



Legislation Details (With Text)

File #: 22-1001 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 8/21/2022 **In control:** City Council

On agenda: 9/6/2022 **Final action:** 9/6/2022

Title: Pass the ordinance authorizing execution of a purchase and sale agreement, temporary construction easement agreement, and reimbursement agreement pertaining to a portion of real property located at 419-423 S. Washington Street

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance - Purchase, Sale, Temp Easement, Reimbursement Agreement at 419-423 S. Washington St, 2. Exhibit A to the Ordinance: Depiction of 419-423 S. Washington Street, 3. Exhibit B to the Ordinance: Legal Description of 419-423 S. Washington Street, 4. Exhibit C to the Ordinance: Purchase and Sale Agreement for 419-423 S. Washington Street, 5. Exhibit D to the Ordinance: Temporary Construction Easement Agreement for 419-423 S. Washington Street, 6. Exhibit E to the Ordinance: Reimbursement Agreement for 419-423 S. Washington Street

Date	Ver.	Action By	Action	Result
9/6/2022	1	City Council	passed	

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance authorizing execution of a purchase and sale agreement, temporary construction easement agreement, and reimbursement agreement pertaining to a portion of real property located at 419-423 S. Washington Street

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: William J Novack, Director/City Engineer

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

Due to its structural condition the City must replace the downtown Washington Street bridge over the west branch of the DuPage River. This is a very large and comprehensive project which includes the following components:

1. Complete removal and replacement of the bridge and its supports
2. Replacement of the sanitary sewer siphon under the river on the west side of the bridge
3. Installation of a new watermain under the river on the east side of the bridge
4. Installation of an electric duct bank under the river on the east side of the bridge
5. Relocation by AT&T of their existing "long-line" duct package hanging from the bottom of the bridge to an underground package on the east side of the bridge

6. Addition of right-turn lanes for southbound Washington Street at Aurora Avenue and for eastbound Aurora Avenue at Washington Street

Construction of all this work will take two years and it will be completed one half at a time. In the first stage the east side of the existing bridge will be demolished and the east half of the new bridge along with all utilities and other work on the east side will be completed. Before the second stage can begin AT&T will have to splice and cut over their duct package. This process itself will take two to three months. After AT&T completes their work the west half of the bridge and elements on that side will be constructed.

DISCUSSION:

To complete all of this work the City needs to acquire property and easements from six different private property owners. Willoway LLC Series 4-419 South Washington, a limited liability company authorized to transact business in the State of Illinois owns the property at 419-423 S. Washington Street. The City needs property and a temporary construction easement for the project. Property is needed from Willoway to construct the new southbound to westbound right turn lane on Washington Street just south of the bridge.

The owner is granting a temporary construction easement on a portion of the property to provide a staging area and allow the contractor access to an existing utility easement for the replacement of the sanitary sewer siphon under the river. The temporary easement will also allow the construction of transitions from the new roadway to the existing parking lot.

The owner currently has a sign and parking lot adjacent to Washington Street. Both will be severely impacted by the property purchase for the turn lane. The owner will take down the existing sign, store it at an off-site location, and then reinstall it after construction outside of the new right of way. The owner will also have to reconstruct their parking lot between the building and Washington Street. The land acquisition by the City will result in the loss of four to five parking spaces in this section of the parking lot. To provide the owner better control over the timing and work the City prepared the attached Reimbursement Agreement such that the City will reimburse the owner for their costs following completion of these private improvements.

The City is compensating the owner \$173,300 for the property and being permanently acquired and \$76,700 for the temporary easement.

FISCAL IMPACT:

The total cost for all the acquisitions at this address is \$250,000. Appropriate funds were budgeted in the current CIP to accommodate these costs.