

VILLAGE OF HOMEWOOD



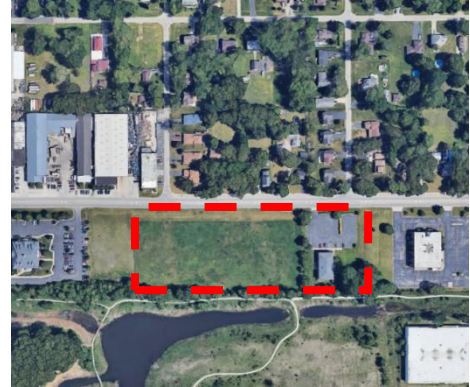
MEMORANDUM

DATE OF MEETING: August 27, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Topic: Case 26-56: Planned Development (Renewal), Apparel Redefined, 1313-1351 W 175th Street



APPLICATION INFORMATION

APPLICANT	John LaRoy Apparel Redefined/LaRoy Co. 4611 136 th Street Crestwood, IL 60418
ACTION REQUESTED	Planned Development (PD) approval under the provisions of Section 44-06 of the Village Zoning Ordinance, to allow the construction of a square-foot manufacturing facility.
ADDRESS	1313-1351 W 175 th Street
PIN	29-32-101-068-0000, 29-32-101-067-0000, 29-32-101-066-0000, 29-32-101-076-0000, 29-32-191-047-0000, 29-32-101-048-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	M-1 Limited Manufacturing	Vacant
PROPOSED	M-1 Limited Manufacturing (Planned Development)	Office/Light Manufacturing
SURROUNDING	N: R-1 Single-Family Residential (East Hazel Crest)	Single-Family Residential
	E: M-1 Limited Manufacturing	Vacant (previously Office)
	S: PL-1 Natural Area Preserve	Nature Preserve
	W: M-1 Limited Manufacturing	Office (Homewood Disposal)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on August 12, 2026; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Annotated Site Plan/Plat Drawing	1	DesignTek Engineering, Inc.	08/06/2026
Site Plans	4	Bruce F. Roth, Architect	07/30/2026
Floor Plans	2	Bruce F. Roth, Architect	07/30/2026
Elevations	1	Bruce F. Roth, Architect	07/30/2026
Landscape Plans	3	Metz and Company Landscape Arch.	10/18/2023
Preliminary Engineering Plan	1	DesignTek Engineering, Inc.	08/07/2026
Photometric Plan	1	Southside Electrical Inc.	08/07/2026

ACTION REQUESTED

John LaRoy of Apparel Redefined ("Applicant") is requesting approval of a Planned Development (PD) application to allow the construction of a 45,110 square-foot manufacturing facility.

HISTORY

The subject property was originally acquired by the Village of Homewood in 1989, after previously being a part of the Washington Park Racetrack property. This property was part of a far larger acquisition of property (178 acres) to create the Prairie Lakes Business Park.

The easternmost portion of the property was sold by the Village in 1990 for the construction of an office building. The Village purchased this office building back from the developer in 2023. The Village has retained ownership of the other parcels of the subject property since their initial acquisition in 1989. The vacant parcels of the subject property are the only remaining vacant parcels within the Prairie Lakes Business Park.

The Village has been soliciting the property for redevelopment for several years. Apparel Redefined contacted the Village to consider redevelopment of the property in 2022, and initially applied to develop the property in 2023. The Village Board approved a Planned Development (PD) ordinance for this project in September 2024. This ordinance expired in June 2025.

BACKGROUND

The applicant has proposed to construct a new manufacturing facility and office headquarters for Apparel Redefined, a custom apparel printing and monogramming company. This company is currently located in Crestwood, Illinois. The applicant proposes to complete the new facility across the 6.4-acre vacant property at 1313-1351 175th Street in two sections: a) the development of a new 35,700 square-foot production building, and b) the renovation of a 9,410-square-foot office building (45,110 s.f.)

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 (PD). The subject site is 277,900 square feet in area or 6.38 acres. The development requires a Planned Development approval.

This development received a recommendation for Planned Development (PD) approval by the Planning and Zoning Commission on September 12, 2024. The Village Board provided approval of a Planned

Development ordinance on September 24, 2026. According to Section 44-06-07 of the Village Zoning Ordinance, any Planned Development approval is null and void if the Village has not received an application for a building permit within nine months after the adoption date of the ordinance. The ordinance expired on June 24, 2026. The applicant is required to receive a new approval of a Planned Development.

