

## Planning and Building Or Rehabilitating Highways

Each year, the Illinois Department of Transportation (IDOT) develops a multi-year highway program which the governor presents to the General Assembly for approval. The program specifies improvements IDOT intends to make on the state highway system over a five-year period. The complexity of individual improvements will determine the amount of time a project remains "in the stream" from conceptualization to the beginning of construction.

The funded highway project process can involve as many as 55 steps and take many years to finish. A major construction project involving a new highway, for instance, can take from five to 20 years to complete all the steps. (See example at right.) Rehabilitating a highway may take up to five years, or more. Completion of a project is dependent upon reviews by various federal, state and local governmental agencies, as well as public and private organizations, with which IDOT cooperates to complete various work phases.

The example on the other side of this brochure illustrates the process for completing a major highway rehabilitation project. Engineering work is produced by IDOT engineers or outside consultants. Actual construction is carried out by private construction companies, with oversight by IDOT engineers.

The publication of the highway program provides the public and media with the opportunity to review and respond to the listed projects. Illinois citizens can express their opinion about construction projects at public hearings or by submitting comments at other times to state officials. All public comments are taken into consideration and balanced with the need to improve safety, reduce congestion and support economic development.

### TIME TO REHABILITATE OR BUILD AN ILLINOIS HIGHWAY From Funding to Completion\*

MAJOR PHASES	YEARS	1	2	3	4	5	6	7	8	9	10
PREVENTATIVE MAINTENANCE		■									
REPAIR, REPAVE, RECONSTRUCT (no bridges)		■	■	■	■	■					
REPAIR, REPAVE, RECONSTRUCT (with bridges)		■	■	■	■	■	■	■	■		
NEW CONSTRUCTION		■	■	■	■	■	■	■	■	■	+

\* Simplified time frame. Actual completion time varies from project to project.

### A FOUR-LANE HIGHWAY: NEW CONSTRUCTION EXAMPLE From Funding to Completion\*

MAJOR PHASES	YEAR	1	2	3	4	5	6	7	8	9	10
ENGINEERING PHASE 1 incl. Environmental Impact Statement			■	■	■	■					
ENGINEERING PHASE 2 includes plan preparation				■	■	■	■	■			
LAND ACQUISITION					■	■	■	■	■		
UTILITY RELOCATIONS						■	■	■	■		
ENVIRONMENTAL MITIGATION archaeology, natural resources, hazardous waste						■	■	■	■		
BRIDGE WORK						■	■	■	■	■	
GRADING AND PAVING							■	■	■	■	■
LIGHTING AND SIGNING										■	■

\* This is typical of new highway construction from the start of engineering to the completion of work. However, before engineering can even begin, new projects have to be proposed and a feasibility study completed. That pre-engineering process can take from two to five years – or even more if funding is unavailable.

## Facts and Figures

Illinois' 139,000-mile network of state and local roads is the third largest in the nation. The state also has the third largest interstate highway system, including three of the nation's five transcontinental routes that carry the most commercial vehicles.

IDOT is responsible for nearly 17,000 miles of roads. The state also has 26,000 bridges, and IDOT is responsible for 8,000 of them. Although IDOT is responsible for 12.5 percent of the total highways and 30 percent of the bridges, those roads and bridges carry two-thirds of the state's traffic.

## Contacting IDOT District Offices

For information on specific highway construction projects, call the IDOT district where a project is located:



- District 1**  
201 West Center Court  
Schaumburg, IL 60196-1096  
Phone: 847/705-4000
- District 2**  
819 Depot Avenue  
Dixon, IL 61021-3546  
Phone: 815/284-2271
- District 3**  
700 East Norris Drive  
P.O. Box 697  
Ottawa, IL 61350-0697  
Phone: 815/434-6131
- District 4**  
401 Main Street  
Peoria, IL 61602-1111  
Phone: 309/671-3333
- District 5**  
Route 133 West  
P.O. Box 610  
Paris, IL 61944-0610  
Phone: 217/465-4181
- District 6**  
126 East Ash Street  
Springfield, IL 62704-4792  
Phone: 217/782-7301
- District 7**  
400 West Wabash  
Effingham, IL 62401-2699  
Phone: 217/342-3951
- District 8**  
1102 Eastport Plaza Drive  
Collinsville, IL 62234-6198  
Phone: 618/346-3100
- District 9**  
State Transportation Bldg.  
P.O. Box 100  
Carbondale, IL 62903-0100  
Phone: 618/549-2171

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

[www.dot.state.il.us](http://www.dot.state.il.us)

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# It Takes Time...

