

Reclassification Of Area Shown On Map No. 22-C.
(As Amended)

(Application No. 222327)
(Common Address: 1614 -- 1906 E. 95th St.)

IPD 484, 99

[SO2024-0007025]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M1-1 Limited Manufacturing District symbols and indications and Commercial-Business Planned Development Number 484 symbols and indications as shown on Map Number 22-C in the area bounded by:

a line 203 feet north of and parallel to East 95th Street; a line 536 feet west of and parallel to South Jeffrey Boulevard; East 95th Street; and South Stony Island Avenue,

to those of an M1-1 Limited Manufacturing District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the M1-1 Limited Manufacturing District symbols and indications as shown on Map Number 22-C in the area bounded by:

a line 203 feet north of and parallel to East 95th Street; a line 536 feet west of and parallel to South Jeffrey Boulevard; East 95th Street; and South Stony Island Avenue,

to those of Industrial Planned Development Number 484, as amended.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

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 "P.D.") 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 Corporation of Chicago, doing business as 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 titleholders 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 titleholder 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 P.D. 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 One-Story Warehouse Addition Site Plan/Landscape Plan, a New One-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 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 percent 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-premises 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-premises 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 titleholders and any ground lessors.
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 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent 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 alderperson 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 foregoing, 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

* Editor's Note: Numbering sequence error; (i) missing in original document.

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.

[Existing Land-Use Plan; Existing Zoning Map; Overall Site Plan; Boundary and Property Line Map; Existing Buildings East and West End -- Site Plan/ Landscape Plan; New One-Story Industrial Building and Warehouse Addition -- Site/Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 12507 through 12517 of this *Journal*.]

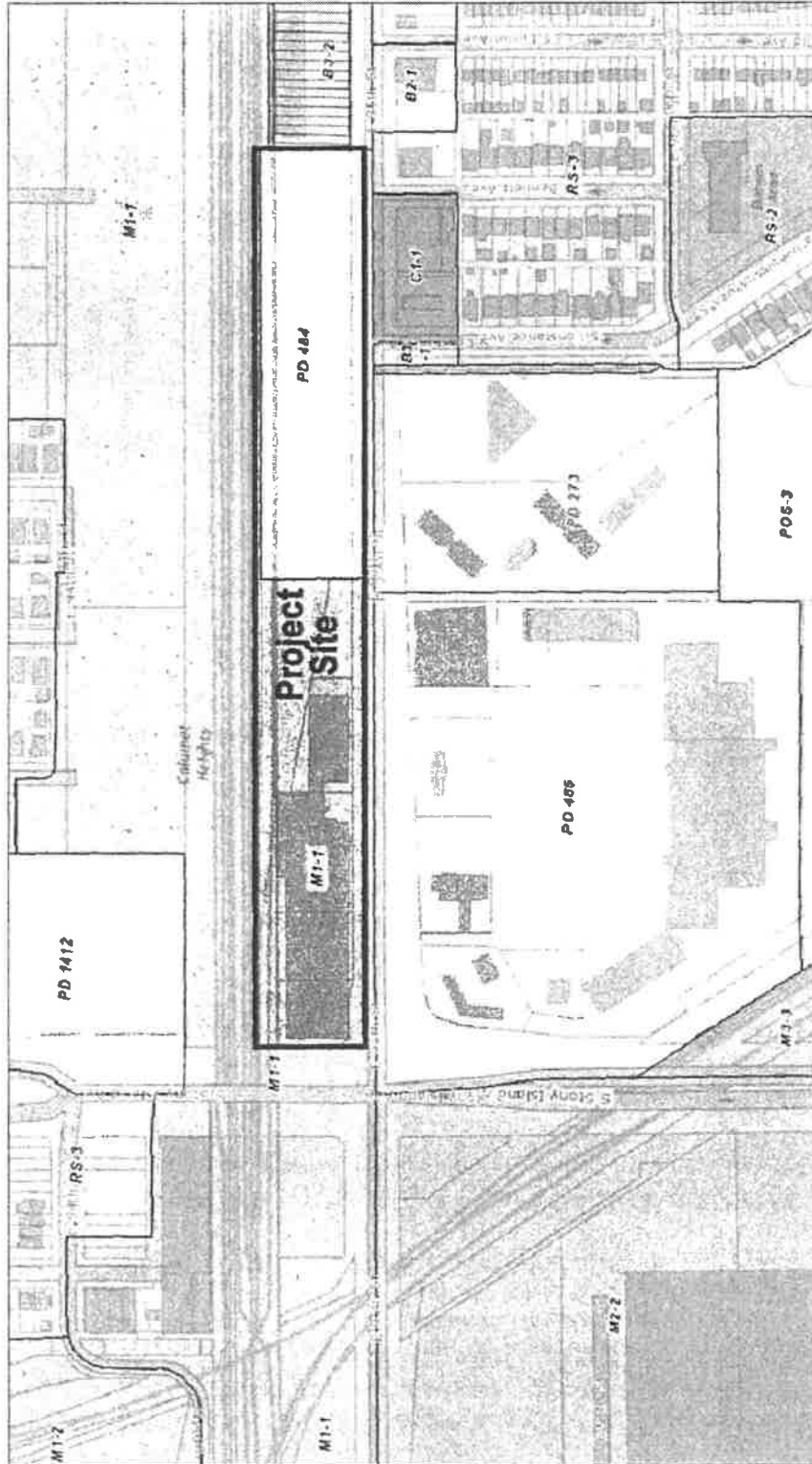
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Industrial Planned Development No. 484, As Amended.

