

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: December 11, 2025

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 25-49: Site Plan Review, Raising Cane's Restaurant, 17601 Halsted Street

APPLICATION INFORMATION

APPLICANT	LuAron Foster, Raising Cane's
ACTION REQUESTED	Site Plan Review
ADDRESS	17601 Halsted Street, Homewood, IL 60430
PIN	29-33-100-045

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center	Vacant (former restaurant)
SURROUNDING	N: B-4 Shopping Center	Restaurant (Dunkin' Donuts)
	E: B-4 Shopping Center	Retail (Target)
	S: B-4 Shopping Center	Restaurant (Dave's Hot Chicken)
	W: B-4 Shopping Center	Bank (BMO Bank)

LEGAL NOTICE No legal notice or mailed notice required for Site Plan Review.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	LuAron Foster, Applicant	10/16/2025
Site Survey	1	Kimley-Horn	10/14/2025
Site Plan	1	ADA Architects/Kimley-Horn	11/10/2025
Site Plan Details	4	AGI, Inc.	11/21/2025
Landscape Plans	3	ADA Architects/Belle Firma	11/10/2025
Preliminary Engineering Plan	1	ADA Architects/Kimley-Horn	11/10/2025
Color Elevations	1	ADA Architects	10/29/2025
Photometrics and Lighting Plan	5	ADA Architects	11/5/2025
Staff Exhibits	4	Noah Schumerth, A.D. ECD	11/26/2025

BACKGROUND

The applicant proposes to renovate the property at 17601 Halsted Street (the former Freddy's Restaurant) for a new Raising Cane's Chicken Fingers. The project includes reconfiguring on-site circulation and parking, updating landscaping, detention and drainage systems, site lighting, and redesigning the drive-through. The applicant also plans a full remodel of the existing 3,593-square-foot building, including comprehensive interior and exterior upgrades and new signage.

DISCUSSION

Site Plan

The applicant proposes a full reconfiguration of the existing restaurant site. The revised layout will change the site's circulation pattern by reducing two parking aisles to a single aisle located entirely on the subject property, and by adding two lengthened queuing lanes for the drive-through on the south side of the building. The drive-through will be widened to accommodate dual queuing lanes and increased volume. The existing drive aisle along the south side will be converted to a one-way aisle with angled parking. To support the new configuration, the trash enclosure, drive-through signage and structures, and the outdoor dining area will be relocated.

The proposed restaurant use requires 18 parking spaces ($3,593 \text{ sq. ft.} \div 200 \text{ sq. ft.} = 17.96$, rounded to 18 spaces). The site reconfiguration will reduce the total number of parking spaces from 34 to 19. This reduction reflects the new restaurant's greater emphasis on drive-through operations compared to the previous use. Eight new parking spaces will be constructed along the southern property line using permeable pavers to limit additional impervious surface area. **The site plan complies with all applicable requirements of the Village Zoning Ordinance, including bulk and dimensional standards (Section 44-03-01) and off-street parking standards (Section 44-05-01).**

Drive-Through Facility

The applicant proposes to reconfigure the existing drive-through facility. The widened layout will include two new vehicle queuing lanes feeding into the existing drive-through area. A second service window will be added on the north side of the building. Two new menu boards and two new drive-through canopies are planned near the rear (east) side of the building. A large awning on the interior (south) side of the building will cover a portion of the new queuing area. **The proposed drive-through improvements comply with all use-specific standards in Section 44-04-14(g) of the Village Zoning Ordinance.**

Landscaping and Tree Preservation

The applicant has proposed a full renovation of the landscaping on the site. The frontage of the site will have a new landscape bed planted near the location of the existing monument sign, which is proposed to include various juniper, lilac, and sumac plants.

New landscaping will be planted along the northern side of the site to screen the drive-through facility. This landscaping is proposed to include juniper bushes along the length of the drive aisle with reed grasses planted to screen the drive-through from the corner of Halsted Street and the shopping center's access drive. The two trees currently adjacent to this drive aisle will remain.

The rear planting island on the east side of the property will be rebuilt following the removal of the large trash enclosure currently located there. The existing grass island will be replaced with a new planting bed featuring junipers, lilacs, and other groundcovers, which will also help screen a new transformer to be installed within the island. The existing detention area in this location will be removed to accommodate the widening of the drive-through aisle.

Two new landscaping islands and a new parking lot median will be constructed along the southern property line near the new parking area (where a second aisle of parking stalls is currently constructed). A new chinkapin oak tree will be planted in the new landscape island, and reed grasses and sumacs will be planted in the other landscape island to provide screening for new trash enclosures. The parking lot median is proposed to be paved; staff has recommended the modification of the median to include grasses as screening to conform to current zoning requirements for new medians.









