



Sen. Doris Turner

Filed: 11/30/2022

10200HB3823sam001

LRB102 13072 HEP 41923 a

1 AMENDMENT TO HOUSE BILL 3823

2 AMENDMENT NO. _____. Amend House Bill 3823 by replacing
3 everything after the enacting clause with the following:

4 "Article 1.

5 Section 1-5. The Director of the Department of Natural
6 Resources, on behalf of the State of Illinois, is directed to
7 execute and deliver to the Rend Lake Conservancy District, a
8 body politic organized and existing under the laws of the
9 State of Illinois, of the County of Franklin, State of
10 Illinois, for and in consideration of \$531,667 paid to the
11 Department for deposit into the Park and Conservation Fund, a
12 quitclaim deed to the following described real property:

13 A parcel of land conveyed to the People of the State of
14 Illinois by Corporate Warranty Deed dated April 4, 1991,
15 and recorded April 5, 1991, as Document Number 91-1519 in

1 the Recorder's Office of Franklin County, Illinois, and
2 re-recorded as Document Number 2010-4085 on September 10,
3 2010, and more particularly described as:

4 Part of the Northeast Quarter (NE 1/4) of the Northwest
5 Quarter (NW 1/4) of Section Nineteen (19), Township Five
6 (5) South, Range Three (3) East of the Third (3rd)
7 Principal Meridian, more particularly described as
8 follows: Beginning at a Bureau of Land Management metal
9 marker designated as AP 42 at the Northwest corner of the
10 Northeast Quarter (NE 1/4) of the Northwest Quarter of
11 said Section 19; thence North 89 degrees 46- minutes 51
12 seconds East along the North line of said Section 19 to an
13 iron pin on the Westerly Right-of-Way of F. A. Route 126 a
14 distance of 350.38 feet; thence along a non-tangent curve
15 concave to the East having a radius of 1131.74 feet and to
16 which beginning a radial line bears North 84 degrees 37-
17 minutes 57 seconds West; thence Southeasterly 266.74 feet
18 along said curve through a central angle of 13 degrees 30-
19 minutes 14 seconds; thence North 81 degrees 50- minutes 15
20 seconds East to an iron pin on said Right-of-Way a
21 distance of 15.00 feet; thence along a non-tangent curve
22 concave to the East having a radius of 1116.74 feet and to
23 which beginning a radial line bears South 81 degrees 51-
24 minutes 51 seconds West; thence Southeasterly 413.72 along
25 said curve through a central angle of 21 degrees 13-

1 minutes 36 seconds; thence South 89 degrees 46- minutes 51
2 seconds West to an iron pin on the West line of the
3 Northeast Quarter of the Northwest Quarter of said Section
4 19 a distance of 502.58 feet; thence North 0degrees 06-
5 minutes 47 seconds West along said West line a distance of
6 654.02 feet to the point of beginning; excepting all the
7 coal, oil, gas and other minerals underlying the same and
8 all rights and easements in favor of the owner of the
9 mineral estate or of any party claiming by, through or
10 under said estate, situated in FRANKLIN COUNTY, ILLINOIS.

11 Section 1-10. The conveyance of real property authorized
12 by Section 1-5 shall be made subject to: existing public
13 utilities, existing public roads, and any and all
14 reservations, easements, encumbrances, covenants, and
15 restrictions of record.

16 Section 1-15. Within 60 days after the effective date of
17 this Act, the Director of Natural Resources shall obtain a
18 certified copy of the portions of this Act containing the
19 title, the enacting clause, the effective date, and this
20 Article and, upon receipt of the payment required by this
21 Article, shall ensure that the certified copy of the portions
22 of this Act named by this Section and the quitclaim deed
23 conveying the land are provided to the Rend Lake Conservancy
24 District, to be recorded by the Rend Lake Conservancy District

1 in the Recorder's Office in the county in which the land is
2 located.

3 Article 2.

4 Section 2-5. Definitions. As used in this Article:

5 "CDB" means the State's Capital Development Board.

6 "City" means the City of Springfield, an Illinois
7 Municipal Corporation, Sangamon County, Illinois.

8 "Corporate authorities" has the same meaning as set forth
9 in Section 1-1-2 of the Illinois Municipal Code.

