

VILLAGE OF HOMewood



BOARD AGENDA MEMORANDUM

DATE OF MEETING: January 13, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Washington Park Commercial Subdivision – Final Plat

PURPOSE

The property owner, Washington Park Plaza LLC, is seeking approval to subdivide the Washington Park Plaza shopping center, located at 17748–17956 Halsted Street. The shopping center consists of 14 retail tenant spaces totaling approximately 215,000 square feet of commercial space. The applicant proposes to divide the center into nine (9) individual lots, allowing smaller portions of the center to be sold and operated by separate owners.



The proposed resubdivision will not affect the existing outlots and will be limited to the two largest parcels within the Washington Park Plaza subdivision. These two parcels are currently held under single ownership.

PROCESS

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 current owner, Washington Park Plaza LLC, acquired the property.



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The petitioner is seeking approval to subdivide the property into nine lots. 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. The lot size and configuration of the proposed lots comply with the zoning standards outlined in Section 44 of the Homewood Zoning Ordinance. The plat has been reviewed and marked for approval by the Village Engineer and Village staff to ensure compliance with Section 36 of the Municipal Code of Ordinances.

Planning and Zoning Board Review

The Village's subdivision process requires two (2) reviews: a preliminary plan review and a final plat review. At its meeting on September 25, 2025, the Planning and Zoning Commission reviewed the proposed preliminary plan and affirmed that the plan be considered as a final plat.

On December 11, 2025, the Commission reviewed the final plat, found it to be generally acceptable for the location and design of the layout as submitted, and recommended the final subdivision plat for approval by the Village Board. The Commission, with four (4) members present, voted unanimously 4-0 to recommend approval.

Sales Tax Sharing Agreement

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

For the sales tax sharing agreement to remain in effect following the proposed resubdivision, any new owner of an individual lot would be required either to assume an assigned portion of the agreement or to forgo participation in the sales tax sharing arrangement. Prior to any assignment or modification of the agreement, the property owner must submit a management plan to staff outlining how the agreement and the rebated sales tax would be administered among individual owners within the Washington Park Plaza shopping center. This plan is not required prior to approval of the resubdivision.

The applicant has indicated an intent to incorporate language into the reciprocal agreements, covenants, and future sales contracts to ensure the continuation of the sales tax sharing agreement after the sale of individual lots. Staff will review and share with the Board any proposed approach for administering the sales tax sharing agreement following the resubdivision, and as ownership of individual properties changes over time.

OUTCOME

After consideration of the acceptability of the plat, the following Findings of Fact may be entered into the record:

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1. The subject property is located near the southwest corner of Halsted Street and Maple Avenue.
2. Washington Park Plaza LLC is the owner of the subject property.
3. The subject property is currently comprised of two (2) 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.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance approving a plat of subdivision in the Washington Park Commercial Subdivision at 17748-17956 Halsted Street.

ATTACHMENT(S)

- Ordinance
- Washington Park Commercial Plat of Subdivision