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App. No. : 22722-T1

TYPE 1 ZONING MAP AMENDMENT
Substitute Zoning Narrative and Plans
1258 E. 79th Street

False Hope Brand Co. is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 1258 E. 79th Street ("Property"). The Property is vacant and unimproved. The Applicant is a sustainable lifestyle and luxury clothing brand deeply rooted in sustainability, and seeks to establish a cut & sew facility, with ancillary uses including a barber shop and retail operations, at the Property. In order to do so, the Applicant is seeking to amend the Property's existing B3-2 Community Shopping District to a C1-2 Neighborhood Commercial District.

The Property contains a total of 10,042 sf. and is located at the northwest corner of South Kimbark Avenue and East 79th Street. The Property is located within transit-served location ("TSL") due to its close proximity (1,022 ft) to the 79th St, Metra Electric Station. The Applicant plans to develop the Property with i. a 2-story building, containing 9,792 sf ("Proposed Building"); ii. two (2) on-site, exterior parking spaces and iii. ten (10) bicycle spaces ("Proposed Development"). With a focus on sustainability, the Proposed Building will be constructed using eco-friendly industrial shipping containers.

The Proposed Building will include the proposed cut and sew facility within the 1st and 2nd floors, with a small retail space (718 sf) on the 2nd floor, which will operate as the "False Hope Shopping Space", in which its garments will be available for sale to luxury apparel buyers by appointment only, and not accessible to the general public. Plans for the Proposed Building also include a barber shop (1,106 sf) within the 1st floor of the Proposed Building. The proposed barber shop will include six (6) chairs and will be operated by local professional barbers.

(a) Floor Area and Floor Area Ratio:
- i. Lot Area: 10,042 sf
- ii. Total building area: 9,792 sf
- iii. Floor Area Ratio (FAR): 1.00

(b) **Density (Lot Area per Dwelling Unit):** Not applicable (no dwelling units)
(c) **Parking:** 2 vehicular parking spaces
10 bicycle spaces

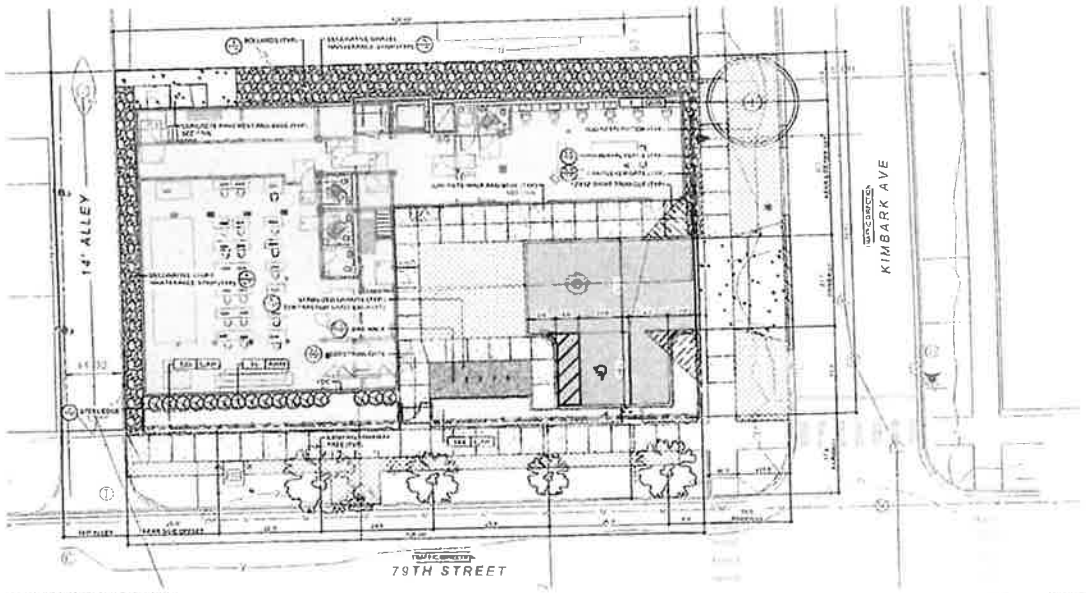
(d) Setbacks:
- **i.** Front setback:
  - Proposed: 7'-2"
  - **Administrative adjustment per 17-13-1003-P*
- **ii.** Rear setback :
  - Proposed: 7'-0"
  - Required: 2'
- **iii.** Side setbacks:
  - Proposed:
    - East: 2'-0"
    - West: 4'-6"
  - Required: N/A

(e) Building zoning height: 22 ft. (proposed)

(f) Off-street loading: NA

**Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks administrative adjustments from the Chicago Zoning Ordinance to i) reduce the Proposed Development's automobile parking requirement from 10 to 2 spaces (§17-10-0102-B(1); ii) waive building location requirement (§17-13-1003-P) and iii. waive access to property requirement (§17-13-1003-S).*

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SWORN STATEMENTS:

