

ORDINANCE NO. M - 2454

AN ORDINANCE APPROVING THE APPLICATION OF A&R SCREENING LLC DOING BUSINESS AS APPAREL REDEFINED FOR A PLANNED DEVELOPMENT AT 1313-1351 175TH STREET IN HOMEWOOD, COOK COUNTY, ILLINOIS.

WHEREAS, 65 ILCS 5/11-13-1 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, A & R Screening LLC DBA Apparel Redefined has petitioned to redevelop a 6.38-acre vacant lot at 1313-1351 175th Street with a 45,110 square-foot production facility, including the construction of a new 35,700 square-foot production facility and renovation of the 9,400 square-foot office building directly to the east at 1313 175th Street for its headquarters; and

WHEREAS, the subject property is located in the M-1, Limited Manufacturing zoning district; and

WHEREAS, the subject property, 1313-1351 175th Street, is 277,900 square feet (6.38 acres); and

WHEREAS, Section 44-06-02 of the Zoning Ordinance requires that any development on a lot or lot(s) greater than 25,000 square feet be reviewed as a Planned Development; and

WHEREAS, a request has been received to allow a planned development at 1313-1351 175th Street; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on August 27, 2026, and recommended approval of the planned development; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois deem it appropriate and are willing to approve a planned development, subject to the terms and provisions hereof.

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

SECTION ONE- APPROVAL OF PLANNED DEVELOPMENT:

The planned development is approved to permit the construction of a 35,700-square-foot production facility and complete the renovation of the 9,410-square-foot office building as shown on the documents listed in Section Four of this ordinance.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lots 1, 2, 3 and Outlot "D" in Block 4, all in Prairie Lakes Business Center, being a Planned Unit Development in the Northwest 1/4, the Northeast 1/4, and the North 1/2 of the Southeast 1/4 of Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lot 1 in Industrial Subdivision Unit No. 2, being a Subdivision in the Northwest 1/4 of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, according to the Plat Thereof Recorded April 28, 1982, as Document No. 26214942 in Cook County, Illinois.

Lot 1 in Industrial Subdivision Unit No. 1, being a Subdivision in the Northwest 1/4 of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 28, 1982, as Document No. 26214942, in Cook County, Illinois.

Permanent Index Number:	29-32-101-068-0000
	29-32-101-067-0000
	29-32-101-066-0000
	29-32-101-076-0000
	29-32-101-047-0000
	29-32-101-048-0000

Common Address: 1313-1351 175th Street
Homewood, IL 60430

SECTION THREE – USE RESTRICTIONS AND CONDITIONS:

The approvals granted by this ordinance are subject to these conditions and restrictions:

1. A plat of consolidation consolidating all six (6) parcels of the subject site into a single parcel shall be recorded prior to issuance of a certificate of occupancy for any portion of the proposed development.
2. The two public utility easements located between PIN #29-32-101-076 and PIN #29-32-101-047 must be vacated, with plans approved by the Village Engineer, prior to the issuance of a certificate of occupancy.
3. The Petitioner must submit revised plans for approval by the Planning and Zoning Commission that meet the following criteria:
 - a. All existing mature trees along the southern boundary of the property shall be retained.
 - b. Either (1) relocate the patio to a space accessible for visitors and publicly visible from the Village right-of-way, or (2) provide additional public gathering spaces to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance.
 - c. Utilize landscape materials approved by the Village arborist and incorporate plants from the Village-approved native plant list.

SECTION FOUR – DOCUMENTS TO BECOME PART OF THIS ORDINANCE:

These documents are made a part of this ordinance:

- 1) Overall Site Plan prepared by DesignTek Engineering Inc., prepared August 6, 2026;
- 2) Site Plans prepared by Bruce F. Roth Architect, dated 07/30/2026;
- 3) Architectural Plans prepared by Bruce F. Roth Architect, dated 07/30/2026;
- 4) Exterior Elevations prepared by Bruce F. Roth Architect, dated 07/30/2026;
- 5) Landscape Plan prepared by Heritage Oak Studios LLC, dated 10/18/2023;
- 6) Preliminary Engineering Plan prepared by DesignTek Engineering, Inc., dated 08/07/2026;

- 7) Photometric Plan prepared by Southside Electrical Inc., dated 08/07/2026.

SECTION FIVE – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

- a. Homewood Planning and Zoning Commission minutes of August 27, 2026, as they relate to the subject zoning.
- b. Homewood Appearance Commission minutes of September 3, 2026, as they relate to the subject zoning.
- c. Homewood Village Board minutes of September 8, 2026, as they relate to the subject zoning.

SECTION SIX- RECORDING:

The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Cook County Clerk – Recording Division.

PASSED and APPROVED this 8th Day of September, 2026

Village President

Village Clerk

YEAS: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____