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(559) 775-0053
FAX: (559) 775-0016
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ILLINOIS FIRM NO: 184-009436

ILLINOIS

PRELIMINARY PLAT MAP

SHEET 1

CITY OF HOMEWOOD

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

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 WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 1 AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE, 98.25 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 167.00 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 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 SOUTHWEST, 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:

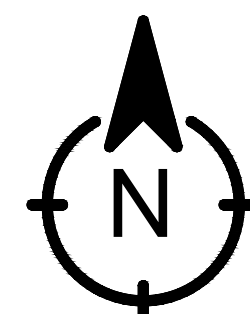
TBM SMN 2288
ELEVATION: 623.60' (NAVD 88)

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

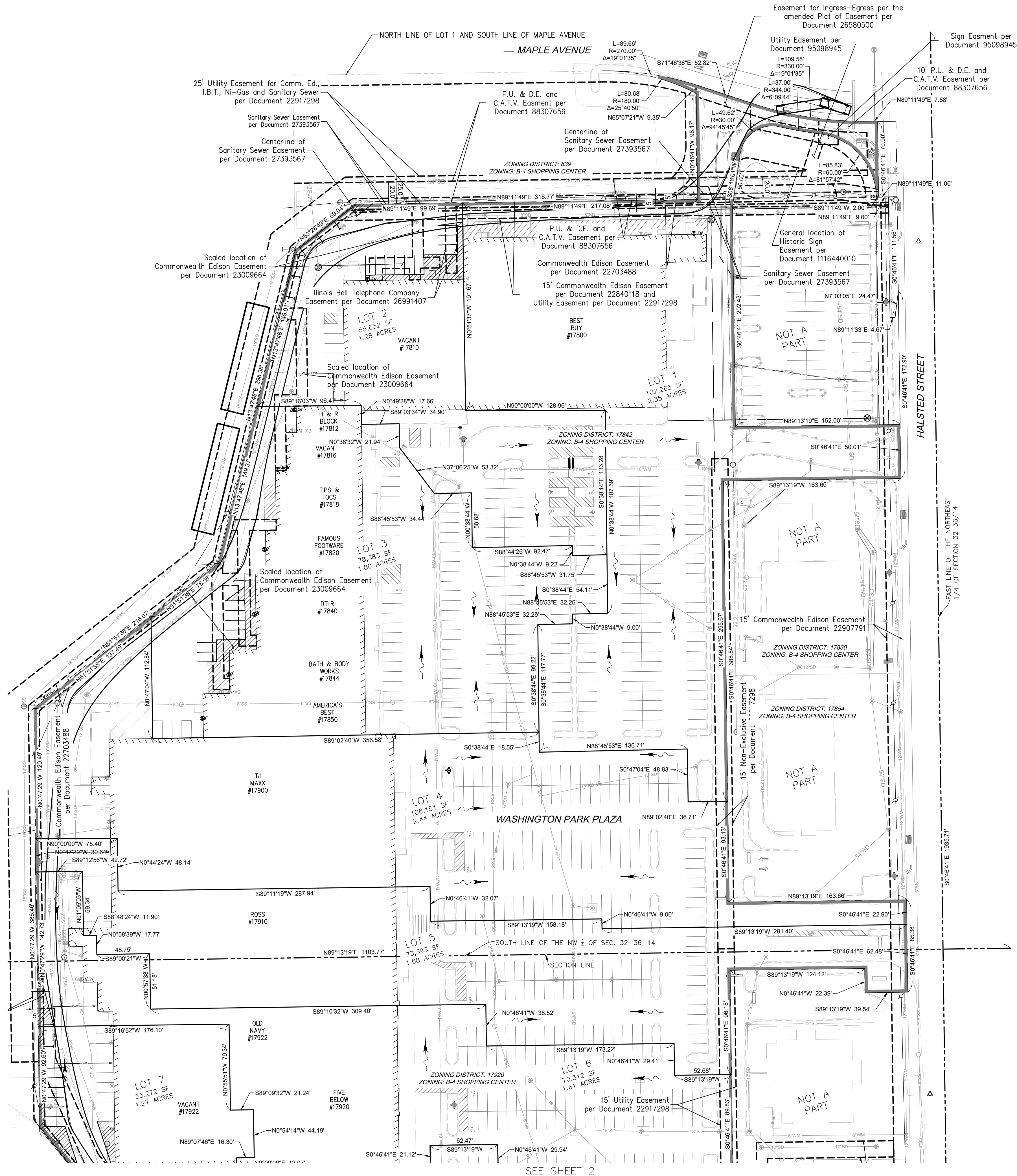
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ELEVATION: 626.59' (NAVD 88)

TBM SMN 2286
ELEVATION: 624.80' (NAVD 88)

