

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 12, 2021

To: Jim Marino, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Solicitation of Alternate Bids – 18225 Dixie Highway

PURPOSE

Homewood Brewing, LLC, d/b/a Homewood Brewing Company (HBC) has submitted a letter of intent to purchase the property at 18225 Dixie Highway and a proposal to redevelop it. This property is the former Bogart's Charhouse restaurant. The proposal includes the construction of a 12,000 square foot single-story brewery and restaurant. The new facility will include a brewhouse and full-service kitchen as well as a taproom, dining room, and an outdoor seating area. Since the Village has received a redevelopment proposal, the solicitation of alternate proposals or bids for the sale and redevelopment of this property is required by law. Any submitted proposals or bids will be opened at the October 12 board meeting.

PROCESS

In 2018, the Village acquired the property in a tax foreclosure sale. At that time, the building had been vacant for approximately nine years. In October 2020, the Village established the Dixie Highway/Miller Court Tax Increment Financing District (TIF), which includes this property. The intent was to secure this property and provide incentives for suitable development. Recently, the Village partnered with the Cook County Sheriff's Restoring Neighborhoods Workforce (RENEW) program to demolish the building and prepare the site for redevelopment.

As required, the Village has provided the opportunity for other interested parties to submit alternate proposals or bids for the sale and redevelopment of our property. The Village approved an ordinance for solicitation of alternate bids on September 28, 2021, which required the bids to be submitted to the Village no later than 5:00 p.m. on Tuesday, October 12, 2021.

OUTCOME

Opening alternate bids received ensures that the Village complies with State requirements and allows the redevelopment of this property to move forward.

FINANCIAL IMPACT

Funding Source: No Financial Impact

- **Budgeted Amount:** N/A
- **Cost:** N/A

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LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Open and read alternate bids and proposals.