



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

HB4136

Introduced 10/15/2025, by Rep. Anna Moeller

#### 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 15514 LNS 28678 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

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  
11       number 0635216073 and corrected by certificate of  
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.