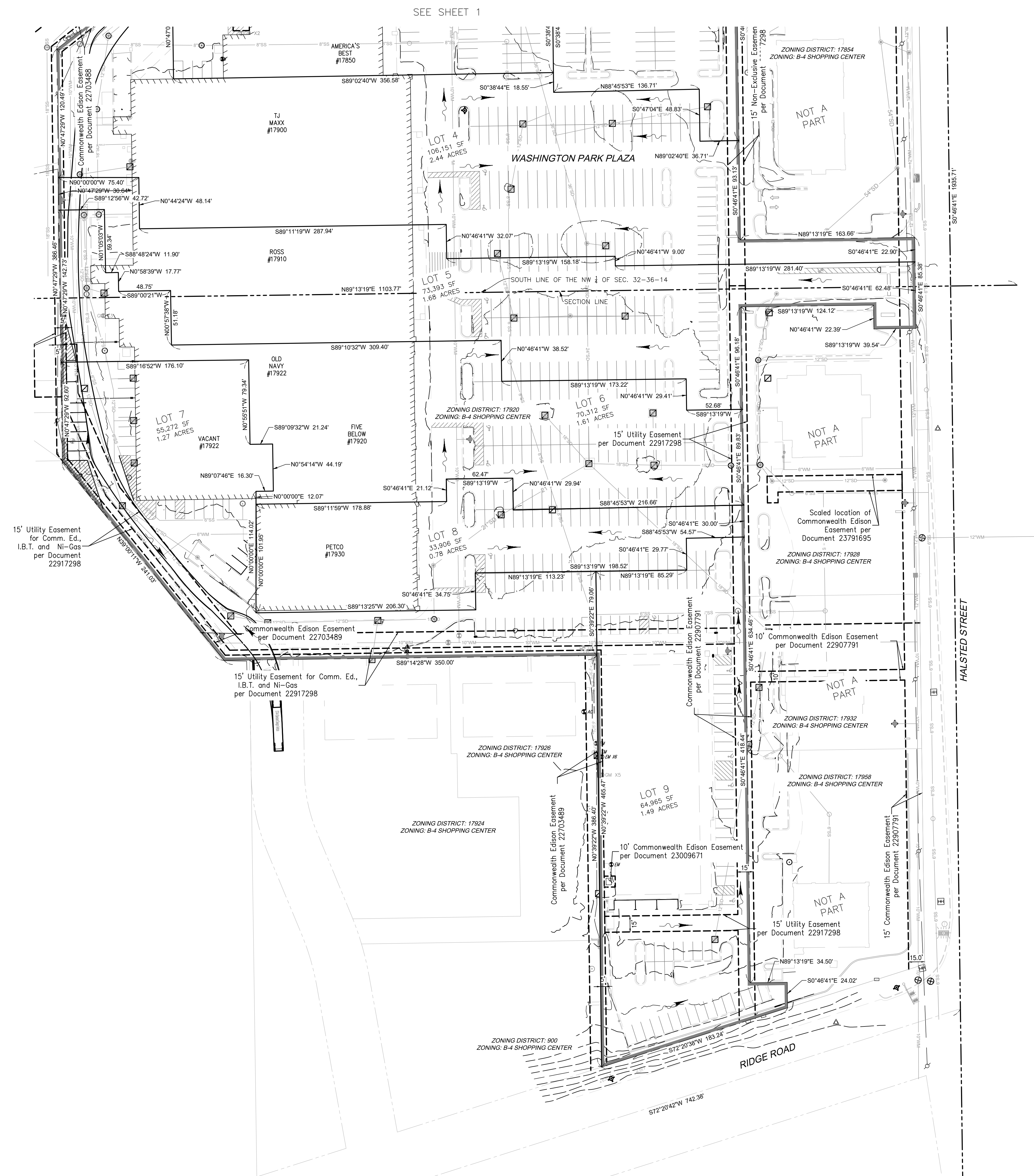
TBM SMN 2285
ELEVATION: 624.88' (NAVD 88)



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



SEE SHEET 2

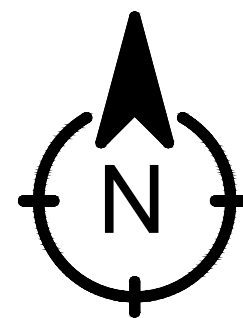


PARKING COUNT:

	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	120 STALLS		120 STALLS
LOT 5:	83 STALLS	83 STALLS		83 STALLS
LOT 6:	92 STALLS	92 STALLS		92 STALLS
LOT 7:	50 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.



