DPD | CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

CHICAGO PLAN COMMISSION
Department of Planning and Development

GREATER CHICAGO FOOD DEPOSITORY

Meal Prep Facility Addition

4100 W Ann Lurie Pl (14th Ward)

04/21/2022

Community Area Snapshot

COMMUNITY AREA INFORMATION

- Archer Heights
- Southwest Planning Region
- Stevenson/Brighton Tax Increment Financing District
- Stevenson Industrial Corridor

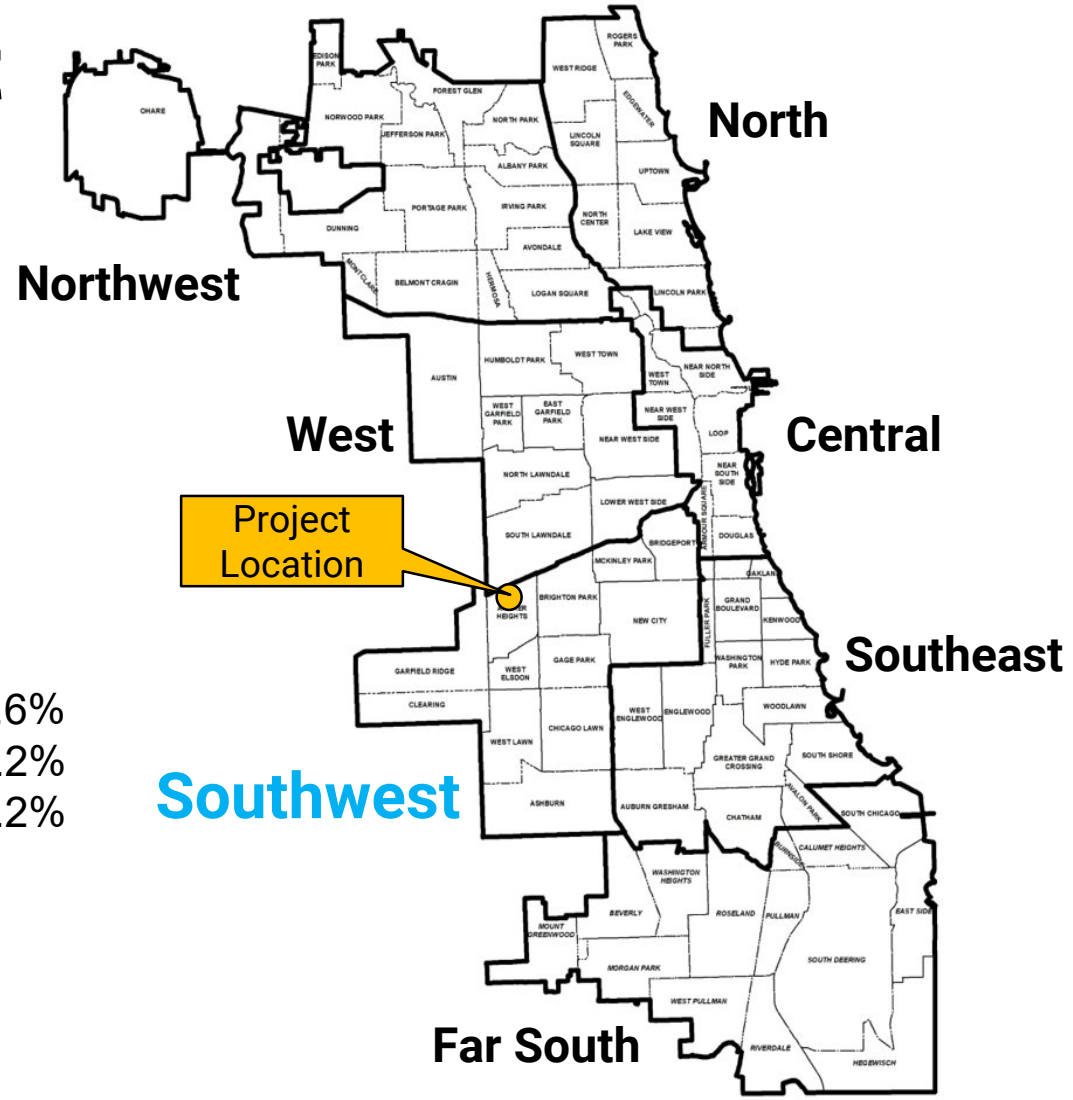
DEMOGRAPHICS

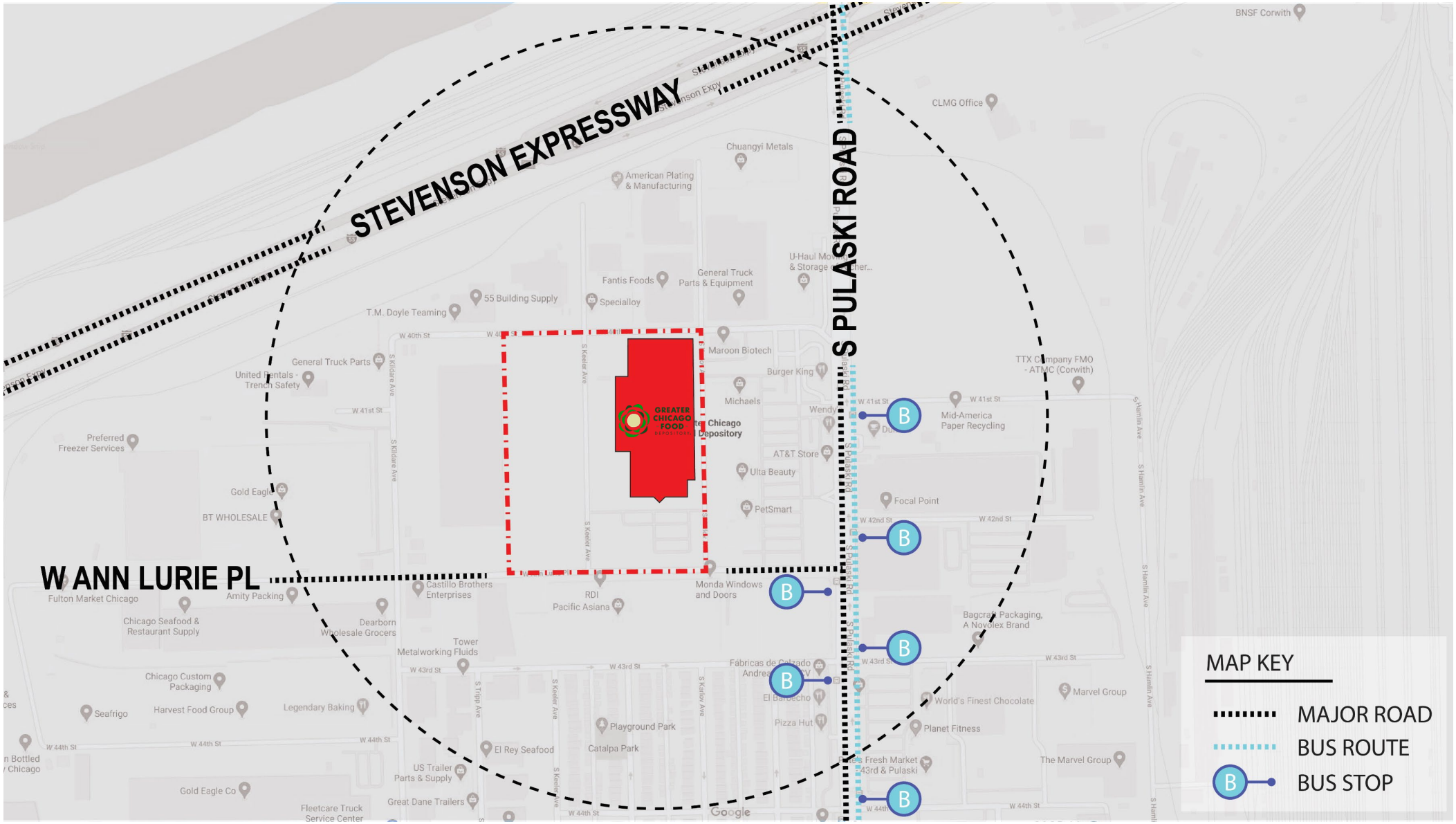
- Population:14,196
- Median household income: $50,458
- Race/ethnicity: 15.4% White
  77.4% Hispanic/Latino
  6.0% Asian
  1.3% other races

Age

- 19 and under: 32.6%
- 20 – 49 42.2%
- Over 50 25.2%

(Source: CMAP Community Area Snapshot, August 2021)





SITE CONTEXT PLAN

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SURROUNDING ZONING

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EXISTING SITE AERIAL LOOKING NORTH

Planning Context

No DPD authored or adopted plans

Stevenson Industrial Corridor

We Believe a Healthy Community Starts With Food

GREATER CHICAGO FOOD DEPOSITORY®

GREATER CHICAGO FOOD DEPOSITORY®

Why are we building a prepared meal kitchen?

- Responding hunger crisis unlike anything we've seen in our history.
- Unmet need for nutritious, prepared meals among our most at-risk neighbors.
- Health and economic disparities compounded by COVID-19.
- We are piloting strategies to produce, source and distribute meals to meet the needs of our most at-risk neighbors.
- Creating jobs and economic opportunity in communities that endured decades of inequity and disinvestment.

The facility you will see in the coming pages will vastly expand the availability of nutritious, prepared meals across Chicago and Cook County.

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Shift in strategy:

- Focus on engaging partners in their communities
- Procure meals from BIPOC and community owned business in place of production
- Support community economic development
- Narrowed scope/magnitude of project to offset inflation

How strategy shift is reflected in new design:

- Smaller footprint as a result of new procurement strategy. Served to offset inflation too.
