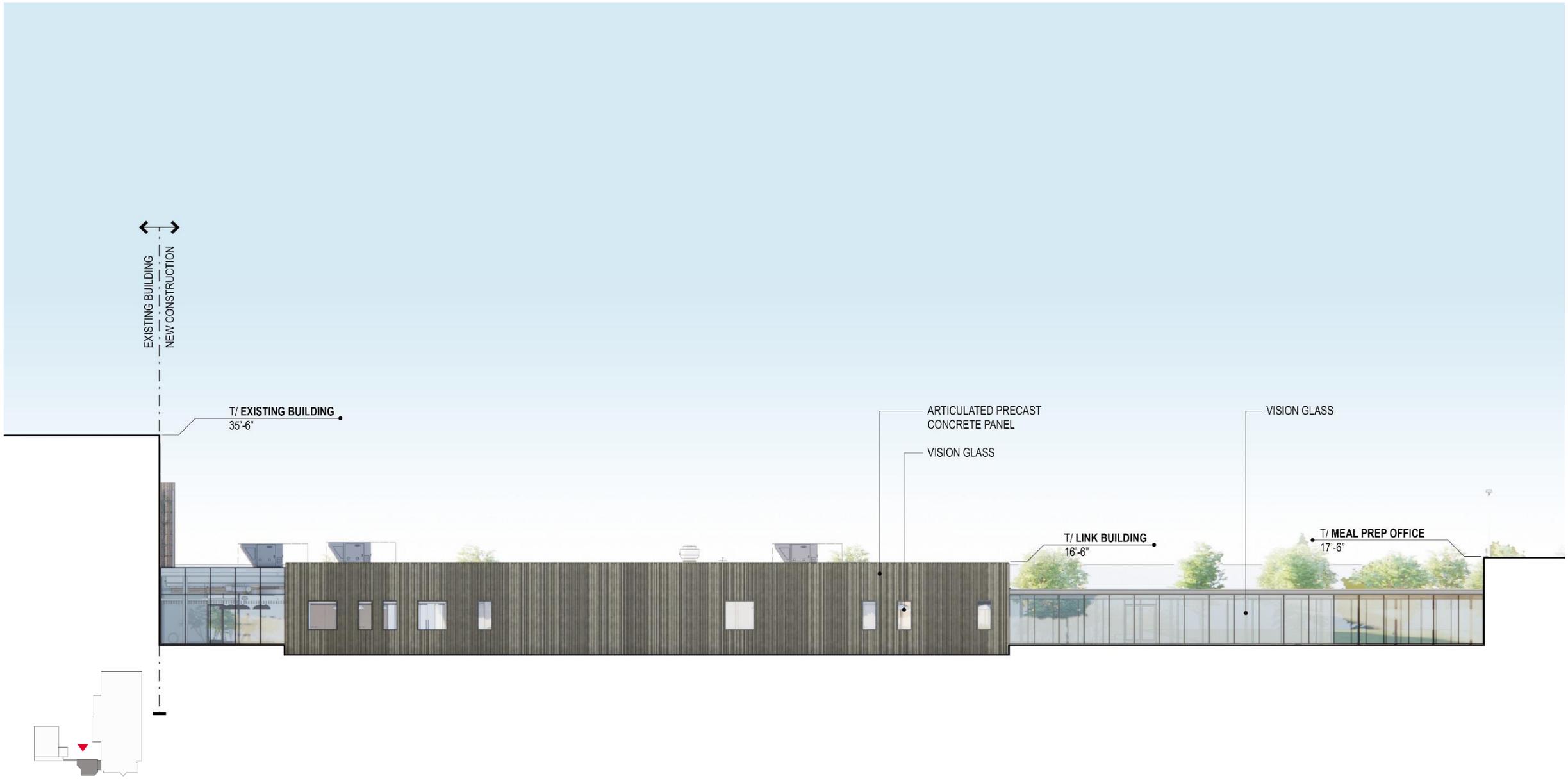
ROOF PLAN



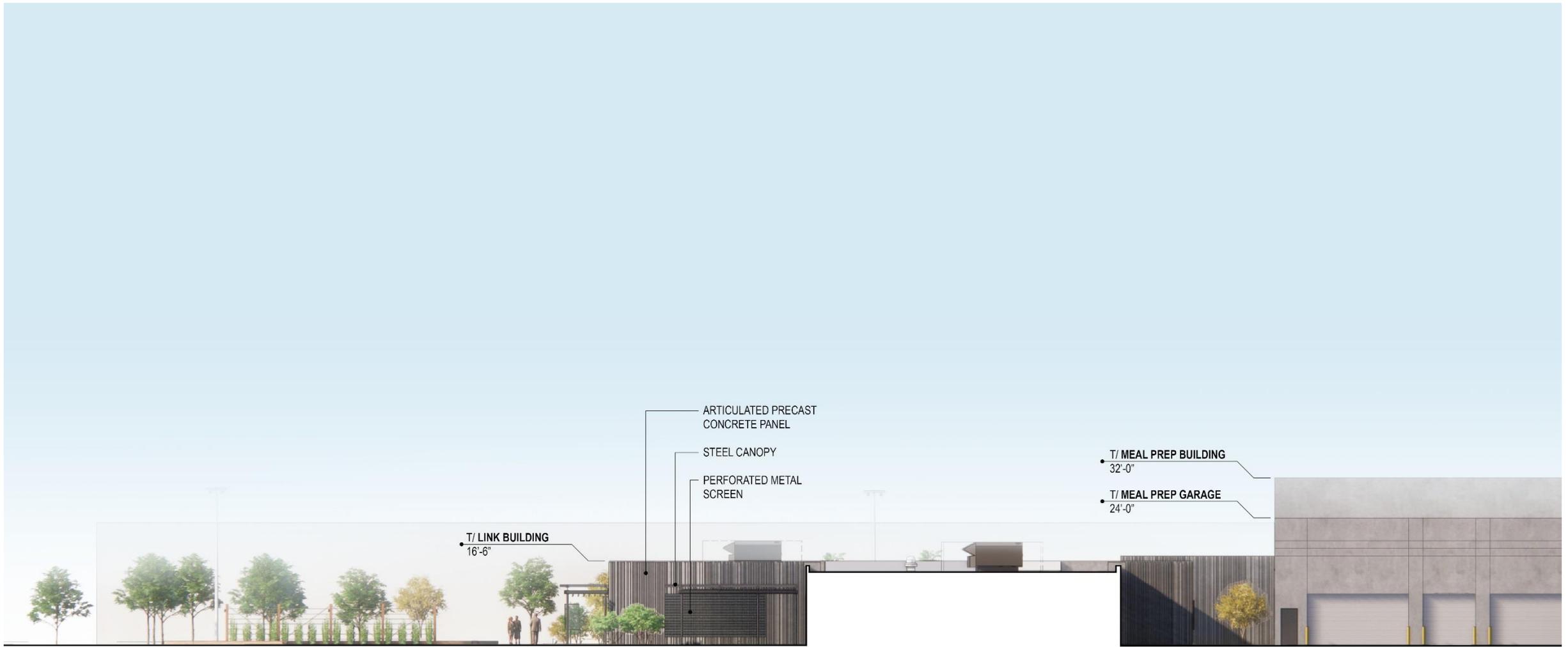
LINK BUILDING SOUTH ELEVATION



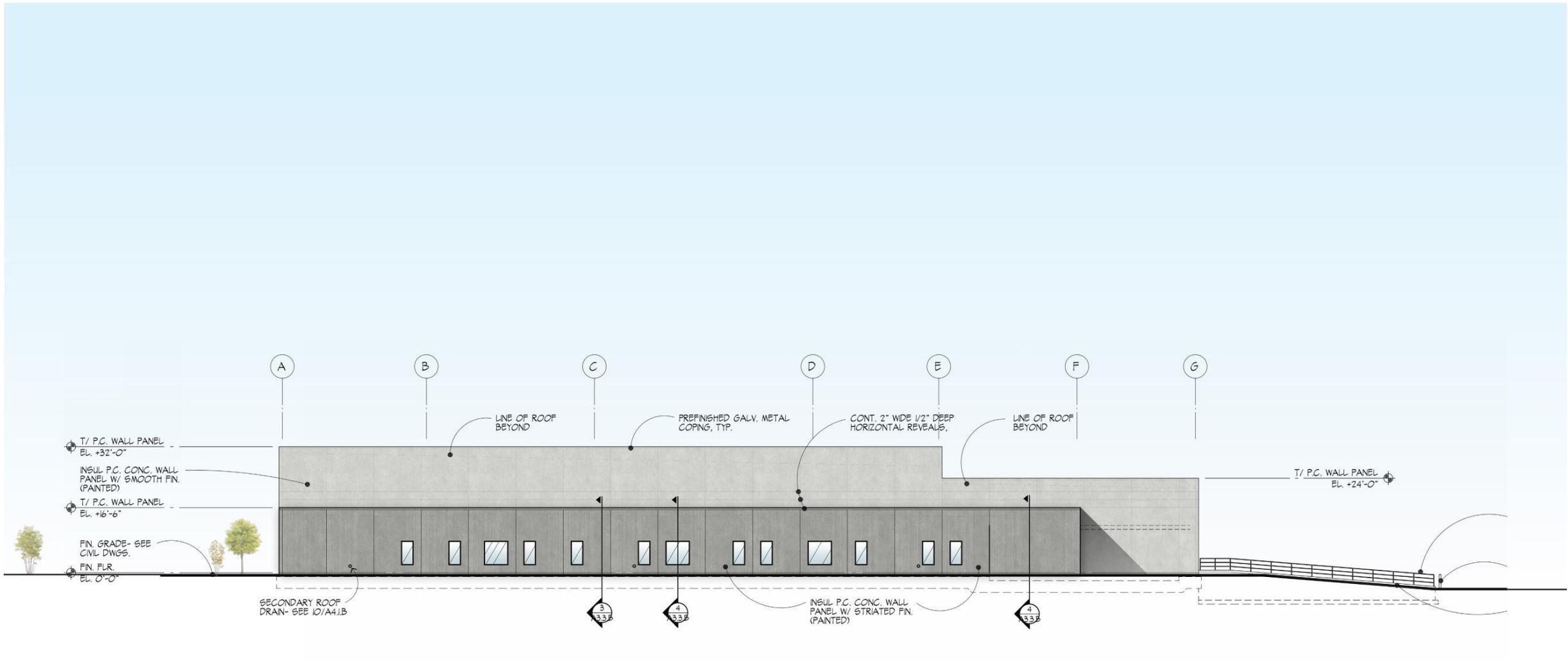
