



**AGENDA ITEM # 17**

**AGENDA ITEM EXECUTIVE SUMMARY**

**Village Board Meeting**

**June 13, 2022**

**Item Title: Friendly Ford Lease Agreement for Land Previously Owned by Metra.**

**Staff Contact: Matthew Galloway, Economic Development Analyst**

**VILLAGE BOARD ACTION:**

**Consider a staff recommendation to enter into a one-year lease agreement with Friendly Ford for land previously owned by Metra.**

**Executive Summary:**

Upon completing the land transfers related to Metra Property, staff notified Friendly Ford ownership that the Village has acquired the 0.6-acre parcel adjacent to the dealership and re-started our discussions pertaining to their future redevelopment plans.

At this point our discussions involve the following:

- *New Collision Center.* They seek to construct a new collision repair facility on the east end of their site. The facility will be designed to accommodate several bays for commercial trucks. This business would be driven by insurance company relationships for repairs.
- *Existing Service Center.* The existing service area would be enlarged and modernized to current needs.
- *Need for Property.* The 0.6 acres we have obtained was previously leased to Friendly Ford by Metra. To accommodate the improvements above, Friendly Ford seeks ownership of the property. As this property is wholly surrounded by Friendly Ford and the railroad, it is not conducive for development by anyone other than the dealership.

Friendly Ford has expressed concerns regarding construction cost inflation but is seeking to begin planning activities now to be prepared for the eventual improvements. To provide them with the opportunity to utilize our property while planning occurs, staff recommends a one-year lease agreement for the 0.6 acres. If all goes well, staff will be able to negotiate a redevelopment agreement during this time that will establish the terms and conditions of a land transfer, any development related incentives, and a timeline for completing the project.

Staff recommends that the Village Board approve the one-year lease agreement with Friendly Ford to allow planning and discussion of redevelopment of the property and land transfer. If the Village Board concurs, staff will present the lease agreement and ordinance for adoption at the June 27<sup>th</sup> Village Board meeting.

**Implications:**

**Is this item budgeted?** N/A

**Any other implications to be considered?** N/A

**Attachments:**

Exhibit A – Property

# EXHIBIT A - Property

Asphalt Paved Parking Area

FRIENDLY FORD

ALTA/NSPS LAND TITLE SURVEY

Prepared By  
**MARCHESE AND SONS, Inc.**

DESIGN FIRM NO. 184-002762  
land - marine - construction surveys

10 Monaco Drive  
Roselle, Illinois 60172

Phone : (630) 894-5880  
FAX : (630) 894-8869

## PROPERTY DESCRIPTION

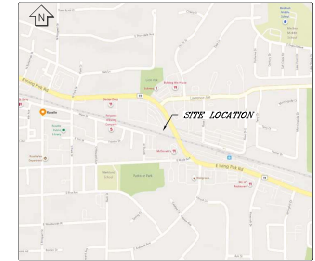
THAT PART OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT WHERE THE WESTERLY LINE OF IRVING PARK BOULEVARD IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWO, TOWNSHIP FORTY NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ROSELLE, IN THE COUNTY OF DUPAGE, STATE OF ILLINOIS, INTERSECTS THE NORTHERLY BOUNDARY LINE OF THE RAILROAD COMPANY'S PROPERTY; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY LINE, 289.0 FT.; THENCE SOUTHERLY AT RIGHT ANGLES, 110.0 FT., MORE OR LESS, TO A POINT DISTANT 25.0 FT. NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF THE RAILROAD COMPANY'S WESTBOUND MAIN TRACK; THENCE EASTERLY PARALLEL TO SAID MAIN TRACK TO THE WESTERLY LINE OF SAID IRVING PARK BOULEVARD; THENCE NORTHERLY 130.0 FT., MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 37540 SQUARE FEET OR 0.862 ACRES, MORE OR LESS

NOTE: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCH210485LD WITH AN EFFECTIVE DATE OF OCTOBER 6, 2021 WAS USED BY THE SURVEYOR IN PREPARING THE SURVEY

