



MEMORANDUM

TO: Mayor Laurel Lunt Prussing and Members of the City Council
FROM: William R. Gray, P.E., Public Works Director
DATE: March 31, 2016
RE: Lincoln Avenue Right-of-Way Acquisition – Parcels 102, 103, 104, and 106

Introduction

City and county staff have been negotiating with the property owners of Parcels 102, 103, 104, and 106 to acquire right-of-way for the proposed construction of Lincoln Avenue between Saline Court and Olympian Drive. The project is 1.0 miles in length and is estimated to cost over \$4 million. (See the attached location map for the parcel locations.)

A meeting recently with the property owners has resulted in agreement to a purchase price for the necessary rights-of-way.

The attached ordinance authorizes the mayor and clerk to enter into real estate agreements with the property owners. It is anticipated the four subject parcels will be acquired no later than April 20, 2016.

Fiscal Impact

Property acquisition is being funded 80% by the Federal Surface Transportation Urban program, 10% from Champaign County, 10% City of Urbana. There are sufficient funds budgeted for these four acquisitions.

Recommendation

It is recommended that AN ORDINANCE AUTHORIZING THE PURCHASE OF CERTAIN REAL ESTATE (Portions of Real Estate Parcels with Permanent Index Numbers 25-15-32-100-002, 25-15-32-100-012, 25-15-32-100-013, and 25-15-29-300-007) be approved.

ORDINANCE NO. 2016-04-028

AN ORDINANCE AUTHORIZING THE PURCHASE OF CERTAIN REAL ESTATE

(Portions of Real Estate Parcels with Permanent Index Numbers 25-15-32-100-002, 25-15-32-100-012, 25-15-32-100-013, and 25-15-29-300-007)

WHEREAS, Urbana City Code Section 2-118, Subsection (d), provides that the City may purchase real estate for any corporate purposes found and declared by the City Council, and that the City Council may authorize the purchase thereof under any terms and any conditions by ordinance duly passed; and

WHEREAS, the City desires to purchase portions of real estate parcels with Permanent Index Numbers 25-15-32-100-002, 25-15-32-100-012, 25-15-32-100-013, and 25-15-29-300-007 in Champaign County, Illinois, and more particularly described herein, for construction of a roadway known as FAU Route 7177 on North Lincoln Avenue; and

WHEREAS, the City Council expressly finds and declares that said real estate is needed for governmental purposes of the City of Urbana.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Champaign County, Illinois, as follows:

Section 1.

The purchase of portions of real estate parcels with Permanent Index Numbers 25-15-32-100-002, 25-15-32-100-012, 25-15-32-100-013, and 25-15-29-300-007 in Champaign County, Illinois, and legally described as set forth in Exhibit "A," which is attached hereto and incorporated herein by reference, for a sum not to exceed \$35,000 per acre plus damages and closing costs, is hereby approved.

Section 2.

The Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is hereby authorized to attest to said execution of any agreements between the City of Urbana and the record owners providing for the transfer of such real estate parcels as so authorized and approved for and on behalf of the City of Urbana, Illinois.

Section 3.

The Mayor of the City of Urbana, Illinois, or her designee, be and hereby is authorized to perform all acts necessary on behalf of the City of Urbana to effectuate the acquisition of the real estate.

Section 4.

This Ordinance shall not be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or

causes of action acquired or existing prior to the effective date of this Ordinance; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 5.

This Ordinance shall be in full force and effect from and after its passage.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, _____.

AYES:

NAYS:

ABSENT:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

Laurel Lunt Prussing, Mayor

Exhibit A

Parcel 102

Being a part of Permanent Index Number 25-15-32-100-002

Common address: None assigned.

Legally described as follows:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE ALONG THE WEST LINE OF SAID SECTION 32, SOUTH 0 DEGREES 12 MINUTES 56 SECONDS WEST 1323.29 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 32, NORTH 88 DEGREES 53 MINUTES 42 SECONDS EAST 120.96 FEET, TO THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 835.00 FEET, A CURVE LENGTH OF 526.95 FEET, A CHORD LENGTH OF 518.25 FEET AND A CHORD BEARING OF NORTH 54 DEGREES 52 MINUTES 16 SECONDS EAST; THENCE NORTH 71 DEGREES 38 MINUTES 46 SECONDS EAST 219.71 FEET; THENCE NORTH 61 DEGREES 38 MINUTES 24 SECONDS EAST 50.99 FEET; THENCE NORTH 24 DEGREES 35 MINUTES 1 SECOND EAST 60.21 FEET; THENCE SOUTH 70 DEGREES 10 MINUTES 48 SECONDS EAST 75.00 FEET; THENCE NORTH 73 DEGREES 46 MINUTES 7 SECONDS EAST 350.04 FEET; THENCE NORTH 59 DEGREES 52 MINUTES 3 SECONDS EAST 112.26 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 53 SECONDS EAST 26.41 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 32; THENCE ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, SOUTH 0 DEGREES 24 MINUTES 7 SECONDS EAST 332.75 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 53 SECONDS WEST 23.24 FEET; THENCE NORTH 21 DEGREES 33 MINUTES 36 SECONDS WEST 109.65 FEET; THENCE SOUTH 72 DEGREES 57 MINUTES 1 SECOND WEST 383.44 FEET; THENCE SOUTH 55 DEGREES 40 MINUTES 6 SECONDS WEST 235.63 FEET; THENCE SOUTH 76 DEGREES 47 MINUTES 58 SECONDS WEST 283.04 FEET; THENCE SOUTH 67 DEGREES 32 MINUTES 33 SECONDS WEST 76.81 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 32; THENCE ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, SOUTH 88 DEGREES 53 MINUTES 42 SECONDS WEST 263.59 FEET, TO THE POINT OF BEGINNING, CONTAINING 5.887 ACRES, ALL IN CHAMPAIGN COUNTY, ILLINOIS.

