

VILLAGE OF HOMEWOOD



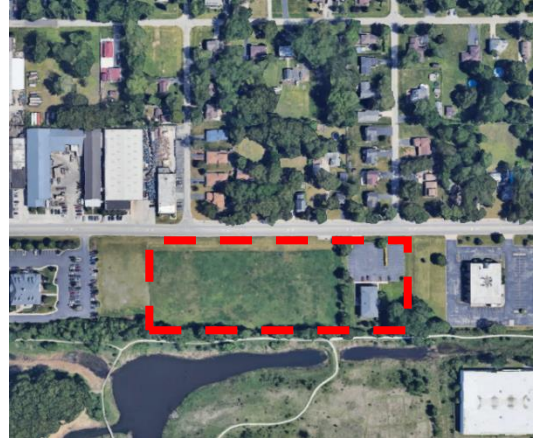
MEMORANDUM

DATE OF MEETING: September 17, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-57: Site Plan Review, 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	Site Plan Review approval under the provisions of Section 44-07-09 of the Village Zoning Ordinance, to allow the construction of a 45,110 square-foot manufacturing facility and renovation of an existing office building.
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 w/ 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)

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 Site Plan Review application to allow the construction of a 45,110 square-foot manufacturing facility. Site Plan Review approval is required for any new construction/development in the Village.

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. The applicant received approval of a new Planned Development ordinance on September 8, 2026.

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.).

The project received approval of a new Planned Development ordinance in September 2026, but still requires the approval of a revised Site Plan Review application.

CHANGES FROM INITIAL SUBMITTAL

This application is a resubmittal of a previously approved zoning 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. A fire lane and other minor site improvements have been added.
- **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

DISCUSSION

Summary: The proposed site is 6.38 acres, including a large vacant lot at 1351 W 175th Street and an existing 9,410-square-foot office building with a parking area and at 1313 W 175th Street. The office building is currently vacant and owned by the Village of Homewood. The remainder of the site is undeveloped.

Building Improvements: The project will consist of two buildings: the existing 9-410-square-foot office building and a new 35,700-square-foot production facility. The two buildings are to be connected via a two-story walkway connecting both floors of the existing two-story office building to the new production facility. The applicant has expressed interest in a future building expansion, though plans have not been shared for this expansion.

Materials: The new building is proposed to be clad in flat architectural metal panels on the front of the building. The panels will be colored white, grey and red to match the company’s branding colors. Such panels are classified as a Tier II material. The Village Zoning Ordinance only allows up to 50% of a front façade to be clad in Tier II materials. The applicant requested Planned Development modification to allow for 100% of the façade to be covered in this material. This modification was approved by the Village Board on September 8.

The new building is also proposed to be clad in corrugated metal paneling material on the rear and interior sides of the building. The corrugated metal will be grey in color. Corrugated metal cladding materials are currently prohibited in Section 44-05-11(b) of the Homewood Zoning Ordinance. The

applicant requested Planned Development modification approval to allow the use of this material. This modification was approved by the Village Board on September 8.

The existing office building is currently clad in full masonry. The material is not proposed to be changed. The applicant has proposed to stain the brick color to

The walkway between buildings will be clad in flat architectural metal panels.

Landscaping: The applicant proposes full landscaping improvements, including foundation landscaping, perimeter landscaping, transition zone screening landscape, and 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. An existing berm will remain along the southern boundary adjacent to the nature preserve.

The Village Arborist reviewed plans in 2024 and recommended significant changes to the plant palate of the project. The proposed landscape plan with this submittal incorporates most of these changes. The following changes are recommended to be addressed to meet the Village's native planting requirements.

- Substitute catamint (*calamanthia*) for Russian sage.
- Replace all daylilies with coreopsis for yellow flowering plants.

Staff recommends replacement of these plants in accordance with the Village Arborist's recommendations before the issuance of building permits. See *Planning and Zoning Commission Action*.