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



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PRELIMINARY PLAT MAP
SHEET 2

ILLINOIS
CITY OF HOMERWOOD

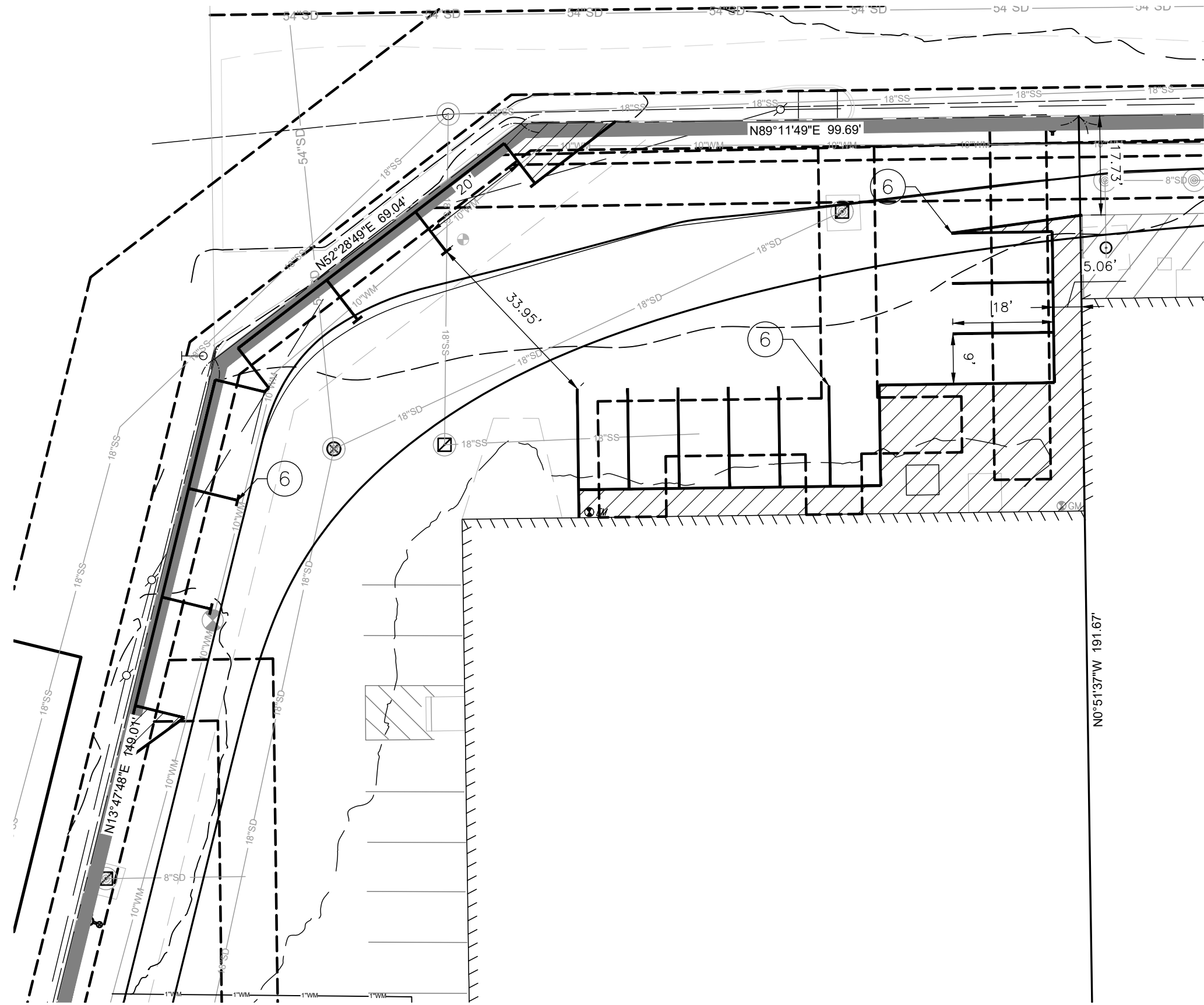
DATE:
8/20/2025
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LSV
PROJ. MNGR:
KYV

