

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 22, 2025

To: Village President and Board of Trustees

From: Napoleon Haney, Village Manager

Topic: Letter of Intent to Perform Due Diligence Related to 1933 Ridge Road - American Dance Center - Homewood

PURPOSE

The Village Board is requested to consider authorizing the Village President to sign a Letter of Intent (LOI) between the Village of Homewood and the American Dance Center – Homewood to complete a due diligence period to perform the necessary analysis and evaluation of the property at 1933 Ridge Road, Homewood, IL with the intent of negotiating a Purchase and Sale Agreement with the owner(s).

HISTORY

The American Dance Center (ADC) in Homewood, Illinois, has a rich and inspiring history rooted in passion for the performing arts. Founded in 1971 by Jack and Kathleen Villari, the school began in a converted bowling alley owned by Kathleen's family in Richton Park, IL. The American Dance Center established its Orland Park, IL location in 1997. This move marked a significant expansion for the school, as it opened a two-story, state-of-the-art studio and dance boutique in Orland Park.

In 2001, the ADC expanded to its current location at 1933 Ridge Road in Homewood, opening its doors just after the events of 9/11. Over the decades, the school grew into a six-studio complex and has earned numerous accolades, including Congressional Recognition Awards and honors from the Illinois Arts Council.

Mayor Hofeld and staff met with Jack and Kathleen Villari in November 2023 and the couple shared that they had made the decision to temporarily move all dance classes to Orland Park, IL in preparation for a national performance that was scheduled for December 2023. Unfortunately, the dance classes and operations at the Homewood location never resumed.

OUTCOME

After some time, staff reached out to the Villari family to inquire about the status of the vacated 1933 Ridge Road building. Staff spoke with a representative for the family who shared that the building would soon be listed for sale. The Village expressed their interest in acquiring the building and the owners agreed to work exclusively with the Village to possibly acquire the building. After discussion with the Village Board, a Letter of Intent was drafted and recently signed by the representative for the American Dance Center.

VILLAGE OF HOMEWOOD



FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Authorize the Village President to sign a Letter of Intent (LOI) between the Village of Homewood and the American Dance Center – Homewood to complete a due diligence period to perform the necessary analysis and evaluation of the property at 1933 Ridge Road, Homewood, IL with the intent of negotiating a Purchase and Sale Agreement with the owner(s).

ATTACHMENT(S)

Letter of Intent *(signed on 7/18/2025 by American Dance Center –Homewood)*