

ORDINANCE NO. M - 2319

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 (Apparel Redefined) has petitioned to redevelop a four-acre vacant lot at 1351 175th Street with a 45,900-square-foot production facility and to renovate the 8,900-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 lots greater than 25,000 square feet be reviewed as a Planned Development; and

WHEREAS, Apparel Redefined has submitted an application for a planned development at 1313-1351 175th Street as required by the Homewood Zoning Ordinance; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the application at its regular meeting on September 12, 2024, and recommended approval of the planned development; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois find it appropriate and are willing to approve the Apparel Redefined 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- PLANNED DEVELOPMENT:

The planned development is approved to permit construction of a 45,900-square-foot production facility and renovation of the 8,900-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) Apparel Redefined shall submit documentation to the Cook County Assessor to consolidate the six (6) parcels of the subject property before a certificate of occupancy is issued.
- 2) The two public utility easements between PIN #29-32-101-076 and PIN #29-32-101-047 shall be vacated by the affected utilities according to plans approved by the Village Engineer, before a certificate of occupancy is issued.

SECTION FOUR – DOCUMENTS TO BECOME PART OF THIS ORDINANCE:

These documents are made a part of this ordinance:

- 1) Overall Site Plan and Future Expansion prepared by Bruce F. Roth Architect 10/24/2023;
- 2) Architectural Site Plan prepared by Bruce F. Roth Architect 10/24/2023;
- 3) Architectural Plans prepared by Bruce F. Roth Architect 10/24/2023;
- 4) Exterior Elevations prepared by Bruce F. Roth Architect 10/24/2023;
and
- 5) Landscape Plan prepared by Metz & Company 10/18/2023.

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

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of September 12, 2024, as they relate to the subject zoning.

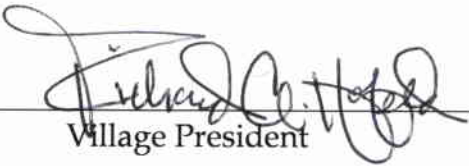
The Homewood Appearance Commission minutes of October 3, 2024 as they relate to the subject zoning.


The Homewood Village Board minutes of October 8, 2024, 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 October 2024.


Village President


Village Clerk

YEAS: 6 NAYS: 0 ABSTENTIONS: — ABSENCES: —