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



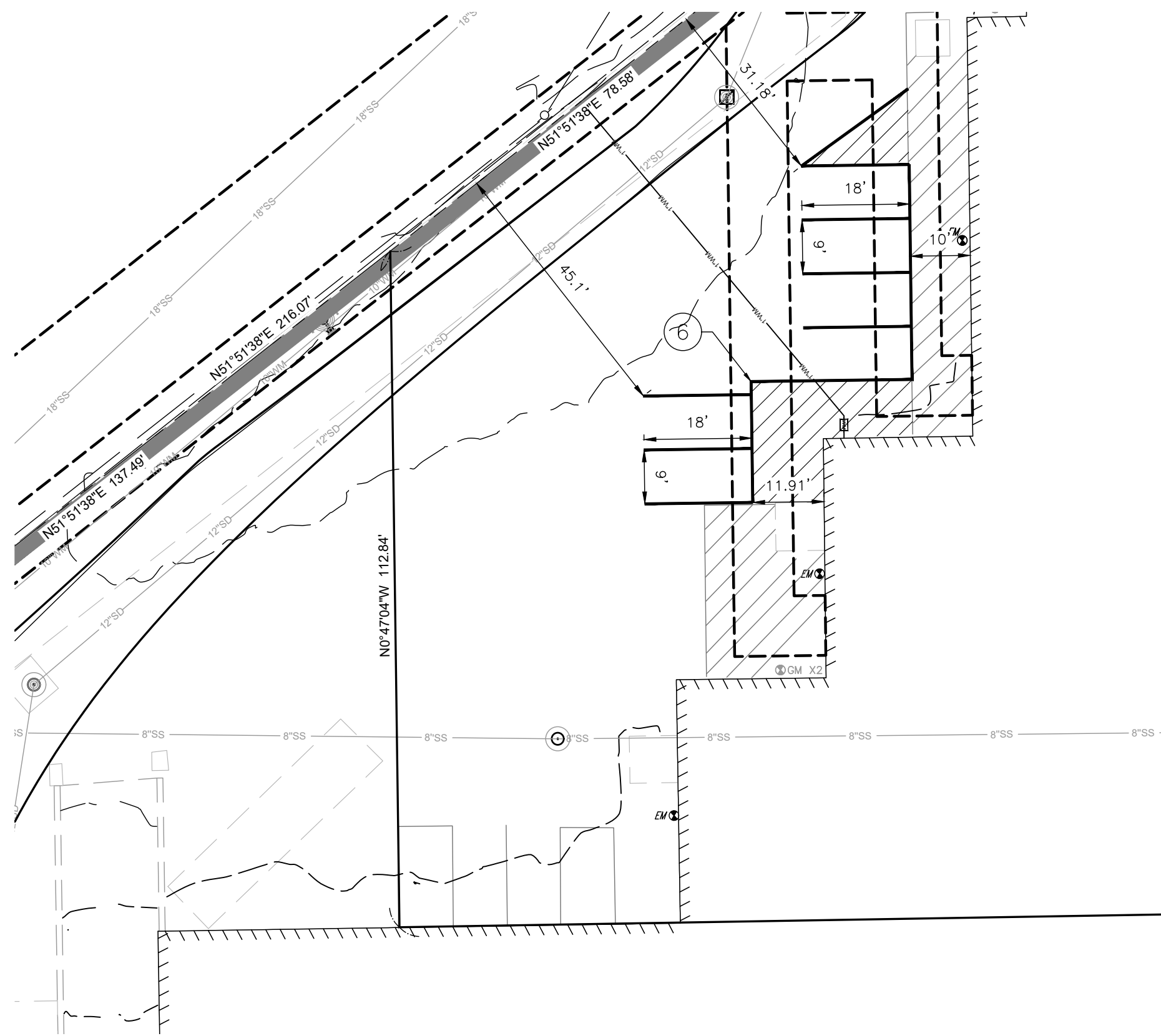
SHEET NO.
