TYPE 1 ZONING MAP AMENDMENT
Narrative Zoning and Development Analysis
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 10,042.20 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 9,500 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 shopping containers.

The Proposed Building will include the proposed cut and sew facility within the 1st and 2nd floors, with a small retail space (640 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 (1,043 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.

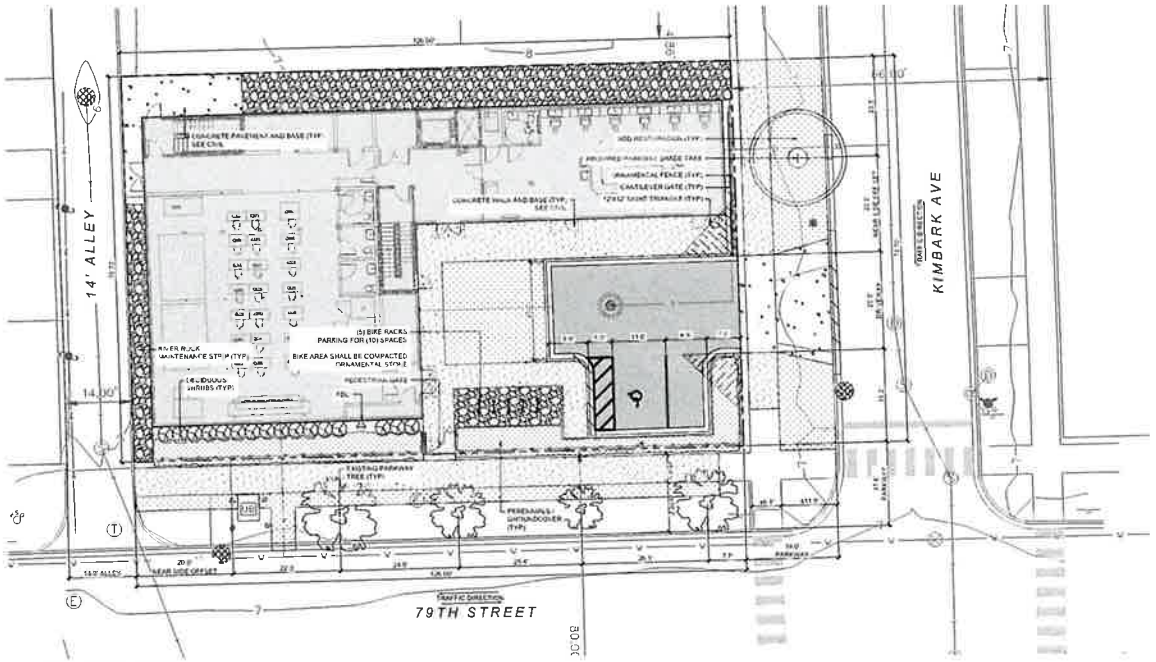
(a) Floor Area and Floor Area Ratio:
  i. Lot Area: 10,042.20 sf
  ii. Total building area: 9,500 sf
  iii. Floor Area Ratio (FAR): 1.00

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

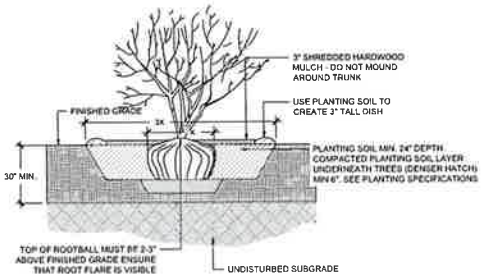
(d) Setbacks:
  i. Front setback: 0'
  ii. Rear setback : 0'
  iii. Side setbacks: 0'

(e) Building height: 21'-11" (proposed)
(f) Off-street loading: NA

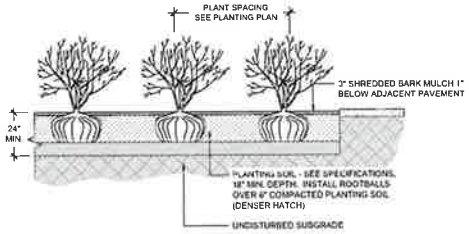
**Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks administrative adjustments from the Chicago Zoning Ordinance to i) reduce the Proposed Development's automobile parking requirement from 10 to 2 spaces (§17-10-0102-B(1);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



