

**FINAL FOR PUBLICATION**

**INDUSTRIAL PLANNED DEVELOPMENT NO. 484, AS AMENDED  
PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Industrial Planned Development Number 484, as amended (the “Planned Development” or “PD”) consists of approximately 387,770 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). FlexSol Packaging Corp. of Chicago d/b/a ISOFlex Packaging is the “Applicant” for this Planned Development pursuant to authorization from the owners of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation’s Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation’s Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of these 16 Statements and a Bulk Regulations Table; an Existing Zoning Map, an Existing Land Use Map, a PD Boundary and Property Line Map, an Overall Site Plan, an Existing Building – West End Site Plan / Landscape Plan, an Existing Building – East End Site Plan / Landscape Plan, a New 1-Story Warehouse Addition Site Plan / Landscape Plan, a New 1-Story Industrial Building Site Plan / Landscape Plan, and Building Elevations (3 Sheets), all prepared by ArchAmerica and dated May 16, 2024, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This

Applicant: FlexSol Packaging Corp. of Chicago d/b/a ISOFlex Packaging  
Address: 1614-1906 East 95<sup>th</sup> Street  
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Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as Industrial Planned Development: office; manufacturing, production and industrial service (artisan, limited, and general); warehousing, wholesaling, and freight movement (excluding container storage and freight terminal as principal uses, and outdoor storage of raw materials as a principal use); vehicle storage; fleet storage; general retail sales (limited to accessory sales of goods produced on-site and not exceeding 20% of the on-site gross floor area); residential storage warehouse; communication service establishments; business support services; building maintenance services; animal services; co-located and freestanding wireless communication facilities; incidental and accessory uses; and accessory parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development ("DPD"). Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 387,770 square feet and a base FAR of 1.2.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

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13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the M1-1 Limited Manufacturing District.

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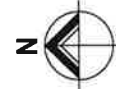
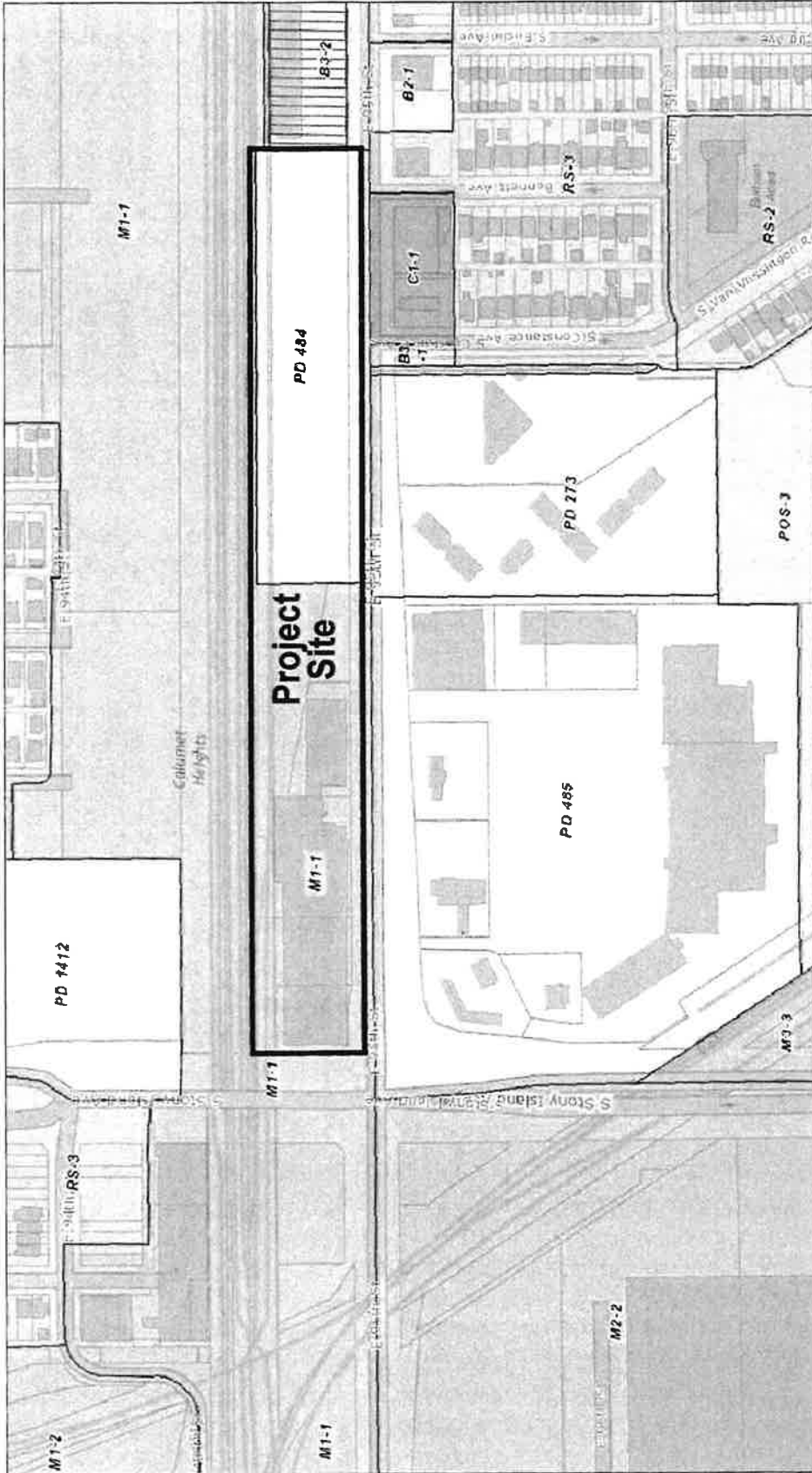
**INDUSTRIAL PLANNED DEVELOPMENT NO. 484, AS AMENDED  
BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	508,110
Area of Public Rights-of-Way (sf):	120,340
Net Site Area (sf):	387,770
Maximum Floor Area Ratio:	1.2
Minimum Parking Spaces:	110
Minimum Bicycle Parking:	12
Minimum Loading Berths:	4
Maximum Building Height:	40 feet
Minimum Setbacks:	In accordance with plans

