



CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS

ADMINISTRATION

M E M O R A N D U M

TO: Mayor Laurel Lunt Prussing and City Council Members
FROM: William R. Gray, P. E., Public Works Director
DATE: August 9, 2007
RE: *Carle Foundation Request for Street and Alley Vacations*

Introduction

On Monday, July 23, 2007 representatives from Carle presented, before the Committee of the Whole:

- ❖ Carle's current master plan.
- ❖ Immediate need for a Heart and Vascular Institute.
- ❖ A request to close or have vacated certain streets and alleys within the Medical Institutional Campus (MIC) area.
- ❖ Parking accommodations.
- ❖ Neighborhood improvements.

In order to accommodate the location for a proposed 240,000 square foot, eight story Heart and Vascular Institute, it is necessary to vacate Coler Avenue between Church Street and University Avenue and Park Street between Busey Avenue and Coler Avenue. (*See attached exhibit.*) These proposed vacations will allow Carle to proceed with the State of Illinois in requesting a Certificate of Need, which is required before design and construction can proceed. Also the street vacations will provide increased safety for visitors, patients, and staff on campus. With Coler Avenue closed, the Emergency Department area will be safer, as through and non-hospital traffic will no longer travel on Coler Avenue.

Carle also requests that Park Street between Lincoln Avenue and Busey Avenue and Busey Avenue between Church Street and University Avenue be vacated. The proposed vacated Park Street and Busey Avenue will provide hospital traffic access to parking lots and support services. These streets, however, still have two adjacent non-Carle private property owners. Carle is currently in the process of securing an agreement that the

owners of the private property consent to the street vacation if continued access is provided and such owner agrees to convey any portion of rights-of-way abutting his/her property to Carle. If such agreement is made, the City would consider the street vacation.

Carle is also requesting that three alleys be vacated, as shown on the attached exhibit. Along two of the alleys, Carle owns all the adjacent property. The partial alley between Church Street and Park Street has two non-Carle property owners. The alley vacations will accommodate plans to construct surface parking lots and other future buildings in the MIC.

All utility companies in the identified street and alley areas have been contacted and have provided us areas where utility easements are required. It is incumbent on Carle to properly relocate such utilities at Carle's expense where their presence is in conflict with future construction plans.

A traffic impact analysis (TIA) was conducted and a report was submitted. The proposed changes on Carle's Campus will have a minor impact on the traffic in the surrounding neighborhood. The most significant anticipated recommendation is a new traffic signal and added left turn lanes at the intersection of Church Street and Lincoln Avenue. Per the 1995 City/Carle agreement, Carle is contributing \$150,000 toward the improvement and is donating any land necessary for rights-of-way. The City's share of the improvement is not expected to exceed \$750,000. The Capital Improvement Program (CIP) lists this project's funding from the TIF III District. Construction will occur in 2008.

A Public Hearing will be held on Monday, August 13, 2007 at 7:00 P.M.

Fiscal Impact

Per City policy, appraisals were performed for the seven parcels. The appraised value is shown on the attached exhibit for each parcel, and Carle is agreeable to compensate the City of Urbana accordingly. The money received will be directed to the Economic Development Fund. Carle has already reimbursed the City for the three appraisers' fees.

Recommendation

It is recommended that the appropriate ordinances be prepared for vacating those streets and alleys so directed by the Committee of the Whole, so that they may be considered at the Tuesday, September 4, 2007 City Council meeting.

WRG:kf

Attachment: Exhibit A

Proposed Alley Vacation
 east/west alley bordered by:
 Church Street, Park Street,
 Lincoln Avenue, Busey Avenue
 Area of ROW 2,376 S.F. (0.05 A)
 Appraised Value= \$6,700

