

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Planned Development, Apparel Redefined, 1313-1351 W 175th Street

PURPOSE

John LaRoy of Apparel Redefined is requesting approval of a Planned Development (PD) application to allow the construction of a 45,110 square-foot manufacturing facility.

The applicant has proposed a new headquarters and production facility for the custom apparel printing and monogramming company Apparel Redefined. The applicant would move his headquarters and production facility to Homewood. Apparel Redefined was founded in 1970 and currently operates out of Crestwood, IL.

Apparel Redefined proposes the redevelopment of 6.38-acres of Village-owned property in order to construct a 45,110 square-foot production facility, including the construction of a 35,700 square-foot manufacturing facility and the renovation of the existing 9,410-square-foot office building at 1313 175th Street.

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 (PD). The subject site is 277,900 square feet in area or 6.38 acres. The development requires Planned Development approval by ordinance from the Village Board.

This development originally received a recommendation for Planned Development (PD) approval by the Planning and Zoning Commission on September 12, 2024. The Village Board provided approval of the Planned Development on October 8, 2024. According to Section 44-06-07 of the Village Zoning Ordinance, any Planned Development approval is “null and void” if the Village has not received an application for a building permit within nine months after the adoption date of the ordinance. After the original approval expired on June 24, 2025, the Village Board readopted the ordinance on February 10, 2026, approving the PD in its original form. However, since that time, the applicant has made several changes to the initial project, requiring a new approval of the Planned Development.

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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 as the current Prairie Lakes Business Park. The vacant portion of the subject property was part of the original 178-acre land purchase. The Village purchased an office building adjacent to the vacant land for \$414,000 in 2019.

In June 2022, John La Roy, the owner of Apparel Redefined, contacted Village staff as the company sought available space to relocate and expand its offices and production facility. The Village offered its four-acre lot for development of the production facility, and offered the Village-owned office property for \$1. The Village approved a redevelopment agreement and purchase and sale agreement for TIF incentives in October 2023 (up to \$5,000,000 from 100% of new TIF increment generated by the project), soil remediation assistance (up to \$1,130,000) and transfer of the 6.38-acre property for \$1.

The applicant received initial planning/zoning approvals in October 2024, including a Planned Development ordinance approval. Since that time, the applicant has sought approval of financing through the New Market Tax Credit program and the Advantage Illinois low-interest loan program through the Illinois Department of Commerce and Economic Opportunity (DCEO). The original Planned Development approval expired in June 2025.

The Village reapproved the original Planned Development, a revised redevelopment agreement, and a purchase and sale agreement in February 2026 with a proposed closing date of no later than February 27, 2026. Since then, the applicant has continued to seek financing approvals for the project. The applicant received conditional financing approvals in July 2026 and has proceeded with planning/zoning approvals for a revised project since then.

The applicant has made several changes to the initial project since it was approved in October 2024:

- **Facility Size:** The applicant has reduced the size of the proposed manufacturing building from 45,900 square-feet to 35,700 square-feet. The total scope of the facility has been reduced by 10,200 square feet in floor area.
- **Reduction of Parking:** The applicant has removed a proposed parking area to the east of the existing office building on the site.
- **Circulation Changes:** The applicant has made minor changes to site circulation, including moving a second loading driveway from the north side of the building to the west side of the building.
- **Landscaping Plan:** The applicant has revised the landscape plan for the property.

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- **Expansion:** Plans for a building expansion are mentioned but are not included in the plans for the Planned Development.
- **Patio:** The applicant has proposed to move an employee seating patio from the front of the building to the rear of the building.
- **Floor Plan Changes:** The applicant has reorganized the floor plan of the building to move equipment toward the eastern side of the facility, and to create additional rooms for meetings, employee services, and other building amenities.
- **Connector:** The applicant has suggested that they are not certain if the “connector” bridge between the existing office building and the new manufacturing facility will be one or two stories.
- **Frontage Changes:** The applicant has proposed minor changes to the frontage of the existing office building, providing additional landscaping and walking areas.
- **Material Changes:** The applicant has made minor revisions to the elevations and material selections because of the changes to the project. A flat metal paneling will be used on the front (north) and side (east) facades of the building.