- Eliminated additional community convening space - current space for such uses adequate

Evolved strategy supports our vision to create a hunger-free community.

Greater Chicago Food Depository: Evolution of Plan and Strategy

The Nourish Project external engagement

- **Informing Community Stakeholders:**
  Phase I of the Nourish Project was completed in 2019 and focused on renovations inside the Greater Chicago Food Depository with a priority on expanding cold storage capacity and reconfiguring our shipping and receiving areas to distribute more healthy food for our community. Throughout this process, we guided our community stakeholders to offer clarity on our plans and how Project Nourish supports our vision for a hunger-free community. As we begin Phase II in 2022, we will continue proactive and consistent communications regarding our next stage of facility expansion and programmatic growth.

- **Engaging Our Neighbors**
  As Phase II of the Nourish Project begins, the Food Depository plans to break ground on a 36,700 square-foot facility expansion that includes a commercial kitchen for meal preparation and packaging, a demonstration kitchen for nutrition education, and an expansion of parking for volunteers, guests and our fleet. As we did in Phase I, we will directly engage our neighbors in Archer Heights and the surrounding communities: Brighton Park, New City and Back of the Yards. It is imperative for the Food Depository to maintain our reputation as a good neighbor and community partner. We intend to bring community organizations and other groups along for this transformational moment.

- **Our Network of Food Distribution Partners**
  Without our network of food pantries, soup kitchens, shelters and other program partners we could not execute our mission to end hunger. Their insight has been critical throughout the Nourish Project and will continue to inform us as we begin Phase II. As our prepared meal programs and nutrition education offerings expand, we look forward to directly engaging with existing and new partners across Chicago and Cook County in ways that will directly benefit our neighbors at risk of hunger.