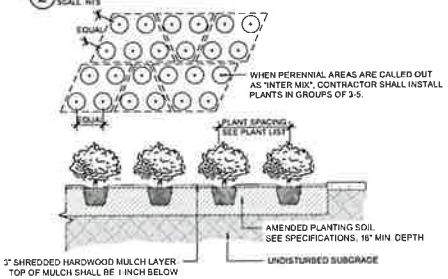
1 LANDSCAPE PLAN
SCALE: 1" = 10'-0"



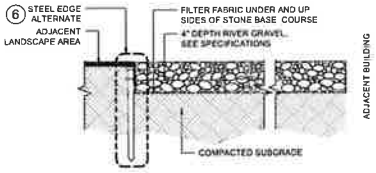
2 ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



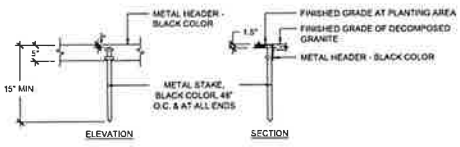
3 SHRUB PLANTING DETAIL
SCALE: NTS



4 GROUNDCOVER / PERENNIAL PLANTING DETAIL
SCALE: NTS



5 DECORATIVE GRAVEL
SCALE: NTS



6 STEEL EDGING
SCALE: NTS



LEGEND:

- PROPERTY LINE
- CONCRETE PAVEMENT AND BASE
- CONCRETE WALK AND BASE
- ASPHALT PAVEMENT AND BASE
- RIVER ROCK MAINTENANCE EDGE
- ORNAMENTAL FENCE
- SHADE TREE
- DECIDUOUS SHRUBS
- LAWN SOD
- PERENNIAL / GROUNDCOVER AREAS
- 12' X 12' SIGHT TRIANGLE
- BIKE RACKS

Plant Schedule

1258 E. 79th St

Key	Botanical name	Common name	Size	Notes
SHADE TREES				
DECIDUOUS SHRUBS				
PERENNIALS				
ORNAMENTAL GRASSES				

SWORN STATEMENTS:

The undersigned acknowledges the landscape planting shown on the landscape plan for the property at

1258 E. 79th St. Chicago, IL 60619

to the best of the undersigned applicant's knowledge has been designed and will be installed maintained, and replaced, as required, by current and subsequent owners in accordance with the requirements of Chapter 32 of the Chicago Municipal Code, the landscaping standard of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance."

Existing parkway and on-site mature trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged

Owner's Name and Signature

The undersigned LANDSCAPE ARCHITECT, registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plans for the property at

1258 E. 79th St. Chicago, IL 60619

has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance

Stephen J. Lakin, PLA
TLHKA Legisweng Ltd
225 W. Ohio Street, Fourth Floor
Chicago, Illinois 60610
ph 312 467 0123

*Estimated time of planting: June 15, 2025

Owner
FALSE HOPE® BRAND CO.
Timothy Dupree, II
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p 866 321 2513