Bulk Regulations And Data Table.

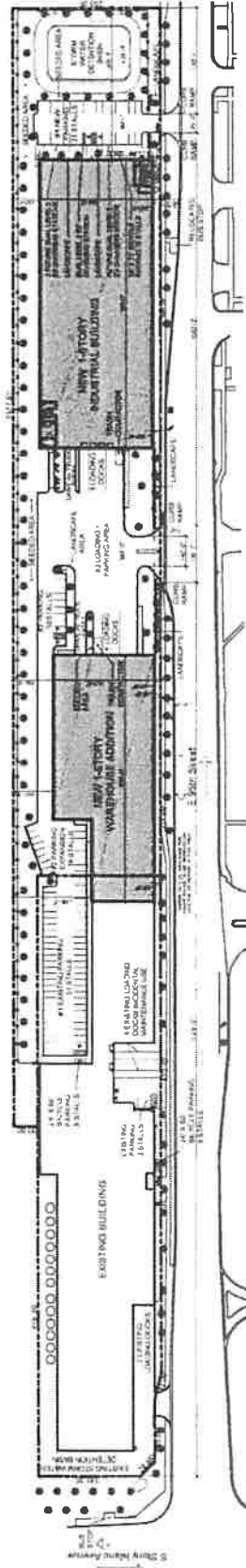
Gross Site Area (square feet):	508,110
Area of Public Rights-of-Way (square feet):	120,340
Net Site Area (square feet):	387,770
Maximum Floor Area Ratio:	1.2
Minimum Parking Spaces:	110
Minimum Bicycle Parking:	12
Minimum Loading Berths:	4
Maximum Building Height:	40 feet
Minimum Setbacks:	In accordance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

FINAL FOR PUBLICATION



N
Existing Zoning Map
 NO SCALE

Applicant: FlexSol Packaging Corp. of Chicago
 Address: 1614-1906 E. 95th Street
 Date Introduced: January 24, 2024
 Plan Commission: May 16, 2024

