

ORDINANCE NO. M- 2398

**AN ORDINANCE DIRECTING THE SOLICITATION OF ALTERNATE BIDS
AND PROPOSALS FOR THE SALE AND REDEVELOPMENT OF 1313-1351
175TH STREET WITHIN THE VILLAGE OF HOMEWOOD NORTHEAST TIF**

WHEREAS, the Village of Homewood ("Village") is contemplating the sale of real estate described in Section 1 of this Ordinance, currently located in the Northeast Redevelopment Project Area; and

WHEREAS, the Board of Trustees has selected a proposal (the "Proposal") for the redevelopment of municipally-owned properties described in Section 1 of this Ordinance, including the sale of the properties 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 1, 2, 3 and Outlot "D" in Block 4, all in Prairie Lakes Business Center, being a Planned Unit Development in the Northwest 1/4, the Northeast 1/4 and the North 1/2 of the Southeast 1/4 of Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lot 1 in Industrial Subdivision Unit No. 2, being a Subdivision in the Northwest ¼ of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 28, 1982, as Document No. 26214942 in Cook County, Illinois.

That part of vacated Throop Street lying East of Lot 1 in Industrial Subdivision Unit No. 2 for a measurement of 60 x 300 feet as depicted on the plat attached thereto, pursuant to ordinance M-1764 recorded December 2, 2008, as document 0833729009.

Lot 1 in Industrial Subdivision Unit No. 1, Being a Subdivision in the Northwest ¼ of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, According to the Plat Thereof Recorded April 28, 1982 as Document No. 26214942, in Cook County, Illinois.

Permanent Index Number: 29-32-101-068-0000
 29-32-101-067-0000
 29-32-101-066-0000
 29-32-101-076-0000
 29-32-101-047-0000
 29-32-101-048-0000

Common Address: 1313-1351 175th Street
 Homewood, IL 60430

The Village Manager and staff shall publish the legal notice attached to this ordinance in a newspaper of general circulation within the Village of Homewood no later than February 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, February 24, 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, February 24, 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 February, 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 in the Northeast Redevelopment Project Area:

Lots 1, 2, 3 and Outlot "D" in Block 4, all in Prairie Lakes Business Center, being a Planned Unit Development in the Northwest 1/4, the Northeast 1/4 and the North 1/2 of the Southeast 1/4 of Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lot 1 in Industrial Subdivision Unit No. 2, being a Subdivision in the Northwest 1/4 of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 28, 1982, as Document No. 26214942 in Cook County, Illinois.

That part of vacated Throop Street lying East of Lot 1 in Industrial Subdivision Unit No. 2 for a measurement of 60 x 300 feet as depicted on the plat attached thereto, pursuant to ordinance M-1764 recorded December 2, 2008, as document 0833729009.

Lot 1 in Industrial Subdivision Unit No. 1, Being a Subdivision in the Northwest 1/4 of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, According to the Plat Thereof Recorded April 28, 1982 as Document No. 26214942, in Cook County, Illinois.

Permanent Index Number: 29-32-101-068-0000
 29-32-101-067-0000
 29-32-101-066-0000
 29-32-101-076-0000
 29-32-101-047-0000
 29-32-101-048-0000

Common Address: 1313-1351 175th Street
 Homewood, IL 60430

The property consists of approximately 4 acres of vacant land and an adjacent 1.275 acre parcel improved with a two-story office building. The property is zoned M-1 limited manufacturing. The proposal calls for selling the property for \$1, rehabilitating the existing office building, and constructing a light manufacturing facility on the adjacent property.

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 the Director of Economic & Community Development, Angela Mesaros, at (708) 206-3387.

Village Clerk

Village of Homewood

Date: February 11, 2026