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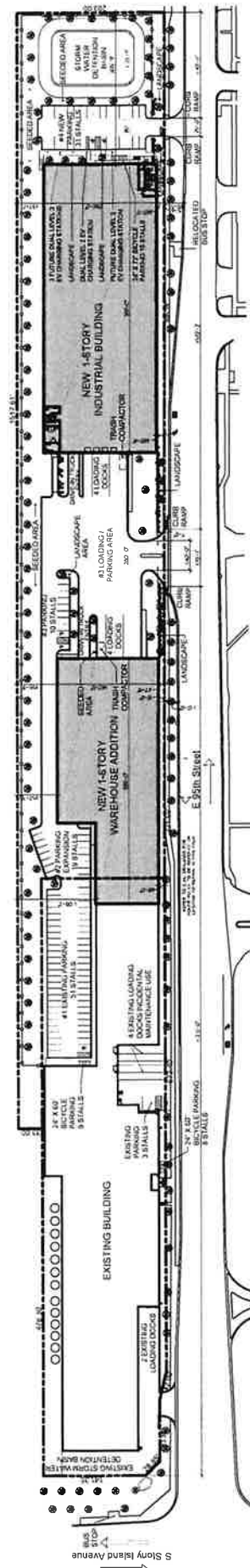
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Existing Zoning Map

