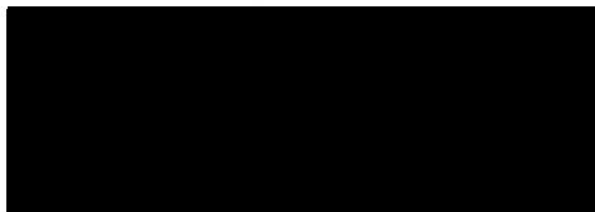




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We Bring Your Vision To Life



Proposal For Restaurant Renovation

Date: *July 26th 2025*

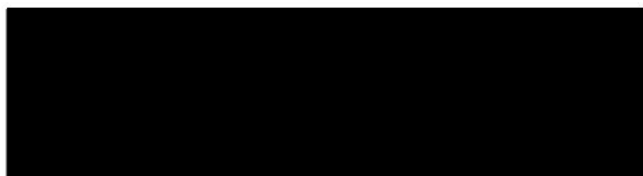
To:

The Village of Homewood

18150 Dixie Highway
Homewood, IL 60430

From:

Bawadi Construction Inc.



Subject:

Formal Proposal for Comprehensive Exterior and Interior Renovation Services for the Restaurant Opportunity at 18155 Dixie Highway, Homewood, IL 60430

Dear Esteemed Members of the Homewood Village Board and Administration,

Bawadi Construction Inc. respectfully submits this formal proposal, articulating our profound interest and proven capability in providing comprehensive exterior and interior renovation services for the prospective restaurant development situated at **18155 Dixie Highway, Homewood, IL 60430**. We acknowledge that this distinguished property is presently available for acquisition, and we hereby formally present an offer of \$4,000 for its purchase, contingent upon the successful conclusion of due diligence and negotiation processes.

As a reputable and dedicated construction firm, Bawadi Construction Inc. possesses extensive expertise in transforming commercial spaces into vibrant, highly functional, and aesthetically superior establishments. We recognize the substantial potential this location offers for bolstering the local economy and enhancing community vibrancy within Homewood. Our commitment to the village's progress is exemplified by our successful prior renovation of our own building located at **18250 Harwood Ave**, a project that significantly contributed to the area's revitalization. We are confident that our proposed renovation at **18155 Dixie Highway** will similarly yield an attractive and impactful outcome, further stimulating local commerce and drawing increased visitation to the area.



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Our Renovation Offering:

We propose to undertake a meticulous and full-scale renovation of the property, precisely tailored to fulfill the specific requirements and strategic vision for a thriving restaurant operation. We envision this establishment as a distinctive Mediterranean restaurant, a culinary offering presently underserved within the Homewood area, which will unequivocally enrich the village's diverse dining landscape. Our comprehensive services will encompass, but are not limited to, the following critical areas:

1. Exterior Renovation:

Our objective is to cultivate an inviting and visually striking facade that significantly enhances the street presence and attracts clientele, while meticulously adhering to Homewood's architectural standards and the established character of the community.

2. Interior Renovation:

We shall meticulously reconfigure and modernize the interior space to optimize operational functionality, elevate the patron's dining experience, and ensure full compliance with all pertinent health and safety regulations governing a restaurant environment.

Benefits to Homewood Village:

By entering into a partnership with Bawadi Construction Inc. for this renovation, the Village of Homewood stands to realize substantial benefits:

Economic Revitalization: The establishment of a new, modern Mediterranean restaurant will serve as a significant magnet for visitors, generate valuable local employment opportunities, and substantially contribute to the village's tax base, thereby filling a unique culinary niche and driving robust economic progress.

Enhanced Community Appeal: A meticulously renovated property will markedly improve the visual appeal of Dixie Highway, contributing positively to the overall aesthetic and vibrant character of Homewood.

Increased Property Value: A successfully executed renovation is anticipated to significantly increase the value of the subject property and potentially surrounding commercial real estate.

New Dining Destination: The provision of an exciting and distinctive new culinary option for both residents and visitors, thereby enriching the local lifestyle and cultural offerings.



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Restaurant Proposal Design:





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Our Commitment and Future Vision:

Bawadi Construction Inc. is unequivocally committed to delivering construction services of the highest caliber, characterized by exceptional efficiency, unwavering transparency, and strict adherence to all local building codes and regulatory requirements. Our experienced team is prepared to engage in close collaboration with the Village of Homewood to ensure that this project not only meets but exceeds all expectations, contributing profoundly to the community's continued growth and prosperity.

Our proven track record includes the successful establishment of a **M'dakhan Mediterranean Restaurant** branch in Bridgeview, which has garnered substantial clientele and demonstrated significant commercial success. We are confident that this experience, coupled with our expertise, will ensure similar prosperity for the proposed establishment in Homewood. Furthermore, we envision the potential for future expansion, including the development of the adjacent unit into a complementary cafe house, which would further invigorate the area's commercial activity and enhance its appeal.

