

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 28, 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 Property at 18155 Dixie Highway

PURPOSE

The developer, Munir Bawadi, proposes to purchase and renovate the property at 18155 Dixie Highway. The property is vacant and owned by the Village. The project involves renovation and interior build-out of the existing commercial building to construct a modern Mediterranean restaurant.

PROCESS

In 2020, the Village acquired the property at 18155 Dixie Highway through foreclosure at no cost. After solicitation of bids, the Village transferred the property to a Mediterranean restaurant. After four (4) years of vacancy with no movement towards building out the restaurant, in October 2024, the Village acquired the vacant commercial building through a settlement agreement. The Village paid \$15,000 for the property. The property has been vacant with delinquent property tax bills and deferred maintenance for many years.

At the June 10, 2025, Village Board meeting, the Board passed Ordinance M-2359 directing staff to publish a solicitation for alternate proposals. The solicitation was published in the Daily Southtown on three (3) dates. In addition, the Village posted the solicitation and the responses on its social media forums.

The Village received three (3) proposals for the purchase and renovation of the Village-owned property at 18155 Dixie Highway. Staff evaluated the proposals based on criteria that support suitable and successful uses, maximize yield, improve property conditions, promote sustainability, and meet community needs. At its August 26, 2025, meeting, the Village Board selected Bawadi as the preferred proposal and directed staff to negotiate a purchase and sale agreement.

Term of the Purchase and Sale Agreement

The terms of the Purchase and Sale Agreement include:

1. The sale price is \$15,000.
2. The buyer will have 30 days for due diligence once the contract is signed.

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3. The buyer will have 180 days to secure zoning, variances, or any other government approvals required.
4. The sale is contingent upon Village approval of the Class 8 resolution.
5. Closing date is November 21, 2025.
6. The purchaser is required to sign a reverter deed at closing. If the restaurant is not open within 12 months, the Village can reclaim the property.
7. The purchaser must complete the following before the closing on the property:
 - Obtain a connection permit from the Thorn Creek Basin Sanitary District.
 - Submit an acceptable storm water detention plan.
 - Provide a full set of architectural plans sufficient to obtain a building permit.
 - Complete the appearance review form for the Appearance Commission.
8. The Village will support a Cook County Class 8 incentive. Cook County has created the Class 8 Cook County Tax Incentive Program for the Chicago Southland. Under this incentive program, qualified commercial real estate is assessed at 10 percent of market value for the first 10 years, 15 percent in the 11th year, and 20 percent in the 12th year. The subject property is in Thornton Township, one of five designated townships. A Class 8 for this property will help bring the tax burden more in line with neighboring counties where the property tax rate is as much as 45% less.

OUTCOME

The developer plans to invest in the property through renovation. The Project will enhance the area on Dixie Highway by addressing the issues of delinquent property taxes, deferred maintenance, and long-term vacancy by returning the building to the tax rolls and renovating the space.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** \$0

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the Village President to enter into a real estate purchase and sale agreement with Munir Bawadi for the Village-owned property located at 18155 Dixie Highway.

ATTACHMENT(S)

- Ordinance
- Resolution