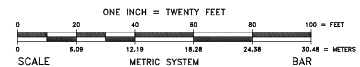
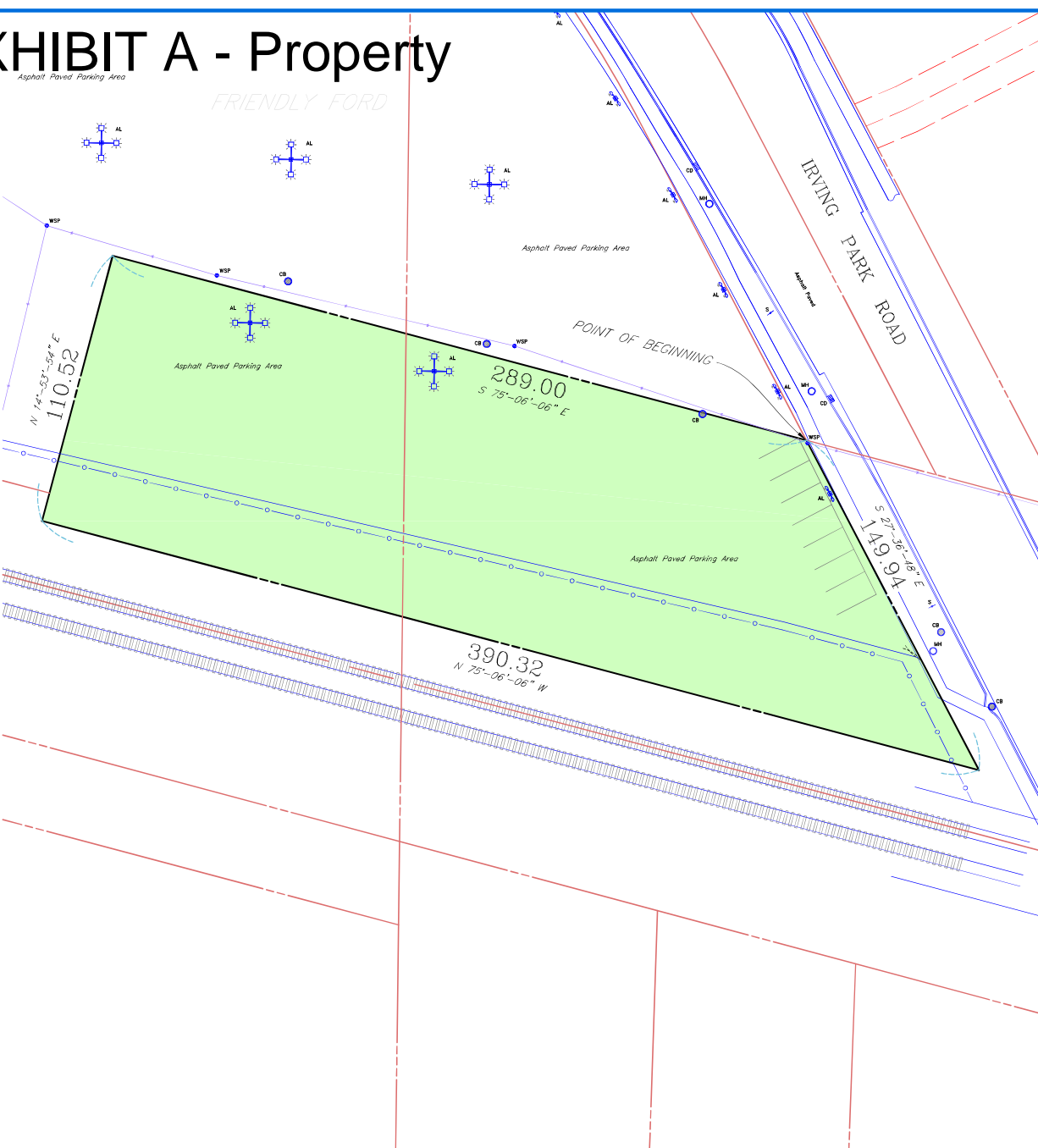
## SITE LOCATION MAP

(NOT TO SCALE)



LEGEND	
	AREA LIGHT (AL)
	CATCH BASIN (CB)
	CURB DRAIN (CD)
	FIRE HYDRANT (FH)
	GAS METER (GM)
	HANDICAPPED PARKING SPACE
	MANHOLE COVER (MH)
	MONITOR WELL (MW)
	OVERHEAD WIRES (OHW)
	PIPE BOLLARD (PB)
	SIGN (S)
	STREET LIGHT STANDARD (SLS)
	TRAFFIC CONTROL LIGHT (TCL)
	WATER VALVE (WV)
	WOOD SERVICE POLE (WSP)
	EVERGREEN TREE
	PROPERTY BOUNDARY
	PARCEL LINES
	EASEMENTS

North



NOTE: UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN PLOTTED WITH THE AID OF AVAILABLE RECORDS, FOR LOCATIONS OF UNDERGROUND UTILITY MAINS, PLEASE CONTACT JULLIE, BY CALLING 811 OR 1-800-882-0123.

DATE	REVISION	MARK
01/06/22	Added Chicago Title Legal	2
04/09/21	Added Legal Descriptions	1

SHEET : 3 OF 3  
 PN NO: 02-02-301-002  
 ADDRESS: 333 E. IRVING PARK ROAD  
 ROSELLE, ILLINOIS 60172  
 SCALE: ONE INCH = TWENTY FEET  
 ORDER NO: 20-16692 (3)  
 ORDERED BY: THE VILLAGE OF ROSELLE

COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DIFFERENCE, FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF THE BEARINGS SHOWN HEREON HAVE BEEN ASSUMED, MONUMENTS OR WITNESS POINTS WERE NOT SET AT THE CLIENT'S REQUEST.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY"

STATE OF ILLINOIS  
 COUNTY OF DUPAGE  
 TO: VILLAGE OF ROSELLE  
 CHICAGO TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9 AND 20 OF TABLE A THEREOF.

DATE OF PLAT OR MAP, DECEMBER 10, 2020  
  
 ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002461  
 MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2022  
 THE FIELD WORK WAS COMPLETED ON OCTOBER 16, 2020

"The Surveyor has reviewed the Public Records as well as a visual review of the site and to the best of his ability has shown the Easements pertaining thereto. However we do not warrant against any Easements or claims of easements not shown in the public records or monuments that cannot be seen by a visual inspection of the property."