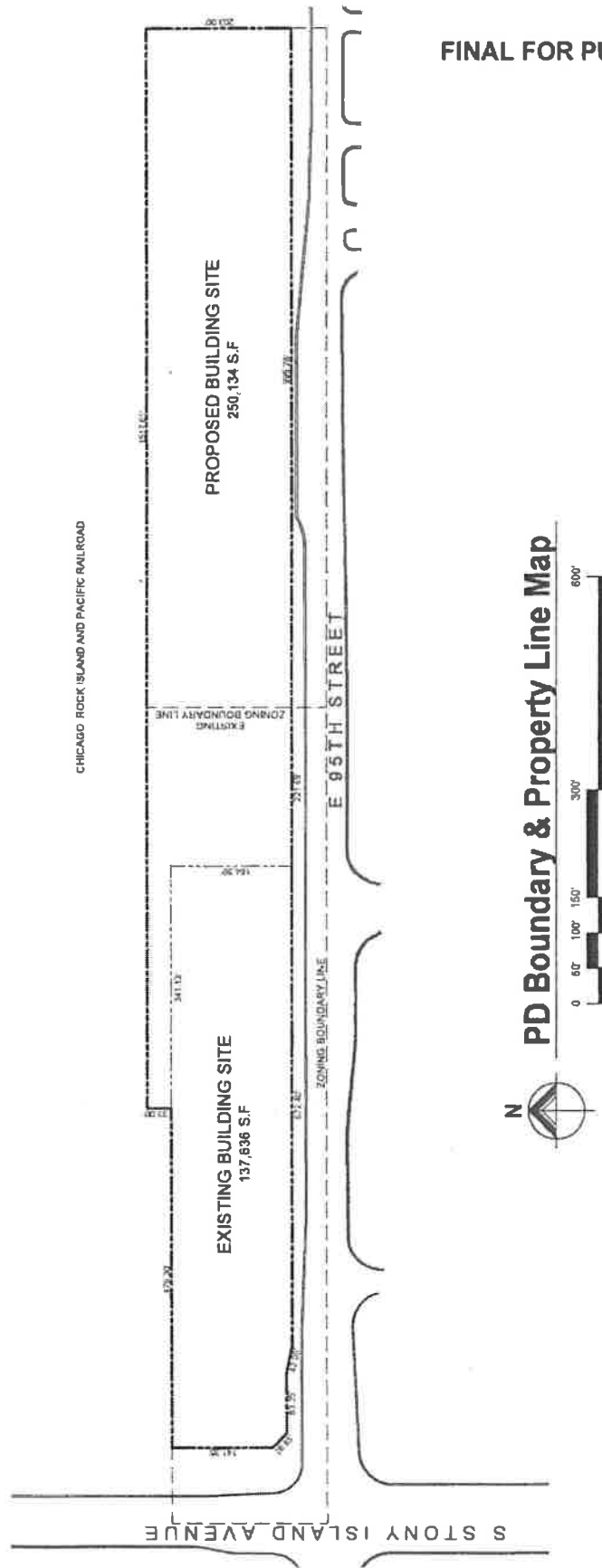


FINAL FOR PUBLICATION



VEHICULAR USE AREA	
EXISTING PARKING LOT #1	14,576 SF
PARKING EXPANSION #2	5,465 SF
LOADING PARKING AREA #3	36,409 SF
NEW PARKING #4	9,292 SF
TOTAL VEHICULAR PAVED AREA	67,813 SF
INTERIOR LANDSCAPING REQUIRED	67,813 X 0.1 = 6,781 SF
INTERIOR LANDSCAPING PROVIDED	10,324 SF
INTERIOR TREES REQUIRED	6,781 / 125 = 55 TREES
PARKWAY TREES REQUIRED	1541 / 25 LF = 64 TREES
INTERIOR TREES PROVIDED	81 TREES
NEW PARKWAY TREES PROVIDED	33 TREES
EXISTING PARKWAY TREES	19 TREES
TOTAL TREES	133 TREES

