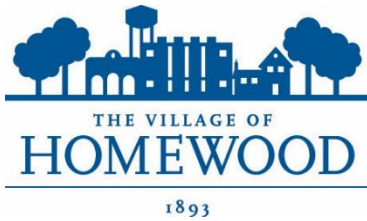


## MEETING AGENDA



### Planning and Zoning Commission

Village of Homewood

September 25, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

*Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to [pzc@homewoodil.gov](mailto:pzc@homewoodil.gov) or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.*

*Please see last page of agenda for virtual meeting information.*

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the September 11, 2025 meeting of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 25-27: Resubdivision, Washington Park Plaza Commercial Subdivision, 17748-17956 Halsted Street

6. Old Business:

7. New Business:

8. Adjourn

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The public is invited to the meeting using the link below to join Webinar:  
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799  
Webinar ID: 991 8481 1606 Passcode: 573812

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# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING: **September 11, 2025**

### PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room  
2020 Chestnut Street  
Homewood, IL 60430

### CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:03 pm.

### ROLL CALL:

In attendance were Members Bransky, Cap, O'Brien, Castaneda, and Chair Sierzega. Present from the Village were Staff Liaison Angela Mesaros, Director of Economic & Community Development and serving as Staff Liaison; Assistant Director Noah Schumerth, Assistant Director of Economic & Community Development; and Darlene Leonard, Building Department Secretary. There was 1 member of the public in attendance, and no members of the public were attending on Zoom via webinar.

### APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for a motion to approve the minutes from the June 26, 2025 meeting as corrected. A motion was made to approve the minutes as corrected by Member O'Brien; seconded by Member Cap.

AYES: Members Bransky, Cap, Alfonso, and O'Brien

NAYES:

ABSTENTIONS: Members Johnson, Castaneda, and Chair Sierzega

ABSENT:

CHAIR Sierzega asked for any changes to the minutes from the August 14, 2025 meeting.

Member O'Brien asked on page 9 near the top, if the findings of fact should be stated rather than the conditions. Staff Liaison Mesaros stated that it is correct. Member Bransky stated it should be conditions of approval.

Member O'Brien stated on page 10, in Member Bransky's comments in the middle, that the parking issue should be discussed and that the Commission should revisit the square footage requirements in the code.

- **Staff Liaison Mesaros stated it can be revisited.**

Member Bransky stated on page 12 his comments after the Motion should remove "grocery store" and add "Dominick's" and change "on" to "by".

A Motion to approve the minutes as corrected by Member O'Brien; seconded by Member Cap.

**Meeting Minutes** | August 14, 2025



AYES: Members Bransky, Cap, O'Brien, Castaneda, and Chair Sierzega

NAYES:

ABSTENTIONS: Members Alfonso and Johnson

ABSENT: None

Member O'Brien stated he missed a statement in the June minutes related to the fence on the property line. O'Brien stated that it should go back to the Appearance Commission to revisit, and the Arborist should have a ready list of vegetation that is "walk proof" or durable and recommends it in similar situations. O'Brien recommended that similar cases be reviewed by the Appearance Commission if the Planning and Zoning Commission approves them.

### **PUBLIC COMMENT:**

None.

### **REGULAR BUSINESS:**

#### **Case 25-32: Special Use for Massage Therapy at 17956 Halsted Street:**

Chair Sierzega introduced the case and asked if any comments had been received.

- **Assistant Director Schumerth said no public comments were received.**

Chair Sierzega swore in the applicant, Jamie Cole of Matteson, and asked about the size and the location at 17956 Halsted #6.

- **Assistant Director Schumerth stated it is 115 square feet and would operate 7 days a week from 9-7 by appointment.**
- **Ms. Cole stated the business is massage therapy and she specializes in stretching, lymphatic drainage, paint management, and pain therapy and is currently trying to get the pre-natal certificate. The location is suitable for her business as it's close to the expressway and she has a Groupon so she has clients from the surround areas.**

Chair Sierzega asked if there is a current location.

- **Ms. Cole stated yes.**

Member Alfonso asked how long she has been doing massage, if there are any regulations, and if there is enough space.

- **Ms. Cole stated 2 years, she has gone to school for it that is about 11 months and have to test out before taking the State test, and there is enough space.**

Member Alfonso stated it is a fine addition to what else is being offered at Essence Suites.

### **Meeting Minutes | September 11, 2025**



Member Bransky stated he has no questions for the applicant and asked Staff if the Special Use is just for #6.

- **Staff Liaison Mesaros stated the Fire Department would have to be asked if they check each suite when doing their inspections. As that is the only way to catch it.**

Member Bransky asked if the owner is aware it is for just the one unit.

- **Staff Liaison Mesaros stated the owner was invited.**
- **Assistant Director Schumerth stated the owner was unable to attend but was aware. Schumerth said that in theory, if it is approved without conditions, there is nothing to stop there being another one and conditions have been added before to impose limits. Schumerth noted that staff added conditions to limit the number of massage therapy businesses.**
- **Staff Liaison Mesaros stated it only allows this one business. It is specific to her use. If anyone else wants to do massage they would have to come back as a separate special use.**

Member O'Brien asked if the current business location is a facility or a building.

- **Ms. Cole stated she rents a suite at a location.**

Member O'Brien stated to Staff that on page 16 it contradicts the conditions on page 15. It stated one massage business in the location, but others are being discussed. And asked what the potential negative impacts are that are expressed in the materials.

- **Staff Liaison Mesaros asked why we would want to limit the type of business.**

Chair Sierzega stated that someone else could come in, but they would have to get their own special use.

- **Staff Liaison Mesaros stated by limiting it any other suite would have to get their own special use and there is a want to track the operators in the business.**

Chair Sierzega asked who is responsible for anyone that came to the salon suite.

- **Staff Liaison Mesaros stated the owner of the business; they have to establish leases with each proprietor.**
- **Assistant Director Schumerth stated they will recommend in the approval letter and that they are aware of the process as well.**

Member O'Brien stated in the past they have gotten an approval letter for the application from the owner, but not this time.

Member Bransky stated on page 18 it only lists the owner as Essence Suites and the rest of the information is redacted.

- **Member Schumerth stated they do not require the owner to sign.**



Member Johnson asked if the letter of authorization goes to the business.

- **Assistant Director Schumerth stated they have been in contact with the owner and he is available for questions, but was unable to attend.**

Member O'Brien asked about the referenced negative impacts in the application.

- **Assistant Director Schumerth stated there are practical concerns like if every suite becomes massage the area could become oversaturated and making sure they are being run in a responsible manner and are licensed.**

Member Johnson asked about the hours of operation are from 9-7 and if they are by appointment.

- **Ms. Cole stated yes.**

Chair Sierzega asked if it just going to be massage and it's going to be by appointment only.

- **Ms. Cole stated correct.**

Motion made to approve Case 25-32, and incorporating the Findings of Fact and two conditions into the record; seconded by Member Alfonso.

Member Johnson stated to confirm the size of the location as it looks like 116 square feet.

- **Staff Liaison Mesaros stated it is 115 square feet.**

AYES: Members Alfonso, Bransky, Cap, O'Brien, Johnson, Castaneda, Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: None

## **OLD BUSINESS:**

None.

## **NEW BUSINESS:**

Member Johnson stated that Member O'Brien asked about landscaping going back to the Appearance Condition and asked how it would work.

- **Staff Liaison Mesaros said that currently it would go to the Village Arborist to make sure the plants are okay, but that it is not clear if they would look at the design. Mesaros stated that the Appearance Commission does not currently look at those cases.**

Member Bransky stated it wasn't discussed with the new ordinance and suites businesses and stated that he thought it was built in as it is a big thing now.



- **Staff Liaison Mesaros agreed and stated that B-4 is the one zone that a special use permit is not needed for a salon. Any location except Halsted would need a Special Use.**

Chair Sierzega asked if any feedback had come in about 24-hour access buildings.

- **Staff Liaison Mesaros stated no, but maybe in this particular case with massage therapy, they may be able to limit it.**

Member Bransky stated they proposed hours restrictions for the business that wanted to go into the old shelter. Member Bransky asked if hours can still be controlled on Halsted.

- **Staff Liaison Mesaros stated yes, hours in this instance can still be controlled.**

Chair Sierzega stated he has spoken with the Police Chief and she is against it.

Member Bransky stated it may have to be rephrased to business hours from 24-hours.

Chair Sierzega asked if there will be a meeting in a few weeks.

Assistant Director Schumerth stated yes, on September 25<sup>th</sup>.

#### **ADJOURN:**

Member Alfonso made a motion to adjourn; seconded by Member Bransky. The meeting adjourned at 7:38 pm.