Parcel 103

Being a part of Permanent Index Number 25-15-32-100-012

Common address: None assigned.

Legally described as follows:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER

OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE ALONG THE NORTH LINE OF SAID SECTION 32, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST 734.98 FEET; THENCE ALONG THE EAST LINE OF THE WEST 17.62 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, SOUTH 0 DEGREES 11 MINUTES 33 SECONDS EAST 220.50 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE OF THE WEST 17.62 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, SOUTH 0 DEGREES 11 MINUTES 33 SECONDS EAST 260.33 FEET; THENCE SOUTH 33 DEGREES 39 MINUTES 18 SECONDS WEST 180.64 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, A CURVE LENGTH OF 503.79 FEET, A CHORD LENGTH OF 495.51 FEET AND A CHORD BEARING OF SOUTH 51 DEGREES 41 MINUTES 44 SECONDS WEST; THENCE SOUTH 69 DEGREES 44 MINUTES 10 SECONDS WEST 56.94 FEET; THENCE SOUTH 8 DEGREES 4 MINUTES 24 SECONDS WEST 132.80 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 53 SECONDS WEST 26.76 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 32; THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, NORTH 0 DEGREES 24 MINUTES 7 SECONDS WEST 332.65 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 53 SECONDS EAST 23.58 FEET; THENCE SOUTH 85 DEGREES 43 MINUTES 23 SECONDS EAST 54.63 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 685.00 FEET, A CURVE LENGTH OF 422.04 FEET, A CHORD LENGTH OF 415.40 FEET AND A CHORD BEARING OF NORTH 51 DEGREES 18 MINUTES 20 SECONDS EAST; THENCE NORTH 33 DEGREES 39 MINUTES 18 SECONDS EAST 337.33 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.084 ACRES, ALL IN CHAMPAIGN COUNTY, ILLINOIS.

Parcel 104

Being a part of Permanent Index Number 25-15-32-100-013

Common address: 4018 N. Lincoln Avenue, Champaign, Illinois 61822

Legally described as follows:

COMMENCING AT A STONE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS; THENCE ALONG THE NORTH LINE OF SAID SECTION 32, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST 381.81 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 33 DEGREES 39 MINUTES 18 SECONDS WEST 580.03 FEET, TO A POINT ON THE WEST LINE OF THE EAST 22.38 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG SAID WEST LINE OF THE EAST 22.38 ACRES, NORTH 0 DEGREES 11 MINUTES 33 SECONDS WEST 480.83 FEET, TO A POINT ON SAID NORTH LINE OF SECTION 32; THENCE ALONG SAID NORTH LINE OF SECTION 32, NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST 323.07 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.783 ACRES, ALL IN CHAMPAIGN COUNTY, ILLINOIS.

Parcel 106

Being a part of Permanent Index Number 25-15-29-300-007

Common address: None assigned.

Legally described as follows:

COMMENCING AT A STONE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS; THENCE ALONG THE SOUTH LINE OF SAID SECTION 29, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST 411.91 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF SECTION 29, SOUTH 89 DEGREES 38 MINUTES 52 SECONDS WEST 127.53 FEET; THENCE NORTH 34 DEGREES 25 MINUTES 22 SECONDS EAST 171.65 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 22 SECONDS WEST 44.16 FEET; THENCE NORTH 33 DEGREES 39 MINUTES 18 SECONDS EAST 441.75 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET, A CURVE LENGTH OF 544.49 FEET, A CHORD LENGTH OF 536.23 FEET AND A CHORD BEARING OF NORTH 16 DEGREES 19 MINUTES 23 SECONDS EAST; THENCE NORTH 1 DEGREE 0 MINUTES 31 SECONDS WEST 392.82 FEET, TO A POINT ON THE OLYMPIAN DRIVE RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 16 MINUTES 47 SECONDS EAST 30.30 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 14 DEGREES 34 MINUTES 5 SECONDS EAST 79.39 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 4 DEGREES 24 MINUTES 35 SECONDS EAST 214.50 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 14 MINUTES 52 SECONDS EAST 16.16 FEET, TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 29; THENCE ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, SOUTH 0 DEGREES 45 MINUTES 8 SECONDS EAST 342.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CURVE LENGTH OF 244.86 FEET, A CHORD LENGTH OF 241.05 FEET AND A CHORD BEARING OF SOUTH 16 DEGREES 47 MINUTES 4 SECONDS WEST; THENCE SOUTH 34 DEGREES 19 MINUTES 15 SECONDS WEST 524.48 FEET; THENCE SOUTH 33 DEGREES 39 MINUTES 18 SECONDS WEST 67.05 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.693 ACRES, ALL IN CHAMPAIGN COUNTY, ILLINOIS.

