



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

HB5515

Introduced 1/31/2022, by Rep. Rita Mayfield

SYNOPSIS AS INTRODUCED:

735 ILCS 30/25-5-100 new

Amends the Eminent Domain Act. Provides that quick-take proceedings may be used for a period of no more than 2 years after the effective date of the amendatory Act by Cook County and the City of Calumet City for the acquisition of certain described property for the purpose of economic development. Repeals the Section 3 years after the effective date of the amendatory Act. Effective immediately.

LRB102 26101 LNS 35586 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 25-5-100 as follows:

6 (735 ILCS 30/25-5-100 new)

7 Sec. 25-5-100. Quick-take; Cook County; Calumet City.

8 (a) Quick-take proceedings under Article 20 may be used
9 for a period of no more than 2 years after the effective date
10 of this amendatory Act of the 102nd General Assembly by Cook
11 County and the City of Calumet City for the acquisition of the
12 following described property for the purpose of economic
13 development:

14 REAL PROPERTY IN THE CITY OF CALUMET CITY, COUNTY OF COOK,
15 STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

16 PARCEL 1:

17 THAT PART OF THE NORTH WEST QUARTER OF SECTION 19,
18 TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL
19 MERIDIAN, WHICH LIES NORTH AND EAST OF THE MARGIN OF THE
20 LITTLE CALUMET RIVER, EXCEPTING THEREFROM THE FOLLOWING:

21 (A) THE EAST 660 FEET OF SAID NORTH WEST QUARTER;

1 (B) THAT PART OF SAID NORTHWEST QUARTER WHICH IS BOTH
2 SOUTH OF A LINE PARALLEL TO AND 2,056.78 FEET SOUTH OF
3 THE NORTH LINE OF SAID QUARTER AND WEST OF A LINE 300
4 FEET EAST OF AND PARALLEL TO THE EAST LINE OF TORRENCE
5 A VENUE;

6 (C) THAT PART TAKEN, USED OR DEDICATED FOR TORRENCE
7 AVENUE, INCLUDING BUT NOT LIMITED TO, THAT PART TAKEN
8 IN ORDER VESTING TITLE RECORDED OCTOBER 4, 2016 AS
9 DOCUMENT NO. 1627816040;

10 (D) THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE
11 COMPANY OF NORTHERN ILLINOIS BY DEEDS DULY RECORDED
12 JULY 24, 1926 AS DOCUMENTS 9349854 AND 9350297;

13 (E) THAT PART OF SAID NORTH WEST QUARTER DESCRIBED AS
14 FOLLOWS:

15 COMMENCING AT THE NORTH WEST CORNER OF SAID QUARTER;
16 THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER, A
17 DISTANCE OF 230 FEET; THENCE EASTERLY ON A LINE PARALLEL
18 TO THE NORTH LINE OF SAID QUARTER, A DISTANCE OF 250 FEET;
19 THENCE NORTH A DISTANCE OF 230 FEET TO A POINT ON THE NORTH
20 LINE OF SAID QUARTER; THENCE WESTERLY ALONG SAID NORTH
21 LINE A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

22 (F) THAT PART OF SAID NORTH WEST QUARTER OF SECTION
23 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD
24 PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
25 BEGINNING AT THE NORTH WEST CORNER OF THE EAST 660 FEET OF
26 SAID NORTH WEST QUARTER; THENCE SOUTH 0 DEGREES 09 MINUTES

1 50 SECONDS WEST ON THE WEST LINE OF THE EAST 660 FEET OF
2 SAID NORTH WEST QUARTER A DISTANCE OF 1635.56 FEET; THENCE
3 NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF
4 260.28 FEET; THENCE NORTH 28 DEGREES 30 MINUTES 00 SECONDS
5 EAST A DISTANCE OF 59.87 FEET; THENCE NORTH 44 DEGREES 42
6 MINUTES 30 SECONDS WEST A DISTANCE OF 519.21 FEET; THENCE
7 SOUTH 45 DEGREES 17 MINUTES 30 SECONDS WEST A DISTANCE OF
8 24.00 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS
9 WEST A DISTANCE OF 110.00 FEET; THENCE SOUTH 45 DEGREES 17
10 MINUTES 30 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE
11 NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF
12 615.00 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 30 SECONDS
13 EAST ON A LINE PERPENDICULAR TO THE NORTH LINE OF SAID
14 NORTH WEST QUARTER, A DISTANCE OF 543.00 FEET TO THE NORTH
15 LINE OF SAID NORTH WEST QUARTER, THENCE SOUTH 89 DEGREES
16 42 MINUTES 30 SECONDS EAST ON THE NORTH LINE OF SAID NORTH
17 WEST QUARTER A DISTANCE OF 10 55.93 FEET TO THE PLACE OF
18 BEGINNING.

