

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

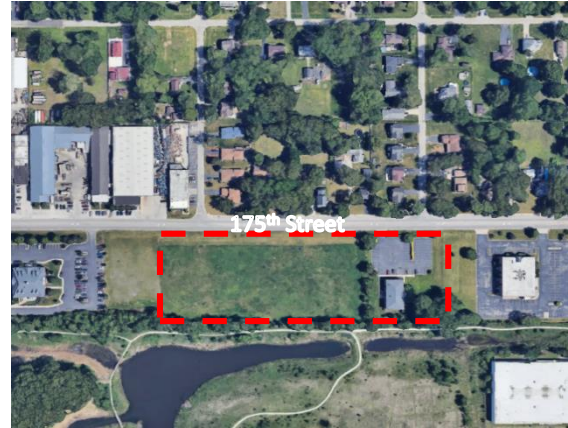
DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Planned Development, 1313 & 1351 175th Street



PURPOSE

The applicant, John LaRoy, the owner and CEO of Apparel Redefined (A & R Screening LLC), 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 double the size once its relocation and expansion are complete.

Apparel Redefined proposes the redevelopment of a four-acre vacant lot at 1351 175th Street with a 45,900-square-foot production facility and the renovation of the 8,900-square-foot office building directly to the east at 1313 175th Street for its headquarters.

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 by the Board.

PROCESS

In 1992, the Village purchased 178 acres along 175th 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 175th Street. The Village tried for many years to sell the property for development with no success.

VILLAGE OF HOMEWOOD



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

Apparel Redefined's proposed use is classified as a light manufacturing, assembly, and fabrication use in the Homewood Zoning Ordinance. The subject property is zoned M-1, Limited Manufacturing District. This use is allowed as a limited use, which requires staff review. Section 44-06-02 of the Homewood Zoning Ordinance requires that development of a lot greater than 25,000 square feet must be approved as a planned development. The objective of the planned development is to encourage a higher level of design and amenity than is possible under otherwise applicable zoning regulations.

Mr. LaRoy completed a pre-filing administrative (staff) review committee conference on October 11, and October 18, 2023. Comments included stormwater requirements, landscaping requirements, tree preservation, future expansion, fire lane requirements, security cameras, and public utilities. Apparel Redefined has provided an updated site plan and renderings.

On September 12, 2024, the Planning and Zoning Commission considered the request for the planned development in a public hearing. All commission members were present and voted unanimously (6 – 0) to recommend approval of the Planned Development. The development is subject to review and approval by the Appearance Commission.

OUTCOME

At the public hearing, the Planning and Zoning Commission reviewed the application, heard testimony from the applicant, considered the applicant's response to the Standards outlined in Section 44-06-03 of the Homewood Zoning Ordinance, and determined that the development meets the standards:

- a. **Plan and policy alignment.** The project is in alignment with the purpose of the M-1 zoning district.
- b. **Place making.** The project provides a unique site design for an industrial and office development.
- c. **Integrated design with identifiable centers and edges.** The project is a single development that integrates an office building and production facility connected by an interior covered walkway, exterior sidewalks, and pedestrian connections.
- d. **Public welfare.** The proposed design is not deemed to pose a fire or health risk for members of the public.

VILLAGE OF HOMEWOOD



- 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.
- f. **Impact on public facilities and resources.** The site will have adequate utilities, road access, drainage, and other necessary facilities. The Metropolitan Water Reclamation District (MWRD) reviewed and approved a stormwater permit, finding that the detention facilities are suitable to handle stormwater runoff generated by the project.
- g. **Archaeological, historical, or cultural impact.** No known archeological, historical, or cultural resources are located on the site.
- h. **Drives, parking, and circulation.** The site meets zoning requirements for off-street parking.

Planned Developments allow site modifications that deviate from the underlying zoning district if the project meets the standards for modification in the zoning ordinance. The applicant has requested the following site modifications:

1. A two-story walkway, and employee/public patio area that crosses an existing lot line.
2. Construction of a two-story walkway and parking lighting poles within two existing Public Utility Easement (P.U.E.) areas.
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.
4. Utilization of corrugated metal building material.

The Planning and Zoning Commission determined that the development complies with the Modification Standards related to *landscape conservation and visual enhancement, sustainable design, public gathering space, mix of uses, universal design, and high-quality building materials.*

The long-term benefits of this development project are the following:

- Development and return to the tax rolls of a Village-owned property that has been vacant for over 31 years.
- Compliance with the Village's plan and established zoning for the area: light manufacturing, assembly, and office buildings.
- The addition of a production facility on previously vacant land increases the Village's overall Equalized Assessed Valuation (EAV).
- The development brings the headquarters of an established, growing business to Homewood that would provide sustainable wage employment and potential for future job creation.

VILLAGE OF HOMEWOOD



FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Planned Development for the 6.38-acre site located in the M-1 zoning district at 1313-1351 W 175th Street, with modifications as proposed, subject to the following conditions:

1. Consolidate the six (6) parcels of the subject property before issuance of a certificate of occupancy.
2. Vacate the two public utility easements located between PIN #29-32-101-076 and PIN #29-32-101-047 with plans approved by the Village Engineer, before issuance of a certificate of occupancy.

ATTACHMENT(S)

- Ordinance
- Site plan and renderings