

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: December 4, 2025

To: Appearance Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: 25-50: Appearance Review, Raising Cane's Restaurant, 17601 Halsted Street

DOCUMENTS FOR REVIEW

| Title | Pages | Prepared by | Date |
|-------------------------------------|-------|-----------------------------------|------------|
| Application | 1 | LuAron Foster, Raising Cane's LLC | 10/16/2025 |
| Project Narrative | 2 | Juliette Stroesser, Kimley-Horn | 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 |
| Color Elevations | 1 | ADA Architects | 10/29/2025 |
| Photometrics and Lighting Plan | 5 | ADA Architects | 11/5/2025 |
| Brand Recommendations and Sign Plan | 26 | AGI, Inc. | 10/23/2025 |
| Staff Exhibits | 4 | Noah Schumerth, A.D. ECD | 11/26/2025 |

BACKGROUND

The applicant has proposed redevelopment of the property at 17601 Halsted Street (former Freddy's Restaurant) to support a new restaurant use (Raising Cane's Chicken Fingers). The applicant has proposed a reconfiguration of the existing landscaping, site circulation, parking area, site lighting and drive-through facility. Additionally, the applicant has proposed a full remodel of the existing 3,593 square-foot restaurant building, including overhauls to the building interior/exterior and signage.

DISCUSSION

Site Plan

The applicant has proposed a reconfiguration of the existing restaurant site. The reconfiguration will change the circulation pattern of the site, reducing two aisles of parking to one single aisle located entirely on the subject property with two lengthened queueing lanes for the drive-through facility on the south side of the building. The drive-through will be widened to accommodate dual queueing lanes

and additional volume. Trash enclosures, drive-through facility infrastructure, and an outdoor dining area will also be relocated with this reconfiguration.

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 with the removal of the large trash enclosure currently located within the island. The existing grass island will be replaced with a new planting bed with juniper and lilac plants along with other groundcovers. These landscaping materials will also screen a new transformer to be installed within this island. The detention area currently located in this island will be removed with 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.









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 palette 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 but has recommended changes to the species mix as presented in this memo.

Conditions: Staff have recommended the following landscaping conditions for approval (see *Recommended 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 may wish to select one or more of these species) |  |
| Boxwood (shrub) |  | Fothergilla, diervilla (pictured), chokeberry, smooth hydrangea fragrant vibranums, gro-lo sumac (Appearance Commission may wish to select one or more of these species) |  |
| Juniper (shrub) |  | Fothergilla, diervilla, chokeberry, smooth hydrangea fragrant vibranums, gro-lo sumac (pictured) (Appearance Commission may wish 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 may wish to select one or more of these species) |  |

| | | | |
|--------------------------|---|---|---|
| Karl Foerster reed grass |  | Little bluestem or switchgrass species (pictured) |  |
|--------------------------|---|---|---|

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

This renovation must meet the Village's material quality standards, found in Section 44-05-11 of the Village Zoning Ordinance. Under this ordinance, the front (Halsted Street) and exterior side (access drive) of the building must include at least 50% coverage in Tier I materials, with a maximum of 25% coverage in Tier III materials. In a Planned Development (including this proposal), buildings with parking on three sides such as this building must treat both sides as exterior sides requiring at least 50% coverage in Tier I materials, with a maximum of 25% coverage in Tier III materials. The rear side of the building (facing Target) must include at least 25% coverage in Tier I materials, with a maximum of 25% coverage in Tier III materials.

A review of the proposed building against Village material quality standards is included below:

| Façade | Tier I | Tier II | Tier III |
|------------------------------------|--------|---------|----------|
| Front (Halsted) | 53.7% | 0% | 46.3% |
| Exterior Side (access drive) | 29.3% | 2.9% | 67.8% |
| Interior side (Dave's Hot Chicken) | 32.0% | 0% | 67.2% |
| Rear (Target) | 27.0% | 0% | 63.0% |

Staff recommends a condition of approval with adjustments in materials to meet material quality requirements for new buildings.

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.

Façade Articulation: The renovation must meet the Village's façade 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.

Other Design Considerations: Staff also reviews the architectural quality of the building for conformance with the Appearance Plan and other potential concerns which may impact other aspects of the plan review process. Through this review, staff has identified two additional areas where additional information or revisions are requested:

1. Through this review, Staff has requested information on the drainage of the large, flat canopies, including how ponding will be avoided on the tops of the canopies and where runoff will be funneled. Staff has conditioned approval on providing information about canopy runoff.
2. Staff has requested information about the location of rooftop equipment and where screening will be provided for any new rooftop equipment.

