



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: July 14, 2020

SUBJECT: Conversion of City-owned Property to right-of-way

BACKGROUND:

The City owns two parcels covered by one parcel id: 01-01-26-100-006. One parcel in this set is located along Highview Road is approximately .38 acres. The other, south of Woodland Hills Drive, is approximately 23 acres. The proposal here is to covert the first parcel to right-of-way and leave the other parcel, as is. A next step in this process will be to reconfigure the right-of-way along Highview to allow for current and future municipal infrastructure and vacate the remaining portions to adjacent properties as this parcel is currently as close as 15 feet to the home at 821 Highview. This step will require City Council approval, as well.

RECOMMENDATION: Approval, as presented.

Parcel 1

HIGHVIEW RD
IRON BARK CT
WALNUT CT
HONEY LOCUST AVE
WOODLAND HILLS DR
MT AIRE DR
WILMAR TERR
HIGHVIEW RD
INDIAN CIR

Parcel 2

CASTLE LN
HIGHVIEW RD
BAKER ST
ARNOLD RD
RIDGE LN
KASKASKIA CT
LA SALLE DR
ILLINI DR

ORDINANCE NO. 4512

**AN ORDINANCE PROVIDING FOR DEDICATION OF
RIGHT-OF-WAY FOR CITY PROPERTY ADJACENT TO HIGHVIEW ROAD**

WHEREAS, the City owns property along and adjacent to the Highview Road right-of-way in the 800 block of Highview Road, which is legally described in Exhibit A and depicted in Exhibit B (both exhibits attached hereto and incorporated by reference) (the "City Parcel"); and

WHEREAS, City Officials have determined that it is unnecessary for the City to maintain ownership of the City Parcel and that the City is better served if the City Parcel is converted to public right-of-way as part of the Highview Road right-of-way; and

WHEREAS, City Officials have further determined that the administrative burden associated with the City Parcel will be lessened by converting the City Parcel to public right-of-way; and

WHEREAS, the City Council hereby finds that the public interest will be best served by converting the City Parcel, as depicted in Exhibit B, to public right-of-way as part of the Highview Road right-of-way;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That the City Parcel described in Exhibit A and depicted in Exhibit B, including any appurtenances thereto, shall be and the same is hereby dedicated as public right-of-way for use by the general public and the City of East Peoria as a public right-of-way, with such parcel being identified as follows:

PIN: Part of 01-01-26-100-006

Section 2. The Mayor and City Clerk of the City of East Peoria are hereby authorized and instructed to execute all documents necessary to effectuate the provisions of this Ordinance.

Section 3. This Ordinance shall be in full force and effect after its passage and approval in the manner provided by law.

Section 4. The City Clerk is hereby directed to record this Ordinance among the land records in the Office of the Tazewell County Recorder of Deeds.

PASSED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS _____ DAY OF _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION OF DEDICATED RIGHT-OF-WAY (800 Block of Highview Road)

A part of the Northwest Quarter of Section Twenty-six (26), Township Twenty-six (26) North, Range Four (4) West of the Third Principal Meridian, Tazewell County, Illinois, being more particularly described as follows:

Commencing at the Point of Beginning, being the Southwest Corner of the parcel conveyed to Pinnacle Rental Properties LLC per Document No. 201900015262 as recorded in the Tazewell County Recorder of Deeds Office on November 6, 2019, thence east along the South property line said parcel, also being the North section line of said Section 26, a distance of 239 feet to the Southeast Corner of said parcel conveyed per Document No. 201900015262, a point also being the Southwest corner on the southern-most South property line of the parcel conveyed to Richard and Cindy Carvey per Document No. 201400000032 as recorded in the Tazewell County Recorder of Deeds Office on January 2, 2014, said southern-most South property line of said parcel also being the North section line of said Section 26; thence continuing east along said South property line of said parcel a distance of 93 feet to the Southeast Corner on the southern-most South property line of said parcel conveyed per Document No. 140000032; thence east along the North section line of Section 26 a distance of 7.4 feet; thence in southwesterly direction continuing along the northern Right-of-Way line for Highview Road to the East property line of the parcel conveyed to Maurice and Norma Joseph per Document No. 200100035725 as recorded in the Tazewell County Recorder of Deeds Office on March 16, 2001; thence north along said East property line of said parcel to the North section line of Section 26; thence east along the North section line of said Section 26, also being the property line of said parcel conveyed per Document No. 200100035725, a distance of 22.91 feet back to the Point of Beginning, containing 0.38 acres, more or less.

