

VILLAGE OF LAGRANGE, ILLINOIS
DEPARTMENT OF PUBLIC WORKS
320 East Avenue
LaGrange, Illinois 60525

Receipt for
Permanent Easement

LaGrange Park District

Owner

Job No. R-55-001-97

Parcel No. 0003PE

Receipt for Permanent Easement covering 0.072 acres of land in Section 9, Township 38 North
Range 12 East, of the Third P.M. in Cook County, State of Illinois as right
of way for Bluff Avenue, Section 008-00079-02-FP, dated _____,
_____, and executed by the undersigned grantors, is hereby acknowledged.

Payment of the sum of Four Thousand Seven Hundred and no/100
Dollars (\$ 4,700.00) to the Grantors as total consideration for
the permanent easement, by the Department of Public Works, Village of LaGrange, is subject to the approval of title.

Disposition of Improvements This acquisition includes all improvements within the Right of Way area as described in the
legal description of the conveyance document(s).

Possession Date Upon payment of consideration.

LaGrange Park District

Name (If joint names, list first and circle the name of the person or entity whose number you enter below.)

536 East Avenue LaGrange IL 60525
Address City State Zip Code

SS No. _____ or EIN No. _____

SS No. _____
Taxpayer Identification Number (TIN)

1. The Grantors/Transferors certify under penalties of perjury that the number is their correct taxpayer identification number.
2. Please identify, by checking the appropriate box, the I.R.S. category the Grantors/Transferors fall within.
 Individual Government Entity
 Corporation Land Trust
 Other (explain) _____

The Grantors also agree to protect, preserve, and maintain the property and improvements purchased by the Village until delivery of possession to the Village, and this shall be the sole responsibility of the Grantors until such time.

This receipt covers all right, title and interest of the respective Grantors in the premises conveyed and all the obligations of the Village of LaGrange. The receipt and conveyance documents are the entire and exclusive agreement of the parties and supersedes any written or oral understanding, promise or agreement, directly or indirectly related to the sale of property. Furthermore the parties agree that any changes to this receipt may only be made in writing and signed by the parties.

Tim Kelbas

Signature

TIM KELBAS

Print Name



(SEAL)

Signature

(SEAL)

Print Name

Dean Bissian

Signature

DEAN BISSIAN

Print Name

Signature

(SEAL)

Print Name

(SEAL)

Signature

Signature

(SEAL)

Print Name

Print Name

Receipt of the Permanent Easement, executed by these Grantors, is acknowledged.

03-08-10

Date

[Signature]

for Village of LaGrange

Illinois law (15 ILCS 405/10.05 to 405/10.05b) requires the comptroller to deduct from any state warrants and payments any account or claim in favor of the state and any amount necessary to satisfy past due child support, or delinquent student loan and financial aid obligations on any loan guaranteed by the Illinois Student Assistance Commission.

You are required by Law to provide your correct Taxpayer Identification Number. If you do not provide your correct Taxpayer Identification Number, you may be subject to Civic or Criminal Penalties imposed by Law.

The identities of all owners and beneficiaries having an interest in the premise to be conveyed are as follows (check applicable box(es) and complete information requested on the next page):

Individual Owners. Individual owners of the property are: _____

Corporation. The stock of the corporation is publicly traded and there is no readily known individual having greater than 7-1/2% interest in the total distribution income of the corporation.

Corporation, Partnership, Limited Liability Company. The (members) (partners) (shareholders) entitled to receive more than 7-1/2% of the total distributable income of said entity are as follows:

	Name	Address
1.	<u>Tim Kelpas, President</u>	<u>536 East Avenue, 60525</u>
2.	_____	_____
3.	_____	_____

Trust. The identity of each beneficiary of Grantor Trust is as follows:

	Name	Address	% of Interest
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____



Tim Kelpas
Signature

Tim Kelpas, President
Print Name and Title (if applicable)

I, Constantine T Bissias, a Notary Public, in and for said County and State aforesaid, do hereby certify that Tim Kelpas who is (are), personally known to me to be the same person (persons), whose name (names) is (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he (she) (they) signed, sealed and delivered the said instrument as his (hers) (their) free and voluntary act, for the uses and purposes therein set forth.

Signed before me 3-4-2010.