10 "Demolition work" means the demolition of the State
11 buildings down to the concrete slab, the proper remediation as
12 necessary of the debris generated by the demolition, the
13 proper disposal of the debris, the relocation or splitting and
14 reestablishing for future connection of any and all necessary
15 active utilities, and the preparation for the reactivation of
16 State buildings on the east and west of the future railroad
17 right-of-way that is being established for the Project.

18 "Department" means the Department of Central Management
19 Services.

20 "Director" and "Administrator" mean the Director of the
21 Department.

22 "Project" means the development project known as the
23 Springfield High Speed Rail Corridor Improvement Project.

24 "Property" means all of the real estate described in

1 Section 2-10 as Parcel A, consisting of a strip of land from
2 the Department's Sangamo Complex in the City that is owned by
3 the Department.

4 "State buildings" means certain structures of the Sangamo
5 Complex as identified by the Department.

6 "This Act" means this Article.

7 Section 2-10. Land transfer for the Project. Pursuant to
8 the provisions and subject to the terms and conditions of this
9 Act, the Director, on behalf of the State of Illinois, is
10 authorized to exchange certain real property in Sangamon
11 County, Illinois, hereinafter referred to in this Section as
12 Parcel A, for certain real property of equal or greater value
13 in Sangamon County, Illinois, hereinafter referred to in this
14 Section as Parcel B, the Parcels being described as follows:

15 PARCEL A:

16 Common Address: 1021 North Grand Avenue East, Springfield,
17 IL 62702

18 Parcel SR0021A

19 Part of Lot 20 of the Subdivision of the Northwest part of
20 the Northwest Quarter Section 23 and part of the East Half
21 of the Northeast Quarter and part of the Southeast Quarter
22 of Section 22, all in Township 16 North, Range 5 West of

1 the 3rd Principal Meridian, more particularly described as
2 follows:

3 Beginning at the Southeast corner of Lot 20, being the
4 intersection of the existing northerly right of way line
5 of North Grand Avenue and the existing westerly right of
6 way line of Eleventh Street; thence South 88 degrees 47
7 minutes 07 seconds West along south line of Lot 20, being
8 the existing northerly right of way line of North Grand
9 Avenue, 480.93 feet; thence North 00 degrees 02 minutes 56
10 seconds East, 8.86 feet; thence North 88 degrees 51
11 minutes 10 seconds East, 480.99 feet to the east line of
12 Lot 20, being existing westerly right of way line of
13 Eleventh Street; thence South 00 degrees 31 minutes 28
14 seconds West along east line of Lot 20 a distance of 8.29
15 feet to the Point of Beginning containing 4,124.40 square
16 feet or 0.095 acre, more or less.

17 Parcel SR0021B

18 Part of Lot 20 of the Subdivision of the Northwest part of
19 the Northwest Quarter Section 23 and part of the East Half
20 of the Northeast Quarter and part of the Southeast Quarter
21 of Section 22, all in Township 16 North, Range 5 West of
22 the 3rd Principal Meridian, more particularly described as
23 follows:

24 Commencing at the Southeast corner of Lot 20, being the
25 intersection of the existing northerly right of way line

1 of North Grand Avenue and the existing westerly right of
2 way line of Eleventh Street; thence North 00 degrees 31
3 minutes 28 seconds East along east line of Lot 20 a
4 distance of 8.29 feet; thence South 88 degrees 51 minutes
5 10 seconds West, 259.42 feet to the Point of Beginning;
6 thence continuing South 88 degrees 51 minutes 10 seconds
7 West, 120.02 feet; thence North 00 degrees 08 minutes 55
8 seconds West, 88.34 feet; thence North 89 degrees 51
9 minutes 05 seconds East, 30.00 feet; thence North 00
10 degrees 08 minutes 55 seconds West, 755.05 feet; thence
11 South 88 degrees 19 minutes 36 seconds East, 90.05 feet;
12 thence South 00 degrees 08 minutes 55 seconds East, 838.43
13 feet to the Point of Beginning containing 78,300.74 square
14 feet or 1.798 acre, more or less.