LINK BUILDING WEST ELEVATION



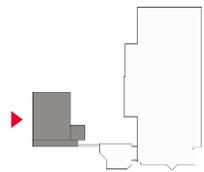
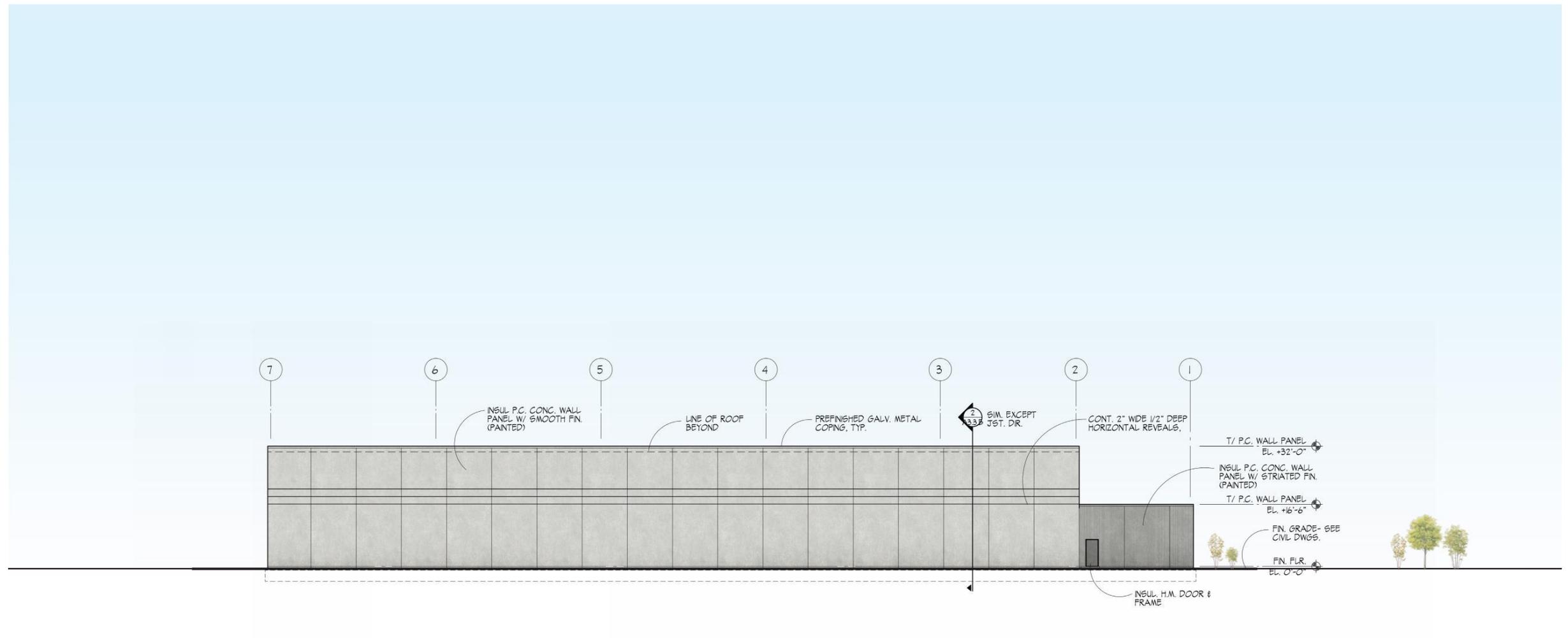
LINK BUILDING NORTH ELEVATION