NO SCALE

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Overall Site Plan

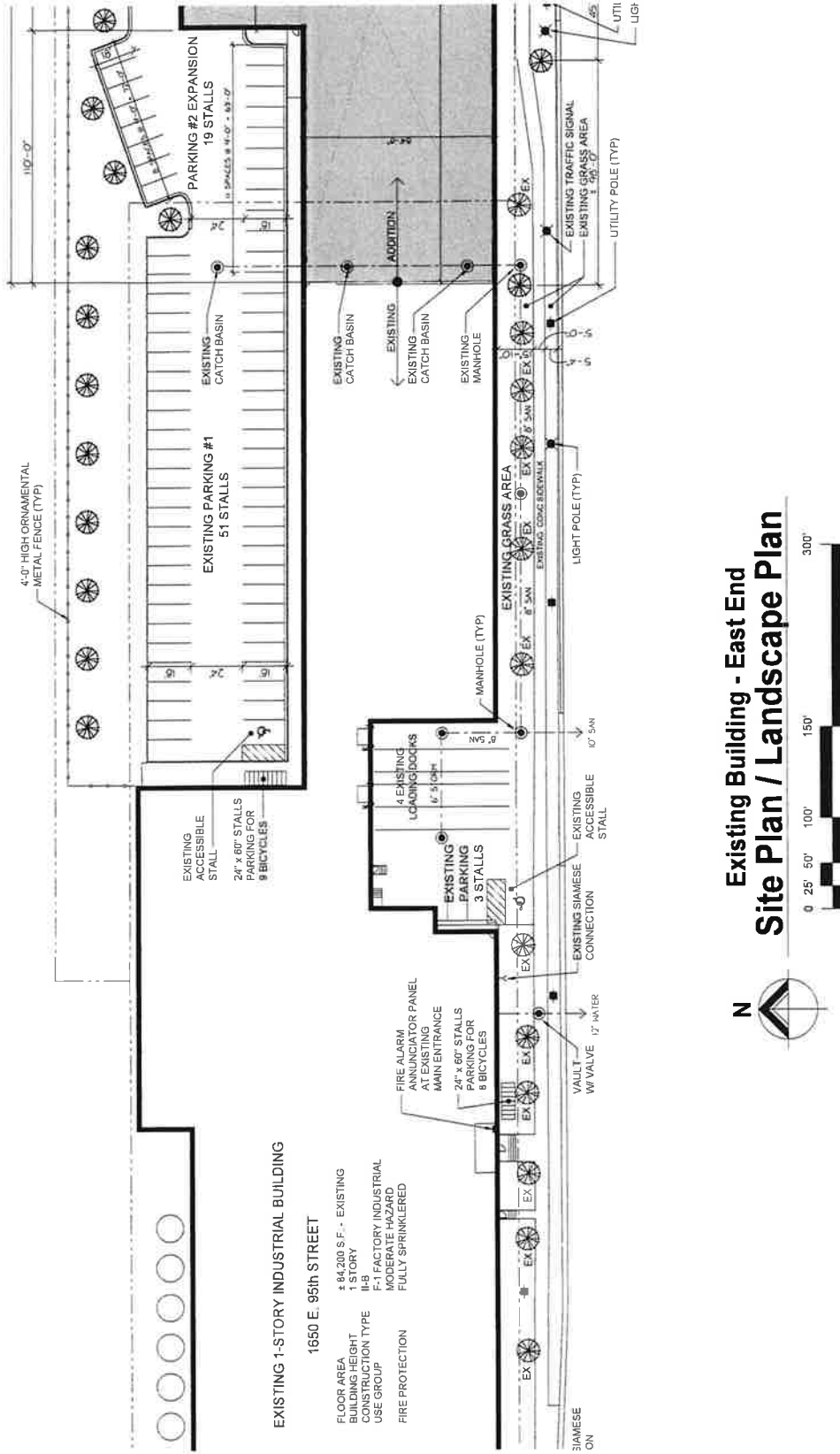
VEHICULAR USE AREA

EXISTING PARKING LOT #1	14,578 S.F.
PARKING EXPANSION #2	5,453 S.F.
LOADING / PARKING AREA #3	38,400 S.F.
NEW PARKING #4	9,382 S.F.
TOTAL VEHICULAR PAVED AREA	67,813 S.F.
INTERIOR LANDSCAPING REQUIRED	67,813 X 0.1 = 6,781 S.F.
INTERIOR TREES REQUIRED	10,324 S.F.
PARKWAY TREES REQUIRED	6,781 / 25 = 55 TREES
INTERIOR TREES PROVIDED	81 TREES
NEW PARKWAY TREES PROVIDED	33 TREES
EXISTING PARKWAY TREES	19 TREES
TOTAL TREES	133 TREES

