



CHICAGO PLAN COMMISSION

Department of Planning and Development

AMENDMENT TO PD 484, 1614-1906 E. 95th Street

LIGHT INDUSTRIAL FACILITY EXPANSION

8TH WARD

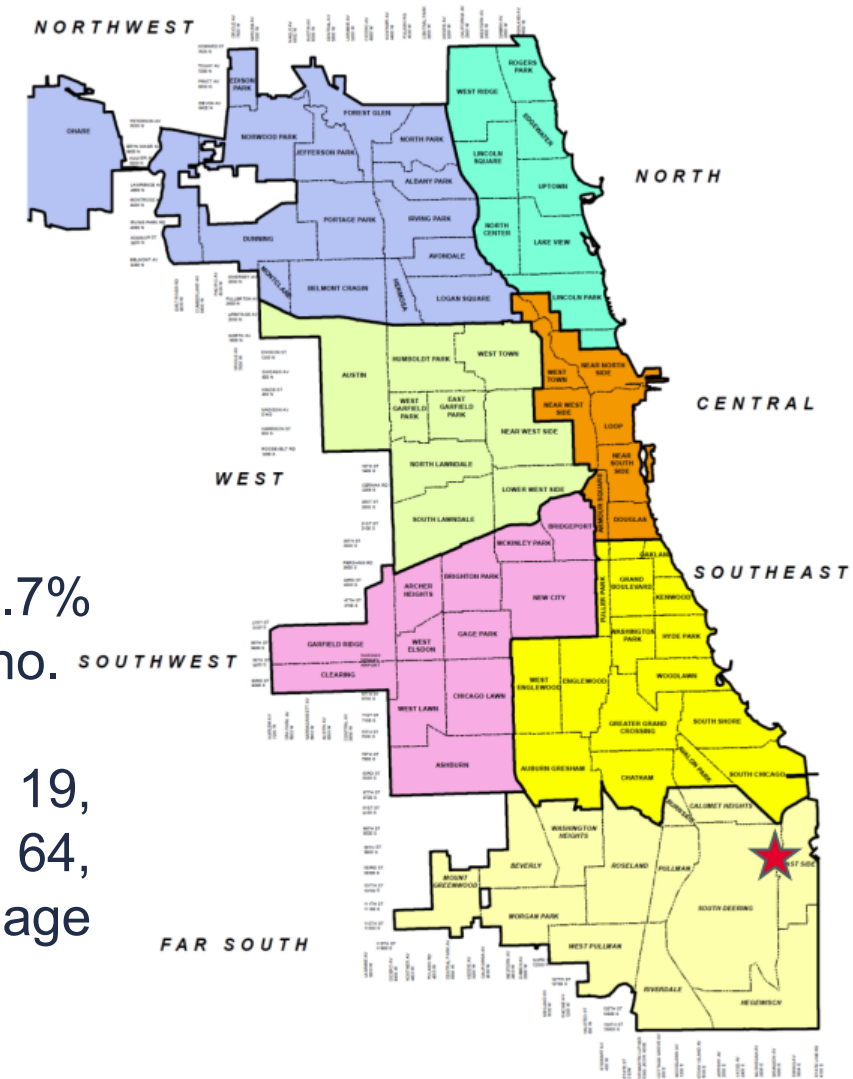
FlexSol Packaging Corp. of Chicago d/b/a ISOFlex Packaging

May 16, 2024

★ South Deering Snapshot

COMMUNITY AREA INFORMATION:

- South Deering community area is located 15 miles from the Chicago Loop in Chicago's Far South Planning Region.
- The racial makeup of the community area is approximately 62.7% Black (non-Hispanic), 5.2% White, and 31.9% Hispanic or Latino.
- The population's age distribution is 28.8% under the age of 19, 16.5% from 20 to 34, 21.8% from 35 to 49, 16.0% from 50 to 64, and 17.0% who were 65 years of age or older. The median age was 37.9 years compared to a citywide figure of 35.1 years.





Senior Housing

Industrial

Car Wash

95th St

Stony Island Ave

Retail

Jewel

Multi-Family Housing

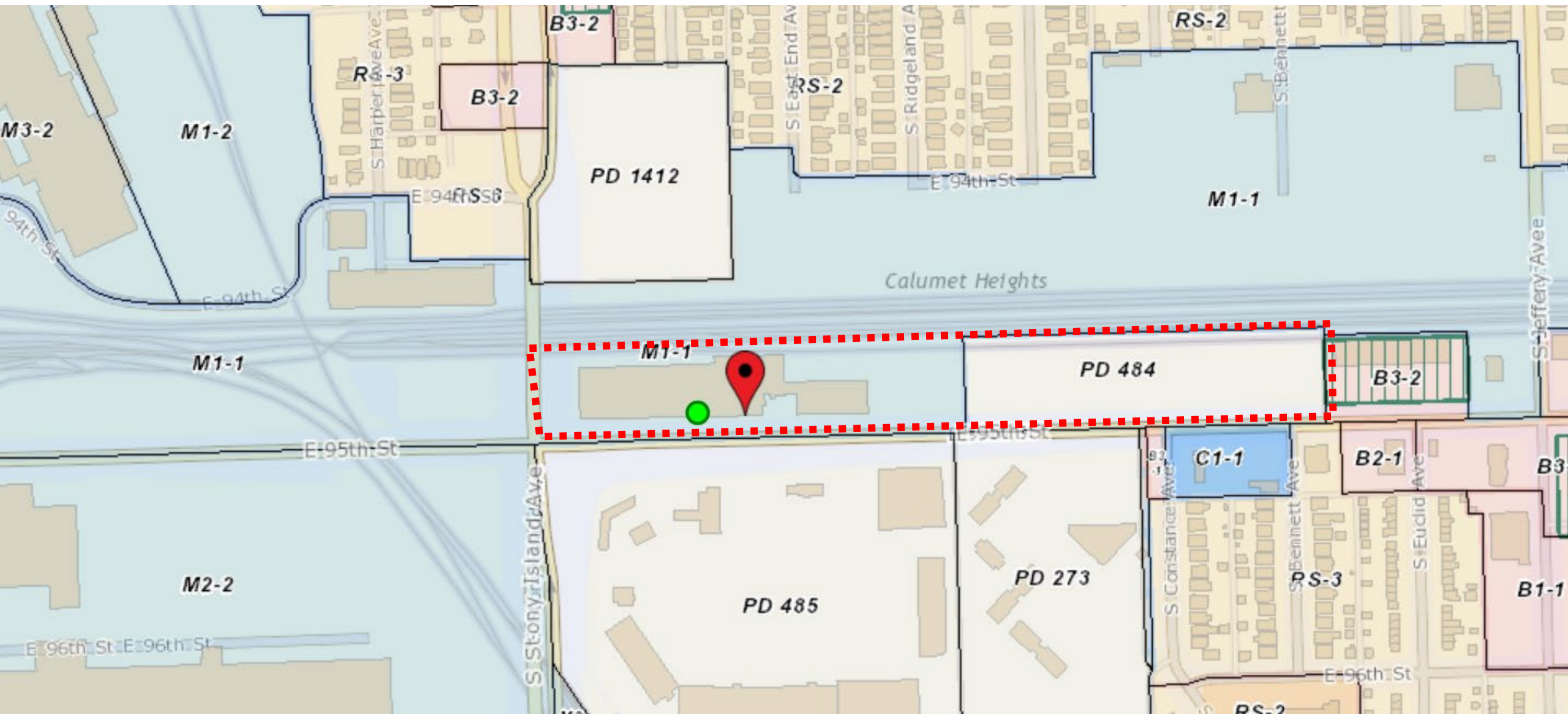
Office

Retail

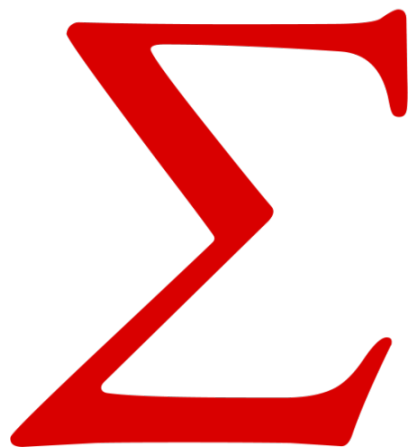
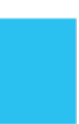
Jeffery Ave

