



CITY OF WASHINGTON, ILLINOIS

Public Works Committee Agenda Communication

Meeting Date: September 8, 2020

Prepared By: Jon Oliphant, AICP, Planning & Development Director

Agenda Item: W. Holland Street Surplus Property Consideration

Explanation: The City undertook a Special Assessment project in 1996 to reconstruct S. Wood Street. As part of that project, the City approved a real estate swap agreement with American Allied Railway Equipment Company (now Alliance Wheel Services—AWS) where the City received land on S. Wood and W. Holland in order to allow for right-of-way to be dedicated and for the construction to occur. In exchange, American Allied received the western 25' of width of a 50'x107' property the City owned at the intersection of S. Wood and W. Holland Street. The City retained ownership of the eastern 25' of width of that parcel. ROW was dedicated on the American Allied piece but it does not appear to have been dedicated on the City's parcel, though GIS does show ROW on it. Two maps showing this area are attached. Also attached are the two plats included in the 1996 agreement.

Staff recently received a complaint about the need to mow the property at the corner of S. Wood and W. Holland. It appears that the prior owner/tenant of the neighboring property at 209 W. Holland had been maintaining the property for many years and as a result, our staff was not aware of the ownership situation. There are no utilities within the property and there does not appear to be a public need to retain ownership. AWS has indicated it has no need for its parcel and neither of them are buildable lots.

If ROW was not dedicated on the City's parcel, the likely means of discarding it would be through a declaration of surplus, the completion of an appraisal, and then the solicitation of public bids. The property likely holds little value to other citizens than those adjacent owners. As of now, the 209 W. Holland owner does not have interest in it, though the 217 S. Wood owner might. Should record of a ROW dedication be found, this could be vacated and conveyed to the adjacent owners.

Fiscal Impact: There is some time and cost involved in maintaining the property.

Action Requested: Direction on what (if anything) to do with this property. As mentioned above, more research is likely necessary to definitively determine if ROW was previously dedicated, which could impact how the property could be acquired.

