

**ORDINANCE NO. M -2317**

**AN ORDINANCE DIRECTING THE SOLICITATION OF ALTERNATE BIDS  
AND PROPOSALS FOR THE SALE AND REDEVELOPMENT  
OF 18138 DIXIE HIGHWAY IN THE VILLAGE OF HOMEWOOD  
DOWNTOWN TOD TIF**

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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 Joaquin Anguiano (Tequila Restaurant); and

WHEREAS, the Village of Homewood has received a proposal (the “Proposal”) from Joaquin Anguiano, for the redevelopment of the property described in Section 1 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:

Lots 10, 13 and 14 in Block 1 in Village of Thornton Station being a Subdivision of the Southeast 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.   29-31-314-018-0000  
  29-31-314-019-0000  
  29-31-314-031-0000

Common Address: 18134-18138 Dixie Highway, Homewood, IL.

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 October 11, 2024.

**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 9:00 a.m. on Tuesday, November 12, 2024, at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois. Alternate bids and proposals will be opened at the Village Board meeting beginning at 7:00 p.m. on November 12, 2024, 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 under law.

PASSED and APPROVED this 8th day of October 2024.

\_\_\_\_\_  
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:

Lots 10, 13 and 14 in Block 1 in Village of Thornton Station being a Subdivision of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Identification No.   29-31-314-018-0000  
  29-31-314-019-0000  
  29-31-314-031-0000

Common Address: 18134-18138 Dixie Highway, Homewood, IL.

Joaquin Anguiano (Tequila Restaurant) proposes to redevelop the property by constructing a restaurant on the site. The proposed purchase price for the vacant land is \$1. The developer will also be required to sign a deed at closing returning the property to the Village of Homewood in case of the developer's default.

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:

<https://www.village.homewood.il.us/Home/Components/RFP/RFP/42/79>

Alternate proposals must be received at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, by 9:00 a.m. on Tuesday, November 12, 2024. All such proposals will be opened at Village Board meeting beginning at 7:00 p.m. on November 12, 2024.

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

Marilyn Thomas, Village Clerk