CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   1258 E. 79th Street

2. Ward Number that property is located in: 8

3. APPLICANT False Hope Brand Co.

   ADDRESS 1258 E. 79th Street CITY Chicago

   STATE IL ZIP CODE 60619 PHONE 866-321-2513 x1175

   EMAIL td@falsehopecollection.com CONTACT PERSON Timothy Dupree II

4. Is the applicant the owner of the property? YES ☒ NO ☐
   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 application to proceed.

   OWNER Same as above

   ADDRESS _____ CITY _____

   STATE _____ ZIP CODE _____ PHONE _____

   EMAIL _____ CONTACT PERSON _____

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

   ATTORNEY Graham C. Grady/Sylvia C. Michas c/o Taft, Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive Suite 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE 312-836-4030 (Graham Grady); 312-836-4036 (Sylvia Michas) FAX 312-966-8541

   EMAIL ggrady@taftlaw.com;smichas@taftlaw.com

6. 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: Timothy Dupree II

7. On what date did the owner acquire legal title to the subject property? January 8, 2024

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

9. Present Zoning District: B3-2 Proposed Zoning District: C1-2

10. Lot size in square feet (or dimensions): 79.70' x 126' = 10,042 sf.

11. Current Use of the Property: The subject property is vacant and unimproved.

12. Reason for rezoning the property: The reason for rezoning the subject property is to permit the proposed cut & sew textile facility at the subject property.

13. 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 plans on developing the subject property, which is vacant and unimproved, with a new 2-story building consisting of 9,500 sf. The proposed building will operate as a cut & sew textile facility, with ancillary uses including i. upscale barber shop (1,023 sf) within the first floor and ii. retail space (640 sf), operated by the Applicant, within the second floor. . The height of the proposed building is 21'-11". The proposed cut & sew facility will include two (2) on-site, exterior auto parking spaces and ten (10) bicycle spaces.

**14.** If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310. **Not applicable**

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☒ **Administrative Adjustment 17-13-1003:** Administrative Adjustments including i. 17-13-1003-P Ped Street/Building Location); 17-13-1003-S (Pedestrian Street/Driveway & Vehicle Access); 17-13-1003-EE (Parking Reduction/Transit Served Location).

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** Not applicable

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoningchange 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 for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Timothy Dupree II, President of False Hope Brand Co.

_____, 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
28th day of Feburary, 2025.

"OFFICIAL SEAL"
SYLVIA MICHAS
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 980962
MY COMMISSION EXPIRES 11/7/2027

Notary Public

**For Office Use Only**

Date of Introduction:_____

File Number:_____

Ward:_____

"WRITTEN NOTICE"
AFFIDAVIT
(Section 17-13-0107)

March 20, 2025

Alderman Walter Burnett, Jr.
Chairman, Committee on Zoning, Landmarks and Building Standards
City of Chicago
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Graham C. Grady, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied 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 applicants, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, located at **1258 E. 79th Street**, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the addresses of the property sought to be rezoned; a statement of the intended uses of the property; the name and address of the applicants; the name and addresses of the owners; and a statement that the applicants intend to file the application for a change in zoning on approximately **April 16, 2025.**

The undersigned certifies that the applicants have 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 fect of the subject site is a list containing the names and addresses of the people required to be served.

Graham C. Grady

Subscribed and Sworn to before me this
20th day of March, 20 25.

Vanessa R. Montano
Notary Public

"OFFICIAL SEAL"
VANESSA R MONTANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/23/2026

171406572v3

Taft/

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

**Graham C. Grady**
312.836.4036
ggrady@taftlaw.com

**NOTICE**

***USPS First Class Mail***

March 20, 2025

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about April 16, 2025, the undersigned will file for an application for a change in zoning from a B3-2 Community Shopping District to a C1-2 Neighborhood Commercial District on behalf of False Hope Brand Co., the applicant ("Applicant") for the property located at 1258 East 79th Street (the "Subject Property"), including the following variations per Section 17-13-0303-D of the Chicago Zoning Ordinance: (i) reduction in vehicular parking spaces 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).*

The Subject Property is vacant and unimproved. The Applicant requests the zoning approvals to authorize construction of a new 2-story building, which will operate as i. Applicant's proposed cut & sew textile facility, within the first and second floors; ii. a retail space, operated by the Applicant, for direct sales of garments to luxury apparel buyers; and iii. barber shop, within the 2nd floor. The Applicant will also provide two (2) on-site, exterior vehicular parking spaces and ten (10) bicycle spaces.

**Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.**

The Applicant and Property Owner is False Hope Brand Co. and the business address is 1211 S. Western Avenue Suite 205, Chicago, IL 60608.

Any questions regarding this notice may be directed to the undersigned, Applicant's attorney, Graham C. Grady, at Taft, Stettinius & Hollister, 111 East Wacker Drive, Suite 2600, Chicago, IL 60601, ggrady@taftlaw.com or (312) 836-4036.

Very truly yours,

Graham C. Grady

February 28th, ~~2024~~ 2025

Alderman Walter Burnett Jr.
Chairman, Committee on Zoning
Department of Planning & Development
Chicago City Council
City Hall
121 North LaSalle Street
Room 304
Chicago, Illinois 60602

To Whom It May Concern,

I, Timothy Dupree II, President of False Hope Brand Co., understands that Graham C. Grady of Taft, Stettinius and Hollister LLP has filed a sworn affidavit identifying False Hope Brand Co. as the Applicant/Owner who is seeking an amendment of the zoning for the property located at 1258 E. 79th Street to be changed from a B3-2 Community Shopping District to a C1-2 Neighborhood Commercial District.

I authorize Graham C. Grady and the law firm of Taft, Stettinius & Hollister LLP to file the Zoning Amendment application.

I, Timothy Dupree II, President of False Hope Brand Co., being first duly sworn on oath, depose and say that False Hope Brand Co. holds ownership interest in 1258 E. 79th Street on behalf of itself and no other person, association, or member.

Timothy Dupree II

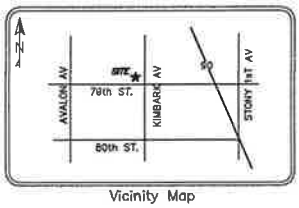
President
False Hope Brand Co.

# ALTA/NSPS LAND TITLE SURVEY

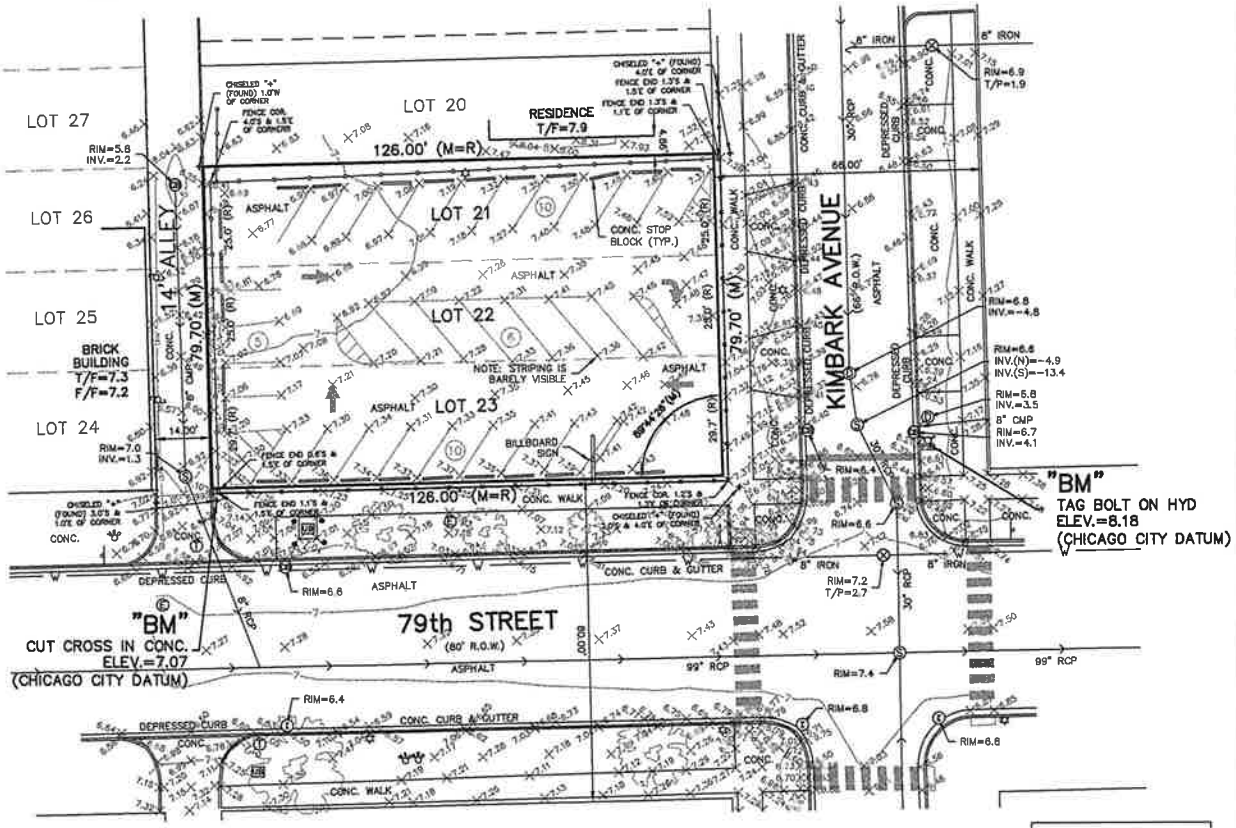
**1258 EAST 79TH STREET, CHICAGO, IL 60619**