Groups we are engaging:

- Community organizations throughout Archer Heights, Brighton Park, Back of the Yards and New City.
- Businesses and property owners in the blocks surrounding the Food Depository.
- Elected officials and public offices representing these communities and Chicago at large.
- Our existing network of more than 700 food pantries, soup kitchens, shelters and other food distribution partners.
- Food Depository volunteers, guests and supporters.

ORIGINAL DESIGN - 2019

REVISED DESIGN - 2019

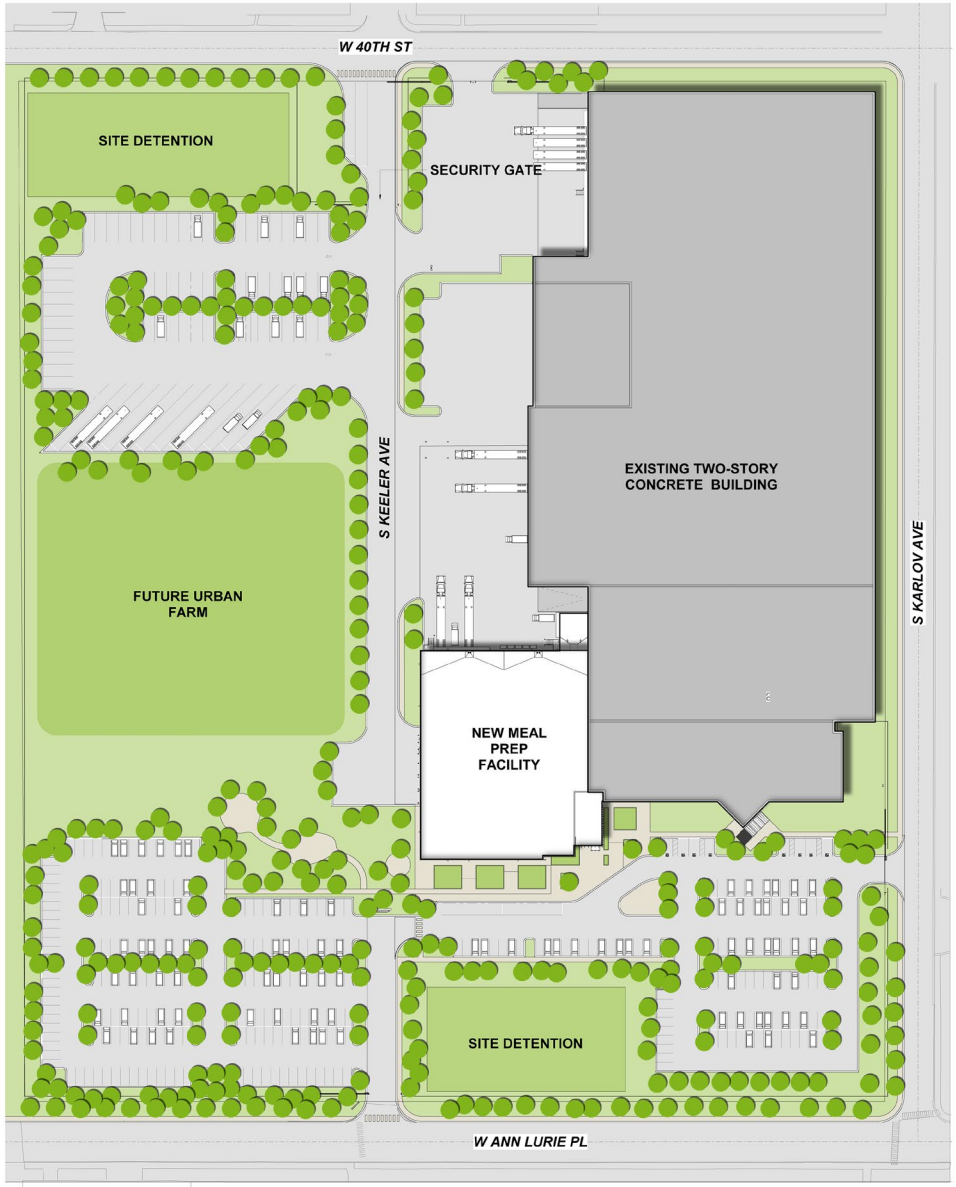
- PD Application Filed: November 13, 2019
- In response to comments from DPD, the design team evolved the building design to include additional architectural articulation and fenestration in the façade of the Proposed Facilities
- In response to comments from CDOT, the site plan was revised to consolidate existing access points. The project will include installation of ADA-compliant ramps and replacement of struggling parkway trees
- 2019 COVID-19 pandemic halted further project development as GCFD analyzed community impact & need. The “Link” building was omitted based on lesson’s learned via the pandemic

Summary of Project Changes

Summary of Project Changes – 2022 Proposed Meal Prep Facility

Site Program:

- Existing Facility: 220,800 sf.
- Proposed Meal Prep Facility: 36,700 sf.
- Proposed New Vehicular Parking: 224 stalls (337 total)
- Proposed / Future Urban Garden Area: +/- 80,000 sf.