19 (G) THAT PART OF THE NORTH WEST QUARTER OF SECTION 19,
20 TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD
21 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED
22 AND DESCRIBED AS FOLLOWS:
23 COMMENCING AT THE NORTH WEST CORNER OF SAID SECTION;
24 THENCE SOUTH ALONG THE WEST LINE OF SAID NORTH WEST
25 QUARTER, A DISTANCE OF 1284 FEET TO A POINT; THENCE EAST
26 71.05 FEET (MEASURED AT RIGHT ANGLE) TO A POINT ON THE EAST

1 LINE OF TORRENCE AVENUE, SAID POINT BEING THE POINT OF
2 BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED
3 COURSE A DISTANCE OF 5 FEET TO A POINT; THENCE SOUTH ALONG
4 A LINE PARALLEL TO AND DISTANT 5 FEET FROM SAID EAST LINE
5 OF TORRENCE A VENUE A DISTANCE OF 316.00 FEET TO A POINT;
6 THENCE WEST, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED
7 COURSE A DISTANCE OF 5 FEET TO A POINT ON SAID EAST LINE OF
8 TORRENCE AVENUE; THENCE NORTH A DISTANCE OF 316.00 FEET TO
9 THE POINT OF BEGINNING;

10 (H) THAT PART OF THE NORTH WEST QUARTER OF SECTION 19,
11 TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD
12 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED
13 AND DESCRIBED AS FOLLOWS:

14 COMMENCING AT THE NORTH WEST CORNER OF SAID NORTH WEST
15 QUARTER; THENCE EAST A DISTANCE OF 250 FEET TO A POINT;
16 THENCE SOUTH A DISTANCE OF 30 FEET (MEASURED AT RIGHT
17 ANGLE) TO A POINT ON THE SOUTH LINE OF 159TH STREET, SAID
18 POINT BEING THE POINT OF BEGINNING, THENCE CONTINUING
19 SOUTH ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 30
20 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL TO AND
21 DISTANCE 60 FEET FROM THE NORTH LINE OF SAID NORTH WEST
22 QUARTER, A DISTANCE OF 722.77 FEET TO A POINT; THENCE
23 NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST
24 DESCRIBED COURSE, A DISTANCE OF 30 FEET TO A POINT ON SAID
25 EAST LINE OF 159TH STREET; THENCE WEST A DISTANCE OF
26 722.77 FEET TO THE POINT OF BEGINNING;

1 (I) THAT PART OF THE NORTHWEST QUARTER OF SECTION 19,
2 TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD
3 PRINCIPAL MERIDIAN, BEING THE NORTH 150 FEET OF THE
4 SOUTH 600 FEET OF THE WEST 150 FEET OF THE EAST 810
5 FEET OF SAID QUARTER SECTION, ALL IN COOK COUNTY,
6 ILLINOIS.

7 (J) LOT 1 OF CALUMET SONIC SUBDIVISION, BEING A
8 SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF
9 SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE
10 THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
11 THEREOF RECORDED NOVEMBER 5, 2010 AS DOCUMENT NO.
12 1030934049, IN COOK COUNTY, ILLINOIS.

13 PARCEL 2:

14 EASEMENT FOR INGRESS AND EGRESS AND COMMON USE OF PARKING
15 OVER, UNDER, AND ACROSS THOSE PORTIONS OF THE FOLLOWING
16 DESCRIBED LAND:

17 THAT PART OF SAID NORTH WEST 1/4 OF SECTION 19, TOWNSHIP 36
18 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN,
19 BOUNDED AND DESCRIBED AS FOLLOWS:

20 BEGINNING AT THE NORTH WEST CORNER OF THE EAST 660 FEET OF
21 SAID NORTH WEST QUARTER; THENCE SOUTH 0 DEGREES 09 MINUTES
22 50 SECONDS WEST ON THE WEST LINE OF THE EAST 660 FEET OF
23 SAID NORTH WEST QUARTER A DISTANCE OF 1635.56 FEET; THENCE
24 NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF
25 260.28 FEET; THENCE NORTH 28 DEGREES 30 MINUTES 00 SECONDS