LOT 21, LOT 22, LOT 23 IN BLOCK IN 96 IN CORNELL, IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-26-425-040




Vicinity Map
n.t.s.




**REFERENCE BENCHMARK:**
CHICAGO BENCHMARK
REFERENCED FOR ELEVATION:
BENCHMARK #328 (ELEV. = 8.42)

20 0 20 40
Scale 1" = 20

**LEGEND**
*(M) = MEASURED DIMENSION*
*(R) = RECORD DIMENSION*
*T/F = TOP OF FOUNDATION*
*F/F = FINISHED FLOOR*

| SYMBOL LEGEND | |
|---|---|
| Ⓓ | STORM MANHOLE |
| Ⓒ | CATCH BASIN |
| Ⓘ | INLET |
| ⊗ | WATER VALVE VAULT |
| | HYDRANT |
| Ψ | B-BOX |
| Ⓢ | SANITARY MANHOLE |
| UB | UTILITY BOX |
| ☼ | LIGHT POLE |
| | UTILITY POLE |
| ←— | GUY WIRE |
| —▭— | SIGN |
| ● | STEEL POST |
| Ⓣ | TELEPHONE MANHOLE |
| Ⓔ | ELECTRIC MANHOLE |
| + | CHISELED CROSS |

| LINE LEGEND | |
|---|---|
| | = METAL FENCE |
| | = CHAINLINK FENCE |
| OHV | = OVERHEAD WIRES |
| W | = WATER MAIN |
| | = SANITARY SEWER |

**General Notes**

PROPERTY AREA = 10042 Sq. Ft.
or 0.2305 Acres more or less

REGULAR PARKING SPACES = 31 SPACES
HANDICAP PARKING SPACES = NOT DELINEATED

*No evidence of recent earth moving work or building construction on site;*

**ALTA\NSPS CERTIFICATION:**

1. FALSE HOPE BRAND CO.
2. CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7a, 7b1, 8, 9, 16 OF TABLE "A" THEREOF.
THE FIELD WORK WAS COMPLETED ON 08/01/2024

DATE OF PLAT OR MAP: 08/09/2024

(SIGNED) _____
ILLINOIS LAND SURVEYOR NO. 3251, LICENSE EXPIRES 11/30/24
ILLINOIS DESIGN FIRM NO. 184-007260

PROFESSIONAL LAND SURVEYOR — BRUCE N. ENGLUND — NO. 035003251 — LAKE IN THE HILLS — STATE OF ILLINOIS

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: FALSE HOPE BRAND CO. FILE NO. 240232

● = FOUND IRON STAKE
○ = SET IRON STAKE


POLENA ENGINEERING LLC
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKI SURVEYING


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