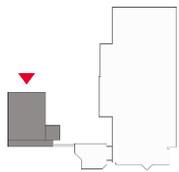
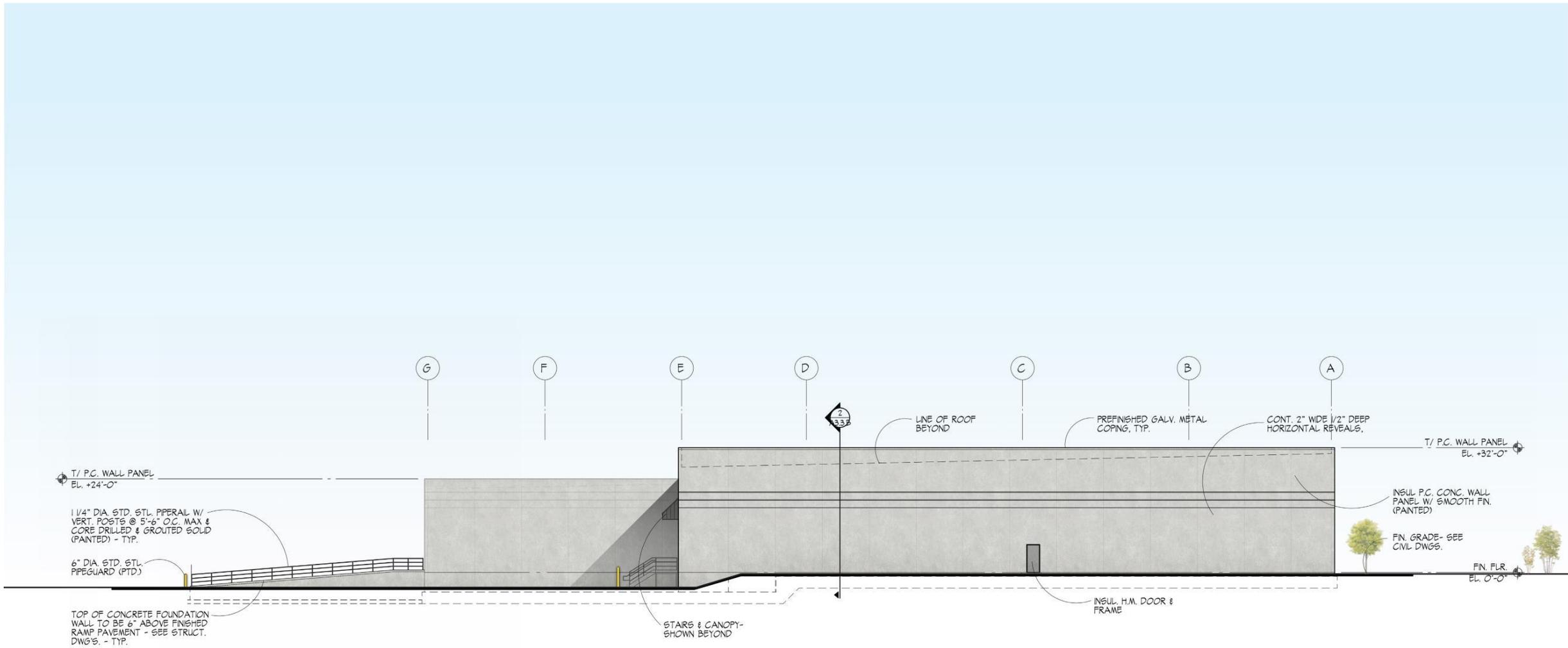
LINK BUILDING EAST ELEVATION



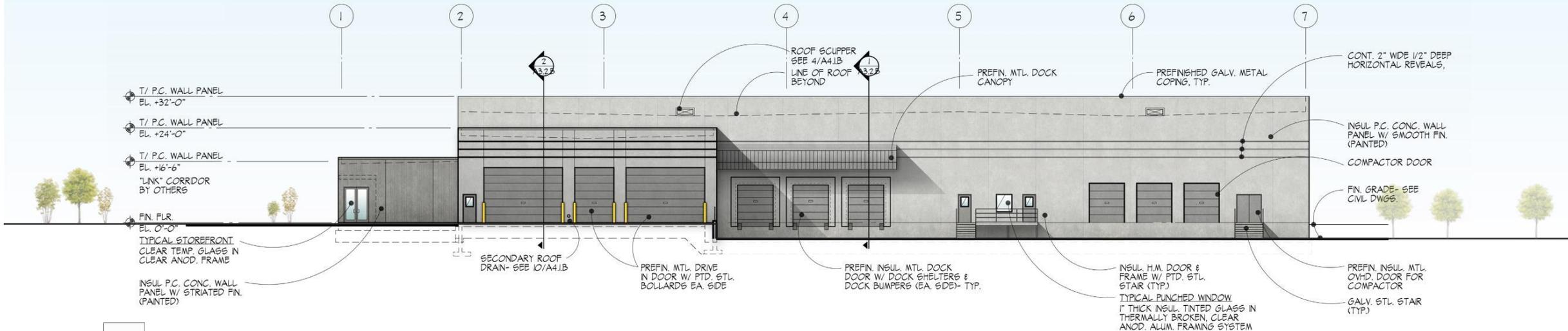
MEAL PREP FACILITY SOUTH ELEVATION



MEAL PREP FACILITY WEST ELEVATION



MEAL PREP FACILITY NORTH ELEVATION



T/ P.C. WALL PANEL
EL. +32'-0"

T/ P.C. WALL PANEL
EL. +24'-0"

T/ P.C. WALL PANEL
EL. +16'-6"

"LINK" CORRIDOR
BY OTHERS

FN. FLR.
EL. 0'-0"

TYPICAL STOREFRONT
CLEAR TEMP. GLASS IN
CLEAR ANOD. FRAME

INSUL. P.C. CONC. WALL
PANEL W/ STRIATED FIN.
(PAINTED)

SECONDARY ROOF
DRAIN- SEE 10/A4.1B

PREFIN. MTL. DRIVE
IN DOOR W/ PTD. STL.
BOLLARDS EA. SIDE

PREFIN. INSUL. MTL. DOCK
DOOR W/ DOCK SHELTERS &
DOCK BUMPERS (EA. SIDE)- TYP.

