

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 14, 2026

To: Village President and Board of Trustees

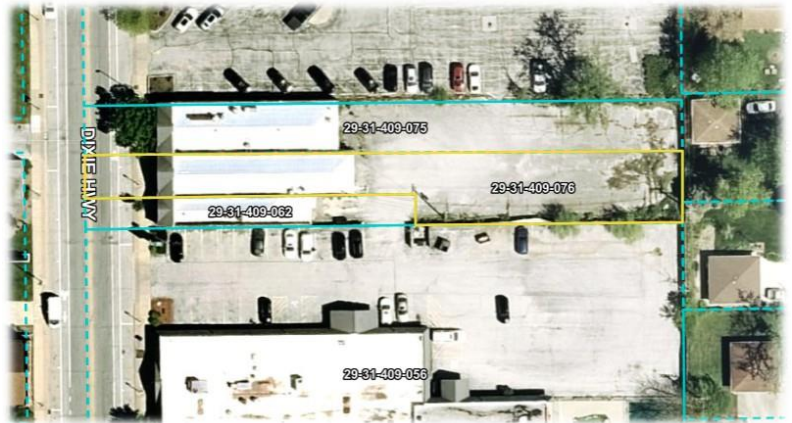
Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Purchase of property located at 18157 Dixie Highway

PURPOSE

The Village desires to purchase a commercial property located at 18157 Dixie Highway. The Village Board is requested to consider authorizing the Village President to enter into a real estate purchase and sale agreement between the Village of Homewood and Grand Prairie Services, of Tinley Park, IL for the property at 18157 Dixie Highway, Homewood, IL.



PROCESS

In February 2026, the Village Manager received direction and authorization from the Board to negotiate the purchase of 18157 Dixie Highway. Grand Prairie Services agreed to sell the property to the Village for \$100,000. An earnest money amount of \$1,000 was also agreed to be paid to Grand Prairie Services on or before 2 days after the date of acceptance of the agreement. The property is to be sold “as is.”

The property consists of a one-story commercial building with an adjacent and attached parking lot located at the rear of the building. The site was previously operated by Grand Prairie Services as “Repeat Boutique” a thrift store that is currently vacant. Grand Prairie Services is a not-for-profit integrated healthcare provider with over 73 years of experience providing outpatient counseling, mental health services, and primary care to the Chicago Southland region.

The Village has a restaurant owner who is interested in the renovation and build out of the property for a second location of his business. Important to note: the Village desires to retain a portion of the rear parking lot for public parking.

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OUTCOME

The negotiated total sale price for the property is \$100,000. The Village anticipates a closing on or before April 30, 2026. The Village attorney coordinated the preparation of the real estate purchase and sale contracts and a resolution approving the contracts for Board consideration and approval.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$0
- **Budget Amendment:** \$100,000
- **Cost:** \$100,000

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Approve a budget amendment in the amount of \$100,000; and, pass a resolution authorizing the Village President to enter a real estate purchase contract with Grand Prairie Services for the property at 18157 Dixie Highway, Homewood, IL.

ATTACHMENT(S)

- Resolution Approving Purchase Contract
- Real Estate Purchase Contract