Industrial

SITE CONTEXT



ZONING

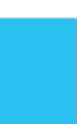


ISOFlex

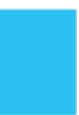
PACKAGING

OF THE SIGMA PLASTICS GROUP



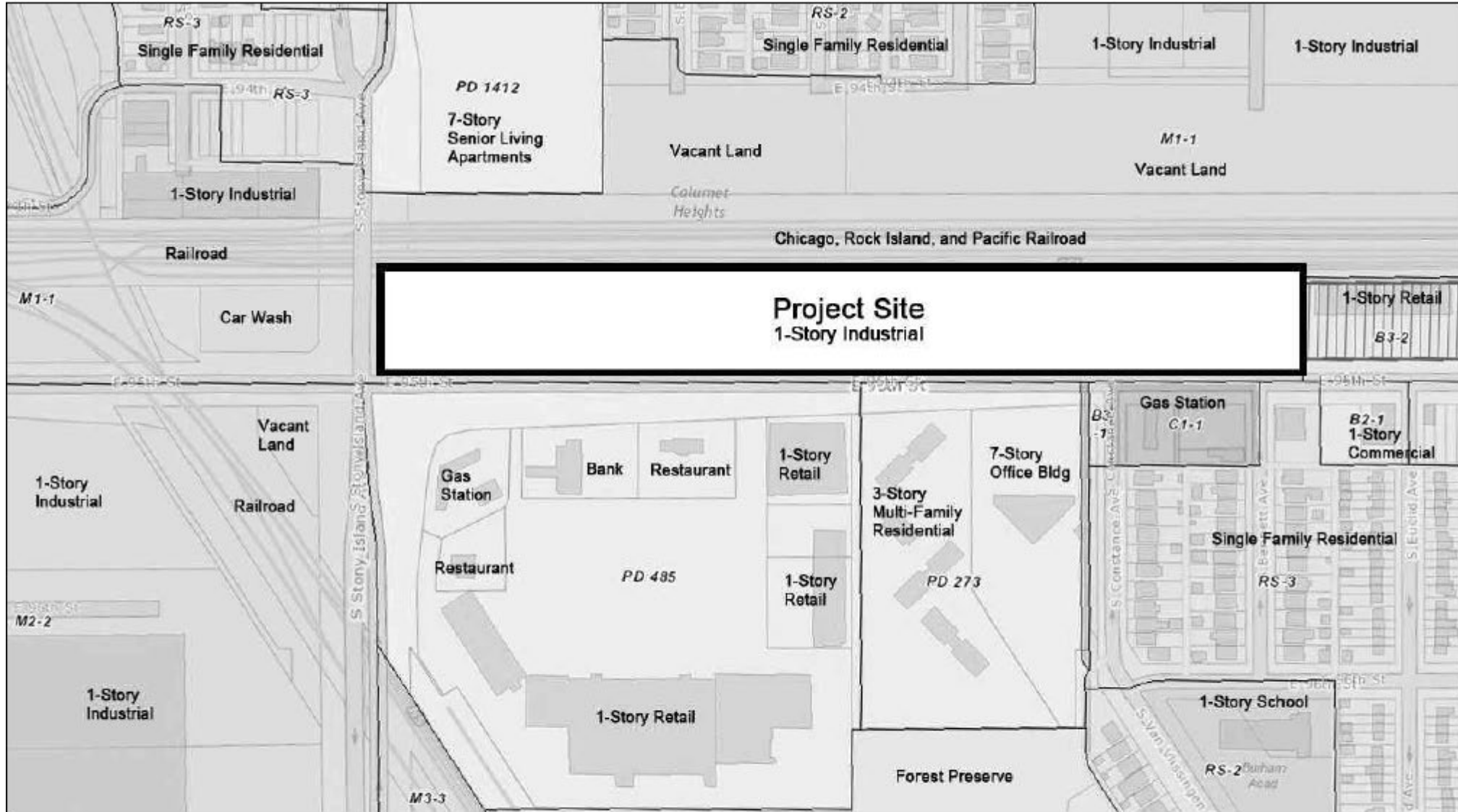













Existing Land Use Plan

NO SCALE



TRAFFIC IMPACT STUDY



ENGINEERING | SURVEYING | CONSTRUCTION


Project:
ISOFlex Packaging Warehouse Development

Location:
1650-1800 E. 95th Street
Chicago, Illinois


Prepared For:
ISOFlex Packaging
1650 East 95th Street
Chicago, Illinois 60617

Date:
September 18, 2023

Prepared By:
Kimberly Lask, P. E., PTOE, CPM
Haeger Project No.: 22-240



EXPIRES 11-30-23



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60195 | tel: 815.354.0000 | fax: 815.354.0000
haegerengineering.com

- Primary access to the development will be provided via two access drives located on 95th Street. Two additional existing access points will remain. One of the existing access points is used a few times per week by trucks to access loading docks on the west side of the building. The other existing access point will be repurposed for visitor parking and facility emergency equipment maintenance access. Daily truck operations will no longer use this driveway, with locating operations being relocated to the new loading docks located on the east side of the building addition.
- The existing parking area at the rear of the building will be slightly expanded. A new parking area serving the new 1-story industrial building will be provided on the east.
- The proposed access system will be adequate in accommodating the traffic estimated to be generated by the facility.
- Area intersections have sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed facility and no street improvements or traffic control modifications are required.
- Key objective of the project is to accommodate increased truck traffic associated with the industrial activities at the facility