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**EXISTING 1-STORY INDUSTRIAL BUILDING**  
 1650 E. 95th STREET

FLOOR AREA: ± 84,200 S.F. - EXISTING  
 BUILDING HEIGHT: 1 STORY  
 CONSTRUCTION TYPE: II-B  
 USE GROUP: F-1 FACTORY INDUSTRIAL  
 FIRE PROTECTION: MODERATE HAZARD FULLY SPRINKLERED

**Existing Building - East End  
 Site Plan / Landscape Plan**

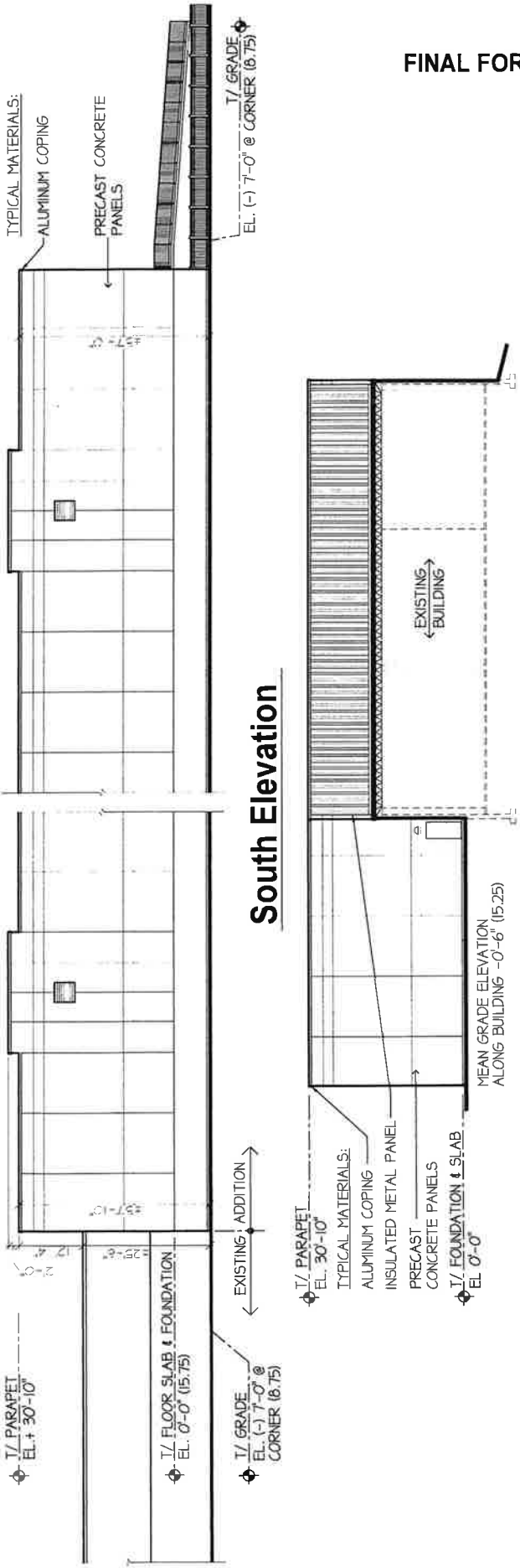


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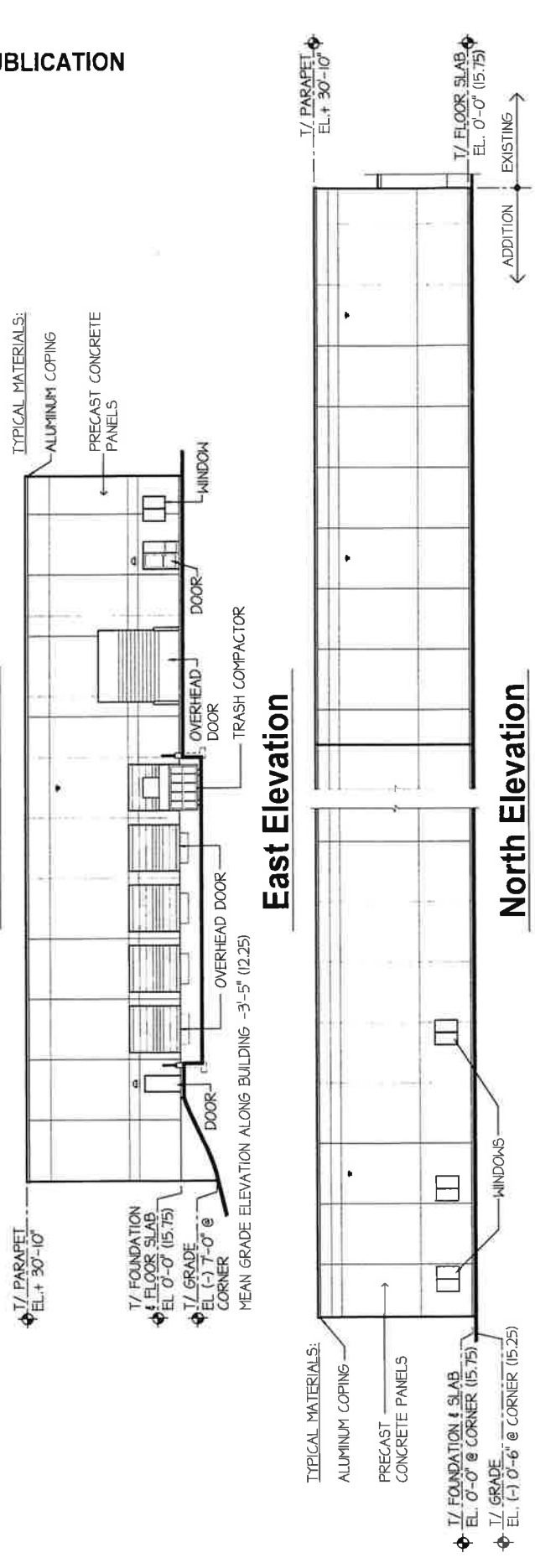








