



October 1, 2026

Brian Villari
5100 Seiler Street
Melbourne Beach Florida 32951

Village Hall
2020 Chestnut Road
Homewood, IL 60430
Phone 708-798-3000
Fax 708-798-4680

Village Manager's Office
Phone 708-206-3377
Fax 708-206-3496

Community Development
and Building Department
Phone 708-206-3385
Fax 708-206-3947

Finance Department
Phone 708-798-3000
Fax 708-798-4680

Fire Department
17950 Dixie Highway
Homewood, IL 60430
Phone 708-206-3400
Fax 708-206-3498

Police Department
17950 Dixie Highway
Homewood, IL 60430
Phone 708-206-3420
Fax 708-206-3497

Public Works Department
17755 Ashland Avenue
Homewood, IL 60430
Phone 708-206-3470
Fax 708-206-3499

Re: Conditional Offer to Purchase 1933 Ridge Road, Homewood, Illinois

Dear Mr. Villari:

On behalf of the Village of Homewood, I am pleased to present this letter outlining the Village's offer to purchase the property located at 1933 Ridge Road, Homewood; Illinois, commonly known as the former American Dance Center property.

The Village proposes to purchase the property for a total purchase price of Four Hundred Thousand Dollars (\$400,000.00).

This offer is expressly contingent upon formal consideration and approval by the Village President and Board of Trustees of the Village of Homewood at its Regular Board Meeting scheduled for October 13, 2026. Accordingly, this letter reflects the Village's proposed terms and does not constitute a binding purchase agreement or otherwise obligate the Village to acquire the property prior to formal Village Board approval.

Subject to Village Board approval, the Village will prepare a formal Purchase and Sale Agreement memorializing the terms and conditions of the proposed transaction. Any negotiations of terms, prorations, and closing obligations, will be discussed and settled during this phase of the transaction. The agreed upon Purchase and Sale Agreement with finalized and settled terms will then be provided to you for review and signature.

The Village appreciates your consideration of this offer and looks forward to working with you toward the successful completion of this transaction.

Sincerely,

Napoleon Haney, MPA
Village Manager

cc: Village Board of Trustees



ACKNOWLEDGMENT OF PROPOSED TERMS

I, Brian Villari, acknowledge and accept the proposed purchase price of \$400,000.00, for the property located at 1933 Ridge Road, Homewood, Illinois, subject to approval by the Village President and Board of Trustees and the subsequent execution of a mutually acceptable Purchase and Sale Agreement.

Brian Villari:

Brian Villari

Signature:

Brian Villari

Date:

10/3/2026