CHANGES FROM INITIAL SUBMITTAL

This application is a resubmittal of a previously approved Planned Development application. A copy of a staff memo and exhibits from the previous approval are included with this memo.

The applicant has made revisions to the application since the initial review of this project:

- **Facility Size:** The applicant has reduced the size of the proposed manufacturing building from 45,900 square-feet to 35,700 square-feet. The total scope of the facility has been reduced by 10,200 square feet in floor area.
- **Reduction of Parking:** The applicant has removed a proposed parking area to the east of the existing office building on the site.
- **Circulation Changes:** The applicant has made minor changes to site circulation, including moving a second loading driveway from the north side of the building to the west side of the building.
- **Landscaping Plan:** The applicant has revised the landscape plan for the property.
- **Expansion:** Plans for a building expansion have been removed from submitted plans.
- **Patio:** The applicant has proposed to move an employee seating patio from the front of the building to the rear of the building.
- **Floor Plan Changes:** The applicant has reorganized the floor plan of the building to move equipment toward the eastern side of the facility, and to create additional rooms for meetings, employee services, and other building amenities.
- **Connector:** The applicant has suggested that they are not certain if the “connector” bridge between the existing office building and the new manufacturing facility will be one or two stories.
- **Frontage Changes:** The applicant has proposed minor changes to the frontage of the existing office building, providing additional landscaping and walking areas.
- **Material Changes:** The applicant has made minor revisions to the elevations and material selections because of the changes to the project. A flat metal paneling will be used on the front (north) and side (east) facades of the building.

The applicant has not recommended any other changes from the initial application. The applicant is also requesting modifications identical from the original application for a Planned Development in 2024. Details of the Planned Development application must be reviewed as a new application, including conformance of the proposed building to the Planned Development standards (see *Discussion*).

DISCUSSION

Planned Development Standards

Village staff and the Planning and Zoning Commission must review any proposed Planned Development against the Standards set forth in Section 44-06-03 of the Homewood Zoning Ordinance. Planned developments should be approved only in direct response to the provision of tangible benefits from the planned development to the Village or the neighborhood in which it is located. **No application for a Planned Development shall be approved unless the Planning and Zoning Commission and the Village Board find that the application meets all of the following Standards for Review.**

Staff has reviewed the project for compliance with the zoning standards. (*Attached to this memo for reference are the full zoning text of the requirements and criteria for each of the Standards.*)

(a) Plan and policy alignment. The project is in alignment with the purpose of the M-1 zoning district:

“provide suitable locations for limited manufacturing, assembly, warehousing, distribution and related activities conducted primarily indoors and having minimal external impacts.”

The proposed development aligns with the *Industrial* land use category in the 1999 Comprehensive Plan and with the stated Comprehensive Plan goals for the Prairie Lakes Business Park within which the subject site is located, including:

“continue commercial, industrial and residential development in the Prairie Lakes area...along with the maximization of land development within the guidelines of the approved Planned Unit Development for the site.”

Staff believes that this criterion is met.

(b) Place making. The applicant has proposed unique elements to create a distinctive identity and brand. The applicant has used required placemaking elements in their application, including:

- **Signs:** The applicant has proposed a sign on the front of the building indicating the brand of the business. Staff recommends the creation of unique signage (such as backlit aluminum channel letters used on the original application) to provide additional branding and brand identity for the building. Staff also recommends the use of brand colors near the sign as accents to further identify the unique brand of Apparel Redefined.
- **Architecture:** The applicant has proposed the use of metal paneling in white, red and grey. While the building is clad in metal siding which requires approval of a zoning modification, the building is unique from others in the immediate vicinity and contributes positively to the surrounding industrial area.
- **Public Gathering Spaces:** The applicant plans to rehabilitate and add to the existing hardscaping around the existing office building. The applicant has proposed to move a patio area previously located in the front of the building to the rear near the nature preserve boundary to the south of the building. This patio no longer serves as a public gathering space or space which provides a unique and publicly (or semi-publicly) accessible space for visitors and/or employees. Staff recommends revision of plans to provide some form of replacement for this public gathering area previously applied to plans.