EXISTING & PROPOSED SITE PLAN

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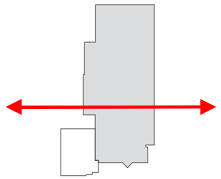

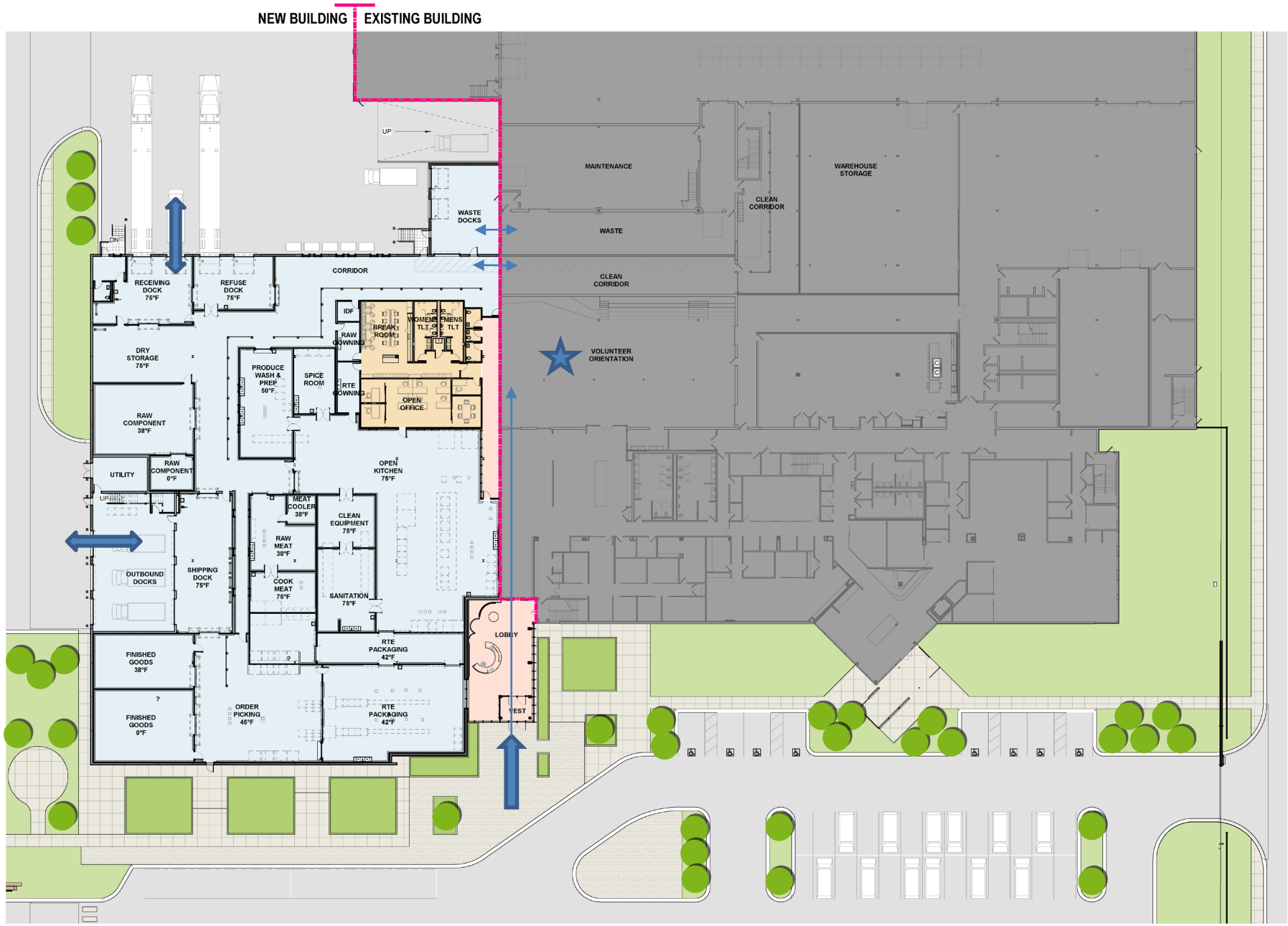

MEAL PREP FACILITY ADDITION @ GRADE FLOOR PLAN

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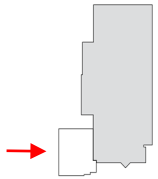
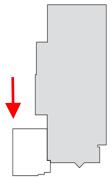
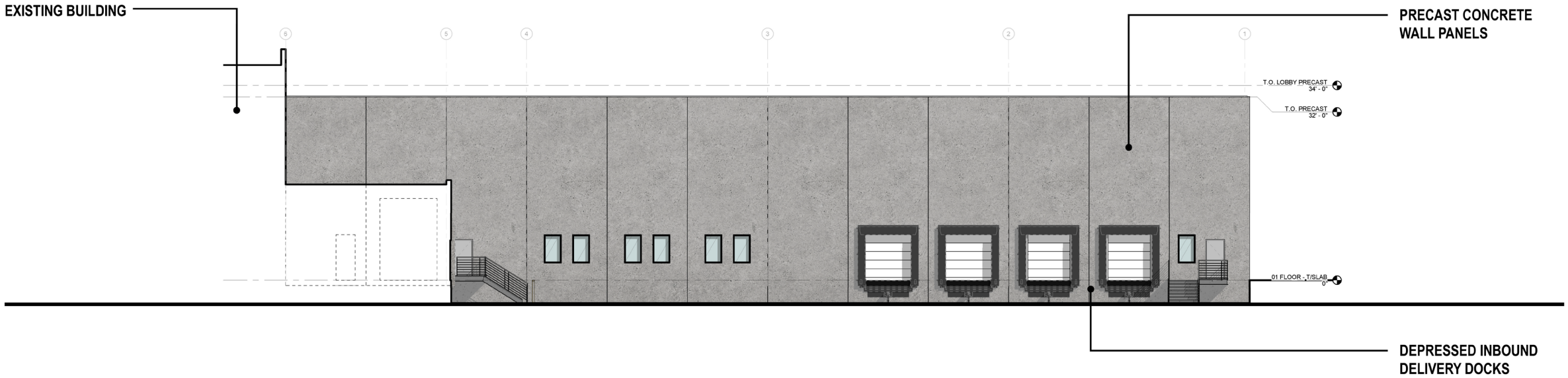
SOUTH ELEVATION – MAIN ENTRY