2 / 5

PROJECT
NUMBER
25-061



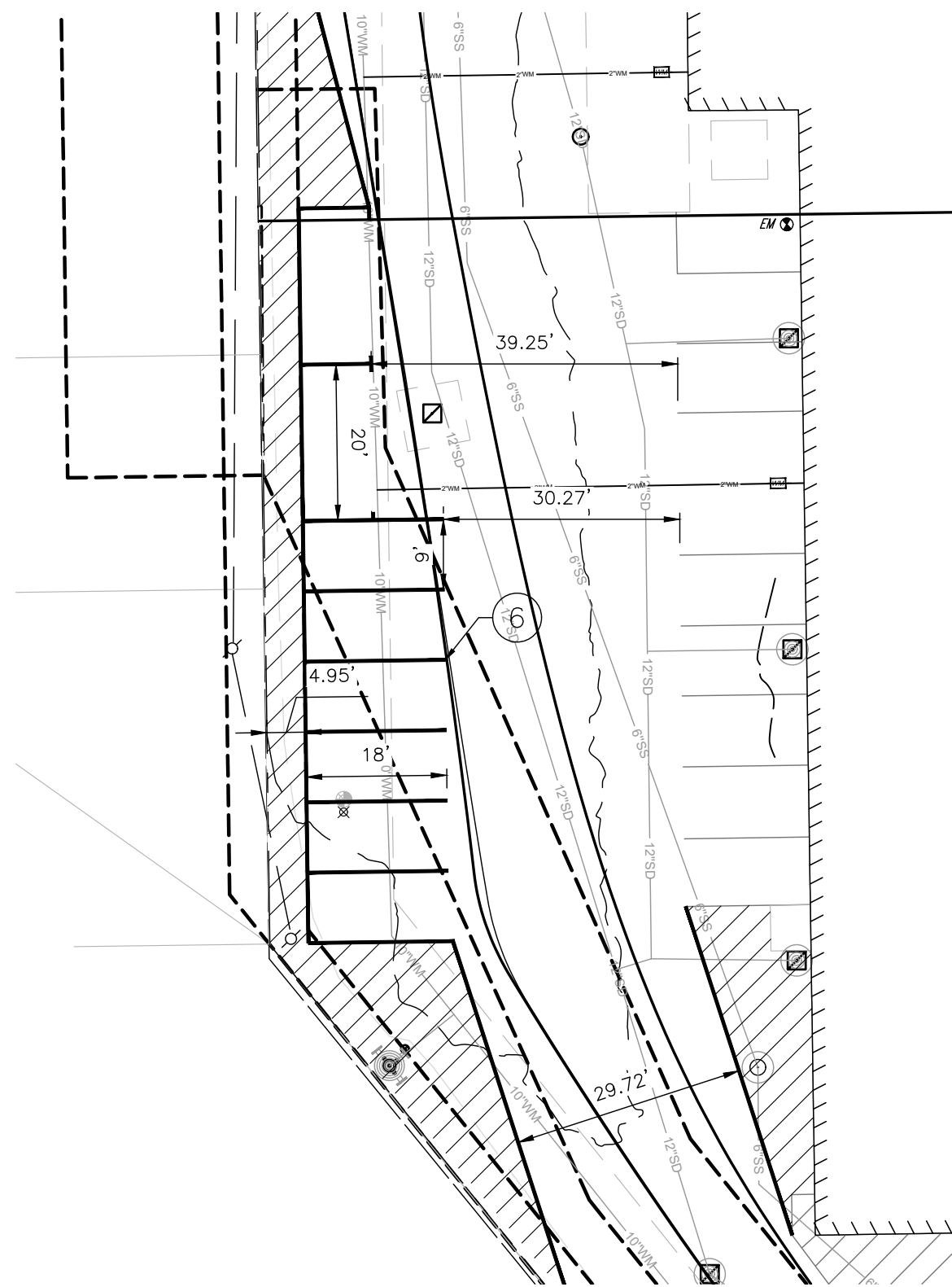
LOT 2 NEW PARKING STALLS

1" = 20'



