



Apparel Redefined

Planned Unit Development and Appearance Commission Application

Village of Homewood, Illinois

August 2024

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Table of Contents

- I. General Information
 - a. Background, Site Selection, and Ownership
 - b. Zoning Analysis
 - i. Non-conformities
 - ii. Incremental Improvements
 - iii. Feedback from administrative review

- II. Plans and Survey
 - a. Site Plan
 - b. Landscaping Plan
 - c. Building Elevations
 - d. Signage
 - e. Photometrics
 - f. ALTA Plat of Survey
 - g. Legal Description
 - h. Covenants, Conditions, Easements, or Restrictions

- III. Interior Plan
 - a. Conceptual Interior Layout
 - b. Integration with Existing Office Building

- IV. Planned Development Narrative
 - a. Overview
 - i. Proposed Uses of Existing Buildings
 - ii. Proposed Uses of New Building
 - b. Impact of the Proposed Development
 - i. Local Tax Impact
 - ii. Employment Impact
 - iii. Other Impacts

- V. Appendix
 - a. Exhibit 1 – Village of Homewood Zoning Map
 - b. Exhibit 2 – Architectural and Planning Documents
 - c. Exhibit 3 – Landscaping Plan
 - d. Exhibit 4 – Building Elevations
 - e. Exhibit 5 - Signage
 - f. Exhibit 6 – Photometric Plan
 - g. Exhibit 7 - ALTA Plat of Survey
 - h. Exhibit 8 - Legal Description, Covenants, Conditions, Easements, or Restrictions
 - i. Exhibit 10 – Photos of Industrial Properties in the Area

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I. General Information

a. Background, Site Selection, and Ownership

A&R Screening, LLC (D.B.A. Apparel Redefined) is a privately-owned business, which produces customized apparel and personal products for high school athletics, consumer products, corporate branding, and special events. Apparel Redefined (“AR”) and its predecessor entities have been in business in Illinois for over 50 years. John LaRoy is the President and CEO of Apparel Redefined. Mr. LaRoy may be reached via email at john.laroy@apparelredefined.com or via phone at (708) 598-2480.

In recent years, Apparel Redefined (the “Company” or “AR”) has implemented technology into production equipment, creative design services, ordering, and fulfillment processes. As a result, the company has grown to 55 full-time employees and has outgrown its current facility, which is located at 4611 136th Street, Crestwood, Illinois 60418.

Over the past two years, the Company has conducted a search for a site in southern Cook County, Will County, and northwest Indiana, which could house its corporate headquarters, operations, and accommodate future expansion. A suitable site for construction of a new 45,900 sq. ft. operations center and renovation of an existing 8,900 sq. ft. headquarters building has been identified within the Prairie Lakes Industrial Park at 1313 and 1351 175th St., Homewood, Illinois (the “Project Site”). As shown in the aerial photograph below, the Project Site consists of six parcels.