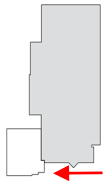


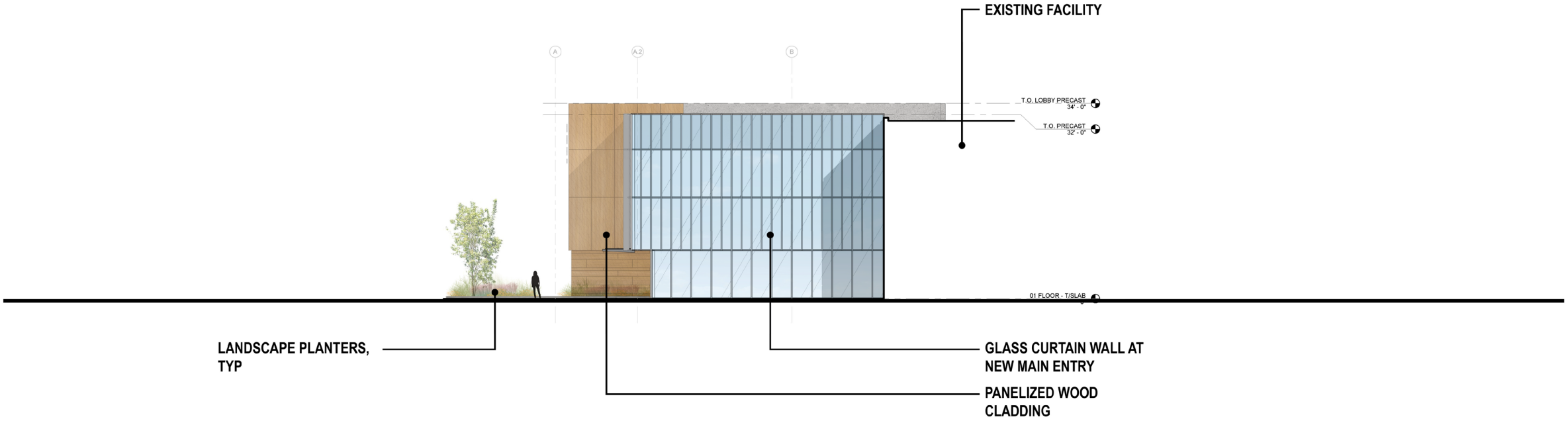
WEST ELEVATION - LOADING





NORTH ELEVATION - LOADING





EAST ELEVATION – MAIN ENTRY

Transportation, Traffic and Parking:

- CDOT approved the original project traffic study completed by V3. V3 validated the new design trips being generated will be less than original design. Therefore, all of the previous recommendations are all still valid
- Keeler is now vacated
- New monument signs will be added to convey circulation and access points from S. Karlov Avenue & W. Ann Lurie Place

17-8-0904.A – GENERAL INTENT

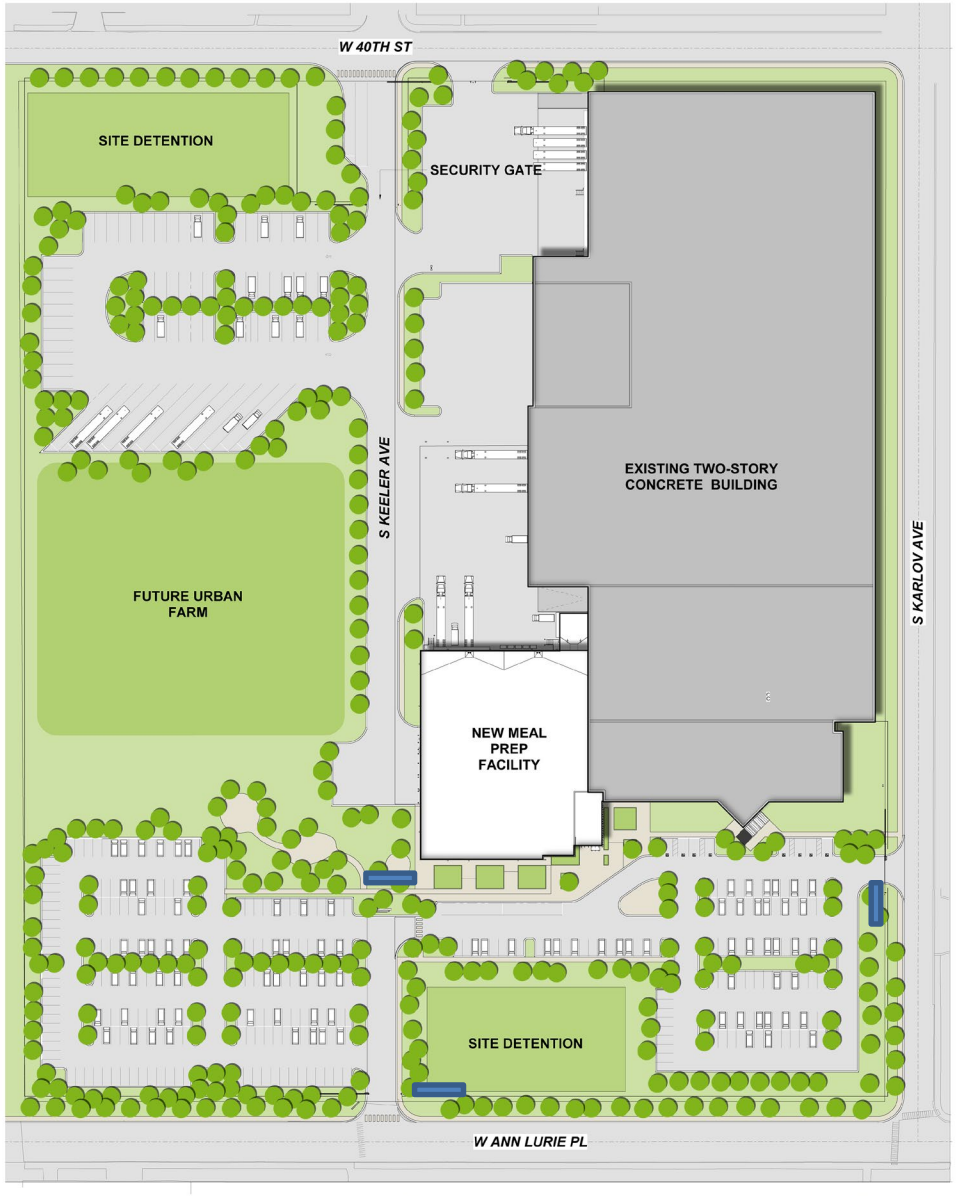
- Project promotes safe pedestrian, bicyclist, and vehicular circulation by proving adequate demarcation of traffic paths, bus loading areas, bike parking, and pedestrian pathways both through and around the project