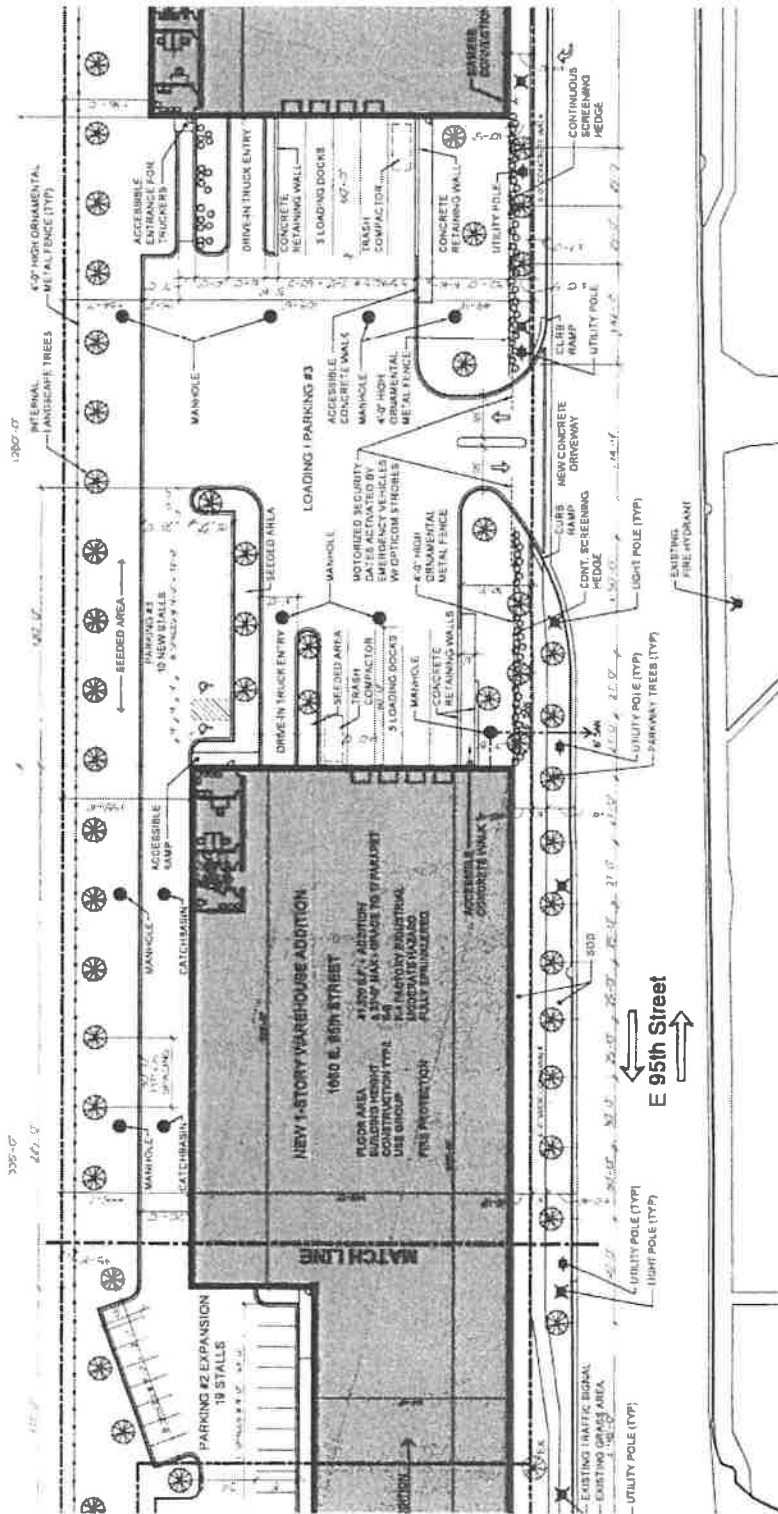
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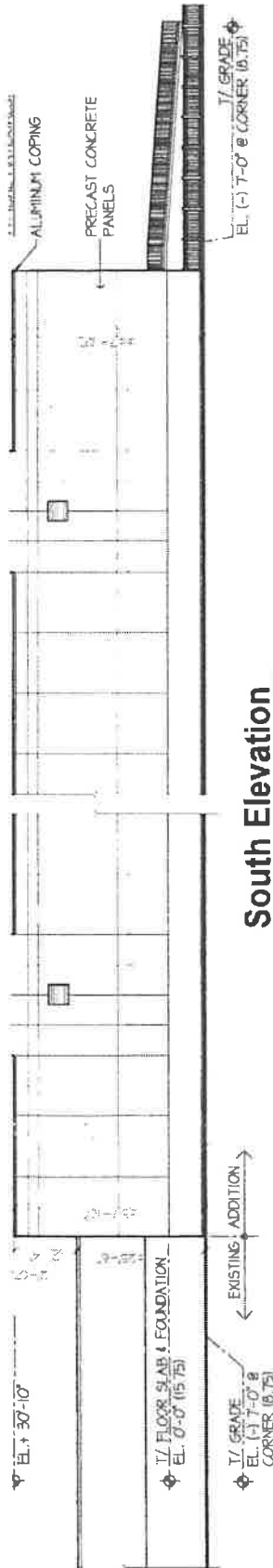