INSUL. H.M. DOOR &
FRAME W/ PTD. STL.
STAR (TYP.)

TYPICAL PUNCHED WINDOW
1" THICK INSUL. TINTED GLASS IN
THERMALLY BROKEN, CLEAR
ANOD. ALUM. FRAMING SYSTEM

CONT. 2" WIDE 1/2" DEEP
HORIZONTAL REVEALS,

INSUL. P.C. CONC. WALL
PANEL W/ SMOOTH FIN.
(PAINTED)

COMPACTOR DOOR

FIN. GRADE- SEE
CIVIL DWGS.

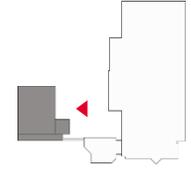
PREFIN. INSUL. MTL.
OVHD. DOOR FOR
COMPACTOR

GALV. STL. STAR
(TYP.)

ROOF SCUPPER
SEE 4/A4.1B
LINE OF ROOF
BEYOND

PREFIN. MTL. DOCK
CANOPY

PREFINISHED GALV. METAL
COPING, TYP.



MEAL PREP FACILITY EAST ELEVATION



AERIAL RENDERING LOOKING NORTH EAST



AERIAL RENDERING LOOKING NORTH



PROPOSED KEELER AVE CONDITION (VIEW FROM SOUTH LOOKING NORTH)



