



Rep. Jenn Ladisch Douglass

Filed: 3/27/2024

10300HB5247ham001

LRB103 38623 JRC 71477 a

1 AMENDMENT TO HOUSE BILL 5247

2 AMENDMENT NO. _____. Amend House Bill 5247 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Eminent Domain Act is amended by adding
5 Section 25-5-130 as follows:

6 (735 ILCS 30/25-5-130 new)

7 Sec. 25-5-130. Quick-take; City of Elmhurst; North York
8 Road.

9 (a) Quick-take proceedings under Article 20 may be used
10 for a period of 2 years after the effective date of this
11 amendatory Act of the 103rd General Assembly by the City of
12 Elmhurst for the acquisition of the following described
13 property for the purpose of road construction:

14 Route: North York Road

15 Section: 17-00188-00-SW

16 Job No.: C-91-186-20

1 County: DuPage

2 Parcel: 0002

3 Owner: NXE Properties, LLC

4 Pin No.: 03-35-406-048

5 That part of Lot 1 in County Clerk's Assessment Division of
6 Lots 1 and 2 of North Elmhurst Third Addition to the Village of
7 Elmhurst, being a subdivision in the East Half of the
8 Southeast Quarter of Section 35, Township 40 North, Range 11
9 East of the Third Principal Meridian, according to the plat
10 thereof recorded April 8, 1927 as document R233179, described
11 as follows:

12 Commencing at the northwest corner of said Lot 1; thence South
13 61 degrees 59 minutes 07 seconds East, (bearings based on
14 Illinois State Plane Coordinates System, NAD83, East Zone),
15 being the northerly line of said Lot 1, a distance of 194.85
16 feet to the Point of Beginning;

17 Thence continuing South 61 degrees 59 minutes 07 seconds East,
18 along said northerly line, 53.14 feet to a point 10.00 feet
19 west of the northeast corner of said Lot 1; thence South 04
20 degrees 00 minutes 07 seconds East, along a line that
21 commences at the southeast corner of said Lot 1 and ends at a
22 point 10.00 feet west of the northeast corner of said Lot 1,
23 said line herein after referred to as Line "A", a distance of
24 40.63 feet; thence South 85 degrees 59 minutes 53 seconds
25 West, perpendicular to the last course, 5.00 feet to a point on
26 a line 5.00 feet west of and parallel with Line "A"; thence

1 North 04 degrees 00 minutes 07 seconds West, along said
2 parallel line, 33.40 feet; thence northwesterly 9.30 feet,
3 along the arc of a non-tangent circle to the left, having a
4 radius of 39.00 feet and whose chord bears North 52 degrees 45
5 minutes 22 seconds West, 9.28 feet to a point of tangency;
6 thence North 59 degrees 35 minutes 15 seconds West, 7.04 feet
7 to a point on a line 7.00 feet southerly of the northerly line
8 of said Lot 1; thence North 61 degrees 59 minutes 07 seconds
9 West, along said parallel line, 36.54 feet; thence North 28
10 degrees 00 minutes 53 seconds East, perpendicular to the last
11 course, 7.00 feet to the Point of Beginning, situated in the
12 County of DuPage and the State of Illinois.
13 Said Parcel Containing 565 square feet or 0.013 acres, more or
14 less.

15 Dated: February 6, 2024

16 Route: North York Road

17 Section: 17-00188-00-SW

18 Job No: C-91-186-20

19 County: DuPage

20 Parcel: 0002TE

21 Owner: NXE Properties, LLC

22 Pin No.: 03-35-406-048

23 That part of Lot 1 in County Clerk's Assessment Division of
24 Lots 1 and 2 of North Elmhurst Third Addition to the Village of
25 Elmhurst, being a subdivision in the East Half of the

1 Southeast Quarter of Section 35, Township 40 North, Range 11
2 East of the Third Principal Meridian, according to the plat
3 thereof recorded April 8, 1927 as document R233179, described
4 as follows:

5 Commencing at the northwest corner of said Lot 1; thence South
6 61 degrees 59 minutes 07 seconds East, (bearings based on
7 Illinois State Plane Coordinates System, NAD83, East Zone),
8 being the northerly line of said Lot 1, a distance of 194.85
9 feet; thence South 28 degrees 00 minutes 53 seconds West,
10 perpendicular to the last course, 7.00 feet to a point on a
11 line 7.00 feet southerly of the northerly line of said Lot 1,
12 said point also being the Point of Beginning;

13 Thence South 61 degrees 59 minutes 07 seconds East, along said
14 parallel line, 36.54 feet; thence South 59 degrees 35 minutes
15 15 seconds East, 7.04 feet to a point of curvature; thence
16 southeasterly 9.30 feet, along the arc of a tangent circle to
17 the left, having a radius of 39.00 feet and whose chord bears
18 South 52 degrees 45 minutes 22 seconds East, 9.28 feet to a
19 point on a line 5.00 feet west of and parallel with Line "A";
20 Line "A" is defined as a line that commences at the southeast
21 corner of said Lot 1 and ends at a point 10.00 feet west of the
22 northeast corner of said Lot 1; thence South 04 degrees 00
23 minutes 07 seconds East, along said parallel line, 16.42 feet;
24 thence South 85 degrees 59 minutes 53 seconds West,
25 perpendicular to the last course, 5.00 feet to a point on a
26 line 10.00 feet west of and parallel with Line "A"; thence

1 North 04 degrees 00 minutes 07 seconds West, along said
2 parallel line, 14.43 feet; thence northwesterly 6.25 feet,
3 along the arc of a non-tangent circle to the left, having a
4 radius of 34.00 feet and whose chord bears North 54 degrees 19
5 minutes 23 seconds West, 6.24 feet to a point of tangency;
6 thence North 59 degrees 35 minutes 15 seconds West, 6.94 feet
7 to a point on a line 12.00 feet southerly of the northerly line
8 of said Lot 1; thence North 61 degrees 59 minutes 07 seconds
9 West, along said parallel line, 36.43 feet; thence North 28
10 degrees 00 minutes 53 seconds East, perpendicular to the last
11 course, 5.00 feet to the Point of Beginning, situated in the
12 County of DuPage and the State of Illinois.

13 Said Parcel Containing 333 square feet or 0.008 acres, more or
14 less.

15 Dated: February 6, 2024

16 (b) This Section is repealed 3 years after the effective
17 date of this amendatory Act of the 103rd General Assembly.

18 Section 99. Effective date. This Act takes effect upon
19 becoming law."