

REDEVELOPMENT PROPOSAL

18157 Dixie Highway

Submitted by:
Bawadi Construction Inc.

Submitted to:
Village of Homewood

1. Executive Summary

Bawadi Construction Inc. respectfully submits this proposal to purchase and redevelop the property located at 18157 Dixie Highway. As the owner and general contractor currently redeveloping the former Delanoe's property immediately adjacent to this site, we have already made a significant investment in the Village of Homewood and are committed to its long-term growth. Acquiring the neighboring property will allow us to create a cohesive commercial destination that enhances the corridor, creates jobs, increases tax revenue, and encourages continued private investment. Bawadi Construction Inc. is a licensed, bonded, and insured Illinois general contractor specializing in commercial construction, design-build services, and complete project management.

2. Proposed Purchase Price

Purchase Offer: **\$40,000**. Bawadi Construction Inc. respectfully submits a purchase offer of Forty Thousand Dollars (\$40,000) for the property located at 18157 Dixie Highway.

3. Proposed Development

Redevelopment into a modern commercial business complementing the former Delanoe's property. Potential uses include a coffee shop/cafe, restaurant or food service, retail space, outdoor seating, modern facade improvements, landscaping, parking lot improvements, and energy-efficient building upgrades.

4. Project Vision

Continue investing in the Dixie Highway corridor through high-quality construction, modern architecture, ADA-compliant accessibility, attractive landscaping, energy-efficient systems, improved parking, and durable, low-maintenance construction.

5. Preliminary Development Budget

Estimated total investment: **Approximately \$800,000**, including acquisition, architectural and engineering services, permits, site preparation, utilities, construction, interior build-out, parking improvements, landscaping, fixtures, finishes, and contingency.

6. Economic Impact

Approximately 3 construction jobs; 8–10 permanent jobs; increased local tax revenue; revitalization of a vacant property; attraction of additional private investment; increased foot traffic for neighboring businesses; and long-term economic growth.

7. Requested Incentives

Tax Increment Financing (TIF), if available; Class 8 Property Tax Incentive (or other applicable property tax incentive); permit fee assistance; infrastructure assistance; utility improvements; and any other applicable redevelopment incentives.

8. Estimated Project Schedule

Property closing: 30–60 days. Design & Engineering: 1–2 months. Permitting: 2–3 months.
Construction: 4–6 months. Estimated grand opening: 8–10 months after acquisition.

9. Why Bawadi Construction Inc.

Complete turnkey commercial construction services including design-build, project management, architectural and engineering coordination, permit expediting, site development, commercial construction, interior build-out, and project closeout. Our adjacent investment demonstrates our long-term commitment to the Village.

10. Commitment

Bawadi Construction Inc. is committed to creating another successful commercial development that enhances the Dixie Highway corridor, provides employment opportunities, increases economic activity, and contributes to the continued revitalization of the Village. Thank you for your consideration.

Respectfully submitted,
Munir Bawadi
President
Bawadi Construction Inc.