1 EAST A DISTANCE OF 59.87 FEET; THENCE NORTH 44 DEGREES 42
2 MINUTES 30 SECONDS WEST A DISTANCE OF 519.21 FEET; THENCE
3 NORTH 45 DEGREES 17 MINUTES 30 SECONDS WEST A DISTANCE OF
4 24.00 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS
5 WEST A DISTANCE OF 110.00 FEET; THENCE NORTH 45 DEGREES 17
6 MINUTES 30 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE
7 NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF
8 615.00 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 30 SECONDS
9 EAST ON A LINE PERPENDICULAR TO THE NORTH LINE OF SAID
10 NORTH WEST QUARTER, A DISTANCE OF 543.00 FEET TO THE NORTH
11 LINE OF SAID NORTH WEST QUARTER; THENCE SOUTH 89 DEGREES
12 42 MINUTES 30 SECONDS EAST ON THE NORTH LINE OF SAID NORTH
13 WEST QUARTER, A DISTANCE OF 1055.93 FEET TO THE PLACE OF
14 BEGINNING; EXCEPTING THEREFROM THE NORTH 30 FEET THEREOF
15 AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED IN
16 DEED FROM SEARS ROEBUCK AND COMPANY, TO THE STATE OF
17 ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDING DATED
18 AUGUST 29, 1966, AND RECORDED SEPTEMBER 28, 1966 AS
19 DOCUMENTED NUMBER 19955757 AND FILED SEPTEMBER 28, 1966 AS
20 DOCUMENTED NUMBER LR2294057, IN COOK COUNTY, ILLINOIS.
21 AS CREATED BY OPERATING AGREEMENT DATED JUNE 23, 1965, A
22 MEMORANDUM OF WHICH WAS RECORDED JULY 22, 1965 AS DOCUMENT
23 NUMBER 19534723, AS AMENDED BY AMENDMENT DATED JUNE 15,
24 1984, A MEMORANDUM OF WHICH WAS RECORDED AUGUST 27, 1984
25 AS DOCUMENT NUMBER 27229390, AND SECONDS AMENDMENT DATED
26 FEBRUARY 3, 1933, A MEMORANDUM OF WHICH WAS RECORDED MARCH

1 2, 1933 AS DOCUMENT NUMBER 93154148.

2 PARCEL 3:

3 THAT PART OF SAID NORTHWEST QUARTER WHICH IS BOTH SOUTH OF
4 A LINE PARALLEL TO AND 2,056.78 FEET SOUTH OF THE NORTH
5 LINE OF SAID QUARTER AND WEST OF A LINE 300 FEET EAST OF
6 AND PARALLEL TO THE EAST LINE OF TORRENCE AVENUE;

7 EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO THE
8 STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND
9 BUILDINGS RECORDED AS DOCUMENT NO. 19940215.

10 AND EXCEPTING THAT PART OF THE LAND TAKEN IN CONDEMNATION
11 CAST NO. 14 L 050215.

12 PARCEL 7:

13 THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP
14 36 NORTH, RANGE 15 EAST ON THE THIRD PRINCIPAL MERIDIAN
15 LYING EAST OF THE LITTLE CALUMET RIVER AND WEST OF THE
16 NORTH LINE OF THE PUBLIC SERVICE COMPANY OF ILLINOIS AS
17 ESTABLISHED IN DEED 8393986 FALLING IN THE FOLLOWING
18 DESCRIBED LANDS:

19 COMMENCING AT A POINT WHICH IS 10 CHAINS WEST OF THE
20 NORTHEAST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF
21 SECTION 19, IN TOWNSHIP 36, RANGE 15 EAST OF THE THIRD
22 PRINCIPAL MERIDIAN; THENCE WEST 11 CHAINS AND 34 LINKS;
23 THENCE SOUTH 33 CHAINS AND 75 LINKS TO THE MARGIN OF THE
24 CALUMET RIVER; THENCE ALONG THE MARGIN OF SAID RIVER IN AN

1 EASTERLY DIRECTION UNTIL IT INTERSECTS A LINE RUNNING
2 NORTH AND SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH 40
3 CHAINS TO THE PLACE OF BEGINNING, ALSO KNOWN AS LOT 2 OF A
4 SUBDIVISION OF SAID NORTHWEST QUARTER FRACTIONAL SECTION,
5 SITUATED IN THE TOWN OF THORNTON IN THE COUNTY OF COOK, IN
6 THE STATE OF ILLINOIS.

7 PARCEL 8:

8 RIGHTS AND EASEMENTS AS GRANTED IN THE OPERATING AGREEMENT
9 BETWEEN SEARS, ROEBUCK AND COMPANY AND LASALLE NATIONAL
10 BANK UNDER TRUST NUMBER 30703, GOVERNING FUTURE
11 DEVELOPMENT AND USE OF THE PROPERTY AFFECTED THEREBY, AND
12 PROVIDING FOR INGRESS AND EGRESS BETWEEN THE AFFECTED
13 PARCELS AND FOR UTILITY EASEMENTS, A MEMORANDUM OF WHICH
14 AGREEMENT WAS RECORDED JULY 22, 1965 AS DOCUMENT NUMBER
15 19534723 AND REGISTERED JULY 22, 1965 AS DOCUMENT
16 LR2220909.

17 AMENDMENT TO SAID OPERATING AGREEMENT BETWEEN THE PARTIES
18 ABOVE MENTIONED, A MEMORANDUM OF WHICH WAS RECORDED AUGUST
19 27, 1984 AS DOCUMENT 27229390 AND REGISTERED AUGUST 27,
20 1984 AS DOCUMENT LR3390805.

21 MEMORANDUM OF SECOND AMENDMENT TO OPERATING AGREEMENT
22 DATED FEBRUARY 03, 1993 AND RECORDED MARCH 02, 1993 AS
23 DOCUMENT NUMBER 93154148.

24 (b) This Section is repealed 3 years after the effective
25 date of this amendatory Act of the 102nd General Assembly.

1 Section 99. Effective date. This Act takes effect upon
2 becoming law.