

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 3, 2026

To: Appearance Commission

From: Noah Schumerth, Director of Community and Economic Development

Topic: Case 26-58: Appearance Review, Apparel Redefined, 1313-1351 W 175th Street



Figure 1: Apparel Redefined site as proposed for new development

APPLICATION INFORMATION

APPLICANT	John LaRoy, Apparel Redefined/LaRoy Co.
ACTION REQUESTED	Request for Appearance Review approval for a 45,110 square-foot light manufacturing facility at 1313-1351 W 175 th Street
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; 29-32-101-047-0000, 29-32-101-048-0000

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	Heritage Oak Studios, LLC	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/LaRoy Co. ("Applicant") is requesting approval of an Appearance Review 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. The ordinance expired in June 2025. Apparel Redefined reapplied for planning/zoning applications (including Planned Development, Appearance Review and Site Plan Review) in August 2026.

DISCUSSION

Proposed Changes from Initial Application

The applicant has proposed a 45,110 square-foot light manufacturing facility on 6.38 acres of vacant land at 1313-1351 W 175th Street. The proposed facility includes a new 35,700 square-foot manufacturing facility and renovation of a 9,410 square-foot office building already constructed on the site. The office building is currently vacant. The remainder of the site is undeveloped.

This application was initially proposed in 2024. The following changes have been proposed since the initial application was reviewed by the Appearance Commission in September 2024:

- **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.

Proposed Improvements

Building Improvements: The project will connect the existing 9,410 square-foot office building to a new 35,700 square-foot production facility via a two-story walkway connecting both floors of the existing two-story office building to the new production facility. The office building is constructed from brick, which will be stained to match the color palate of the new production facility.

The new building will be clad in smooth and corrugated metal panels. Corrugated metal siding is prohibited in Section 44-05-11(b) of the Homewood Zoning Ordinance. Flat panel metal siding as proposed by the applicant is considered a “Tier II” material. No more than 50% of any front or exterior side façade may be clad in Tier II materials per the Village Zoning Ordinance.

The applicant has requested that the material be allowed as a site development modification in the concurrent application for a Planned Development. At its regular meeting on August 27, the Planning & Zoning Commission voted to approve the modification to reduce the required amount of Tier I materials and increase the allowed amount of Tier II materials, subject to Appearance Commission review and approval. The Appearance Commission must approve the appearance of the materials on the building to allow the design to proceed as proposed. See Recommended Appearance Commission Action.

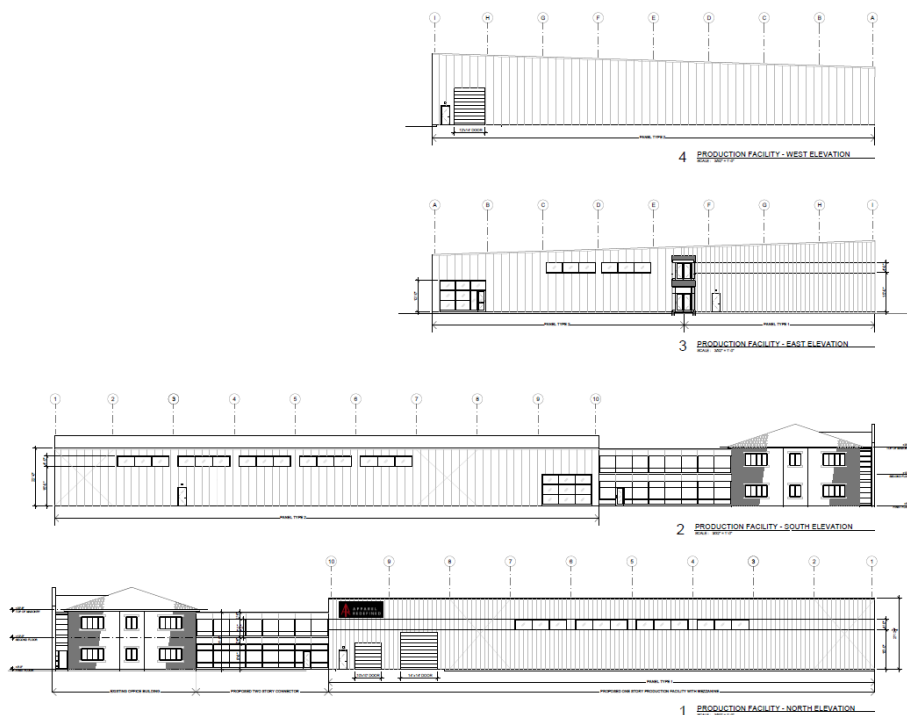


Figure 2: Proposed revised elevations for the new construction proposed for Apparel Redefined at 1313-1351 W 175th Street

Parking and Site 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). Since the original application was submitted, the applicant has removed plans to expand the parking area to the east of the existing office building on the eastern portion of the site.

