

ORDINANCE NO. M-2392

AN ORDINANCE APPROVING A PLAT OF SUBDIVISION
AT 17748-17956 HALSTED STREET IN HOMEWOOD, COOK COUNTY,
ILLINOIS

WHEREAS, Moisce Belinow, on behalf of Washington Park Plaza, LLC, the owner of property commonly known as Washington Park Plaza, has requested to subdivide the shopping center at 17748-17956 Halsted Street, Homewood, Illinois into nine lots; and

WHEREAS the Planning and Zoning Commission at its regular meeting on September 25, 2025, voted in favor of the petitioner's preliminary plan; and

WHEREAS the Planning and Zoning Commission at its regular meeting on December 11, 2025, recommended approval of the petitioner's request for subdivision; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to

approve the Washington Park Commercial Subdivision.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that:

SECTION ONE- FINDINGS OF FACT:

In connection with this ordinance and based upon the public record before the Homewood Planning and Zoning Commission and the Village Board, the President and Board of Trustees make these findings of fact:

1. The subject property is located near the southwest corner of Halsted Street and Maple Avenue.
2. Washington Park Plaza LLC, a Delaware limited liability company, owns the subject property, and Moisce Belinow of Beverly Hills, CA, has represented that he is authorized to act on behalf of the owner.
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 Homewood Zoning Ordinance, as well as all subdivision requirements outlined in the Homewood Municipal Code.

SECTION TWO - APPROVAL OF THE PLAT OF SUBDIVISION:

The attached final plat of Washington Park Commercial Subdivision, prepared by Design Tek Engineering, Inc., dated 10/28/2025, is approved and made a part of this ordinance.

SECTION THREE- ADDITIONAL MATERIALS TO BECOME A PART OF THIS ORDINANCE:

- 1) Homewood Planning and Zoning Commission minutes of September 25, 2025, and December 11, 2025, as they relate to the subject property.
- 2) Homewood Village Board minutes of January 13, 2026, as they relate to the subject property.

SECTION FOUR – CONDITIONS:

That the applicant amend the reciprocal agreement and covenants to include as Common Area: a) electrical infrastructure, b) water main infrastructure, c) storm drain infrastructure, d) sanitary sewer infrastructure, e) any other utility infrastructure constructed to support the full use of the Shopping Center, f) shared fire alarm and fire sprinkler systems, and g) easement area containing one or more of these utilities – or another recorded covenant or restriction placing all of these utilities under a common shared maintenance responsibility.

SECTION FIVE – RECORDING:

The Village Attorney shall record this ordinance and the final plat of subdivision in the office of the Cook County Clerk. The additional materials identified in Section Three above shall not be recorded but shall be maintained in the Village Clerk’s office for public inspection.

SECTION SIX – LEGAL DESCRIPTION:

The legal description of the subject property is:

Washington Park Plaza Resubdivision, Being a Resubdivision of Part Lot 1 in Washington Park Plaza and Part of Lot 1 in Richard Hoffman’s Consolidation, in parts of the Northeast and Southeast Quarters of Section 26, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-32-200-095-0000
29-32-401-032-0000

Common Address: 17748-17956 Halsted Street
Homewood, IL 60430

SECTION SEVEN - EFFECTIVE DATE:

This ordinance shall be in full force and effect after passage, approval and publication in accordance with law.

PASSED AND APPROVED this 13th day of January 2026.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSENCES: _____ ABSTENTIONS: _____