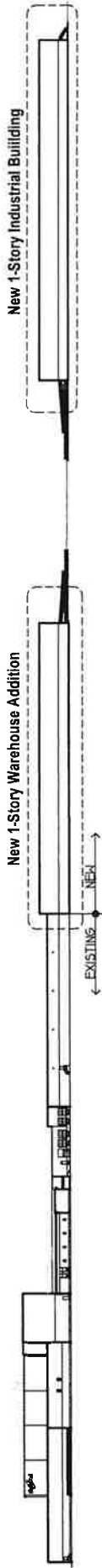
**West Elevation**



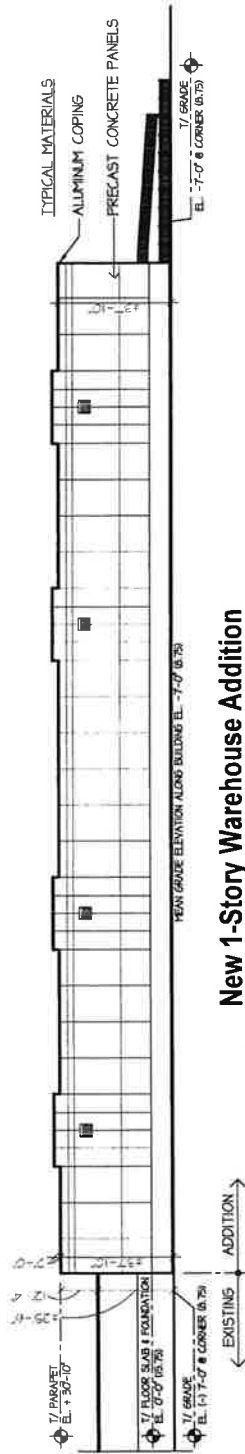
**North Elevation**

**New 1-Story Warehouse Addition**

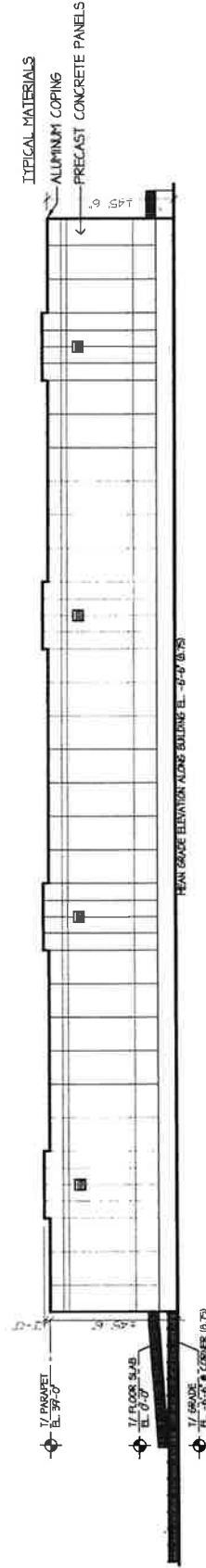
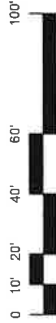
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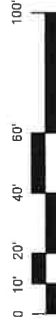
## E 95th Street Elevation



