



Legislation Details (With Text)

File #:	20-047	Version:	1	Name:	Western Avenue Partial Right-of-Way Acquisition
Type:	Purchase	Status:		Status:	Approved
File created:	2/12/2020	In control:		In control:	City Council
On agenda:	2/25/2020	Final action:		Final action:	2/25/2020
Title:	Communication from the City Manager and Director of Public Works with a Request to APPROVE Payment, in the Amount of \$9,900.00, to VRG PROPERTY COMPANIES for Right-of-Way Acquisition of a Portion of Parcel 18-18-281-039, 1037 S. WESTERN AVENUE, for the Proposed WESTERN AVENUE IMPROVEMENT PROJECT. (Council District 1)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Receipt of Conveyance Documents - VRG_Peoria, 2. Resolution - VRG _ Peoria, 3. Special Warranty Deed - 1037 S. Western Avenue, Peoria, IL, 4. Temporary Construction Easement - VRG_Peoria, 5. Redlined Easement, 6. Redlined Receipt, 7. Redlined Resolution, 8. Redlined Deed, 9. 1037 S. Western Ave. Location Map

Date	Ver.	Action By	Action	Result
2/25/2020	1	City Council	approved	Pass

ACTION REQUESTED:

Communication from the City Manager and Director of Public Works with a Request to APPROVE Payment, in the Amount of \$9,900.00, to VRG PROPERTY COMPANIES for Right-of-Way Acquisition of a Portion of Parcel 18-18-281-039, 1037 S. WESTERN AVENUE, for the Proposed WESTERN AVENUE IMPROVEMENT PROJECT. (Council District 1)

BACKGROUND: Construction of the Western Avenue Improvement project from Adams Street to Howett Street is scheduled to begin late Spring, 2020. The design of Western Avenue follows Complete, Green Streets infrastructure policies, including permeable paver bike lanes, new sidewalks, pedestrian-scale street lighting, native landscaping and a new roadway. The construction cost is estimated at \$12 million, and the cost is supported by approximately \$2.3 million in federal funding.

Staff is negotiating temporary and permanent easements with more than one hundred (100) adjacent property owners to allow the future contractor to build the new improvements. The appraisal and negotiation process is mandated by the Illinois Department of Transportation (IDOT) as a condition of using federal funding for the project.

To accommodate the proposed accessible sidewalk ramps at the northwest corner of the intersection of Western Avenue and Garden Street, the city needs to acquire a small portion of the adjacent, subject property. A temporary easement is also required along the Western Avenue and Garden Street frontages of the subject property to blend in the grading for the new sidewalks.

The subject property was a former gas station and was acquired by the current owner as a result of a bankruptcy proceeding. The current owner has proposed a Special Warranty Deed, covering the period of their ownership, to convey the small portion of Right-of-Way. IDOT has indicated that this document will be acceptable.

Attachments to this Council Communication include all necessary documents, red-line documents showing the

changes proposed by the owner and a location map.

Time is of the essence in making this decision, as the City must have all Right-of-Way approved by the Illinois Department of Transportation (IDOT) by March 11, 2020 to meet the schedule to utilize \$2.3 million in federal grant funds.

FINANCIAL IMPACT: Funds are available in Community Investment Program Project W1905, Western Avenue Improvements.

NEIGHBORHOOD CONCERNS: Staff is working with adjacent property owners to negotiate temporary and permanent easements to allow the future contractor to build the new improvements.

IMPACT IF APPROVED: The city will have a portion of additional Right-of-Way needed to build the accessible sidewalk ramps adjacent to the subject property.

IMPACT IF DENIED: Staff will have to redesign the corner of the intersection to avoid the additional Right-of-Way and obtain IDOT approval of the redesign, which could delay the project schedule.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Safe Peoria
2. Financially Sound City
3. Beautiful Peoria

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Invest in our infrastructure and transportation.
2. Reinvest in neighborhoods.
3. Have an efficient government.

DEPARTMENT: Public Works