AYES: Members Alfonso, Bransky, Cap, O'Brien, Johnson, Castaneda, Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: None

Respectfully submitted,

*Darlene Leonard*

**Darlene Leonard, Building Department Secretary**

*Noah Schumerth*

**Noah Schumerth, Assistant Director of Economic and Community Development**



# VILLAGE OF HOMEWOOD



## MEMORANDUM

**DATE OF MEETING:** September 25, 2025

**To:** Planning and Zoning Commission

**From:** Noah Schumerth, Assistant Director of Economic and Community Development

**Through:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Case 25-27: Resubdivision, Washington Park Plaza Commercial Subdivision, 17748-17956 Halsted Street

## APPLICATION INFORMATION

APPLICANT	Ken Vang
ACTION REQUESTED	Resubdivision – Preliminary Plan
ADDRESS	17748-17956 Halsted Street
PIN	29-32-200-095, 29-32-401-032

## ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center	Multi-Tenant Shopping Center
SURROUNDING	N: B-4 Shopping Center	Multi-Tenant Shopping Center
	E: B-4 Shopping Center	Retail, Restaurant, Multi-Tenant Shopping Center
	S: B-4 Shopping Center	Fuel Sales, Retail
	W: R-4 Multiple-Family Residence B-4 Shopping Center PL-1 Natural Area Preserve	Multi-Family Residential, Natural Area Preserve, Multi-Tenant Shopping Center

## LEGAL NOTICE

Legal notice not required to be posted. Mailed notice sent to property owners and residents within 250’.

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Ken Vang, Applicant	06/16/2025
Preliminary Plat/Utility Maps	5	Vang Inc., Consulting Engineers	08/20/2025
Map of Commercial Property	1	CBRE, Inc., Real Estate Partner	08/01/2025



## BACKGROUND

The applicant, Ken Vang of Vang Consulting Engineers, has proposed a resubdivision of the Washington Park Plaza shopping center at 17748-17956 Halsted Street. The center is comprised of 14 retail tenant spaces totaling approximately 215,000 square feet of commercial space. The applicant has proposed the division of the center into a total of nine (9) lots to allow for smaller portions of the center to be sold and operated by unique owners.

The current Washington Park Plaza is comprised of eight (8) lots, including six (6) outlots. The proposed resubdivision will not impact the existing outlots, and will only impact the two largest parcels within the Washington Park Plaza subdivision (PINs # 29-32-200-095, 29-32-401-302). These two parcels are currently held in common single ownership.

## HISTORY

The Washington Park Plaza shopping center was constructed in 1976. In 2004, several outlots were created from the subdivision to allow for additional commercial development immediately west of Halsted Street, creating six additional lots within the Washington Park Plaza shopping center. The shopping center was expanded in 2005 to increase the total square footage of the center, adding the current Best Buy and Petco retail stores at the north and south ends of the shopping center. The Village also initiated a Business Development Agreement to establish a sales tax sharing agreement in 2005. In 2025, the property was sold to the current owner, Moisce Belinow of Beverly Hills, California.

## DISCUSSION

### *Lot Size*

All new lots created through a resubdivision process must conform to the Village Zoning Ordinance. No new lots can be in non-conformity with the Village zoning ordinance.

**There is no minimum lot size in the B-4 zoning district, in which the property is located.** The following table describes the lot size for each of the nine lots in this resubdivision proposal.

### **Proposed Lot Area**

Lot Number	Lot Area (Acres)
Lot 1 (Best Buy)	2.35 acres
Lot 2 (former Party City)	1.28 acres
Lot 3 (Multiple Tenants)	1.80 acres
Lot 4 (TJ Maxx)	2.44 acres



Lot 5 (Ross Dress for Less)	1.68 acres
Lot 6 (Five Below)	1.61 acres
Lot 7 (Vacant Rear Area)	1.27 acres
Lot 8 (Petco)	0.78 acres
Lot 9 (Essence Salon Suites, other tenants)	1.49 acres
<b>Total Area</b>	<b>14.7 acres</b>

#### *Setbacks and Building Standards*

All new zoning lots created through a resubdivision process must conform to setback requirements in the zoning ordinance. New lots must meet the bulk and dimensional standards for existing buildings on the site, including setbacks.

The B-4 district requires setbacks only in places where the lots abut residentially zoned property. The proposed Lots 2, 3, and 4 abut property zoned in the R-4 Multi-Family Residence zoning district. A rear yard setback of 16' is required for these three lots. **All three of the proposed lots abutting residential property meet minimum setback requirements, as the existing building is greater than 16' from the rear lot line.** The following table describes the setbacks and requirements for each of these three lots.

#### **Required Building Setbacks**

Lot Number	Required Setback (ft.)	Minimum Setback (ft.)
Lot 2 (former Party City)	16' (rear only)	48'
Lot 3 (Multiple Tenants)	16' (rear only)	24'
Lot 4 (TJ Maxx)(	16' (rear only)	50'

**All of the proposed zoning lots meet the zoning standards, including height and building coverage.**

All nine lots exceed the maximum impervious surface coverage permitted by the zoning ordinance. This non-conformity is created by structures (parking areas, buildings, etc.) approved under a previous zoning ordinance. These structures are legal non-conforming structures and therefore do not require alteration (Section 44-08-04). According to the zoning ordinance, no structural change may be made which increases the level of impervious surface coverage and thus increases the level of zoning non-conformity, per Section 44-08-04(b).



*Parking*

All new lots created through a resubdivision process must conform to the parking requirements in the current zoning ordinance. New lots must meet the parking requirements for the current uses on the property.

**All proposed lots meet the required parking requirements in the Zoning Ordinance.** The applicant has proposed the addition of 35 new parking spaces across several of the new lots to meet parking requirements. The following table describes the lot size for each of the nine lots in this resubdivision proposal.

**Parking Requirements**

Lot Number	Current Use	Required Parking	Parking Provided
Lot 1 (Best Buy)	Multi-Tenant Shopping Center	106 spaces (1/300, 32,000 s.f.)	106 spaces (106 existing)
Lot 2 (former Party City)	Multi-Tenant Shopping Center	56 spaces (1/300, 16,900 s.f.)	56 spaces (41 existing, 15 new)
Lot 3 (Multiple Tenants)	Multi-Tenant Commercial Center	110 spaces (1/300, 33,100 s.f.)	110 spaces (104 existing, 6 new)
Lot 4 (TJ Maxx)	Multi-Tenant Commercial Center	120 spaces (1/300, 36,100 s.f.)	120 spaces (120 existing)
Lot 5 (Ross Dress for Less)	Multi-Tenant Commercial Center	83 spaces (1/300, 25,000 s.f.)	83 spaces (80 existing)
Lot 6 (Five Below)	Multi-Tenant Commercial Center	92 spaces (1/300, 27,500 s.f.)	92 spaces (92 existing)
Lot 7 (Vacant Rear Area)	Multi-Tenant Commercial Center	50 spaces (1/300, 15,000 s.f.)	50 spaces (42 existing, 8 new)
Lot 8 (Petco)	Multi-Tenant Commercial Center	50 spaces (1/300, 15,000 s.f.)	50 spaces (47 existing, 3 new)
Lot 9 (Essence Salon Suites, other tenants)	Multi-Tenant Commercial Center	77 spaces (1:300, 23,000 s.f.)	78 (75 existing, 2 new)

The proposed parking spaces meet zoning requirements for dimensions and location. The new parking spaces will be approved separately via Site Plan Review and building permit review processes.



The applicant has proposed a shared parking agreement that will extend across the parking areas of the nine lots to allow for shared parking among the lots. This agreement will be recorded and managed by the property management association. All owners of property within the subdivision will be required to be members of the property management association and will be subject to parking agreements and restrictions on each property.

#### *Access*

The proposed access points are located on Lots 1, 4, and 5. The southernmost access drive to the shopping plaza will be split between Lots 4 and 5. Access to all lots is provided via a cross-access agreement extending across all nine proposed lots. The property management association will manage the cross-access agreement. No other changes are proposed to the current arrangement for site access at Washington Park Plaza.

#### *Utilities*

Village engineering standards require dedicated water and sewer utilities for each lot. The Village Engineer has reviewed the provided plat drawings of the location of all required lines, meters, and easements.

- **Water:** Dedicated water lines are provided to each retail unit within the plaza. Water service is provided from a 10" main that is located within a utility easement through the rear of the shopping center property. The applicant has proposed additional 1" and 2" service lines from the rear water main to ensure the building area on each of the 9 lots has dedicated water service. Each property will have an individual meter. Each lot has an individual address assigned for Village water service, as requested by the Village Engineer.
- **Sanitary Sewer:** Each lot has a dedicated sanitary sewer connection. These sanitary connections are connected to an existing 6" sanitary sewer line in the rear of the property. A cross-utility easement is to be dedicated and maintained by the property management association to ensure access and upkeep for shared sanitary sewer mains.
- **Storm Sewer:** Each of the nine proposed lots is connected to a shared storm drain infrastructure, which has been previously installed on the site. Dedicated roof storm drains are provided for each of the proposed lots, which tap into a shared 12" storm sewer main. This storm drain infrastructure is subject to cross-utility agreements to be dedicated and maintained by the property management association for shared storm drain mains.
- **Electric:** Each tenant of the existing shopping center has dedicated electrical service, with an electrical meter installed at each tenant space. This arrangement will remain and ensures that each of the nine proposed lots will have dedicated electrical service through Commonwealth Edison (ComEd). No changes are required.

#### **SALES TAX SHARING AGREEMENT**

The Village currently has an active Business Development Agreement with the owner of the Washington Park Plaza shopping center, Moisce Belinow. This agreement establishes a sales tax sharing agreement between the Village and the owner of the center.