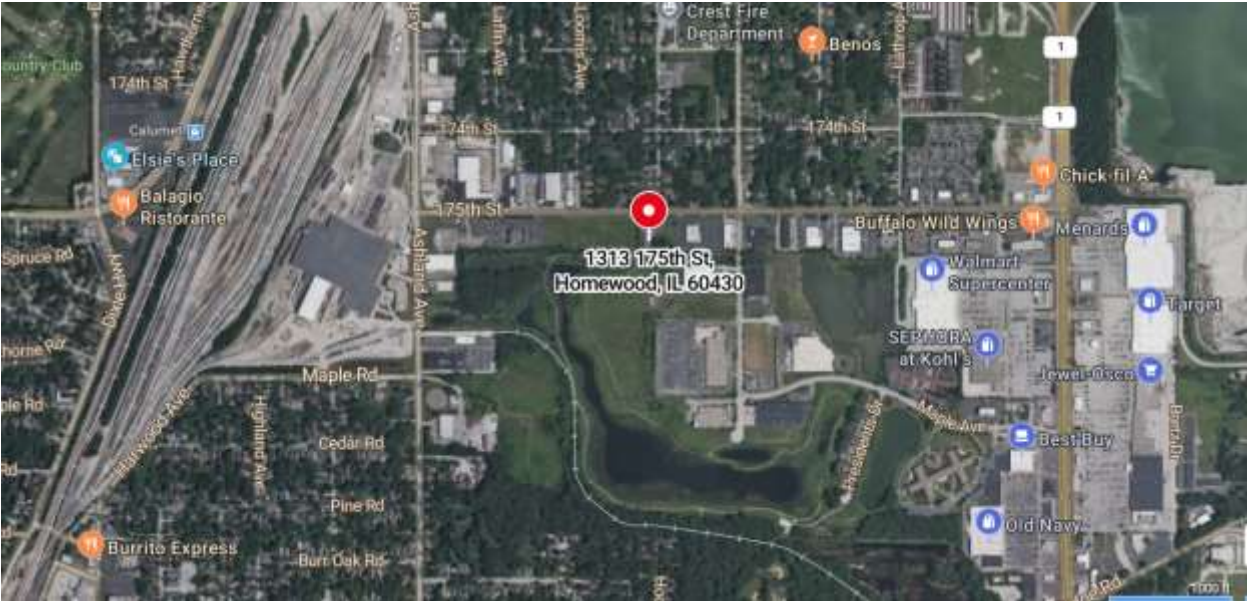
Exhibit A – Parcel Map



The following aerial photograph provides a perspective of where the Project Site is located with respect to existing properties:

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Exhibit B – Aerial Map of the Area



Source: www.bing.com/maps

The Project Site is comprised of two sets of parcels, which are described as follows: 1351 175th St., Homewood, Illinois ("Property 1") is currently owned by the Village. Property 1 is vacant land covering an area of approximately 187,500 sq. ft. Property 1 permanent index numbers are 29-32-101-066-0000; -067-0000; -068-0000; and -076-0000.

1313 175th St., Homewood, Illinois ("Property 2") is currently owned by the Village. Property 2 consists of approximately 1.3 acres of land, a 9,526 sq. ft. 2-story office building, and 65 surface level parking spaces. Property 2 property index numbers (PINs) are as follows: 29-32-101-047-0000 and 29-32-101-048-0000. A photo of Property 2 is show below. Source: www.goggle.com/maps

Exhibit C – Streetside Photo of Existing HQ Building



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The Village of Homewood (the “Village”) plans to convey Property 1 and Property 2 to Apparel Redefined. AR plans to renovate and occupy Property 2 into the Company’s corporate headquarters (the “HQ”) and to construct an operations center (the “OPC”) of approximately 45,900 sq. ft. on Property 1 (collectively “the Development”).

b. Zoning Analysis

Non-conformities: As described below and detailed the attached exhibits, the Development meets the development requirements within the M-1 Manufacturing zoning area (“M-1”) with a few exceptions noted below. In addition, the Development includes a 2-story walkway (the “Connector”) from the HQ to the OPC and an employee patio area on the east side of the OPC (the “Patio”). See Exhibit 2, page A-03. The Connector and the Patio cross the lot line between parcel 29-32-101-047 and parcel 29-32-101-076. See Exhibit A above. In accordance with Ch 44, Art. I Sec. 44-01-04(b)(3) of the Village’s Municipal Code (the “Code”), crossing lot lines must be specifically allowed in the Code or approved as a planned development.

As noted in the Signage section (below), two light poles are in the easements of the office building. One is at the east side of the Project Site, where prior owners acquired a parcel for additional parking and another is at the west side of the HQ property. Our understanding is that no utilities are running in either of these easements. In addition, the Connector runs through the same west easement. In the new OPC parking lot, all light poles are outside of the utility easements.

Parking: The Development is located within the M-1 Limited Manufacturing zoning area (“M-1”). See Exhibit 1 in the Appendix. Under the M-1 district standards, minimum parking for the Development is 21 spaces for HQ, 46 spaces for the OPC, and at least 5 of the required spaces must be ADA compliant.

As shown in Development’s site plan (Appendix, Exhibit 2, page 4), the HQ has 71 existing parking spaces, including five (5) that are ADA compliant. In addition, the OPC is designed to provide 39 additional parking spaces for a total of 110 parking spaces. See Exhibit 2, page 3. The Development’s parking plan exceeds the minimum required within the M-1.

Bulk and Dimensions: The bulk and dimensional standards of the M-1 are as follows:

- Yard Setbacks (ft.): front 40, exterior side 40, interior side 25, and rear 40
- Building Standards (maximum): height 40 ft. and impervious surface coverage 70%. Ch. 44, Art. III, Sec. 44-03-01.

The bulk and dimensions of the Development are as follows:

- Yard Setbacks (ft.): front yard: (175th St.) 90 ft., back yard: 40 ft., west side yard: 344 ft., west side yard – future expansion: 74 ft., east side yard: OPC connected to HQ – no setback requested.
- OPC: height 27 ft. on north side sloping to 20 ft. on south side (Appendix, Exhibit 2, page 7)
- Impervious surface coverage: HQ 63%, OPC 34%, and Development 41% (Appendix, Exhibit 2, page 4)

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The Development plan does not change the bulk and dimensions of the HQ. In addition, a two-story connecting walkway will be constructed to connect the HQ and OPC. The maximum height of the OPC will be 27 ft., which is less than the M-1 maximum of 40 ft. See Appendix, Exhibit 2, page 4, “Architectural Site Plan”.

