

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item: Review and Recommendation of an Ordinance Approving the execution of a Land Donation Agreement

Date: March 14, 2025

Meeting: COTW March 18, 2025

Prepared by: Attorney Darron M. Burke

Department: Admin

Overview/Background Information

Mr. Nick Sommer is the owner of 10514 Main Street, located at the northwest corner of the Main Street and Bridge Street intersection. Mr. Sommer has proposed donating part of the rear western portion of the property to the Village which currently serves as a private parking lot for the businesses located within the 10514 Main Street building. The Village is interested in accepting Mr. Sommer's donation offer as it already owns the property immediately west of and adjacent 10514 Main Street and is in the process of developing the same. A Land Donation Agreement has been prepared and approved by the Village Attorney and the Attorney for the Donor.

Key Issues

- The Village will be paying for all costs associated with closing the transaction, such as recording the deed.
- The Village will necessarily be responsible for maintenance and upkeep of the donated property after it acquires title.
- Mr. Sommer anticipates that one of the businesses located in the 10514 Main Street Building, Velvet Robot Coffee Lab, may wish to use some of the donated outdoor space for events on certain days. Section 24B of the Land Donation Agreement addresses the procedures to be followed if the business wishes to do so. The Village would agree to waive the application fee for any recurring special event permit or general special event permit submitted in accordance with that Section.

Fiscal Note/Budget Impact

As noted above, the Village will be paying the minimal closing costs associated with the transaction.

Prior Legislative Actions

N/A

Action Required/Recommendation

Approve the Ordinance authorizing the Village President to sign the purchase Contract and all other documents necessary to complete the purchase. Recommendation is for approval.

Attachments

Draft Ordinance approving Land Donation Agreement
Land Donation Agreement