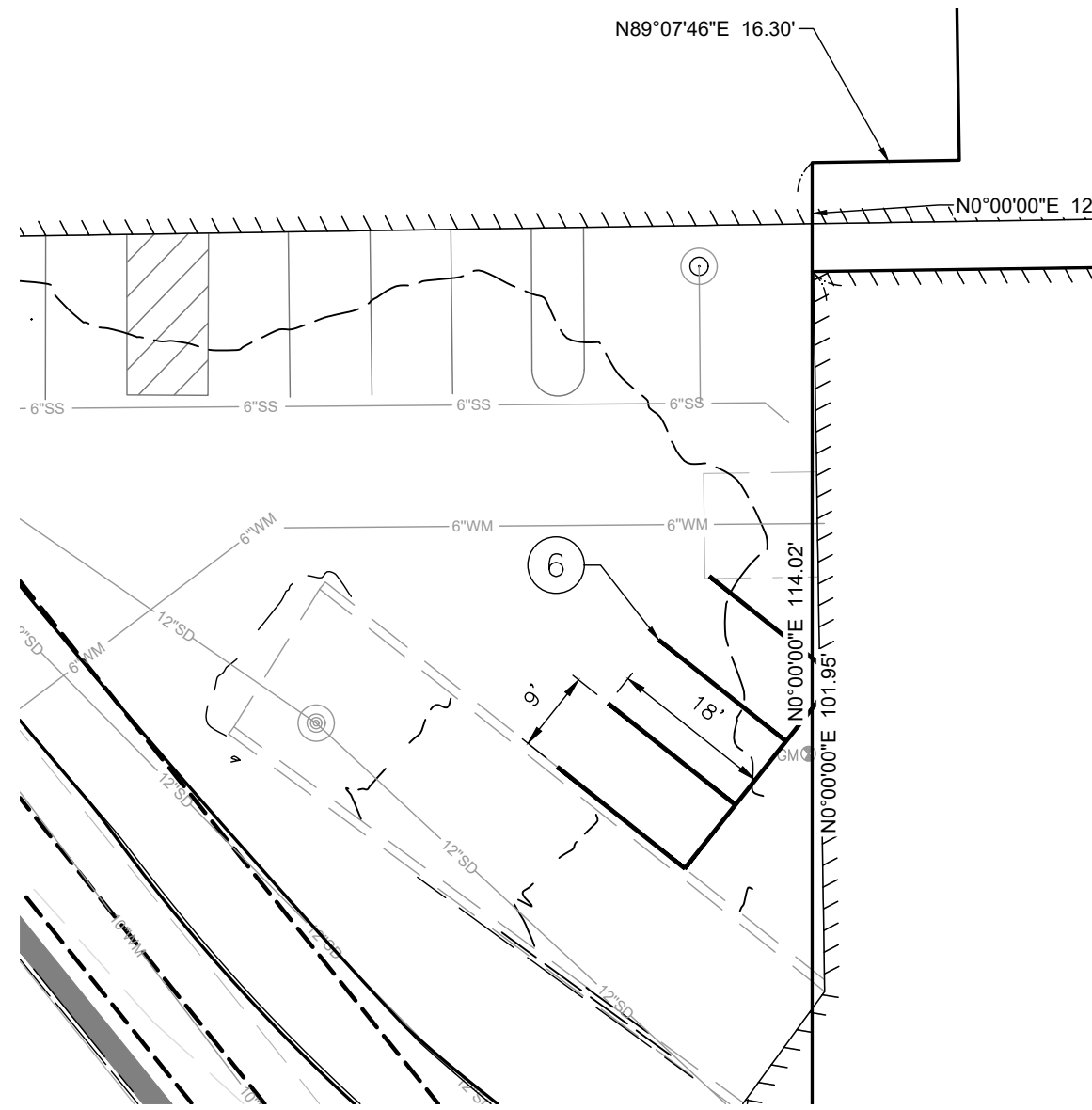
LOT 3 NEW PARKING STALLS

1" = 20'



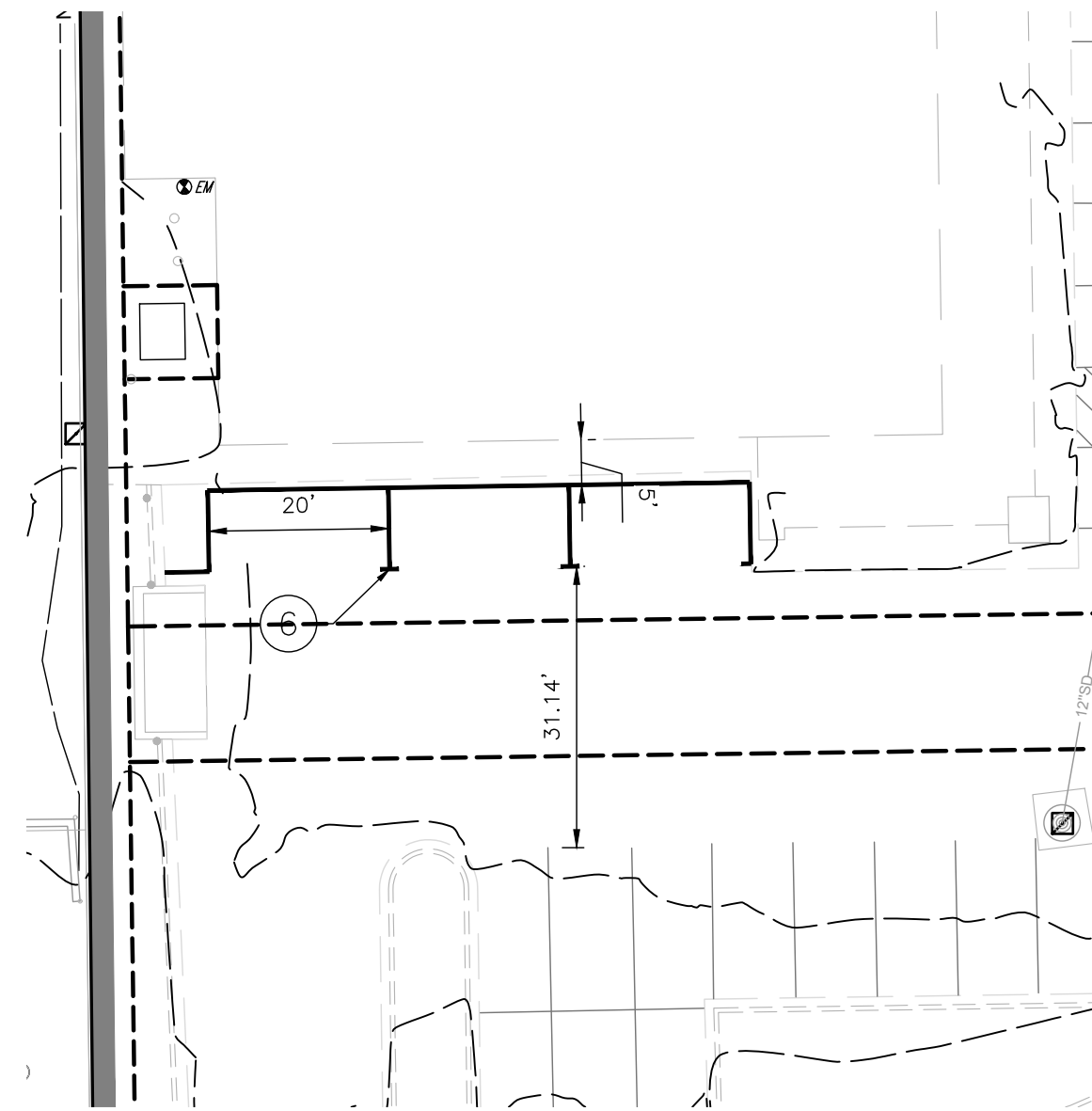
LOT 7 NEW PARKING STALLS

1" = 20'



