

**SB2696**



**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

**A BILL FOR**

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

1       chord of said curve bears North 19 degrees 01 minute 26  
2       seconds East, 128.94 feet to a point of tangency, being  
3       11.58 feet normally distant West of the east line of said  
4       Lot 4; thence North 0 degrees 13 minutes 04 seconds East  
5       along a line 11.58 feet normally distant West of and  
6       parallel with the east line of said Lot 4, a distance of  
7       310.56 feet to a point of curvature; thence northerly  
8       345.91 feet along a curve to the right having a radius of  
9       8066.58 feet, the chord of said curve bears North 1 degree  
10       26 minutes 47 seconds East, 345.89 feet to an easterly  
11       line of said Lot 4; thence South 3 degrees 42 minutes 58  
12       seconds East along an easterly line of said Lot 4, a  
13       distance of 60.70 feet to the east line of Lot 4; thence  
14       South 0 degrees 13 minutes 04 seconds West along the east  
15       line of said Lot 4, a distance of 679.85 feet (679.65 feet,  
16       recorded) to the southeasterly line of Lot 4; thence  
17       southwesterly 76.39 feet (76.71 feet, recorded) along the  
18       southeasterly line of said Lot 4 on a curve to the left  
19       having a radius of 1127.04 feet, the chord of said curve  
20       bears South 39 degrees 53 minutes 31 seconds West, 76.38  
21       feet to a point of tangency on said southeasterly line;  
22       thence South 37 degrees 57 minutes 00 seconds West along  
23       the southeasterly line of said Lot 4, a distance of 699.81  
24       feet to a point of curvature on said southeasterly line;  
25       thence southwesterly 65.45 feet (65.44 feet, recorded)  
26       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

1           minutes 18 seconds West, a distance of 106.59 feet; thence  
2           South 37 degrees 49 minutes 47 seconds West, a distance of  
3           149.24 feet; thence South 38 degrees 58 minutes 32 seconds  
4           West, a distance of 150.03 feet; thence South 37 degrees  
5           49 minutes 47 seconds West, a distance of 20.66 feet;  
6           thence North 52 degrees 10 minutes 13 seconds West, a  
7           distance of 42.78 feet; thence South 37 degrees 49 minutes  
8           47 seconds West, a distance of 20.00 feet; thence South 52  
9           degrees 10 minutes 13 seconds East, a distance of 42.78  
10           feet; thence South 37 degrees 49 minutes 47 seconds West,  
11           a distance of 135.00 feet; thence South 52 degrees 10  
12           minutes 13 seconds East, a distance of 4.00 feet; thence  
13           South 37 degrees 49 minutes 47 seconds West, a distance of  
14           212.32 feet to a point of curvature; thence southwesterly  
15           159.05 feet along a curve to the right having a radius of  
16           1319.42 feet, the chord of said curve bears South 41  
17           degrees 16 minutes 59 seconds West, 158.95 feet; thence  
18           North 45 degrees 15 minutes 49 seconds West along a radial  
19           line, a distance of 14.00 feet; thence southwesterly  
20           516.16 feet along a curve to the right having a radius of  
21           1305.42 feet, the chord of said curve bears South 56  
22           degrees 03 minutes 49 seconds West, 512.81 feet; thence  
23           South 22 degrees 36 minutes 32 seconds East along the  
24           prolongation of a radial line, a distance of 8.00 feet;  
25           thence westerly 170.36 feet along a curve to the right  
26           having a radius of 1313.42 feet, the chord of said curve

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

6       Said permanent easement containing 1.066 acres, more  
7       or less.

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

10      Route: Shoe Factory Road

11      Section:

12      County: Cook

13      Job No.:

14      Parcel: 0005T.E.-A

15      Sta. 1145+54.93 To Sta. 1146+73.31

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

18      Index No.: 06-05-401-001

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

6                   That part of Lot 4 in Laufenburger Subdivision, being  
7                   a subdivision of part of Fractional Section 5 and the  
8                   Northeast Quarter of Section 8, all in Township 41 North,  
9                   Range 9 East of the Third Principal Meridian, according to  
10                   the plat thereof recorded December 18, 2006 as document  
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12                   correction recorded October 15, 2013 as document number  
13                   1328819060, in Cook County, Illinois, described as  
14                   follows:

15                   Commencing at the southwest corner of said Lot 4;  
16                   thence on an Illinois Coordinate System NAD 83(2011) East  
17                   Zone bearing of North 14 degrees 50 minutes 41 seconds  
18                   West along a westerly line of said Lot 4, a distance of  
19                   8.40 feet; thence northeasterly 858.43 feet along a curve  
20                   to the left having a radius of 1329.42 feet, the chord of  
21                   said curve bears North 56 degrees 19 minutes 41 seconds  
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

1       point of curvature; thence northeasterly 131.29 feet along  
2       a curve to the left having a radius of 200.00 feet, the  
3       chord of said curve bears North 19 degrees 01 minute 26  
4       seconds East, 128.94 feet to a point of tangency, being  
5       11.58 feet normally distant West of the east line of said  
6       Lot 4; thence North 0 degrees 13 minutes 04 seconds East  
7       along a line 11.58 feet normally distant West of and  
8       parallel with the east line of said Lot 4, a distance of  
9       310.56 feet to a point of curvature; thence northerly  
10       345.91 feet along a curve to the right having a radius of  
11       8066.58 feet, the chord of said curve bears North 1 degree  
12       26 minutes 47 seconds East, 345.89 feet to an easterly  
13       line of said Lot 4; thence North 3 degrees 42 minutes 58  
14       seconds West along an easterly line of said Lot 4, a  
15       distance of 245.41 feet to an angle point on said easterly  
16       line; thence North 5 degrees 05 minutes 46 seconds West  
17       along an easterly line of said Lot 4, a distance of 78.73  
18       feet; thence southerly 157.86 feet along a curve to the  
19       right having a radius of 2121.00 feet, the chord of said  
20       curve bears South 0 degrees 02 minutes 13 seconds East,  
21       157.82 feet to a point of tangency; thence South 2 degrees  
22       05 minutes 42 seconds West, a distance of 246.17 feet to a  
23       point of curvature; thence southerly 166.76 feet along a  
24       curve to the left having a radius of 8095.00 feet, the  
25       chord of said curve bears South 1 degree 30 minutes 18  
26       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.