



Illinois Department of Transportation

Division of Highways/District 1
201 West Center Court/Schaumburg, Illinois 60196-1096

Certified Mail – Return Receipt Requested (7010 0290 0001 4365 1050)

SUBJECT: Route: F.A.P. 870 (IL 53)
Section: Elgin O'Hare to Army Trail Road
County: DuPage
Job No.: R-91-069-00
Parcel: 1DS0226PE and TE

June 30, 2010

Commonwealth Edison Company, an Illinois corporation
Real Estate & Facilities
Three Lincoln Centre, 4th Floor NE
Oakbrook Terrace, IL 60181
Attention: Lisa A. Mason, Manager, Real Estate Management

Dear Ms. Mason:

As you have been previously informed, the Illinois Department of Transportation, Division of Highways proposes to improve F.A.P. 870 (IL 53) from Elgin O'Hare to Army Trail Road. This construction requires the acquisition of a permanent easement over Parcel 0226PE consisting of 0.0170 acres and a five year temporary easement over Parcel 0226TE consisting of 0.0060 acres, which we find in the public records as owned by Commonwealth Edison Company, an Illinois corporation. The parcels are described on the legal description(s) previously provided to you.

The amount of compensation for the taking of your property by the Illinois Department of Transportation has been established at \$13,000.00.

We have provided you with 1) a Written Basis for Computing the Total Approved Compensation and Offer to Purchase and 2) a copy of the appraisal or waiver valuation used to establish the approved value of your property.

Pursuant to 735 ILCS 30/10-5-15, this department is required to provide you with this certified letter at least 60 days before filing a petition with any court to initiate an eminent domain action. It is our intent, however, to continue to seek a negotiated agreement with you within this 60 day period and to avoid litigation if at all possible.

We are also required to inform you that, in the absence of a negotiated agreement, it is the intention of this department to initiate eminent domain proceedings.

Very truly yours,

Diane M. O'Keefe, P.E.
Deputy Director of Highways,
Region One Engineer

By: *José Ríos* mm
José Ríos, P.E.
Bureau Chief of Land Acquisition

OFFICIAL FILE
I.C.C. DOCKET NO. 10-0713
Pet. EXHIBIT NO. 2
Witness _____
Date 1/27/11 _____



Route: **F.A.P. 870 (IL 53)**
 Section: **Elgin O'Hare to Army Trail Road**
 County: **DuPage**
 Job No.: **R-91-069-00**
 Parcel No.: **1DS0226PE and TE**

Owner(s) of Real Property: **Commonwealth Edison Company, an Illinois corporation**
 Location of Property: **West side of Rohlwing Road, approximately 980 ± feet south of Lake Street, Unincorporated DuPage County, Illinois**

Pursuant to 735 ILCS 30/10-5-15, the following has been prepared in order to fully inform you of the details of the acquisition of your property or a portion of your property as right of way for the proposed improvement/construction of F.A.P. 870 (IL 53). The legal description(s) of the parcel(s) to be acquired is (are) found on the attached instrument(s) of conveyance.

The amounts shown below are the full amounts of the approved values and are based on fair market value of the property. The fair market value of the part to be acquired is estimated without regard for any decrease or increase in the fair market value caused by the project for which the property is being acquired; however, the damage to the remaining property, if any, is estimated with full consideration of the effect of the proposed improvement.

1. Existing Property:

Total area: **Not calculated**
 Highest and best use: **Potential Commercial**

2. Land to be Acquired in Fee Simple/Dedication:

N/A - Permanent Easement and Temporary Easement

3. Improvements and/or Fixtures to be Acquired:

PE: Grass; TE: Grass and gravel driveway (not to be acquired)

4. Compensation for Land Acquired in Fee Simple/Dedication:

Fair market value of the 0.000 acres to be acquired including all improvements as part of the whole property, based on an analysis of market data in the vicinity of the acquisition.	\$0.00
Damage to the remaining property as a result of the acquisition (if any)	\$0.00
Total compensation for permanent right of way acquired in fee simple or by dedication	\$0.00
Less cost of construction to be offset against total compensation	\$0.00
Net compensation	\$0.00

Benefits in the amount of \$0.00 have been estimated to the remaining property. These benefits have been offset against any possible damages but have not been offset against any part of the compensation of the part acquired.

5. Compensation for Easements Including Any Damages or Benefits:

Permanent Easement - 0.017 acres for entrance	\$11,000.00
Temporary Easement (5 years) - 0.006 acres for grading	\$2,000.00
Total compensation for easements (when applicable):	\$13,000.00

6. Total Compensation for Entire Acquisition, which includes all interests in the land required for the highway improvement and damages to the remainder property, if any. (sum of 4+5) \$13,000.00

7. Personal Property (Not Being Acquired) located on the Proposed Right of Way:

None

You may want to retain and remove from the right of way some, or all, of the improvements included in the acquisition. If so, the following owner-retention values have been established for the improvements listed above in Item 3, and the total of the owner-retention values for the improvements retained will be deducted from the total compensation.

Improvement	Owner-Retention Value
_____	\$ _____
_____	\$ _____

Any agreement to retain such improvements does not convey with it a permit to move the improvements on, or over, any state highway. Mr. Mathewson will be happy to furnish information for your use in applying for a permit if one is needed.

Diane M. O'Keefe, P.E.
Deputy Director of Highways,
Region One Engineer

By: Jose Rios
José Ríos, P.E.
Bureau Chief of Land Acquisition

On behalf of the Illinois Department of Transportation, Division of Highways, and as outlined in the above summary, I hereby offer you the sum of \$13,000.00 for the property described on the attached instruments free and clear of all claims of other parties, liens, taxes and encumbrances.

MATHEWSON RIGHT OF WAY COMPANY

By: [Signature]
Mark D. Mathewson,
Negotiator

May 27, 2010
Date