RENDERING – LOOKING NORTHWEST FROM EXISTING PARKING



RENDERING – LOOKING NORTH TOWARDS LINK BUILDING



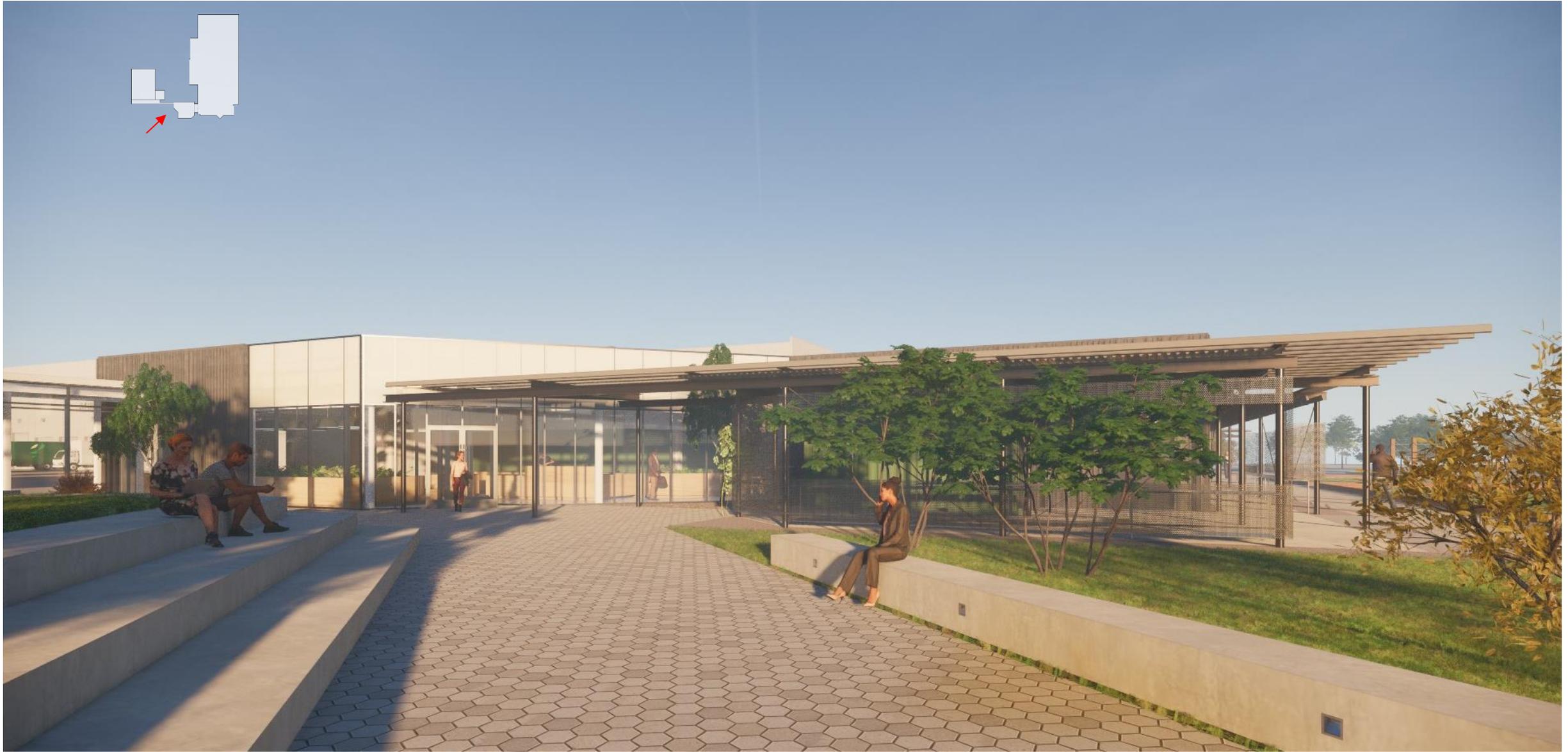
RENDERING – LOOKING NORTHWEST TOWARDS ENTRY



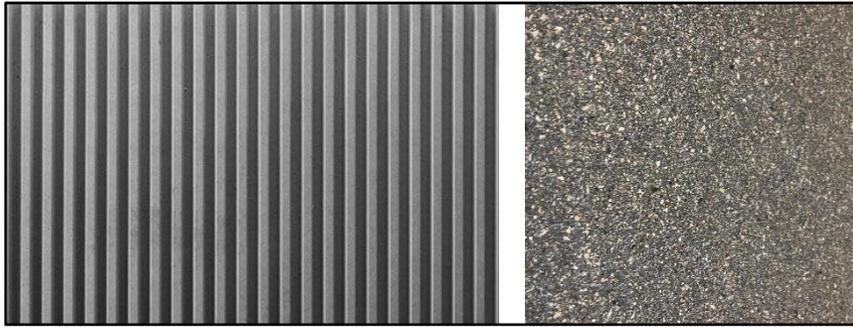
RENDERING – LOOKING NORTH TOWARDS ENTRY



RENDERING – LOOKING NORTH TOWARDS CANOPY



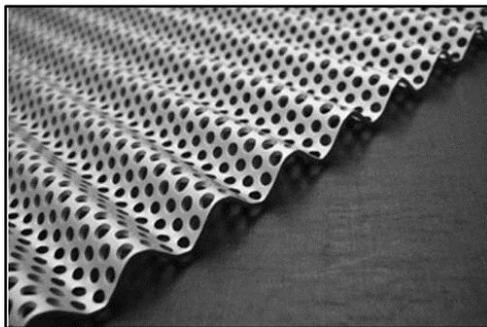
RENDERING – LOOKING NORTHEAST TOWARDS LINK BUILDING



ARTICULATED PRECAST



STEEL FRAMED CANOPY