**New 1-Story Warehouse Addition
Site Plan / Landscape Plan**

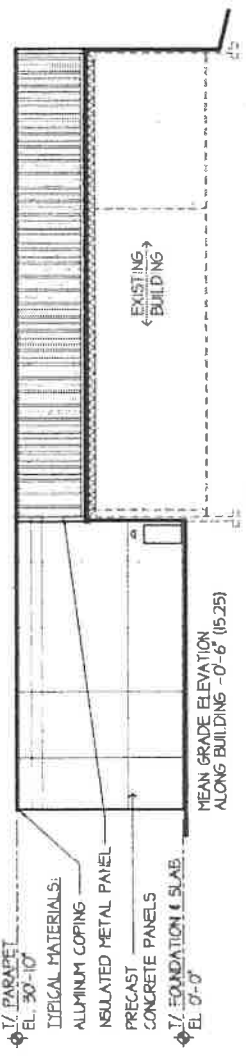


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 Address: 1614-1906 E. 95th Street
 Date Introduced: January 24, 2024
 Plan Commission: May 16, 2024

FINAL FOR PUBLICATION



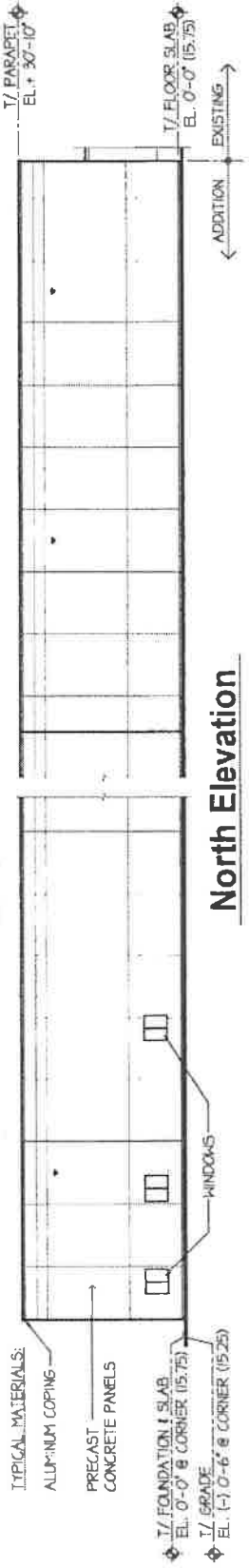
South Elevation



West Elevation



East Elevation



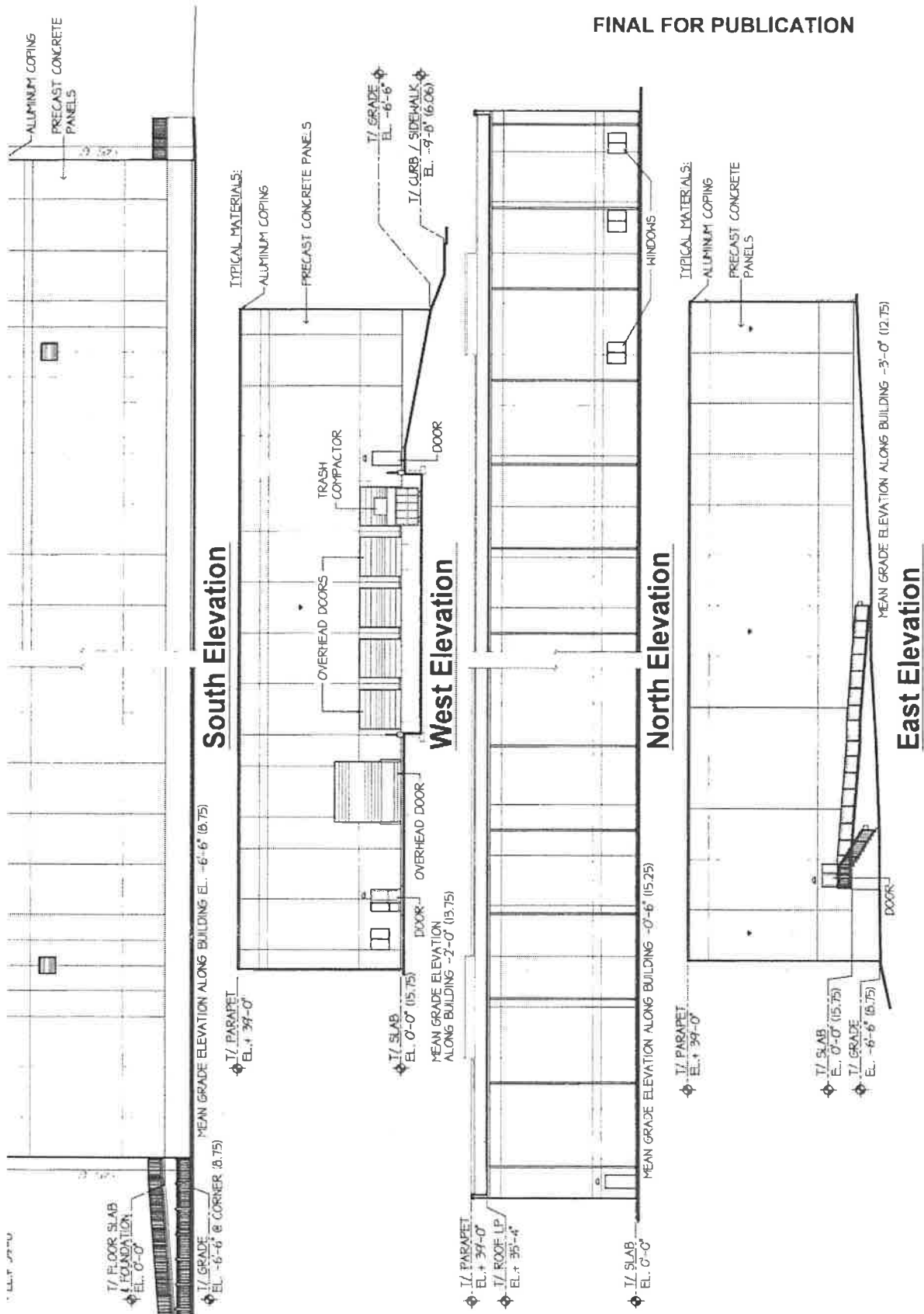
North Elevation

New 1-Story Warehouse Addition

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 Address: 1614-1906 E. 95th Street
 Date Introduced: January 24, 2024
 Plan Commission: May 16, 2024



FINAL FOR PUBLICATION



Applicant: FlexSol Packaging Corp. of Chicago
 Address: 1614-1906 E. 95th Street
 Date Introduced: January 24, 2024
 Plan Commission: May 16, 2024

New 1-Story Industrial Building



6/14/89

UNFINISHED BUSINESS

#484 10476
2271

Reclassification Of Areas Shown On Map No. 22-C.