All proposed landscaping improvements meet the requirements of the Village Zoning Ordinance found in Section 44-05-06 of the Village Zoning Ordinance.

Four mature trees will be removed. Per the Tree Preservation Ordinance in Section 44-05-07 of the Zoning Ordinance, these mature trees must be replaced at a rate of three new trees per one removed, with species conforming to the approved plant palate of the Village of Homewood. This ratio may be modified with approval of the Village Arborist upon review of the condition of the trees planned for removal on the site.

The applicant has proposed the addition of seven new trees. These proposed trees will include crabapples (3), American lindens (2), arborvitae (1) and chinkapin oak (1) trees. **The Village Arborist has approved the planting ratio for tree preservation on the site per Section 44-05-07 of the Village Zoning Ordinance, but has recommended changes to the species mix as presented in this memo (see *Conditions*).**

Conditions: Staff have recommended the following landscaping conditions for approval (see *Appearance Commission Action*):

1. Revise landscape plan to provide native grass planting within parking median on southern property line, with species approved by Village Arborist.
2. Revise landscape plan to modify planting locations in new landscape island near proposed trash enclosures to avoid conflicts with large storm drain to be installed within island.
3. Revise landscape plan to replace species as recommended by the Village Arborist in the table below:

Proposed Species	Photo	Recommended Replacement Species (by Village Arborist)	Photo
Crabapple (tree)		Yellowwood (pictured), bluebeech, ironwood, redbud or serviceberry (Appearance Commission to select one or more of these species)	
Boxwood (shrub)		Fothergilla, diervilla (pictured), chokeberry, smooth hydrangea fragrant vibranums, gro-lo sumac (Appearance Commission to select one or more of these species)	
Juniper (shrub)		Fothergilla, diervilla, chokeberry, smooth hydrangea fragrant vibranums, gro-lo sumac (pictured) (Appearance Commission to select one or more of these species)	
Miss Kim Lilac (shrub)		Fothergilla, diervilla, chokeberry (pictured), smooth hydrangea, a fragrant vibranums, gro-lo sumac (Appearance Commission to select one or more of these species)	

Karl Foerster reed grass		Little bluestem or switchgrass species (pictured)	
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Grading, Drainage and Engineering

The applicant proposes several changes to site grading, drainage, and stormwater detention. The existing large retention basin and storm drain in the northeast corner of the property (see attached staff exhibits) will be removed, and the storm drain will be incorporated into the grading for the widened drive-through aisle. New storm drains will be added in the drive aisle west of the building and throughout the reconstructed portions of the southern parking lot to manage runoff from the revised site layout.

Three large storm drains will be installed along the southern curb—two near the new parking area and one near the new trash enclosures—to accommodate additional runoff. Each trash enclosure will include a new drain connected to the expanded storm sewer system. Additional roof drains will be added near the new awnings at the front and sides of the building to capture increased roof runoff.

The Village Engineer has reviewed the plans for compliance with local and regional codes and ordinances and has granted conditional approval, subject to the conditions listed below.

The site will require an MWRD stormwater permit as well as a determination letter from the Thorn Creek Basin Sanitary District confirming the sanitary sewer plans.

Because the previous use was also a fast-food restaurant, only minimal utility modifications are needed for the new operation. The primary change is the abandonment of the existing 2-inch water service, which will be replaced with a new 6-inch connection. Staff has added a condition requiring that the old service line be fully removed and disconnected at the main, with capping completed in accordance with Village standards.

Conditions: Staff have recommended the following engineering conditions for approval (see *Recommended Planning and Zoning Commission Action*):

1. The applicant shall submit utility drawings showing disconnection and removal of the existing 2" water connection at the main with the final building permit submittal.
2. Provide Village staff with additional information on drainage and runoff control from awning structures, including the proposed pitch of awning structures.
3. Provide Village staff with copies of MWRD stormwater drainage permit and either a) Thorn Creek Basin Sanitary District connection permit or "NPR" letter before issuance of any building permit.

Building Elevations

The applicant is proposing a full renovation of the existing Freddy's restaurant building. The existing massing of the building is not proposed to be altered. The applicant is proposing to install new cladding across the entire building, add new windows to support drive-through operations, construct a new building entrance, and add multiple awnings to cover drive-through operations and a new outdoor dining area. The new building must meet all design standards in the Village Zoning Ordinance.

Materials: The applicant is proposing to clad the buildings in the following materials:

- Smooth face brick
- Dryvit system
- Steel (powder-coated)
- Concrete masonry units

The applicant is repairing and not replacing the existing building materials, and therefore is not required to meet the material standards outlined in Section 44-05-11. The Appearance Commission reviewed the proposed elevations and material boards and approved the materials as proposed on December 4, 2025 (see *Appearance Commission*).