[Signature]
Notary Public

NOTE: THE FOREGOING AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED BY ANY ONE OF THE RECORD OWNERS OR OFFICERS HAVING KNOWLEDGE OF THE FACTS ON BEHALF OF ALL.

NOTE: IF THE INITIAL DISCLOSURES SHOW INTERESTS HELD BY ANOTHER CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY, OR TRUST, THEN FURTHER DISCLOSURES SHOULD BE PROVIDED UNTIL THE NAMES OF INDIVIDUALS OWNING THE INTEREST IN THE ENTITY ARE DISCLOSED.

Owner LaGrange Park District
Route Bluff Avenue
Section 008-00079-02-FP
County Cook
Project No.
Job No. R-55-001-97
Parcel No. 0003PE
P.I.N. No. 18-09-208-006-0000
Sta.
Sta.
Address: S. Side of 47th St.

RESOLUTION

Whereas, LaGrange Park District, a municipal corporation of Illinois is the fee owner of the following described property to-wit: on Bluff Avenue, Section 008-00079-02-FP, County of Cook, Parcel No. 0003PE, and more fully described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 165.00 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 14 MINUTES 11 SECONDS WEST, ALONG SAID WEST LINE OF THE EAST 165.00 FEET, 33.00 FEET TO THE SOUTH LINE OF 47TH STREET; THENCE SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG THE SOUTH LINE OF 47TH STREET, 301.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG THE SOUTH LINE OF 47TH STREET, 60.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 36 SECONDS WEST, 52.00 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 24 SECONDS WEST, 60.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 36 SECONDS EAST, 52.00 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. SAID PARCEL CONTAINING 0.072 ACRES MORE OR LESS

And Whereas the Village of LaGrange desires to acquire the above described premises for use of the Department of Public Works for a public utility easement has made an offer of \$4,700.00 for the above described property. It is the desire of this corporation to grant the use of the above described premises.

Therefore it is hereby resolved that the PRESIDENT and EXECUTIVE DIRECTOR of the corporation be and they are hereby authorized and directed to grant the use of the said corporation interest in said tract of land for the above offer, and they are hereby further authorized and directed to execute and deliver such other instruments as may be necessary or convenient to consummate such use. Said conveyance shall be signed by the PRESIDENT of the corporation and attested by the EXECUTIVE DIRECTOR

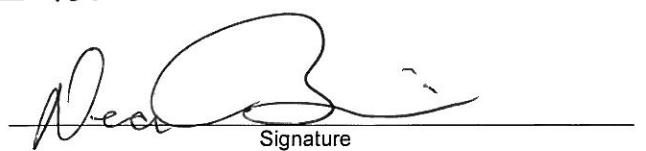
ATTEST:

By:


Signature

Tim Kelpin - President
Print Name and Title

By:


Signature

Dean Bissia
Executive Director
Print Name and Title

I, TIM KELPAS, PRESIDENT of LaGrange Park District, a municipal corporation of Illinois, duly authorized under the laws of Illinois and duly authorized to do business in the State of Illinois, does hereby certify that the foregoing is a true and correct copy of a resolution passed by the Board of Directors of said Corporation at a meeting of said Board held on the _____ day of _____, _____.

I further certify that a quorum of the said Board of Directors was present at said meeting in accordance with requirements of the laws of the State of Illinois and by the by-laws of said Corporation; and that said meeting in all manner was called and conducted in accordance with the requirements of the law of the State of Illinois and the by-laws of said Corporation.

Given under my hand this _____ day of _____, _____.

Signature

Owner LaGrange Park District
Route Bluff Avenue
Section 008-00079-02-FP
County Cook
Project No.
Job No. R-55-001-97
Parcel No. 0003PE
P.I.N. No. 18-09-208-006-0000
Address: S Side. 47th St.
LaGrange, IL 60525

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that LaGrange Park District, a municipal corporation of Illinois, of the Village of LaGrange, County of Cook and State of Illinois, Grantor, hereby covenants and agrees with the Village of LaGrange, Illinois, Grantee, as follows:

