

ORDINANCE NO. M - 2221

**AN ORDINANCE DIRECTING THE SOLICITATION OF ALTERNATE BIDS
AND PROPOSALS FOR THE DEVELOPMENT OF PROPERTY ON THE
NORTHEAST CORNER OF CHESTNUT ROAD AND HARWOOD AVENUE
IN THE DOWNTOWN TOD REDEVELOPMENT PROJECT AREA
IN THE VILLAGE OF HOMEWOOD**

WHEREAS, the Village of Homewood ("Village") is contemplating the sale of real estate described in Section 1 of this Ordinance and located in the Downtown TOD Redevelopment Project Area to HCF Homewood LLC ("HCF"); and

WHEREAS, the Village of Homewood has received a proposal (the "Proposal") from HCF for redevelopment of the parcels described in Section 1 of this Ordinance, including acquisition of the real estate for a nominal amount; and

WHEREAS, before agreeing to sell the real estate as contemplated in the Proposal, Section 11-74.4-4 of the Illinois Municipal Code (65 ILCS 5/11-74.4-4) requires that the Village provide a reasonable opportunity for any other person to submit an alternate proposal or bid for the sale and redevelopment of this property.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois that:

SECTION ONE - SOLICITATION OF ALTERNATE BIDS AND PROPOSALS:

The Village Manager and staff are directed to solicit alternate bids and proposals for the sale and redevelopment of the following described property owned by the Village of Homewood:

Parcel 1:

The Village of Homewood Consolidation of Lots 1 through 6, both inclusive, in Block "C" in Village of Hartford (now called Homewood) a subdivision of the Northeast Quarter of the Southwest Quarter of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois as shown on the plat recorded October 18, 2006 as Document Number 0629131084 with the Cook County Recorder of Deeds.

Parcel 2:

Lot 10 in the Village of Hartford in the Northeast Quarter of the Southwest Quarter of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Parcel 3:

Lot 1 in Severson's Subdivision of Lots 7, 8, 9, 15, and 16 in Block C in the Village of Hartford in the Northeast Quarter of the Southwest Quarter of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Parcel Identification Nos. 29-31-305-018-0000, 29-31-205-007-0000, 29-31-305-011-0000.

The Village Manager or his designee shall publish the legal notice on the last page of this ordinance in a newspaper of general circulation within the Village of Homewood no later than June 4, 2022.

SECTION TWO – PROPOSAL AVAILABLE FOR INSPECTION

The Village Manager or his designee shall make the Proposal available for public review in the Village Clerk's office during regular business hours, and on the Village website.

SECTION THREE - DUE DATE FOR ALTERNATE BIDS AND PROPOSALS:

Alternate bids and proposals for the sale and development of the property described in Section One above shall be submitted to the Village by 5:00 p.m. on Tuesday, June 14, 2022, at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois. Alternate bids and proposals will be presented at the Village Board meeting beginning at 7:00 p.m. on June 14, 2022, at the Homewood Village Hall.

SECTION FOUR - EFFECTIVE DATE:

This Ordinance shall be in full force and effect after its passage, approval, and publication under law.

PASSED and APPROVED this 24th day of May, 2022.

Village President

ATTEST:

Village Clerk

AYES: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____

**LEGAL NOTICE
VILLAGE OF HOMEWOOD**

**SOLICITATION OF ALTERNATE BIDS AND PROPOSALS FOR THE SALE
AND DEVELOPMENT OF PROPERTY IN A TAX INCREMENT
REDEVELOPMENT PROJECT AREA**

Notice is given that the Village of Homewood is soliciting alternate bids and proposals for the sale and development of the following described municipally owned property within the Downtown TOD Redevelopment Project Area:

Parcel 1:

The Village of Homewood Consolidation of Lots 1 through 6, both inclusive, in Block "C" in Village of Hartford (now called Homewood) a subdivision of the Northeast Quarter of the Southwest Quarter of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois as shown on the plat recorded October 18, 2006 as Document Number 0629131084 with the Cook County Recorder of Deeds.

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Parcel Identification Nos. 29-31-305-018, 29-31-205-007, 29-31-305-011.

HCF Homewood, LLC proposes to redevelop the property by construction of a five-story residential building on the site.

Copies of the proposal are available for public review in the Village Clerk's office at the Homewood Village Hall, 2020 Chestnut Road, Monday through Friday, 8:00 a.m. to 5:00 p.m. and on the village website: village.homewood.il.us The proposal includes provisions for developer to acquire the land for \$1 provided it redevelops the property.

Alternate proposals must be received at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, by 5:00 p.m. on Tuesday, June 14, 2022. All such proposals will be publicly opened and read at the Village Board meeting beginning at 7:00 p.m. on June 14, 2022.

Persons with questions may contact Director of Economic & Community Development Angela Mesaros at (708) 206-3387.

Marilyn Thomas, Village Clerk