PERFORATED METAL PANEL



TRANSLUCENT PANEL



TRANSPARENT GLAZING

BUILDING MATERIALS



RENDERING – LINK BUILDING ENTRY INTERIOR



RENDERING – IMPACT CAFÉ INTERIOR

17-8-0904.A – GENERAL INTENT

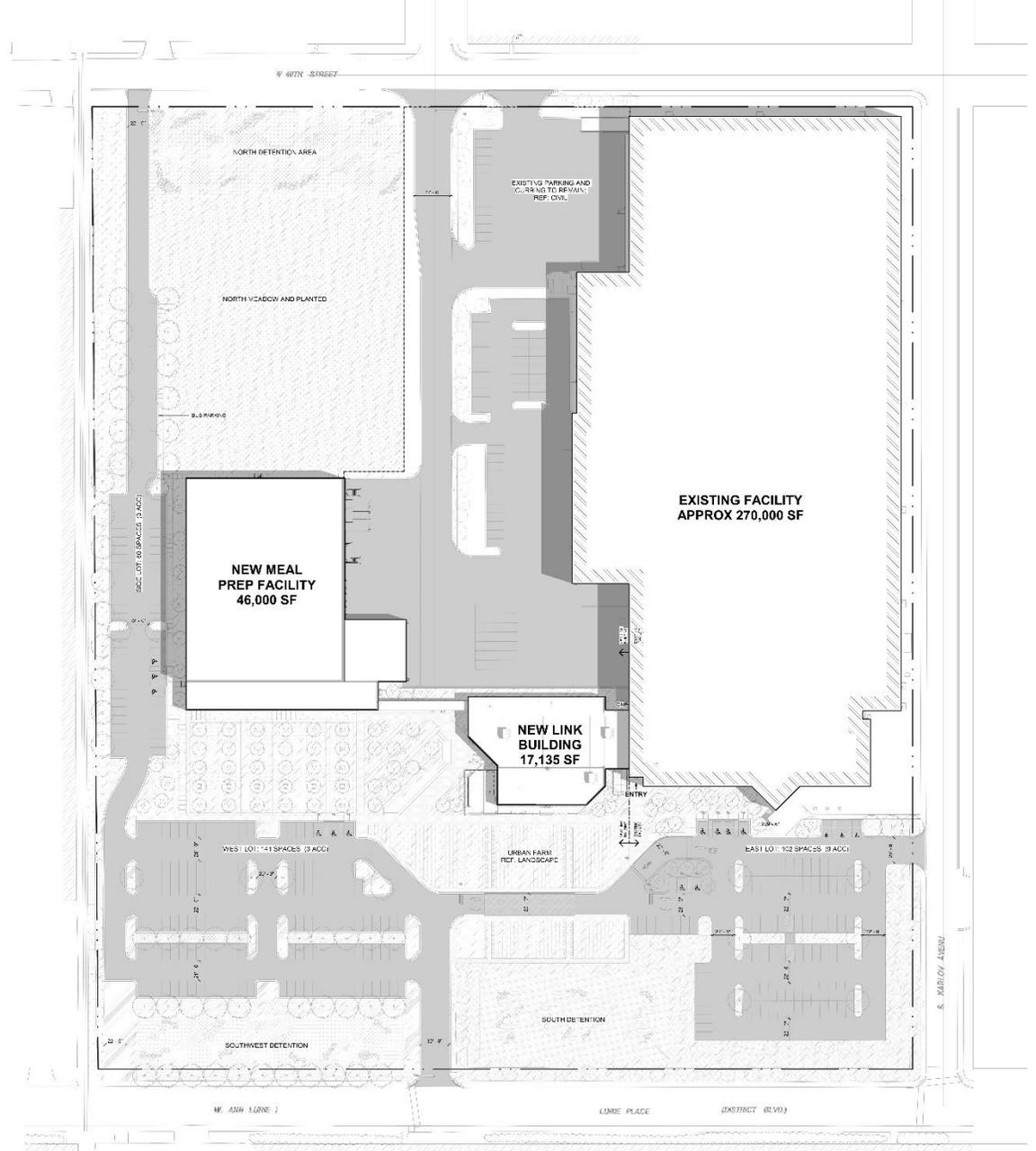
PROJECT PROMOTES SAFE PEDESTRIAN, BICYCLIST, AND VEHICULAR CIRCULATION BY PROVIDING ADEQUATE DEMARKATION OF TRAFFIC PATHS, BUS LOADING AREAS, BIKE PARKING, AND PEDESTRIAN PATHWAYS BOTH THROUGH AND AROUND THE PROJECT.