The Grantor hereby represents that it is the owner in fee simple of the tract of land situated in the County of Cook and State of Illinois, and described as follows, to-wit:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 165.00 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 14 MINUTES 11 SECONDS WEST, ALONG SAID WEST LINE OF THE EAST 165.00 FEET, 33.00 FEET TO THE SOUTH LINE OF 47TH STREET; THENCE SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG THE SOUTH LINE OF 47TH STREET, 301.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG THE SOUTH LINE OF 47TH STREET, 60.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 36 SECONDS WEST, 52.00 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 24 SECONDS WEST, 60.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 36 SECONDS EAST, 52.00 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. SAID PARCEL CONTAINING 0.072 ACRES MORE OR LESS

The Grantor hereby agrees with the Grantee for and in consideration of the sum of Four Thousand Seven Hundred and no/100 Dollars (\$4,700.00) paid to Grantor by the Grantee, or on behalf of said party, and the receipt of which is hereby acknowledged, the said Grantee may and is hereby granted the right, easement and privilege to enter upon the tract of land described above for the purpose of a public utility easement.

The Grantor hereby further agrees that the Grantee may at any time in the future enter upon the said tract to construct and maintain a water main.

The said Grantor hereby further agrees, for and in consideration of the sum hereinabove named, without limiting the interest above granted and conveyed, and does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the above-described premises for public utility purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or its

Route: Bluff Avenue
Section: 008-00079-02-FP
County: Cook
Job No.: R-55-001-97
Parcel No.: 0003PE

RECEIPT OF DOCUMENTS

Mr. Ryan Gillingham, P.E.
Director of Public Works
Village of LaGrange
320 East Avenue
LaGrange, IL 60525

Dear Sir:

This is to certify that on the 16 day of February, 2010,
the undersigned received:

1. Basis for Computing Total Approved Compensation and Offer to Purchase in the amount of \$4,700.00 for right-of-way, dedication, permanent easement and/or temporary construction easement (as the case may be).
2. Brochures entitled "A Landowner's Guide to Land Acquisition by the State and Eminent Domain" and "Highway Improvements and Property Rights".
3. Plat and Legal Description.
4. Appraisal by Brent A. Baldwin dated 1-12-10
Appraisal Reviewed by Francis S. Lorenz, Jr. dated 1-28-10
Specialty Report by _____ dated _____ (if applicable).



Signature of Property Owner or Owner's Representative

TIM KEPPAS

Print Name

THIS IS NOT A LEGALLY BINDING AGREEMENT – THIS IS ONLY A RECEIPT

Route: Bluff Avenue
Section: 008-00079-02-FP
County: Cook
Job No.: R-55-001-97
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Specialty Report by _____ dated _____ (if applicable).



Signature of Property Owner or Owner's Representative

Dean Bissini

Print Name

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VILLAGE OF LA GRANGE

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE ACQUISITION
OF A PERMANENT EASEMENT
FROM THE PARK DISTRICT OF LA GRANGE
FOR THE BLUFF AVENUE RECONSTRUCTION PROJECT

WHEREAS, the Village is undertaking the third stage of the Bluff Avenue reconstruction project (the "*Project*"), which Project includes installation of water and sewer pipes within the Village's rights-of-way as well as reconstruction of streets, curbs, and gutters on Bluff Avenue from 47th Street to Cossitt Avenue; and

WHEREAS, the Project includes construction of a water main that crosses property owned by the Park District of La Grange in Sedgwick Park (the "*Water Main*"); and

WHEREAS, because the Water Main extends east across Park District property to a connection point with the Village's existing water main different from the current configuration, a permanent easement is needed from the Park District to permanently secure the location of the Water Main; and

WHEREAS, the Village and the Park District have agreed on terms for the permanent easement in the form of the agreement attached to this Ordinance as Exhibit A (the "*Easement Agreement*");

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of La Grange, Cook County and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2: Approval of Easement Agreement. The President and Board of Trustees hereby approve the Easement Agreement with the Park

District of La Grange for the Water Main in substantially the form attached to this Ordinance as Exhibit A. The Village President and Village Clerk are authorized and directed to execute and attest to the Easement Agreement on behalf of the Village.

Section 3. Effective Date. This Ordinance will be in full force and effect from and after its passage and approval.

PASSED this ____ day of _____ 2010.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____ 2010.