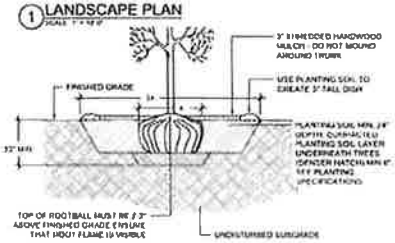
1258 E 79th St Chicago, IL 60619

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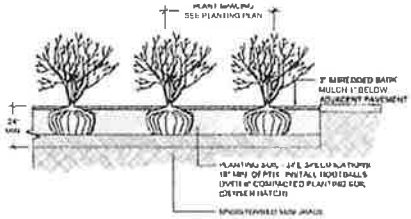
LEGEND

Plant Schedule

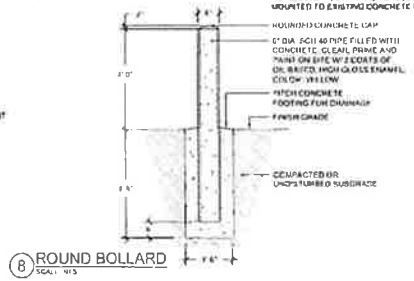
1 LANDSCAPE PLAN



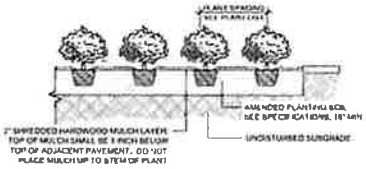
2 SHADE TREE PLANTING DETAIL



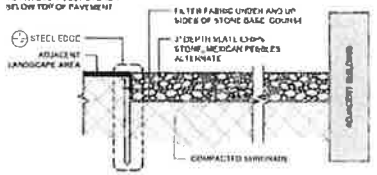
3 SHRUB PLANTING DETAIL



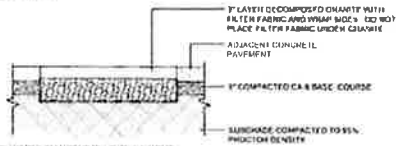
8 ROUND BOLLARD



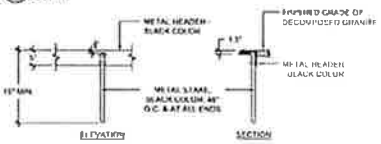
4 GROUNDCOVER / PERENNIAL PLANTING DETAIL



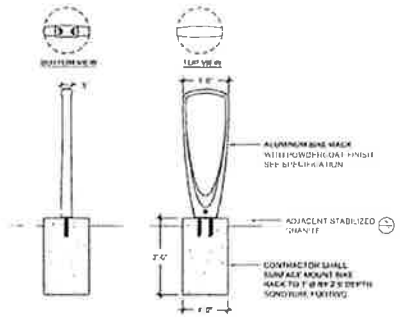
5 DECORATIVE STONE



6 STABILZIED GRANITE



7 STEEL EDGING



9 BIKE RACK (BASE BID)



10 BIKE RACK (ALTERNATE)

BIKE RACK SHALL BE INSTALLED IN CONCRETE MEDIAN WITH 10" X 2'-0" DEPTH SONOTUBE FOOTING. SET FOOTING 12" BELOW FINISHED GRADE TO ALLOW STABILIZED TO COVER FOOTING.

Submittal Sheet

FALSE HOPE BRAND CO.