For this agreement to remain in place with the proposed resubdivision, any new owner of an individual lot would need to be assigned a portion of the agreement or vacate their portion of the sales tax sharing. Prior to any assignment or other change in the agreement, the owner must provide a plan to the Village Board for management of the agreement and rebated sales tax shared to individual owners within the Washington Park Plaza shopping center.

This plan is not required prior to approval of the resubdivision. (This information is included to provide context for the decision of the Commission members.)

### STAFF COMMENTS

The Village's subdivision process requires two reviews: a preliminary plan review and a final plat review. This meeting is for the preliminary plan review. The Planning and Zoning Commission shall provide comments on the proposed preliminary plan. If no comments are provided or the applicant has sufficiently addressed all comments provided by the Commission, the subdivision may proceed to final plat review.

Should the Commission approve the final plat at a future meeting date, the final plat will be forwarded to the Village Board of Trustees for final approval.

### FINDINGS OF FACT

Staff has prepared the following draft Findings of Fact in accordance with the standards outlined in Sections 2 and 36 of the Village Code of Ordinances. After consideration of the opinion of the Planning and Zoning Commission regarding the acceptability of the preliminary plan, the following Findings of Fact may be entered into the record:

1. The subject property is located near the southwest corner of Halsted Street and Maple Avenue.
2. Moisce Belinow of Beverly Hills, CA, is the owner of the subject property.
3. The subject property is currently comprised of eight (8) parcels within the Washington Park Commercial Subdivision.
4. The underlying zoning district of the subject property is the B-4 Shopping Center district.
5. The applicant proposes to subdivide the two largest parcels in the subdivision, PINs # 29-32-200-095 and 29-32-401-032, totaling 14.7 acres, into nine lots.
6. The nine proposed lots will have variable total areas, ranging from 0.78 acres to 2.35 acres.
7. All nine proposed lots comply with the requirements of the Village Zoning Ordinance, as well as all subdivision requirements outlined in the Village Code of Ordinances.

### RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

**Approve** Case 25-27, Resubdivision for Washington Park Plaza Commercial Subdivision at 17748-17956 Halsted Street, and affirm the acceptability of the preliminary plan to be considered as a final plat;

**AND**

Approve the draft Findings of Fact, to be incorporated into the final plat approval at a future meeting date.





VILLAGE OF  
HOMERWOOD  
2020 Chestnut Road,  
Homewood, IL 60430  
(708) 206-3385

## APPLICATION FOR SUBDIVISION, RESUBDIVISION OR LOT CONSOLIDATION

SUBJECT PROPERTY ADDRESS:

APPLICANT INFORMATION:

Name: KEN VANG, VANG INC. CONSULTING ENGINEERS Phone (daytime): 559-775-0023  
Address: 4010 N. CHESTNUT AVE STE #101, FRESNO, CA 93726 Fax: 559-775-0016

PROPERTY OWNER INFORMATION (if different than applicant):

Name: MOISCE BELINOW Phone (daytime):  
Address: 9350 WILSHIRE BLVD STE#32, BEVERLY HILLS, CA 90212 Fax:

LESSEE INFORMATION (if different than applicant):

Name: Phone (daytime):  
Address: Fax:

Date present owner acquired legal title to the subject property:

Requested Action: ☒ Subdivision ☐ Resubdivision ☐ Consolidation

What is the present use of the property? COMMERCIAL RETAIL SHOPPING CENTER

What is the intended use of the subject property? COMMERCIAL RETIAL SHOPPING CENTER

Future tax bills should be sent to the following address: 9350 WILSHIRE BLVD #323  
BEVERLY HILLS, CA 90212

Has the present owner requested a subdivision, resubdivision, lot consolidation, variation or special use permit for this property within the last 12 months: ☐ Yes ☒ No

REQUIRED SUBMISSIONS:

- ☒ Completed application
- ☒ Final plat (see attached Chapter 98 of the Homewood Municipal Code for instructions)
- ☒ Legal description of the property
- ☒ Proof of ownership or interest in ownership

Office Use Only

Zoning of Property: ☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ B1 ☐ B2 ☐ B3 ☒ B4 ☐ DO ☐ M ☐ PL

Date Application Received:

Case No.:

Application Fee Paid:	1-25 lots	26-50 lots	51-100 lots	More than 100 lots
	<input type="checkbox"/> \$150.00	<input type="checkbox"/> \$200.00	<input type="checkbox"/> \$300.00	<input type="checkbox"/> \$400.00

Owner Signature

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

See attached California compliant certificate  
Kz 6/16/25



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 16<sup>th</sup>  
day of June, 2025, by Moisce Belinow

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



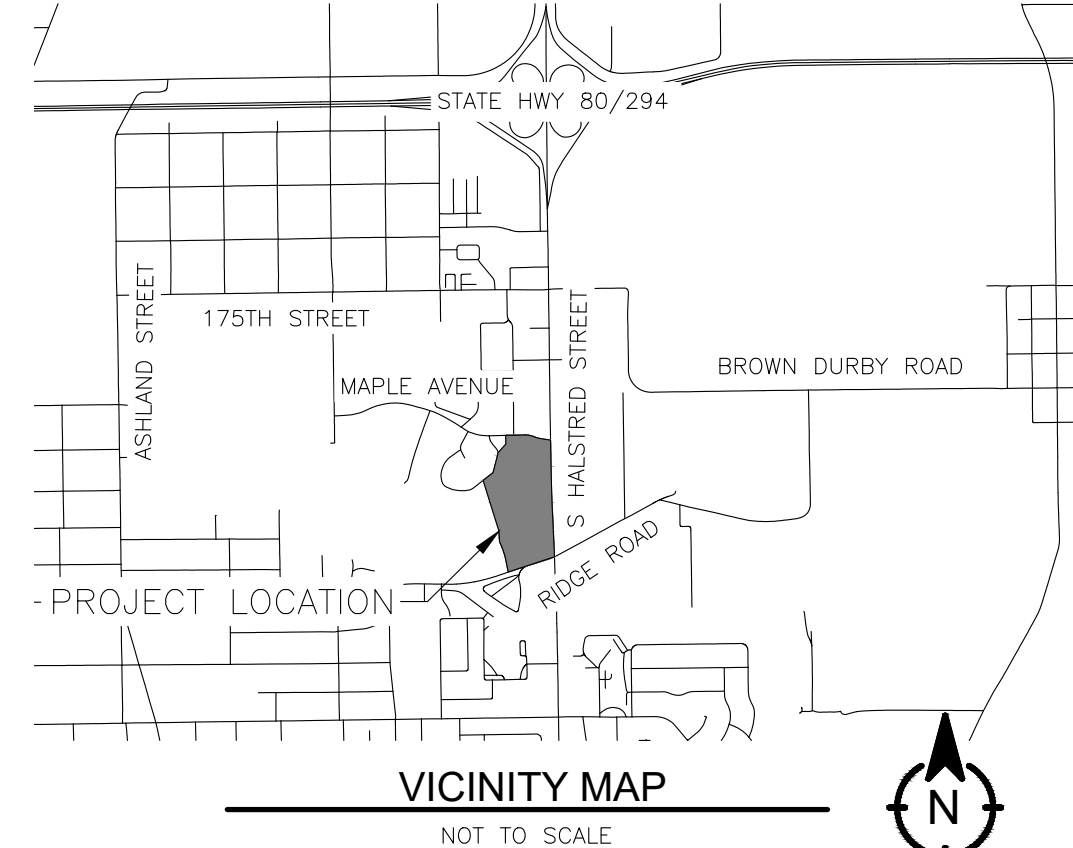
Signature At

Application for Subdivision, Resubdivision, or Lot  
Consolidation to 6/16/25





Know what's below.  
Call before you dig.



#### PROJECT INFO:

PROJECT LOCATION: 17750, 17800, 1783, 17852, 17928, 17932, 17936, 17940, 17944, 17952, 17956, AND 17960 SOUTH HALSTED STREET HOMERWOOD, IL 60461

BEING A RESUBDIVISION OF PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

APN: 29-32-200-059, 095, 096 & 097 AND 29-32-401-032, 034, 035 & 036

PROJECT OWNER: MOISCE BELINOW  
EMSL MANAGEMENT CORPORATION  
9350 WILSHIRE BLVD SUITE 323  
BEVERLY HILLS, CA 90212

PREPARED BY: VANG INC CONSULTING ENGINEERS  
4010 N. CHESTNUT AVE STE #101  
FRESNO, CA 93726

LAND SURVEYOR: DESIGNTEK ENGINEERING INC.  
9930 W. 190TH STREET SUITE L  
MOKENA, IL 60448  
(708)-326-4961

NET ACREAGE: 14.7 ACRES  
MIN LOT SIZE: 45,681 SF  
MAX LOT SIZE: 106,151 SF  
AVERAGE LOT: 74,225 SF  
TOTAL LOTS: 9 LOTS

LOT SQUARE FOOTAGE  
LOT 1: 102,263 SF  
LOT 2: 55,652 SF  
LOT 3: 78,383 SF  
LOT 4: 106,151 SF  
LOT 5: 73,393 SF  
LOT 6: 74,280 SF  
LOT 7: 64,515 SF  
LOT 8: 45,681 SF  
LOT 9: 67,705 SF

#### NOTES

GENERAL PLANNED LAND USE DESIGNATION: SHOPPING CENTER (B-4)

