

# VILLAGE OF HOMEWOOD



## MEMORANDUM

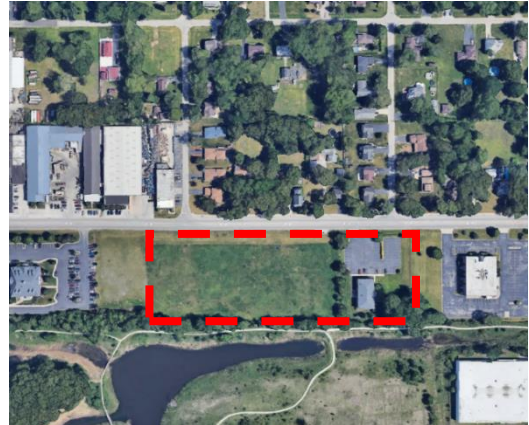
DATE OF MEETING: **October 3, 2024**

**To:** Appearance Commission

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

**Through:** Angela Mesaros, Director of Community and Economic Development

**Topic:** Case 24-44: Appearance Review, Apparel Redefined, 1313-1351 W 175<sup>th</sup> Street



## APPLICATION INFORMATION

APPLICANT	John LaRoy, Apparel Redefined
ACTION REQUESTED	Appearance 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; 29-32-101-047-0000, 29-32-101-048-0000

## 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

John LaRoy of Apparel Redefined, a custom apparel printing and monogramming company, has proposed to move a new headquarters and production facility to Homewood. Apparel Redefined proposes to redevelop a vacant lot at 1351 W 175<sup>th</sup> 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 W 175<sup>th</sup> Street for its headquarters. The proposed project requires an Appearance Review.

## DISCUSSION

The proposed site is approximately four (4) acres of vacant land at 1351 W 175<sup>th</sup> Street and an 8,900-square-foot building with 56 parking spaces at 1313 175th. The office building is currently vacant. The remainder of the site is undeveloped. The Village purchased the four-acre site in 1992 as part of a larger development of Prairie Lakes Business Park. In 2023, the village purchased the office building 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 connect the existing 8,900-square-foot office building to a new 45,900-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. Metal siding is 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. At its meeting on September 12, the Planning & Zoning Commission unanimously voted to approve the modification from the zoning ordinance in support of the application.

The Appearance Commission must approve the appearance of the materials on the building to allow the design to proceed as proposed. See Staff Comments.

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

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, provide security and allow space for additional stormwater, if required. The Planning & Zoning Commission unanimously voted to approve the modification from the zoning ordinance in support of the application, and the Appearance Commission may consider the proposed parking design.

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

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 175<sup>th</sup> 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. All signage will be submitted as a separate sign permit application.

### **Appearance Review Standards Review**

The staff has completed a review and provided comments on this project utilizing Village Appearance Plan design guidelines:

*B.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.* The proposed development includes off-street parking within the required front setback permitted via the Planned Development process. The applicant has provided sufficient landscaping to fully screen the parking area from the street (81 shrubs/grasses), reducing the impact of the parking area on the quality of the streetscape and providing a clear transition between the site and Village ROW.

*C.2. Attractive landscape transition to adjoining properties shall be provided.* The proposed development maintains the mature stand of trees currently located along the southern boundary of the subject site. The Planning and Zoning Commission conditioned approval of the Site Plan on the addition of a berm along the southern boundary of the site to improve the landscape transition between the subject site and the Izaak Walton Preserve to the south.

*D.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.* The Village Arborist has requested changes to the plant palette proposed for the development, due to poor winter hardiness, difficulty of maintenance, or non-native plant status.

*D.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.* The applicant has proposed the inclusion of loading areas on the interior of the

building, with “roll in/roll out” entrances at the front of the building. Plantings, including shrubs and trees, are proposed immediately adjacent to the door entrances to soften their visual impact and provide some screening of elements generally discouraged from within public view.

E.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. The applicant has proposed a corrugated metal panel prohibited on new buildings constructed by the Homewood zoning ordinance (Section 44-05-11, Village Zoning Ordinance). However, the material is complementary to the industrial use. Nearby buildings, including Homewood Disposal and Canadian National Railroad, use similar materials. The material is also used nearby at Morrison Container in Glenwood, IL (see *Staff Exhibits*).

The material requires minimal cleaning and repair/maintenance. However, staff has concerns about the installation of the material and the potential for improper joints near doorways, windows, and material transitions which may allow for water infiltration and poor appearance. With proper installation, staff finds the material is complementary and requires minimal maintenance.

The applicant has proposed cladding in primarily grey metal paneling. Red, as an accent, is in alignment with Apparel Redefined branding. The red color will be used sparingly near Apparel Redefined logos on the building. Staff finds that the use of color is compliant with Appearance Plan guidelines.

F.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 signage on adjacent buildings. The applicant has proposed new wall signage and modifications to existing monument signage on the site. The proposed wall sign will include the Apparel Redefined name and logo and is a primary focal point of detail on the front façade. The applicant has also proposed to use the existing monument sign for businesses located within the office building at 1313 W 175<sup>th</sup> Street, replacing the sign plate on the existing sign structure. The staff has recommended that any changes to the exterior color of the office building be reflected in the color of the monument sign to meet Appearance Plan guidelines. See Recommended Appearance Commission Action.

H.3. Exterior lighting shall not be designed to permit an adverse effect on neighboring properties. The proposed development includes five (5) new shielded parking light poles across four acres of new development area. The development will also retain two (2) parking light poles in the existing parking lot adjacent to the office building at 1313 W 175<sup>th</sup> Street. The lights are placed in a manner which does not impact neighboring properties, including residential property in East Hazel Crest to the north of the site and Izaak Walton Preserve to the south. Lighting is minimized on the south side of the property to avoid impacts on the nature preserve area adjacent to the subject site.

I.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. The proposed metal cladding materials on the building are determined by

staff to have sufficient durability and wear resistance with proper installation. The applicant has proposed foundation landscaping and curbing to minimize the risk of potential damage from vehicles when metal materials are placed immediately adjacent to parking and circulation routes.

In addition to the Appearance Plan guidelines in Sections B-I, the Appearance Commission shall use the Factors for Evaluation in Section J of the Appearance Plan to evaluate the quality of the proposed design. These factors include:

1. Conformance with all ordinances of the Village of Homewood including all amendments thereto;
2. Use of exterior space;
3. Architectural concept and aesthetic value;
4. Material selection;
5. Compatibility with adjoining buildings, miscellaneous structures and space;
6. Circulation – vehicular, pedestrian, and parking.

#### **STAFF COMMENTS**

The Planning and Zoning Commission recommended approval of a Planned Development encompassing the six parcels comprising the Apparel Redefined site at its meeting on September 12, 2024. 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.

#### **RECOMMENDED APPEARANCE COMMISSION ACTION**

Upon review of the proposed development with the guidelines of the Appearance Commission and other relevant Village ordinances and plan documents, the Appearance Commission may wish to make the following motion:

**Approve** Case 24-44, Appearance Review for Apparel Redefined at 1313-1351 W 175<sup>th</sup> Street, site plan, floor plans, elevations, landscape plan, and renderings submitted by Bruce F. Roth, Architect, and Metz and Company Landscape Architects, submitted August 21, 2024, 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. All final color and material modifications on the office building at 1313 W 175<sup>th</sup> Street shall be applied to the structural elements of the monument signage on the site.