Incremental Improvements

The Development includes construction of a new 45,900 sq. ft. operations center (“OPC”). The OPC is designed to provide 39 additional parking spaces in addition to the 71 existing parking spaces. The Development includes upgrades and enhancements to the interior space of the HQ to create an open workspace concept, which is conducive to creative design work. Similarly, a portion of the OPC will be set aside for collaboration space so that creative design and productive capabilities can work together to achieve the best products and services in an efficient manner. As show in the attached site plan and elevations, the OPC and HQ will be physically joined with a two-story walkway (the “Connector”), which will further support the integration of creative design and production.

Feedback and Administrative Review

The attached plans and elevations for the Development were shared with the Director of Economic and Community Development (the “Director”). The Director convened a meeting with Village staff from the Village Manager’s Office and the Departments of Economic and Community Development, Public Works, and Fire to review the site plan and ask questions of the Development team. Overall, the proposed Development was viewed positively. In addition, the Metropolitan Water Reclamation District reviewed the Development plan from a stormwater perspective and determined that the stormwater requirements for the Development are met by the detention volume provided within the service area of the Prairie Lakes legacy detention facility. Based on this finding the Development has been issued a stormwater permit from MWRD.

Exhibit 3 in the Appendix provides the Landscaping Plan (“LP”) prepared by Metz & Company. The Village’s landscape requirements in Sec. 44-05-06 for the Development include the following (Sec. 44-05-06):

- Specification of plantings size and type at two-thirds mature growth.
- No invasive plants identified by the Illinois Department of Natural Resources shall be allowed.
- A minimum of 75 percent of each planting bed shall be covered in plant material with ground cover or organic mulch three inches deep to cover all remaining area.
- Total landscape elements, excluding turf and other groundcover, shall not be comprised of more than 20 percent of any single species or 25 percent of any genus.
- Landscape Plan meets specified planting types and size requirements.
- Plantings are in the required landscape zones: building foundation, parking area perimeter, parking area interior, and transition areas.
- Landscape Plan conforms to the most recently approved American Standard for Nursery Stock (ANSI Z60.1), published by the American National Standards Institute.

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Tree Preservation

The Village Municipal Code (the “Code”) requires that “all property within the Village shall require an approved tree preservation and removal plan prior to removing any existing living and healthy trees as determined by the village arborist with 12 inches diameter or greater”. (Sec. 44-05-07)

- In addition, the Code requires the following:
- The tree preservation and removal plan shall include an inventory of all trees subject to tree preservation.
- The plan shall indicate the location, size, species, and health of the tree as determined by a certified arborist or landscape architect.
- The plan shall be prepared by a certified arborist or landscape architect and approved by the village arborist.
- Every reasonable effort shall be made to incorporate trees identified in the inventory into the landscape required for the proposed development.
- Prior to granting approval to remove a mature, high-quality tree, the village engineer or village arborist must determine that one of the following criteria apply:
 - The tree is dead, dying, diseased, or a threat to public health or safety.
 - The tree interferes with the provision of public services or is a hazard to traffic.
 - The location of the tree prevents development or redevelopment that cannot be designed to protect the tree.
 - The tree is an identified invasive species.
- All trees subject to tree preservation approved for removal shall be replaced in accordance with the following standards:
 - The trees to be removed shall be replaced within one year of the date of approval and guaranteed as detailed in subsection 44-05-07(c)(6)d.
 - All replacement trees shall have a minimum diameter of two and one-half inches at the time of installation.
 - The trees plan shall be replaced at the rate specified in Table 44-05-07(c)(6)d.
Replacement trees may be used to satisfy the landscape requirements of this section.
- Fee-in-lieu option. An applicant may provide a fee-in-lieu as established in the Village of Homewood fee schedule instead of the tree replacement requirements of this section.