## HIGHWAY CONSTRUCTION From Start to Finish



Illinois' 139,000-mile network of state and local roads is the third largest in the nation.



Illinois Department of Transportation

# THE HIGHWAY REHABILITATION PLANNING PROCESS IN ILLINOIS

Typical funded project:  
pavement reconstruction  
with bridge replacement

## YEAR 1

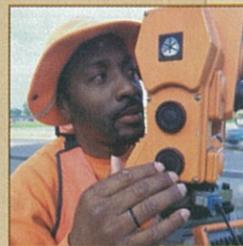
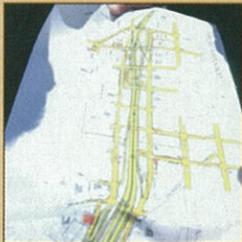
### FEASIBILITY STUDY

- Develop purpose and need for project
- Estimate project's initial cost

#### KEY

Agency or entity with which IDOT works

State agency  
Federal agency  
Public or private entities



## YEAR 2

### PHASE 1 ENGINEERING — may take 1–3 years for completion

- Conduct “scoping” (Inviting public and private agencies to identify alternatives, impact and issues)
- Conduct location studies (in conjunction with environmental studies)
  - Complete bridge inspection report
  - Finish bridge hydraulic survey, analysis
  - Review accident records
  - Review maintenance records, old plans
  - Identify applicable policies ( e.g., new construction or resurfacing, restoration or rehabilitation – “3R”)
  - Develop alternative alignments as applicable, avoiding and minimizing impact if feasible and practicable
  - Identify potential right-of-way requirements for each alternative
- Conduct environmental impact studies (in conjunction with location studies)
  - Identify alternatives
  - Conduct field inventories to identify protected, endangered and otherwise important resources
  - Identify and evaluate impact of each alternative on the natural and social environment, including wetlands, plants, animals, air and water quality, archaeological and historic sites, agriculture and communities
  - Coordinate with the following:
    - STATE AGENCIES —**
      - Natural Resources** – for endangered species, wetlands, nature preserves, natural areas, wildlife habitats
      - Environmental Protection Agency** – for air quality, contaminated properties, leaking underground tanks, National Pollutant Discharge Elimination System Permits
      - Agriculture** – for farmland preservation
      - Historic Preservation Agency** – for historic structures, archaeological sites

## YEAR 3

#### FEDERAL AGENCIES

- Fish and Wildlife Service** – for endangered species, wildlife habitats, and wetlands
- Corps of Engineers** – for stream permits and navigable rivers
- National Park Service** – for park land conversion
- Agriculture** – for farmland preservation
- Environmental Protection Agency** – for wetlands, stream permits, Environmental Impact Statement reviews
- Advisory Council on Historic Preservation** – for historic structures, archaeological sites
- Coast Guard** – for navigable rivers, bridge permits

#### OTHER ENTITIES —

- Native American tribes** – for Native American lands, artifacts, remains, burials
- Adjust alternatives to minimize impacts
- Develop mitigation plan for impacts
- Draft environmental impact documents

#### PUBLIC HEARINGS

- Conduct hearings or informational meetings and circulate reports for:
  - **General public**
  - **Local officials**
  - **Affected property owners**
  - **Special interest groups**
- Complete PHASE 1 ENGINEERING and environmental analysis; finalize reports
- If federally funded, **Federal Highway Administration** approves final reports



## YEAR 4

### PHASE 2 ENGINEERING

- Prepare a job site construction plan and develop construction material requirements used in preparing final contract to be bid on by contractors
- **Federal Aviation Administration** – Coordinate with FAA if building within a mile of an airport to check if structures interfere with airplane glide paths
- Begin preliminary contract plans
- For bridge construction, make structure borings
- Complete all bridge and pavement reconstruction reports

#### LAND ACQUISITION

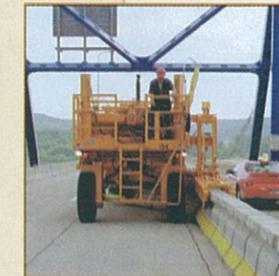
- Conduct land surveys, appraise property, negotiate with **land owners**, notify **Attorney General** to appoint private attorney if court settlement is needed, relocation
- Complete preliminary contract plans
- Complete **land acquisition**