Elizabeth Asperger, Village President

ATTEST:

Robert Milne, Village Clerk

9168755_v2

Owner: Park District of La Grange
Route: Bluff Avenue
Section: 008-00079-03-FP
County: Cook
Job No: R-55-001-97
Parcel No.: 0003 P.E.
Station:
Index Number: 18-09-208-006

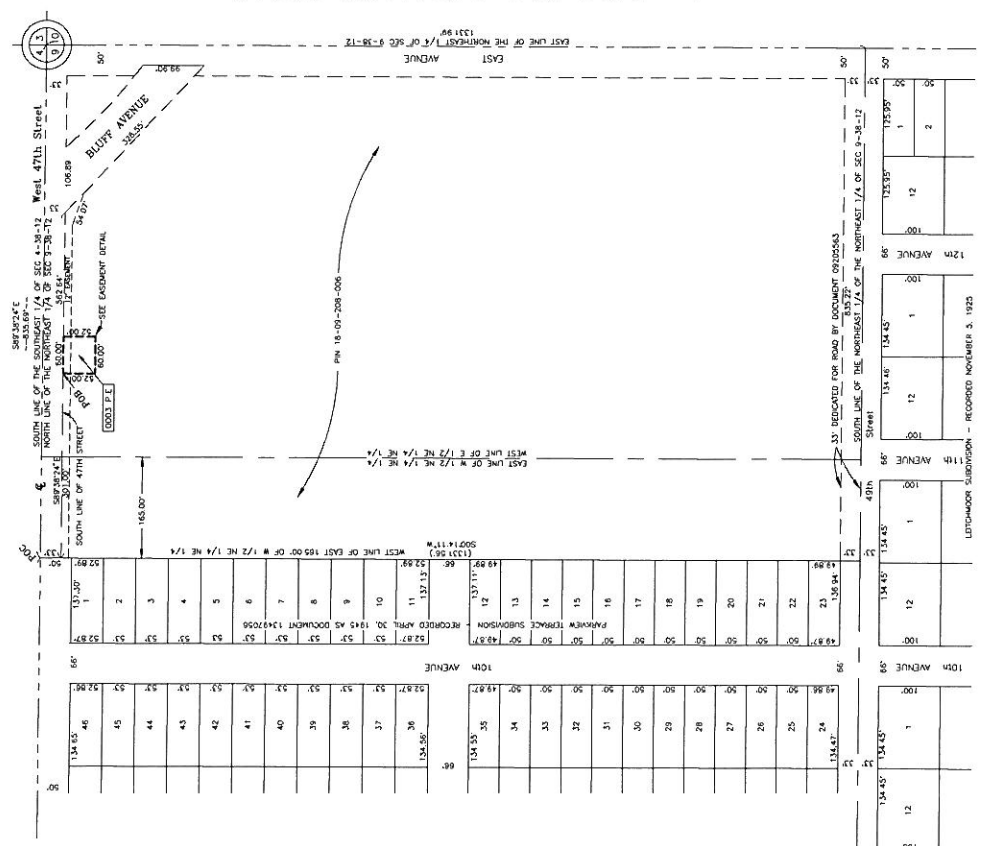
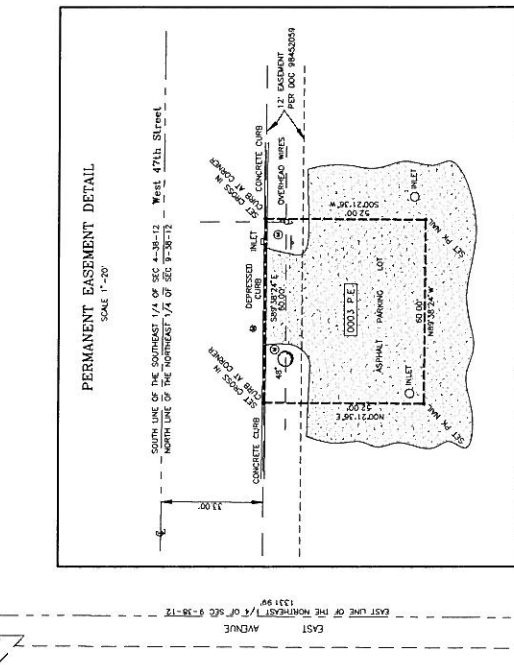
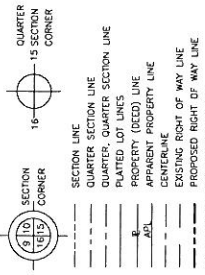
PARCEL 0003 P.E.

THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 165.00 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 14 MINUTES 11 SECONDS WEST, ALONG SAID WEST LINE OF THE EAST 165.00 FEET, 33.00 FEET TO THE SOUTH LINE OF 47TH STREET; THENCE SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG THE SOUTH LINE OF 47TH STREET, 301.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG THE SOUTH LINE OF 47TH STREET, 60.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 36 SECONDS WEST, 52.00 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 24 SECONDS WEST, 60.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 36 SECONDS EAST, 52.00 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 0.072 ACRES MORE OR LESS.

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TWP. 38 N., R. 12 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.



PARCEL NUMBER	OWNER	TOTAL HOLDINGS ACRES	EASEMENT TAKEN ACRES	REVENUE EXISTING R.O.W. ACRES	EASEMENT AREA ACRES	EASEMENT PURPOSE	PERMANENT INDEX NUMBER	PROPERTY ACQUIRED BY
0003 P.E.	PARK DISTRICT OF LA GRANGE	22.286 (EXCLUDING ROADS)	N/A	22.286	0.072	WATER MAIN	18-09-208-006	

FILE NAME =	USER NAME =	DESIGNED =	REVISION	DATE
		DRAWN =	RWS	
		CHECKED =	KUP	11/25/2009

ROUTE	BLUFF AVENUE	SECTION	008-00079-03-FP	COUNTY	COOK
SEC	9	T 38 N. R 12 E. OF THIRD P.M.			
SCALE	1" = 100'	SHEET NO.	2 OF 3 SHEETS	JOB NO.	

STATE OF ILLINOIS	COUNTY OF COOK	PROJECT#	M-9003 (514)	CONTRACT NO.	R-55-001-97
		STA.	TO STA.		
		RECORDED ON			AS DOCUMENT NO.

STATE OF ILLINOIS } 44.
COUNTY OF COOK }

THIS IS TO CERTIFY THAT WE, SCHOMG LAND SURVEYORS LTD AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002446 LICENSE EXPIRATION DATE NOV 30, 2010. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SCHOMG LAND SURVEYORS LTD
909 EAST 21ST STREET
LA GRANGE PARK, ILLINOIS 60528
TEL: 630-539-1044 FAX: 630-539-1044

WE HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREIN IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE PROVISION SHOWN THEREON AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE STANDARDS RETAINED MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT LA GRANGE PARK, ILLINOIS THIS 20TH DAY OF NOVEMBER 2009 A.D.



- 11 THESE STAKES REFERENCE FOUND ON SET MONUMENTATION SET 5/8 INCH IRON ROD FLUSH WITH GROUND TO THE FOUND IRON STAKE IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER
- 12 1/2" IRON PIPE FOUND
- 13 1/2" IRON PIPE SET
- 14 MAG NAIL (P.K. NAIL) SET
- 15 MAN HOLE
- 16 LIGHT POLE
- 17 UTILITY POLE
- 18 FIRE HYDRANT AND WATER VALVE
- 19 STREET SIGN
- 20 TRAFFIC SIGNAL MANHOLE
- 21 CONCRETE POST - STREET NAME SIGN

RIGHT OF WAY STAKING PROPOSED TO BE SET

VILLAGE OF LA GRANGE
Public Works Department

BOARD REPORT

TO: Village President, Village Clerk, Board of Trustees, and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manager
Ryan Gillingham, Director of Public Works

DATE: February 22, 2010

RE: **ORDINANCE – AUTHORIZING ACQUISITION OF A
PERMANENT EASEMENT AND TWO TEMPORARY
CONSTRUCTION EASEMENTS FOR THE BLUFF AVENUE
RECONSTRUCTION PROJECT STAGE 3**

The Bluff Avenue Reconstruction Project has been divided into three stages. Stage 3 consists the reconstruction of Bluff Avenue from 47th Street to Cossitt Avenue, which includes new water mains, sewers, sidewalks, parkways and asphalt surface. The plans for Stage 3 have been completed and submitted to IDOT for final approval. For Stage 3 we anticipate the following schedule based on the current IDOT letting schedule:

<u>Action</u>	<u>Completion Date</u>
IDOT Project Letting	April 23, 2010
Construction Start	June 2010
Construction Completion	October 2010

In order to construct the roadway as designed one permanent easement and two temporary easements are required, which are described in more detail below. When acquiring the easements, the Village is required to follow IDOT procedures and standards because federal funds – administered by IDOT – are being used for this project. IDOT's procedures include the use of both an appraiser and a review appraiser, certified by IDOT, to appraise the value of the easement and to negotiate acquisition. In addition, the Village is required to make an offer to the property owner to purchase the easement at its full (fair-market) appraised value.

Temporary Easement – 318 Bluff Avenue

A temporary easement is required in order to construct the sidewalk at the northwest corner of Benton Avenue and Bluff Avenue. The area of the temporary easement is .006 acres. A map and legal description of the temporary construction easement are attached for your reference. The roadway and sidewalks have been designed to improve sidewalk gradients and roadway drainage. In order to construct the sidewalk with the improved

grades at this corner, the adjacent property must be re-graded to match the new elevations of the sidewalk. Therefore a temporary construction easement is required in order to access and re-grade the adjacent private property located at 318 Bluff Avenue.

Pending Board approval and as required by federal requirements, we plan to offer the appraised value of \$2,000 for this temporary easement. To secure the Village's interests in the property, the Village has obtained title insurance for the temporary easement.

Temporary Easement – 225 Bluff Avenue

This temporary easement is required in order to construct the sidewalk on the east side of Bluff Avenue from Maple Avenue to Elm Avenue. The temporary easement is 10' wide by 640' long with an approximate area of .146 acres. A map and legal description of the temporary construction easement are attached for your reference. Similar to the easement at 318 Bluff Avenue, the roadway and sidewalks have been designed to improve sidewalk gradients and roadway drainage. In order to construct the sidewalk with the improved grades through this portion of the roadway, the adjacent property must be re-graded to match the new elevations of the sidewalk. Therefore a temporary construction easement is required in order to access and re-grade the adjacent private property located at 225 Bluff Avenue. This property is the planned site for the future development project called "Village Bluffs", which is being managed by the developer Gallagher & Henry.

The appraised value of this temporary easement is \$18,000. However, the Bluff Avenue Project Stage 3 will be providing benefits to the proposed development by rebuilding the sidewalks around the property, improving the surface drainage characteristics of the site, and providing future sewer connections. Therefore, we met with representatives of Gallagher & Henry and requested that in consideration of the improvements the Bluff Avenue Project will be providing that the fee for the easement be waived. The developer agreed to waive the fee for the temporary easement. To secure the Village's interests in the property, the Village has obtained title insurance for the temporary easement.

Permanent Easement – Sedgwick Park

As part of the Bluff Avenue Stage 3 project a new 12" water main is being constructed from 47th Street to Cossitt Avenue. At 47th Street the water main is designed to connect into the existing Village 12" water main that runs north-south through Sedgwick Park, which is under the jurisdiction of the La Grange Park District. The proposed water main has been designed to connect into the existing water main farther east to avoid several utility conflicts within the roadway. Therefore a permanent easement is required for the portion of the water main that crosses through Park District property to connect into the existing water main. The permanent easement has an approximate area of 0.072 acres. A map and legal description of the temporary construction easement are attached for your reference.

The appraised value of this permanent easement is \$4,700. Since the La Grange Park District and the Village of La Grange are sister agencies and represent the same constituency, we requested that the fee for the permanent easement be waived. Approval of the permanent easement is on the Park District's agenda for their meeting on February

Ordinance –Easements
Bluff Avenue Stage 3 Project
February 22, 2010

xx, 2010. We anticipate that the fee for the easement will be waived. To secure the Village's interests in the property, the Village has obtained title insurance for the permanent easement.

In order to remain on the above letting schedule, the aforementioned easements must be approved and all the necessary documents must be transmitted to IDOT by March 10, 2010. All other engineering documents and agreements have been completed and submitted to IDOT.