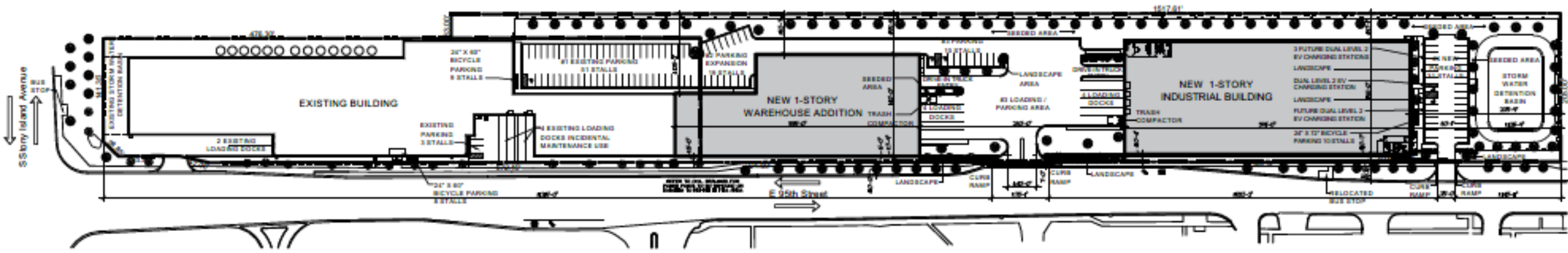
NO PARKING
TOW ZONE

XPOLogis

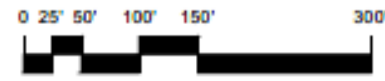
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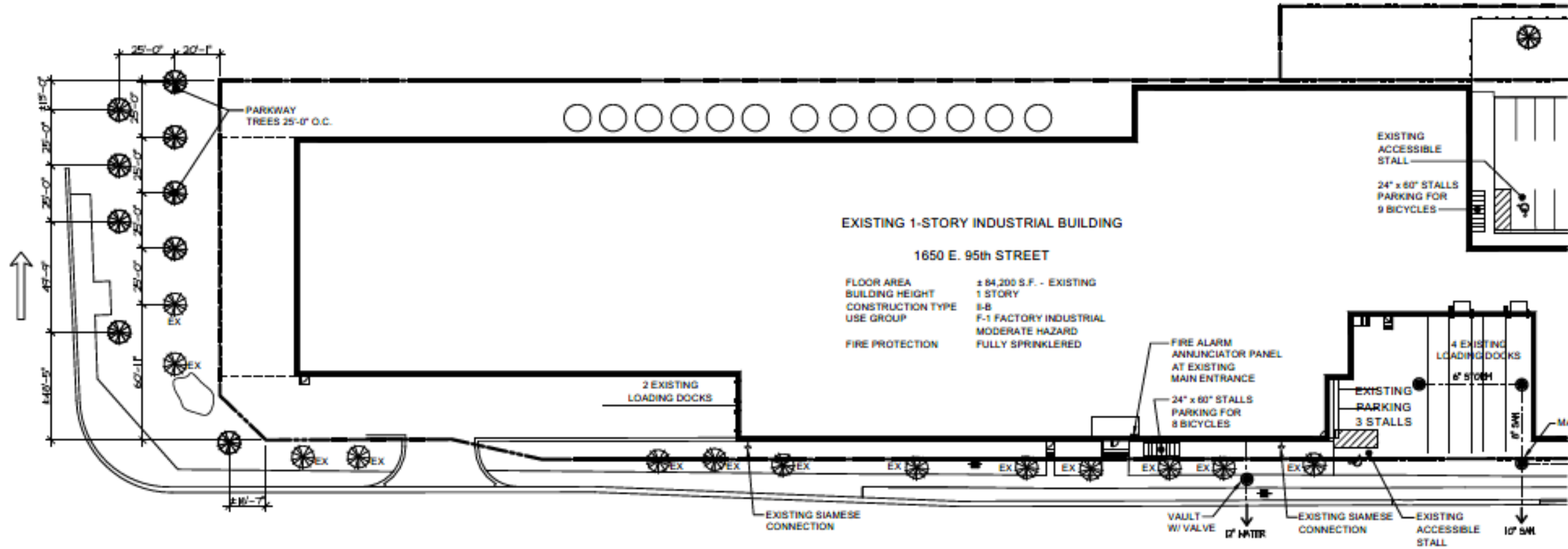
DP 82262

TOW



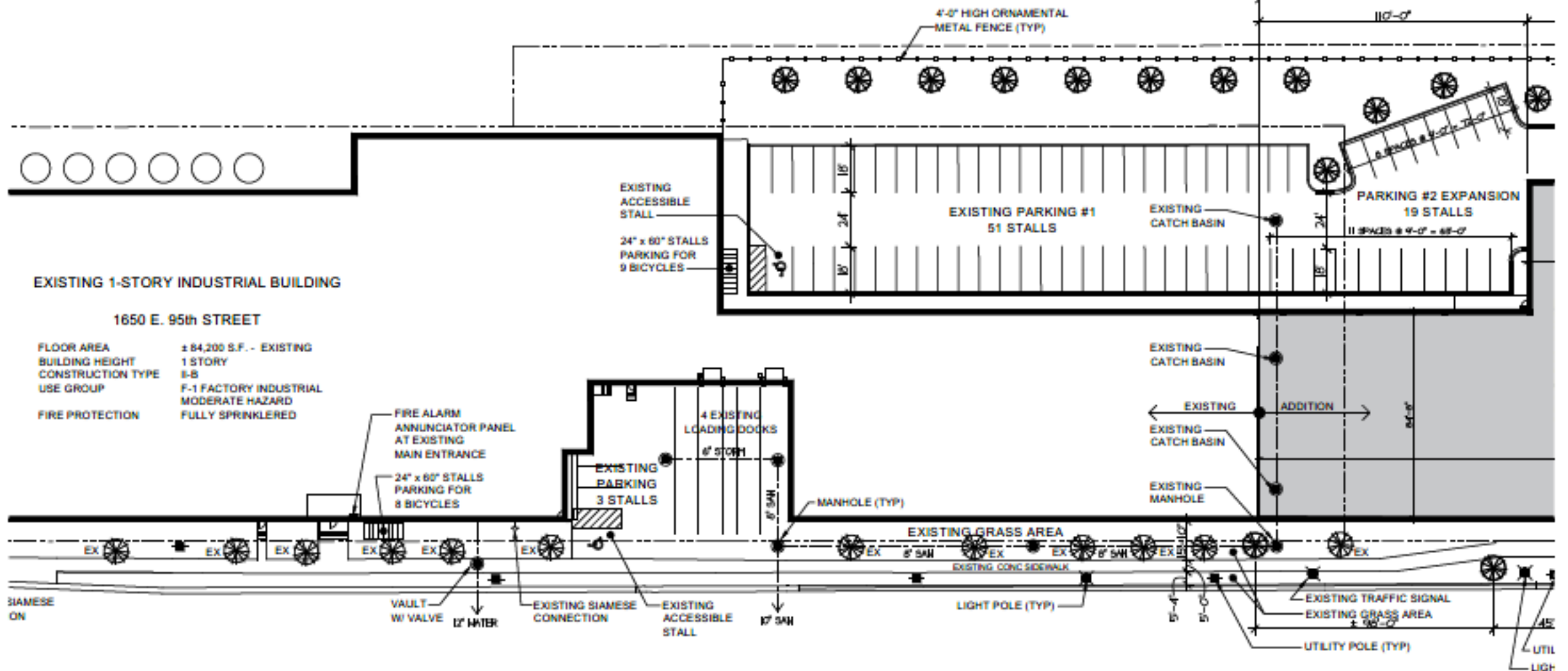
Overall Site Plan



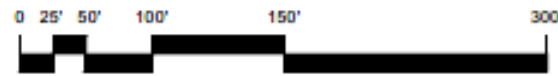


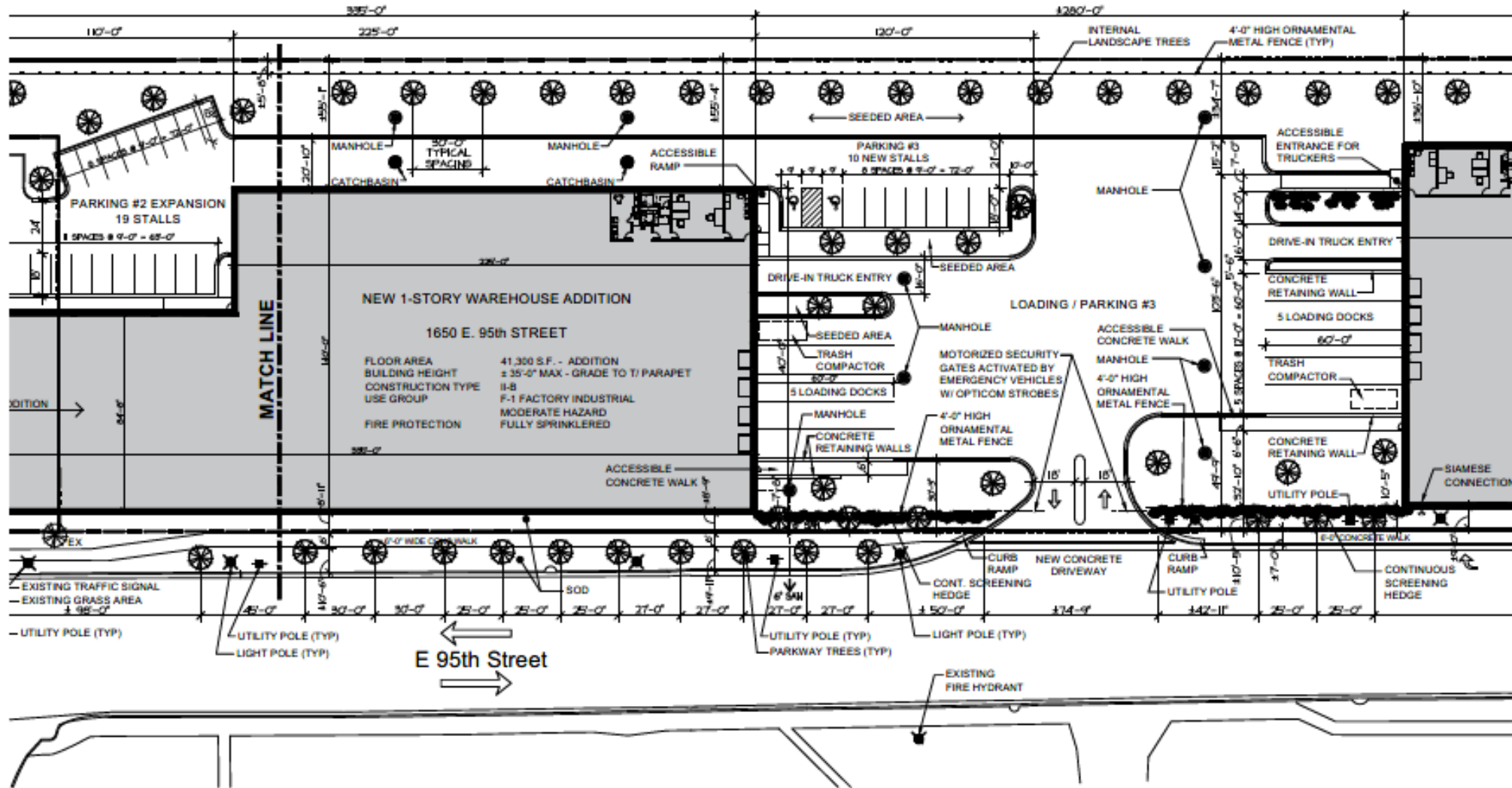
Existing Building - West End Site Plan / Landscape Plan