EXISTING ZONING: SHOPPING CENTER (B-4)

EXISTING USE: SHOPPING CENTER

- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF HOMERWOOD ZONING CODES.
- ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:  

SANITARY SEWER	CITY OF HOMERWOOD
STORM DRAINAGE	CITY OF HOMERWOOD
DOMESTIC WATER	CITY OF HOMERWOOD
FIRE PROTECTION	CITY OF HOMERWOOD
ELECTRICITY	COMMONWEALTH EDISON
GAS	NICOR GAS
TELEPHONE	AT&T
CABLE	COMCAST
WASTE DISPOSAL	CITY OF HOMERWOOD
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- THE PROPERTY IS CURRENTLY VACANT OPEN SPACE. THERE ARE NO EXISTING IMPROVEMENTS.
- THE SUBJECT SITE IS NOT LOCATED BENEATH A LOW-LEVEL FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE AND IS NOT LOCATED NEAR A MILITARY INSTALLATION WITHIN 1,000 FEET.
- THERE ARE NO EXISTING WATER COURSES ON SITE.
- THERE ARE NO EXISTING WATER WELLS ON SITE.
- STORM DRAIN SHALL SURFACE DRAIN AND CONVEYED VIA UNDERGROUND STORM DRAIN COLLECTION SYSTEM TO A RETENTION BASIN.
- GRADING AND DRAINAGE SHALL BE PREPARED PER CITY OF HOMERWOOD IMPROVEMENT STANDARDS BY A REGISTERED CALIFORNIA ENGINEER.
- EROSION CONTROL PLAN SHALL BE PREPARED BY CITY OF HOMERWOOD IMPROVEMENT STANDARDS BY A REGISTERED ILLINOIS ENGINEER.
- CROSS ACCESS, CROSS PARKING, CROSS UTILITIES, AND CROSS DRAINAGE TO BE DEDICATED PER THIS MAP

#### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
LOTS 1, 2, AND 3 IN WASHINGTON PARK PLAZA, BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 2005 AS DOCUMENT 0534145044, AND CERTIFICATE OF CORRECTION RECORDED JULY 5, 2007 AS DOCUMENT 0718618033, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
LOTS 1, 2, AND 3 IN THE PLAT OF RESUBDIVISION OF LOT 4 OF WASHINGTON PARK PLAZA, BEING A RESUBDIVISION OF LOT 4 OF WASHINGTON PARK PLAZA, BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 2006 AS DOCUMENT 0619945052, IN COOK COUNTY, ILLINOIS.

PARCEL 3:  
THAT PART OF LOT 1 IN RICHARD HOFFMAN'S CONSOLIDATION, BEING A CONSOLIDATION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1988 AS DOCUMENT NUMBER 88307656, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOT 1, A DISTANCE OF 285.75 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTH, RADIUS 180.00 FEET, CENTRAL ANGLE 25 DEGREES 40 MINUTES 50 SECONDS, 80.88 FEET; THENCE SOUTH 64 DEGREES 19 MINUTES 10 SECONDS EAST ALONG TANGENT TO A LINE 167 FEET TO A LINE 167 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE THEREOF 70.00 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE WESTERLY ALONG THE NORTH AND NORTHERLY LINE OF LOT 1 (BEING ALSO THE SOUTH LINE AND SOUTHERLY LINE OF MAPLE AVENUE AS DEDICATED BY DOCUMENT NO. 26661237) THE FOLLOWING 4 COURSES: NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 7.73 FEET; THENCE WESTERLY ALONG TANGENTIAL CURVE CONCAVE TO THE NORTH, RADIUS 330.00 FEET, CENTRAL ANGLE 19 DEGREES 01 MINUTES 40 SECONDS, 109.59 FEET; THENCE NORTH 70 DEGREES 58 MINUTES 28 SECONDS WEST ALONG TANGENT 52.84 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTH, RADIUS 270.00 FEET, CENTRAL ANGLE 19 DEGREES 01 MINUTES 18 SECONDS, 89.64 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PART OF LOT 1 IN WASHINGTON PARK PLAZA, BEING A RESUBDIVISION OF PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 2005 AS DOCUMENT 0534145044, AND PART OF LOT 1 IN RICHARD HOFFMAN'S CONSOLIDATION BEING A CONSOLIDATION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER IN SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1988 AS DOCUMENT 88307656 ALL IN COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE IN SAID WASHINGTON PARK PLAZA; THENCE ALONG THE EAST LINE OF SAID LOT ONE FOR THE NEXT FOUR (4) COURSES: (1) THENCE SOUTH 00 DEGREES 46 MINUTES 26 SECONDS EAST, A DISTANCE OF 111.56 FEET; (2) THENCE NORTH 89 DEGREES 11 MINUTES 48 SECONDS EAST, A DISTANCE OF 4.67 FEET; (3) THENCE NORTH 07 DEGREES 03 MINUTES 20 SECONDS EAST, A DISTANCE OF 24.47 FEET; (4) THENCE SOUTH 00 DEGREES 46 MINUTES 26 SECONDS EAST, A DISTANCE OF 122.90 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 26 SECONDS WEST, A DISTANCE OF 202.43 FEET; THENCE NORTH 09 DEGREES 18 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 49.62 FEET, A CHORD BEARING NORTH 55 DEGREES 41 MINUTES 07 SECONDS EAST, AND A CHORD DISTANCE OF 44.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 344.00 FEET, AN ARC DISTANCE OF 36.99 FEET, A CHORD BEARING SOUTH 80 DEGREES 00 MINUTES 53 SECONDS EAST, A CHORD DISTANCE OF 36.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 85.83 FEET, A CHORD BEARING SOUTH 42 DEGREES 06 MINUTES 59 SECONDS EAST, AND A CHORD DISTANCE OF 78.69 FEET TO A POINT OF NON-TANGENCY AND THE NORTH LINE OF LOT ONE IN SAID WASHINGTON PARK PLAZA; THENCE NORTH 89 DEGREES 12 MINUTES 04 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.

#### LEGEND

- PROPERTY BOUNDARY
- - - CENTERLINE/SECTION LINE
- - - EASEMENT
- - - PROPOSED PROPERTY LINE
- LOT LINE
- DRAINAGE DIRECTION
- Δ PREVIOUSLY DEDICATED STREET RIGHT OF WAY.

#### BASIS OF BEARINGS:

THE BASIS OF BEARING IS ILLINOIS STATE PLANE  
EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD  
'83 (2011)) GEOID 18.

#### BENCHMARK:

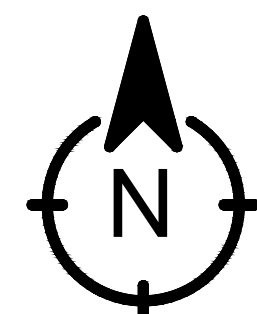
TBM SMN 2288  
ELEVATION: 623.60' (NAVD 88)

TBM SRC LP BASE 7  
ELEVATION: 626.59' (NAVD 88)

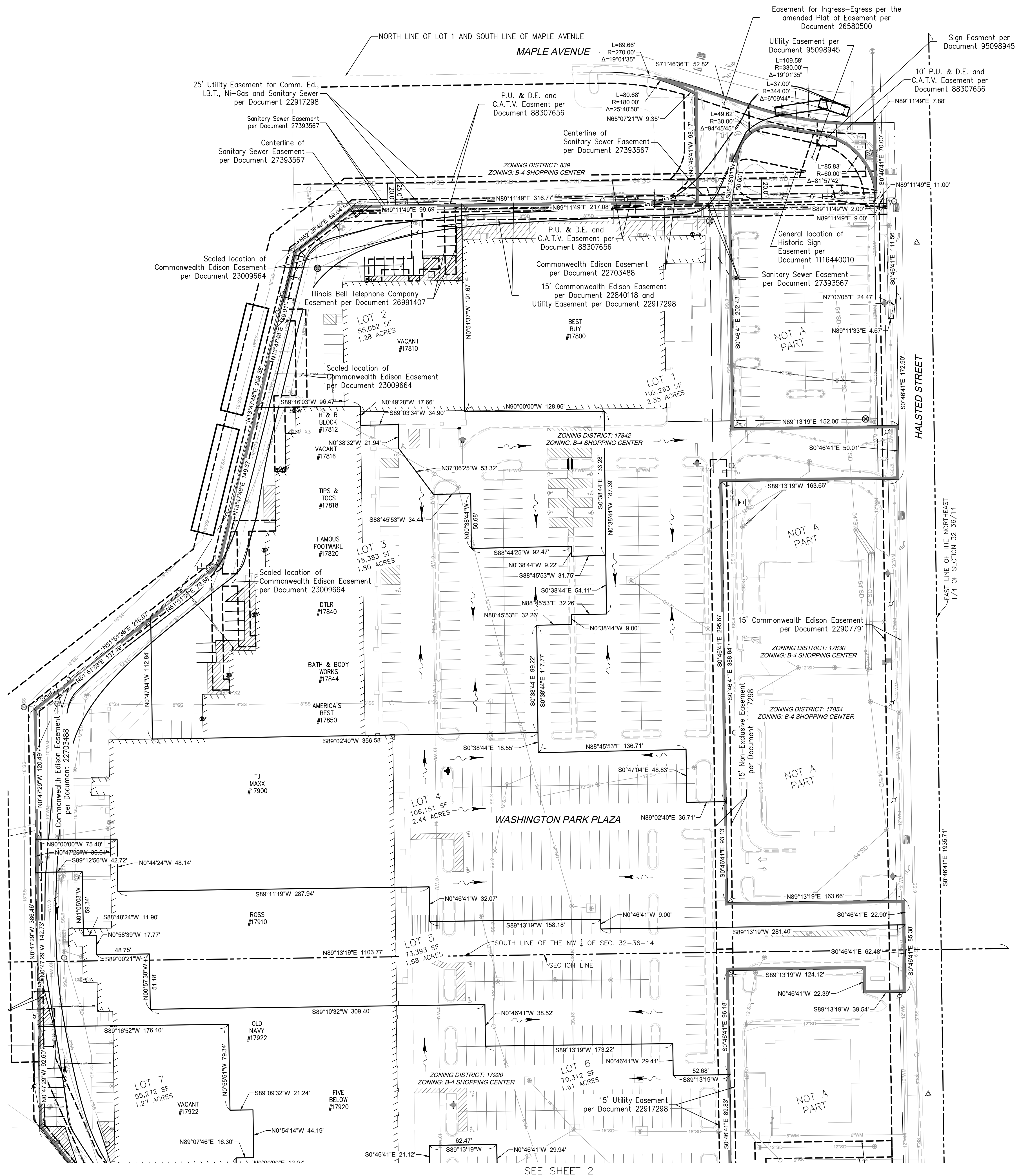
TBM SMN 2283  
ELEVATION: 626.59' (NAVD 88)

