



# City of Chicago



O2022-1955

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/22/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 20-D at 1122 E 87th St - App No. 21058T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO;

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2, Limited Manufacturing/Business Park District symbols and indications as shown on Map 20-D, in the area bounded by

THE NEW YORK, CHICAGO, AND ST. LOUIS RAIL ROAD;  
A LINE 300 FEET NORTH OF AND PARALLEL TO EAST 87TH STREET; A LINE 200 FEET WEST OF AND PARALLEL TO THE NEW YORK, CHICAGO, AND ST. LOUIS RAILROAD; EAST 87TH STREET; A LINE 330 FEET WEST OF THE NEW YORK, CHICAGO, AND ST. LOUIS RAILROAD; A LINE 300 FEET NORTH OF AND PARALLEL TO EAST 87TH STREET; AND A LINE 550 FEET WEST OF THE NEW YORK, CHICAGO, AND ST. LOUIS RAILROAD AS MEASURED ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST 87TH STREET

to those of a C1-1, Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1122 East 87th Street, Chicago, IL 60619

**NARRATIVE AND PLANS FOR A TYP1 ZONING MAP AMENDMENT  
1122 E. 87 STREET, CHICAGO ILLINOIS  
PROJECT NARRATIVE**

The proud new owners of a classic Chicago institution are seeking a zoning amendment from a current M1-2 to C1-1 classification.

**Property Description:**

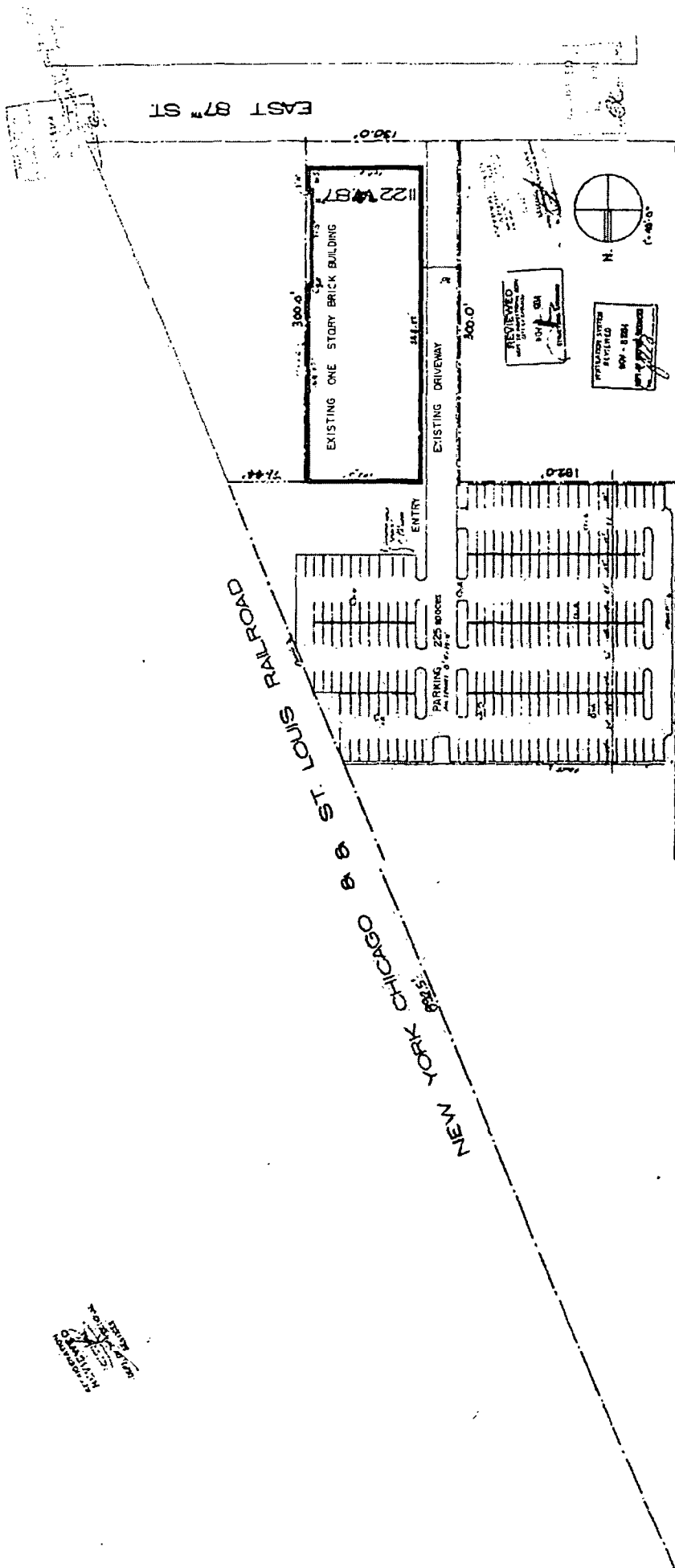
The subject property is comprised of an irregular-shaped, 225,106.95 square foot, M1-2 zoned land parcel that is currently improved with an existing 26,840 square foot roller rink building. The site has approximately 130-feet of frontage on the north side of East 87th Street by irregular depths. The building conforms to the surrounding environs. East 87th Street is an arterial street with industrial, office, or commercial buildings on either side of the street. The subject property also has ample room for parking in the rear (north side) of the building.