17-8-0904.B – TRANSPORTATION

- All streets and sidewalks to be restored or repaired to C.D.O.T. 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 at (2) adjacent Intersections:

- Consistent use of stop signs & stop bars
- Pedestrian cross walks
- Installation of all-way placards below stop signs

Open Space + Landscaping:

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

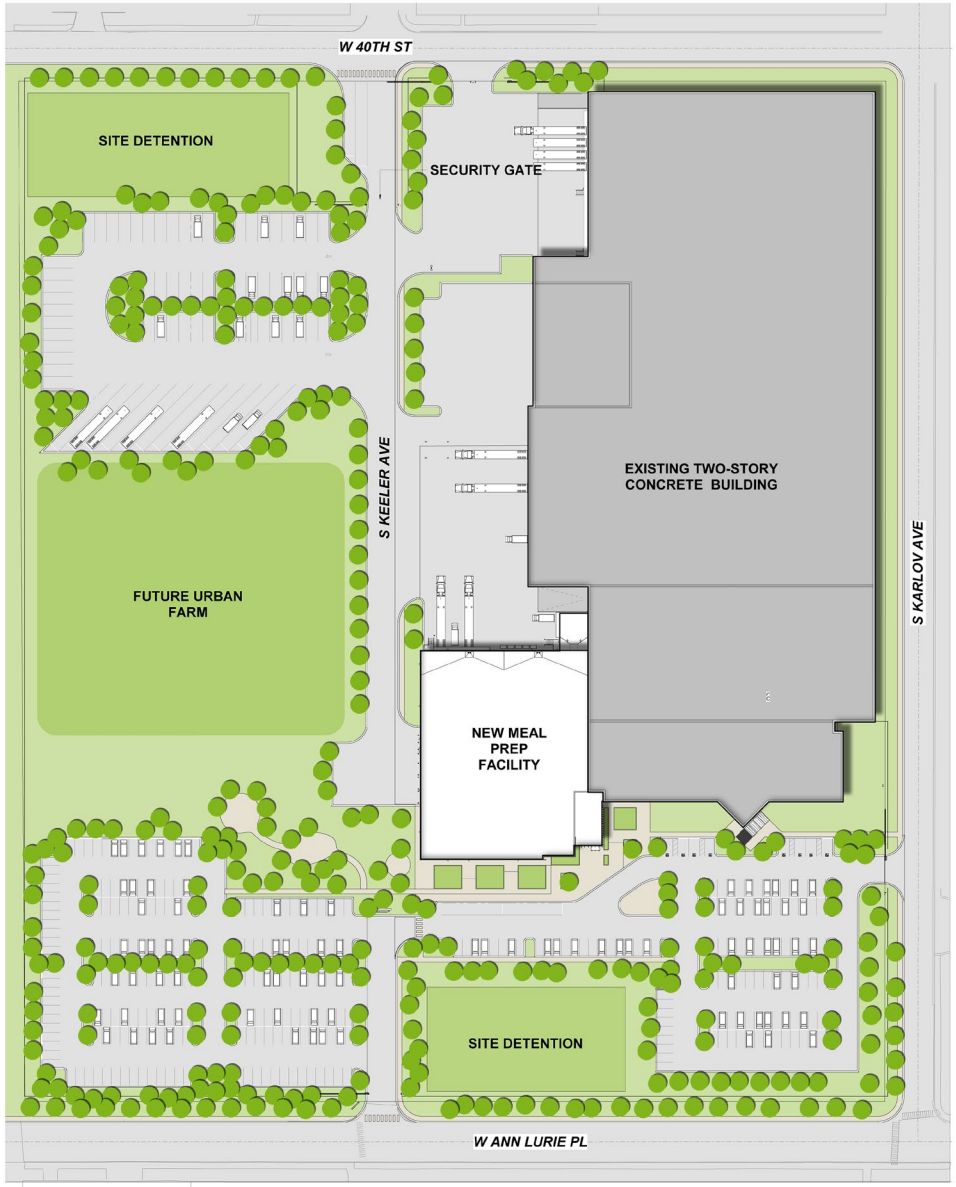
- A future urban garden is planned on the West portion of the site

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 to maximize exposure to daylight

17-11-0103-A – STANDARDS

- Our tree count for the entire site 303 trees (231proposed + 72 existing) is which is 147% above code requirements