LOT 8 NEW PARKING STALLS

1" = 20'



LOT 9 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

- EXISTING GAS METER
- EXISTING WATER VALVE
- EXISTING SEWER SERVICE
- EXISTING ELECTRIC METER
- PROPOSED WATER METER
- PROPOSED PARKING LOT STRIPING



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PRELIMINARY PLAT MAP
SHEET 2
CITY OF HOMEWOOD
ILLINOIS

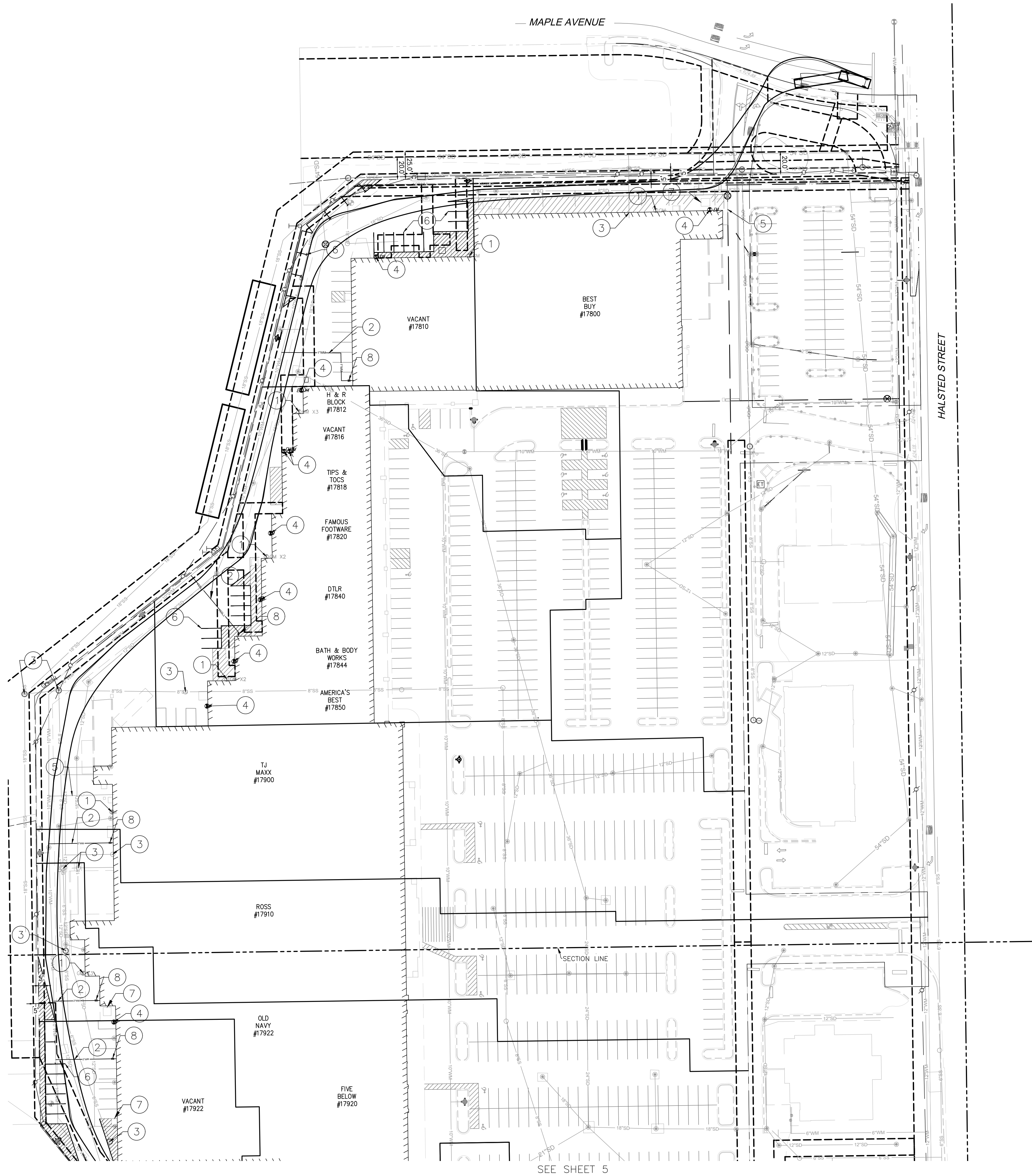
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SHEET NO.
3 / 5