#### UTILITY RELOCATIONS

- Prepare agreements with **local agencies**
- Prepare traffic control plans
- Complete final review of project's plans
- Complete **utility relocations**
- Complete agreements with **local agencies or private entities**

#### LOCAL AGENCY AGREEMENTS

- Coordinate with **local agencies** on scope of work
- Determine limits of **local participation**
- Prepare agreements with **local agencies**
- Make final construction plans
- Complete agreements with **local agencies**
- Complete PHASE 2 ENGINEERING
- If federally funded, **Federal Highway Administration** authorizes federal funds



## YEAR 5

### CONTRACT PROPOSAL AND ADVERTISING FOR BIDS

- Conduct bid letting

### CONTRACT AWARD

- Conduct pre-construction meeting
- Implement traffic control measures

### CONSTRUCTION BEGINS

## YEAR 6+

### CONSTRUCTION CONTINUES



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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

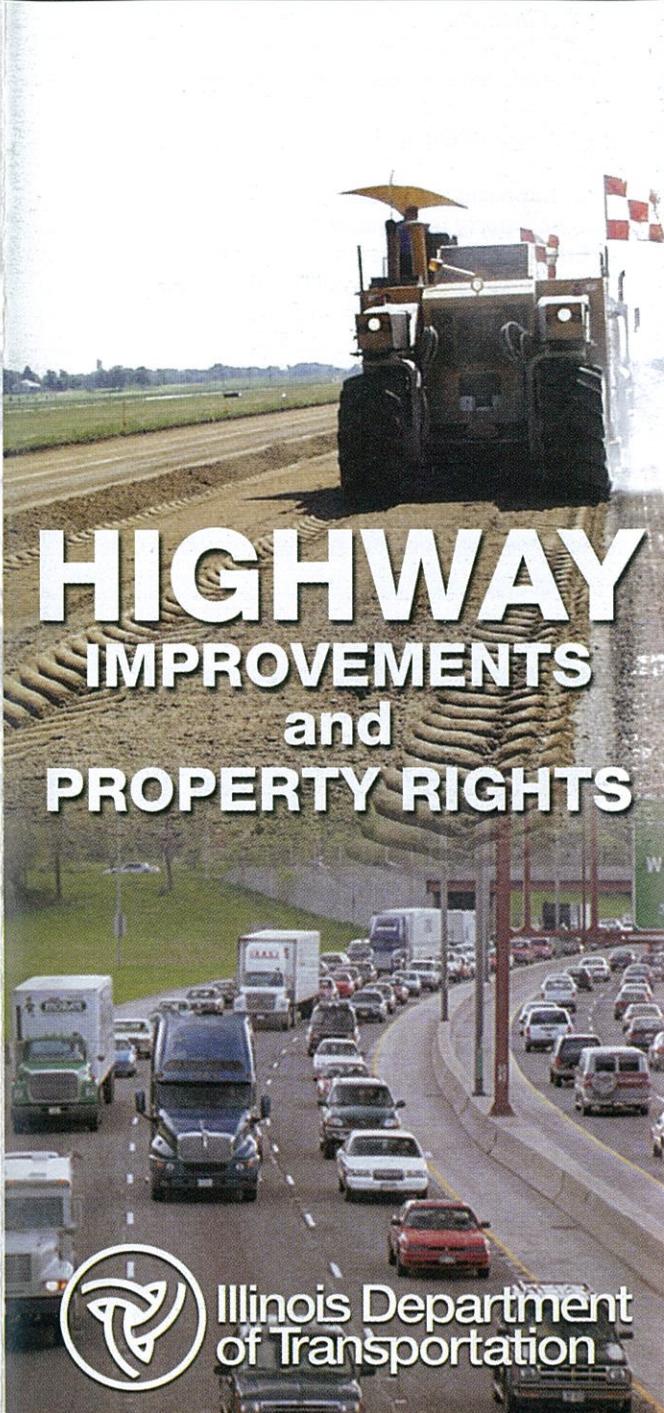
**DISTRICT 8**  
1102 Eastport Plaza Drive  
Collinsville, IL 62234-6198  
Telephone 618/346-3100

**DISTRICT 9**  
P.O. Box 100  
State Transportation Building  
Carbondale, IL 62903-0100  
Telephone 618/549-2171

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



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*.



## 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.

