

# VILLAGE OF HOMEWOOD



## MEMORANDUM

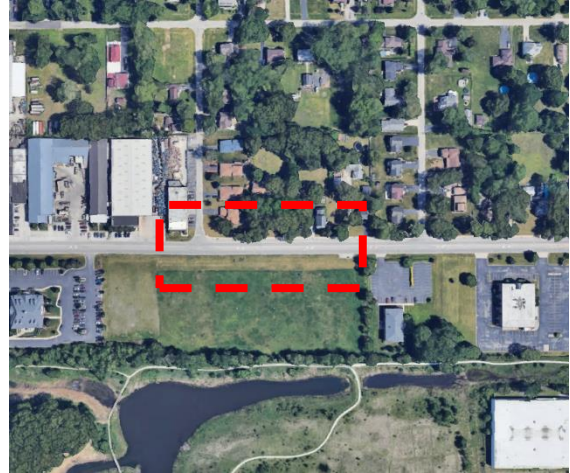
DATE OF MEETING: September 12, 2024

**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 24-32: Planned Development, Apparel Redefined, 1313-1351 W 175th Street



## APPLICATION INFORMATION

APPLICANT	John LaRoy, Apparel Redefined
ACTION REQUESTED	Planned Development Review
ADDRESS	1313-1351 W 175 <sup>th</sup> Street
PIN	29-32-101-068-0000, 29-32-101-067-0000, 29-32-101-066-0000, 29-32-101-076-0000

## 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)

## LEGAL NOTICE

Legal notice was published in *Daily Southtown* on August 28, 2024; letters were sent to property owners and residents within 250'. The Village provided letter to 20 property owners.

**DOCUMENTS FOR REVIEW**

<b>Title</b>	<b>Pages</b>	<b>Prepared by</b>	<b>Date</b>
Application Form	3	John LaRoy, Applicant	08/21/2024
PUD Application Packet	11	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	10/10/2023
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 was founded in 1970 and operates out of Crestwood, IL. They are a leading nationwide supplier of custom silk screening and embroidery products specializing in highly customized athletic apparel. The company has outgrown its current location. It employs 60 people and plans to more than double the size once its relocation and expansion are complete.

Apparel Redefined proposes to redevelop a four-acre vacant lot at 1351 175<sup>th</sup> Street for development of a 45,900-square-foot production facility and to renovate the 8,900-square-foot office building directly to the east at 1313 175<sup>th</sup> Street for its headquarters.

In 1992, the Village purchased 178 acres along 175<sup>th</sup> Street (the Prairie Lakes Business Park) in the Washington Park Tax Increment Financing (TIF) District. (The TIF expired in 2009/2010.) In 1996, the Village of Homewood completed infrastructure improvements to promote the development of 41 of the 178 acres. The only remaining parcel in the Prairie Lakes Business Park PUD is a four-acre parcel at 1351 175<sup>th</sup> Street. The Village tried for many years to sell the property for development with no success.

In June 2022, John La Roy, the owner of Apparel Redefined, contacted the Village staff, seeking available space to relocate and expand its offices and production facility. During this process, Mr. LaRoy indicated a need for 6 acres. The Village offered its four-acre lot for development of the production facility, and also purchased and transferred the adjacent property at 1313 175<sup>th</sup> for use as offices for Apparel Redefined.

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. The subject site is 277,900 square feet in area or 6.38 acres. Therefore, the development requires a planned development approval.

## 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.”*

This criterion is met.

**(b) Place making.** The project provides a unique site design for an industrial and office development. The applicant has proposed a large patio area between the existing office building and the proposed production facility, designed to serve as an open space for site visitors and employees. The applicant has also proposed significant hardscape and landscaping improvements to the existing office building. The project provides large amounts of open space to preserve the existing landscape of the Prairie Lakes Business Park area. This criterion is met.

**(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 two-story covered walkway and exterior sidewalks and pedestrian connections. The clustering of the office and production use together in the center of the site provides a focus area of activity, accentuated by outdoor activity areas, such as patios and pedestrian areas, between the two uses. Edges are 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. This criterion is met.

**(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. This criterion is met.

**(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 175<sup>th</sup> Street) and an office building (1221 W 175<sup>th</sup> Street) are in alignment with the proposed office and production uses.

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. The applicant also proposes maintenance of an existing berm at the rear of the site to further reduce impacts on the neighboring preserve. 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) 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.

The project will increase traffic on 175<sup>th</sup> 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 to utilize TIF funding to reimburse infrastructure costs supporting the development. This criterion is met.

**(g) Archaeological, historical, or cultural impact.** No known archeological, historical, or cultural resources are located on the site. This criterion is met.

**(h) Drives, parking, and circulation.** The site meets zoning requirements for off-street parking (109 spaces provided, 66 required at a ratio of one (1) space per 300 square feet). The proposed site plan utilizes the existing parking area on the eastern portion of the property with 65 parking spaces. The plan proposes a single circulation loop around all sides of the building (except the rear yard, adjacent to the nature preserve). The site is designed to allow the production facility to be “roll in/roll-out,” with off-street loading within the building. The design ensures this unique circulation pattern occurs without impacts on public streets or neighboring properties. This criterion is met.

The staff has reviewed the proposed Planned Development and finds that the proposal meets all minimum Standards for Review.

#### **Site Development Modifications Standards**

Planned Developments may pursue deviations from the requirements of the underlying zoning district. To receive approval for these site modifications, the development must be evaluated against the *Modification Standards* in Section 44-06-04 of the Homewood 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. This criteria has been met.

**(2) Sustainable design.** The applicant has proposed the installation of solar panels on the angled roof of the proposed building. 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. This criteria has been met.

**(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. This criterion is met.

**(4) Mix of uses.** The site includes office and production on a single site to create an integrated mix of non-residential uses. This criterion is 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. This criterion is 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 175<sup>th</sup> Street first to permit renovation of the building before construction of the production facility at 1351 175<sup>th</sup> Street

Staff recommends that the modification be permitted with the condition that the lots be consolidated before a certificate of occupancy for the building. 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, 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 175<sup>th</sup> Street. The proposed deviation ensures visual consistency in landscaping and parking

design between the office building and the new production facility. Staff recommends approval of the parking design and front yard setback modification.

4. 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 and a higher degree of durability than common corrugated metal materials. 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 Homewood Zoning Ordinance. Staff recommends approval of the proposed material modification.

### STAFF COMMENTS

In addition to approval of a Planned Development, the following reviews must be completed prior to building permit review:

- Approval of Site Plan Review by the Planning and Zoning Commission (concurrent)
- Approval of Appearance Review by the Appearance Commission

### RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Should the Planning and Zoning Commission find that the Planned Development meets the applicable review standards set forth in Section 44-06 of the Homewood Zoning Ordinance, the Commission may wish to consider the following motion:

Recommend **approval** of Case 24-32 to permit a Planned Development for a 6.38-acre site located in the M-1 zoning district at 1313-1351 W 175<sup>th</sup> Street, with modifications as proposed, subject to the following conditions:

1. Completion of consolidation of all six (6) parcels of the subject site prior to issuance of a certificate of occupancy.
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.