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 July 24, 2026. Staff provided comments on various aspects of the planning and permitting processes required for the new facility. A public pre-meeting was not required by staff for this project.

On August 27, 2026, the Planning and Zoning Commission considered the request for the planned development in a public hearing. The case was heard as a new planned development request and was not tied to the original approval. At that meeting, the Planning and Zoning Commission recommended Village Board approval (6–0), with approved modifications and subject to conditions. On September 3, 2026 the Appearance Commission recommended Village Board approval (4–0), with approved modifications and subject to conditions.

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:

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- a. **Plan and policy alignment.** The project is in alignment with the purpose and requirements of the M-1 Limited Manufacturing zoning district. The property is located in the Industrial land use category of the 1999 Future Land Use Map in the Village's Comprehensive Plan, and is deemed to be in alignment with this land use category. Staff believes that this standard is met.
- b. **Place making.** The project has proposed unique signs and the preservation of open space to create a unique development. Staff recommended conditions of approval to meet this standard, including modification of a patio area (moved and reduced in the new proposal vs. the original) and modifications to building design.
- c. **Integrated design with identifiable centers and edges.** The project proposes to cluster office and production uses together to create a center of activity in the center of the development, and preserve screening and open space on the edges of the development to avoid disturbance (especially visually) of the Izaak Walton Nature Preserve. Staff recommended conditions of approval to meet this standard, including changes to landscaping and the proposed patio.
- d. **Public welfare.** The proposed design is not deemed to pose a fire or health risk for members of the public. Staff believes that this standard is met, provided screening of existing mature trees is fully retained along the southern boundary of the property to mitigate visual or auditory impacts on Izzak Walton Nature Preserve.
- e. **Compatibility with adjacent land uses.** The proposed use is deemed to be compatible with surrounding development, which is primarily occupied by office and light industrial uses. Staff believes that this standard is met.
- f. **Impact on public facilities and resources.** The site will have adequate utilities, road access, drainage, and other necessary facilities. The project will primarily drain through Izaak Walton Preserve's stormwater detention facilities. The Metropolitan Water Reclamation District (MWRD) previously 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. Though a new MWRD review will be required for the revised project, the project has since been reduced in scale and staff does not anticipate negative runoff impacts from the project. Staff believes that this standard is met.
- g. **Archaeological, historical, or cultural impact.** No known archeological, historical, or cultural resources are located on the site. Staff believes that this criterion is met.

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- h. **Drives, parking, and circulation.** The site meets zoning requirements for off-street parking. Staff believes that this criterion is met.

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. 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. Reduction of requirements for Tier I materials on front elevations and increase in allowed amounts for Tier II materials on front elevations. *Section 44-05-11.(b) requires a minimum of 50% of the front façade to be clad in materials classified as Tier I materials (such as brick, etc.) a maximum of 50% of the front façade to be clad in Tier II materials, including flat metal paneling (similar to the material proposed).*
5. Increase in allowed amounts for Tier II materials on front elevations (maximum 50%). *Section 44-05-11.(b) allows a maximum of 50% of the front façade to be clad in Tier II materials, including flat metal paneling (similar to the material proposed).*
6. 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.*

Staff reviewed the application against the modification standards in the Zoning Ordinance as part of the review of the Planned Development ordinance. Each modification must directly address one of the following standards:

1. Construction of “The Connector” across an existing lot line.

Modification Standard(s): N/A

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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 175th Street first to permit renovation of the building before construction of the production facility at 1351 175th Street

Staff recommends that the modification be permitted with the condition that the lots be consolidated before a certificate of occupancy is issued for any portion of the proposed development.

