

ORDINANCE NO. M-2359

**AN ORDINANCE DIRECTING THE SOLICITATION OF BIDS
AND PROPOSALS FOR THE SALE AND REDEVELOPMENT
OF MUNICIPALLY-OWNED REAL ESTATE AT 18155 DIXIE HIGHWAY,
HOMewood, ILLINOIS**

WHEREAS, the Village of Homewood ("Village") is contemplating the sale of municipally-owned real estate described in Section 1 of this Ordinance and located at 18155 Dixie Highway in the Village of Homewood; and

WHEREAS, 65 ILCS 5/11-76-1 grants municipalities the authority to convey real estate when, in the opinion of the corporate authorities, it is not in the best interests of the Village to retain ownership of the property; and

WHEREAS, 65 ILCS 5/11-76-2 states that before selling real estate, the Village must publish a notice of proposal to sell for three consecutive weeks with the first publication date at least 30 days before the date for opening bids; and

WHEREAS, the corporate authorities may accept the high bid or any other bid determined to be in the best interest of the Village by a vote of 3/4 of the corporate authorities then holding office.

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

SECTION ONE - SOLICITATION OF BIDS AND PROPOSALS:

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

The North 100 feet of that part of the West 1/2 of the Southeast 1/4 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 1/2 of the Southeast 1/4 of said Section, according to the Plat thereof recorded October 21, 1927, as document number 9616122, 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, 346 feet; thence East parallel

with the North line of Lot 1 aforesaid, 297 feet; thence South parallel with the West line of the Southeast 1/4 of said Section, 346 feet to the place of beginning;

Excepting from said North 100 feet, the South 16 feet of that part thereof lying West of the East 147 feet thereof; and

Excepting from said North 100 feet, the North 31 feet of that part of the West 1/2 of the Southeast 1/4 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 1/2 of the Southeast 1/4 of said Section, according to the Plat thereof recorded October 21, 1927 as document number 2616122, 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 346 feet; thence East parallel with the North line of said Lot 1, 297 feet; thence South parallel with the West line of the Southeast 1/4 of said Section, 346 feet to the place of beginning; and

Excepting 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 1/2 of the Southeast 1/4 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 1/2 of the Southeast 1/4 of said Section according to the Plat thereof recorded October 21, 1927 as document number 9616122, in Book 253 of Plats, Page 2; thence West along the North line of said Lot 1, 297.00 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 297.00 feet; thence South parallel with the West line of the Southeast 1/4 of said Section 31, 287.00 feet to the point of beginning, all in Cook County, Illinois.

Parcel Identification No. 29-31-409-075-0000

Common Address: 18155 Dixie Highway, Homewood, Illinois

The Village Clerk shall publish the legal notice Attached to this ordinance requesting bids and proposals in a newspaper of general circulation within the Village of Homewood once each week for three consecutive weeks. The first publication must occur by June 16, 2025.

SECTION TWO - DUE DATE FOR BIDS AND PROPOSALS:

Bids and proposals for the sale and development of the property described in Section 1 above shall be submitted to the Village no later than noon on Monday, July 21, 2025, at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois. Bids and proposals will be publicly opened and read at the Village Board meeting beginning at 7:00 p.m. on July 22, 2025, at the Homewood Village Hall.

SECTION THREE - EFFECTIVE DATE:

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

PASSED and APPROVED this 10th day of June 2025.

Village President

ATTEST:

Village Clerk

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

**LEGAL NOTICE
VILLAGE OF HOMEWOOD**

**SOLICITATION OF BIDS AND PROPOSALS
FOR THE SALE AND DEVELOPMENT OF PROPERTY
AT 18155 DIXIE HIGHWAY, HOMEWOOD, ILLINOIS**

Notice is hereby given that the Village of Homewood is soliciting bids and proposals for the sale and development of the following real estate at 18155 Dixie Highway in Homewood, Illinois:

The North 100 feet of that part of the West 1/2 of the Southeast 1/4 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 1/2 of the Southeast 1/4 of said Section, according to the Plat thereof recorded October 21, 1927, as document number 9616122, 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, 346 feet; thence East parallel with the North line of Lot 1 aforesaid, 297 feet; thence South parallel with the West line of the Southeast 1/4 of said Section, 346 feet to the place of beginning;

Excepting from said North 100 feet, the South 16 feet of that part thereof lying West of the East 147 feet thereof; and

Excepting from said North 100 feet, the North 31 feet of that part of the West 1/2 of the Southeast 1/4 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 1/2 of the Southeast 1/4 of said Section, according to the Plat thereof recorded October 21, 1927 as document number 2616122, 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 346 feet; thence East parallel with the North line of said Lot 1, 297 feet; thence South parallel with the West line of the Southeast 1/4 of said Section, 346 feet to the place of beginning; and

Excepting 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 1/2 of the Southeast 1/4 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 1/2 of the Southeast 1/4 of said Section according to the Plat thereof recorded October 21, 1927 as document number 9616122, in Book 253 of Plats, Page 2; thence West along the North line of said Lot 1, 297.00 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 297.00 feet; thence South parallel with the West line of the Southeast 1/4 of said Section 31, 287.00 feet to the point of beginning, all in Cook County, Illinois.

PIN: 29-31-409-075-0000

Common Address: 18155 Dixie Highway, Homewood, IL 60430

The property is 2,262 square-foot vacant single story commercial building with 30+ parking spaces and is zoned B-2 downtown transition district.

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 during the regular business hours (M-F 8:00 a.m. – 5:00 p.m.), no later than noon on Monday, July 21, 2025. Questions regarding this matter shall be directed to Director of Economic & Community Development Angela Mesaros at (708) 206-3387. All such proposals will be publicly opened and read at the Village Board meeting beginning at 7:00 p.m. on July 22, 2025.

Proposals shall contain the offered price and proposed acquisition terms. 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.

The Village shall only accept cash offers. The Buyer shall be responsible for procuring a survey of the property and shall purchase the property as is. The Village will convey title by special warranty deed. The corporate authorities of the Village of Homewood reserve the right to negotiate the terms of any proposed contract and may accept any contract proposal they determine to be in the Village's best interest, or to reject all proposals.

Village Clerk

Village of Homewood

Date: June 10, 2025