The Fitness Factory Inc.d/b/a The Rink, located at 1122 E. 87th Street, Chicago Illinois, is a Chicago institution. The business was operated continuously for almost 40 years in the City of Chicago at its present location. The unfortunate death of the original owner has not led to the end of this family-friendly roller skating rink venue but to a new beginning and journey under the ownership of Carlos "Curtis" Pouncy and his wife Ramona Pouncy, through their ownership of The Fitness Factory, Inc and Chicago Title Land Trust dated September 12, 1983, known as Land Trust #1084272.

- |                        |                   |
|------------------------|-------------------|
| a. F.A.R:              | 0.12              |
| Building Size:         | 26,600 sq. ft     |
| Lot Area:              | 225,106.95 sq. ft |
| 130' x 300' =          | 39,000 sq ft      |
| 393.44' x 946.05' =    | 186,106.95 sq ft  |
| 372,125 /2 =           | 186,106.95        |
|                        | -----             |
|                        | 225,105.95        |
| b. Density:            | n/a               |
| c. Off-Street Parking: | 225 spaces        |
| d. Setbacks Existing:  | Front 24.56 ft    |
|                        | Rear 485.65 ft    |
|                        | Side East 0.0 ft  |
|                        | West 30.0 fet     |
| e. Building Heights:   | 17'0" Feet        |

The applicant will comply with Section 17-3-0307 exceptions of the Chicago Air Quality Ordinance should such provisions be determined if applicable.