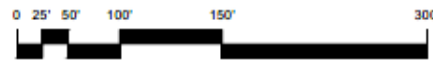


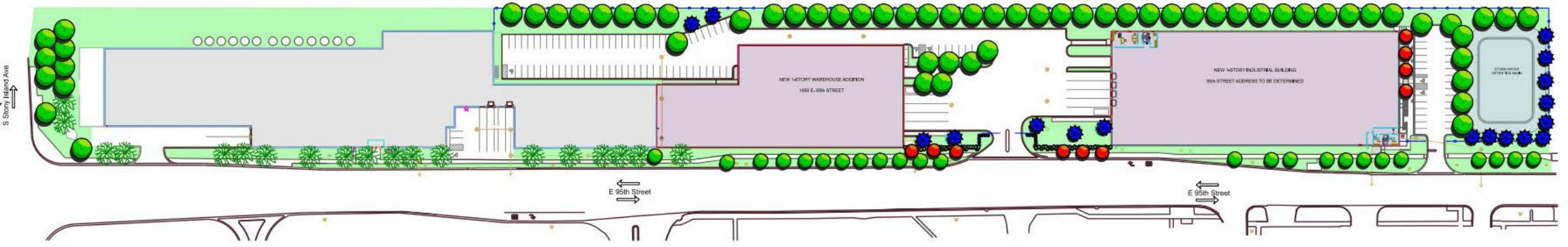
Existing Building - East End Site Plan / Landscape Plan



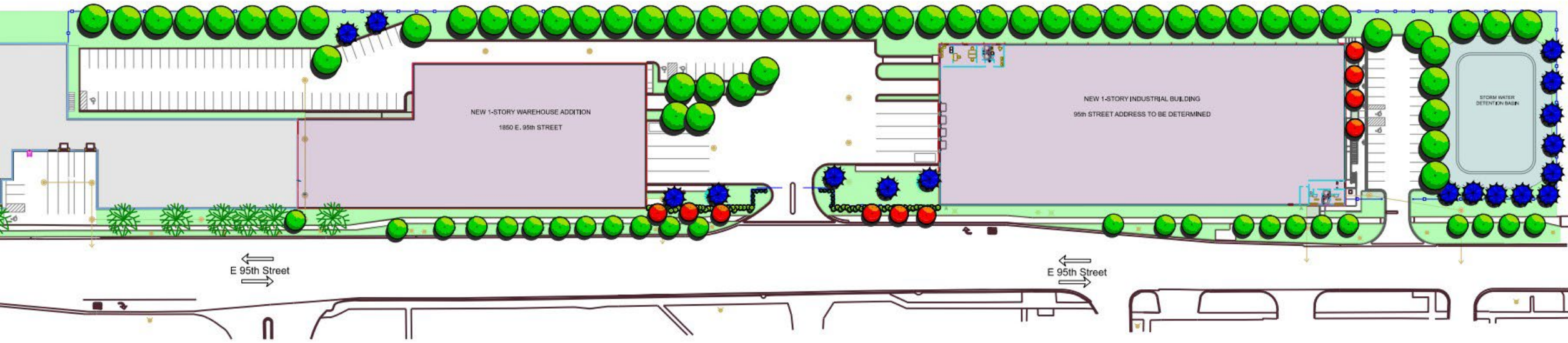
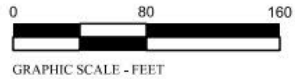


New 1-Story Warehouse Addition Site Plan / Landscape Plan





LANDSCAPE PLAN



LANDSCAPE PLAN

17-8-0909-A GENERAL INTENT

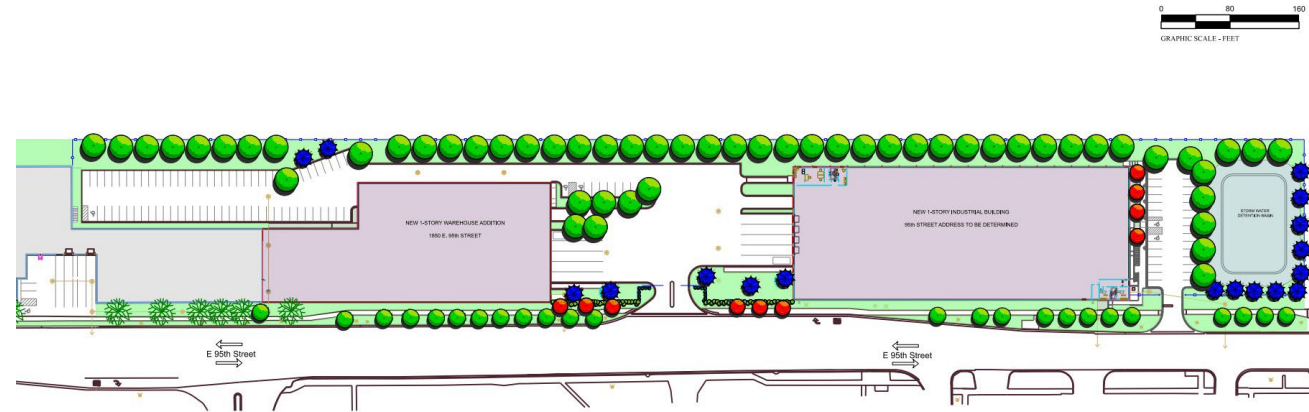
The Project provides substantial landscaping of open areas:

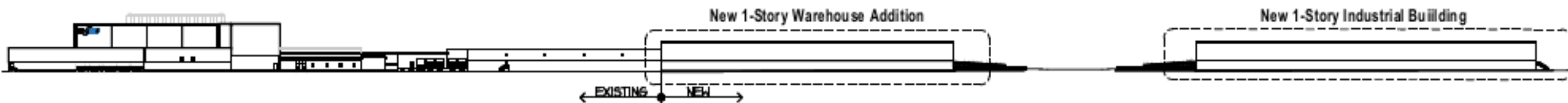
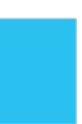
- 133 trees
- 50% more interior landscaping provided than is required

17-8-0909 DESIGN

Parkway trees are to be installed around the perimeter of the development in locations where the parkway width allows.

