

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Letter of Intent – 3003-3025 183rd Street (Park West Plaza)

PURPOSE

Rabid Ground LLC has an interest in the purchase and rehabilitation of the property at 3003-3025 183rd Street. The property is a commercial strip center (Park West Plaza), which was recently acquired by the Village. The property is within the Kedzie Gateway Tax Increment Financing District (TIF). The Village is in the process of creating a separate TIF called the 183rd West TIF, which includes this property and the adjacent former Brunswick Zone property. The developer has requested that the Village forego marketing and sale of the property for a period of time so that the developer can perform their due diligence and prepare for the redevelopment of the property.

PROCESS

The Village of Homewood acquired the Park Plaza shopping center (American Bagel Plaza) located at 3003-3025 183rd Street through the Cook County No Cash Bid Program on December 22, 2023, with the intent to redevelop the property. The property has been partially vacant for several years. The developer and Village have prepared a letter of intent to be approved by the Village Board with the following terms of the agreement:

1. The developer purchases and redevelops the property with appropriately zoned uses.
2. The developer has 90 days to perform due diligence.
3. The Village would not negotiate with other parties during this due diligence period.
4. The developer would be given access to the property.
5. The developer must negotiate a redevelopment agreement (RDA) with the Village within 90 days for purchase and redevelopment of the Property. The RDA and purchase would occur within 30 days after the 183rd West TIF is established.
6. No money is required upfront from the developer, but if the developer decides not to develop the property, they are responsible for their due diligence costs.

OUTCOME

The property is ideally located and has a highly visible location on 183rd Street. The sale of the property will result in the rehabilitation of a partially vacant building with years of deferred

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maintenance. The benefit of such a development is that it would return an underutilized property to productive use and strengthen and enhance the Village's tax base.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Approve a Letter of Intent with Rabid Ground LLC for the Village-owned property located at 3003-3025 183rd Street.

ATTACHMENT(S)

- Letter of Intent
- Proposed Site Plan