# Final for Publication



**GREEN WOOD**

## ATHLETIC CENTER SITE PLAN

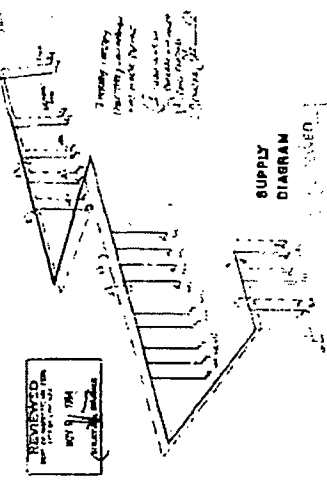
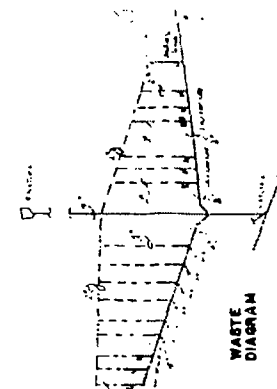
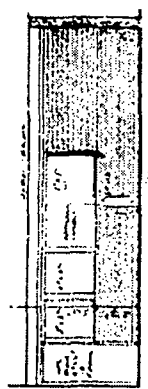
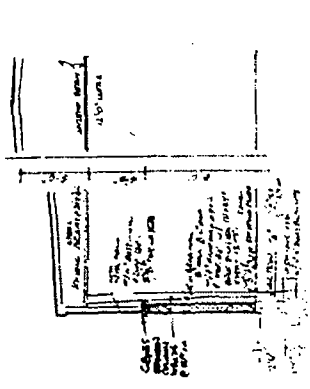
