

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DATE: August 17, 2006

SUBJECT: **246 W. Ann Street – Transfer of Title to Surplus Real Estate**

Attached please find documentation relative to the transferring of title to surplus real estate for the property located at 246 W. Ann Street.

BACKGROUND:

This property is currently owned by the Village and is 51-foot x 150-foot vacant parcel, currently zoned R2 Single-Family Residence District, with a stormwater sewer currently constructed thereon. An appraisal was completed by Associated Property Counselors, Ltd. on April 4, 2006 who determined that the property had no economic value (\$0) as it is encumbered by easements that have an adverse impact on the site.

On the original May 18, 2006 Village Board agenda was a Resolution authorizing the title transfer of surplus real estate for the Village-owned property at 246 W. Ann Street. The original resolution would have ultimately transferred title of the subject property to the two abutting properties. However, prior to Board consideration, the property owner at 294 West Ann Street (west of the subject property) stated that they are no longer interested in receiving title to the property.

The property owners immediately east of the site at 240 West Ann Street have expressed a desire to accept title to the subject property in its entirety. With this acceptance they will also assume the future responsibility of maintaining the subject property. Moreover, to ensure that Village utilities remain protected, blanket easement provisions would preclude the placement of any permanent structures on the subject property.

Staff believes it is in the best interest of the Village to transfer title of the 246 West Ann Street parcel to the adjacent property owners mentioned above and has directed Village Counsel to prepare the necessary documents to effectuate this transaction. Upon execution and recording of the Quit Claim Deeds as well as the required publication of the Resolution, a Plat of Subdivision will be recorded.

RECOMMENDATION:

Please place this item on the August 17, 2006 Village Board agenda. Staff recommends that the Village Board of Trustees approve the Resolution Authorizing the Transfer of Title to Surplus Real Estate at 246 West Ann Street and any and all documents necessary to complete the transaction.

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