- **Open Spaces:** The area of the development being actively built upon (the eastern ~4 acres) is proposed to maintain a substantial level of open space, including the preservation of several stands of mature trees.

Staff believes that this criterion is partially met. Staff has recommended conditions of approval to provide changes to meet this criterion prior to final site plan review approval. See *Recommended Planning and Zoning Commission Action*.

(c) Integrated design with identifiable centers and edges. The project is a single development that integrates two uses – an office building and production facility connected by an interior covered walkway and other exterior pedestrian connections.

The clustering of the office and production use together in the center of the site provides a focus area of activity. The proposed revisions to the design have removed front-facing outdoor activity areas, such as patios and pedestrian areas, between the two uses. Staff recommends the revision of public spaces to provide greater visual and functional integration between the two buildings.

Edges of the site are successfully formed by the large open spaces proposed on the eastern and western edges of the development, along with the large buffer of mature trees between the proposed development and the adjacent Isaak Walton Preserve.

Staff believes that this criterion is partially met. Staff has recommended conditions of approval to provide changes to meet this criterion prior to final site plan review approval. See *Recommended Planning and Zoning Commission Action*.

(d) Public welfare. The proposed design is not deemed to pose a fire or health risk for members of the public. The building is separated from other uses by large setbacks. The building will meet current fire codes and other standards, including fire protection measures between production and office uses. The building is not of a location, height or massing which will block air and light from neighboring structures, nor from the Isaak Walton Preserve. The proposed development is not anticipated to create any visual impacts or harm the welfare of those visiting Isaak Walton Preserve, though staff recommends additional conditions to ensure screening is preserved along the southern boundary of the site to minimize visual impacts.

Staff believes that this criterion is met. Staff has recommended a condition to preserve existing screening along the southern boundary of the site to ensure that visual and auditory impacts on Isaak Walton Preserve are minimized.

(e) Compatibility with adjacent land uses. The proposed uses are compatible with one another, and the integration of the two uses is suitable for the successful operation of Apparel Redefined. The Prairie Lakes Business Park includes a range of office and manufacturing uses similar to those proposed on the site. The immediate neighboring uses, including Homewood Disposal (1501 W 175th Street), are similar to the proposed development in type of use, scale of development, and potential impacts on surrounding properties.

The applicant has proposed to maintain the mature trees on the southern portion of the property to serve as a buffer to protect the Isaak Walton Preserve to the south from the construction of the proposed use to mitigate the visual and auditory impacts of the new facility. Staff has provided a

condition of approval to preserve these trees to minimize impacts on the preserve. The applicant also proposes maintenance of an existing berm at the rear of the site to further reduce impacts on the neighboring preserve.

Staff believes that this criterion is met.

(f) Impact on public facilities and resources. The site will have adequate utilities, road access, drainage, and other necessary facilities to support the proposed uses. The primary impact on utilities and other public resources is through storm water collection and detention. Isaak Walton Preserve will receive significant portions of the total storm water discharge from the project. The Metropolitan Water Reclamation District (MWRD) previously reviewed the proposed development and approved a storm water permit for the project, finding that the detention facilities within the preserve are suitable to handle storm water runoff generated by the project. Though a new MWRD review will be required for the revised project, the project has since been reduced in scale and staff does not anticipate negative runoff impacts from the project.

The project will increase traffic on 175th Street but is not projected to cause congestion or other adverse impacts on public streets.

The project will not be assessed impact fees. The site is part of a redevelopment agreement with the Village using 100% of the new incremental taxes generated by the project to fund costs associated with the development.

Staff believes that this criterion is met.

(g) Archaeological, historical, or cultural impact. No known archeological, historical, or cultural resources are located on the site.

Staff believes that this criterion is met.

(h) Drives, parking, and circulation. The site meets zoning requirements for off-street parking (102 spaces provided, 59 required at a ratio of one (1) space per 300 square feet). The proposed site plan utilizes the existing parking area of 60 spaces on the eastern portion of the property while adding an additional 42 spaces (102 spaces total).

The plan proposes circulation around the front and east sides of the building. A fire lane will be constructed on the west side of the building and would be removed in the event of future building expansion. The rear yard, adjacent to the nature preserve, will not have any access drives and is not required to include a fire lane. Off-street loading is to be located on the north (front) and west (side) frontages of the building, and are not anticipated to cause any negative impacts on surrounding properties.

