



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB2696

Introduced 10/14/2025, by Sen. Cristina Castro

SYNOPSIS AS INTRODUCED:

735 ILCS 30/25-5-140 new

Amends the Eminent Domain Act. Authorizes quick-take proceedings by the Village of Hoffman Estates for a period of one year after the effective date of the amendatory Act for the acquisition of specified property for the purpose of constructing improvements on portions of Shoe Factory Road from Essex Drive to Beverly Road, along with portions of Beverly Road and Rohrssen Road connecting to Shoe Factory Road. Repeals the provisions 2 years after the effective date of the amendatory Act. Effective immediately.

LRB104 14542 LNS 27683 b

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Eminent Domain Act is amended by adding
5 Section 25-5-140 as follows:

6 (735 ILCS 30/25-5-140 new)

7 Sec. 25-5-140. Quick-take; Village of Hoffman Estates.
8 Quick-take proceedings under Article 20 may be used for a
9 period of one year after the effective date of this amendatory
10 Act of the 104th General Assembly by the Village of Hoffman
11 Estates for the acquisition of the following described
12 property for the purpose of constructing improvements on
13 portions of Shoe Factory Road from Essex Drive to Beverly
14 Road, along with portions of Beverly Road and Rohrssen Road
15 connecting to Shoe Factory Road.

16 Route: Shoe Factory Road Cook

17 Section:

18 County: Cook

19 Job No.:

20 Parcel: 0005

21 Sta.: 129+93.32 To Sta. 136+47.61

22 Sta.: 1133+69.43 To Sta. 1149+91.23

1 Owner: Beverly/Beacon, LLC, an Illinois limited liability
2 company

3 Index No.: 06-05-401-001

4 That part of Lot 4 in Laufenburger Subdivision, being
5 a subdivision of part of Fractional Section 5 and the
6 Northeast Quarter of Section 8, all in Township 41 North,
7 Range 9 East of the Third Principal Meridian, according to
8 the plat thereof recorded December 18, 2006 as document
9 number 0635216073 and corrected by certificate of
10 correction recorded October 15, 2013 as document number
11 1328819060, in Cook County, Illinois, described as
12 follows:

13 Beginning at the southwest corner of said Lot 4;
14 thence on an Illinois Coordinate System NAD 83(2011) East
15 Zone bearing of North 14 degrees 50 minutes 41 seconds
16 West along a westerly line of said Lot 4, a distance of
17 8.40 feet; thence northeasterly 858.43 feet along a curve
18 to the left having a radius of 1329.42 feet, the chord of
19 said curve bears North 56 degrees 19 minutes 41 seconds
20 East, 843.59 feet to a point of tangency; thence North 37
21 degrees 49 minutes 47 seconds East, a distance of 387.85
22 feet; thence North 38 degrees 58 minutes 32 seconds East,
23 a distance of 150.03 feet; thence North 37 degrees 49
24 minutes 47 seconds East, a distance of 127.68 feet to a
25 point of curvature; thence northeasterly 131.29 feet along
26 a curve to the left having a radius of 200.00 feet, the

chord of said curve bears North 19 degrees 01 minute 26
seconds East, 128.94 feet to a point of tangency, being
11.58 feet normally distant West of the east line of said
Lot 4; thence North 0 degrees 13 minutes 04 seconds East
along a line 11.58 feet normally distant West of and
parallel with the east line of said Lot 4, a distance of
310.56 feet to a point of curvature; thence northerly
345.91 feet along a curve to the right having a radius of
8066.58 feet, the chord of said curve bears North 1 degree
26 minutes 47 seconds East, 345.89 feet to an easterly
line of said Lot 4; thence South 3 degrees 42 minutes 58
seconds East along an easterly line of said Lot 4, a
distance of 60.70 feet to the east line of Lot 4; thence
South 0 degrees 13 minutes 04 seconds West along the east
line of said Lot 4, a distance of 679.85 feet (679.65 feet,
recorded) to the southeasterly line of Lot 4; thence
southwesterly 76.39 feet (76.71 feet, recorded) along the
southeasterly line of said Lot 4 on a curve to the left
having a radius of 1127.04 feet, the chord of said curve
bears South 39 degrees 53 minutes 31 seconds West, 76.38
feet to a point of tangency on said southeasterly line;
thence South 37 degrees 57 minutes 00 seconds West along
the southeasterly line of said Lot 4, a distance of 699.81
feet to a point of curvature on said southeasterly line;
thence southwesterly 65.45 feet (65.44 feet, recorded)
along the southeasterly line of said Lot 4 on a curve to

1 the right having a radius of 562.50 feet, the chord of said
2 curve bears South 41 degrees 17 minutes 00 seconds West,
3 65.41 feet to a point of compound curvature on said
4 southeasterly line; thence southwesterly 752.74 feet along
5 the southeasterly line of said Lot 4 on a curve to the
6 right having a radius of 1450.00 feet, the chord of said
7 curve bears South 59 degrees 29 minutes 18 seconds West,
8 744.32 feet to the point of beginning.

