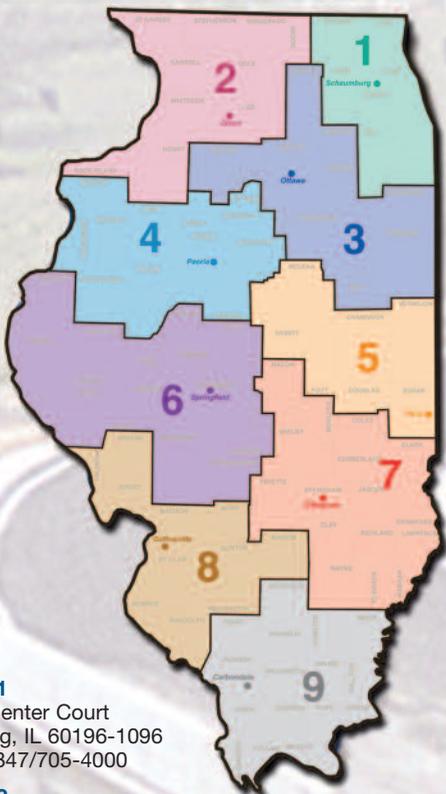


## CONTACTING IDOT DISTRICT OFFICES

For additional information, call the IDOT district where you are located:



### DISTRICT 1

201 West Center Court  
Schaumburg, IL 60196-1096  
Telephone 847/705-4000

### DISTRICT 2

819 Depot Avenue  
Dixon, IL 61021-3546  
Telephone 815/284-2271

### DISTRICT 3

700 East Norris Drive  
P.O. Box 697  
Ottawa, IL 61350-0697  
Telephone 815/434-6131

### DISTRICT 4

401 Main Street  
Peoria, IL 61602-1111  
Telephone 309/671-3333

### DISTRICT 5

Route 133 West  
P.O. Box 610  
Paris, IL 61944-0610  
Telephone 217/465-4181

### DISTRICT 6

126 East Ash Street  
Springfield, IL 62704-4792  
Telephone 217/782-7301

### DISTRICT 7

400 West Wabash  
Effingham, IL 62401-2699  
Telephone 217/342-3951

### DISTRICT 8

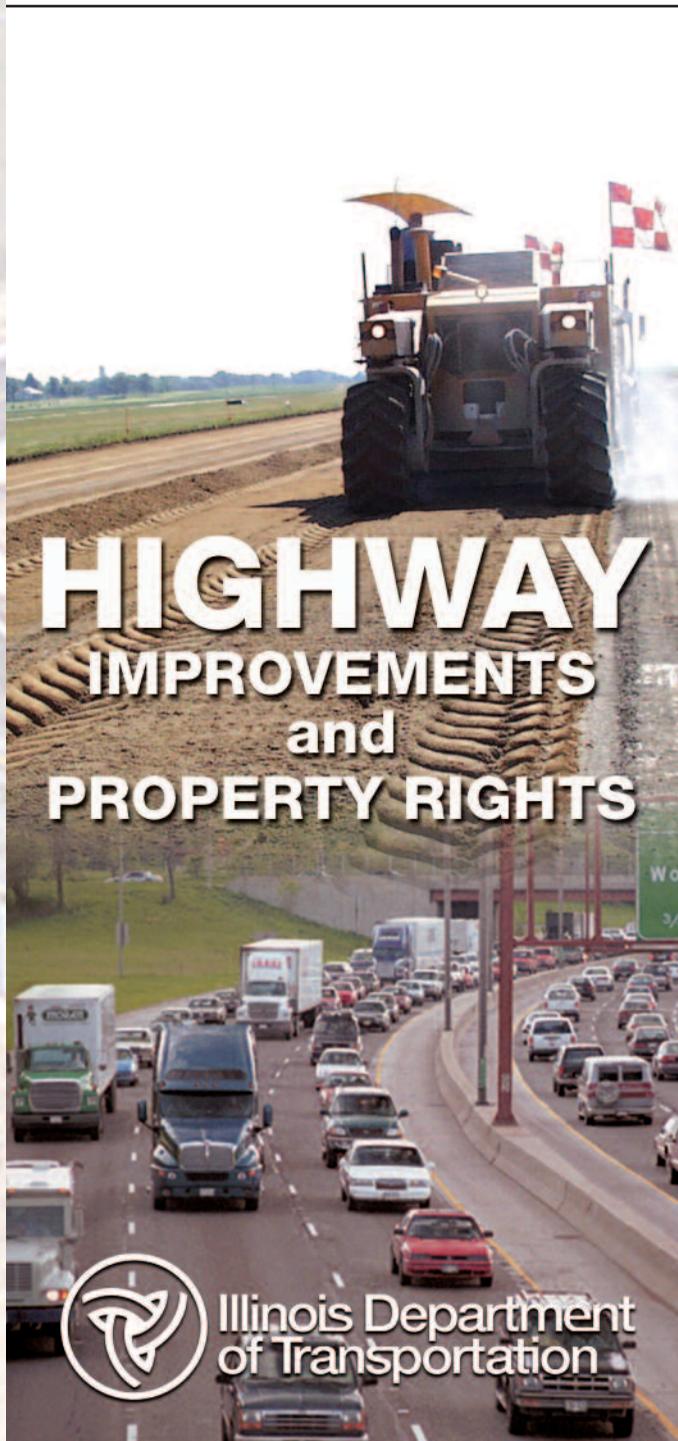
1102 Eastport Plaza Drive  
Collinsville, IL 62234-6198  
Telephone 618/346-3100