BROOK

Architect of Record

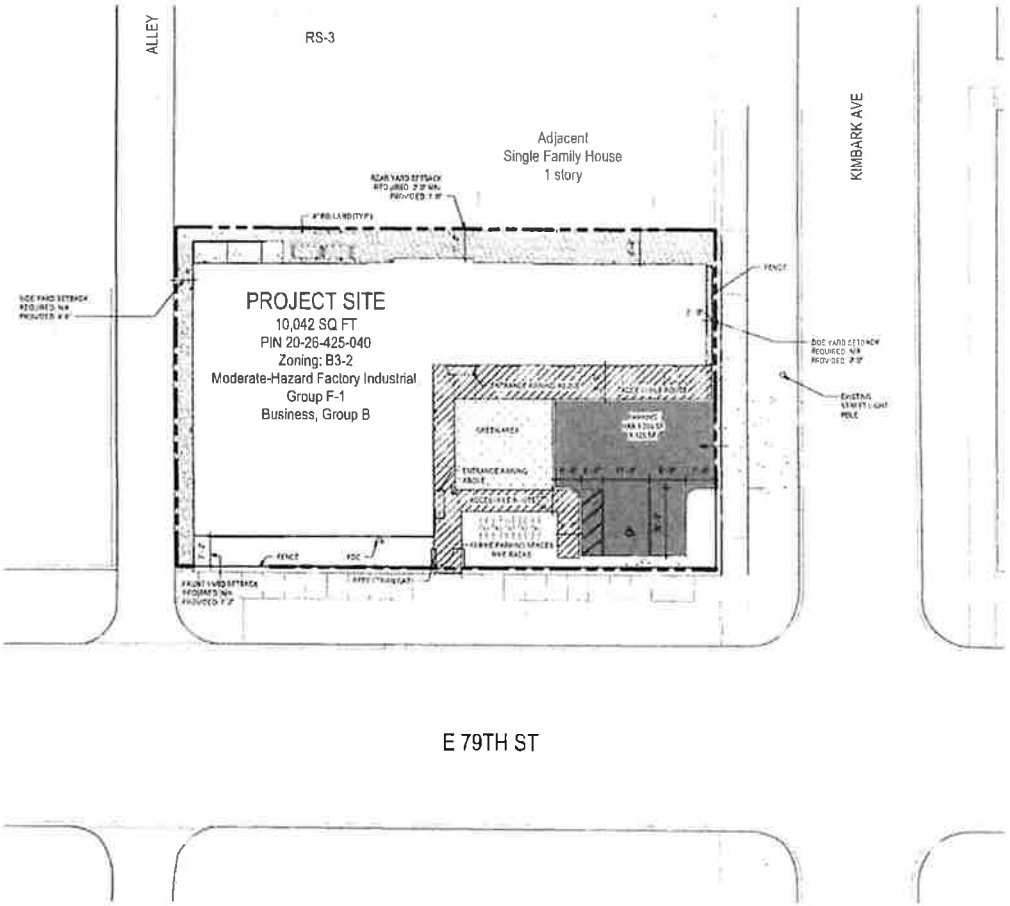
2408 - FH Brand

1258 EAST 79TH ST. CHICAGO IL 60619

LANDSCAPE PLAN

L1.00

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ARCHITECTURAL SITE PLAN

SITE PLAN GENERAL NOTES

1 PLAN GENERAL NOTE

ZONING

GENERAL	
CURRENT ZONE	B3-2
MAXIMUM FLOOR AREA RATIO	2.2
MAXIMUM BUILDING HEIGHT	50 FT (ZONING) 45 FT (BUILDING CODE)
FRONT SETBACK	NONE
SIDE SETBACK	NONE
REAR SETBACK	30 FT (MINIMUM SIDE SETBACK OF RS 3
OFF STREET PARKING	NONE FOR LESS THAN 10,000 SQ FT
CONSTRUCTION TYPE	IIB
TOTAL FLOORS	2
GROSS COMMERCIAL	[illegible]
GROSS RETAIL	[illegible]
TOTAL GROSS BUILDING SF	[illegible]

FALSE HOPE BRAND CO.

Tenant
Terry Dunne II
1058 E. 79th Street Chicago IL 60619
p 865.321.2513

BROOK ARCHITECTURE

Architect of Record
2331 South Michigan Avenue
Chicago, IL 60616
p 312.526.6090
www.brookarchitecture.com

2408 - FH Brand
1258 EAST 79TH ST. CHICAGO IL
60619

Project Team

CIVIL ENGINEER
[illegible]

LANDSCAPE ARCHITECT
[illegible]

STRUCTURAL ENGINEER
[illegible]

MEP ENGINEER
[illegible]