In furtherance of our commitment to the economic vitality of Homewood, **we are actively pursuing the application for Class A Tax incentives.** This initiative underscores our dedication to long-term investment in the community and our desire to maximize the positive economic impact of this development.

We possess unwavering confidence in our capacity to transform **18155 Dixie Highway** into a thriving restaurant establishment that will proudly serve the Homewood community for many years to come.

We respectfully solicit the opportunity to discuss this proposal in greater detail, provide comprehensive plans, and address any inquiries you may have. Please do not hesitate to contact us at your earliest convenience to arrange a meeting.

Thank you for your valuable time and thoughtful consideration.

Sincerely,

The Management Team

Bawadi Construction Inc.

From: Bawadi Construction
To: [Schumerth, Noah](#)
Cc: [munir bawadi](#); [Mesaros, Angela](#)
Subject: Re: Follow-Up for Bid: 18155 Dixie Highway
Date: Wednesday, August 6, 2025 7:00:35 PM

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Noah/angela

Thank you for your email and for the opportunity to move forward in the evaluation process for our proposal at 18155 Dixie Highway. We're excited about the potential this project holds for both our business and the Homewood community. Please find below our responses to your questions:

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Increase Property Yield

Annual Revenue Projection:

We project an initial annual gross revenue of approximately \$1.2 million in 2026, with anticipated growth of 10–15% annually over the next 2–3 years due to expanded services, increased brand awareness, and potential regional catering/event service.

Revenue Growth:

Yes, we anticipate revenue growth through a phased build-out, introduction of new service offerings, and potentially additional retail or entertainment components.

Incentives:

At this time, we are only requesting the Class 8 real estate tax classification.

Sales Projections:

- 2026: \$1.2M
- 2027: \$1.4M+ (with expansion into catering/events and community partnerships)

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Improve Property Condition

Planned Improvements:

- Interior:
 - Full build-out for commercial kitchen and dining space
 - HVAC, plumbing, and electrical upgrades
 - ADA-compliant restrooms
 - Modern lighting and acoustic treatments
 - High-quality interior finishes (flooring, walls, ceilings)
- Exterior:
 - New storefront façade
 - Parking lot resurfacing and striping

- Signage and lighting upgrades
- Landscaping
- patio/outdoor dining area

Estimated Total Cost:

Approximately \$650,000 – \$800,000 in improvements (interior + exterior).

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Creating Sustainable Commercial Development

Current Business Ownership:

Yes, I currently own and operate 3 businesses, including two in hospitality and one in general construction/project management.

Active Management Role:

Yes, I will be directly involved in the day-to-day operations and management of this business, especially during the critical launch phase.

Construction Experience:

I have over 18 years of experience managing commercial construction projects, including restaurants, retail build-outs, and gas station developments. I've worked on projects in Homewood and surrounding communities, always in compliance with local codes and timelines.

Business Management Experience:

I've successfully launched and managed several businesses, including in the restaurant and construction sectors. This experience gives me the operational, staffing, and financial background necessary to ensure success.

—

Build and Support Suitable and Successful Commercial Uses

Exterior Improvements:

Yes, as noted above, we plan significant exterior upgrades including façade enhancement, new signage, outdoor dining (weather permitting), and updated lighting.

Additional Licenses/Approvals Required:

We may apply for:

- Outdoor seating permit
- Sign permit

Operations & Capacity:

- Hours of Operation: 10am – 10pm (Mon–Sun)
- Seating Capacity: Approximately 48 indoor seats, with potential for 20–25 outdoor seats
- Dine-in vs. Take-out: Expected 60% dine-in / 40% take-out
- Other Revenue Streams: Catering, private events, weekend brunch service

- Estimated Employees: 12–15 (FT and PT combined)

Unique Building Features:

- Outdoor patio dining with custom furniture and planters
- Local public art mural installation to reflect Homewood culture
- Eco-friendly fixtures and lighting
- Community board to promote local businesses and events

Future Expansion Plans:

Yes, if successful, we plan to open a second location within the south suburbs or expand the footprint within the building to include event space or a retail corner.

—

Responds to Community Needs

Support for Local Business Community:

- Partnering with local farms and suppliers
- Providing discounted catering to community organizations
- Offering our space for local events, fundraisers, and networking groups

What Makes Us Distinct:

We are not just creating a restaurant—we're building a community space with unique design, warm service, and a focus on local collaboration. Our concept brings together modern comfort, high-quality food, and a sense of place that reflects Homewood's vibrant culture.

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Timeline

Construction Duration:

4–6 months from permitting and final approvals.

Projected Opening:

Spring 2026 (May–June), depending on approval timelines and construction conditions.

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Please let me know if you need additional documentation such as renderings, financials, or references. We're committed to making this a successful and impactful project for the Village of Homewood.



Munir Bawadi

Bawadi Construction Inc, Manager



708-717-4477