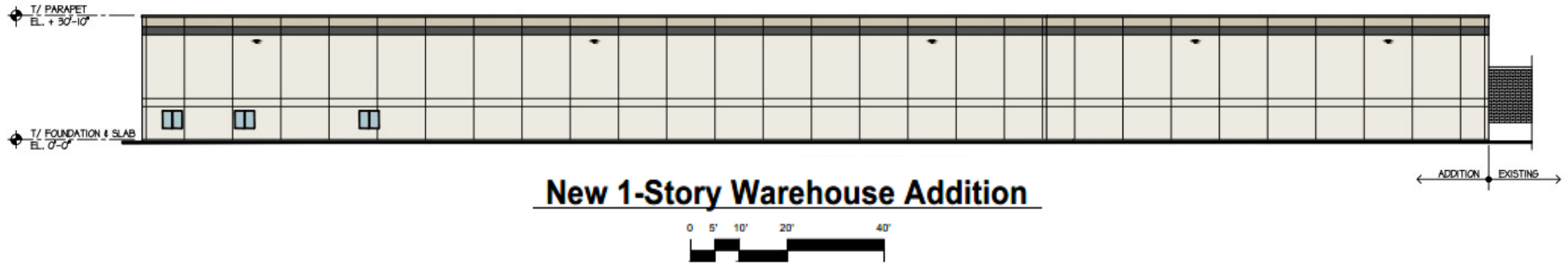
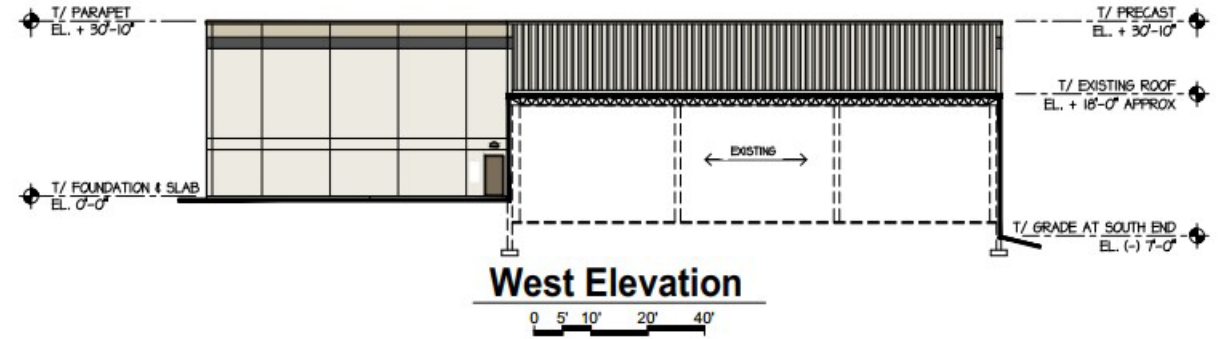
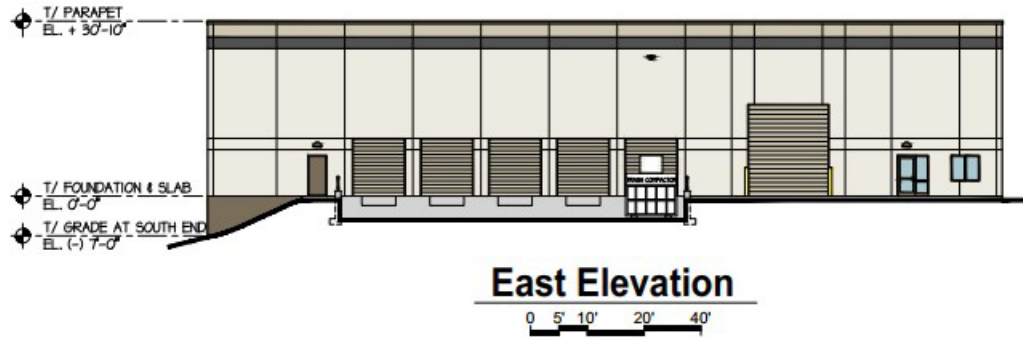
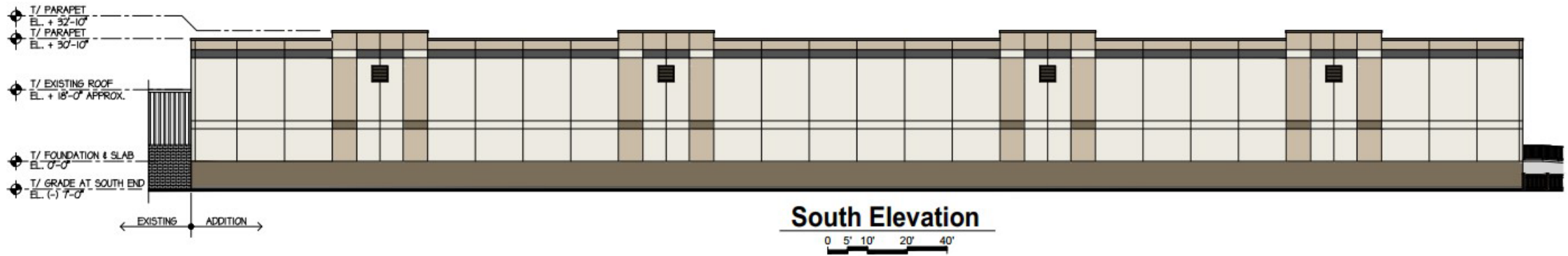
The surface parking lots will meet all of the benchmarks set forth in the Chicago Zoning Ordinance in terms of internal planting requirements and setback requirements.