15 Parcel SR0021C

16 Part of Lot 20 of the Subdivision of the Northwest part of
17 the Northwest Quarter Section 23 and part of the East Half
18 of the Northeast Quarter and part of the Southeast Quarter
19 of Section 22, all in Township 16 North, Range 5 West of
20 the 3rd Principal Meridian, more particularly described as
21 follows:

22 Commencing at the Northwest corner of Lot 20, being the
23 intersection of the existing southerly right of way line
24 of Converse Avenue and the existing easterly right of way
25 line of Ninth Street; thence South 88 degrees 39 minutes

1 41 seconds East along the north line of Lot 20, being the
2 existing southerly right of way line of Converse Avenue,
3 258.03 feet to the Point of Beginning; thence continuing
4 South 88 degrees 39 minutes 41 seconds East along the
5 north line of Lot 20 a distance of 286.24 feet; thence
6 South 87 degrees 41 minutes 19 seconds West, 109.71 feet
7 thence North 88 degrees 19 minutes 36 seconds West, 90.05
8 feet; thence North 84 degrees 24 minutes 06 seconds West,
9 86.94 feet to the Point of Beginning containing 1,267.54
10 square feet or 0.029 acre, more or less.

11 PARCEL B:

12 PARCEL 1: The East-West alley lying South and adjacent to
13 Lots 1, 2, 3, 4, 5, 6 and 7, and North and adjacent to Lots
14 8, 9, 10, 11, 12, 13 and 14, in Block 4 of Edwards and
15 Mather's Addition. Situated in Sangamon County, Illinois.

16 PARCEL 2: The East-West alley lying South and adjacent to
17 Lots 8 and 9, and lying North and adjacent to Lots 10 and
18 11 in Block 3 of Edwards and Mather's Addition. Situated
19 in Sangamon County, Illinois.

20 Section 2-15. Conveyance.

21 (a) The City is pursuing a development project known as
22 the Springfield High Speed Rail Corridor Improvement Project,

1 and the City's corporate authorities have determined that it
2 is in the best interest of the City, its residents, and the
3 Project to acquire all of the real estate described as Parcel A
4 in Section 2-10, consisting of a strip of land from the
5 Department's Sangamo Complex in the City that is owned by the
6 Department, including the land, existing foundation, slab
7 structures, existing utility facilities, and other
8 improvements at or below grade level, all of which are the
9 property of the State of Illinois. The corporate authorities
10 of the City intend to use the property as part of the Project.

11 (b) To allow for the Project, the State of Illinois,
12 through the CDB, shall access and evaluate for demolition,
13 then the CDB shall demolish the State buildings down to the
14 concrete slab, properly remediate as necessary the debris
15 generated by the demolition, properly dispose of the debris,
16 relocate or split and reestablish for future connection any
17 and all necessary active utilities, and prepare for the
18 reactivation of State buildings on the east and west of the
19 future railroad right-of-way that is being established for the
20 Project.

21 (c) Within 2 years of the effective date of this Act, the
22 City shall reimburse the State for the entire cost of the
23 demolition work, including the associated work described in
24 subsection (b) for the State buildings.

25 (d) The City, using the City's own funds, shall remove the
26 foundation and slab structures from the property to install

1 the necessary infrastructure for the new rail system that is
2 encompassed in the Project.

3 (e) The City, using the City's own funds, shall relocate
4 to the appropriate public ways and streets the active
5 storm-sewer line that is currently located in the Sangamo
6 Complex parking lot and serves both the Sangamo Complex and
7 other private entities nearby.

8 (f) The City has assured the Administrator that the City
9 shall accept the property described as Parcel A without any
10 representation or warranty from the Department as to the
11 condition of the property or the fitness of the property for
12 any purpose. The corporate authorities of the City have also
13 assured the Administrator that, upon the City's acquisition of
14 the property from the Department, the City, through its
15 agents, employees, and contractors, will diligently, timely,
16 and fully carry out and accomplish all of its obligations
17 under this Act.

18 (g) The Administrator is satisfied that, pursuant to the
19 provisions and subject to all of the terms and conditions of
20 this Act, the transfer of the property described in Section
21 2-10 as Parcel A to the City, in exchange for the property
22 described in Section 2-10 as Parcel B, is in the interests of
23 the State of Illinois.

