

VILLAGE OF HOMEWOOD



MEMORANDUM

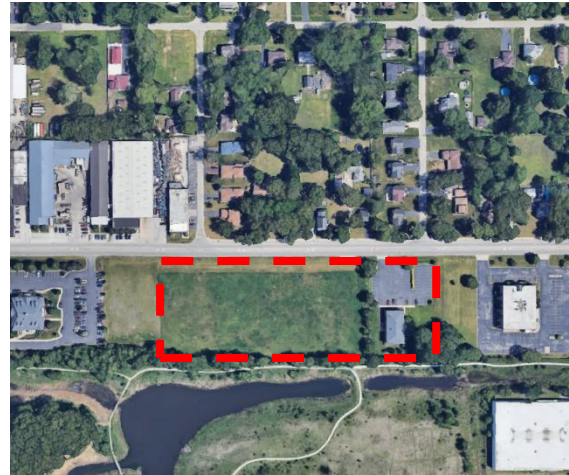
DATE OF MEETING: September 12, 2024

To: Planning and Zoning Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-37: Site Plan Review, 1313-1351 W 175th Street



APPLICATION INFORMATION

APPLICANT	John LaRoy, Apparel Redefined
ACTION REQUESTED	Site Plan Review
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

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
Application Form	3	John LaRoy, Applicant	08/21/2024
Site Plan Exhibits	4	Bruce F. Roth, Architect	10/24/2023
Floor Plans	2	Bruce F. Roth, Architect	10/24/2023
Elevations	1	Bruce F. Roth, Architect	10/24/2023

Plat of Survey	1	DesignTek Engineering	10/07/2023
Landscape Plans	2	Metz and Company Landscape Arch.	10/18/2023
Color Renderings	4	Bruce F. Roth, Architect	10/24/2023
Photos of Surrounding Properties	3	John LaRoy, Applicant	08/14/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	09/06/2024

BACKGROUND

The applicant, John LaRoy of Apparel Redefined, a custom apparel printing and monogramming company, proposes to move his headquarters and production facility to Homewood. Apparel Redefined proposes to redevelop a 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.

DISCUSSION

Site Context

The proposed site is approximately four (4) acres of a large vacant lot at 1351 W 175th Street and an existing 8,900-square-foot building with a parking area with 56 parking spaces at 1313 175th. The office building is currently vacant. The remainder of the site is undeveloped and has not been developed. The four-acre was purchased by the Village of Homewood in 1992, and the office building was purchased by the Village in 2023 in anticipation of this project. The site is classified as an Industrial use in the Village Comprehensive Plan and is located in the M-1 Limited Manufacturing zoning district.

Building Improvements: The project will consist of two buildings: the existing 8,900-square-foot office building and a new 45,900-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 site has been designed with an option for future expansion of the production facility.

The proposed office building will maintain its current exterior appearance. The new building will be clad in a corrugated metal paneling material. This material is currently prohibited in Section 44-05-11(b) of the Homewood Zoning Ordinance. The applicant has requested that the material be allowed as a site development modification in the concurrent application for a Planned Development. Staff has recommended approval of this modification. See Case 24-32: Planned Development, 1351 W 175th Street.

Parking and Site Circulation: The proposed development will include 109 parking spaces, including 56 existing parking spaces. The total number of parking spaces provided is significantly greater than the 66 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 45,900 square feet. 44,000 square feet of the area in the new building is being used for production/"working floor space." About 1,500 square feet in the new building is office/non-industrial space. The industrial floor area requires 45 parking spaces, while the 10,410 square feet (combined office space from both buildings) requires 21 parking spaces.

The applicant has proposed parking spaces within the front yard setback (40' setback required) of the new production facility to align with the existing parking lot on the office building site. This will provide visual consistency across the front of the site, mitigate potential security problems and additional stormwater requirements triggered if the parking area was in the rear of the site (at the southern property boundary adjacent to Izaak Walton Preserve). The applicant has requested site development modification in the Planned Development application. Staff has recommended approval of this site development modification. See Case 24-32: Planned Development, 1351 W 175th Street.

Off-street loading will be on the interior. According to the applicant, loading and deliveries will primarily use vans and small delivery trucks. The site is designed to provide ease of access with "roll-in/roll-out" delivery doors without requiring larger vehicles to navigate difficult routes across the site.

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 has reviewed the landscape plans and provided the following comments:

- Autumn blaze maples (*Acer Jeffers red*) proposed in perimeter landscaping are not sustainable in the proposed locations due to frost cracking, and should be replaced with hills oak, shumard or red oak var trees.
- Grey dogwoods (*cornus racemosa*) are not recommended and should be replaced with diervilla, cameacyparis, or caryopteris trees.
- Juniper (*Juniperus*) and yew (*Taxus m. densiformus/Hicksii*) species are overplanted in the Village and should be replaced or drastically thinned out and varied with other shrubs. Swap for use of more native perennials.
- 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.

Drainage: The proposed development received a 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 site will not be required to provide additional on-site detention infrastructure.

Lighting: The applicant has proposed seven (7) 25' light poles throughout the proposed development, including three (3) existing poles located in the parking lot at 1313 175th Street. They are required by applicable Village ordinances and building codes to have security wall lighting affixed to the building. The proposed lighting plan does not 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. 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 remediation. The Village has commissioned soil studies and will provide final comments on requirements for remediation to the applicant prior to the issuance of any permits for site development.

The site is currently comprised of six adjacent parcels along 175th Street. The Village has recommended that the lots be consolidated, including the vacation of right-of-way and any additional public utility easements located on the site, before the issuance of a certificate of occupancy. See *Recommended Planning and Zoning Commission Action.*

The site requires the vacation of right-of-way on the eastern side of the development (“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 following additional approvals are required:

- All developments on lots greater than 25,000 square feet require the approval of a Planned Development. A Planned Development must be approved by the Village Board prior to the issuance of any permit related to the site plan included in this application.
- Approval of an Appearance Review by the Appearance Commission is also required for this development.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Planning and Zoning Commission finds that the proposed site plan complies with the Homewood Zoning Ordinance, the Village Comprehensive Plan, and all other applicable codes and standards set forth in the Village Code of Ordinances, the Commission may consider the following motion:

Approve Case 24-37, 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 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.