

ILLINOIS STATE UNIVERSITY

BOARD OF TRUSTEES

Resolution No. 2026.02/05
Authorization of Illinois
Department of Transportation
Temporary Easements and
Acquisitions

Resolution

Whereas, the Illinois Department of Transportation (IDOT) proposes to improve US Route 51 Business, commonly referred to as Main and Kingsley Streets, from Olive Street in Bloomington to Gregory/Bowles Street in Normal.

Whereas, IDOT proposes Illinois State University (ISU) grant the agency temporary construction easements on three parcels to facilitate completion of the US Route 51 Business Improvement.

Whereas, IDOT proposes ISU grant the agency a temporary construction easement for a total of 0.008 acres located at the corner of Main and Hale Streets, Normal, IL, Tax Parcel Number 14-28-331-001, IDOT Parcel No. 50123044TE. The easement area is directly adjacent to the Student Fitness Center. There is no common street address listed in McLean County Assessment records for this property. IDOT has offered the sum of \$1,500 for such easement (Part 1).

Whereas, IDOT proposes ISU grant the agency a temporary construction easement for a total of 0.006 acres located at 308 Kingsley Street, Normal, IL, Tax Parcel Number 14-28-327-038, IDOT Parcel No. 50123092. 308 Kingsley Street is ISU's Assessment Services building. IDOT has offered \$1,200 for such easement (Part 2). As a part of the Part 2 transaction, IDOT also proposes ISU transfer 0.001 acres of this parcel near the sidewalk crossing at the corner of Kingsley and Dry Grove Streets, for creation of a new right of way. IDOT has offered the sum of \$300 for such transfer. The total offer for Part 2 is \$1,500.

Whereas, IDOT proposes ISU grant the agency a temporary construction easement, consisting of two easement areas, for a total of 0.0528 acres, located along Main Street near Hancock Stadium, University High School (U-High) and the southwest intersection of North Main and Gregory Streets, Normal, IL, Tax Parcel Number 14-28-151-002, IDOT No. 50123095. This is an 85.38-acre parcel that includes U-High, Hancock Stadium, and numerous athletic fields. There is no common street address listed in McLean County Assessment records for this property. IDOT has offered the sum of \$6,800 for such easement (Part 3). As part of the Part 3 transaction, IDOT also proposes ISU transfer 0.0470 acres of real property located alongside U-High on Main Street. IDOT has offered the sum of \$10,300 for such transfer. The total offer for Part 3 is \$17,100.

Whereas, IDOT proposes the temporary construction easements be in place for a period of five years (or until the project is completed, whichever date occurs earlier).

Therefore, be it resolved that the Board of Trustees authorizes the five year temporary construction easements and transfer of real property to Illinois Department of Transportation to facilitate plans to improve US Route 51 Business for the sum of \$20,100.

Board Action on:	Postpone:
Motion by:	Amend:
Second by:	Disapprove:
Vote: Yeas: _____	Nays: _____
	Approve: _____

ATTEST: Board Action, February 20, 2026

Secretary / Chairperson

**Board of Trustees
Illinois State University
Authorization of Illinois Department of Transportation Temporary Easements and Acquisitions**

Background

The Illinois Department of Transportation (IDOT) proposes to improve US Route 51 Business, commonly referred to as Main Street and Kingsley Street from Olive Street in City of Bloomington to Gregory/Bowles Street in Normal. IDOT is in need of three temporary construction easements for five years, as well as the acquisition of two portions of real property in order to create new rights-of-way access.

Illinois State University (ISU) owns the following real property:

1. *Tax Parcel Number 14-28-331-001*

No Common Address, Corner of Main Street and Hale Street, Normal, IL, IDOT No. 50123044TE. This parcel is directly adjacent to the Student Fitness Center (Part 1).

The easement is bounded on the west by Main Street, bounded on the east by the ISU Student Fitness Center and University Street, bounded on the north by the ISU Student Fitness Center and Dry Grove Street, and south by ISU's grassy lot and the G34 Parking Lot.

IDOT requests that the Board of Trustees authorize a temporary construction easement for 0.008 acres of land at the corner of Main Street and Hale Street, Normal IL, directly adjacent to the Student Fitness Center, Tax Parcel Number 14-28-331-001, IDOT Parcel No. 50123044TE, for the sum of \$1,500.