TBM SMN 2286  
ELEVATION: 624.80' (NAVD 88)

TBM SMN 2285  
ELEVATION: 624.88' (NAVD 88)



50 25 0 50 100  
SCALE IN FEET  
1" = 50'



REVISIONS	NO.	DATE	BY

4010 N CHESTNUT  
DIAGONAL AVE STE 101  
FRESNO, CA 93726  
(559) 775-0053  
FAX: (559) 775-0016  
WWW.VICE-ENGR.COM



## PRELIMINARY PLAT MAP SHEET 1

DATE:  
8/20/2025

PROJ. ENGR:  
LSV

PROJ. MNGR:  
KYV

PREPARED FOR:

DESIGNTEK  
ENGINEERING INC.  
9930 W. 190TH  
STREET SUITE L  
MOKENA, IL 60448  
(708)-326-4961



SHEET NO.

1 / 5

PROJECT  
NUMBER

25-061





4010 N CHESTNUT  
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FRESNO, CA 93726  
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FAX: (559) 775-0016  
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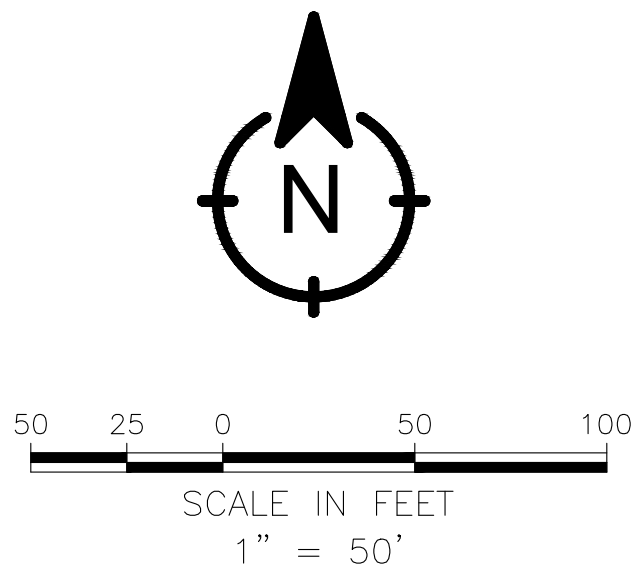


CITY OF HOMEWOOD

**PREPARED FOR:**  
**DESIGNTEK  
ENGINEERING INC.  
9930 W. 190TH  
STREET SUITE L  
MOKENA, IL 60448  
(708)-326-4961**










25-061 PRELIMINARY PLAT MAP.DWG



PARKING COUNT:				
	REQUIRED	EXISTING	NEW	TOTAL
LOT 1:	106 STALLS	106 STALLS		106 STALLS
LOT 2:	56 STALLS	41 STALLS	15 STALLS	56 STALLS
LOT 3:	110 STALLS	104 STALLS	6 STALLS	110 STALLS
LOT 4:	120 STALLS	111 STALLS		120 STALLS
LOT 5:	83 STALLS	83 STALLS		83 STALLS
LOT 6:	92 STALLS	92 STALLS		92 STALLS
LOT 7:	42 STALLS	42 STALLS	8 STALLS	50 STALLS
LOT 8:	50 STALLS	47 STALLS	3 STALLS	50 STALLS
LOT 9:	77 STALLS	75 STALLS	3 STALLS	78 STALLS
TOTAL:	744 STALLS	711 STALLS	35 STALLS	746 STALLS

## LEGEND

	PROPERTY BOUNDARY
	CENTERLINE/SECTION LINE
	EASEMENT
	PROPOSED PROPERTY LINE
	LOT LINE
	DRAINAGE DIRECTION
	PREVIOUSLY DEDICATED STREET RIGHT OF WAY.





Know what's below.  
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184-009436

ILLINOIS FIRM NO:

ILLINOIS

# PRELIMINARY PLAT MAP

SHEET 2

CITY OF HOMEWOOD

DATE:  
8/20/2025

PROJ. ENGR:  
LSV

PROJ. MNGR:  
KYV

PREPARED FOR:  
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ENGINEERING INC.  
9930 W. 190TH  
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MOKENA, IL 60448  
(708) 326-4961



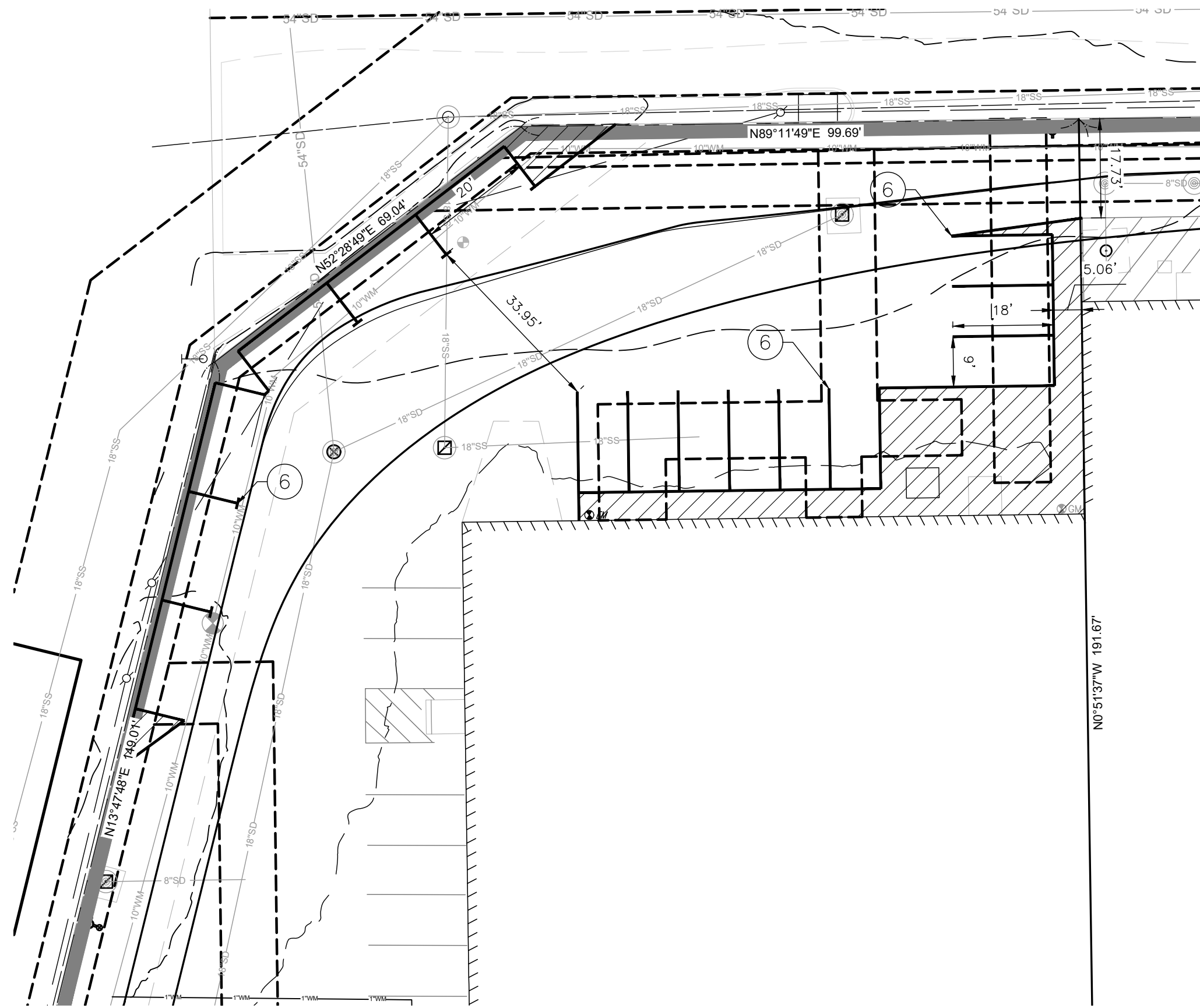
SHEET NO.