Parking and Site Circulation: The proposed development will include 102 parking spaces, including 60 existing parking spaces (four will be removed for a new driveway). The total number of parking spaces provided is significantly greater than the 54 spaces required for the development (1 space per 500 square feet of office or sales area, plus 1 space per 1,000 square feet of other floor area). The new building will be 35,700 square feet. The existing office building requires 19 parking spaces (1 space per 500 square feet) while the new industrial facility requires 35 spaces (1 space per 1000 square feet).

The applicant requested a Planned Development modification to allow the construction of a parking area within the front setback of the development. This location of a parking area allows for the development to accommodate a large screening and drainage berm in the rear of the property. The Village Board approved this modification on September 8.

Off-street loading is proposed on both the north (front) and west (interior side) sides of the building. The loading dock in the front of the building is designed to accommodate receiving, which will involve deliveries from larger vehicles. The loading dock on the side of the building is designed to accommodate shipping, which will provide loading for smaller outgoing vehicles. According to the applicant, loading and deliveries will primarily use vans and small delivery trucks.

The applicant has proposed a new fire lane on the west side of the building to allow for fire access to the west and south walls of the new industrial structure.

Drainage: The proposed development received a preliminary permit approval from the Metropolitan Water Reclamation District (MWRD) to drain stormwater runoff from the site into the detention basins

within the Izaak Walton Preserve. The basins were found by MWRD to be of sufficient depth and volume to handle stormwater drainage and runoff generated by the proposed development. The project has decreased in size and is unlikely to generate additional runoff than the initial permit application; however, permit renewal is required. The site will not be required to provide additional on-site detention infrastructure upon drainage permit approval.

Lighting: The applicant has proposed seven (6) 25' light poles throughout the proposed development, including three (3) existing poles located in the parking lot at 1313 175th Street. The applicant has also proposed required wall lighting fixtures for security near off-street loading doors and building entrances. The proposed lighting plan is not anticipated to create any significant lighting impact on the nature preserve area to the south, nor to 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. The applicant has provided an alternative sign concept which matches the original sign concept proposed in 2024. A new sign plate will be added to the existing ground monument sign on the eastern side of the property. All signage will be submitted as a separate sign permit application.

Other Requirements: The site requires significant soil removal and remediation. The construction of the building foundation will require the removal of "spoils" from the site up to a depth determined by environmental review. The Village has received studies for this soil removal and has allocated up to \$1.13 million in funds from the Village's Northeast TIF to support this soil removal and remediation.

The site is currently comprised of six adjacent parcels along 175th Street. The Village has recommended conditions of approval to consolidate the lots, including the vacation of right-of-way and any additional public utility easements located on the site. The condition of approval recommends completing these processes before the issuance of a certificate of occupancy for the building. See Recommended Planning and Zoning Commission Action.

The site requires the vacation of right-of-way on the eastern side of the development (within "Outlot A" in the Plat of Survey provided). The plat of vacation will be required prior to the issuance of certificates of occupancy. See Recommended Planning and Zoning Commission Action.

STAFF COMMENTS

The project has received the following required approvals:

- **Planned Development approval:** Planning and Zoning Commission recommended approval with conditions on August 27. Village Board voted to approve with conditions on September 8.
- **Appearance Review approval:** Appearance Commission voted to approve with conditions on September 3.

The Planning and Zoning Commission is the decision-making body for Site Plan Review applications. Upon approval of this Site Plan Review, the applicant may proceed to building permit and lot consolidation reviews once conditions of the redevelopment agreement are met.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Approve Case 26-57, Site Plan Review for Apparel Redefined at 1313-1351 W 175th Street, as proposed in the drawings submitted by Bruce F. Roth, Architects and Metz and Company Landscape Architecture, and PG Enlighten, 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 prior to the issuance of building permits.
2. An application for lot consolidation of the six (6) parcels included on the subject site shall be approved prior to the issuance of a certificate of occupancy for any building.
3. A plat of vacation for "Outlot A" as indicated on the attached plat of survey dated 10/07/2023, shall be approved by the Village Engineer, prior to the issuance of a certificate of occupancy for any building.