The applicant has proposed parking spaces within the required front yard (40' setback) of the new production facility to align with the existing parking lot on the office building site. The modification is proposed to provide visual consistency across the front of the site and allow for additional parking in the front of the facility. The Planning & Zoning Commission voted to approve the modification in the Planned Development review for this project on August 27, and the Appearance Commission shall review the proposed parking design.

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.

Landscaping: The applicant proposes full landscaping improvements, including foundation, perimeter, transition zone screening, parking median and island landscaping improvements. The applicant proposes to maintain the large mature trees bordering the rear of the property to mitigate visual impacts of the new development on the Izaak Walton Preserve. The applicant has also revised details of the application to remove a new parking area on the eastern portion of the property and the

The landscape plan is under review by the Village Arborist. Staff recommends the replacement of the plants following the Village Arborist's recommendations before the issuance of building permits. See Recommended Appearance Commission Action.

Lighting: The applicant has proposed seven (7) 25' light poles throughout the proposed development, including three (3) existing poles in the parking lot at 1313 175th Street. They are required by Village ordinance and building code to provide security wall lighting affixed to the building. The proposed plan does not create any significant lighting impact on the nature preserve to the south, nor on residential properties located in East Hazel Crest to the north.

Signage: The applicant has proposed a large wall sign with the Apparel Redefined logo on the front of the new building. A new sign plate will be added to the existing ground monument sign on the eastern side of the property. The applicant has proposed to replace the signage included in the attached elevations with larger cabinet letter signage, to meet a condition of approval from the Planning and Zoning Commission to replace signage to provide more distinctive branding of the building. This change has been included as a condition of Appearance Review approval. See Recommended Appearance Commission Action.

An additional condition has been recommended to stain the brick of the existing monument sign to match the brick stain to be applied to the existing office building on the site. The brick material of the monument sign currently matches the

All signage will be submitted as a separate sign permit application.

Appearance Review Standards Review

When reviewing these proposed improvements through the Appearance Review process, the Appearance Commission should consider the following provisions of the Appearance Plan:

B. Relationship of Buildings to Site

- 1. The site shall be planned to accomplish a desirable transition with the streetscape, and to provide for adequate planting, pedestrian movement, and parking areas.*

C. Relationship of Building and Site to Adjoining Area

- 2. Attractive landscape transition to adjoining properties shall be provided.*
- 4. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants shall be indigenous to the area, or others that will be hardy and harmonious to the design and of good appearance, shall be used.*
- 8. Screening of service yards, and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting or combinations of these. Screening shall be effective in winter and summer.*

E. Building Design

- 3. Materials shall be compatible with and complimentary to the design, as follows: a) materials shall be of a permanent nature and require a minimum amount of maintenance; b) exposed structural frames that reflect the design principles of the building shall be integral to building design; c) colors shall be harmonious, with bright colors mainly used for accent.*

F. Signs

- 1. Wall, ground, and identification signs shall be part of the architectural concept. Size color, lettering, locations and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings.*
- 2. Materials used in signs shall be of sound architectural character, be durable, and be harmonious with building design and surrounding landscape. Materials that tend to become illegible shall be avoided.*
- 3. Every sign shall be scaled and designed so as to conform with relationship to buildings and surrounds.*
- 4. Colors shall be used harmoniously and with restraint. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view.*

H. Lighting

3. *Exterior lighting shall not be designed to permit an adverse effect on neighboring properties.*

I. Site Maintenance

2. *Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.*

J. Factors in Evaluation

"In addition to the Appearance Plan, the following factors relating to buildings, signs, structures or developments which affect appearance will be included in the Appearance Commission's evaluation of a project's design submission.

1. *Conformance to all ordinance of the Village of Homewood*
2. *Use of exterior space*
3. *Architectural concept and aesthetic value*
4. *Material selection and quality*
5. *Compatibility with adjoining buildings, misc. structures and space*
6. *Circulation for vehicles and pedestrians, and parking"*

STAFF COMMENTS

The Planning and Zoning Commission recommended approval of a Planned Development application for this project at its regular meeting on August 27, 2026. The Village Board has final approval of the Planned Development to permit proposed zoning modifications, including the reduction of required parking setbacks and the allowance of prohibited corrugated metal materials on the building. The Planning and Zoning Commission recommended the following conditions of approval, which are incorporated into the final conditions for Appearance Review for this project:

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.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 26-58, Appearance Review for Apparel Redefined at 1313-1351 W 175th Street, including site plans, floor plans, elevations, landscape plan, and renderings submitted by Bruce F. Roth, Architect, dated July 30, 2026, subject to the following conditions:

1. A revised landscape plan with the plant materials as proposed by the Village Arborist shall be submitted with building permit applications and shall be approved prior to issuance of any building permit;
2. The applicant shall incorporate all required conditions of approval from the Planned Development review by the Planning and Zoning Commission and Village Board prior to submittal for building permit applications, and drawings shall be approved prior to the issuance of any building permit;
3. All final color and material modifications on the existing office building at 1313 W 175th Street shall be applied to the structural elements of the monument signage on the site.