



Legislation Details (With Text)

File #: 22-1006 **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 the execution of a purchase and sale agreement, temporary construction easement agreement, grant of permanent easement agreement, and encroachment license agreement pertaining to portion of real property located at 8 W. Chicago Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance - Purchase, Sale, Temp Easement, Permanent Easement, Encroachment for 8 W. Chicago Avenue, 2. Exhibit A to the Ordinance: Depiction of 8 W. Chicago Avenue, 3. Exhibit B to the Ordinance: Legal Description of 8 W. Chicago Avenue, 4. Exhibit C to the Ordinance: Purchase and Sale Agreement for 8 W. Chicago Avenue, 5. Exhibit D to the Ordinance: Temporary Construction Easement Agreement for 8 W. Chicago Avenue, 6. Exhibit E to the Ordinance: Permanent Easement Agreement for 8 W. Chicago Avenue, 7. Exhibit F to the Ordinance: Encroachment License Agreement for 8 W. Chicago Avenue

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

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance authorizing the execution of a purchase and sale agreement, temporary construction easement agreement, grant of permanent easement agreement, and encroachment license agreement pertaining to portion of real property located at 8 W. Chicago Avenue

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: William J Novack, Director/City Engineer

BOARD/COMMISSION REVIEW:

NA

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. John W. Feldott, as Successor Trustee under Trust Agreement dated November 13, 1996, as restated June 28, 2016, and known as the Donald A. Feldott Trust, with offices located 2857 Bond Circle, Naperville, IL 60563 owns the property at 8 W. Chicago Avenue where the Lantern operates. The City needs property, a permanent easement and a temporary construction easement for the project. The new bridge will be wider than the existing one, with a small portion of the additional width being placed on the west side. The property being acquired will be used for the additional bridge width.

A permanent easement is needed for the new sanitary sewer siphon under the river that is being constructed as part of this project. Finally, the owner is granting a temporary construction easement on a portion of the property to allow for transitions between the new ramp down to the private alley and the existing parking lot and alley.

The owner currently has one parking spot off the private alley near the river. A portion of the parking space will be located in the new right of way being acquired for this project. A vehicles parking in this area will have no impact on the operation of the new bridge. Attached is an Encroachment License Agreement allowing that portion of the parking spot to encroach into the right of way.

The City is compensating the owner \$171,660 for the property being permanently acquired, \$25,110 for the permanent easement and \$13,230 for the temporary easement.

FISCAL IMPACT:

The total cost for all the acquisitions at this address is \$210,000. Sufficient funds were budgeted in the current CIP to accommodate these costs.