NOT FOR CONSTRUCTION

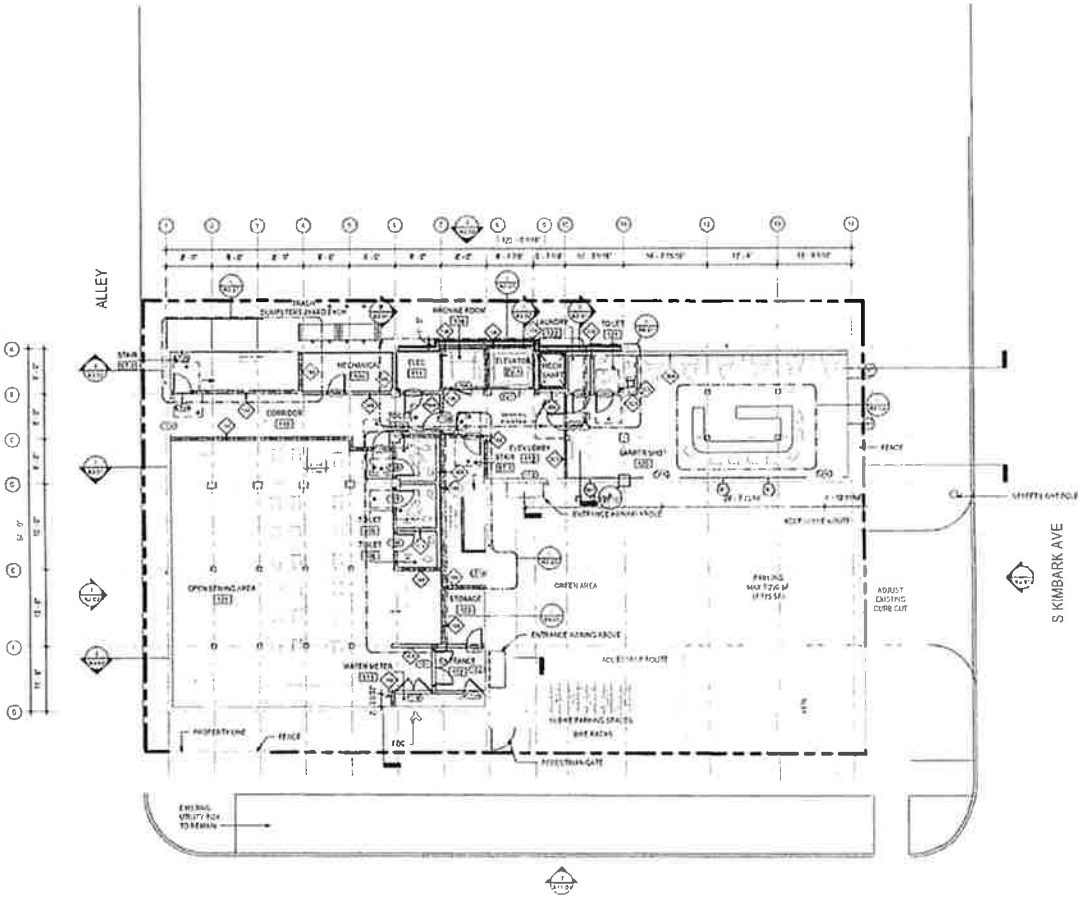
No.	Description	Date

Proposed Use

Title
ARCHITECTURAL SITE PLAN

Sheet
A0.00

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1 GROUND FLOOR PLAN

FLOOR PLAN LEGEND

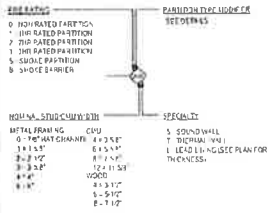
EXTERIOR SHIPPING CONTAINER AND MODIFICATIONS PROVIDED BY OTHERS

ELEMENTS TO BE PROVIDED BY GENERAL CONTRACTOR

GENERAL NOTES

1. SEE SHEET G001 FOR FULL GRAPHIC SYMBOLS AND MATERIALS
2. REFER TO ASSEMBLY SHEETS FOR CONSTRUCTION AND REQUIRED FIRE RATINGS
3. ALL INTERIOR WALLS ARE WALL TYPE [illegible] U.N.O.
4. ALL DOORS SHALL BE LOCATED 4" FROM A FINISHED CORNER OR CENTERED IN A WALL U.N.O. PROVIDE ACCESSIBLE DOORS WITH CLEARANCES PER ADA STANDARDS
5. ALL TOILET SHALL BE LOCATED 15" FROM THE FINISH WALL U.N.O.
6. FIRESTOPPING THROUGH PENETRATION FIRESTOP SYSTEMS TO BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE RESISTANCE RATED FLOOR AND ROOF CONSTRUCTION. PENETRATIONS THROUGH FIRE RESISTANCE RATED WALLS AND PARTITIONS PENETRATIONS THROUGH SMOKE BARRIERS
7. PROVIDE JOINT SEALANTS AND INSTALLATION ACCESSORIES INCLUDING SILICONE LATEX-BUTYL LATEX AND ACOUSTICAL JOINT SEALANTS
8. SIGNAGE CODE COMPLIANT SIGNAGE TO BE PROVIDED AT ALL ROOMS AS WELL AS EXIT SEPARATE AT STAIRS
9. FIRE PROTECTION SPECIALTIES BUILDING WILL BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM AND FIRE EXTINGUISHER CABINETS TO BE PROVIDED AS REQUIRED
10. SEE SHEET [illegible] FOR REFERENCE AND COORDINATION OF TRADES ONLY. FURNISHED BY OWNER. SEE EQUIPMENT SCHEDULE ON MEP DRAWINGS FOR EQUIPMENT
11. SELF SUPPORTED STAIRS PROVIDED BY CONTAINER COMPANY SHALL BE CONTAINED IN FIRE RATED ENCLOSURE

PARTITION SCHEDULE



SHEET KEYNOTES

KEY	KEYNOTE DESCRIPTION

FALSE HOPE BRAND CO.