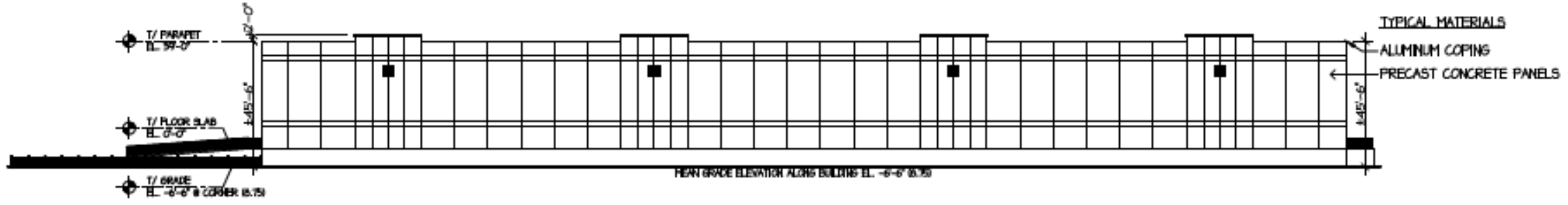
E 95th Street Elevation





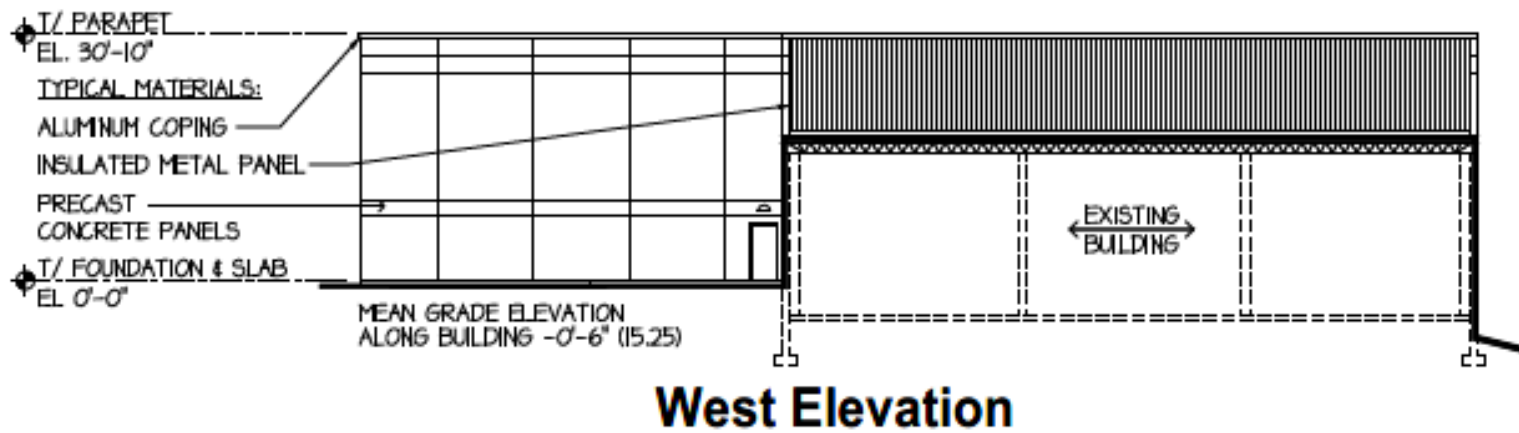
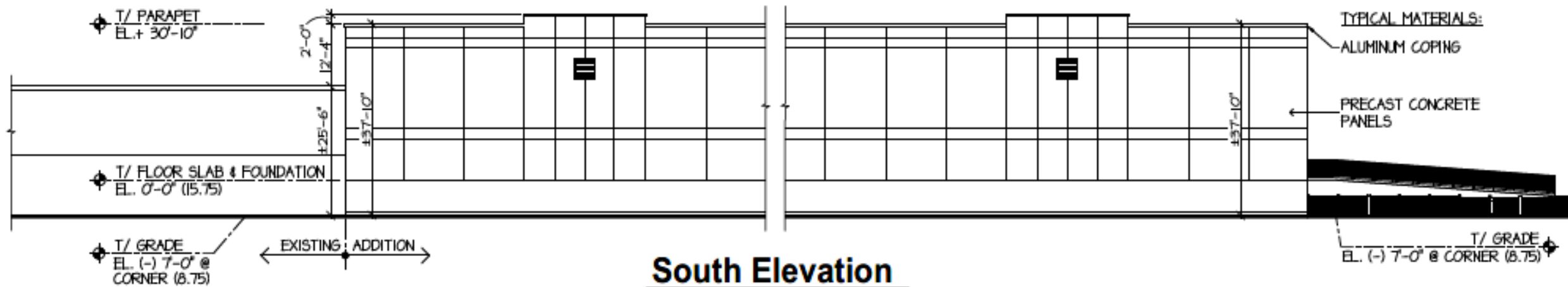


New 1-Story Warehouse Addition Enlarged E 95th Street Elevation



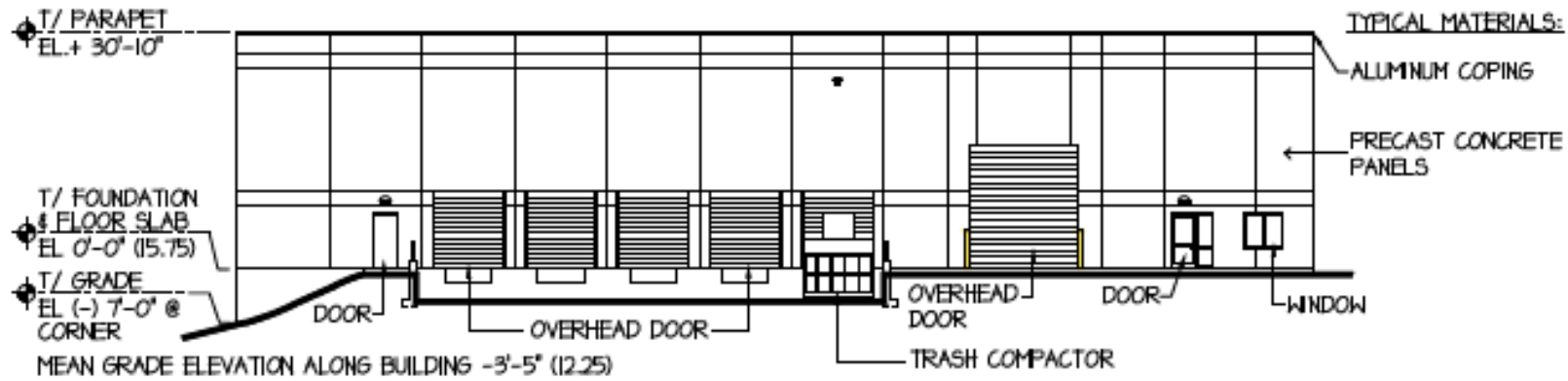
New 1-Story Industrial Building Enlarged E 95th Street Elevation



