

**ORDINANCE NO. M -2437**

**AN ORDINANCE DIRECTING SOLICITATION OF BIDS FOR THE SALE OF VILLAGE-OWNED PROPERTY AT 18157 DIXIE HIGHWAY IN THE VILLAGE OF HOMEWOOD**

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**WHEREAS**, the Village of Homewood (“Village”) owns real property at 18157 Dixie Highway, legally described in Section Two of this Ordinance (the Subject Property); and

**WHEREAS**, the Village President and Board of Trustees have determined that the real property is no longer necessary or required for the use by the Village, and that the sale of the property is in the Village’s best interests; and

**WHEREAS**, to initiate the sale process, Section 11-76-2 of the Illinois Municipal Code (65 ILCS 5/11-76-2) requires the Village to publish notice of its intent to sell and solicitation of bids for the purchase of the property.

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

**SECTION ONE – INCORPORATION OF RECITALS:**

The above recitals are incorporated into this ordinance as if fully restated herein.

**SECTION TWO - SOLICITATION OF BIDS:**

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

*The North 41.00 Feet (except the South 16.0 Feet of that Part lying West of the East 147 Feet) of that Part of the West ½ of the Southeast ¼ of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:*

*Beginning at the Northeast Corner of Lot 1 in the Subdivision of Lot 6 in the County Clerk’s Division of the West ½ of the Southeast ¼ of Said Section according to the plat thereof recorded October 21, 1927, as Document No. 9816722 in Book 253 of Plats, Page 2: Thence West along the North Line of said Lot 1, 29feet to the East Line of Dixie Highway, Thence North along said East Line of Dixie Highway 287.00 Feet; Thence East parallel with the North Line of Lot 1 aforesaid, 297.0 Feet;*

*Thence South Parallel with West Line of the Southeast 1/4 of said Section 31, 287.0 Feet to the Point of Beginning, in Cook County, Illinois.*

Parcel Identification No: 29-31-409-076-0000

Common Address: 18157 Dixie Highway, Homewood, IL 60430

The Village Manager and staff shall publish the notice attached to this ordinance as Exhibit A in a newspaper of general circulation within the Village of Homewood no later than June 26, 2026. The notice shall be published once per week for three (3) successive weeks.

**SECTION THREE - PROPERTY INFORMATION AVAILABLE FOR INSPECTION:**

The Village Manager or his designee shall make property information, including a description of the property and the property's current land use and condition, available for review in the Village Clerk's office during regular business hours and on the Village website.

**SECTION FOUR - DUE DATE FOR BIDS AND BID OPENING DATE:**

Bids for the purchase and development of the Subject Property shall be submitted to the Village no later than 12:00 pm on Tuesday, July 28, 2026, and shall be opened and read at the July 28, 2026, Board of Trustees meeting. The meeting will begin at 7:00 pm in the Council Chambers, 2020 Chestnut Rd., Homewood.

**SECTION FOUR - EFFECTIVE DATE:**

This Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED and APPROVED this 23rd day of June, 2026.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

AYES: \_\_\_\_ NAYS: \_\_\_\_ ABSTENTIONS: \_\_\_\_ ABSENCES: \_\_\_\_

**LEGAL NOTICE  
VILLAGE OF HOMEWOOD**

**SOLICITATION OF BIDS FOR THE SALE OF VILLAGE-OWNED PROPERTY  
AT 18157 DIXIE HIGHWAY IN THE VILLAGE OF HOMEWOOD**

The Village of Homewood solicits bids for the sale and development of real property at 18157 Dixie Highway in Homewood, Cook County, Illinois, described as follows:

*The North 41.00 Feet (except the South 16.0 Feet of that Part lying West of the East 147 Feet) of that Part of the West ½ of the Southeast ¼ of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, Bounded and Described as Follows:*

*Beginning at the Northeast Corner of Lot 1 in the Subdivision of Lot 6 in the County Clerk's Division of the West ½ of the Southeast ¼ of Said Section according to the Plat Thereof Recorded October 21, 1927, as Document No. 9816722 in Book 253 of Plats, Page 2: Thence West Along the North Line of Said Lot 1, 297 Feet to the East Line of Dixie Highway, Thence North Along Said East Line of Dixie Highway 287.00 Feet; Thence East Parallel with the North Line of Lot 1 Aforesaid, 297.0 Feet; Thence South Parallel with West Line of the Southeast ¼ of Said Section 31, 287.0 Feet to the Point of Beginning, in Cook County, Illinois.*

Parcel Identification No: 29-31-409-076-0000

Common Address: 18157 Dixie Highway, Homewood, IL 60430

The property is a 2,600 square-foot vacant single-story commercial building with approximately 15 parking spaces and access via Dixie Highway and a cross-access easement through property located at 18201-18209 Dixie Highway. It is the Village's intent that the property be redeveloped for commercial use.

Any party interested in acquiring the real estate shall submit a sealed proposal for acquisition to: Village Clerk, Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, by 12:00 pm on Tuesday, July 28, 2026, during regular business hours (Monday - Friday 8:00 a.m. - 5:00 p.m.).

Proposals shall contain the purchase price and proposed acquisition terms. Proposals shall include:

- a. A description of applicant's planned use of the property;
- b. A draft site plan or floor plan for the development, or a description of proposed physical improvements to the property;
- c. A preliminary project budget, or pro forma for the development, including the source of funding for the property acquisition and improvements.
- d. A description of any incentives sought by the applicant. NOTE: This property

is not within a tax increment finance district.

e. An estimated date the redevelopment will be complete and open for business.

Questions regarding this notice shall be directed to the Village Manager's Office of the Village of Homewood at (708) 206-3380 or [nschumerth@homewoodil.gov](mailto:nschumerth@homewoodil.gov).

The Village shall only accept cash offers. The Buyer shall be responsible for procuring a survey and for all closing costs. This property will be sold AS IS. The Village will convey title by special warranty deed. The Village of Homewood reserves the right to negotiate the terms of any proposed sale and may accept any proposal it determines to be in the Village's best interest, or to reject all proposals.

Nakina Flores, Village Clerk