BROOK ARCHITECTURE

Architect of Record

2408 - FH Brand

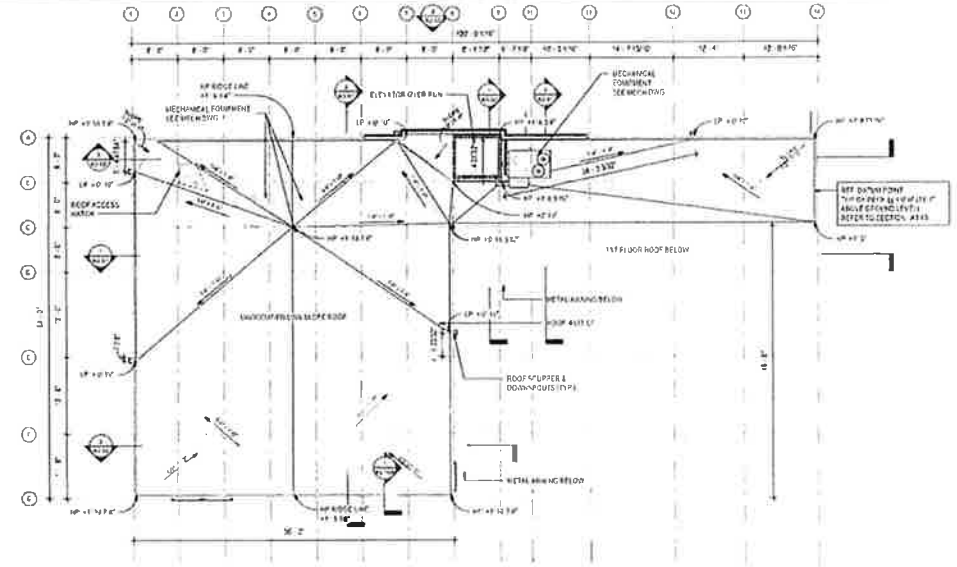
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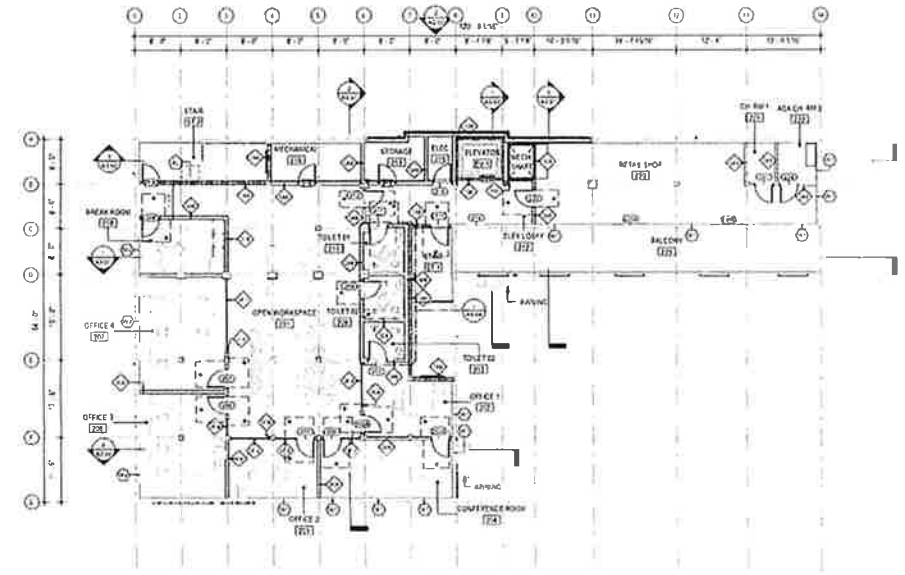
GROUND FLOOR PLAN

A1.01

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ROOF LEVEL PLAN



LEVEL 2 FLOOR PLAN

FLOOR PLAN LEGEND

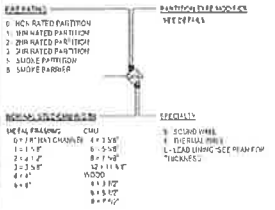
EXTERIOR SHIPPING CONTAINER AND ANCILLARY PROJECT BY OTHERS

ELEMENTS TO BE PROVIDED BY GENERAL CONTRACTOR

GENERAL NOTES

1. SEE SHEET G0.01 FOR FULL GRAPHIC SYMBOLS AND MATERIALS
2. REFER TO A0.01 KEY SHEETS FOR CONSTRUCTION AND REQUIRED FIRE RATINGS
3. ALL INTERIOR WALLS ARE WALL TYPE "NFA" U.N.O.
4. ALL DOORS SHALL BE LOCATED 4" FROM A FINISHED CORNER OR CENTERED IN A WALL U.N.O. PROVIDE ACCESSIBLE DOORS WITH CLEARANCES PER ADA STANDARDS
5. ALL TOILETS SHALL BE LOCATED 18" FROM THE FINISH WALL U.N.O.
6. FIRESTOPPING THROUGH A PARTITION FIRESTOP SYSTEMS TO BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE RESISTANCE RATED FLOOR AND ROOF CONSTRUCTION, PENETRATIONS THROUGH FIRE RESISTANCE RATED WALLS AND PARTITIONS, PENETRATIONS THROUGH SMOKE BARRIERS
7. PROVIDE JOINT SEALANTS AND INSTALLATION ACCESSORIES AS INDICATED SILICONE, URETHANE, LATEX AND ACOUSTICAL JOINT SEALANTS
8. SIGNAGE, CODE COMPLIANT SIGNAGE TO BE PROVIDED AT ALL ROOMS AS WELL AS EGRESS SIGNAGE AT STAIRS
9. FIRE PROTECTION SPECIALTIES: PLUMBING WILL BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM AND FIRE EXTINGUISHER CABINETS AS BY PROJECT AS REQUIRED
10. FLOOR TRADE TO REFERENCE AND COORDINATION OF TRADES ONLY FURNITURE BY OWNER. SEE EQUIPMENT PLANS FOR OWNER DRAWINGS FOR FURNITURE
11. SELF SUPPORTED STAIRS PROVIDED BY CONTAINER COMPANY SHALL BE CONTAINED WITH RATED ENCLOSURE

PARTITION SCHEDULE



SHEET KEYNOTES

KEY	KEYNOTE DESCRIPTION

FALSE HOPE BRAND CO.