PIN: Part of 01-01-26-100-006

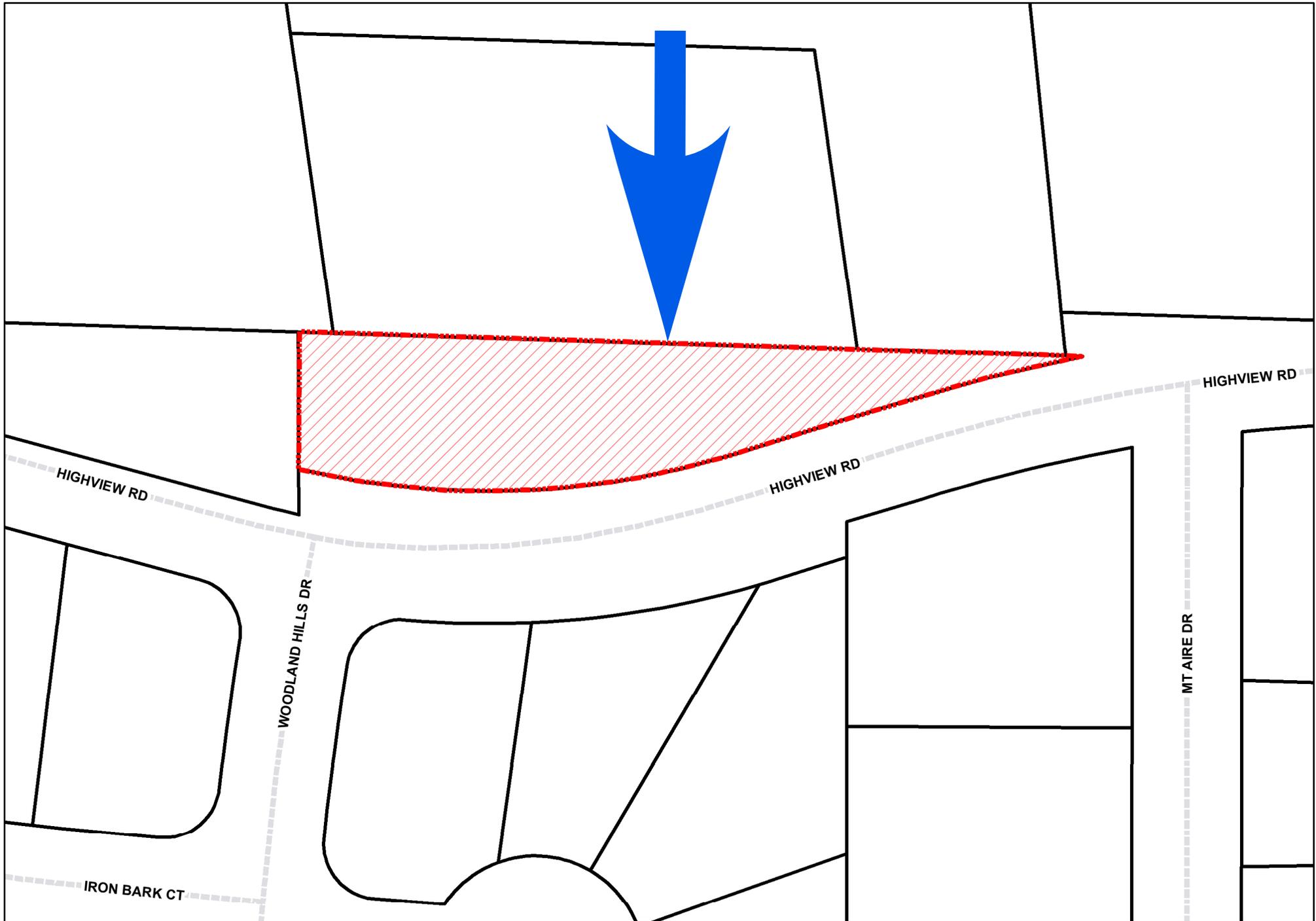
EXHIBIT B

MAP OF DEDICATED RIGHT-OF-WAY PARCEL

Property To Be Dedicated To Right-Of-Way

Legal Description: P.I.N.: 01-01-26-100-006

Exhibit "A"



CERTIFICATE

I, Morgan Cadwalader, in and for the City of East Peoria, in the County of Tazewell and the State of Illinois and keeper of the records and files of the City of East Peoria as provided by statute do hereby certify the foregoing to be a true, perfect and complete copy of Ordinance No. _____ passed by the City Council of the City of East Peoria at its regular meeting held on _____, 2020, and approved by the Mayor of the City of East Peoria on _____. I further certify that the foregoing Ordinance has never been repealed and is in full force and effect as of the date of this certification.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the City of East Peoria at my office this _____ day of _____, 2020.