Transparency: Additionally, the renovation must meet the Village's transparency requirements for new construction, found in Section 44-05-11 of the Village Zoning Ordinance. Village ordinances require that all new developments provide required transparency "to the maximum extent possible within existing conditions, unless otherwise approved by the economic and community development director" (Section 44-05-11.(d).(1)). Village ordinances require a minimum of 60% of the front (Halsted Street) side of the building and 30% of the exterior side (access drive) of the building to be transparent as measured 2.5' above ground level.

The proposed building design includes new windows installed on the exterior side of the building (facing the access drive), as well as additional windows and a new entrance on the interior side of the building (facing Dave's Hot Chicken). Adding greater transparency to the building is difficult due to the large kitchen area planned for the rear half of the building. **Staff finds that the transparency improvements are sufficient to be considered "the maximum extent possible within existing conditions." A condition of approval has been provided to illustrate this finding.**

Facade Articulation: The renovation must meet the Village's facade articulation requirements found in Section 44-05-11, which require facades to be broken into smaller segments and planes using wall movement, architectural features, and other building components. The proposed design includes a variety of new wall movements, including a new entrance on the side of the building (facing Dave's Hot Chicken), new awnings installed on three of the four sides of the building, and changes in color and building material. Staff finds that this requirement has been met.

The Appearance Commission conditionally approved the building's design on December 4, 2025. The proposed design conditionally meets all design requirements in Section 44-05-11 of the Village Zoning Ordinance.

Conditions: Staff have recommended the following building design conditions for approval (see *Recommended Planning and Zoning Commission Action*):

1. The Director of Economic and Community Development shall approve and provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance upon request of the applicant.
2. Provide Village staff with revised drawings or other information indicating the location of rooftop equipment and screening methods which will be provided for rooftop screening.

Lighting

The applicant has proposed to replace all site lighting, including exterior building lighting and parking lot lighting. The applicant has proposed to remove the existing arm sconces along the sides of the building, to be replaced with modern cylindrical sconce lights. The applicant has proposed six 20' parking lot lighting poles around the perimeter of the site, with an additional lighting pole located near the building. Additional exterior recessed lighting will also be provided within proposed building canopies.

All lighting must meet zoning requirements found in Section 44-05-12 of the Village Zoning Ordinance. All requirements are met except for restrictions on lighting impacts on neighboring properties, which are restricted to a maximum of 0.5 foot candles on any property line abutting other commercial properties. Staff has provided a condition of approval to address this code requirement.

Conditions: Staff have recommended the following lighting conditions for approval (see *Recommended Planning and Zoning Commission Action*):

1. Revise photometric plan with relocated lighting fixtures to reduce lighting impacts on neighboring property to less than 0.5 footcandles in conformance with the Village Zoning Ordinance.
2. Submit final photometric plan with values extending to Halsted Street to demonstrate conformance with IDOT requirements for photometrics with final building permit submittal.

STAFF COMMENTS

The Appearance Commission reviewed this proposal on December 4, 2025. The Appearance Commission approved the proposal unanimously by a vote of 6-0. The approval was conditioned on eight conditions which are incorporated into the final conditions of approval for the Site Plan Review, where relevant to the Site Plan Review application.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Approve Case 25-49, Site Plan Review for Raising Cane's Restaurant at 17601 Halsted Street, as proposed in the drawings submitted by LuAron Foster, Kimley Horn, ADA Architects, and Belle Firma, subject to the following conditions:

1. Revise the landscape plan to meet the following standards:

- a. Provide native grass planting within the parking median on the southern property line, with species approved by the Village Arborist.
- b. Modify planting locations in the new landscape island near the proposed trash enclosures to avoid conflicts with the large storm drain to be installed within the island.
- c. Replace plant species as recommended by the Village Arborist in the table provided in this memorandum.

2. The applicant shall submit utility drawings showing disconnection and removal of existing 2" water connection at the main with the final building permit submittal.
3. Provide Village staff with additional information on drainage and runoff control from awning structures, including the proposed pitch of awning structures, including the final awning roof pitch.
4. Provide Village staff with copies of MWRD stormwater drainage permit and either a) Thorn Creek Basin Sanitary District connection permit or "NPR" letter before issuance of any building permit.
5. The Director of Economic and Community Development shall approve and provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11. (d) of the Village Zoning Ordinance upon request of the applicant.
6. Provide Village staff with revised drawings or other information indicating the location of rooftop equipment and screening methods, which will be provided for rooftop screening.
7. Revise the photometric plan to reflect the relocated lighting fixtures and ensure that light levels at the neighboring property line do not exceed 0.5 foot candles, in compliance with the Village Zoning Ordinance.
8. Submit final photometric plan with values extending to Halsted Street to demonstrate conformance with IDOT requirements for photometrics with final building permit submittal.