Staff believes that this criterion is met.

The staff has reviewed the proposed Planned Development and finds that the proposal meets all Planned Development criteria, with the application of conditions.

Site Development Modifications Standards

Planned Developments may pursue deviations from the requirements of the underlying zoning district, which are defined as “modifications” in Section 44-06-04 of the Village Zoning Ordinance. To receive approval for these site modifications, the development must be evaluated against the *Modification Standards* in Section 44-06-04 of the Village Zoning Ordinance. Each site development modification must be aligned with at least one (1) of the modification standards found in the Zoning Ordinance.

Proposed Modifications

The applicant has proposed four (4) site development modifications as part of the proposed Planned Development:

1. Construction of the two-story walkway called “The Connector,” and employee/public patio area across an existing lot line. *Deviation from Section 44-01-04(b)(3) of the Zoning Ordinance, which states that improvements crossing lot lines must be specifically allowed in Code or approved as part of a Planned Development.*
2. Construction of a two-story walkway called “The Connector,” and parking lighting poles within two existing Public Utility Easement (P.U.E.) areas. *Improvements such as buildings and lighting fixtures are not permitted in a recorded public utility easement.*
3. Reduction of front yard setback in the M-1 zone to permit the construction of a parking area 12’ from the front property line in alignment with the existing parking area on the site. *Table 44-03-01 and Section 44-05-02(j), establish the front yard setback at 40’ and prohibit the placement of off-street parking spaces within the front yard setback area.*
4. Utilization of prohibited corrugated metal building material. *Section 44-05-11(b) (4) prohibits the use of corrugated metal on any new structure constructed in Homewood.*

Modifications Standards Review

The staff has completed a review of compliance with the Modification Standards. *(Attached to this memo for reference are the full zoning text of the requirements and criteria for each of the Standards.)*

- (1) Landscape conservation and visual enhancement.** The proposed development preserves mature trees along the rear of the property, which will fully screen the development from the Isaak Walton Preserve and conserve the existing landscape of the preserve area.

Staff believes that this criterion has been met.

- (2) Sustainable design.** The development will utilize the existing natural detention area adjacent to the development within Isaak Walton Preserve to allow for more sustainable storm water management and reduce reliance on large mechanical detention systems or artificial detention areas lacking in biodiversity or proper ecosystem development.

Staff believes that this criterion has been met. Staff recommends Commission discussion of additional opportunities to improve sustainable design on the building, such as the installation of

rooftop solar collection systems or other improvements in alignment with Village codes and policies.

- (3) **Public gathering space.** The large patio area in the front of the development provides a gathering area visible from the public right-of-way. The gathering area is integrated into the development by its placement immediately between the two uses and adjacent to the “Connector” walkway between the two buildings. The patio’s placement will encourage regular use with a clear functional relationship to the buildings adjacent to the outdoor space. The patio will include activation opportunities including the placement of seating and outdoor furniture, landscape planters, and other features to encourage regular use.

Staff believes that this criterion has been met.

- (4) **Mix of uses.** The site includes office and production on a single site to create an integrated mix of non-residential uses.

Staff believes that this criterion has been met.

- (5) **Universal design.** The site meets the Americans with Disabilities Act (ADA) requirements. The two buildings on the site have level access from the parking area and outdoor gathering areas. The “Connector” walkway permits seamless movement between uses for all users.

Staff believes that this criterion has been met.

- (6) **High quality building materials.** The proposed production facility will be clad in a corrugated metal material. Corrugated metal is prohibited by the Homewood Zoning Ordinance. Staff has reviewed examples of the proposed material and found the material to be of a higher quality and durability than those generally prohibited. A site development modification will be required to allow the applicant to use the proposed material.

This criterion is met, but requires a site development modification.

Additionally, each proposed modification must be aligned with at least one modification standard set forth in Section 44-06-04 of the Homewood Zoning Ordinance. Staff has completed a review of each proposed modification for compliance with one or more Modification Standards:

1. Construction of “The Connector” across an existing lot line.

Modification Standard(s): None

Justification: The subject site must remain as two parcels due to an agreement with the Village for the real estate closing to occur on the building at 1313 175th Street first to permit renovation of the building before construction of the production facility at 1351 175th Street

Staff recommends that the modification be permitted with the condition that the lots be consolidated before a certificate of occupancy is issued for any portion of the proposed development. See Recommended Planning and Zoning Commission Action.