9 Said parcel containing 0.711 acre, more or less.

10 Route: Shoe Factory Road

11 Section:

12 County: Cook

13 Job No.:

14 Parcel: 0005P.E.

15 Sta.: 129+93.32 To Sta. 139+77.09

16 Sta.: 1133+69.48 To Sta. 1149+50.00

17 Owner: Beverly/Beacon, LLC, an Illinois limited liability
18 company

19 Index No.: 06-05-401-001

20 That part of Lot 4 in Laufenburger Subdivision, being
21 a subdivision of part of Fractional Section 5 and the
22 Northeast Quarter of Section 8, all in Township 41 North,
23 Range 9 East of the Third Principal Meridian, according to
24 the plat thereof recorded December 18, 2006 as document
25 number 0635216073 and corrected by certificate of

1 correction recorded October 15, 2013 as document number
2 1328819060, in Cook County, Illinois, described as
3 follows:

4 Commencing at the southwest corner of said Lot 4;
5 thence on an Illinois Coordinate System NAD 83(2011) East
6 Zone bearing of North 14 degrees 50 minutes 41 seconds
7 West along a westerly line of said Lot 4, a distance of
8 8.40 feet to the point of beginning; thence northeasterly
9 858.43 feet along a curve to the left having a radius of
10 1329.42 feet, the chord of said curve bears North 56
11 degrees 19 minutes 41 seconds East, 843.59 feet to a point
12 of tangency; thence North 37 degrees 49 minutes 47 seconds
13 East, a distance of 387.85 feet; thence North 38 degrees
14 58 minutes 32 seconds East, a distance of 150.03 feet;
15 thence North 37 degrees 49 minutes 47 seconds East, a
16 distance of 127.68 feet to a point of curvature; thence
17 northeasterly 131.29 feet along a curve to the left having
18 a radius of 200.00 feet, the chord of said curve bears
19 North 19 degrees 01 minute 26 seconds East, 128.94 feet to
20 a point of tangency, being 11.58 feet normally distant
21 West of the east line of said Lot 4; thence North 0 degrees
22 13 minutes 04 seconds East along a line 11.58 feet
23 normally distant West of and parallel with the east line
24 of said Lot 4, a distance of 310.56 feet to a point of
25 curvature; thence northerly 345.91 feet along a curve to
26 the right having a radius of 8066.58 feet, the chord of

1 said curve bears North 1 degree 26 minutes 47 seconds
2 East, 345.89 feet to an easterly line of said Lot 4; thence
3 North 3 degrees 42 minutes 58 seconds West along an
4 easterly line of said Lot 4, a distance of 245.41 feet to
5 an angle point on said easterly line; thence North 5
6 degrees 05 minutes 46 seconds West along an easterly line
7 of said Lot 4, a distance of 78.73 feet; thence southerly
8 157.86 feet along a curve to the right having a radius of
9 2121.00 feet, the chord of said curve bears South 0
10 degrees 02 minutes 13 seconds East, 157.82 feet to a point
11 of tangency; thence South 2 degrees 05 minutes 42 seconds
12 West, a distance of 246.17 feet to a point of curvature;
13 thence southerly 265.22 feet along a curve to the left
14 having a radius of 8095.00 feet, the chord of said curve
15 bears South 1 degree 09 minutes 24 seconds West, 265.21
16 feet to a point of tangency, being 40.00 feet normally
17 distant West of the east line of said Lot 4; thence South 0
18 degrees 13 minutes 04 seconds East along a line 40.00 feet
19 normally distant West of and parallel with the east line
20 of said Lot 4, a distance of 18.88 feet; thence South 89
21 degrees 46 minutes 56 seconds East, a distance of 16.42
22 feet to a point 23.58 feet normally distant West of the
23 east line of said Lot 4; thence South 0 degrees 13 minutes
24 04 seconds West along a line 23.58 feet normally distant
25 West of and parallel with the east line of said Lot 4, a
26 distance of 285.00 feet; thence South 15 degrees 07