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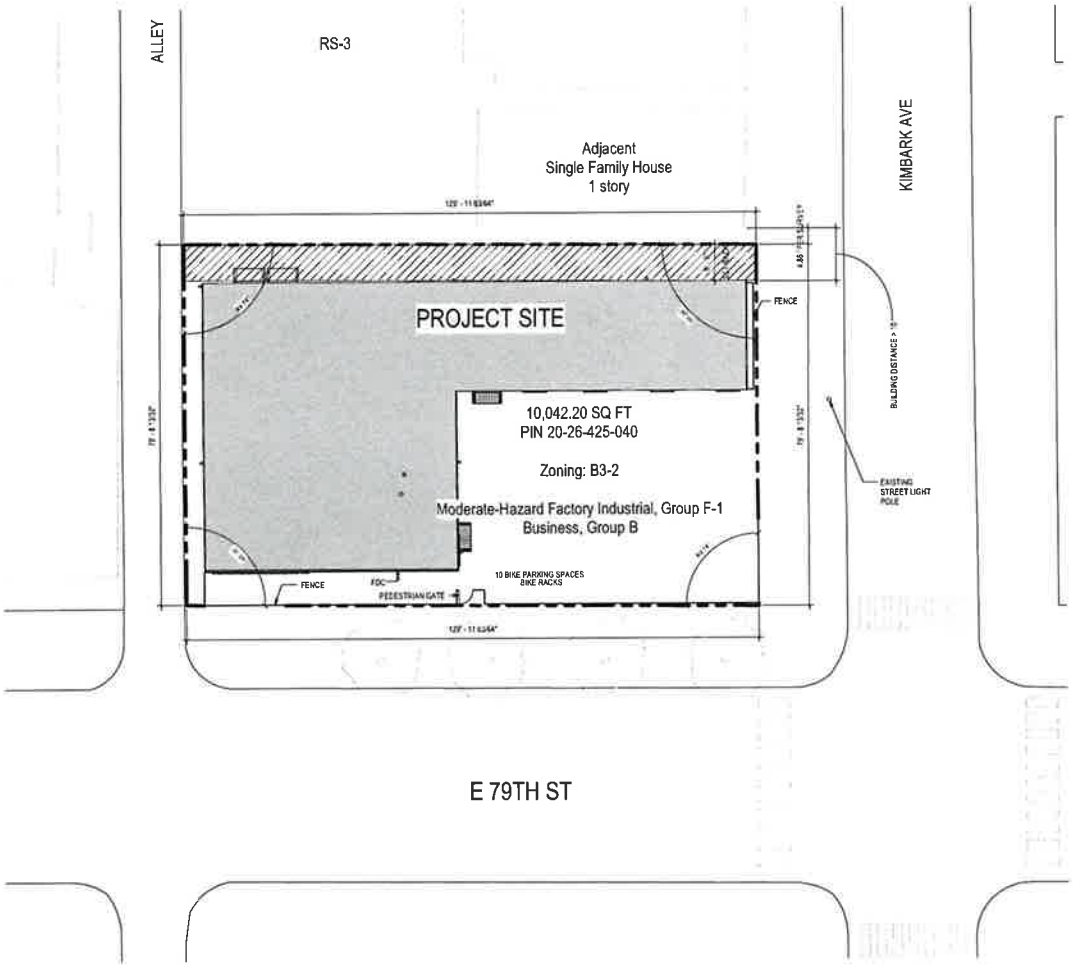
Current Issuance

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Project No. 2408

Title
LANDSCAPE PLAN

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1 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 (ZONNING) 45 FT(BUILDING CODE)
FRONT SETBACK	NONE
SIDE SETBACK	NONE
REAR SETBACK	5 FT, MINIMUM SIDE SETBACK OF RS-3
OFF-STREET PARKING	NONE FOR LESS THAN 10,000 SQ FT
CONSTRUCTION TYPE.	II B
TOTAL FLOORS	2
GROSS COMMERCIAL	TBD SF
GROSS RETAIL	TBD SF
TOTAL GROSS BUILDING SF	9,000 SF

Owner

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No.	Description	Date
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2		