OPEN SPACE + LANDSCAPING

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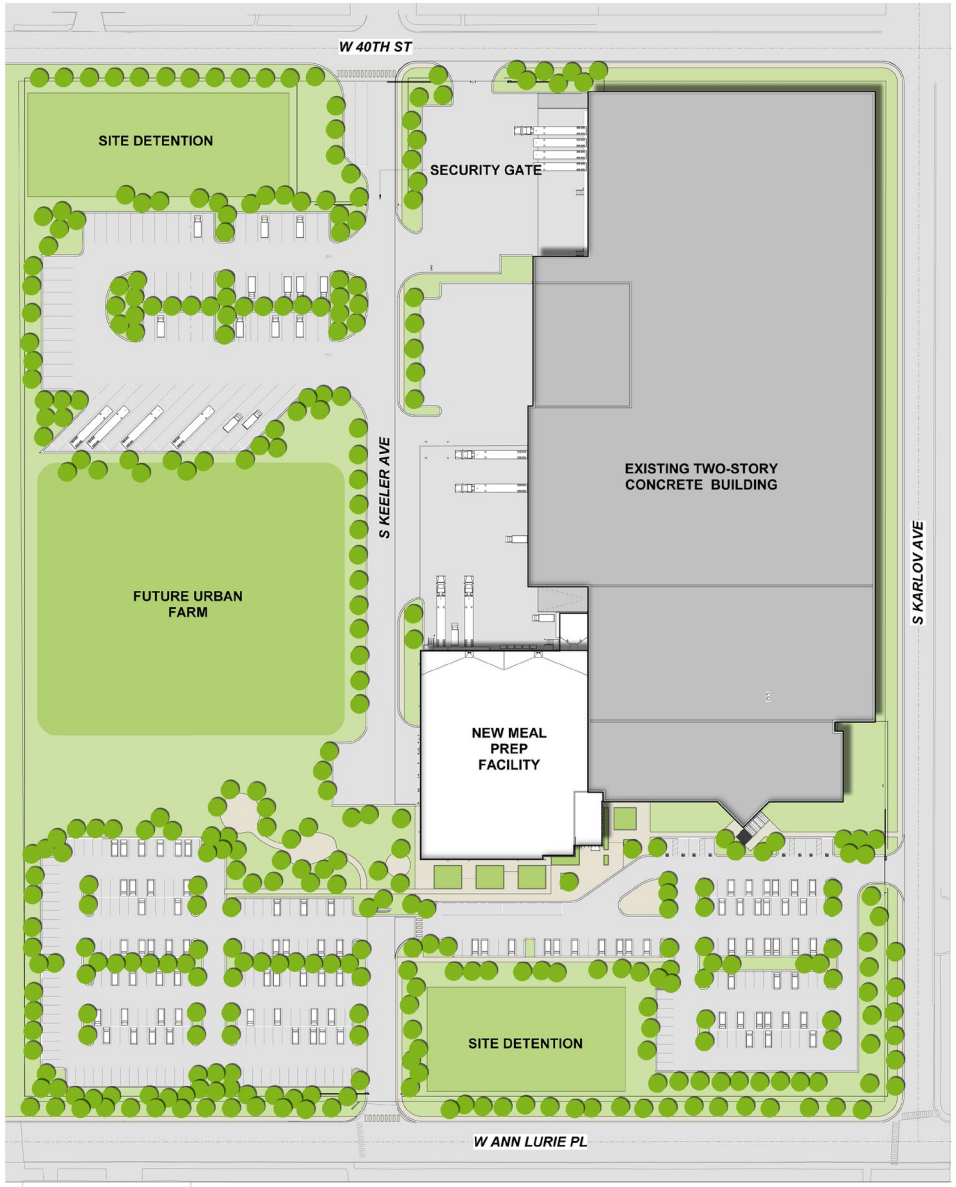
Stormwater Management Ordinance Compliance:

RATE CONTROL REQUIREMENT

- The project meets the City of Chicago's Stormwater Management Ordinance rate control requirement by providing stormwater detention basins that will manage the 100-year storm event.

VOLUME CONTROL REQUIREMENT

- The project meets the volume control requirement of the City of Chicago's Stormwater Management Ordinance by reducing the existing site impervious area by 33%.



DPD
CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

MEAL PREP FACILITY (LEED SILVER)

Compliance Options	Points Required		Sustainable Strategies Menu																														
			Health	Energy							Stormwater						Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
						Choose one			Choose one		Choose one										Choose one		Choose one											Choose one	
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed 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	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	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	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	NA	5	NA	NA	10	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	5	20	10	20	NA	20	NA	5	NA	NA	10	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	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	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	NA	10	20	40	5	5	5	NA	NA	NA	20	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	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 sytems 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

SUSTAINABLE DEVELOPMENT POLICY – LEED SILVER

CLAYCO CONTRACTING AND ONSITE WORKFORCE DIVERSITY STRATEGY

The Food Depository has set a goal associated with this project to creating jobs and economic opportunity of 35% diverse participation with an emphasis on African American involvement, 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, Inc. has implemented the following strategies to ensure they are able to meet these goals: maintained communications with the diverse contractors associations and are maintaining relationship and self-perform capacity data on over 100 diverse firms in Greater Chicago, 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, Inc. has held and will continue to hold 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

Construction Hard Cost: $27-35 MM
Construction Jobs: 230

OUTREACH HIGHLIGHTS

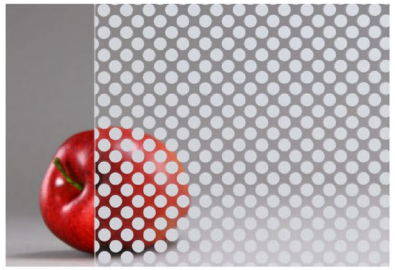
- We are currently mentoring 100 diverse firms in the Chicagoland area and building a workforce pipeline so that over time we can grow, retain, and train.
- Current partnerships: CISCO, Chicago Women in Trades, HIRE360, St. Paul Ministries, Helmets for Hardhats, Revolution Workshop, City Colleges, Chicago Public Schools, BCOE, HIRE360, HACIA, and FWC, USMCA.