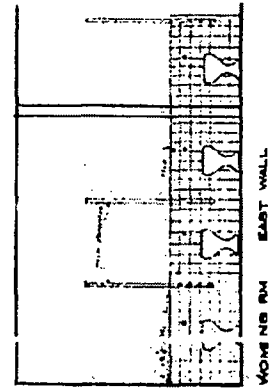
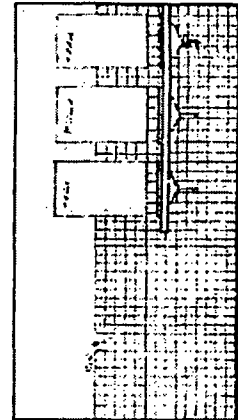
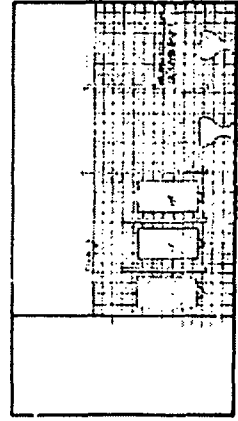
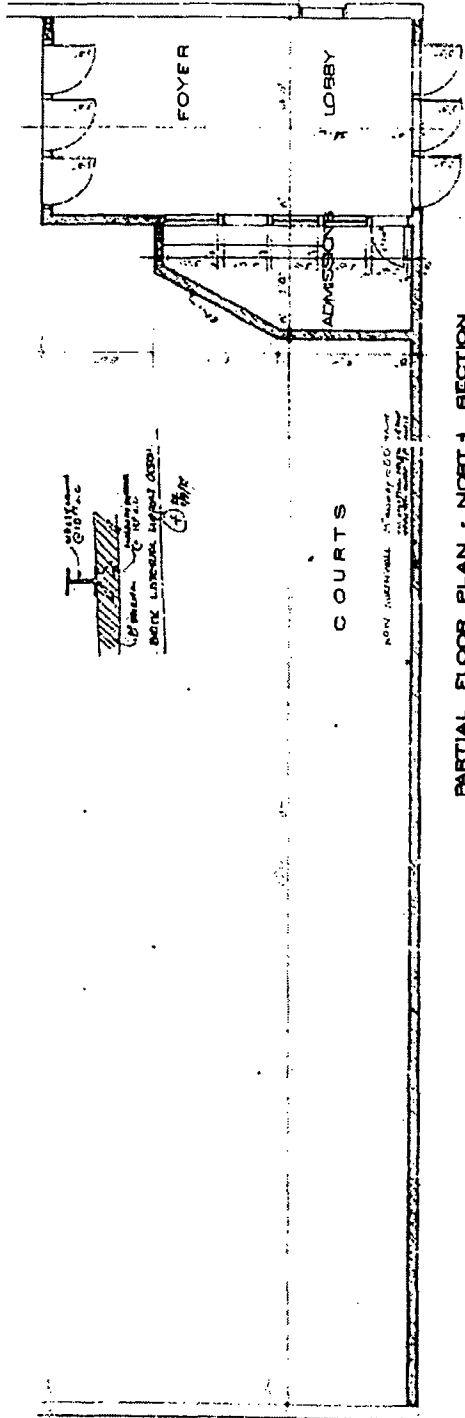
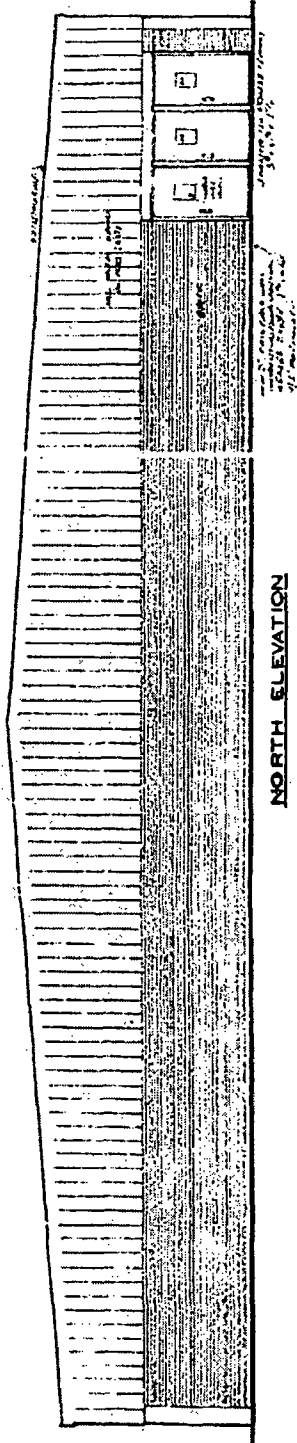
1122 EAST 87<sup>TH</sup> ST

