

Interoffice Memo

To: William T. Lichter, Village Manager
From: David A. Dratnol, P.E., Village Engineer
Through: Wes Anderson, Director Of Public Works
Date: September 12, 2007
Subject: Easement and Land Acquisition for Main Street S.T.P.

The Illinois Department of Transportation (IDOT) requires compensation for property acquisition (fee title, permanent easement and temporary easements) for a project utilizing federal funding (Main Street S.T.P.). Fee negotiation is also an IDOT requirement. Back in September of 2006, the Village Manager approved a contract with Santacruz Associates for fee negotiation services regarding the acquisition of fee simple title to one (1) parcel and temporary easements. Santacruz performed similar services for the Village on the Highland Avenue S.T.P. project.

Seven parcels are involved with the Main Street S.T.P. project. A summary of the properties and compensation is listed in the table below.

Easement Fee Simple	Parcel ID	Property	Size of Easement	Compensation	Purpose
0001ATE 0001BTE	06-17-305-033 06-17-305-046	Lombard Pines Shopping Center	13,373 SF 2,570 SF	\$9,500.00	Adjustment to 2 Entrances
Fee Simple	Right-of-Way	Lombard Pines Shopping Center	2,570 SF	\$500.	Dedication
0002TE	06-18-413-031	1136 S. Main Street	1,608 SF	\$4,500.00	Adjust Driveway Slope in 2 Locations
0003TE	06-18-413-025	1122 S. Main Street	1,133 SF	\$2,700.00	Adjust Driveway Slope
0004TE	06-18-409-024	1110 S. Main Street	784 SF	Additional Concrete Work	Adjust Driveway Slope
0005TE	06-18-409-023	1100 S. Main Street	1,176 SF	\$2,800.00	Adjust Driveway Slope
0006TE	06-18-409-011	5 West Central Avenue	566 SF	\$3,500.00	Grading For Drainage
0007TE	06-17-304-001	1101 S. Main Street	1,873 SF	\$5,200.00	Grading For Drainage

Please note a donation was given to Village in exchange for additional concrete driveway work on private property at 1100 S. Main Street. The purpose of doing the additional concrete work is to further reduce the slope of the entrance from Main Street into the parking lot.

A side letter agreement was approved by the Board on September 6, 2007 for the Lombard Pines Shopping Center. It is attached for reference.

It should be noted that Lombard Pines Shopping Center was unaware that it was still owner of the parcel that the Village is acquiring fee simple title to, and, as such will only provide the Village with a Quit Claim Deed. The title company, however has clearly indicated the owner of this parcel as the Lombard Pines Shopping Center and, as such, has agreed to insure the Village's ownership thereof based on the Quit Claim Deed conveyance.

Please place this item on the Board of Trustees agenda for the regularly scheduled meeting on September 20, 2007, and request approval of the temporary easements.