17-8-0904.B – TRANSPORTATION

ALL STREETS AND SIDEWALKS TO BE RECONSTRUCTED OR REPAIRED TO CDOT STANDARDS

17-8-0904.C – PARKING

ALL PARKING INTERNAL TO THE SITE TO BE BUFFERED THROUGH LANDSCAPE DESIGN TO ADJACENT PUBLIC R.O.W. PARKING TO BE SHARED AMONGST THE ENTIRE SITE AND WILL JOIN EXISTING PARKING AREAS WITH NEW AND EXPANDED LOTS.



TRAFFIC IMPACT STUDY

REPORT FOR:

GREATER CHICAGO FOOD DEPOSITORY EXPANSION



**4100 WEST ANN LURIE PLACE
CHICAGO, ILLINOIS**

PREPARED BY:



V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517

V3 Project No. 17221.GCFD

January 17, 2020

Table 1: Trip Generation

Building	Size (SF)	Total Daily Trips	Vehicle Type	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing Facility	268,000	1,053	Passenger Car	102	31	133	45	99	144
			Truck	26	7	33	11	25	36
			Sub Total	128	38	166	56	124	180
Proposed Expansion	63,200	249	Passenger Car	24	7	31	10	24	34
			Truck	6	2	8	3	5	8
			Sub Total	30	9	39	13	29	42
Total Campus with Expansion	331,200	1,302	Passenger Car	126	38	164	55	123	178
			Truck	32	9	41	14	30	44
			Total	158	47	205	69	153	222

Capacity analysis was conducted using HCS 7 for existing and future with project conditions during the weekday am and weekday pm peak hours. All movements at the study area intersections and the proposed driveways are projected to operate at LOS C or better following the expansion of the Greater Chicago Food Bank. Since no level of service issues are noted, it is concluded that the proposed lane configuration consisting of single approach and departure lanes with no auxiliary lanes is acceptable for the site driveways.

It is recommended that MUTCD compliant pavement markings and signage, such as stop signs and stop bars are provided on the proposed driveways as part of the proposed expansion. Additionally, it is recommended that coordination with the City occurs to evaluate potential improvements to the signage and striping at the existing all-way stop controlled intersections of Karlov Avenue & 40th Street and Kildare Avenue & Ann Lurie Place. Improvements to consider may include consistent use of stop bars, pedestrian cross walks, and installation of “all-way” placards below the stop signs.

RECOMMENDATIONS:

- CONSISTENT USE OF STOP BARS
- PEDESTRIAN CROSS WALKS
- INSTALLATION OF ALL-WAY PLACARDS BELOW STOP SIGNS

17-8-0909.A – GENERAL INTENT

PROJECT INCLUDES THE DEVELOPMENT OF PROJECT SITE FRONT YARD AS BOTH FUNCTIONAL PLANTING AND INVITING LANDSCAPED AREA FOR BOTH SURROUNDING CONTEXT AND ON SITE VISITORS AND EMPLOYEES.

