

ORDINANCE NO. M - 2397

**AN ORDINANCE RE-ADOPTING ORDINANCE M-2319
TO AUTHORIZE 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, 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 & R Screening LLC DBA Apparel Redefined seeks 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 a 277,900 square foot parcel (6.38 acres) located in the M-1, Limited Manufacturing zoning district; and

WHEREAS, on October 8, 2024, the Village Board passed Ordinance M-2319 approving a Planned Development for the subject property; and

WHEREAS, Section 44-06-07 of the Zoning Ordinance provides that the Planned Development ordinance shall be invalid if the recipient does not apply for a building permit within nine months of the date the ordinance was adopted; and

WHEREAS, Section 44-06-07 of the Zoning Ordinance provides that the Planned Development ordinance shall be invalid if the recipient does not commence construction within 15 months of the date the ordinance was adopted; and

WHEREAS, although the Developer diligently pursued financing since the Planned Development was approved, they only secured a financing commitment in December 2025 after the Planned Development approval had expired; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to grant an extension to the 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- Re-Adoption of Ordinance M-2319:

Ordinance M-2319, originally passed on October 8, 2024, approving the Planned Development for A & R Screening LLC, is hereby re-adopted in its entirety. Ordinance M-2319, attached to this ordinance as Exhibit A, is hereby incorporated into this ordinance in full.

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.

That part of vacated Throop Street lying East of Lot 1 in Industrial Subdivision Unit No. 2 for a measurement of 60 x 300 feet as depicted on the plat attached thereto, pursuant to ordinance M-1764 recorded December 2, 2008, as document 0833729009.

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 Numbers: 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 – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The Homewood Village Board minutes of February 10, 2026, as they relate to the subject zoning.

SECTION FOUR- RECORDING:

The Village Attorney shall record this Ordinance, without attachments, in the Office of the Cook County Clerk – Recording Division.

PASSED and APPROVED this 10th Day of February, 2026.

Village President

Village Clerk

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

Exhibit A - (Attach ordinance M-2319)