



VILLAGE OF HOMEWOOD

APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 17601 S. Halsted Street Homewood, IL 60430

Property Index Number(s): 29-33-100-045

Lot Size: 33,075 sq. ft. 0.76 acres
If the subject property is multiple lots, provide the combined area.

Zoning District:

☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ B-1 ☐ B-2 ☐ B-3 ☒ B-4 ☐ M-1 ☐ M-2 ☐ PL-1 ☐ PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

☐ yes ☒ no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use:

Site and building conversion of an existing Freddy's Frozen Custard Restaurant. The proposed use is a Raising Cane's.

Gross Floor Area: 3,593 sq. ft. **Parking Provided:** 18

Existing Use: Quick-Serve Restaurant

The requested use is:

- ☒ Permitted
☐ Limited
☐ Special
☐ Other:

SITE OR BUILDING CHANGES

Existing

Development: Freddy's Frozen Custard & Steakburgers Restaurant

Proposed Development Check all that apply. Provide a description and metrics below.

☐ New Construction ☐ Addition ☒ Site Alterations ☒ Exterior Building Alterations

The proposed Raising Cane's site will maintain the existing building, while proposing modifications to the colors of the exterior elevations and a new vestibule. Site alterations will include drive-thru modifications, a new, relocated trash enclosure, landscaping, and pavement improvements.

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft):	3,633	3,593
Parking Spaces	36	18
Lot Coverage		
Impervious Area (sq. ft.)	23,152	23,168
Impervious Coverage (%)	70.0%	70.0%

New construction?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

☐ yes ☒ no

Is site circulation or parking impacted?

☒ yes ☐ no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

☒ yes ☐ no

→ If yes, requires Site Plan Review

Exterior building alterations?

☒ yes ☐ no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

N/A

The applicant requests:

- ☐ Variance
☐ Administrative Exception
☐ Zoning Text Amendment
☐ Zoning Map Amendment

APPLICANT

Name LuAron Foster
 Company Raising Cane's Restaurants, L.L.C.

PROPERTY OWNER

Name Christopher Ileakis

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

LuAron Foster
 Applicant Name

LuAron Foster
 Applicant Signature

10/16/2025
 Date

Staff Notes

Do not write below this line.

Fee: _____ ☐ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____