The acquisition of easements for Stage 3 was not anticipated when the FY2009-10 budget was prepared since the design for this stage of the project was not finalized at the time. However the FY2010-11 budget includes \$30,000 for the acquisition of easements as part of Stage 3. The difference between that budgeted amount and the purchase price is due to the anticipated waiving of fees by Gallagher & Henry and the Park District, and to the unknown value of the easement at the time the budget was prepared. Since the total expenses for the Bluff Avenue Stage 1 project was less than budget, sufficient funds exist within this Bluff Avenue Project line item for FY2009-10 to cover the \$2,000 cost for the 318 Bluff temporary easement.

Village Attorney Mark Burkland has prepared the attached ordinances which authorize the acquisition of the two temporary construction easements and one permanent easement. It is our recommendation that the ordinances be approved.

Owner:	Park District of La Grange
Route:	Bluff Avenue
Section:	008-00079-03-FP
County:	Cook
Job No:	R-55-001-97
Parcel No.:	0003 P.E.
Station:	
Index Number:	18-09-208-006

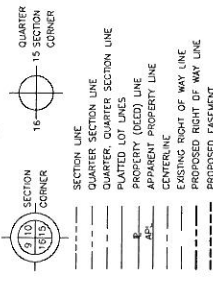
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COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 165.00 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 14 MINUTES 11 SECONDS WEST, ALONG SAID WEST LINE OF THE EAST 165.00 FEET, 33.00 FEET TO THE SOUTH LINE OF 47TH STREET; THENCE SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG THE SOUTH LINE OF 47TH STREET, 301.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG THE SOUTH LINE OF 47TH STREET, 60.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 36 SECONDS WEST, 52.00 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 24 SECONDS WEST, 60.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 36 SECONDS EAST, 52.00 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 0.072 ACRES MORE OR LESS.

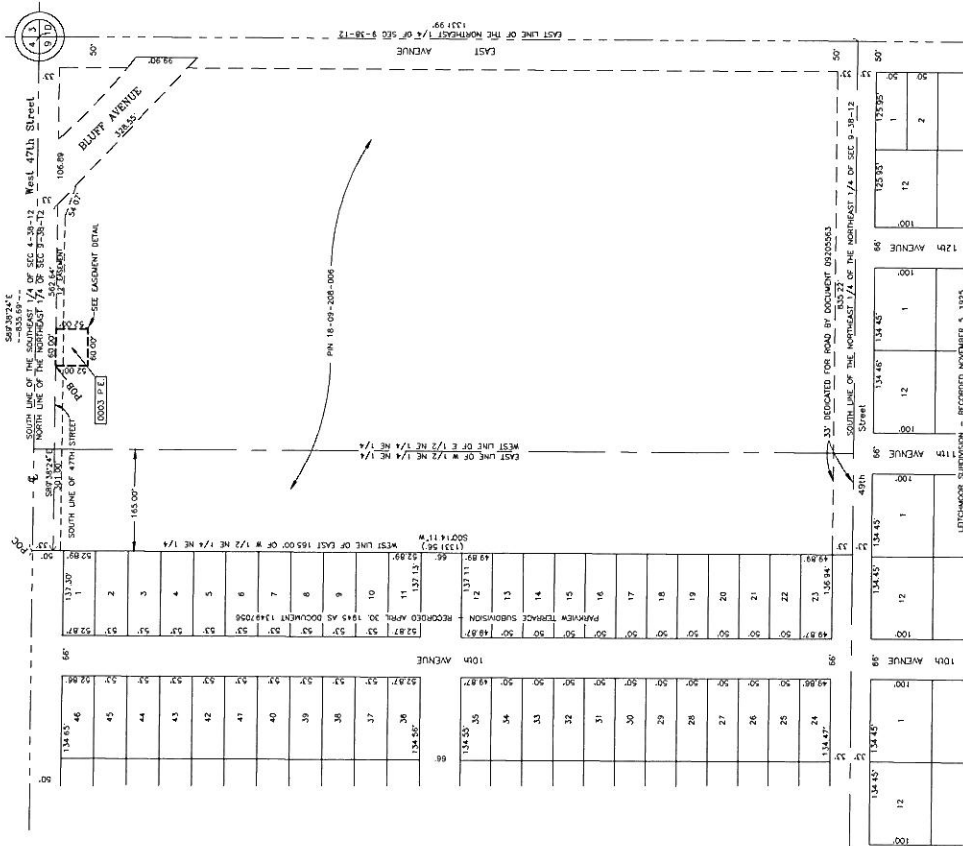
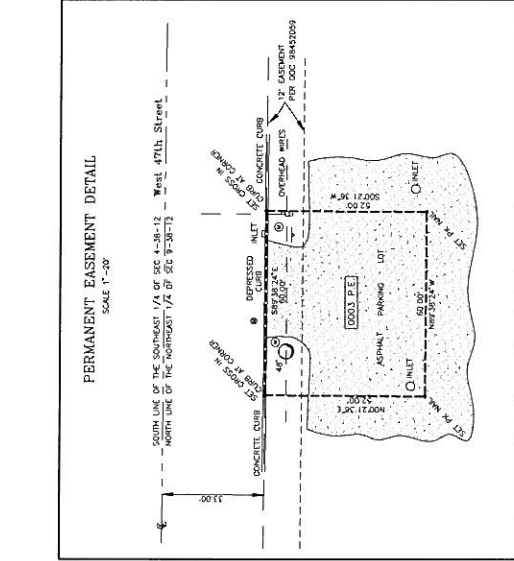
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TWP. 38 N., R. 12 E. OF THE 3RD P.M., IN COOK COUNTY, ILLINOIS.