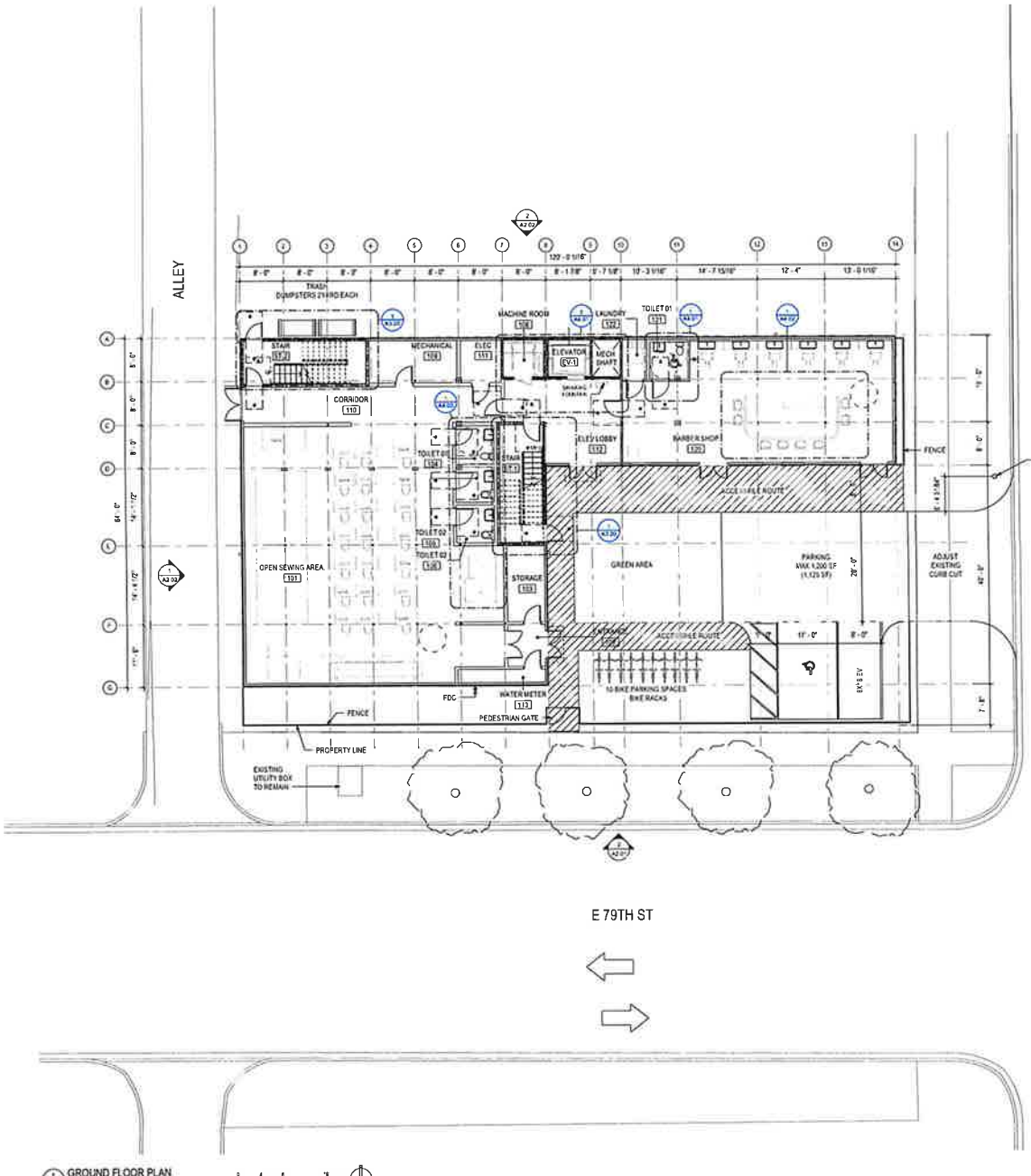
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ARCHITECTURAL SITE PLAN

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A0.00



GROUND FLOOR PLAN

FLOOR PLAN LEGEND

GENERAL NOTES

1. SEE G0.01 FOR FULL GRAPHIC SYMBOLS AND MATERIALS

SHEET KEYNOTES

KEY	KEYNOTE DESCRIPTION

FLOOR	ROOM NUMBER	ROOM NAME	AREA
LEVEL 1	101	OPEN SEWING AREA	1996 SF
LEVEL 2	201	OPEN WORKSPACE	812 SF
LEVEL 2	204	CONFERENCE ROOM	243 SF
LEVEL 2	205	RETAIL SHOP	617 SF
LEVEL 2	221	OFFICE	35 SF
LEVEL 2	222	OFFICE	44 SF