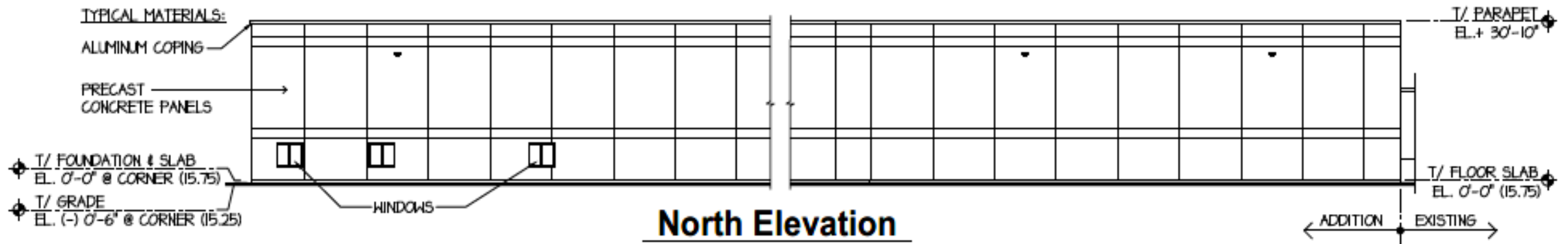


New 1-Story Warehouse Addition



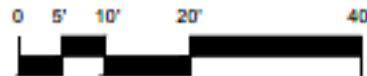


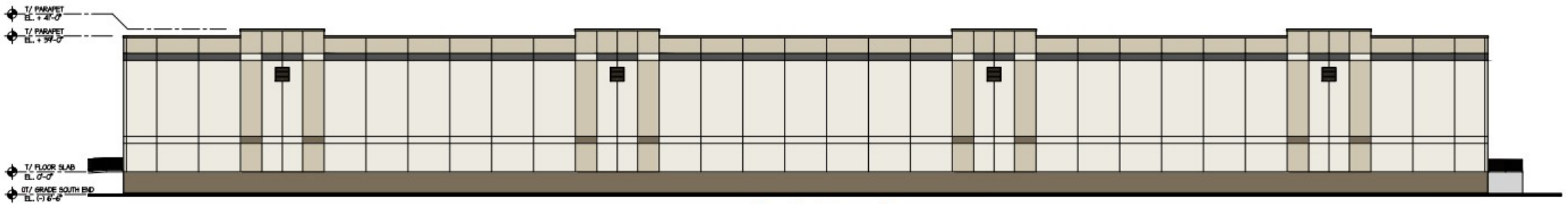
East Elevation



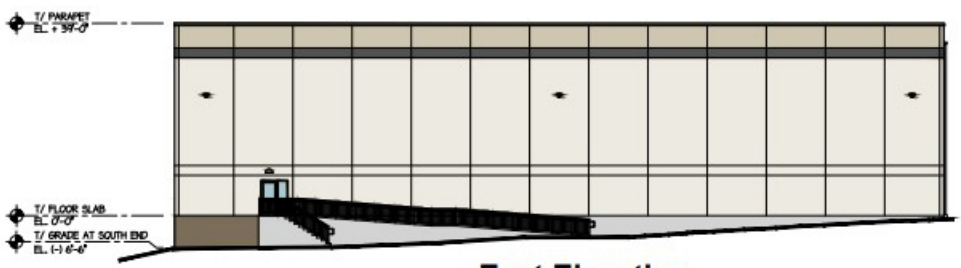
North Elevation

New 1-Story Warehouse Addition

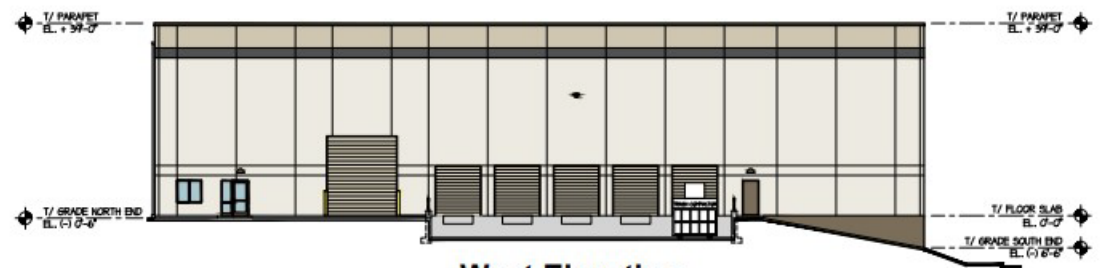




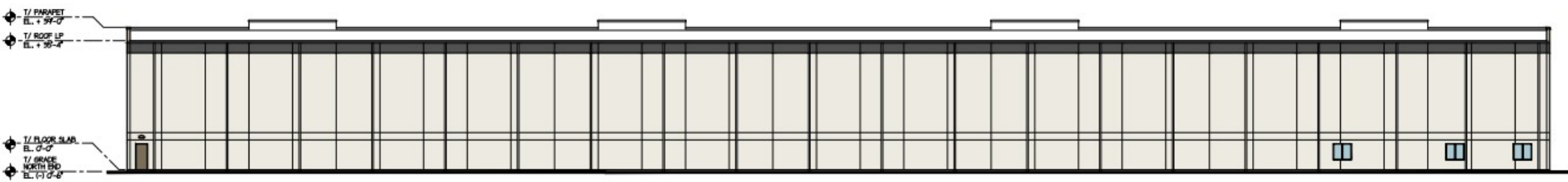
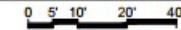
South Elevation



East Elevation



West Elevation

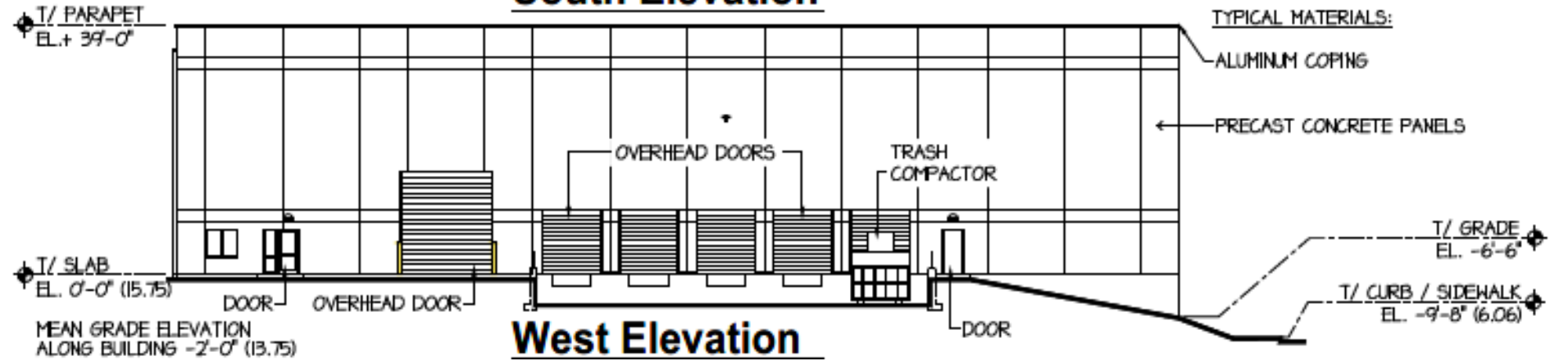
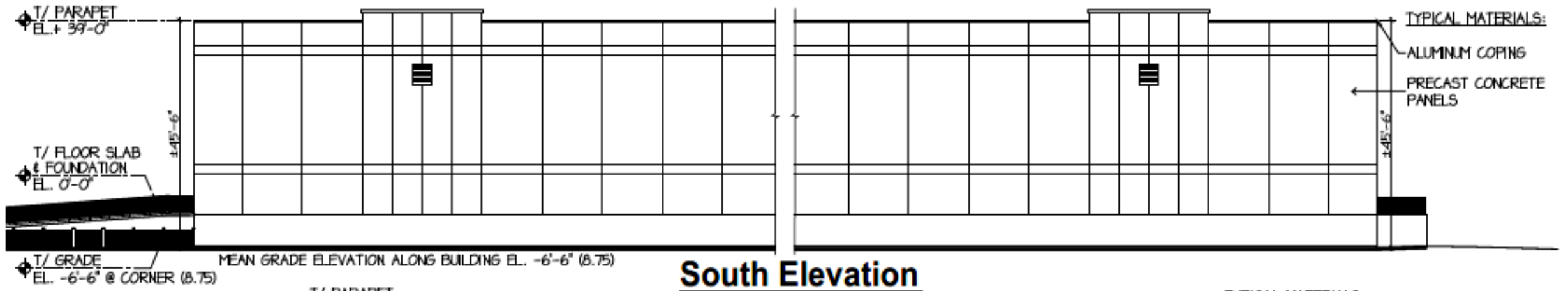


North Elevation



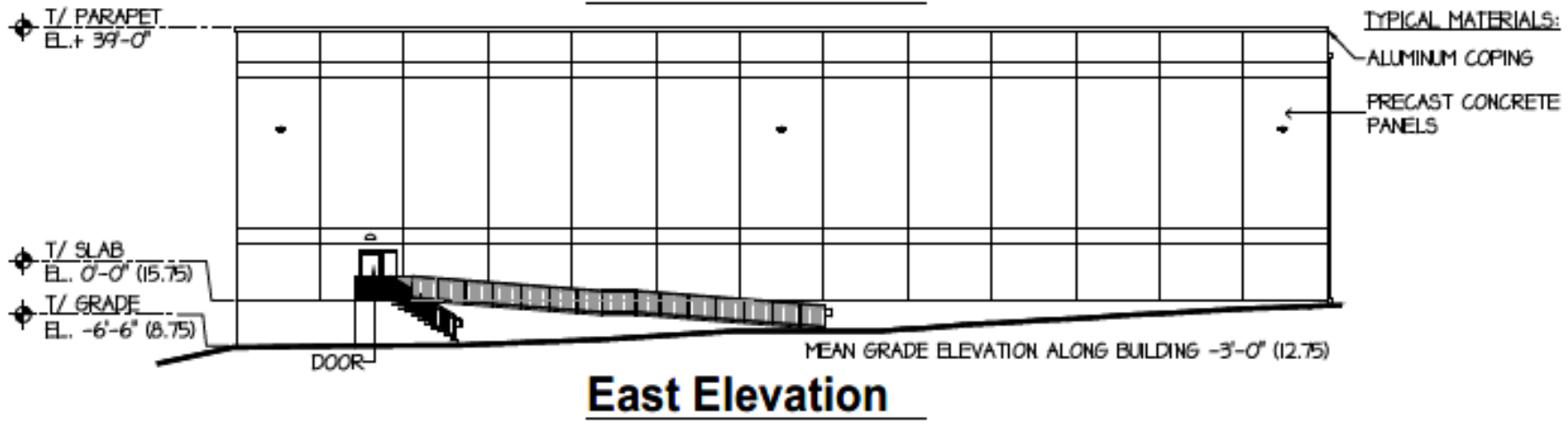
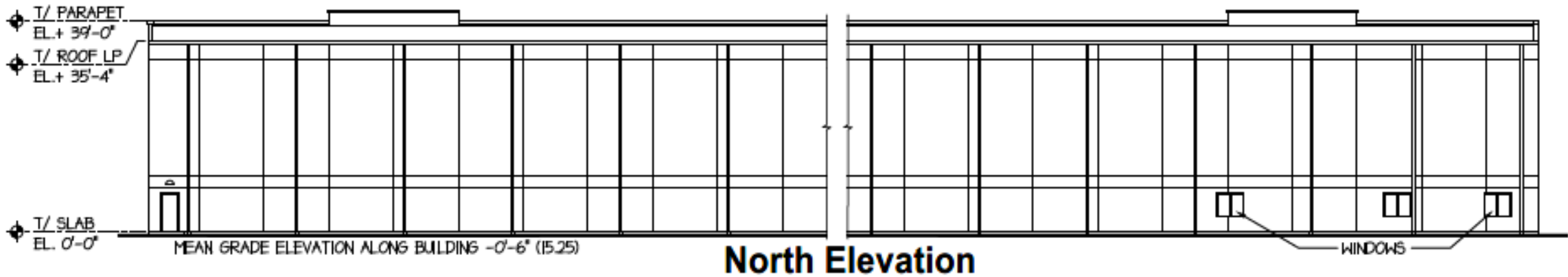
New 1-Story Industrial Building