ARCHITECT: GREENWOOD  
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 SHEET NO. 1 OF 1

REVIEWED  
 CITY OF CHICAGO  
 PLANNING DEPARTMENT  
 08/11/04  
 REVIEWED BY: [Signature]

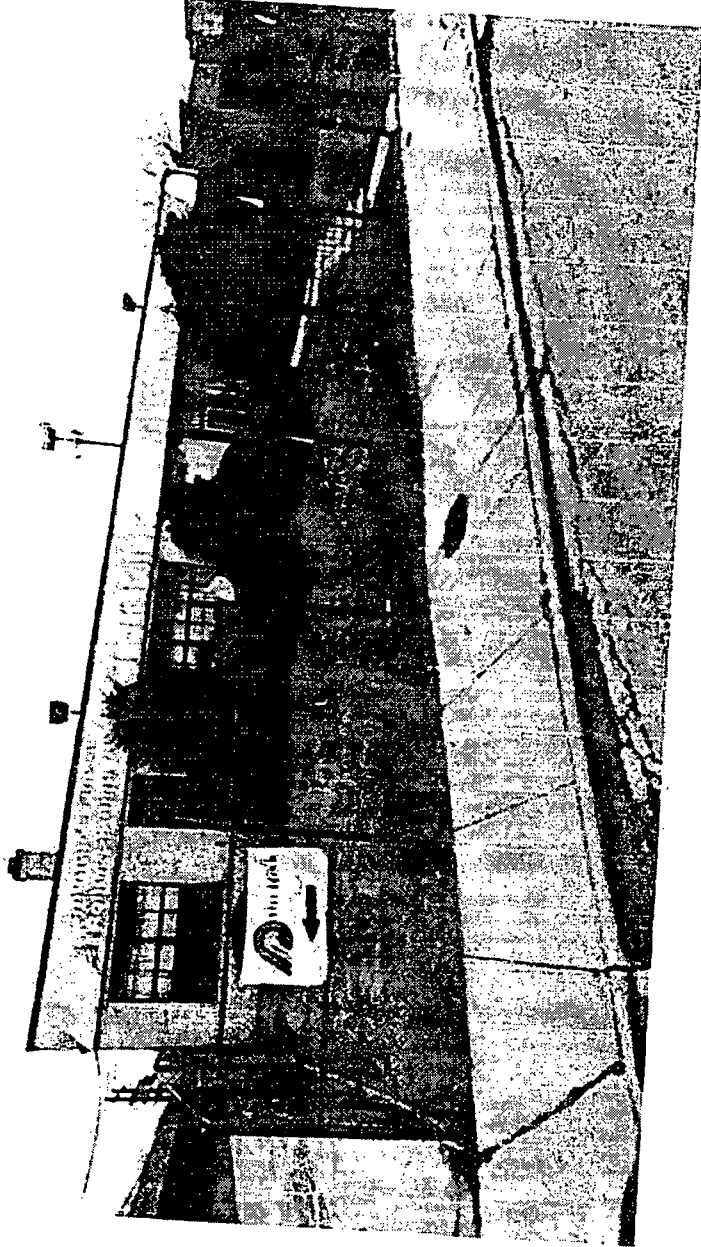
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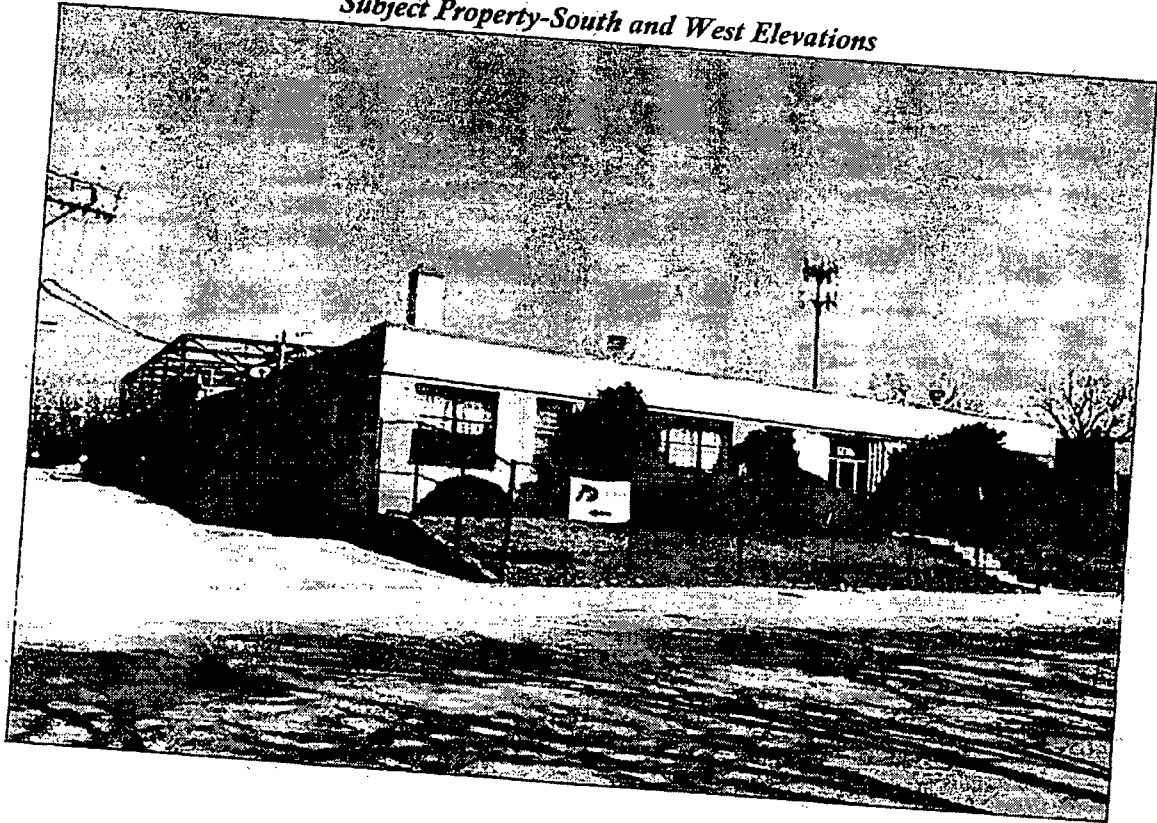