*95th Street
J & K
limited
partnership*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District and M2-2 General Manufacturing District symbols and indications as shown on Map No. 22-C in the area bounded by

a line 203 feet north of and parallel to East 95th Street; a line 536 feet west of and parallel to South Jeffery Avenue; East 95th Street; a line 1,491.28 feet west of South Jeffery Avenue; a line 483.69 feet long starting at a point 47.92 feet north of East 95th Street and 1,491.28 feet west of South Jeffery Avenue to a point 1,965.78 feet west of South Jeffery Avenue and 139.39 feet north of East 95th Street; a line 1,965 feet west of and parallel to South Jeffery Avenue; a line 170 feet north of and parallel to East 95th Street; a line 2,053.61 feet west of and parallel to South Jeffery Avenue; and a line 203 feet north of and parallel to East 95th Street,

to the designation of a C3-1 Commercial-Manufacturing District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-1 Commercial-Manufacturing District symbols and indications as shown on Map No. 22-C in the area bounded by

a line 203 feet north of and parallel to East 95th Street; a line 536 feet west of and parallel to South Jeffery Avenue; East 95th Street; a line 1,491.28 feet west of South Jeffery Avenue; a line 483.69 feet long starting at a point 47.92 feet north of East 95th Street and 1,491.28 feet west of South Jeffery Avenue to a point 1,965.78 feet west of South Jeffery Avenue and 139.39 feet north of East 95th Street; a line 1,965 feet west of and parallel to South Jeffery Avenue; a line 170 feet north of and parallel to East 95th Street; a line 2,053.61 feet west of and parallel to South Jeffery Avenue; and a line 203 feet north of and parallel to East 95th Street,

to the designation of a Commercial-Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Commercial-Business Planned Development No. _____

Plan Of Development

Statements.

1. The area delineated herein as "Business Planned Development" is controlled pursuant to options to purchase said property. The actual developer of the Planned Development shall be First National Realty and Development Company, Incorporated.
2. The applicant, or its successors, or grantees shall obtain all official reviews, approvals, licenses and/or permits.
3. The following uses shall be permitted within the area delineated herein as Business Planned Development: grocery store, home improvement store, various hard and soft goods retail and service type business uses, restaurants, parking and related other uses.
4. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated as Business Planned Development. Such data indicates that the development shall be in general compliance with the C3-1 Commercial-Manufacturing District classification, as well as the intent and purpose of the Chicago Zoning Ordinance.
5. Accessory and/or outlet buildings or structures may be constructed in the Business Planned Development either prior to, subsequent to or concurrently with any one or more principal buildings.
6. Off-street parking and loading facilities shall be provided in compliance with this plan of development reflected in the submitted site plan.
7. Any dedication or vacation of streets and alleys or easements or grants of privilege or any adjustments of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees.
8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works in compliance with the Municipal Code of Chicago to provide ingress and egress lanes, if required, shall be adequately designed and paved in compliance with the City of Chicago Municipal Code. There shall be no parking within such emergency lanes.

9. All peripheral landscaping along 95th Street will correspond with the submitted landscape plan dated April 13, 1989.
10. Business and business identification signs may be permitted within the area delineated herein as Business Planned Development. Temporary signs such as construction and marketing signs may be utilized as reasonably required.
11. This Plan of Development is applicable to the area delineated herein and these and no other controls shall apply to the delineated area.
12. This Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in force on the date of this application.
13. All applicable permits required by the Army Corps of Engineers, I.E.P.A., Illinois Department of Transportation and other relevant state and federal agencies regarding state roads, wetlands and related environmental issues shall be in place prior to Part II approval by the Commissioner of the Department of Planning.

[Generalized Land Use Plan, Existing Zoning and Preferential Street Map and Property Line Map and Right-of-Way Adjustments attached to the Plan of Development printed on pages 2275 through 2277 of this Journal.]

Table of Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Commercial-Business Planned Development No. _____

Table Of Use And Bulk Regulations And Data.

Area	Net Site Area <u>Sq. Ft.</u> Acres	Net Building Area Sq. Ft.	Generalized Description Of Permitted Uses	Actual F.A.R.	Percentage Of Coverage
	<u>193,902</u> 4.45	75,000	Food stores, drug stores, banks, retail establishments, restaurants, retail liquor stores, offices, business and professional uses, wholesale establishments, drive-in establishments, parking and related uses	0.3868	38.68%

Gross Site Area = Net Site Area: 4.45 acres plus Existing Rights-of-Way: 1.10 acres = 5.55 acres.