3 / 5

PROJECT  
NUMBER

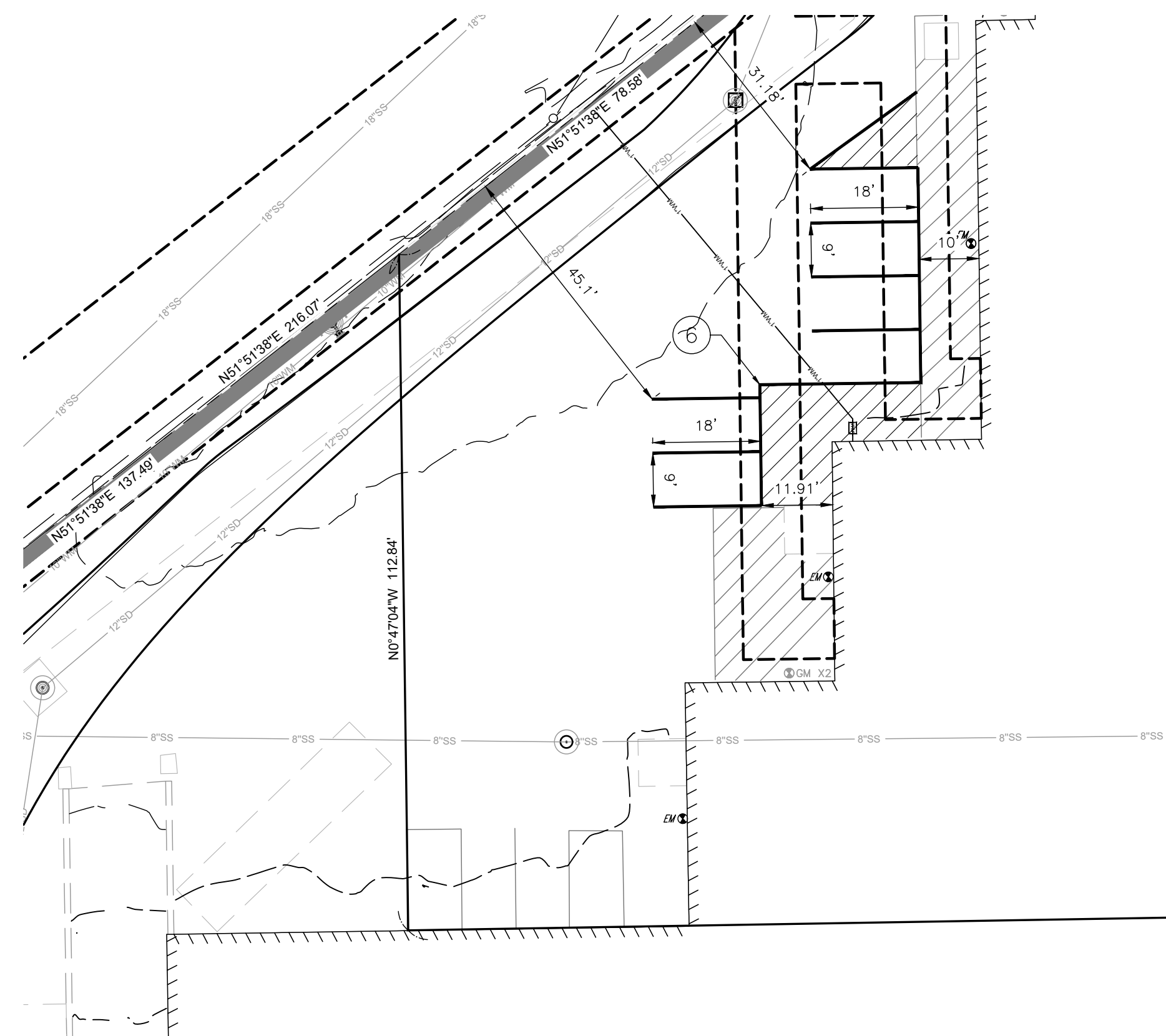
25-061

8/20/2025 3:58 PM



LOT 2 NEW PARKING STALLS

1" = 20'



LOT 3 NEW PARKING STALLS

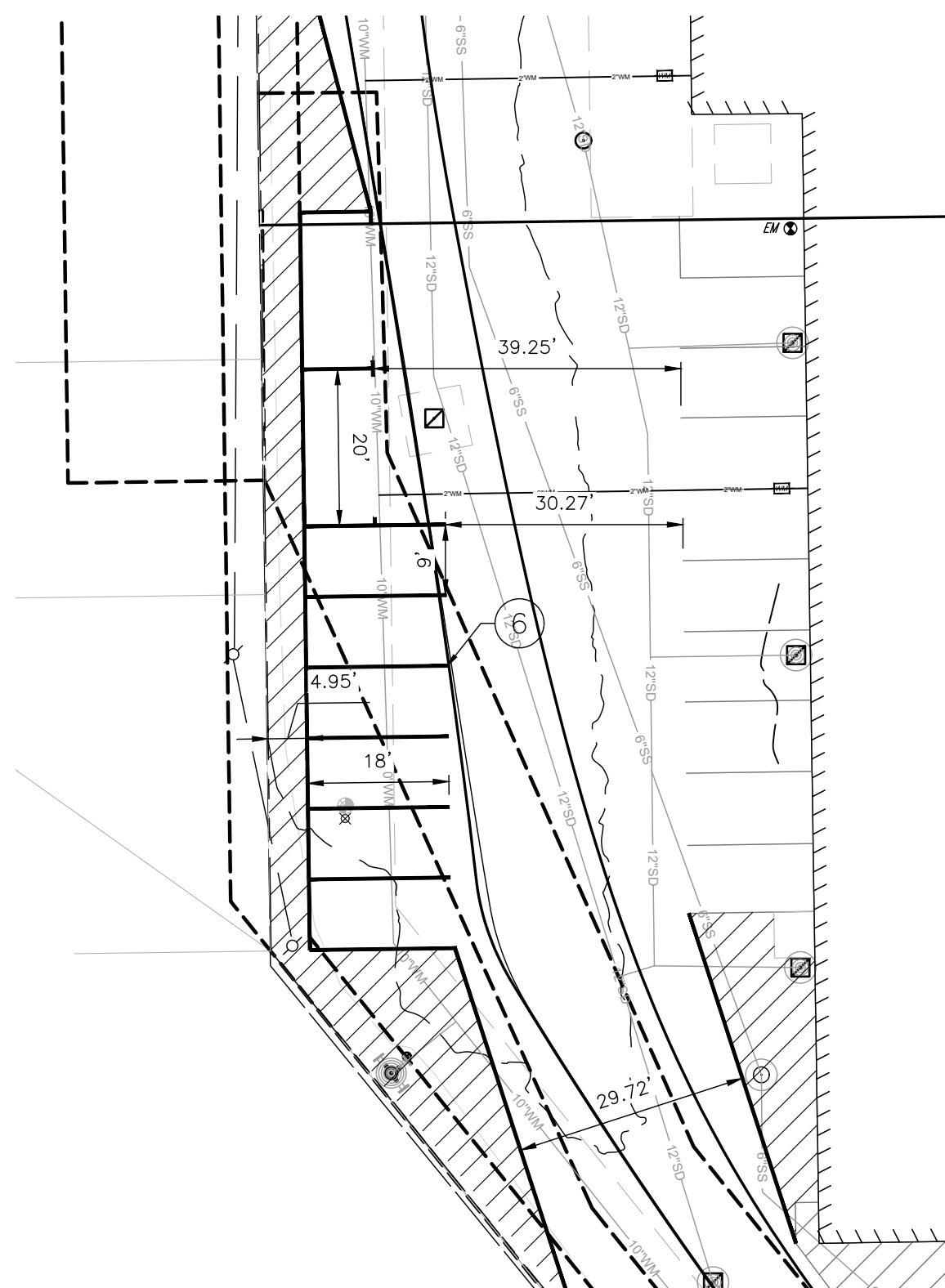
1" = 20'

## LEGEND

- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
- EASEMENT
- PROPOSED PROPERTY LINE
- LOT LINE
- DRAINAGE DIRECTION
- PREVIOUSLY DEDICATED STREET RIGHT OF WAY.