DOB Stamp

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Issue

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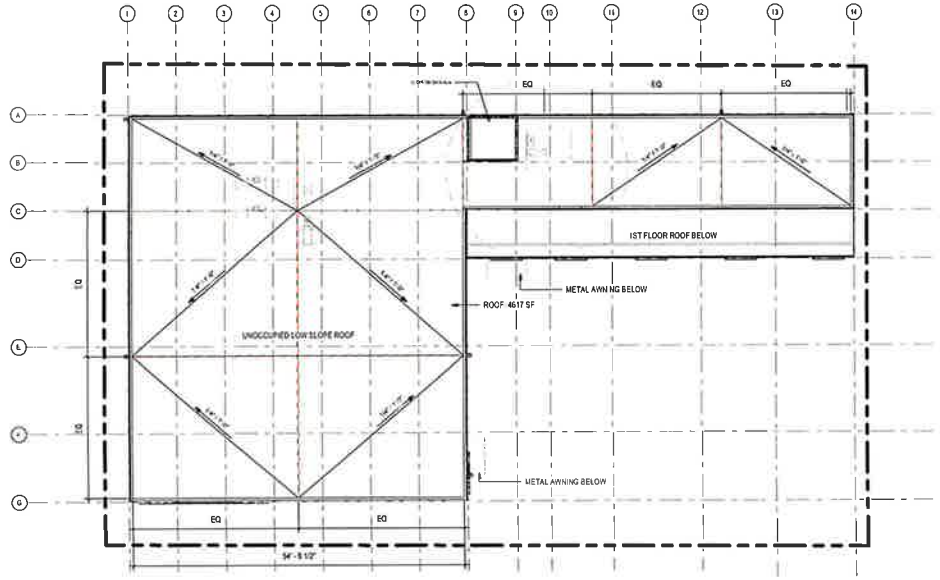
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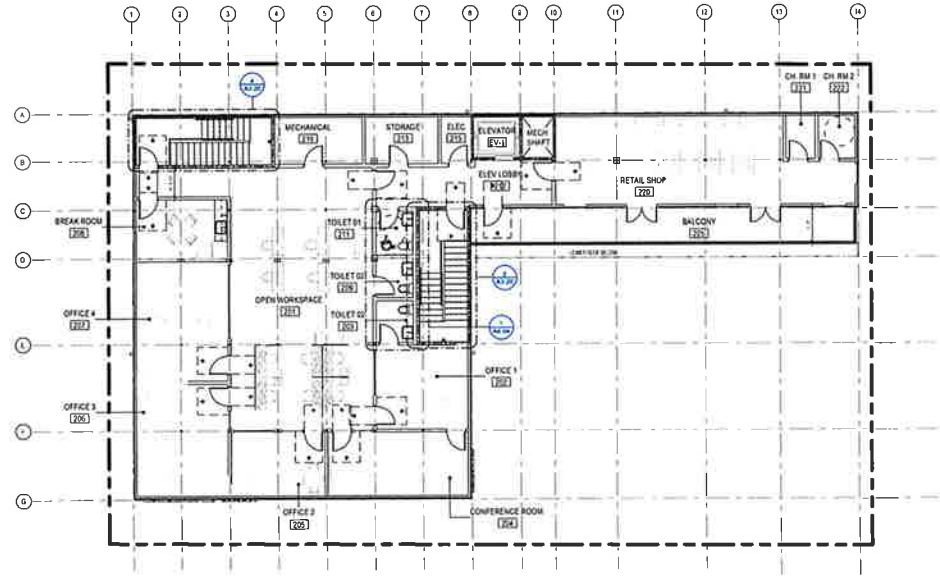
GROUND FLOOR PLAN