minutes 18 seconds West, a distance of 106.59 feet; thence
South 37 degrees 49 minutes 47 seconds West, a distance of
149.24 feet; thence South 38 degrees 58 minutes 32 seconds
West, a distance of 150.03 feet; thence South 37 degrees
49 minutes 47 seconds West, a distance of 20.66 feet;
thence North 52 degrees 10 minutes 13 seconds West, a
distance of 42.78 feet; thence South 37 degrees 49 minutes
47 seconds West, a distance of 20.00 feet; thence South 52
degrees 10 minutes 13 seconds East, a distance of 42.78
feet; thence South 37 degrees 49 minutes 47 seconds West,
a distance of 135.00 feet; thence South 52 degrees 10
minutes 13 seconds East, a distance of 4.00 feet; thence
South 37 degrees 49 minutes 47 seconds West, a distance of
212.32 feet to a point of curvature; thence southwesterly
159.05 feet along a curve to the right having a radius of
1319.42 feet, the chord of said curve bears South 41
degrees 16 minutes 59 seconds West, 158.95 feet; thence
North 45 degrees 15 minutes 49 seconds West along a radial
line, a distance of 14.00 feet; thence southwesterly
516.16 feet along a curve to the right having a radius of
1305.42 feet, the chord of said curve bears South 56
degrees 03 minutes 49 seconds West, 512.81 feet; thence
South 22 degrees 36 minutes 32 seconds East along the
prolongation of a radial line, a distance of 8.00 feet;
thence westerly 170.36 feet along a curve to the right
having a radius of 1313.42 feet, the chord of said curve

bears South 71 degrees 06 minutes 24 seconds West, 170.24 feet to a westerly line of said Lot 4; thence South 14 degrees 50 minutes 41 seconds East along a westerly line of said Lot 4, a distance of 16.00 feet to the point of beginning.

Said permanent easement containing 1.066 acres, more or less.

Said permanent easement to be used for grading, drainage and public utility purposes.

Route: Shoe Factory Road

Section:

County: Cook

Job No.:

Parcel: 0005T.E.-A

Sta. 1145+54.93 To Sta. 1146+73.31

Owner: Beverly/Beacon, LLC, an Illinois limited liability company

Index No.: 06-05-401-001

That part of Lot 4 in Laufenburger Subdivision, being a subdivision of part of Fractional Section 5 and the Northeast Quarter of Section 8, all in Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded December 18, 2006 as document number 0635216073 and corrected by certificate of correction recorded October 15, 2013 as document number

1 1328819060, in Cook County, Illinois, described as
2 follows:

3 Commencing at the southwest corner of said Lot 4;
4 thence on an Illinois Coordinate System NAD 83(2011) East
5 Zone bearing of North 14 degrees 50 minutes 41 seconds
6 West along a westerly line of said Lot 4, a distance of
7 8.40 feet; thence northeasterly 858.43 feet along a curve
8 to the left having a radius of 1329.42 feet, the chord of
9 said curve bears North 56 degrees 19 minutes 41 seconds
10 East, 843.59 feet to a point of tangency; thence North 37
11 degrees 49 minutes 47 seconds East, a distance of 387.85
12 feet; thence North 38 degrees 58 minutes 32 seconds East,
13 a distance of 150.03 feet; thence North 37 degrees 49
14 minutes 47 seconds East, a distance of 127.68 feet to a
15 point of curvature; thence northeasterly 131.29 feet along
16 a curve to the left having a radius of 200.00 feet, the
17 chord of said curve bears North 19 degrees 01 minute 26
18 seconds East, 128.94 feet to a point of tangency, being
19 11.58 feet normally distant West of the east line of said
20 Lot 4; thence North 0 degrees 13 minutes 04 seconds East
21 along a line 11.58 feet normally distant West of and
22 parallel with the east line of said Lot 4, a distance of
23 310.56 feet to a point of curvature; thence northerly
24 345.91 feet along a curve to the right having a radius of
25 8066.58 feet, the chord of said curve bears North 1 degree
26 26 minutes 47 seconds East, 345.89 feet to an easterly

1 line of said Lot 4; thence North 3 degrees 42 minutes 58
2 seconds West along an easterly line of said Lot 4, a
3 distance of 245.41 feet to an angle point on said easterly
4 line; thence North 5 degrees 05 minutes 46 seconds West
5 along an easterly line of said Lot 4, a distance of 78.73
6 feet; thence southerly 157.86 feet along a curve to the
7 right having a radius of 2121.00 feet, the chord of said
8 curve bears South 0 degrees 02 minutes 13 seconds East,
9 157.82 feet to a point of tangency; thence South 2 degrees
10 05 minutes 42 seconds West, a distance of 246.17 feet to a
11 point of curvature; thence southerly 265.22 feet along a
12 curve to the left having a radius of 8095.00 feet, the
13 chord of said curve bears South 1 degree 09 minutes 24
14 seconds West, 265.21 feet to a point of tangency, being
15 40.00 feet normally distant West of the east line of said
16 Lot 4; thence South 0 degrees 13 minutes 04 seconds East
17 along a line 40.00 feet normally distant West of and
18 parallel with the east line of said Lot 4, a distance of
19 18.88 feet; thence South 89 degrees 46 minutes 56 seconds
20 East, a distance of 16.42 feet to a point 23.58 feet
21 normally distant West of the east line of said Lot 4;
22 thence South 0 degrees 13 minutes 04 seconds West along a
23 line 23.58 feet normally distant West of and parallel with
24 the east line of said Lot 4, a distance of 285.00 feet;
25 thence South 15 degrees 07 minutes 18 seconds West, a
26 distance of 106.59 feet; thence South 37 degrees 49