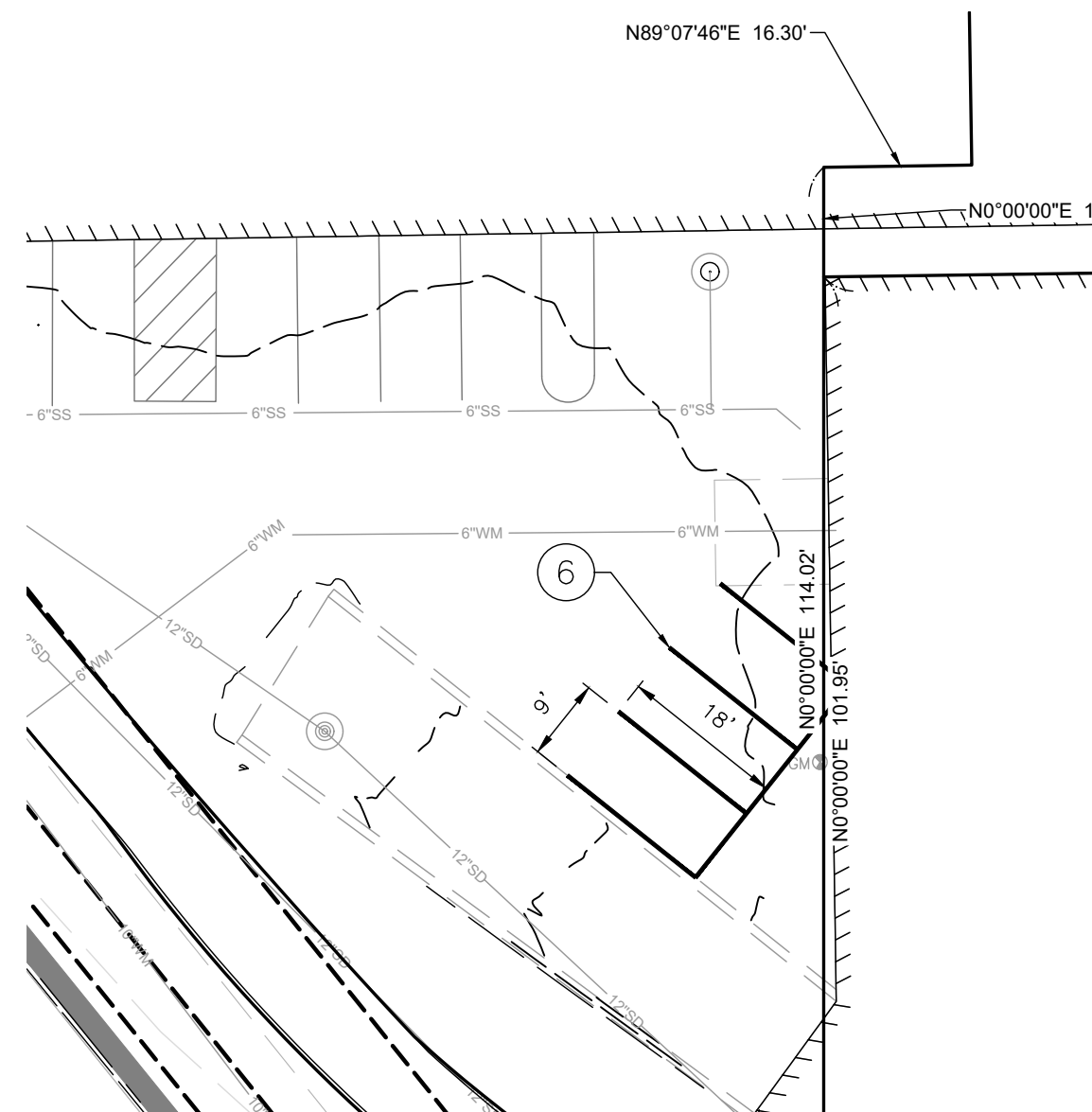
## KEYNOTES

- ① EXISTING GAS METER
- ② EXISTING WATER VALVE
- ③ EXISTING SEWER SERVICE
- ④ EXISTING ELECTRIC METER
- ⑤ PROPOSED WATER METER
- ⑥ PROPOSED PARKING LOT STRIPING



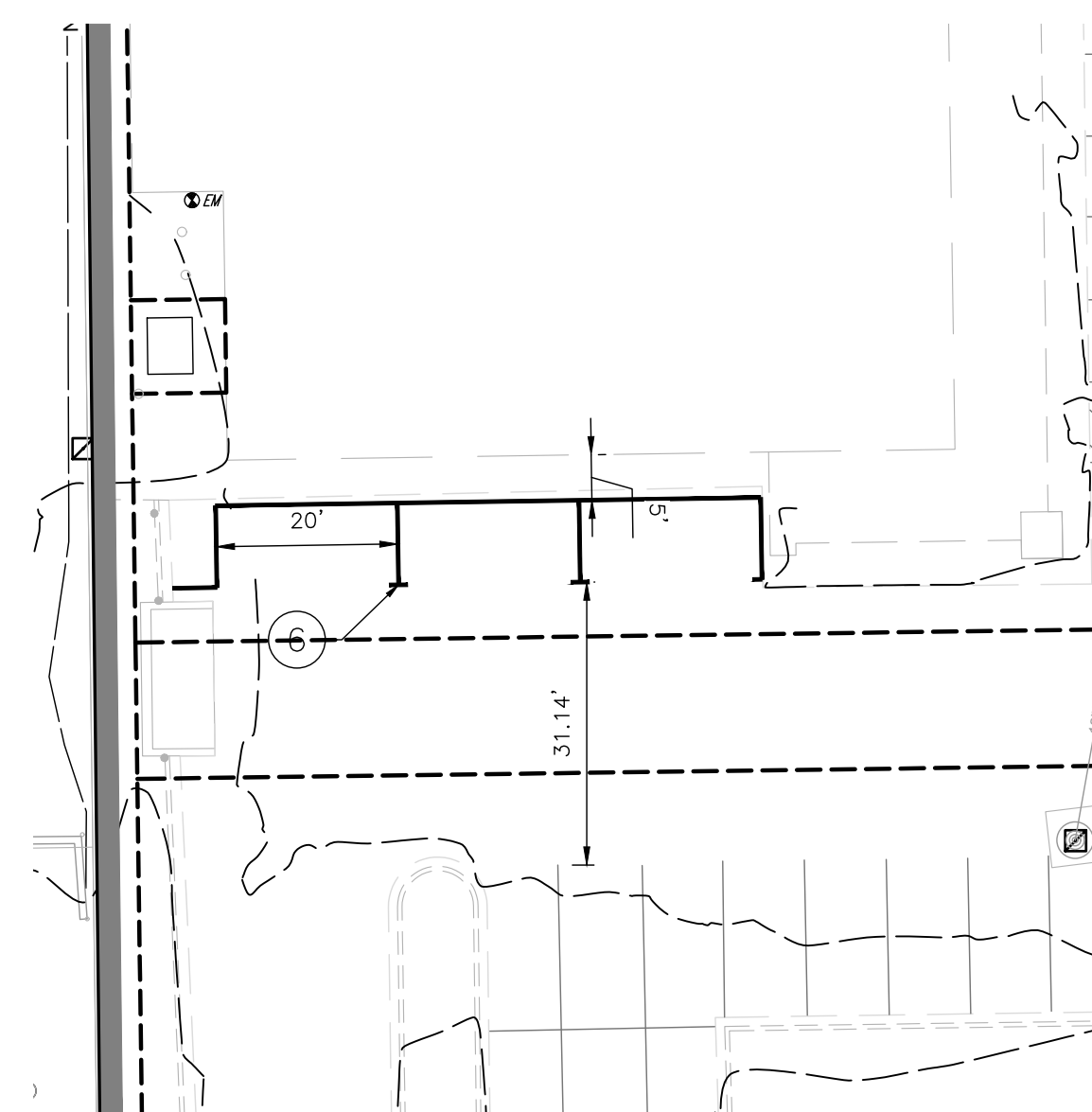
LOT 7 NEW PARKING STALLS

1" = 20'



LOT 8 NEW PARKING STALLS

1" = 20'



LOT 9 NEW PARKING STALLS

1" = 20'





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**PRELIMINARY PLAT MAP**  
**SHEET 1**  
CITY OF HOMEWOOD  
ILLINOIS

