

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: December 11, 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 (Final Plat)

APPLICATION INFORMATION

APPLICANT	Ken Vang
ACTION REQUESTED	Resubdivision – Final Plat
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
Final Plat	4	Vang Inc., Consulting Engineers	10/28/2025
Utility Plans	4	Vang Inc., Consulting Engineers	12/05/2025
Striping Plans	5	Vang Inc., Consulting Engineers	10/27/2025

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.

The preliminary plan for the proposed resubdivision was reviewed by the Planning and Zoning Commission on September 25, 2025. The preliminary plan was conditionally approved by a unanimous 5-0 vote.

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 acquired by 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
Total Area	14.7 acres

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.)	Provided Min. 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 that 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 (83 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, 3 new)
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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 is within the reciprocal agreement applied to all nine lots within the proposed subdivision, which 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 other agreements for shared common spaces 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. Utility maintenance is provided in common via reciprocal agreement to be recorded across the nine new lots created through this resubdivision.

- **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. *Additional utility plans have been provided to demonstrate the proposed locations of new water service lines.*
- **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, and is to be dedicated and maintained by the property management association via reciprocal agreement and covenants recorded across all nine lots.

- **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. The applicant has expressed interest in adding language to the reciprocal agreements and covenants and future sales contracts to ensure the continuation of the tax-sharing agreement even beyond the sale of individual properties within the subdivision. Staff is currently reviewing the proposed plan for how the sales tax agreement will be managed after the proposed resubdivision is complete and properties are transferred to other owners over time.

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 the final plat review. The Planning and Zoning Commission shall provide comments on the final plat. If no comments are provided or the applicant has sufficiently addressed all comments provided by the Commission, physical copies of the final plat shall be executed by the Planning and Zoning Commission chair and the final plat shall be forwarded to the Village Board 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. These findings of fact were approved following the September 25, 2025 meeting of the Planning and Zoning Commission. The approved Findings of Fact are applied to the final plat and may be entered into the record upon approval of the recommended Commission action.

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 2.44 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:

Recommend approval of Case 25-27, final plat for the Washington Park Plaza Subdivision, located at 17750-17956 Halsted Street, resubdividing the existing properties into nine (9) lots;

AND

Incorporate the approved Findings of Fact into the record.