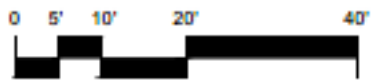


New 1-Story Industrial Building

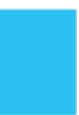




New 1-Story Industrial Building







New Building



17-8-0904.A – GENERAL INTENT

The project promotes safe pedestrian, bicyclist, and vehicular circulation by providing adequate demarcation of traffic paths, bike paths, bike parking, and pedestrian pathways both through and around the project.

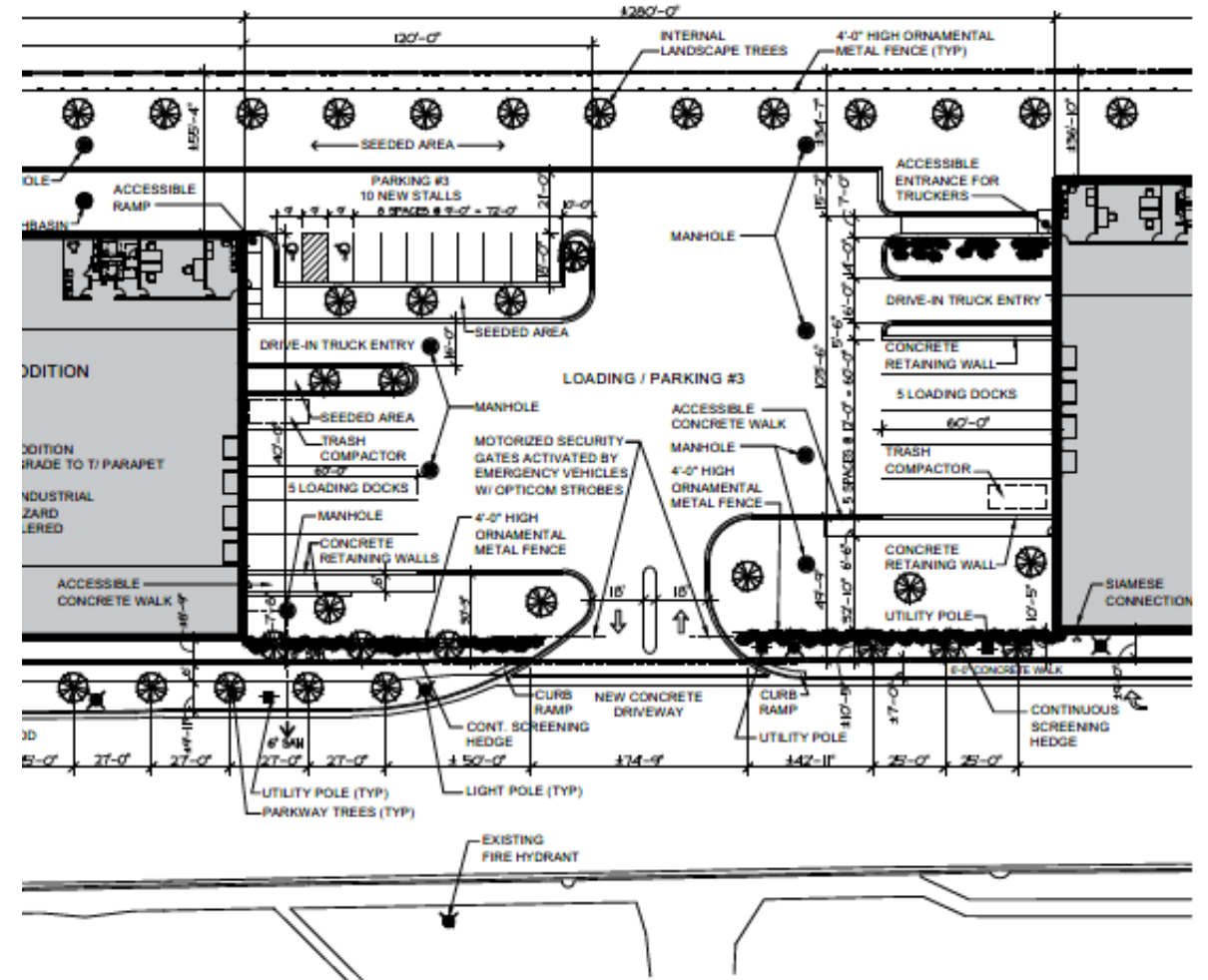
Site designed to accommodate truck maneuvers on-site, alleviating traffic congestion on 95th Street.

17-8-0904.B – TRANSPORTATION

All streets and sidewalks to be reconstructed or repaired to CDOT/IDOT standards

17-8-0904.C – PARKING

All parking internal to the site to be buffered through landscape design to adjacent public right of way.





Compliance Options	Points Required		Sustainable Strategies Menu																																		
			Health	Energy						Stormwater						Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife						
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one			Choose one			Choose one			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)					
Compliance Paths	Starting Points	Number of Optional Points Required <small>(New Construction / Substantial Rehab / Moderate Rehab)</small>	1.1	2.1	2.2	2.3	2.4	2.5	2.6	2.7	3.1	3.2	3.3	3.4	3.5	3.6	4.1	4.2	4.3	4.4	5.1	5.2	6.1	6.2	7.1	7.2	7.3	7.4	7.5	7.6	7.7	8.1	8.2	9.1	9.2		
Options Without Certification			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	5	5	5	10	10	5	10		
All Options Available	6	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	5	5	10	10	5	10			
Options With Certification			40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	20	10	20	10	20	NA	NA	5	NA	NA	NA	NA	5	5	10	10	5	10
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	20	10	20	10	20	NA	NA	5	NA	NA	NA	NA	5	5	10	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	NA	NA	5	NA	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	10	20	NA	NA	5	NA	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	5	5	20	10	20	10	20	NA	NA	5	NA	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	5	5	20	10	20	10	20	NA	NA	5	NA	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	10	20	NA	NA	5	NA	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	5	5	5	20	NA	NA	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	5	5	20	10	20	10	20	NA	NA	5	NA	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	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	NA	NA	10	5	5	10	10	5	10	

*only available to affordable housing projects funded by DPD's Housing Bureau

- Energy Star
- Exceed Energy Code
- Indoor water use reduction
- Proximity to Transit
- Bike Parking
- EV Charging Stations
- EV Readiness
- Bird Protection



ISOFlex MBE/WBE Strategy:

- The project is targeting 26% MBE, 6% WBE, and 50% local workforce

Project Facts

- Project cost: \$12-15 million
- 85 construction jobs
- 12-15 permanent FT jobs

Project Timeline

- PD Intake Meeting: August 15, 2023
- Community Meetings: December 6, 2023
December 12, 2023
- PD Application Intro: January 24, 2024
- Construction Start: Summer 2024
- Construction End: January 2026



A diverse, skilled and dedicated workforce is an asset to every project.



DPD Recommendation:

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

- The proposed planned development promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the expansion of an industrial and manufacturing use with new jobs and with the inclusion of a new sidewalk for public use; and

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

1. Per 17-13-0308-C, the proposed development is compatible with surrounding commercial and manufacturing developments in terms of land use as well as the density and scale of the physical structures.
2. Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