24 (h) Notwithstanding any other law of the State of Illinois
25 to the contrary, the Administrator is authorized under this
26 Act, subject to the terms and conditions in this Act, to convey

1 all right, title, and interest of the State of Illinois in and
2 to the property described in Section 2-10 as Parcel A to the
3 City in exchange for the property described in Section 2-10 as
4 Parcel B and such other terms and conditions in the quitclaim
5 deed and ancillary documents that the Administrator deems
6 appropriate, with such exchange occurring pursuant to a
7 Purchase and Sale Agreement prepared by the Department and
8 that the conveyances of the property authorized by this Act
9 shall be made subject to existing public roads, existing
10 rights of public utilities, existing rights of the public or
11 quasipublic utilities, and any and all reservations,
12 easements, encumbrances, covenants, agreements, and
13 restrictions of record. Upon completion of the exchange
14 described in this subsection (h), the Director shall convey by
15 quitclaim deed all right, title, and interest in the property
16 described in Section 2-10 as Parcel B to the Secretary of State
17 for public use.

18 (i) The quitclaim deed to the property described in
19 Section 2-10 as Parcel A shall contain a reverter clause
20 providing, in language prepared by and acceptable to the
21 Department, that title to the property described in Section
22 2-10 as Parcel A shall revert, without further action, to the
23 State of Illinois if: the property is used for any purpose
24 other than as described in this Act, which is use as an element
25 of public transportation infrastructure by the City and its
26 affiliates; or if an attempt is made, without the prior

1 written consent of the Department, to sell the property to any
2 person or entity or to convey or donate the property in any
3 manner whatsoever. The language prepared by and acceptable to
4 the Department may include, if the Director sees fit to
5 include it, in the Director's discretion, a provision
6 specifically empowering the Director to issue exemptions to
7 the operation of the reverter clause on a case by case basis,
8 in each case at the Director's discretion following receipt of
9 a request with full justification submitted by the City.

10 Section 2-20. Transfer stipulations; execution by the
11 City; document recording. The transfer of title to the
12 property described in Section 2-10 as Parcel A authorized
13 under this Act shall be by quitclaim deed, which shall be
14 prepared by the Department so that the transfer to the City is
15 on an "AS IS", "WHERE IS", and "WITH ALL FAULTS" basis as of
16 the date of conveyance, without any representation by the
17 State of Illinois to the City, or any persons and entities
18 whatsoever, as to the property's condition or fitness for any
19 purpose. The deed shall be executed by the City as grantee in
20 order to confirm the City's undertaking to abide by the
21 requirements in this Act and the City's agreement to
22 diligently, timely, and fully perform its obligations as set
23 forth in this Act. All documents of transfer shall be recorded
24 in Sangamon County.

1 Section 2-25. Director's authority regarding discretion,
2 consent, and decisions. In any situation or instance in which,
3 under the provisions of this Act, the Director is authorized
4 to exercise discretion, or to grant or withhold consent, the
5 Director's authority shall be deemed to be unfettered in
6 making a decision, based on the Director's own determination
7 as to the interests of the State of Illinois.

8 Article 3.

9 Section 3-5. "An Act concerning land", approved May 27,
10 2022, Public Act 102-1015, is amended by changing Section 2-10
11 as follows:

12 (P.A. 102-1015, Sec. 2-10)

13 Sec. 2-10. (a) The quitclaim deed executed under Section
14 2-5 shall convey all right, title, and interest of the State of
15 Illinois and the Department of Corrections in and to the real
16 property described in Section 2-5 to the Lockport Township
17 Fire Protection District.

18 (b) The conveyance of real property authorized by Section
19 2-5 shall be made subject to existing public utilities,
20 existing public roads, and any and all reservations,
21 easements, encumbrances, covenants, and restrictions of
22 record.

23 (c) The quitclaim deed to the Lockport Township Fire

1 Protection District shall state on its face and be subject to
2 the conditions that the real property shall be used by the
3 Lockport Township Fire Protection District for public purposes
4 related to the Fire Protection District ~~a training center~~ and
5 that if the Lockport Township Fire Protection District ceases
6 to exist, if the real property is used for any purposes other
7 than the public purposes set forth in this Section ~~a training~~
8 ~~center~~, or if an attempt is made to sell the property, then
9 title shall revert without further action to the State of
10 Illinois.

11 (Source: P.A. 102-1015, eff. 5-27-22.)

12 Section 99-99. Effective date. This Act takes effect upon
13 becoming law.".