

Land Acquisition Frequently Asked Questions

Q. WHY IS THE TOLLWAY TRYING TO BUY MY HOME?

Government entities sometimes must acquire land to fulfill their fundamental public responsibilities. For the Illinois Tollway, that means building new roads and improving existing ones to relieve congestion and improve mobility throughout the region.

Q. WHAT IF I'M NOT HAPPY WITH THE OFFER? WHAT ARE MY OPTIONS?

A property owner will have 60 days to consider the Illinois Tollway's offer. The Illinois Tollway will consider any materials you provide that you believe are relevant to determining the value of the property. The Illinois Tollway intends to continue to work to reach a negotiated agreement. However, if it becomes apparent that an agreement cannot be reached, it may become necessary for the Illinois Tollway to initiate and acquire the required property through eminent domain proceedings.

Q. I OWN AND OCCUPY MY HOME OR BUSINESS, IT IS IN THE ACQUISITION AREA, AND I HAVE TO MOVE WHAT HAPPENS?

The Illinois Tollway is required to comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act and the implementing regulations in 49 CFR Part 24. This authorizes the Illinois Tollway to operate a relocation program and to pay eligible relocation costs. When it is necessary for the Illinois Tollway to acquire an occupied residence or business, the Illinois Tollway will offer relocation assistance and provide benefits to those who meet the residency requirement (180 days for owners and 90 days for renters) and who apply for and qualify for benefits. Illinois Tollway relocation counselors are assigned to work with you and are available to assist you with your relocation, benefit eligibility and claims. Claims for relocation costs must be supported by documentation that supports the expense; this would include bills, paid receipts or other reasonable evidence. Relocation payments are not considered as income for income tax or Social Security purposes.

This assistance will start with a relocation interview. We encourage you to meet with your relocation counselor as soon as possible to allow her/him to work with you through every step of the process. Your Illinois Tollway relocation counselor will also help complete necessary paperwork to ensure payment of eligible relocation costs.

Relocation benefits may include:

- Housing or rental supplement
- Available comparable properties for residential relocation
- Counseling, advisory services, and coordination
- Payment of moving expenses and costs
- Re-establishment expenses for business relocations
- Closing cost reimbursement

Your relocation counselor will assist you with your relocation and answer specific questions as to how your benefits will be determined and how you can file claims for payment or reimbursement .

Q. I AM A RENTER IN THE LAND ACQUISITION AREA, HOW DOES THE PROPERTY OWNER'S ACQUISITION AFFECT ME?

If you are a renter in the land acquisition area, you will not be required to move from your home until the Illinois Tollway provides you an available functionally equivalent comparable and the Illinois Tollway has paid the funds

needed to acquire the property. This information will be provided to you in your 90-day notice and eligibility letter provided by the Illinois Tollway. Your assigned relocation counselor will make every effort to meet with you and discuss available relocation assistance benefits. To be eligible for rental relocation benefits, you must occupy the dwelling 90 days prior to the Illinois Tollway's initiation of negotiations to acquire the property with its owner. Any selected replacement dwelling must be inspected by your relocation counselor to assure it meets decent, safe and sanitary standards. If you do not have a "Decent, Safe and Sanitary Inspection" performed prior to entering into a new tenancy, your benefits will be forfeited. We encourage you to meet with your relocation counselor as soon as possible to allow her/him to work with you through every step of the process.

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