The Landscape Plan for the Development identifies eight (8) existing trees that will be preserved. The attached Landscape Plan map shows the location of the existing trees. The location, size, species, and health of each preserved tree are summarized in the following table:

(Insert table containing the location, size, species, and health of each preserved tree)

Please identify any trees to be removed (including location, size, species, and health) by as a result of the Development and why it is being removed (e.g. in path of Development, invasive species, dying, hazardous, or interferes with public services)

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II. Plans and Survey

a. Site Plan

The Development site plan may be found in the Appendix, Exhibit 2. Page A-01 shows the existing site plan prior to development of the OPC or redevelopment of the HQ. The existing vacant land (“Property 1”) has been owned by the Village for several years but has never been developed due to soil conditions, which required substantial site preparation, prior pouring a building foundation or constructing a parking lot. However, by partnering with the Village, AR expects to be able to construct the OPC and renovate the existing HQ building to relocate its business from Crestwood, Illinois to Homewood, Illinois.

The Phase I Development site plan is shown in Exhibit 2, page A-03. As depicted in the Development site plan, the OPC is planned to be a rectangular building, which is 270 feet long and 170 feet wide totaling 45,900 sq. ft. The east end of the OPC will be connected to the HQ via a two-story enclosed walkway. The Development will create 39 additional parking spaces to be added to 71 existing parking spaces. The existing HQ footprint and parking plus the proposed OPC building foot and parking will a combined imperious surface of 41% of the Project Site.

The west side of the Project Site will provide for a Fire Department access drive. The OPC development contains a proposed berm, which will be partially constructed from soil, removed during site preparation. The OPC berm is located west and south of the OPC. Immediately adjacent to the east side of the OPC and north side of the two-story connector (the “Connector”) will be a patio, which will allow employees (weather permitting) to step outside the OPC or HQ to enjoy a break or lunch outdoors. The new parking lot immediately to the north of the OPC will include 39 new parking spaces as well as entrance and egress for cars and truck receiving and shipping.

In Exhibit 2, page A-02, a 45,900 sq. ft. expansion of the proposed OPC is shown. Apparel Redefined expects that based on continued growth in its business, a Phase II expansion may occur within a 3 to 5 years from occupancy of Phase I.

b. Building Elevations and Renderings

Exhibit 2, page A-30 provides OPC elevations and Exhibit 4 provides OPC renderings from various perspectives. Feedback on the overall design from the Village staff and Village Board has been overwhelmingly positive. The OPC building (the “Building”) is proposed to be a modern steel structure, which is integrated with the existing HQ through an enclosed two-story walkway. The OPC is designed to have a flat roof that is slanted front to back. The front façade of the building (i.e. north side) is planned to have a height of 27 feet and the rear side of the building is designed to have a height of 20 feet. See page A-30 in Exhibit 2.

For operational efficiency, receiving will occur through two grade-level garage doors on the east end of the front façade, and shipping will occur through two grade-level garage door on the west end of the front facade. See Exhibit 2, page A-03. Two pedestrian entrances/exits are located on the Building’s north side. Two pedestrian entrances/exits are located on the Building’s south side and another two are located on the Building’s east side. The Building’s west side has no entrance/exits or windows because it is expected to be removed in the future for the Phase II expansion. The north, east, south sides of the OPC will have windows to provide light to the internal space.

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c. Signage

Exhibit 5 details the proposed signage for the Development, which includes a proposed illuminated building sign and a non-illuminated ground sign. Although illuminated LED signs on commercial building are prohibited under Section 30-4 (b)(9), “lights permanently affixed to a commercial building as an element of an overall architectural concept” are permitted under Section 30-4 (b)(9). AR sees the proposed building sign as an overall architectural concept and an important part of Apparel Redefined’s development of its corporate brand. The overall OPC sign would cover 162 sq. ft., which is only 2.2% of the north building façade.

The proposed ground sign as shown in Exhibit 5 makes use of the existing brick ground sign and is not illuminated.

d. Photometric Plan

The Photometric Plan for the Development is shown in Exhibit 6. The external Photometric Plan has been designed to be substantially compliant with Section 44-05-12 of the Village Municipal Code.

(a) *Fixture classification.* All outdoor lighting fixtures shall either have a fixture cutoff classification of "full cutoff" or be fully shielded.

(b) *LED fixtures.* All outdoor lighting utilizing a light-emitting diode (LED) fixture shall meet the following standards:

(1) *Color rendering.* Outdoor LED fixtures shall be rated a minimum color rendering index (CRI) value of 70 or higher.

(2) *Color temperature.* Outdoor LED fixtures shall have a correlated color temperature between 4,000 and 5,000 degrees Kelvin.

(c) *Pole placement.* Pole-mounted outdoor lighting shall be located outside of utility easements, designed in coordination with site features and required landscape zones. Except for two light poles on the HQ site (noted above), all parking light poles will be constructed outside the utility easements. See Exhibit 6.