THIS IS TO CERTIFY THAT WE, SCHWING LAND SURVEYORS LTD AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002446 LICENSE EXPIRATION DATE NOV. 30, 2010 HAVE SHARDED THE PLAT OF HIGHWAYS SHOWN HEREIN INTO SECTIONS 9A NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, THAT THE PLAT CORRECTLY REPRESENTS AND SHOWS ALL MONUMENTS AND BELLS ESTABLISHED AGE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE SURVEY IS ACCURATE AND CORRECT AND THAT THE SURVEY IS MADE FOR THE DEPARTMENT OF TRANSPORTATION, ILLINOIS, AND DATED AT LA GRANGE PARK, ILLINOIS THIS 23TH DAY OF NOVEMBER 2009 A.D.

STATE OF ILLINOIS COUNTY OF COOK } ss.

THIS IS TO CERTIFY THAT WE, SCHWING LAND SURVEYORS LTD AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002446 LICENSE EXPIRATION DATE NOV. 30, 2010 HAVE SHARDED THE PLAT OF HIGHWAYS SHOWN HEREIN INTO SECTIONS 9A NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, THAT THE PLAT CORRECTLY REPRESENTS AND SHOWS ALL MONUMENTS AND BELLS ESTABLISHED AGE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE SURVEY IS ACCURATE AND CORRECT AND THAT THE SURVEY IS MADE FOR THE DEPARTMENT OF TRANSPORTATION, ILLINOIS, AND DATED AT LA GRANGE PARK, ILLINOIS THIS 23TH DAY OF NOVEMBER 2009 A.D.



PARCEL NUMBER	OWNER	TOTAL HOLDINGS (EXCLUDING ROADS)	PART TAKEN (ACRES)	AREA IN EXISTING R.O.W. (ACRES)	REMAINING AREA (ACRES)	EASEMENT AREA (ACRES)	EASEMENT PURPOSE	PERMANENT INDEX NUMBER	PROPERTY ACQUIRED BY
0003 P.E.	PARK DISTRICT OF LA GRANGE	22.286	N/A	N/A	22.286	0.072	WATER MAIN	18-09-208-006	

USER NAME	DESIGNED	REVISED	DATE

FILE NAME =

DRAWN =

CHECKED =

DATE = 11/23/2009

ILLINOIS DEPARTMENT OF TRANSPORTATION
PLAT OF HIGHWAYS

ROUTE BLUFF AVENUE SECTION 008-00079-03-FP
SEC 9 T. 38 N. R. 12 E. OF THIRD P.M.
SCALE 1"=100' SHEET NO. 2 OF 3 SHEETS

COUNTY: COOK COUNTY

JOB NO. AS DOCUMENT NO.

PROJECT# M-8003 (5-14) CONTRACT NO. R-55-001-97

STA. TO STA. TD. STA.

