



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

# Final for Publicati

## 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.

### F.A.R:

Building Size: Lot Area: 130'x 300' 393.44'x 946.05' 372,125/2

0.12

26,600 sq. ft 225,106.95 sq. ft 39,000 sq ft 186,106.95 sqft 186,106.95

225,105.95

Density:

Off-Street Parking

Front Rear

Side East

West

24.56 ft 485.65 ft 0.0 ft 30.0 fet

Building Heights:

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

*LaSalle Appraisal Group, Inc.*