



**CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS**

ADMINISTRATION

M E M O R A N D U M

TO: Bruce K. Walden, Chief Administrative Officer
FROM: William R. Gray, P. E., Public Works Director
DATE: December 6, 2001
RE: **Vacation of Courtesy Road**

INTRODUCTION

Mr. Vince Atkins, the owner of Gill Sports, has requested that the City vacate Courtesy Road, between Broadway Avenue and the Boneyard Creek (see attached Exhibit A). Mr. Atkins owns the land on both sides of Courtesy Road, south of the Boneyard Creek. The vacation of Courtesy Road will, in effect, allow Mr. Atkins to utilize this land for parking and/or redevelopment type purposes to accommodate Gill Sports.

Per City policy, an appraisal was performed by Webster and Associates and a \$120,000 value for the land was determined. Mr. Atkins decided, at his expense, to have an appraisal performed by Brown and Brown Real Estate Appraisals, and they valued the right-of-way at \$88,300. Using the average of the two appraisals gives the Courtesy Road right-of-way a value of \$104,150. Mr. Atkins believes the area in orange hexagonals (2,488 s.f.) would not be of use to him and doesn't want to pay for it. Staff disagrees. Since a portion of the vacated land (2,599 s.f.) would go to the property owner to the north, Mr. Steve Grumish, approximately eighty-nine percent {89% } of Courtesy Road right-of-way would be conveyed to Mr. Atkins. This adjusted right-of-way value would be \$92,000.

Mr. Atkins believes that this is an overstated value of right-of-way and is willing to offer to the City \$25,000 for Courtesy Road right-of-way. Since Mr. Atkins would like to see Courtesy Road vacated, but is not willing to accept the averaging of the two appraisals, he would like to discuss this matter with the City Council at the December 10th Committee of the Whole Meeting. Once an agreement is reached on the value for this land to be vacated, staff would proceed with the vacation process which includes a public hearing.

COMMITTEE ACTION

Staff is seeking direction from the Committee of the Whole for determining the right-of-way vacation value.

WRG:klf (Attachment – Exhibit A)

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