

ORDINANCE NO. M -2235

AN ORDINANCE DIRECTING THE SOLICITATION OF ALTERNATE PROPOSALS FOR REAL ESTATE OWNED BY THE VILLAGE OF HOMEWOOD AND LOCATED AT THE NORTHEAST CORNER OF RIDGE ROAD AND HARWOOD AVENUE IN THE VILLAGE OF HOMEWOOD

WHEREAS, the Village of Homewood (“Village”) is contemplating the sale of real estate owned by the Village and described in Section One of this Ordinance in the Downtown TOD Redevelopment Project Area to GMA Capital and Management LLC [YAN & Arp, LLC] (“GMA”); and

WHEREAS, the Village of Homewood has received a proposal (the “Proposal”) from GMA for redevelopment of the property, including acquisition of the real estate; and

WHEREAS, Section 11-74.4-4(c) of the Illinois Municipal Code (65 ILCS 5/11-74.4-4(c)) authorizes a municipality to convey municipally-owned real estate within a redevelopment project area in the manner and at such price the municipality determines is reasonably necessary to achieve the objectives of the redevelopment plan and project; and

WHEREAS, before agreeing to sell the real estate as contemplated in the Proposal, Section 11-74.4-4(c) 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 directed to solicit alternate proposals for the sale and redevelopment of the following property owned by the Village:

All of Lot 4 and Lots 5 and 6 (except the Easterly 50 feet of 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 1/4 of the Southwest 1/4 of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook

County, Illinois.

Parcel Identification Nos. 29-31-307-005-0000; 29-31-307-004-0000; and 29-31-307-015-0000

Address: 2052-2066 Ridge Rd. and 18027 Harwood Ave., Homewood, IL.
The property is 0.4534 acres. It contains an office building and parking lot and is zoned B-1 Central Business District.

The Village Manager or his designee 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 January 14, 2023.

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 14, 2023, at the Village Clerk’s office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois. Alternate proposals will be presented at the Village Board meeting beginning at 7:00 p.m. on February 14, 2023, at the Homewood Village Hall.

SECTION FOUR - 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 January, 2023.

Village President

ATTEST:

Village Clerk

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

**LEGAL NOTICE
VILLAGE OF HOMEWOOD**

**SOLICITATION OF ALTERNATE PROPOSALS FOR THE SALE
AND DEVELOPMENT OF PROPERTY IN A TAX INCREMENT
REDEVELOPMENT PROJECT AREA**

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

All of Lot 4 and Lots 5 and 6 (except the Easterly 50 feet of 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 1/4 of the Southwest 1/4 of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Identification Nos. 29-31-307-005-0000; 29-31-307-004-0000; and 29-31-307-015-0000.

Address: 2052-2066 Ridge Rd. and 18027 Harwood Ave., Homewood, IL. The property is 0.4534 acres. It contains an office building and parking lot and is zoned B-1 Central Business District.

GMA Capital and Management LLC proposes to redevelop the property by construction of a five-story mixed use commercial and residential building on the site.

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. The proposal includes provisions for developer to acquire the land provided it redevelops the property.

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 14, 2023. All such proposals will be publicly opened and read at the Village Board meeting beginning at 7:00 p.m. on February 14, 2023.

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

Marilyn Thomas, Village Clerk