2. Construction of “The Connector,” and parking lighting poles within Public Utility Easement (P.U.E.) areas.

Modification Standard(s): N/A

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 and the Planning and Zoning Commission, before the issuance of a certificate of occupancy for the building.

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 (Section 44-06-04.(b).(1))

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 175th Street. The proposed deviation ensures visual consistency in landscaping and parking setbacks between the existing office building and the new production facility. The reduction of front setbacks allows for the construction of a berm in the rear of the property to manage stormwater and further mitigate visual impacts of the development on the neighboring nature preserve.

Staff recommends approval of the parking design and front yard setback modification.

4. Reduction in Tier I and increase in Tier II building material allowances

Modification Standard(s): Use of high-quality building materials

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Justification: The applicant has proposed using flat metal panels which qualify as a Tier II material on the north (front) and parts of the east (side) facades of the building. This material will be provided in white, grey and red colors. This material is proposed to be compatible with the “tip-up” metal building construction of the project. 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 Village Zoning Ordinance.

The proposed use of this material requires a modification to reduce the required amount of Tier I materials which can be used on the building (from 50% to 0% on front façade, 25% to 0% on the interior side and rear facades of the building) and increase the allowed amount of Tier II materials which can be used (from 50% max. to 100% on the front façade).

Staff recommends approval of the proposed material changes, **subject to Appearance Commission review and approval requirements.**

5. 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 on the south (rear) and west (side) facades of the building. This material is stated to have a higher degree of durability than common corrugated metal materials which are otherwise prohibited by Village zoning requirements. 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 Village Zoning Ordinance.

Staff recommends approval of the proposed material changes, **subject to Appearance Commission review and approval requirements.**

The Planning and Zoning Commission determined that the development sufficiently complies with the Modification Standards with conditions.

After hearing testimony and facts from the proposal, the Planning and Zoning Commission voted to recommend Village Board approval (6-0) of the Planned Development application, with the requested modifications, subject to the following conditions:

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1. Completion of consolidation of all six (6) parcels of the subject site shall be recorded and executed prior to issuance of a certificate of occupancy for any portion of the proposed development.
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.
3. Any development approved by the Planned Development ordinance shall maintain all existing mature trees along the southern boundary of the property.
4. Revise proposed development plans to relocate the patio to a space accessible for visitors and publicly visible from Village right-of-way, or provide additional public gathering spaces to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Site Plan Review approval at a future meeting date.
5. Revise elevation drawings to incorporate revised signage and additional brand colors to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Appearance Review approval at a future meeting date.
6. All material modifications set forth in the Planned Development application shall be reviewed and approval by the Appearance Commission prior to final approval of the Planned Development ordinance by the Village Board of Trustees.
7. All landscape materials shall be reviewed by the Village Arborist and revised in compliance with the Village approved native plant list, with revisions incorporated into plans submitted for Site Plan Review approval.

The Planned Development ordinance requires final Village Board approval. The Board may consider a motion to approve the ordinance, approve with recommended conditions (or additional conditions of approval), deny the application, or remand the application back to the Planning and Zoning Commission for additional review.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

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

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1. Completion of consolidation of all six (6) parcels of the subject site shall be recorded and executed prior to issuance of a certificate of occupancy for any portion of the proposed development.
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.
3. Any development approved by the Planned Development ordinance shall maintain all existing mature trees along the southern boundary of the property.
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6. All material modifications set forth in the Planned Development application shall be reviewed and approval by the Appearance Commission prior to final approval of the Planned Development ordinance by the Village Board of Trustees.
7. All landscape materials shall be reviewed by the Village Arborist and revised in compliance with the Village approved native plant list, with revisions incorporated into plans submitted for Site Plan Review approval.
8. The applicant shall receive final Site Plan Review approval by the Planning and Zoning Commission at a future Commission meeting.

ATTACHMENT(S)

- Ordinance
- Plan documents