2. *Tax Parcel Number 14-28-327-038*

308 Kingsley Street, Normal, IL, IDOT Parcel No. 50123092. ISU's Assessment Services building is located at this location (Part 2).

The easement is bounded on the west by Kingsley Street, bounded on the east by the F43 Parking Lot and Main Street, bounded on the north by the Student Accounts Building and Dry Grove Street, and south by additional F43 parking and a commercial office building. The portion of the property to be sold and deeded to IDOT is bounded on the west by Kingsley Street, bounded by the east by the G43 Parking Lot and Student Accounts Building, bounded on the North by Dry Grove Street, and the south by Assessment Services building.

IDOT requests that the Board of Trustees authorize a temporary construction easement for 0.006 acres of land at 308 Kinsley Street, Normal IL, Tax Parcel Number 14-28-327-038, IDOT Parcel No. 50123092, for the sum of \$1,200. IDOT also requests that the Board of Trustees authorize a transfer of 0.001 acres of land located at 308 Kinsley Street, Normal IL, for the sum of \$300. The total sum for Part 2 is \$1,500.

3. *Tax Parcel Number 14-28-151-002*

No Common Address, 85.38-acre parcel consisting of Hancock Stadium, U-High, and numerous athletic fields, Normal, IL, IDOT No. 50123095 (Part 3).

The easement is comprised of two areas, with Easement Area 1 being bounded on the west by the F83 and U83 Parking Lots, bounded on the east by Main Street, bounded on the north by U-High and Gregory Street, and south by ISU's Ropp Agriculture Building and the G83 Parking Lot. Easement Area 2 is bounded on the west by ISU's Kaufman Football Building, bounded on the east by Main Street, bounded on the north by ISU's Ropp Agriculture Building and the G83 Parking Lot, and south by Hancock Stadium. The portion of property to be sold and deeded to IDOT is bounded on the west by U-High and its Auditorium, bounded by the east by North Main Street, bounded on the north by Gregory Street and ISU's John Green Building, and the south by the Normal, IL Water Tower and ISU's Ropp Agriculture Building.

IDOT requests that the Board of Trustees authorize a temporary construction easement for 0.0528 acres of land at Main Street near Hancock Stadium, U-High and the southwest intersection of North Main Street and Gregory Street, Normal, IL, Tax Parcel Number 14-28-151-002, IDOT Parcel No. 50123095, for the sum of \$6,800. IDOT also requests that the Board of Trustees authorize a transfer of 0.0470 acres of land located alongside U-High on Main Street, for the sum of \$10,300. The total sum for Part 3 is \$17,100.

The total compensation for Parts 1, 2, and 3 is \$20,100.

Temporary Construction Easements

The proposed temporary easements for Part 1, Part 2, and Part 3 call for the Board of Trustees to convey and grant to the Illinois Department of Transportation five-year temporary construction easements for the purpose of entrance and sidewalk reconstruction in connection with improvements to US Route 51 Business, commonly known as Main Street and Kingsley Street. The temporary easements expires after five years or upon completion of the IDOT project.

Acquisitions

Part 2

The proposed deed calls for the Board of Trustees to convey and grant to the Illinois Department of Transportation the right, title, and interest in 0.001 acres of land for the purpose of creating a right of way, adjacent to the sidewalk crossing at the corner of Kingsley Street and Dry Grove Street.

Part 3

The proposed deed calls for the Board of Trustees to convey and grant to the Illinois Department of Transportation the right, title, and interest in 0.0470 acres of land for the purpose of creating a right of way to allow for the replacement and expansion of the existing sidewalk that runs along U-High and U-High's Stroud Auditorium on Main Street to an 8' wide sidewalk.

Project Schedule

Upon project approval, the IDOT will bid and then will award construction contracts for the work. The current project plan is to complete the required work as soon as IDOT schedule allows.

Resource Requirements

Illinois State University would be paid \$20,100 in total as consideration for the temporary construction easements property transfers. There are no costs to Illinois State University associated with approving these temporary easements and property transfers.