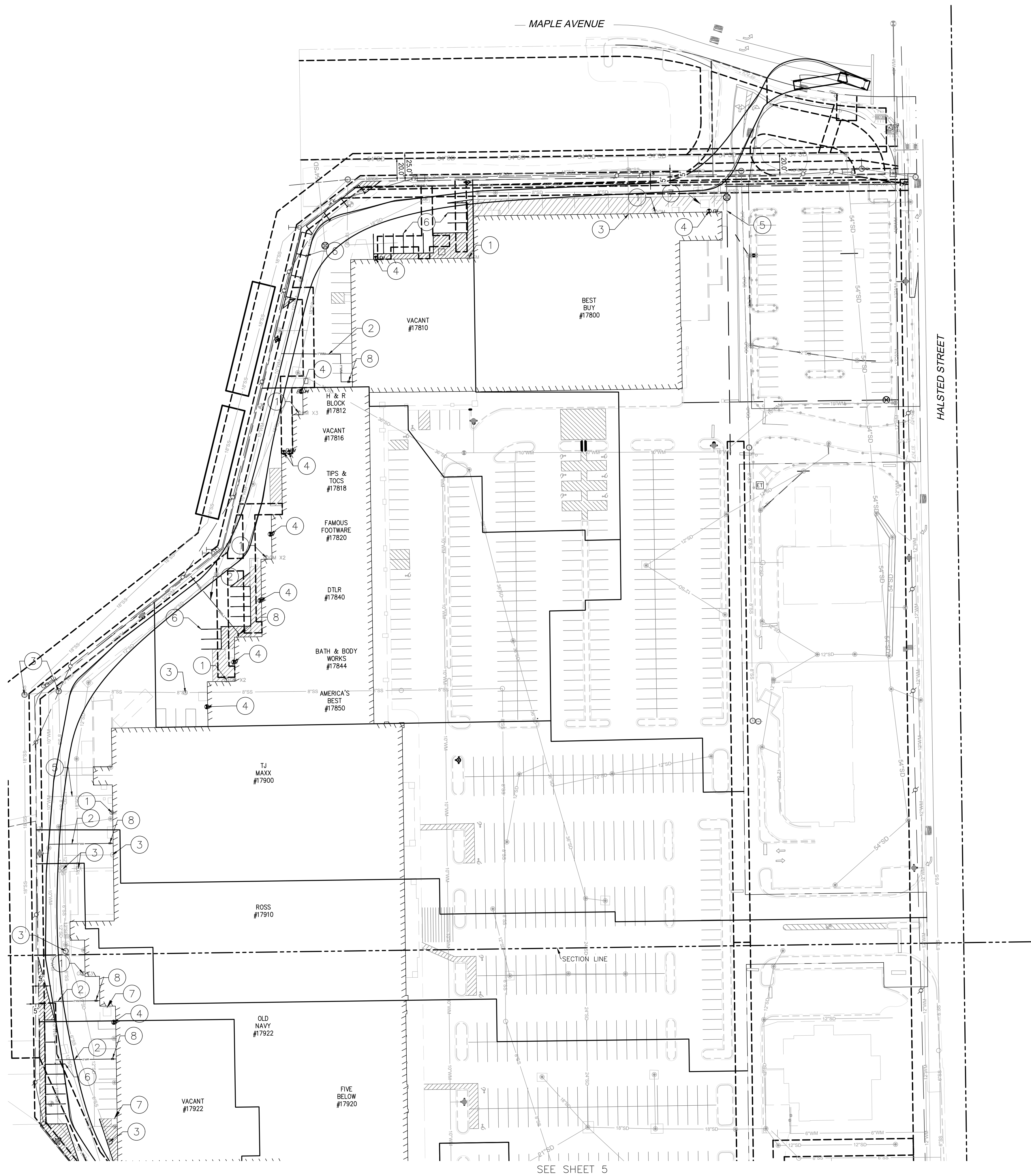
**DATE:**  
8/20/2025  
**PROJ. ENGR:**  
LSV  
**PROJ. MNGR:**  
KYV

**PREPARED FOR:**  
DESIGNTEK  
ENGINEERING INC.  
9930 W. 190TH  
STREET SUITE L  
MOKENA, IL 60448  
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**SHEET NO.**  
**4 / 5**

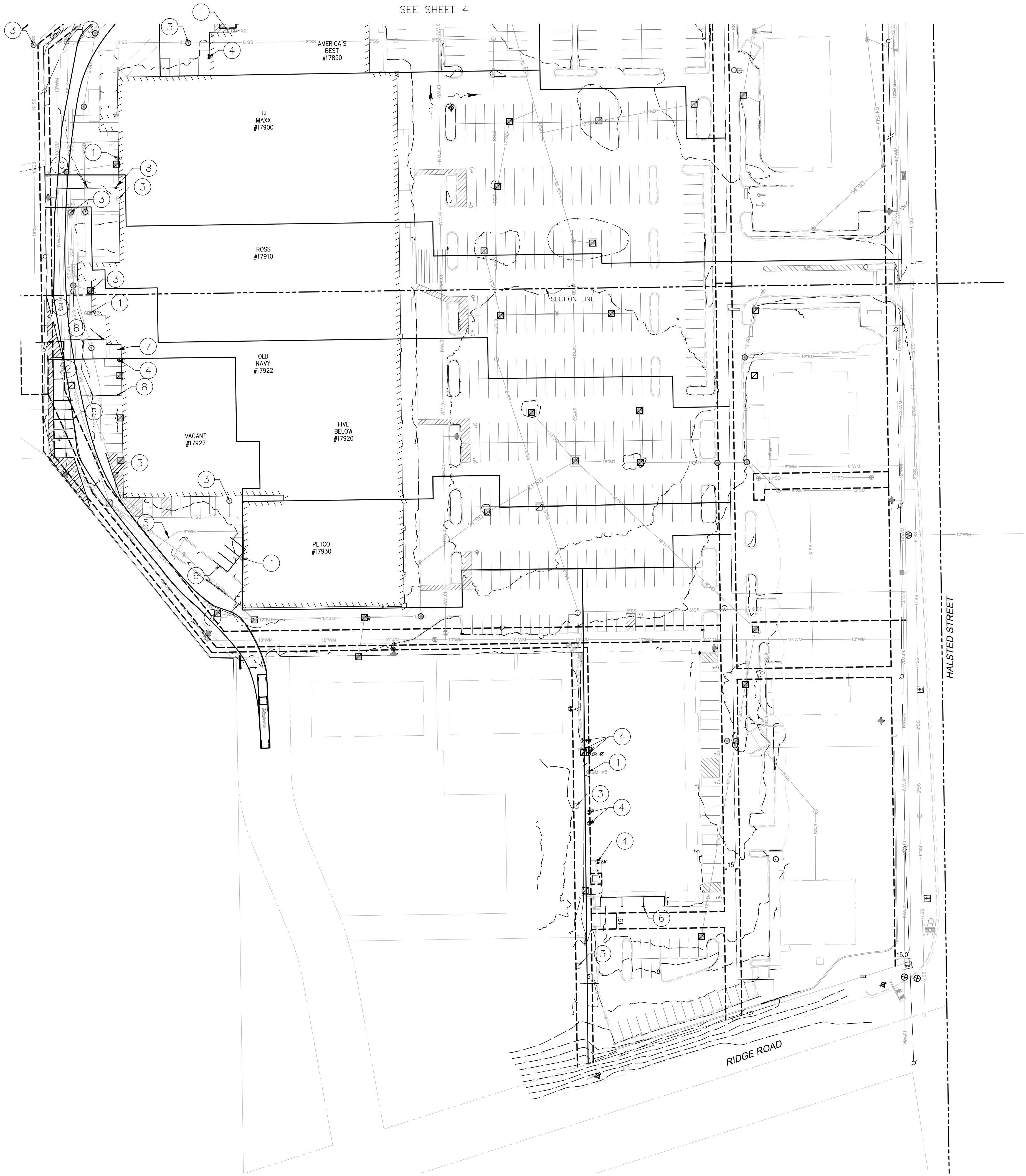
**PROJECT  
NUMBER**  
**25-061**



**KEYNOTES**

- 1 EXISTING GAS METER
- 2 PROPOSED WATER SERVICE
- 3 EXISTING SEWER SERVICE
- 4 EXISTING ELECTRIC METER
- 5 EXISTING WATER SERVICE
- 6 PROPOSED PARKING LOT STRIPING
- 7 EXISTING TRANSFORMER
- 8 PROPOSED WATER METER



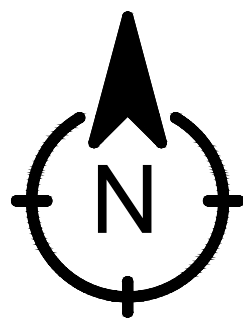


KEYNOTES

- 1 EXISTING GAS METER
- 2 PROPOSED WATER SERVICE
- 3 EXISTING SEWER SERVICE
- 4 EXISTING ELECTRIC METER
- 5 EXISTING WATER SERVICE
- 6 PROPOSED PARKING LOT STRIPING
- 7 EXISTING TRANSFORMER
- 8 PROPOSED WATER METER

LEGEND

- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
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- PROPOSED PROPERTY LINE
- LOT LINE
- DRAINAGE DIRECTION
- PREVIOUSLY DEDICATED STREET RIGHT OF WAY.



50 25 0 50 100  
SCALE IN FEET  
1" = 50'



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PRELIMINARY PLAT MAP  
SHEET 2

DATE:  
8/20/2025  
PROJ. ENGR:  
LSV  
PROJ. MNGR:  
KYV

PREPARED FOR:  
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9930 W. 190TH  
STREET SUITE L  
MOKENA, IL 60448  
(708) 326-4961



SHEET NO.  
5 / 5

PROJECT  
NUMBER  
25-061



# SITE PLAN

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1	Essence Salon Suites	6,200	9	T.J. Maxx	35,594	18	Best Buy	30,000
2	FedEx Office	1,925	10	America's Best	6,071	19	Huntington Bank	4,580
3A	AVAILABLE	3,200	11	Bath & Body Works	5,070	20-22	Five Guys	3,004
3B	Athletico	3,300	12	DTLR	6,977	23	AT&T	2,500
4	Face 2 Face Surgery	4,600	13	Famous Footwear	5,860	24	Starbucks	1,809
6	Petco	15,000	14	Tips & Toes Spa	2,000	25	Chili's	5,876
7A	Five Below	8,250	15	AVAILABLE	1,383	26	Panda Express	2,448
7B	Old Navy	12,500	16	H&R Block	2,558	27	Local MD Urgent Care	4,200
8	Ross Dress for Less	27,710	17	AVAILABLE	13,211			

