ORDINANCE NO. M-2458

AN ORDINANCE DIRECTING THE SOLICITATION OF ALTERNATE BIDS AND PROPOSALS FOR THE SALE AND REDEVELOPMENT OF REAL PROPERTY AT 17924 HALSTED STREET IN THE VILLAGE OF HOMEWOOD

WHEREAS, the Village of Homewood ("Village") acquired real property, described in Section One of this Ordinance and with a common address of 17924 Halsted Street for $40,000 from the Cook County Land Bank Authority;

WHEREAS, the Village of Homewood ("Village") is contemplating the sale of aforementioned real estate described in Section One of this Ordinance and located in the North Halsted Tax-Increment Financing (TIF) District; and

WHEREAS, the Village of Homewood has received one proposal (the "Proposal") for the redevelopment of the property described in Section One of this Ordinance, including the 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 hereby 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: Lot 2 in Washington Subdivision, Being a Resubdivision of Lot 2 of Village of Homewood Subdivision in Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, said Plat of Washington Subdivision having been recorded August 26, 1976, as Document Number 23612574, in Cook County, Illinois, Excepting Therefrom the Following Described Parcel:*

Beginning at the Northeast Corner of Said Lot 2 in Washington Subdivision; Thence South 00 Degrees 08 Minutes 30 Seconds West, 268.00 Feet Along the East Line of Lot 2 to the Southeast Corner of Said Lot 2; Thence North 89 Degrees 51 Minutes 30 Seconds West, 223.67 Feet Along the South Line of Walton Lane (50.0 Feet Wide), said Point Being the Southwest Corner of Said Lot 2; Thence Northerly Along Said East Right-of-Way Line of Walton Lane (50.0 Feet Wide), Being the West Line of Said Lot 2 Along a Curve Convex to the East Having a Radius of 280.00 Feet for an Arc Distance of 24.90 Feet; Thence South 89 Degrees 51 Minutes 30 Seconds East 156.96 Feet;

Thence North 00 Degrees 12 Minutes 45 Seconds East, 112.11 Feet; Thence North 89 Degrees 47 Minutes 15 Seconds West 57.33 Feet; Thence North 00 Degrees 00 Minutes 05 Seconds West 41.43 Feet; Thence South 89 Degrees 59 Minutes 55 Seconds West, 5.62 Feet; Thence North 00 Degrees 13 Minutes 54 Seconds East, 90.75 Feet to the North Line of Said Lot 2; Thence South 89 Degrees 51 Minutes 30 Seconds East 137.27 Feet to the Point of Beginning.

The Village Manager and staff 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 Wednesday, November 11, 2026.

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, December 8, 2026, 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 Tuesday, December 8, 2026, at the Homewood Village Hall.

SECTION FOUR - EFFECTIVE DATE:

This Ordinance shall be in full force and effect from and after its passage,

approval, and publication in accordance with law.

PASSED and APPROVED this 10th day of November, 2026.

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

Parcel 2:
All of Lot 4 and Lot 5 and 6 (except the easterly 50 feet of said Lots 5 and 6) and the north 45 feet of Lot 10 in Block "B" in the Village of Hartford now called Homewood, a subdivision of the Northeast ¼ of the Southwest ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Identification No: 29-31-307-004, 29-31-307-005, 29-31-307-015

Common Address: 2066 Ridge Road, Homewood, IL 60430

The property is a vacant commercial structure and is zoned B-1 downtown core district. The proposal for the property is for redevelopment as a mixed-use commercial and residential building.

and the following described property:

Lots 1 through 6, both inclusive, in Block "C" in Village of Hartford (now called Homewood) 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.

Parcel Identification No: 29-31-305-018

Common Address: 2024 Chestnut Road, Homewood IL

The property is a public parking lot and is zoned B-2 downtown transition district. The proposal for the property is for redevelopment as a mixed-use commercial and residential building.

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.

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, February 24, 2026. All such proposals will be presented at the Village Board

meeting beginning at 7:00 p.m. on February 24, 2026.

Proposals shall include:

a. Description of planned use(s).
b. Timeline of construction period.
c. Proposed site plan/design.
d. Estimated date of completion of improvements.
e. Estimated date of occupancy and estimated date of commencing new business operations.
f. Description of incentives requested by the Developer, if any.

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

Village Clerk

Village of Homewood

Date: February 11, 2026