WHAT'S NEW

- Clayco has added two new subject matter experts – Mary Person, Sr. VP of Public-Private Initiatives and Samuel Boynes, Manager of Public-Private Initiatives.
- Upcoming Events: O'Hare 21 Annual Community Hiring Fair, and University Park Outreach Event

MEAL PREP FACILITY ADDITION - LOOKING NORTH @ NEW MAIN ENTRY

SOLAR CONTROL
MULLION-INTEGRATED
SUNSHADE FINS

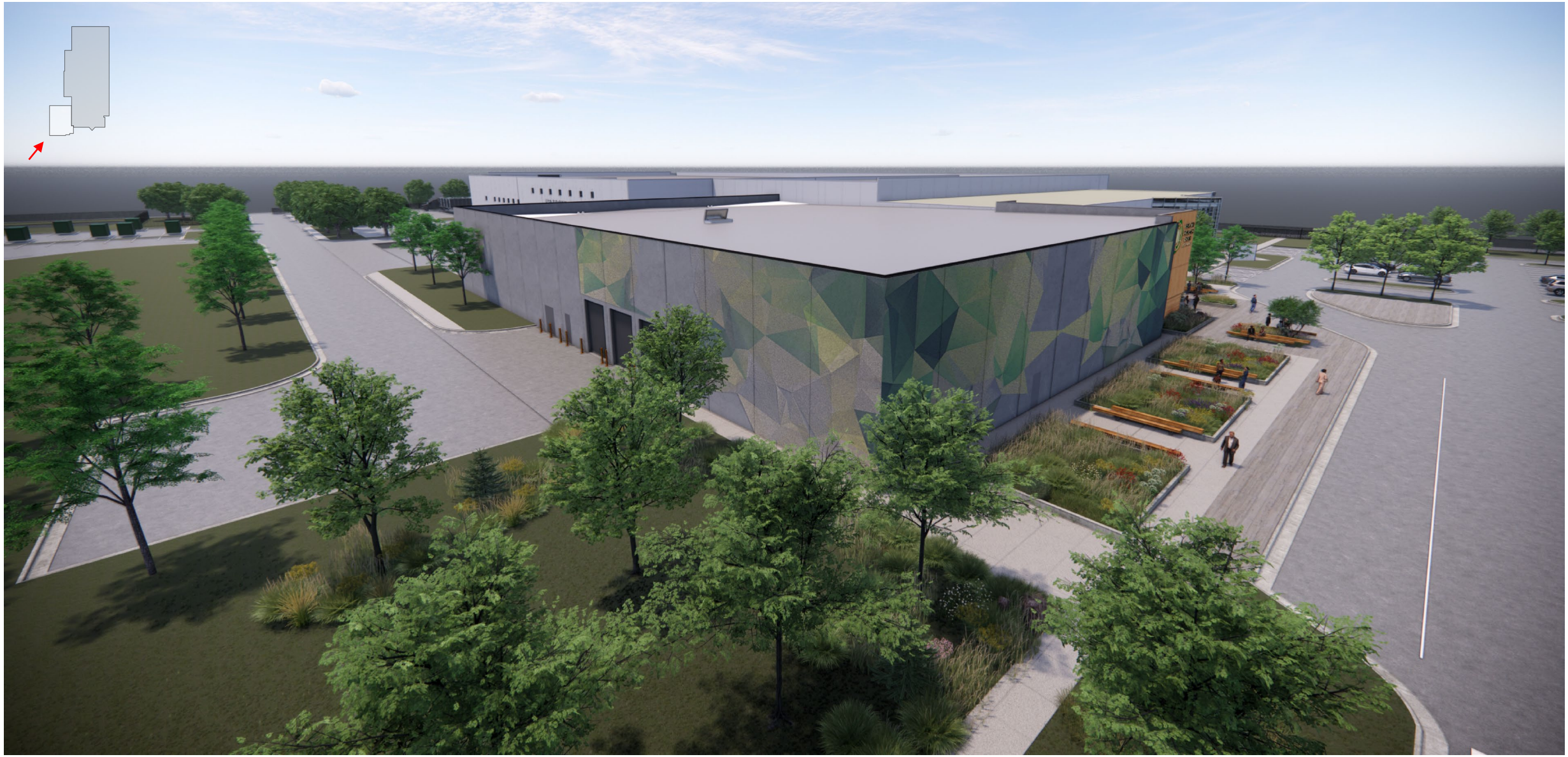


SOLAR CONTROL + BIRD GLASS
CERAMIC FRIT INTEGRATED
GLAZING

PRECAST CONCRETE & WOOD PANEL
CLADDING

BUILDING MATERIALS

MEAL PREP FACILITY ADDITION - LOOKING NORTH



MEAL PREP FACILITY ADDITION - LOOKING NORTH EAST

MEAL PREP FACILITY ADDITION – LOOKING NORTH TOWARDS MAIN ENTRY

MEAL PREP FACILITY ADDITION AERIAL - LOOKING NORTHEAST @ MAIN ENTRY

DPD Recommendations

DPD has concluded that the proposal is appropriate for the site, and supports this development for the following reasons:

1. 17-8-0103: promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood, as evidenced by redeveloping a formerly vacant industrial lot
2. 17-13-1300: is compatible with the character of the surrounding area in terms of uses, density and building scale
3. 17-8-0906: reinforces desirable urban features within the area
4. 17-8-0909: provides accessible open space and recreation areas for residents and workers and landscapes open areas on the site
5. 17-13-0600: complies with the PD standards

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GREATER CHICAGO FOOD DEPOSITORY – THANK YOU!