### DISTRICT 9

P.O. Box 100  
State Transportation Building  
Carbondale, IL 62903-0100  
Telephone 618/549-2171



State of Illinois  
Illinois Department of Transportation



## HIGHWAY IMPROVEMENTS and PROPERTY RIGHTS



Illinois Department  
of Transportation

## IMPROVING HIGHWAYS IN ILLINOIS

When new highways are built, or old ones reconstructed to modern standards, the Illinois Department of Transportation (IDOT) may have to acquire additional right of way. Although every effort is made to avoid displacing land owners, IDOT will pay just compensation plus relocation costs if applicable to individuals, families and businesses that have property acquired for highway purposes.

Improved highways provide more comfortable, safe and efficient travel for all citizens. Selection of a highway location is the result of studies of traffic needs, engineering reviews and economic analyses by professional planners assisted by people in your own community.

Each year IDOT develops a multi-year highway program that is approved by the Illinois legislature, which appropriates money for the design and construction of state highways. However, before relocating or building a highway, IDOT confers with local officials. In addition, public meetings are often held to inform interested citizens and to give them an opportunity to voice their opinions of proposed highway construction.



## SELLING YOUR PROPERTY TO THE STATE OF ILLINOIS

Although your state government has the right to acquire property under the eminent domain laws of the U.S. and Illinois constitutions, the final decision to purchase your property comes only after thorough study and a determination that the route selected is the best one to handle vehicle traffic flow.

There are some benefits to you when you sell your property to the state:

- Fair cash market value, just as if you sold your property under normal conditions.
- No settlement expenses, because the state pays for title evidence and accessory documents.
- Payment in cash.
- Relocation assistance and payments if displaced.

**NOTE:** For more information on property rights, IDOT will provide the brochure *A Landowner's Guide to Land Acquisition by the State and Eminent Domain*.

People who are hearing-impaired may call the TDD phone number: (217) 524-4875

## STEPS IN BUYING RIGHT OF WAY FOR HIGHWAYS

Once a highway project is funded by the legislature, and feasibility studies and preliminary engineering work have been completed, the acquisition of land starts during the second phase of engineering. During the first engineering phase, IDOT works with governmental agencies and private entities to ensure that the project meets all applicable requirements. For instance, an environmental impact study must be completed and any problems resolved before completing further engineering.



The following major steps occur during the land acquisition process:

### 1. Selection of right of way

After public meetings are held and the route location has been established, right of way plans are completed based on the construction requirements for the particular type of improvement. Detailed plans are then prepared.

### 2. Establishing a property value

Real estate professionals assist IDOT with determining compensation, which is based on an analysis of the current real estate market. All appraisals are reviewed by a review appraiser in each district.

*(See district office map on back of brochure.)*

### 3. Informing property owners

A professional real estate person contacts each property owner, pointing out the area to be acquired, construction features, other pertinent data and answering any questions.

### 4. Making an offer to purchase

The purchase offer will be made in writing and will match the established property value. This offer will not be modified unless items affecting the real estate value were overlooked. An IDOT representative will be available for any questions.

### 5. Deciding on the offer

Each property owner will have a reasonable amount of time to consider the offer. The sale is concluded in a similar manner to other real estate transactions.

### 6. Receiving relocation assistance

If displaced, the occupant of an improved property, e.g. a house or business, may be eligible to receive relocation assistance and payments. *(See Q&A section for more information.)*

## QUESTIONS AND ANSWERS ON RIGHT OF WAY

### When will I know if my property is going to be purchased?

The location and design of a project must first be determined before preliminary land acquisition activities can begin. You will not be approached to discuss the specific sale of your property until a thorough analysis and a sound appraisal has been made to protect your interests.

### What happens if only part of my property is acquired?

You will be compensated fairly and equitably if the loss of a portion of your property reduces the value of the remaining property.

### Will I have time to find a new home?

As with other real estate transactions, it takes a month or two to complete sale details after you sign the conveyance documents. If your property is needed immediately, you will have time to relocate; if your property is not needed immediately, arrangements to continue living on your property may be made.

### What if I need financial help in relocating?

IDOT's Relocation Assistance and Payments Program can help you when displaced by highway construction. The department will send you a letter outlining in detail the benefits available.

### When will I receive payment?

In most cases, payment will be made within three months from the date you signed the deed.

### How is the loan on my property affected?

Your lending institution may require part or all of the proceeds of the sale. Your actual situation will depend on the status of your loan and the portion of your property sold to the state.

### Will I have to pay income tax on the sale of my property?

IDOT cannot provide tax advice; you should consult a tax advisor. Relocation payments, however, are not considered as income.

