

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 24, 2025

---

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Sale of Village-Owned Property at 17701 Bretz Drive

### PURPOSE

The Village has received a proposal for the purchase and development of the Village-owned property at 17701 Bretz Drive. The property is in the M-1 Limited Manufacturing zoning district and encompasses 5.91 acres of vacant land. Staff is seeking direction from the Village Board to negotiate a purchase and sale agreement with Barefoot Land Co. of Cape Coral, FL, the owner of the proposal. The purchase and sale agreement would be presented for approval at a future Board meeting.

### PROCESS

In December 2024, the Village acquired the vacant land at 17701 Bretz Drive through the Cook County No Cash Bid program. The subject property is located in a small industrial area that is bound on the west by a major retail-shopping district and on the east by a cemetery. To the north is part of the Thornton Quarry, and to the south is a smaller industrial/commercial condominium complex. This property is outside the boundaries of a Tax Increment Financing (TIF) District.

At its April 22, 2025, meeting, the Village Board passed an ordinance directing the Village Manager to solicit bids and proposals for the sale and development of the property at 17701 Bretz Drive. Staff published the bid solicitations in the Chicago Tribune on the following dates:

- Thursday, May 8 - 1st publication
- Thursday, May 15 - 2nd publication
- Thursday, May 22 - 3rd publication

The Village received one (1) sealed proposal by the submission deadline on June 9, 2025. Village staff publicly opened the bid from Barefoot Land Co. during the regular Village Board meeting on June 10, 2025, at 7:00 p.m.

## VILLAGE OF HOMEWOOD



Barefoot Land Co. submitted a proposal offering \$750,000 for the property in order to develop a modern, one-story self-storage facility. An appraisal conducted on March 7, 2025 estimated the property's market value between \$900,000 and \$1,100,000, or approximately \$3.50 to \$4.00 per square foot. Based on the lower end of that range, 80% of the appraised value is \$720,000. The submitted offer exceeds this 80% threshold.

Self-storage is a special use in the M-1 District and requires review of the zoning standards and site plan approval at a public hearing with the Planning and Zoning Commission. The proposal requests a period of 120 days to allow for the required special use and site plan approval.

The zoning ordinance sets standards for self-storage to assure safety and reduce potential impacts, including:

- a landscape transition area along lot lines adjacent to any parcel.
- doors serving individual self-storage units accessed directly from the outside shall not be visible from any public right-of-way.
- lighting and security cameras are required to ensure safe operations on the site.
- the storage of hazardous or toxic materials is prohibited.
- no self-storage space may be used for residential occupancy, business sales or operations, the storage of commercial or industrial inventory or raw materials, or the operation of machinery.
- outdoor storage and/or activity is prohibited.

### OUTCOME

The sale of this property will lead to the development of a vacant lot. The development, in turn, will transform an underutilized property into productive use, strengthening and enhancing the Village's tax base.

### FINANCIAL IMPACT

- **Funding Source:** No Financial Impact
- **Budgeted Amount:** N/A
- **Cost:** \$0

### LEGAL REVIEW

Completed

## VILLAGE OF HOMEWOOD



### **RECOMMENDED BOARD ACTION**

Direct staff to negotiate a purchase and sale agreement to sell the Village-owned commercial property located at 17701 Bretz Drive to Barefoot Land Co. of Cape Coral, FL, to develop a modern, one-story self-storage facility on the property.

### **ATTACHMENT(S)**

Proposal