17-8-0909.B – DESIGN

OPEN SPACES ADJACENT TO NEW PROJECT EXPANSION ARE DEVELOPED TO BE USED BY BOTH SMALL AND LARGE GROUPS AND ARE ORIENTED FOR BOTH VISIBILITY FROM THE BUILDINGS ON SITE, BUT ALSO FOR OPEN DAY LIGHT EXPOSURE





MEAL PREP FACILITY

Compliance Options	Points Required		Sustainable Strategies Menu																																	
	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health	Energy							Stormwater					Landscapes			Green Roofs	Water	Transportation							Solid Waste	Work Force	Wildlife						
Compliance Paths			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)	9.2 Bird Protection (Enhanced)	
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	20	10	20	10	20	5	5	5	5	10	5	5	5	10	10	5	10
Options With Certification																																				
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	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	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	5	10	10	5	10	
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	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	NA	5	20	10	20	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	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	NA	5	20	10	20	10	20	NA	5	NA	NA	10	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	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	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)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope



LINK BUILDING

Compliance Options	Points Required		Sustainable Strategies Menu																																	
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Project Timeline + Community Outreach

PD Application filed on November 13, 2019



Project NOURISH External Engagement



• Informing Existing Partners:

Since the start of Project Demeter we have been meeting with existing partners and sharing the changes taking place at the Food Depository. We value these partnerships and understand that constant communication allows for better understanding and support from our partners. We're sharing our timeline with them while also letting them know these changes will increase fresh produce distribution and enable us to operate our all-delivery model more efficiently.



• Engaging Our Neighbors:

Getting to know our neighbors within the Archer Heights community and the surrounding communities: *New City-Back of the Yards and Brighton Park*, is important. Learning more about the communities that surround us, their needs, goals and priorities only enhances our transformation to be more than just a building. It's imperative our neighbors see the Food Depository as a neighbor and community partner. We believe they are a big part of informing that shift and plan to engage them in vision sessions.



• Engaging Our Member Agencies and Program Partners:

Without our Member Agencies/Programs Partners we could not execute our mission of ending hunger in our community. We value their partnerships and look for their feedback as we make changes to our facility. Our purpose is to make the Food Depository a destination for our partners across Cook county, as well as bring them piece of mind.

WHO ARE WE ENGAGING

- **Latino Organization of the Southwest:** its mission is to create awareness of the social, political, economic and cultural reality that will enable Latinos to develop critical thinking and knowledge for further growth as individuals so that they play a more active role and use the existing resources and create more to contribute to the positive development of our communities.
- **Peace and Education Coalition:** Back of the Yards coalition that develops leaders and fosters neighborhood networks that promote education, strengthen families, and build peace through social justice.
- **Brighton Park Neighborhood Council:** to create a safer community, improve the learning environment at public schools, preserve affordable housing, provide a voice for youth, protect immigrant rights, promote gender equality, and end all forms of violence.
- **Archer Heights Civic Association:** an association united by the common bond of keeping the neighborhood safe for all residents, protecting the property values of the community and addressing any major issues which affect the quality of life in our neighborhood.



Original



Final

- In response to comments from DPD, the design team evolved the building design to include additional architectural articulation and fenestration in the façade of the Proposed Facilities.
- In response to comments from CDOT, the site plan was revised to consolidate existing access points. The project will include installation of ADA-compliant ramps and replacement of struggling parkway trees

Summary of Project Changes

Clayco MBE/WBE Strategy

The Food Depository is committed to creating jobs and economic opportunity and has set a goal of 26% MBE and 6% WBE contract participation, and 50% City residency hiring. The Food Depository is further targeting hiring initiatives in neighborhoods that suffer from a high degree of food insecurity and unemployment.

Clayco has implemented the following strategies to ensure they are able to meet these goals: letters introducing and explaining the proposed project have been sent to the suggested MBE/WBE contractor associations as indicated on the City of Chicago website, the applicant has pledged to engage with community organizations to offer direction, training and personal development to match community residents with potential employers/developers (50% of hours worked by city residents).

Clayco has held community hiring events and partner with local unions and trade schools to increase the opportunities for minority and women workers, to help targeting local community hiring and the applicant has stated that they will require all bidding subcontractors to confirm their commitments as part of the bidding process.

Project Facts

Project cost: \$50-55 MM

Construction Jobs: 230

Permanent Jobs: 30 new permanent jobs
(220 existing jobs)



Greater Chicago Food Depository Project Demeter Phase 2 Informational Meeting

Clayco is excited to provide this business development opportunity for MBE and WBE firms. The Greater Chicago Food Depository is Chicago's food bank. They are part of a united community effort working to bring good, dignity and hope to our Cook County neighbors, acting as the hub for a network of more than 700 food pantries, soup kitchens, shelters and other programs providing food where it's needed most. This exciting new expansion will create a meal preparation facility designed for the production and delivery of nutritious, great-tasting, ready-to-eat meals to those in our community who need them most. It will also be the home of a community center for our expanding nutrition education work, including meeting/conferencing space and a demonstration kitchen.

DATE:
Thursday, December 19, 2019

TIME:
5:00 pm - 7:00 pm

LOCATION:
Red Barrel Restaurant
5216 S Archer Ave
Chicago, Illinois 60632

Please RSVP to: amporter3@claycorp.com



DPD Recommendations

- Project ensures a level of amenities appropriate to the nature and scale of the project (17-08-0104). The project includes urban gardens, internal community gathering space and classroom space for continuing education in food related industries.
- Promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (17-08-0103). The proposal will complement the surrounding industrial buildings, providing both community space and employment opportunities to nearby residents.