Sheet

A1.01



ROOF LEVEL PLAN



LEVEL 2 FLOOR PLAN

FLOOR PLAN LEGEND

GENERAL NOTES

1 SEE G0.01 FOR FULL GRAPHIC SYMBOLS AND MATERIALS

SHEET KEYNOTES

KEY KEYNOTE DESCRIPTION

DOB Stamp

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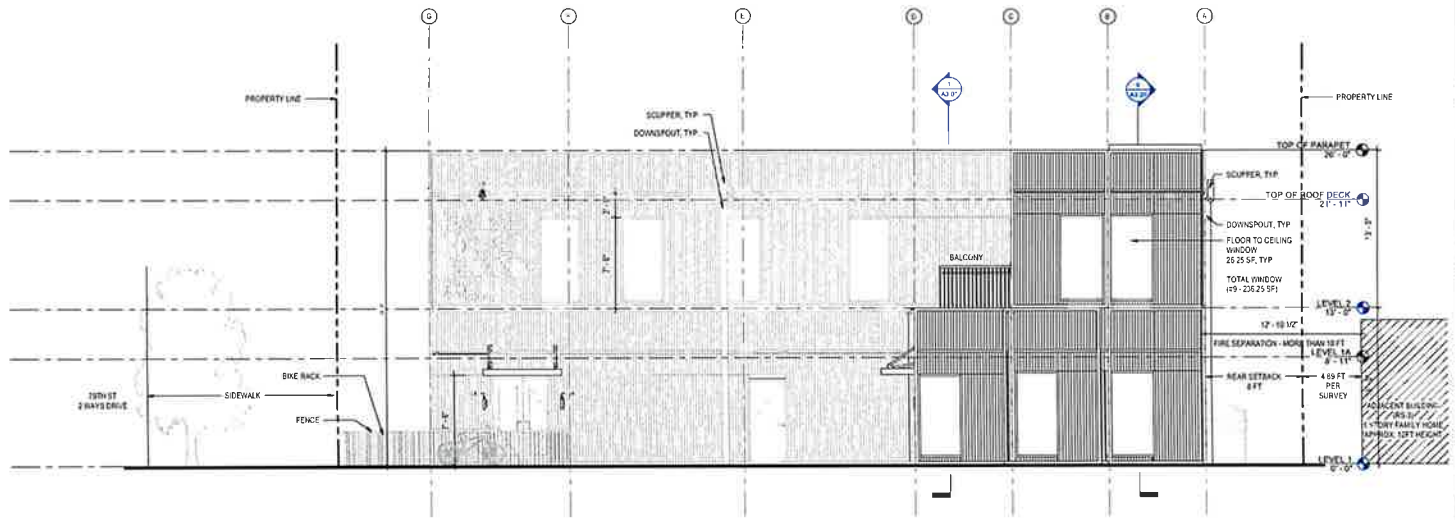
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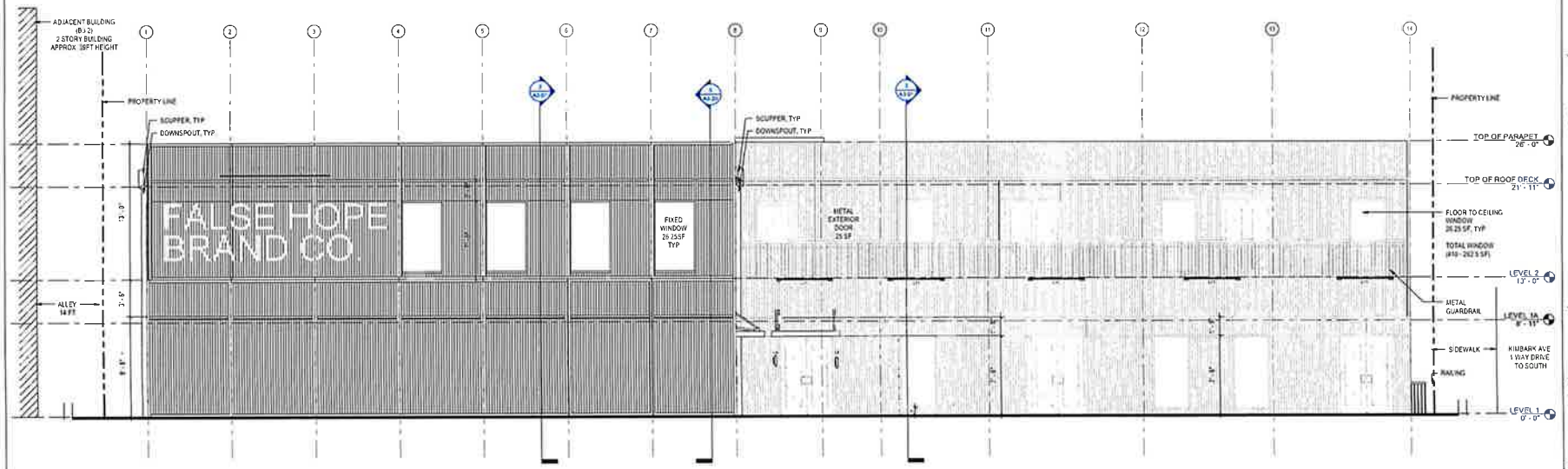
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LEVEL 2 & ROOF FLOOR PLAN