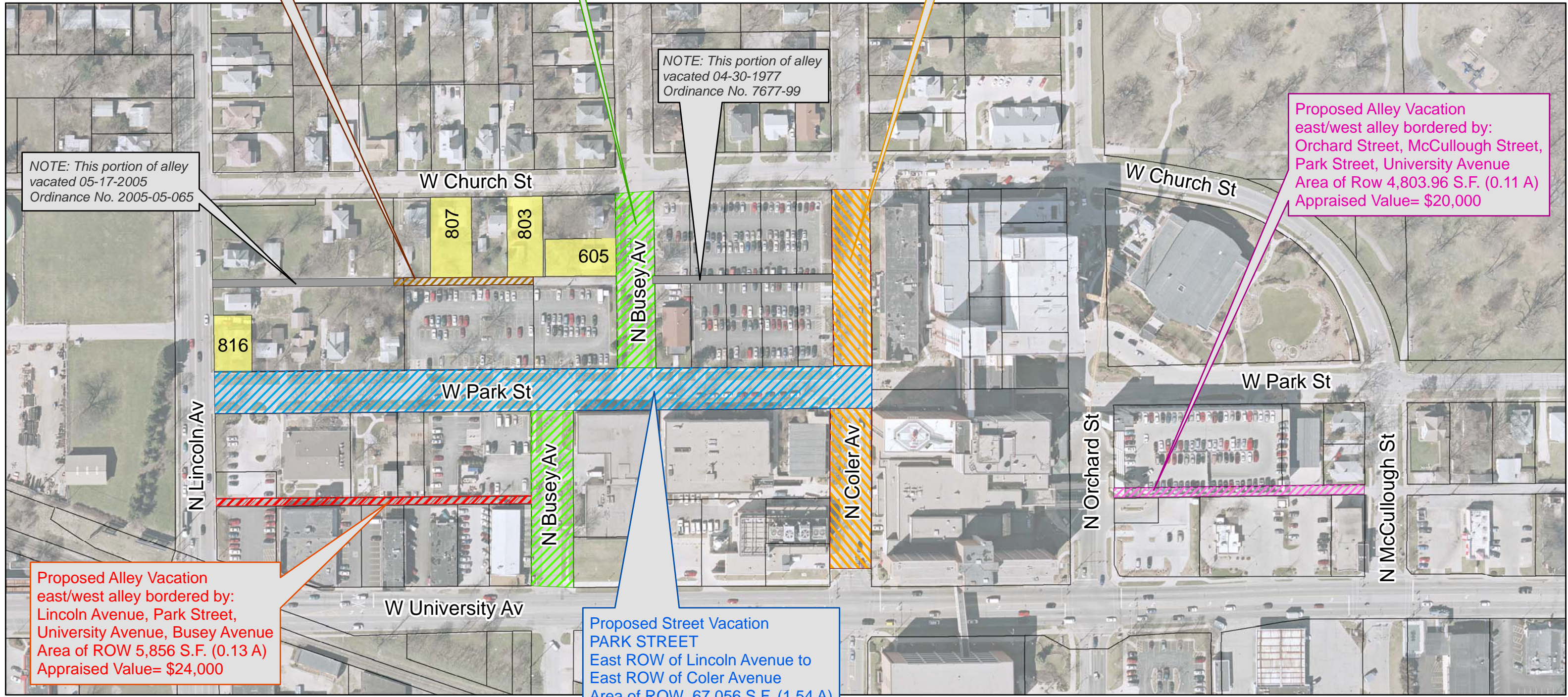
Proposed Street Vacation
BUSEY AVENUE
 South ROW of Church Street to
 North ROW of University Avenue
 Area of ROW 34,776 S.F. (0.80 A)
 Appraised Value= \$265,000

Proposed Street Vacation
COLER AVENUE
 South ROW of Church Street to
 27' North of North ROW of University Avenue
 Area of ROW 32,994 S.F. (0.76 A)
 Appraised Value= \$275,000

Proposed Alley Vacation
 east/west alley bordered by:
 Orchard Street, McCullough Street,
 Park Street, University Avenue
 Area of Row 4,803.96 S.F. (0.11 A)
 Appraised Value= \$20,000

NOTE: This portion of alley
 vacated 05-17-2005
 Ordinance No. 2005-05-065

NOTE: This portion of alley
 vacated 04-30-1977
 Ordinance No. 7677-99

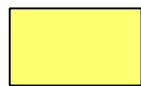



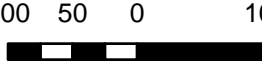
Proposed Alley Vacation
 east/west alley bordered by:
 Lincoln Avenue, Park Street,
 University Avenue, Busey Avenue
 Area of ROW 5,856 S.F. (0.13 A)
 Appraised Value= \$24,000

Proposed Street Vacation
PARK STREET
 East ROW of Lincoln Avenue to
 East ROW of Coler Avenue
 Area of ROW 67,056 S.F. (1.54 A)
 Appraised Value= \$350,000

Exhibit A

Proposed Street and Alley Vacations
 Carle Campus Urbana, IL
 Total Proposed ROW Vacation = +/- 3.39 Acres

 Non-Carle owned property adjacent to a proposed street or alley vacation


 100 50 0 100 Feet

 Date of aerial photography: April 2005
 Date of print: August 8, 2007 (PLS)