## New 1-Story Warehouse Addition Enlarged E 95th Street Elevation

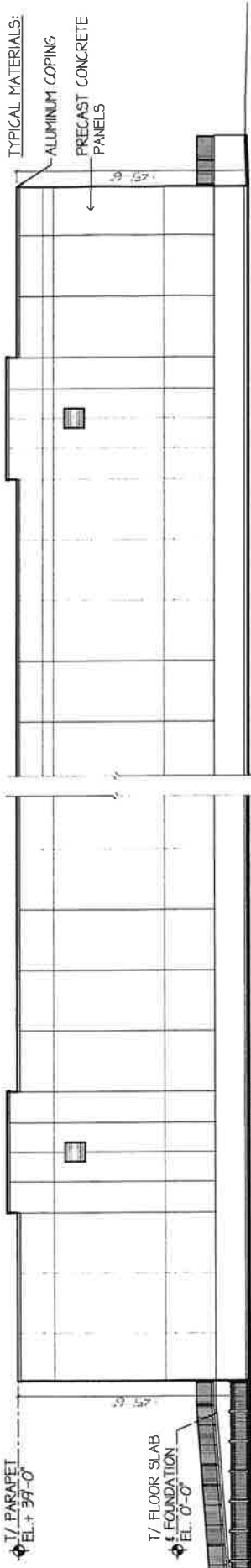


## New 1-Story Industrial Building Enlarged E 95th Street Elevation

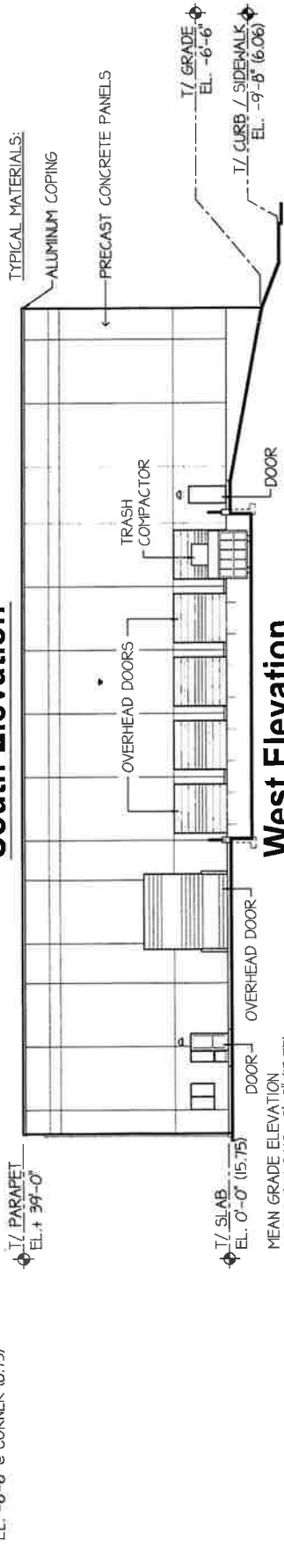


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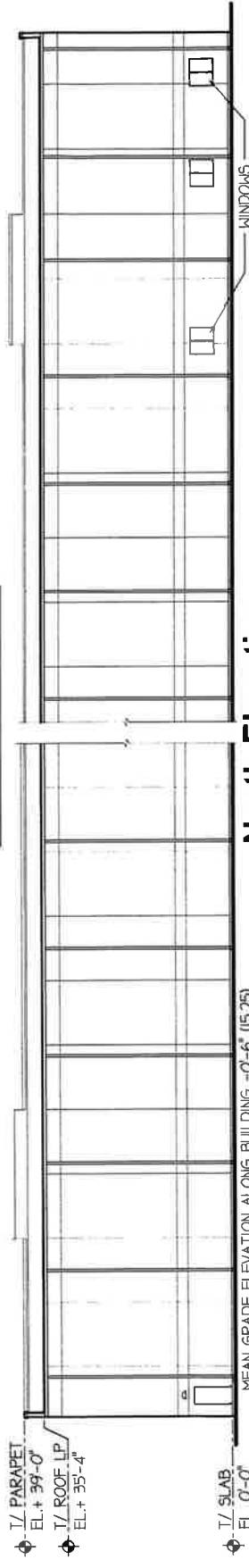
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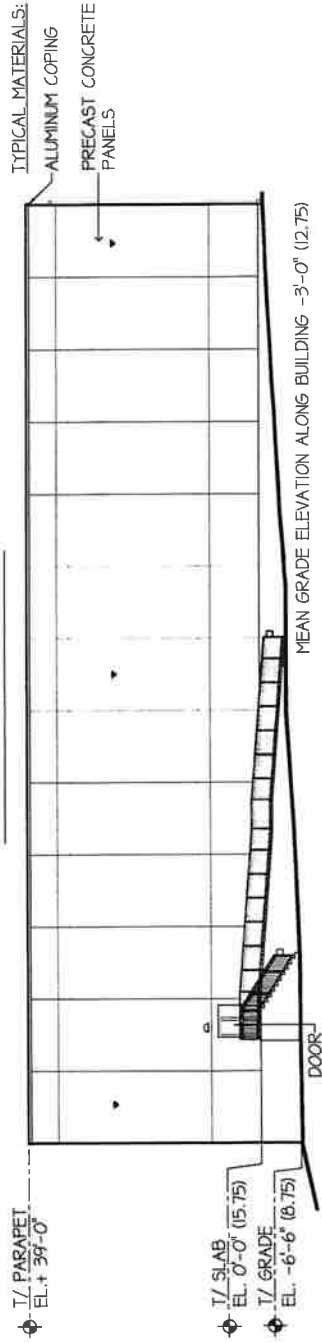
**South Elevation**



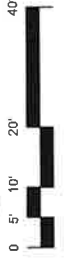
**West Elevation**



**North Elevation**



**East Elevation**



**New 1-Story Industrial Building**

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Bennett R. Lawson  
Vice Chairman, City Council Committee on Zoning

From:   
Ciere Boatright  
Chicago Plan Commission

Date: May 16, 2024

Re: Proposed Amendment to Planned Development No. 484 (application # 22327)

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On May 16, 2024, the Chicago Plan Commission recommended approval of a proposed amendment to Commercial-Business Planned Development No. 484, submitted by FlexSol Packaging Corp. of Chicago d/b/a ISOFlex Packaging, for the property generally located at 1614-1906 E. 95<sup>th</sup> Street. The applicant proposes to rezone the site from M1-1 (Limited Manufacturing/Business Park District) and existing Commercial-Business Planned Development No.484 to Industrial Planned Development No. 484, as amended. The amended Planned Development will support the construction of a 39,650 square foot expansion to an existing light industrial facility and a new 61,950 square foot speculative industrial facility. The buildings will contain general office space, open warehouse and storage space. The facility will include 114 surface parking spaces and 19 loading spaces. A copy of the proposed ordinance is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Erika Sellke at 312-744-9146 or [erika.sellke@cityofchicago.org](mailto:erika.sellke@cityofchicago.org).

Cc: PD Master File (Original PD, copy of memo)