



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB2735

Introduced 10/28/2025, by Sen. Adriane Johnson

SYNOPSIS AS INTRODUCED:

735 ILCS 30/25-5 new

Amends the Eminent Domain Act. Provides that quick-take proceedings may be used for the acquisition of permanent and temporary easements for a period of one year after the effective date of the amendatory Act by the City of North Chicago to support the installation of hazard mitigation and stormwater conveyance measures aimed at reducing the effects of flooding in Lake County. Effective immediately.

LRB104 16039 JRC 29301 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 as follows:

6 (735 ILCS 30/25-5 new)

7 Sec. 25-5. Quick-take; City of North Chicago.
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 City of North Chicago
11 for the acquisition of permanent and temporary easements for
12 the purpose of construction of a storm water utility main,
13 described as follows:

14 Part of 12-07-400-001, 30417 N. Skokie Highway

15 Part of 12-07-400-002, 30347 N. Skokie Highway

16 Part of 12-07-400-008, 30375 N. Skokie Highway

17 Permanent Easement:

18 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP
19 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN
20 LAKE COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:

21 COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST

1 QUARTER OF SECTION 7; THENCE EASTERLY ALONG THE NORTH LINE
2 OF SAID SOUTHEAST QUARTER OF SECTION 7 HAVING AN ILLINOIS
3 COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF SOUTH 89
4 DEGREES 38 MINUTES 33 SECONDS EAST, A DISTANCE OF 44.77
5 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE
6 41 (A.K.A. SKOKIE HIGHWAY) AS DEDICATED BY DOCUMENT
7 NO. 402908 RECORDED AUGUST 13, 1934, SAID EAST RIGHT-OF-WAY
8 LINE BEING A 4487.46 FOOT RADIUS CURVE, CONCAVE WESTERLY;
9 THENCE SOUTHERLY ALONG SAID CURVE AND EAST RIGHT-OF-WAY
10 LINE 676.18 FEET (THE CHORD BEARS SOUTH 04 DEGREES 00
11 MINUTES 38 SECONDS EAST, 675.54 FEET) TO THE POINT OF
12 BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS
13 EAST, 102.91 FEET; THENCE NORTH 76 DEGREES 47 MINUTES 23
14 SECONDS EAST, 39.78 FEET TO A POINT ON A LINE 34.25 FEET
15 SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE
16 TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN RAILROAD
17 (THE EAST MAIN TRACK HAS SINCE BEEN REMOVED); THENCE SOUTH
18 13 DEGREES 12 MINUTES 37 SECONDS EAST, 10.00 FEET ALONG
19 SAID PARALLEL LINE TO A POINT ON A LINE BEING
20 PERPENDICULAR TO SAID PARALLEL LINE AT A POINT BEING
21 698.00 FEET SOUTHEASTERLY FROM SAID NORTH LINE OF THE
22 SOUTHEAST QUARTER OF SECTION 7 AS MEASURED ALONG A LINE
23 BEING 54.25 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID
24 CENTER LINE OF THE TWO MAIN TRACKS OF THE CHICAGO AND
25 NORTHWESTERN RAILROAD; THENCE SOUTH 76 DEGREES 47 MINUTES
26 23 SECONDS WEST, 20.00 FEET ALONG SAID PERPENDICULAR LINE

1 TO A POINT ON SAID LINE BEING 54.25 FEET SOUTHWESTERLY OF
2 AND PARALLEL WITH THE CENTER LINE OF THE TWO MAIN TRACKS OF
3 THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 13
4 DEGREES 12 MINUTES 37 SECONDS EAST, 20.46 FEET ALONG SAID
5 PARALLEL LINE; THENCE NORTH 89 DEGREES 43 MINUTES 08
6 SECONDS WEST, 129.28 FEET TO A POINT ON SAID EAST
7 RIGHT-OF-WAY LINE OF U.S. ROUTE 41; THENCE NORTH 00
8 DEGREES 21 MINUTES 37 SECONDS EAST, 22.84 FEET ALONG SAID
9 EAST RIGHT-OF-WAY LINE TO A POINT ON SAID 4487.46 FOOT
10 RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG
11 SAID CURVE AND EAST RIGHT-OF-WAY LINE 2.16 FEET (THE CHORD
12 BEARS NORTH 00 DEGREES 19 MINUTES 11 SECONDS EAST, 2.16
13 FEET) TO THE POINT OF BEGINNING.

14 Temporary Easement:

15 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP
16 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN
17 LAKE COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:
18 COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST
19 QUARTER OF SECTION 7; THENCE EASTERLY ALONG THE NORTH LINE
20 OF SAID SOUTHEAST QUARTER OF SECTION 7 HAVING AN ILLINOIS
21 COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF SOUTH 89
22 DEGREES 38 MINUTES 33 SECONDS EAST, A DISTANCE OF 44.77
23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE
24 41 (A.K.A. SKOKIE HIGHWAY) AS DEDICATED BY DOCUMENT
25 NO. 402908 RECORDED AUGUST 13, 1934, SAID EAST RIGHT-OF-WAY

1 LINE BEING A 4487.46 FOOT RADIUS CURVE, CONCAVE WESTERLY;
2 THENCE SOUTHERLY ALONG SAID CURVE AND EAST RIGHT-OF-WAY
3 LINE 631.18 FEET (THE CHORD BEARS SOUTH 04 DEGREES 17
4 MINUTES 52 SECONDS EAST, 630.66 FEET) TO THE POINT OF
5 BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS
6 EAST, 85.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 52
7 SECONDS EAST, 55.00 FEET; THENCE SOUTH 89 DEGREES 43
8 MINUTES 08 SECONDS EAST, 35.03 FEET TO A POINT ON A LINE
9 34.25 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER
10 LINE OF THE TWO MAIN TRACKS OF THE CHICAGO AND
11 NORTHWESTERN RAILROAD (THE EAST MAIN TRACK HAS SINCE BEEN
12 REMOVED); THENCE SOUTH 13 DEGREES 12 MINUTES 37 SECONDS
13 EAST, 93.29 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 76
14 DEGREES 47 MINUTES 23 SECONDS WEST, 39.78 FEET; THENCE
15 NORTH 89 DEGREES 43 MINUTES 08 SECONDS WEST, 102.91 FEET
16 TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF U.S. ROUTE 41;
17 THENCE NORTHERLY ALONG SAID 4487.46 FOOT RADIUS CURVE AND
18 EAST RIGHT-OF-WAY LINE 45.00 FEET (THE CHORD BEARS NORTH
19 00 DEGREES 01 MINUTES 08 SECONDS EAST, 45.00 FEET) TO THE
20 POINT OF BEGINNING.

21 Section 99. Effective date. This Act takes effect upon
22 becoming law.