City Clerk

(SEAL)

**ORDINANCE -
Tazewell County**

THIS DOCUMENT PREPARED BY
AND AFTER RECORDING
RETURN TO:

Scott A. Brunton
Miller, Hall & Triggs, LLC
416 Main Street, Suite 1125
Peoria, IL 61602

ORDINANCE NO. 4512

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WHEREAS, City Officials have further determined that the administrative burden associated with the City Parcel will be lessened by converting the City Parcel to public right-of-way; and

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ATTEST:

City Clerk

EXAMINED AND APPROVED:

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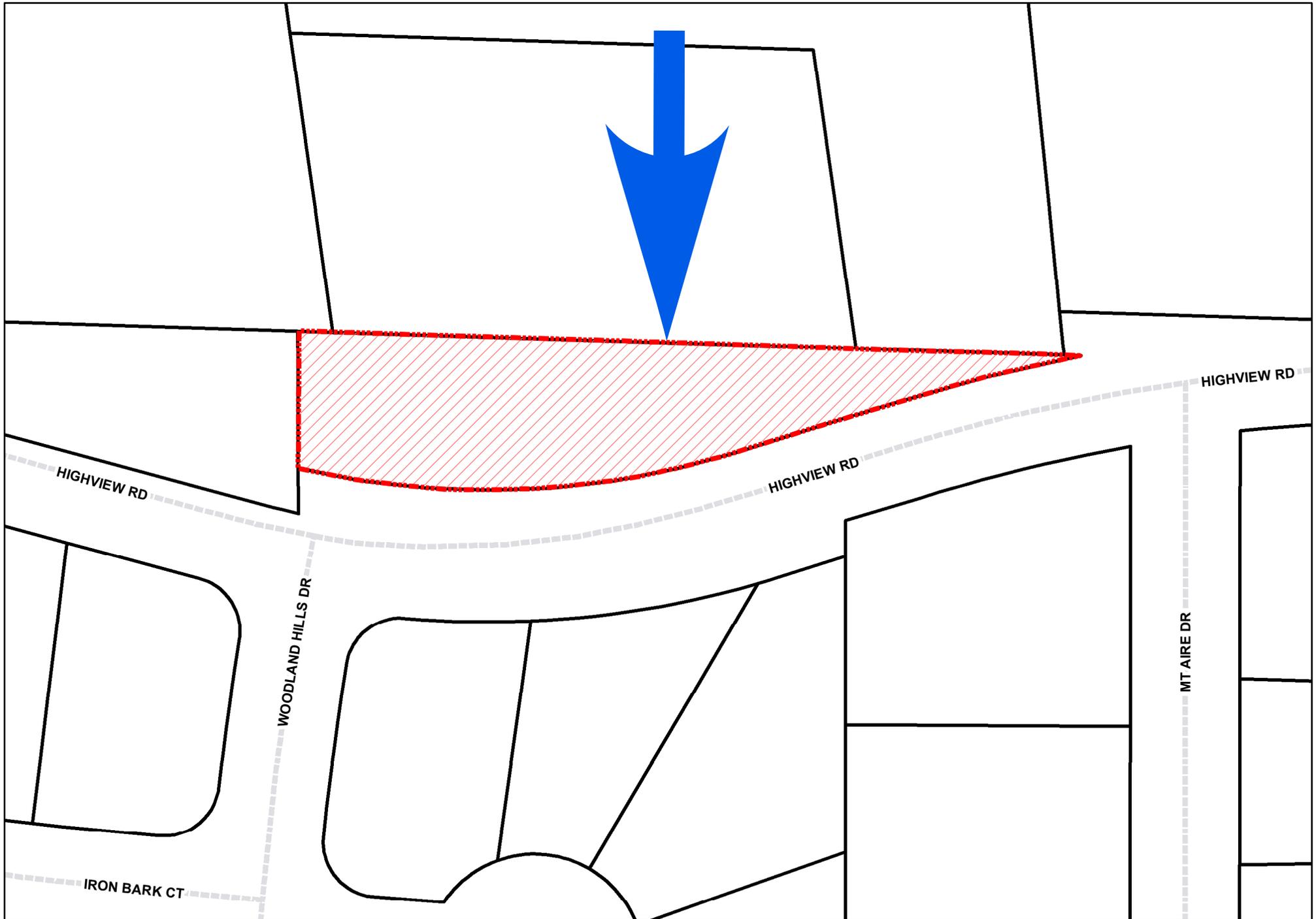
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City Clerk

(SEAL)