

#22327

INTRO DATE

JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1614-1906 East 95<sup>th</sup> Street, Chicago, Illinois

2. Ward Number that property is located in: 8

3. APPLICANT FlexSol Packaging Corp. of Chicago d/b/a ISOFlex Packaging

ADDRESS 1650 East 95<sup>th</sup> Street

CITY Chicago STATE IL ZIP CODE 60617

PHONE 954-429-6100 EMAIL Robert.Buckner@isoflexpkg.com

CONTACT PERSON Robert Buckner

Is the applicant the owner of the property? YES NO X

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

OWNER Please see attached Exhibit A for ownership information.

ADDRESS

CITY STATE ZIP CODE

PHONE EMAIL

CONTACT PERSON

4. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Rich Klawiter and Mariah DiGrino - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-7243/-7261 FAX (312) 251-5833

EMAIL richard.klawiter@us.dlapiper.com; mariah.digrino@us.dlapiper.com

5. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements:

Please see attached Economic Disclosure Statements

6. On what date did the owner acquire legal title to the subject property? See Exhibit A

7. Has the present owner previously rezoned this property? If yes, when? No

8. Present Zoning District M1-1 Limited Manufacturing District and Commercial-Business PD 484

Proposed Zoning District Industrial Planned Development

9. Lot size in square feet (or dimensions) 387,770 sf

10. Current Use of the Property Industrial and vacant land

11. Reason for rezoning the property Mandatory amendment pursuant to 17-8-0511-A (industrial development in M district greater than 5 acres within 100 feet of R-District).

12. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

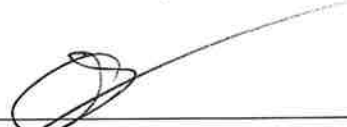
The Applicant seeks to rezone the subject property from the M1-1 Limited Manufacturing District and Commercial-Business Planned Development No. 484 to an Industrial Planned Development to allow a 39,650 square-foot expansion of an existing light industrial facility and the development of a new 61,950 square-foot speculative light industrial facility. The buildings will contain general office space, open warehouse, and storage space. The facility will include 114 surface parking spaces (54 existing spaces and 60 new spaces) and 19 loading spaces (6 existing loading docks, 11 new loading docks, and 2 drive-in loading areas).

13. The Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

Andrew Teo, authorized signatory of **FlexSol Packaging Corp. of Chicago d/b/a ISOFlex Packaging**, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



\_\_\_\_\_  
Signature of Applicant

Subscribed and Sworn to before me this  
08<sup>th</sup> day of January, 2024.

  
\_\_\_\_\_  
Notary Public



\_\_\_\_\_  
For Office Use Only

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_





DLA Piper LLP (US)  
444 West Lake Street, Suite 900  
Chicago, Illinois 60606  
www.dlapiper.com

Mariah F. DiGrino  
mariah.digrino@us.dlapiper.com  
T 312.368.7261

January 9, 2024

Acting Chair Lawson  
City of Chicago Committee on Zoning  
Room 304, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

Laura Flores, Chairwoman  
Chicago Plan Commission  
Room 1000, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

**Re: Application for Planned Development / Affidavit of Notice of Filing  
1614 – 1906 East 95<sup>th</sup> Street, Chicago, IL 60617**

Dear Acting Chair Lawson:

The undersigned, Mariah DiGrino, an attorney with the law firm of DLA Piper LLP (US), which firm represents FlexSol Packaging Corp. of Chicago d/b/a ISOFlex Packaging, the applicant for a proposal to rezone the subject property to a planned development to allow its redevelopment for industrial uses, states that she intends to comply with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contains the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; a statement that the applicant intends to file the application for change in zoning on approximately January 24, 2024; and a source for additional information on the application.

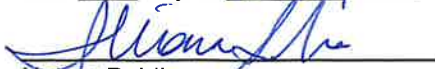
The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

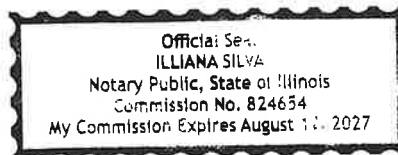
Very truly yours,

DLA Piper LLP (US)

  
Mariah F. DiGrino

Subscribed and sworn to before me  
This 9<sup>th</sup> day of January 2024.

  
\_\_\_\_\_  
Notary Public





**DLA Piper** LLP (US)  
444 W. Lake Street Suite 900  
Chicago, Illinois 60606  
www.dlapiper.com

Mariah F. DiGrino  
mariah.digrino@us.dlapiper.com  
T 1 312 368 7261

January 24, 2024

**FIRST CLASS MAIL**

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about January 24, 2024, the undersigned, on behalf of FlexSol Packaging Corp. of Chicago d/b/a ISOFlex Packaging (the "Applicant"), intends to file an application to amend the planned development relating to the property generally located at 1614 – 1906 East 95<sup>th</sup> Street, Chicago, Illinois 60617 (the "Property"). The amendment would expand the existing planned development and permit new industrial uses within the new planned development. A map of the Property is printed on the reverse side of this letter.

The Property is currently the site of an industrial facility and is otherwise vacant. The Applicant seeks to rezone the Property from the M1-1 Limited Manufacturing District and Commercial-Business Planned Development No. 484 to an Industrial Planned Development to allow a 39,650 square-foot expansion of an existing light industrial facility and the development of a new 61,950 square-foot speculative light industrial facility. The buildings will contain general office space, open warehouse, and storage space. The facility will include 114 surface parking spaces (54 existing spaces and 60 new spaces) and 19 loading spaces (6 existing loading docks, 11 new loading docks, and 2 drive-in loading areas).

