

ORDINANCE NO. M-2297

AN ORDINANCE APPROVING A PLAT OF SUBDIVISION  
IN THE WASHINGTON PARK PLAZA AT 17750 HALSTED STREET  
IN HOMEWOOD, COOK COUNTY, ILLINOIS

WHEREAS, Washington Park Plaza LLC, the owner of the Washington Park Plaza, has requested to subdivide an existing lot into two parcels to create a small lot near the southwest corner of Maple Road and Halsted Street; and

WHEREAS the Planning and Zoning Commission at its regular meeting on May 23, 2024, voted in favor of the petitioner's preliminary plan; and

WHEREAS the Planning and Zoning Commission at its regular meeting on May 23, 2024, 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, and based upon evidence presented at the public hearing, the President and Board of Trustees make these findings of fact:

1. The subject property is located at the southwest corner of Halsted Street and Maple Avenue;
2. The subject property is owned by the applicant Ben Beitel of Washington Park Plaza LLC;
3. The subject property is currently comprised of a single parcel within the Washington Park Commercial Subdivision;
4. The subject property is comprised of a single lot identified as having two parcel areas, with a total area of 684,909 sq. ft., or 15.72 acres;
5. The underlying zoning district is B-4 Shopping Center;
6. The Homewood Zoning Ordinance and Village Code of Ordinances do not establish a minimum lot area requirement in the B-4 zoning district which would be applied to this property;
7. The applicant, Ben Beitel of Washington Park Plaza LLC, is proposing the resubdivision of the subject property to accommodate a new outlot within the subject property;
8. The proposed resubdivision of the Washington Park Commercial Subdivision would create two lots;
9. Lot 1 of the resubdivided Washington Park Commercial Subdivision is proposed to have an area of 643,050 square feet, or approximately 14.76 acres;
10. Lot 2 of the resubdivided Washington Park Commercial Subdivision is proposed to have an area of 37,266 square feet, or approximately 0.86 acres;
11. Proposed Lot 1 and Lot 2 comply with the Homewood Zoning Ordinance and the subdivision ordinances outlined in the Village Code of Ordinances.

SECTION TWO – APPROVAL OF PLAT OF SUBDIVISION:

The attached final plat of Washington Park Commercial Subdivision, prepared by Manhard Consulting, dated 05/06/2024 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 May 23, 2024, as they relate to the subject property.
- 2) Homewood Village Board minutes of June 11, 2024, as they relate to the subject property.

SECTION FOUR – 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 Village Clerk’s office for public inspection.

SECTION FIVE – LEGAL DESCRIPTION:

The legal description of the subject property is:

Washington Park Commercial Subdivision, being a Resubdivision of that Part of the East Half of Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-32-200-095  
29-32-200-059

Common Address: 17750 Halsted Street  
Homewood, IL 60430

SECTION SIX – EFFECTIVE DATE:

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

PASSED AND APPROVED this 11<sup>th</sup> day of June 2024.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_