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



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PRELIMINARY PLAT MAP
SHEET 1
CITY OF HOMERWOOD
ILLINOIS
FIRM NO: 184-009436

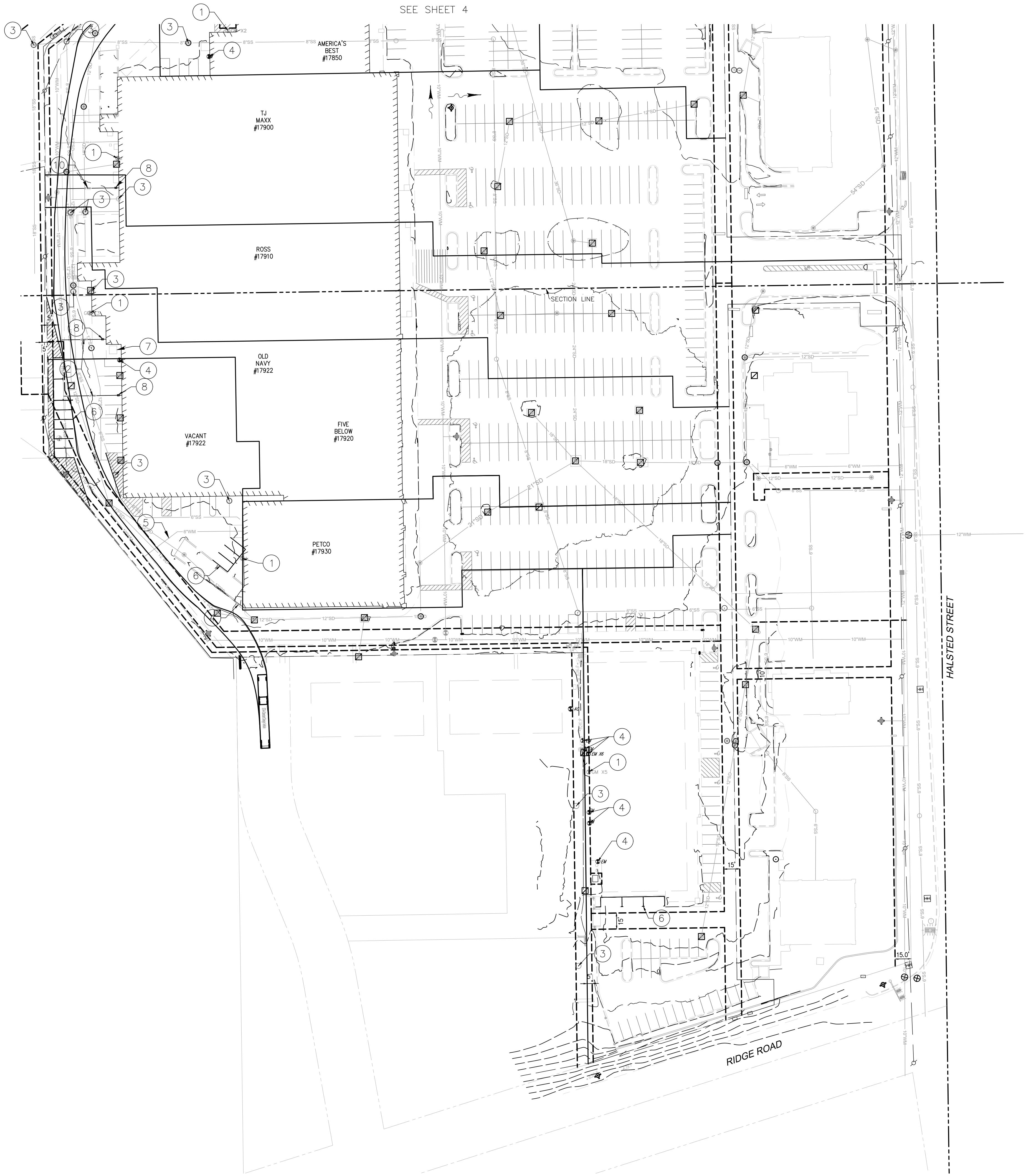
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SHEET NO.
4 / 5

**PROJECT
NUMBER**
25-061

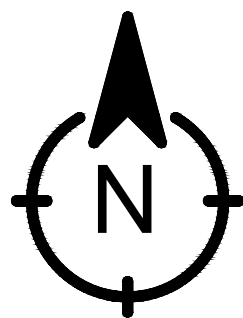


KEYNOTES

- 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

LEGEND

- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
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PRELIMINARY PLAT MAP

SHEET 2

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