REVIEWED  
BY: J. H. H. H.  
DATE: 1/1/87

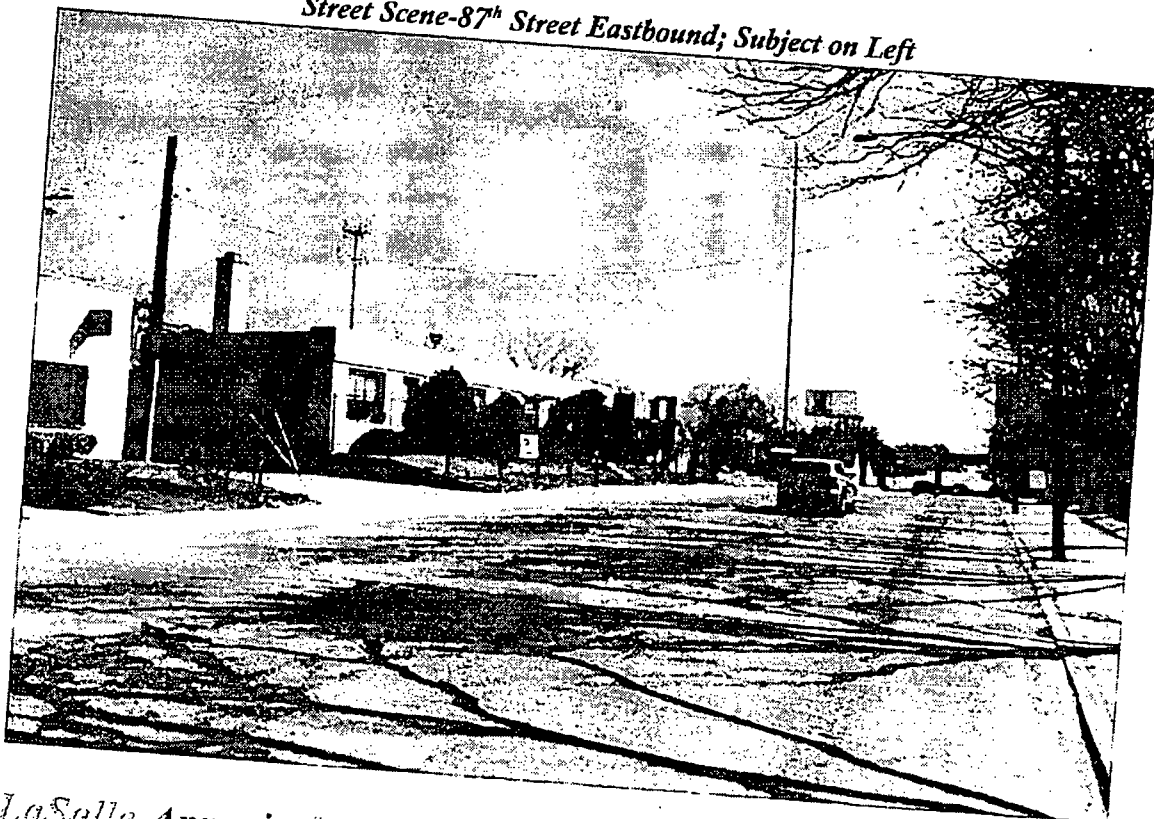
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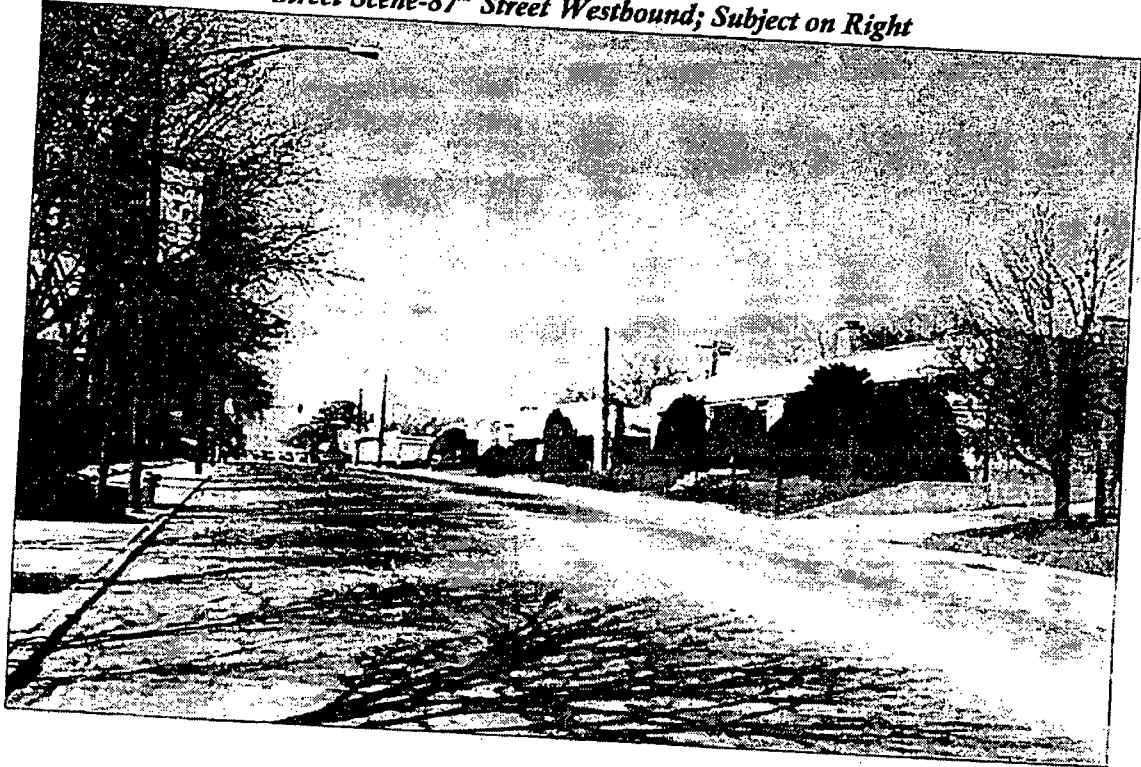
*Subject Property-South and West Elevations*



*Street Scene-87<sup>th</sup> Street Eastbound; Subject on Left*



*Street Scene-87<sup>th</sup> Street Westbound; Subject on Right*



*Zoning Map*

