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
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*
SURROUNDING ZONING
EXISTING S KEELER AVE CONDITION (VIEW FROM SOUTH LOOKING NORTH)
LINK BUILDING EAST ELEVATION
AERIAL RENDERING LOOKING NORTH EAST
AERIAL RENDERING LOOKING NORTH
PROPOSED KEELER AVE CONDITION (VIEW FROM SOUTH LOOKING NORTH)
RENDERING – LOOKING NORTH TOWARDS CANOPY
ARTICULATED PRECAST
STEEL FRAMED CANOPY
PERFORATED METAL PANEL
TRANSLUCENT PANEL
TRANSPARENT GLAZING
17-8-0904.A – GENERAL INTENT
PROJECT PROMOTES SAFE PEDESTRIAN, BICYCLIST, AND VEHICULAR CIRCULATION BY PROVING 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.
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

### Table 1: Trip Generation

<table>
<thead>
<tr>
<th>Building</th>
<th>Size (SF)</th>
<th>Total Daily Trips</th>
<th>Vehicle Type</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
</tr>
<tr>
<td>Existing Facility</td>
<td>268,000</td>
<td>1,053</td>
<td>Passenger Car</td>
<td>102</td>
<td>31</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Truck</td>
<td>26</td>
<td>7</td>
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<td></td>
<td></td>
<td>Sub-Total</td>
<td>128</td>
<td>38</td>
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<tr>
<td>Proposed Expansion</td>
<td>63,200</td>
<td>249</td>
<td>Passenger Car</td>
<td>24</td>
<td>7</td>
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<td>Truck</td>
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<td></td>
<td></td>
<td>Sub-Total</td>
<td>30</td>
<td>9</td>
</tr>
<tr>
<td>Total Campus with Expansion</td>
<td>331,200</td>
<td>1,302</td>
<td>Passenger Car</td>
<td>126</td>
<td>33</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Truck</td>
<td>32</td>
<td>9</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Total</td>
<td>158</td>
<td>47</td>
</tr>
</tbody>
</table>
**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.
## SUSTAINABLE DEVELOPMENT POLICY – MEAL PREP FACILITY

<table>
<thead>
<tr>
<th>Compliance Options</th>
<th>Points Required</th>
<th>Sustainable Strategies Menu</th>
<th>Work Force</th>
<th>Niballs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Optima Without Certification</td>
<td>320</td>
<td>183</td>
<td>56</td>
<td>46</td>
</tr>
<tr>
<td>Optima With Certification</td>
<td>360</td>
<td>210</td>
<td>56</td>
<td>46</td>
</tr>
</tbody>
</table>

**Options Without Certification**
- **Energy Efficiency**
  - 40% Energy Cost Savings (EC) (10)
  - 60% Energy Cost Savings (EC) (20)
- **Sustainable Strategies Menu**
  - 10% Non-Fossil Fuels (NFF) (5)
  - 5% Non-Combustible Materials (NCM) (5)
  - 10% Green Building Challenge (GBC) (10)
  - 10% Living Building Challenge (LBC) (10)
  - 10% Living Building Challenge Pilot (LBCP) (10)
  - 10% Passive House (PH) (10)

**Options With Certification**
- **Energy Efficiency**
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  - 10% Living Building Challenge Pilot (LBCP) (10)
  - 10% Passive House (PH) (10)

*Only available to affordable housing projects funded by DPD’s Housing Benchmarks*

**Planed Development Projects (PDP) – New Construction**
100 points required

**TIF Parceled Development Projects (TDP – New Construction)**
100 points required

**DPD Housing, Multi-Family (5+ units) Projects (DPD-H MP) – New Construction**
100 points required

**IP, TIF, DPD-H NF and Class L – Renovation Projects**
- Moderate Renovation Projects
  - 25 points required
- Substantial Renovation Projects
  - 35 points required

*Does not apply to TIF assistance of less than $1M (including but not limited to TIF-H, TIF Purchase Rent, Straightforward TIF and EIF 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

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**Chicago Sustainable Development Policy 2017**

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**MEAL PREP FACILITY**

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**Compliance Options**
- Energy Efficiency
  - 40% Energy Cost Savings (EC) (10)
  - 60% Energy Cost Savings (EC) (20)
- Sustainable Strategies Menu
  - 10% Non-Fossil Fuels (NFF) (5)
  - 5% Non-Combustible Materials (NCM) (5)
  - 10% Green Building Challenge (GBC) (10)
  - 10% Living Building Challenge (LBC) (10)
  - 10% Living Building Challenge Pilot (LBCP) (10)
  - 10% Passive House (PH) (10)

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**Niballs**

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**Work Force**

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**Sustainable Strategies Menu**

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**Optima Without Certification**

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**Optima With Certification**

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**Planed Development Projects (PDP) – New Construction**

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**TIF Parceled Development Projects (TDP – New Construction)**

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**DPD Housing, Multi-Family (5+ units) Projects (DPD-H MP) – New Construction**

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## SUSTAINABLE DEVELOPMENT POLICY – LINK BUILDING

![DPD Logo](https://via.placeholder.com/150)

### Compliance Options | Points Required | Sustainability Strategies Score
--- | --- | ---
**Options Without Certification**
- **37** | 30 | 10
- **38** | 30 | 10
- **39** | 30 | 10
- **40** | 30 | 10
- **41** | 30 | 10
- **42** | 30 | 10
- **43** | 30 | 10
- **44** | 30 | 10

### Options With Certification
- **45** | 30 | 10
- **46** | 30 | 10
- **47** | 30 | 10
- **48** | 30 | 10
- **49** | 30 | 10
- **50** | 30 | 10
- **51** | 30 | 10
- **52** | 30 | 10

*Only available to affordable housing projects funded by DPD’s Housing Divisions*

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**Sustainable Strategies Score**

**Points Required**

- **37**
- **38**
- **39**
- **40**
- **41**
- **42**
- **43**
- **44**

**Compliance Paths**

- **36**
- **37**
- **38**
- **39**
- **40**
- **41**
- **42**
- **43**

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**Infrastructure Economic Development**

- **35**
- **36**
- **37**
- **38**
- **39**
- **40**
- **41**
- **42**

**Environmental Sustainability**

- **43**
- **44**
- **45**
- **46**
- **47**
- **48**
- **49**
- **50**

**Social Sustainability**

- **51**
- **52**
- **53**
- **54**
- **55**
- **56**
- **57**
- **58**

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**Planning Development Projects (PDP) - New Construction**

- **59**

**TIF-Funded Development Projects (TIF) - New Construction*

- **60**

**DPD Housing, Multi-Family (5+ units) Projects (DPD II-NF) - New Construction**

- **61**

**ILS, TIF, DPD II-NF and Class L - Renovation Projects*

- **62**

**Moderate Renovation Projects**

- **63**

**Substantial Renovation Projects**

- **64**

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*Does not apply to TIF assistance of less than $1M, including but not limited to TIF-NP, TIF Purchase Rollout, Small Scale TIF, and BBF programs*

**Moderate Renovation Projects** — projects including portal or minor upgrades to building systems and minor repairs to the exterior envelope

**Substantial Renovation Projects** — projects including new or upgraded building systems and extensive repairs to the exterior envelope
STORMWATER MANAGEMENT ORDINANCE COMPLIANCE
Project Timeline + Community Outreach

PD Application filed on November 13, 2019

- **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.

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SUMMARY OF COMMUNITY OUTREACH

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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.
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.
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)
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.