A1.02



EAST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATION LEGEND

GENERAL NOTES

1. ALL GLASS DOORS AND ANY GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24IN ABOVE THE FLOOR SHALL BE GLAZED WITH TEMPERED SAFETY GLAZING MATERIALS
2. TEMPERED GLASS, LAMINATED GLASS, WHICH MEET THE TEST REQUIREMENTS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD ANSI Z 97.1 ARE CONSIDERED SAFETY GLAZING MATERIALS
3. ELEVATION GENERAL NOTE

SHEET KEYNOTES

KEY	KEYNOTE DESCRIPTION

LIGHT FIXTURE SCHEDULE - FOR REFERENCE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
L1	LINEAR PENDANT	ALLITE LIGHTING	FUSION 4	
L2	EDGE PENDANT	BOOK LIGHTING	OVERSIZED SHADES	
L3	GLOBE WALL SCONCE	BOOK LIGHTING	NOVATO 1 GLOBE	
L4	EDGE PENDANT	BOOK LIGHTING	WALL-WASH PENDANT W/ CLIGHT PLUS BULB	
L5	CYLINDER GENERAL LIGHTING	PRESCOLITE LIGHTING	LFT2ST RT 4" ROUND	
L6	PENDANT	BOOK LIGHTING	SHALLOW CONE	
L7	UTILITY FIXTURE	COLUMBIA LIGHTING	MPS LINEAR	8.4" LENGTH
L8	UTILITY FIXTURE	COLUMBIA LIGHTING	MPS LINEAR	4.4" LENGTH
L9	EXTERIOR SCONCE	BAL LIGHTING	18" LED WALL MOUNT	
L10	SIGNAGE LIGHTING	BOOK LIGHTING	LANTERNA	
L11	SIGNAGE LIGHTING	SHI LIGHTING	LADYBROK SIGNAGE LIGHTING	

DOB Stamp

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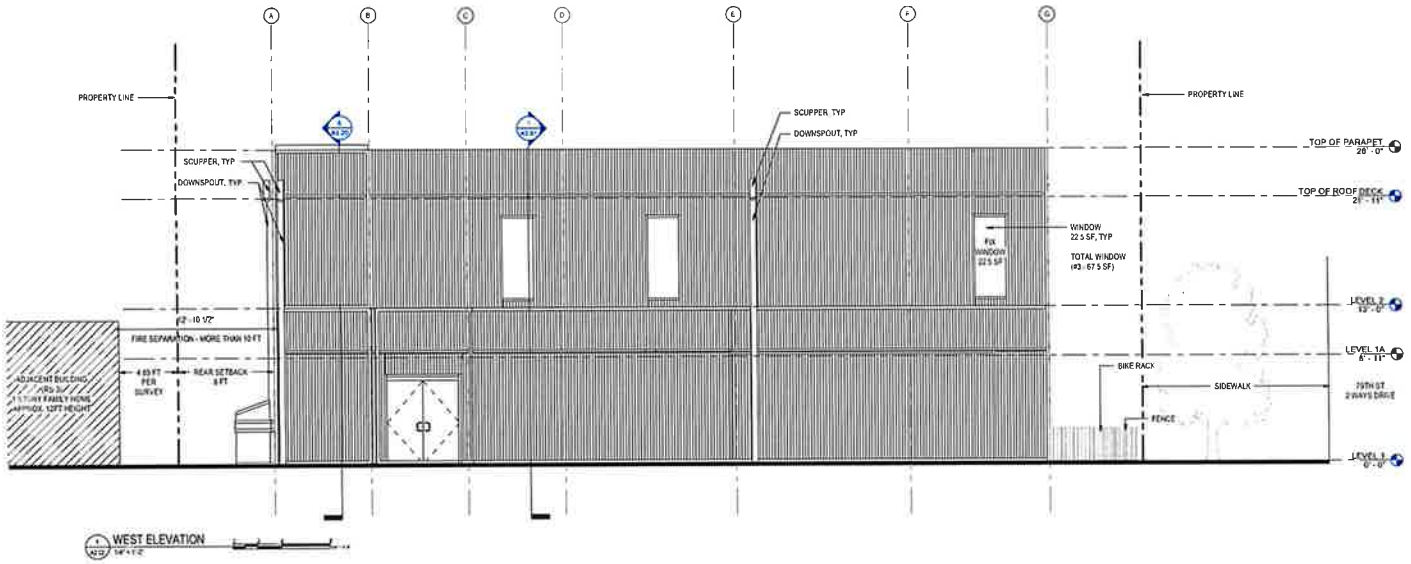
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2	Initial Comments	09.15.2025