BROOK ARCHITECTURE

Architect of Record

2408 - FH Brand

1258 EAST 79TH ST. CHICAGO IL 60619

Project Team

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

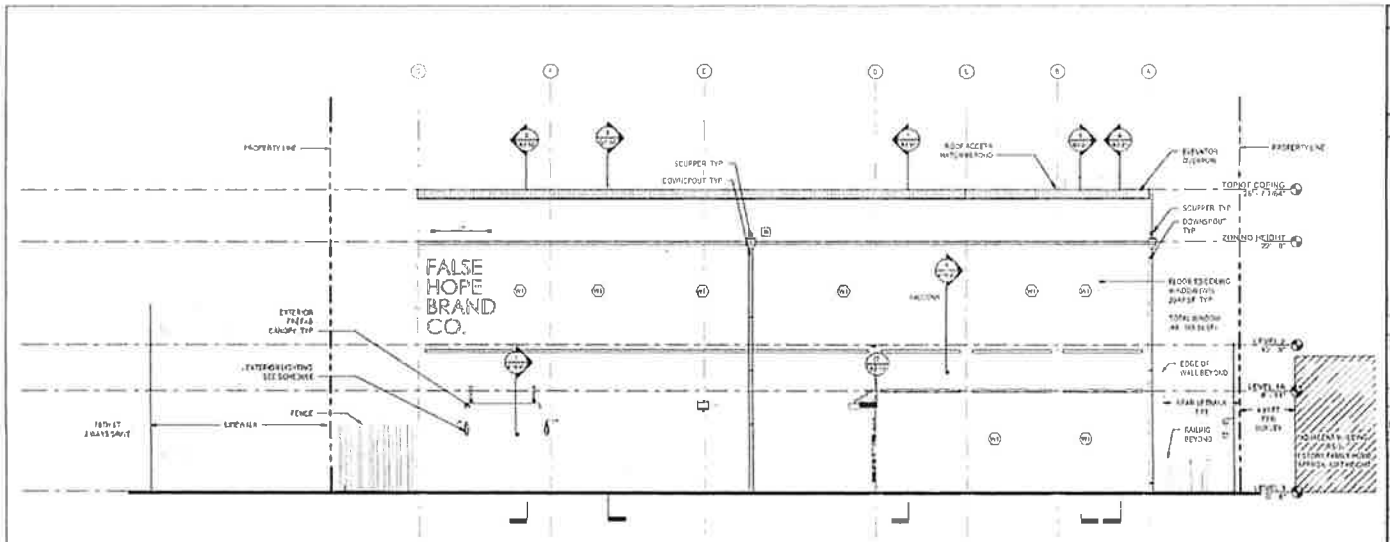
MEP ENGINEER

NOT FOR CONSTRUCTION

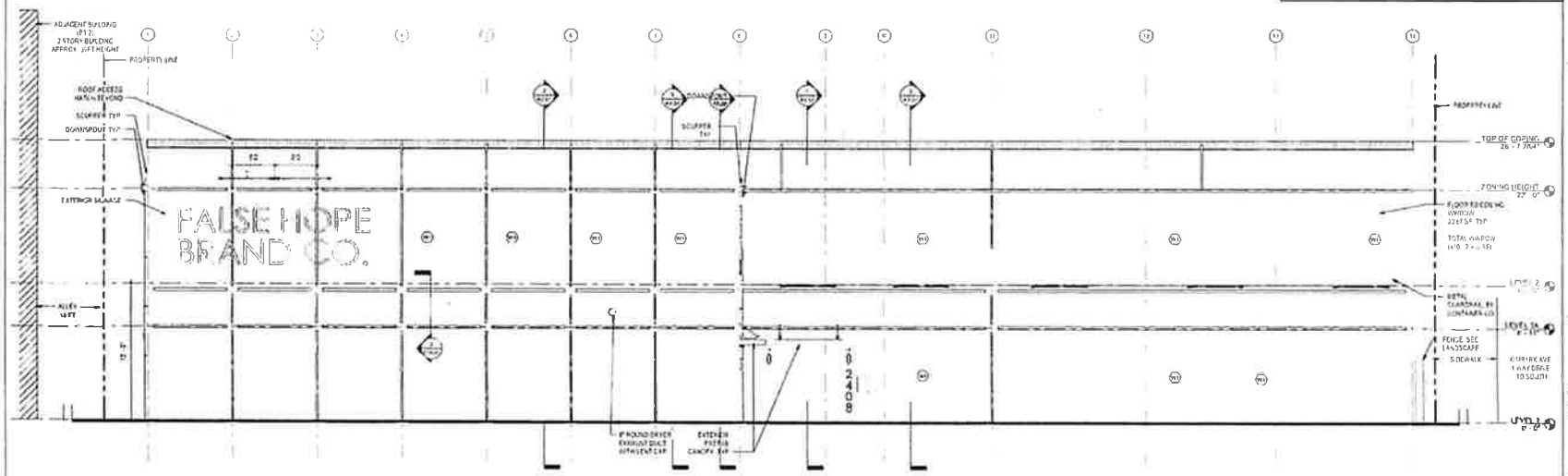
LEVEL 2 & ROOF FLOOR PLAN

A1.02

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1 EAST ELEVATION



1 SOUTH ELEVATION

EXTERIOR ELEVATION LEGEND

EXTERIOR SHIPPING CONTAINER PROVIDED BY OTHERS

EXTERIOR WINDOW TYPE TAG PROVIDED BY OTHERS

EXTERIOR ELEMENTS TO BE PROVIDED BY GC

GENERAL NOTES

1. ALL GLASS DOORS AND ANY GLAZED PANELS WITHIN THAN 18" ARC AND 24" ABOVE FINISH FLOOR SHALL BE OF SAFETY GLAZING MATERIALS
2. TEMPERED GLASS LAMINATED GLASS WHICH MEET THE TEST REQUIREMENTS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD ANSI Z97.1 ARE CONSIDERED SAFETY GLAZING MATERIALS
3. ELEVATION GENERAL NOTE: EXTERIOR WALLS, WINDOWS AND DOORS TO BE PROVIDED BY CONTRACTOR MANUFACTURER
4. WINDOWS TO PROVIDE CODE REQUIRED U VALUES PER ANY WINDOW TAGS FOR REFERENCE ONLY
5. FOR EXTERIOR DOOR TAGS SEE PLANS
6. FENCE AND BENCHES SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE AND CIVIL DRAWINGS FOR DETAILS
7. COORDINATE ALL MECHANICAL OPENINGS AND LOUVERS WITH MECHANICAL DRAWINGS & TRADES
8. TYP CAL EXTERIOR PAINT: MOSCOW MIDNIGHT (SW 9178)
9. SEE WALL SECTIONS AND DETAILS ON SHEET A3.10 FOR EXTERIOR TRIM DETAILS

SHEET KEYNOTES

KEY	KEYNOTE DESCRIPTION

LIGHT FIXTURE SCHEDULE - FOR REFERENCE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS

FALSE HOPE BRAND CO.