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is FlexSol Packaging Corp. of Chicago d/b/a ISOFlex Packaging. The address of the Applicant is 1650 East 95<sup>th</sup> Street, Chicago, IL 60617. The Property is owned by Norann Realty Group and Great Eastern Acquisition Corp. The address of the Property owners is 2919 Center Port Circle, Pompano Beach, FL 33064.

Please contact me at 312-368-7261 with questions or to obtain additional information.

Very truly yours,

**DLA Piper LLP (US)**

A handwritten signature in blue ink that reads 'Mariah F. DiGrino'.

Mariah F. DiGrino

**AUTHORIZATION**

The undersigned, **NORANN REALTY**, a New Jersey general partnership, being the owner of the real property generally located at 1800 East 95<sup>th</sup> Street in Chicago, Illinois, (the “**Subject Property**”), hereby authorizes **FLEXSOL PACKAGING CORP. OF CHICAGO D/B/A ISOFLEX PACKAGING**, an Illinois corporation, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file one or more applications for zoning changes and approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

9<sup>th</sup> IN WITNESS WHEREOF, the undersigned has executed this Authorization as of this day of January, 2024.

**NORANN REALTY**  
**By: Andrew Teo**  
**Its: Managing Partner**



## AUTHORIZATION

The undersigned, **GREAT EASTERN ACQUISITION CORP.**, a Florida corporation, being the owner of the real property generally located at 1614-1906 East 95<sup>th</sup> Street in Chicago, Illinois, (the "**Subject Property**"), hereby authorizes **FLEXSOL PACKAGING CORP. OF CHICAGO d/b/a ISOFLEX PACKAGING**, an Illinois corporation, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file one or more applications for zoning changes and approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

9<sup>th</sup> **IN WITNESS WHEREOF**, the undersigned has executed this Authorization as of this day of January, 2024.

**GREAT EASTERN ACQUISITION CORP.**

**By: Andrew Teo**

**Its: Chief Executive Officer**



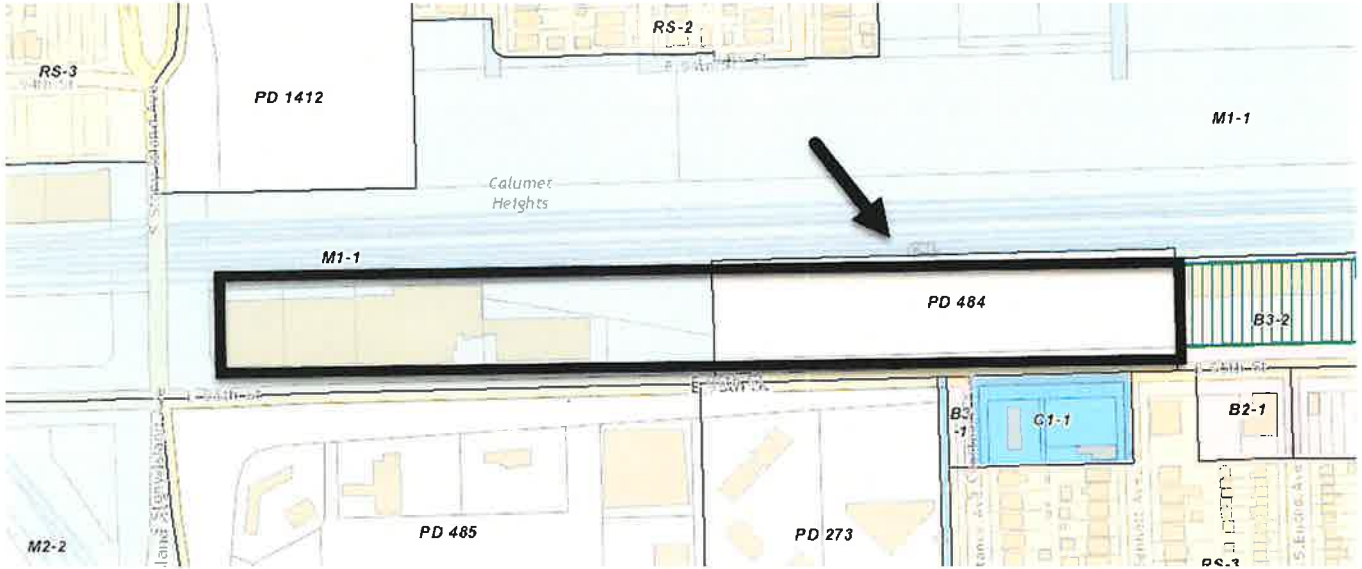


**City of Chicago**  
**Application for an Amendment to the Chicago Zoning Ordinance**  
**Exhibit A: Ownership of Subject Property**  
**1614-1906 East 95<sup>th</sup> Street**

<b>Owner</b>	<b>Property</b>	<b>Date Acquired</b>	<b>Contact</b>
Norann Realty Company, a New Jersey general partnership	1800 W. 95 <sup>th</sup> Street (Approximately the east half of the Property)	August 1999	Andrew Teo 2919 Center Port Circle Pompano Beach, FL 33064  Tel. 954-429-6100
Great Eastern Acquisition, Corp., a Florida corporation	1800 E. 95 <sup>th</sup> Street & 1650 E. 95 <sup>th</sup> Street (The entirety of the Property)	July 2022	

Address: 1614-1906 East 95<sup>th</sup> Street

**MAP**



**PINs: 25-01-324-033; 25-01-324-038; 25-01-324-037; 25-01-324-006; 25-01-324-029; 25-01-324-036**