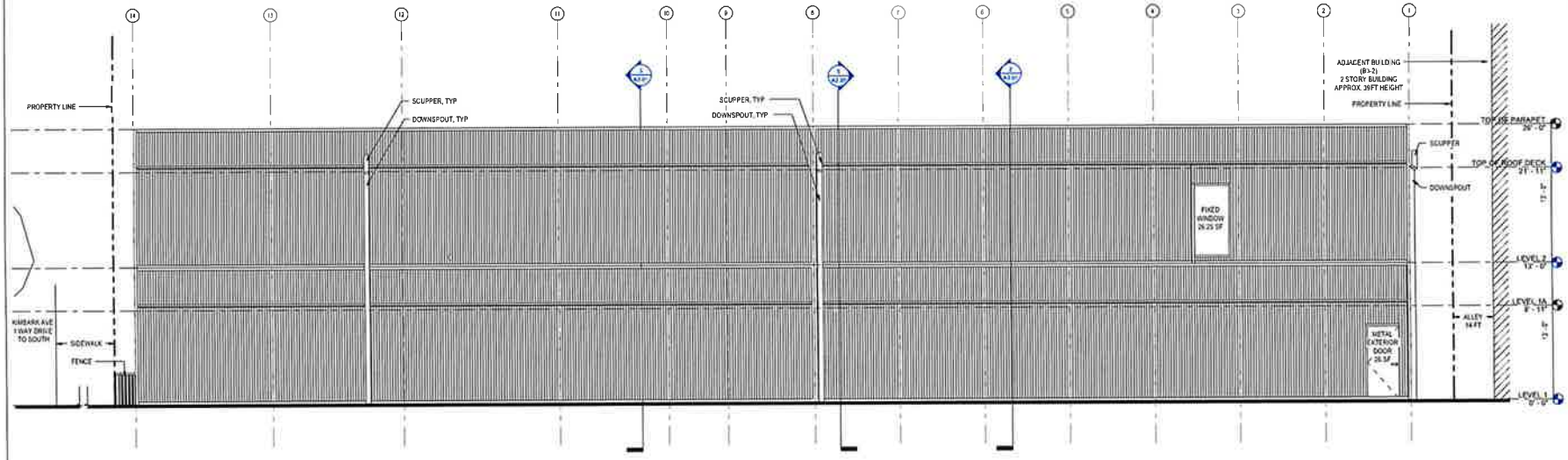
Project No. 2408

Title
EXTERIOR ELEVATIONS

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A2.01



1 WEST ELEVATION



1 NORTH ELEVATION

EXTERIOR ELEVATION LEGEND

GENERAL NOTES

1. ALL GLASS DOORS AND ANY GLAZED PANEL MORE THAN 9" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF SUCH GLAZED PANEL IS LES THAN 24IN ABOVE THE FLOOR SHALL BE GLAZED WITH TEMPERED SAFETY GLAZING MATERIALS
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3. ELEVATION GENERAL NOTE

SHEET KEYNOTES

KEY	KEYNOTE DESCRIPTION

DOB Stamp

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Seal

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Current Issuance: ISSUE FOR PERMIT

No.	Description	Date
1	PERMIT SET #1	08/15/20
2	PERMIT SET #2	09/15/20

Project No. 2408

Title
EXTERIOR ELEVATIONS

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