BROOK ARCHITECTURE

Architect of Record

2408 - FH Brand

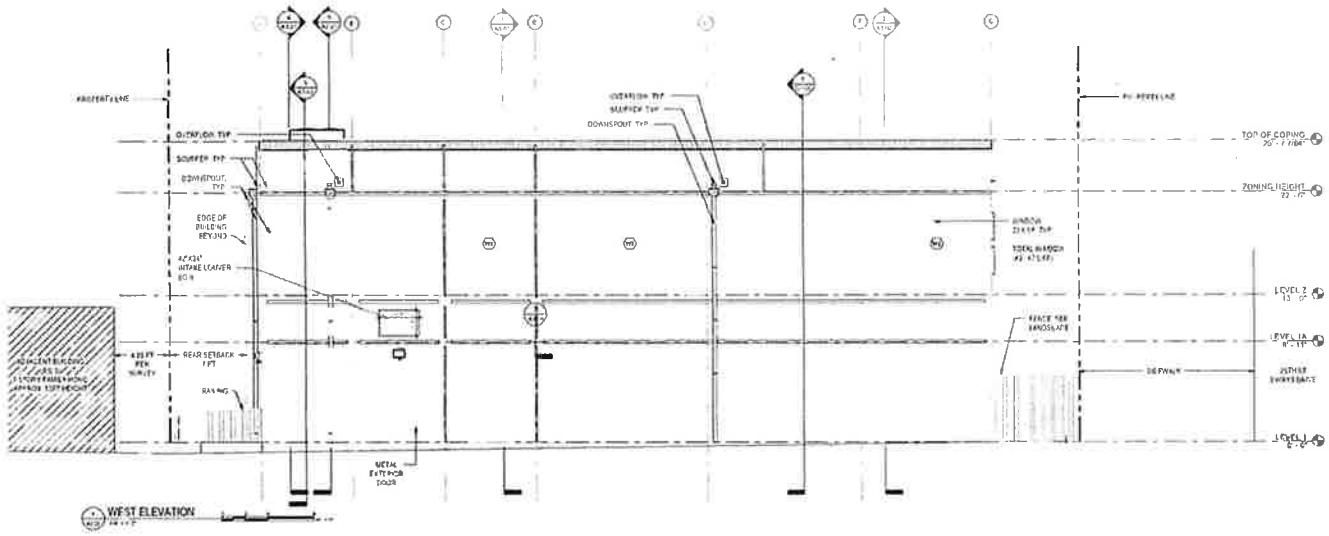
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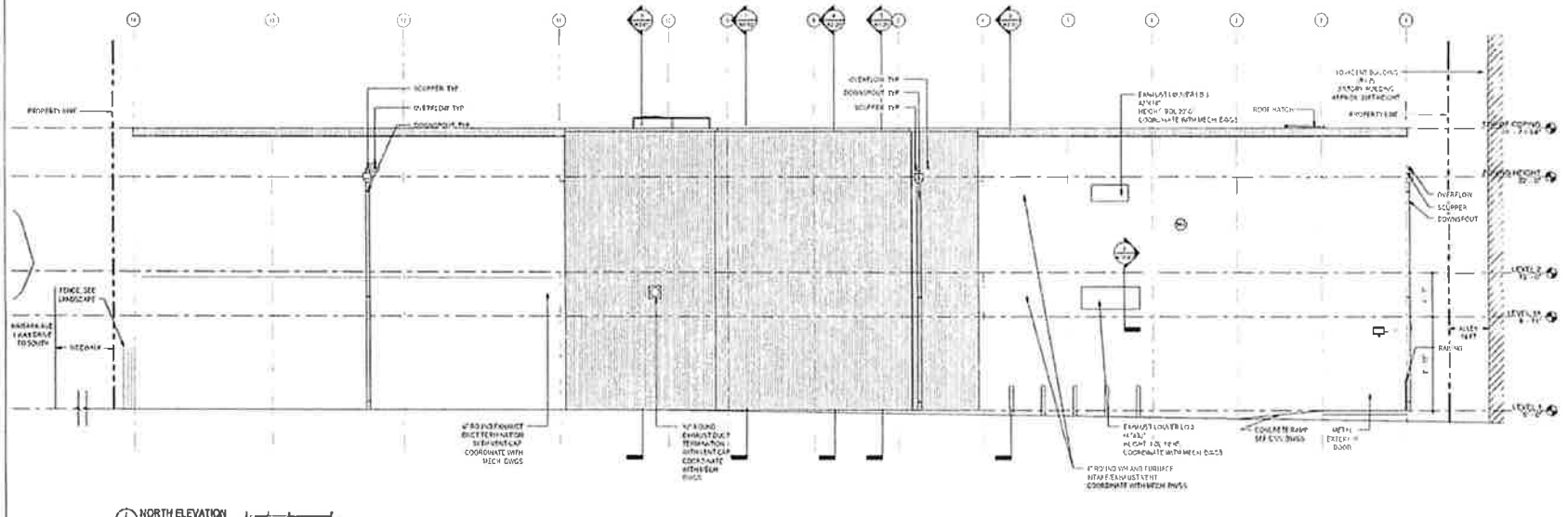
EXTERIOR ELEVATIONS

A2.01

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WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATION LEGEND

EXTERIOR SHIPPING CONTAINER PROVIDED BY OTHERS

EXTERIOR WINDOW TYPE TAG PROVIDED BY OTHERS

EXTERIOR ELEMENTS TO BE PROVIDED BY CC

GENERAL NOTES

1. ALL GLASS DOORS AND ANY GLAZED PANEL MORE THAN 9" IN WIDTH WHICH IS LOCATED WITHIN 24" OF ANY DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE FINISH FLOOR SHALL BE GLAZED WITH TEMPERED SAFETY GLAZING MATERIALS.
2. TEMPERED GLASS LAMINATED GLASS SHALL MEET THE TEST REQUIREMENTS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD AND Z97.1 ARE CONSIDERED SAFETY GLAZING MATERIALS.
3. ELEVATION GENERAL NOTE: EXTERIOR WALLS, WINDOWS AND DOORS TO BE PROVIDED BY CONTAINER MANUFACTURER.
4. WINDOWS TO PROVIDE EGRESS AS REQUIRED PER IRC WINDOW SIZES FOR REFERENCE ONLY.
5. TYP. EXTERIOR DOOR SIZE: SEE PLANS.
6. FENCE AND RAILINGS SHOWN FOR REFERENCE ONLY - SEE LANDSCAPE AND CIVIL DRAWINGS FOR DETAILS.
7. COORDINATE ALL MECHANICAL OPENINGS AND LOUVERS WITH MECHANICAL DRAWINGS & TRADES.
8. TYPICAL EXTERIOR PAINT SHEEN: MEDIUM (EGGSHELL).
9. SEE WALL SECTIONS AND DETAILS ON SHEET A3.10 FOR EXTERIOR FINISH DETAILS.

SHEET KEYNOTES

KEY	KEYNOTE DESCRIPTION

FALSE HOPE BRAND CO.

Terry Dupree Jr
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MEP ENGINEER
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EXTERIOR ELEVATIONS

A2.02