(d) *Maximum pole height.* Pole-mounted fixtures shall be mounted at heights above grade no greater than 35 feet for M-1 zoning districts. The light fixtures in the attached photometric (Exhibit 6) will be mounted on 25 ft. poles in the parking areas.

e. Other Exhibits

Exhibit 7 contains other required information including an ALTA Plat of Survey, legal description, covenants, conditions, easements, and restrictions associated with the Project Site.

III. Interior Plan

a. Conceptual Interior Layout

As mentioned above, the Development includes upgrades and enhancements to the interior space of the HQ to create an open workspace concept, which is conducive to creative design work. Similarly, a

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portion of the OPC will be set aside for collaboration space so that creative design and productive capabilities can work together to achieve the best products and services in an efficient manner.

b. OPC Integration with Existing Office Building

As shown in Exhibit 2, the OPC and HQ will be physically joined with a two-story walkway (the “Connector”), which will further support the integration of creative design and production. The Connector will cross an existing parcel line and will eliminate an east side setback between the OPC and the HQ. The transparent design of the Connector and operational integration of AR’s design and manufacturing employees will benefit AR employees. Specifically, AR employees will be able to avoid going outside during particularly cold, rainy, snowing, or intense heat. In addition, the Connector will encourage face-to-face collaboration which supports the creative design process and increases manufacturing efficiency.

I. Planned Development Narrative

a. Overview

Uses of Existing HQ Building

The Development includes upgrades and enhancements to the interior space of the existing HQ building to create an open workspace concept, which is conducive to creative design work. As show in the attached site plan and elevations (Exhibit 2), the OPC and HQ will be physically joined with a two-story walkway (the “Connector”), which will further support the integration of creative design and production.

Uses of New OPC Building

The 45,900 sq. ft. new OPC will provide enhanced production space for Apparel Redefined. It is anticipated that the majority of the space will be occupied by existing and new machines for customization of apparel and merchandise. As new equipment is purchased, AR expects to add additional employees.

A portion of the OPC’s ground floor will be used for shipping and receiving of raw materials and finished products. In addition, the OPC will provide space for manufacturing team meetings and locker/shower facilities. See Exhibit 2, page A-10. The OPC’s second floor mezzanine space will contain additional meeting space, storage and a kitchenette/lounge area. See Exhibit 2, page A-11.

b. Impact of the Proposed Development

Local Tax Impact

The Development’s major direct fiscal impact will be the incremental property tax associated with occupying a vacant office building (i.e. the HQ) and constructing a new manufacturing and operations building (i.e. the OPC). Over the initial 10-year period, the total property tax paid by the development is projected to total over \$2.1 million as detailed in the table below. It should be noted that the Project Site is not currently generating any property tax since all parcels are owned by the Village of Homewood.

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Property Tax Projection for Development	
Collection Year	Projected Property Tax Revenue
2025	\$82,804
2026	\$97,010
2027	\$228,299
2028	\$231,261
2029	\$231,261
2030	\$249,468
2031	\$252,705
2032	\$252,705
2033	\$272,601
2034	\$276,138
Total	\$2,174,251

In addition, there will be additional sales tax impacts associated with AR’s purchases of taxable items such as office supplies, computers, printers, food, and miscellaneous purchases. Since AR currently has approximately 55 employees, the HQ and OPC is expected to increase the use of Village water and sewer services. In addition, constructing the new OPC will generate temporary construction jobs, which are expected to result in additional retail sales in the Village of Homewood during 2025. Lastly, the fifty-five (55) Apparel Redefined employees at the OPC and HQ are expected to increase purchases of gas, groceries, and other products within the Village of Homewood.

Employment Impacts

The construction of the OPC is expected to generate temporary construction jobs within the Village of Homewood during 2025. More importantly, Apparel Redefined’s employment is expected to increase in the over the next 3 to 5 years as growth in its goods and services increases. With the Phase II expansion, the OPC is designed to accommodate over 100 employees or nearly double current employment levels.

Other Impacts

The Development will increase daily car and truck traffic. AR estimates that the Development will have a daily average of 45 employee vehicles, 6 delivery/pick-ups (trucks), and two visitor vehicles.

Apparel Redefined works with local high schools to provide internships to high school students. AR currently has six (6) part-time interns. These internships are designed to provide an opportunity to work full-time at AR upon graduation. AR internships also allow high school students to learn about the operation of a business and develop work skills. Apparel Redefined’s management promotes from within the organization. Therefore, student interns and employees, who join the organization as entry-level Production Associates, are well positioned to move into supervisory roles as Apparel Redefined continues to growth.