LOCATION MAP



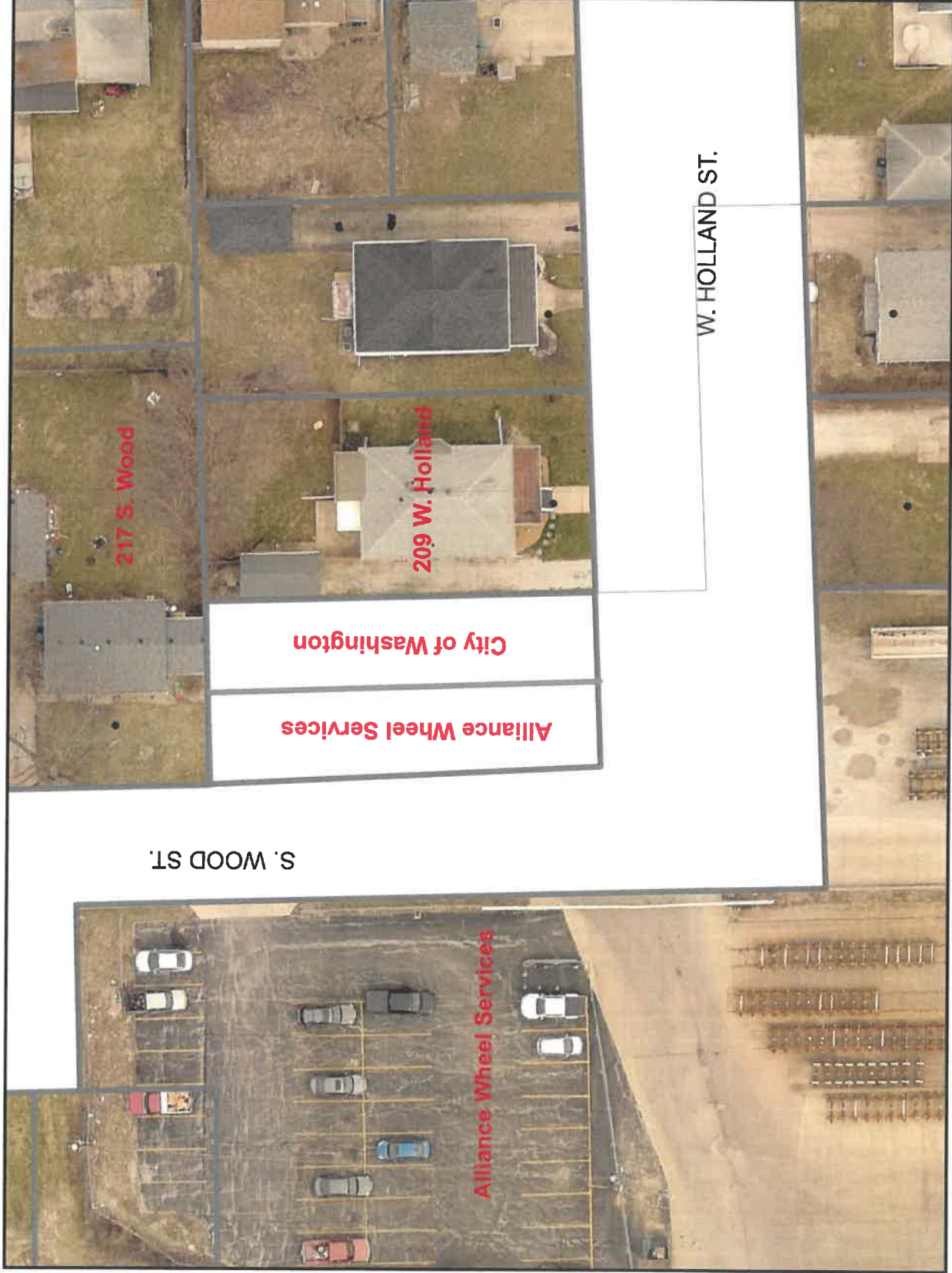
Legend
Parcel



LOCATION MAP



Legend



CENTERLINE ILLINOIS CENTRAL GULF RAILROAD
COMPANY'S DWIGHT DISTRICT MAIN TRACK

WASHINGTON, DISTRICT OF COLUMBIA, BLIND, GO SENIOR CENTER THAT HAS PLAY WAS DAILY APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL AT A MEETING HELD ON THE _____ DAY OF _____, 1964.

**WOLFEHARTEN 40 AND
WOLFEHARTEN 40**

OWNER'S CERTIFICATE AND ATTACHE

THE PROPERTY SHOWN ON THE ATTACHED MAP, TO WIT: THE TRACTS OF LAND AND INTERESTS THEREIN, HEREIN DESCRIBED, ARE THE PROPERTY OF THE UNITED STATES OF AMERICA, AND ARE BEING OFFERED FOR SALE BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, AS BEING SURPLUS TO THE NEEDS OF THE GOVERNMENT. THE PROPERTY IS BEING OFFERED FOR SALE BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, AS BEING SURPLUS TO THE NEEDS OF THE GOVERNMENT. THE PROPERTY IS BEING OFFERED FOR SALE BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, AS BEING SURPLUS TO THE NEEDS OF THE GOVERNMENT.

STUDY DESIGN

SOUTH WOOD STREET

PROPOSED ROW.

(100)

WEST HOLLAND STREET

BRACCAVIA & SONS LIMITED

STATE OF ILLINOIS }
COUNTY OF HANCOCK } ss
COUNTY CLERK'S OFFICE

COUNTY CLERK



DAILY & ASSOCIATES, ENGINEERS, INC.
CHAMPAIGN & PEORIA, ILLINOIS

DRAWN BY:

DATE:	JOA NO.
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BOOK OR RECORD NO.

DOC. NO.

CITY OF WASHINGTON, ILLINOIS

E.1/2, NE.1/4, SEC.23, T.26N, R.3W, 3RD PM

EXIST. R.O.W.

SOUTH LINE LOT 45

NORTH LINE LOT 45

RAILROAD TRACKS



EXIST. R.O.W.

205'

WOOD ST.

EXIST. R.O.W.

EXIST. R.O.W.

EXIST. R.O.W.

50'

LOT 1 BLOCK 7

HOLLAND

POB

SUBLOT "E"
LOT 3
BLOCK 6



THIS IS TO CERTIFY THAT THIS IS A TRUE
AND CORRECT PLAT OF A SURVEY MADE
UNDER MY DIRECTION FOR THE CITY
OF WASHINGTON.

Marion F. McGrew

ILLINOIS REGISTERED LAND SURVEYOR No. 2435

AMERICAN ALLIED RAILWAY COMPANY
TOTAL AREA 24,009 SQ FT OR 0.551 ACRES

RIGHT OF WAY PLAT

SECTION 23, TOWNSHIP 26 N, RANGE 3 W, 3rd PRINCIPAL MERIDIAN
SCALE 1" = 40' FEB. 1996 JOB NO. 5404.62

Signed

Recorded

BOOK PAGE
DOCUMENT NO.

R. O. W.	PLAT	COMPUTED	BY	DATE
NO.	NOTE BOOK	CHECKED		
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EXHIBIT "A-1"