Maximum Permitted F.A.R. for Total Net Site Area: 38.68% of coverage.

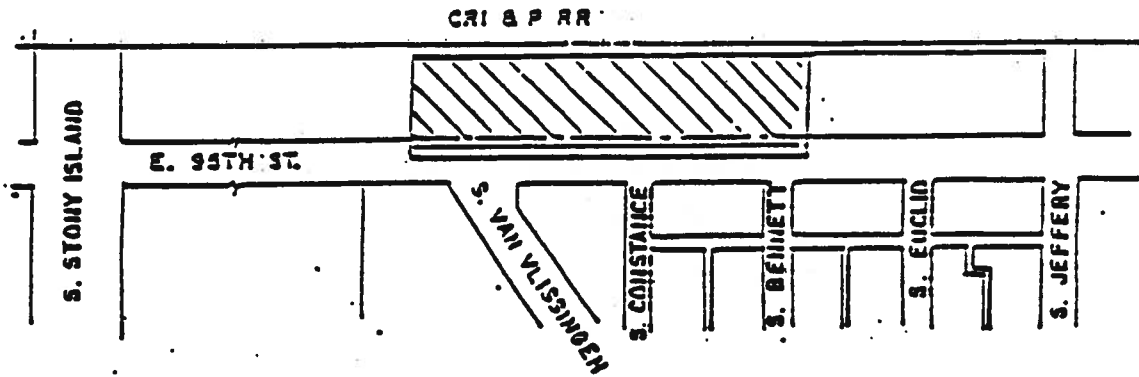
Off-Street Parking:

Minimum required: estimated at 76 required spaces.
Estimated provided: 196 spaces, including 2% handicapped.


Off-Street Loading: per C3-1 requirements.

Setback: 15 feet from 95th Street.

COMMERCIAL - BUSINESS PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE PLAN



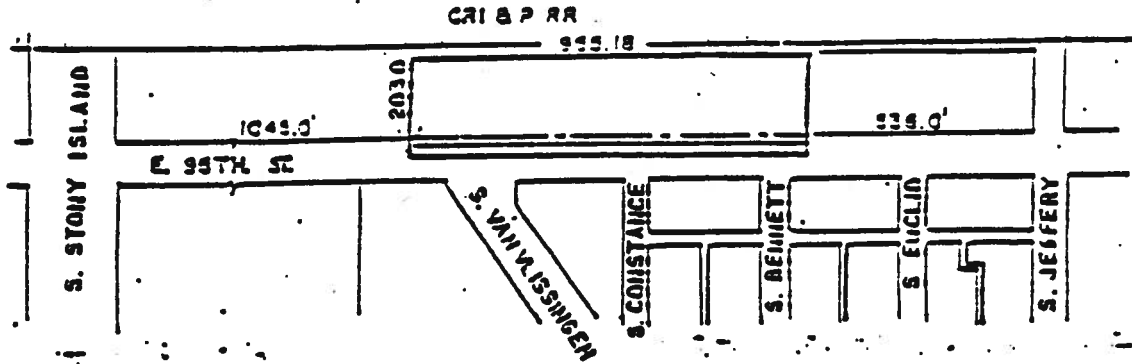
LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE
-  SEE STATEMENT FOR LIST OF ALL PERMITTED USES

THE FOLLOWING USES SHALL BE PERMITTED WITHIN AREA DELINEATED HEREIN AS BUSINESS PLANNED DEVELOPMENT:
Grocery Store, Home Improvement Store, various food and soft good Retail and Service Type business uses,
Restaurants, Parking and related street uses.

APPLICANT: J & N Limited Partnership, an Illinois Limited Partnership
 ADDRESS: 45 North LaSalle Street, Suite 700, Chicago, IL 60610
 DATE: February 21, 1989 (Revised - April 12, 1989)

COMMERCIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE
- ===== CRISP RR

APPLICANT: J & N Union Partners, an Illinois Union Partnership
 ADDRESS: 44 North LaSalle Street, Suite 700, Chicago, IL 60610
 DATE: February 27, 1989 (Revised - April 12, 1989)