2. Construction of “The Connector,” and parking lighting poles within Public Utility Easement (P.U.E.) areas.

Modification Standard(s): None

Justification: Each side of the lot line proposed to be crossed with “The Connector” has a Public Utility Easement (P.U.E.), a total easement width of 17.5 feet. There are currently no known public utilities located within this easement. Staff recommends the removal of the easements through lot consolidation, with approval from the Village Engineer and the Planning and Zoning Commission, before the issuance of a certificate of occupancy for the building. See *Recommended Planning and Zoning Commission Action.*

3. Reduction of front yard setback to permit the construction of a parking area 12’ from the front property line.

Modification Standard(s): Landscape conservation and visual enhancement

Justification: The placement of parking in the required front yard is proposed to ensure new parking areas and circulation drives align with the existing parking area and circulation drives at 1313 175th Street. The proposed deviation ensures visual consistency in landscaping and parking setbacks between the existing office building and the new production facility. The reduction of front setbacks allows for the construction of a berm in the rear of the property to manage stormwater and further mitigate visual impacts of the development on the neighboring nature preserve.

Staff recommends approval of the parking design and front yard setback modification.

4. Reduction in Tier I and increase in Tier II building material allowances

Modification Standard(s): Use of high-quality building materials

Justification: The applicant has proposed using flat metal panels which qualify as a Tier II material on the north (front) and parts of the east (side) facades of the building. This material will be provided in white, grey and red colors. This material is proposed to be compatible with the “tip-up” metal building construction of the project. Staff has reviewed examples of the material and finds the material to be of a suitable level of quality and durability to reflect the purpose of Section 44-05-11 of the Village Zoning Ordinance.

The proposed use of this material requires a modification to reduce the required amount of Tier I materials which can be used on the building (from 50% to 0% on front façade, 25% to 0% on the interior side and rear facades of the building) and increase the allowed amount of Tier II materials which can be used (from 50% max. to 100% on the front façade).

Staff recommends approval of the proposed material changes, subject to Appearance Commission review and approval requirements.

5. Utilization of prohibited corrugated metal building material.

Modification Standard(s): Use of high-quality building materials

Justification: The applicant has proposed a metal cladding material with a wide corrugation pattern on the south (rear) and west (side) facades of the building. This material is stated to have a higher degree of durability than common corrugated metal materials which are otherwise prohibited by Village zoning requirements. Staff has reviewed examples of the material and finds the material to be of a suitable level of quality and durability to reflect the purpose of Section 44-05-11 of the Village Zoning Ordinance.

Staff recommends approval of the proposed material changes, subject to Appearance Commission review and approval requirements.

STAFF COMMENTS

In addition to approval of a Planned Development, the following planning/zoning approvals are required:

- Approval of Site Plan Review by the Planning and Zoning Commission – to be reviewed at a future meeting (scheduled for September 10), subject to addressing recommended conditions of approval included in this memo
- Approval of Appearance Review by the Appearance Commission – to be reviewed at a future meeting (scheduled for September 3)

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

Recommend Village Board approval of Case 26-56, Planned Development for 1313-1351 W 175th Street, to allow the construction of a 45,110 square foot manufacturing facility on a 6.38-acre site located in the M-1 zoning district, with modifications as proposed, subject to the following conditions:

1. Completion of consolidation of all six (6) parcels of the subject site shall be recorded and executed 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. Any development approved by the Planned Development ordinance shall maintain all existing mature trees along the southern boundary of the property.
4. Revise proposed development plans to relocate the patio to a space accessible for visitors and publicly visible from Village right-of-way, or provide additional public gathering spaces to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Site Plan Review approval at a future meeting date.

5. Revise elevation drawings to incorporate revised signage and additional brand colors to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Appearance Review approval at a future meeting date.
6. All material modifications set forth in the Planned Development application shall be reviewed and approval by the Appearance Commission prior to final approval of the Planned Development ordinance by the Village Board of Trustees.
7. All landscape materials shall be reviewed by the Village Arborist and revised in compliance with the Village approved native plant list, with revisions incorporated into plans submitted for Site Plan Review approval.