1 minutes 47 seconds West, a distance of 149.24 feet; thence
2 South 38 degrees 58 minutes 32 seconds West, a distance of
3 132.38 feet to the point of beginning; thence continuing
4 South 38 degrees 58 minutes 32 seconds West, a distance of
5 17.65 feet; thence South 37 degrees 49 minutes 47 seconds
6 West, a distance of 20.66 feet; thence North 52 degrees 10
7 minutes 13 seconds West, a distance of 42.78 feet; thence
8 South 37 degrees 49 minutes 47 seconds West, a distance of
9 20.00 feet; thence South 52 degrees 10 minutes 13 seconds
10 East, a distance of 42.78 feet; thence South 37 degrees 49
11 minutes 47 seconds West, a distance of 37.14 feet; thence
12 North 57 degrees 29 minutes 40 seconds West, a distance of
13 247.15 feet; thence North 46 degrees 56 minutes 58 seconds
14 West, a distance of 221.87 feet; thence North 48 degrees
15 20 minutes 03 seconds East, 70.00 feet; thence South 48
16 degrees 27 minutes 10 seconds East, a distance of 82.40
17 feet; thence South 57 minutes 29 minutes 40 seconds East,
18 a distance of 374.00 feet to the point of beginning.

19 Said temporary easement containing 0.906 acres, more
20 or less. Said temporary easement to be used for grading
21 purposes.

22 Route: Shoe Factory Road

23 Section:

24 County: Cook

25 Job No.:

1 Parcel: 0005T.E.-B

2 Sta.: 133+40.89 To Sta. 134+71.17

3 Owner: Beverly/Beacon, LLC, an Illinois limited liability
4 company

5 Index No.: 06-05-401-001

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7 a subdivision of part of Fractional Section 5 and the
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22 East, 843.59 feet to a point of tangency; thence North 37
23 degrees 49 minutes 47 seconds East, a distance of 387.85
24 feet; thence North 38 degrees 58 minutes 32 seconds East,
25 a distance of 150.03 feet; thence North 37 degrees 49
26 minutes 47 seconds East, a distance of 127.68 feet to a

point of curvature; thence northeasterly 131.29 feet along
a curve to the left having a radius of 200.00 feet, the
chord of said curve bears North 19 degrees 01 minute 26
seconds East, 128.94 feet to a point of tangency, being
11.58 feet normally distant West of the east line of said
Lot 4; thence North 0 degrees 13 minutes 04 seconds East
along a line 11.58 feet normally distant West of and
parallel with the east line of said Lot 4, a distance of
310.56 feet to a point of curvature; thence northerly
345.91 feet along a curve to the right having a radius of
8066.58 feet, the chord of said curve bears North 1 degree
26 minutes 47 seconds East, 345.89 feet to an easterly
line of said Lot 4; thence North 3 degrees 42 minutes 58
seconds West along an easterly line of said Lot 4, a
distance of 245.41 feet to an angle point on said easterly
line; thence North 5 degrees 05 minutes 46 seconds West
along an easterly line of said Lot 4, a distance of 78.73
feet; thence southerly 157.86 feet along a curve to the
right having a radius of 2121.00 feet, the chord of said
curve bears South 0 degrees 02 minutes 13 seconds East,
157.82 feet to a point of tangency; thence South 2 degrees
05 minutes 42 seconds West, a distance of 246.17 feet to a
point of curvature; thence southerly 166.76 feet along a
curve to the left having a radius of 8095.00 feet, the
chord of said curve bears South 1 degree 30 minutes 18
seconds West, 166.76 feet to the point of beginning;

1 thence North 78 degrees 50 minutes 56 seconds West, a
2 distance of 240.47 feet; thence North 74 degrees 05
3 minutes 14 seconds West, a distance of 120.47 feet; thence
4 South 11 degrees 06 minutes 19 seconds West, a distance of
5 130.00 feet; thence North 74 degrees 34 minutes 37 seconds
6 East, a distance of 134.12 feet; thence South 78 degrees
7 50 minutes 56 seconds East, 251.53 feet; thence northerly
8 61.01 feet along a curve to the right having a radius of
9 8095.00 feet, the chord of said curve bears North 0
10 degrees 41 minutes 56 seconds East, 61.01 feet to the
11 point of beginning.

12 Said temporary easement containing 0.601 acre, more or
13 less.

14 Said temporary easement to be used for grading
15 purposes.

16 (b) This Section is repealed 2 years after the effective
17 date of this amendatory Act of the 104th General Assembly.

18 Section 99. Effective date. This Act takes effect upon
19 becoming law.