

LRB – RESEARCH AND ANALYSIS SECTION ANALYSIS

**SEPTEMBER 19, 2006 AGENDA
ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE**

**ITEM 16, FILE 060579
Emma J. Stamps**

File No. 060579 is a resolution approving the Land Disposition Report for the property at 1317-1337 West Atkinson Avenue to Chamjit Kaur for commercial development, in the 6th Aldermanic District.

Background and Discussion

1. In 1990, RACM acquired 3 parcels at 1317-25, 1929-33, and 1337 West Atkinson Avenue as spot acquisitions using block grant funds.
2. Charnjit Kaur, the developer, owns and operates a convenience store at 1301 West Atkinson Avenue. She also owns the mixed-use building at 1307-11 West Atkinson.
3. The developer has offered to purchase 3 contiguous, irregular shaped vacant lots located at 1317-25, 1329-33 and 1337 West Atkinson Avenue with a combined area of approximately 17,741 SF for assemblage with her adjacent properties to create a 27,284 SF development site.
4. The project provides for razing the 1307-11 West Atkinson property and building a combined structure to house:
 - Laundromat (5,000 s.f.)
 - Restaurant (800 s.f.)
 - Convenience store (3,400 s.f.)
 - Retail space (2,300 s.f.)
5. File 060579 approves the Land Disposition Report authorizing RACM to accept the \$50,000 option to purchase the aforementioned city owned parcels to Charnijit Kaur for assemblage with adjacent properties to construct a \$1,600,000 mixed use development.

Fiscal Impact

The fiscal impact is estimated at \$50,000. Sale proceeds, net of the 25% RACM administrative fee, will be returned to the Block Grant Administration.

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