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

1. Revise elevations and other architectural drawings to replace Tier III materials (dryvit) on front, exterior side and interior side of the building in conformance with the Village Zoning Ordinance.
2. Director of economic and community development shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance.

3. Provide Village staff with additional information on drainage and runoff control from awning structures;
4. 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 footcandles 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 Appearance 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.

Signage

The applicant has proposed the construction of new signage in alignment with the branding requirements for Raising Cane's. The applicant has proposed the following signage elements for the building:

- Four (4) illuminated cabinet wall signs – 140.07 s.f. (total)
- One (1) non-illuminated aluminum wall sign – 32 s.f.
- One (1) painted wall sign – 139 s.f.
- One (1) monument sign – 22.75 s.f.

The four cabinet wall signs meet sign design and size requirements in the recently adopted sign code (Section 44-10-06 of the Village Zoning Ordinance). The monument sign also meets design and size requirements in the newly adopted sign code.

Two signs do not meet current sign design and size requirements in the Village Zoning Ordinance:

- The painted wall sign exceeds maximum allowed size for a painted sign on the proposed façade (139 s.f. proposed, 114.75 s.f. max. size).
- The additional non-illuminated aluminum wall sign exceeds the maximum allowed number of signs on each side of the building (two (2) wall signs proposed on side, one (1) max. allowed).

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

1. Revise signage plans (or submit a comprehensive sign plan with requested modifications) to meet Village sign code requirements for painted wall signs and wall signs.

APPEARANCE PLAN STANDARDS

When reviewing these proposed improvements through the Appearance Review process, the Appearance Commission should consider the following provisions of the Appearance Plan as standards of approval in Section 44-07-14 of the Village Zoning Ordinance:

D. Landscape and Site Treatment

“Landscape elements included in these criteria consist of all forms of planting vegetation, ground forms, rock groupings, water patterns and all visible construction except buildings and utilitarian structures.

- 2. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and/or provide shade.*
- 3. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.*
- 4. Plant material shall be selected interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design and of good appearance shall be used.*
- 5. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards and other devices.*
- 6. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Parking areas shall be treated with decorative elements, building wall extensions, plantings, fences, or other innovative means so as to largely screen parking from public view.*
- 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 equally effective in winter as in summer.*
- 10. Exterior lighting, when used, shall enhance the building design and adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness limited...and brilliant colors avoided.”*

E. Building Design

“Architectural style- contemporary, traditional, or other- shall not be restricted. Evaluation by the Appearance Commission of building design and its supporting elements shall be based on:

1. *Acceptable design principles and proper use of materials and supporting surrounding elements.*
2. *Buildings shall, with their own design concept, be an asset in the aesthetic sense to the Village of Homewood.*
3. *Materials shall be compatible with and complimentary to the design; as follows:*
 - a. *Materials shall be of a permanent nature and require a minimal amount of maintenance;*
 - b. *Exposed structural frames that reflect the design principles of the building shall be an integral part of the building design;*
 - c. *Colors shall be harmonious, with bright or brilliant colors used mainly for accent.*

F. Signs

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 signs on adjoining buildings.*
2. *Materials used in signs shall be of sound architectural character, be durable, and be harmonious with building design and surrounding landscape. Materials that tend to become illegible shall be avoided.*
3. *Every sign shall be scaled and designed so as to conform with relationship to buildings and surrounds.*
4. *Colors shall be used harmoniously and with restraint. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view.*
5. *The provisions of the Homewood Municipal Code as it regulates signs, shall be part of the criteria of this sub-section.*

J. Factors in Evaluation

“In addition to the Appearance Plan, the following factors relating to buildings, signs, structures or developments which affect appearance will be included in the Appearance Commission’s evaluation of a project’s design submission.

1. *Conformance to all ordinance of the Village of Homewood*
2. *Use of exterior space*
3. *Architectural concept and aesthetic value*

4. *Material selection and quality*
5. *Compatibility with adjoining buildings, misc. structures and space*
6. *Circulation for vehicles and pedestrians, and parking”*

STAFF COMMENTS

The proposed redevelopment also requires Site Plan Review approval by the Planning and Zoning Commission. The Site Plan Review application for this redevelopment will be heard on Thursday, December 11, 2025. Any conditions or comments from the Appearance Review decision by the Appearance Commission will be incorporated into the staff materials and recommended conditions for the final Site Plan Review when forwarded to the Planning and Zoning Commission.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 25-50, Appearance Review for Raising Cane’s at 17601 Halsted Street, as proposed on the drawings submitted by Kimley Horn, ADA Architects, AGI Inc. and Belle Firma, subject to the following conditions:

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 included in this memo;
4. Revise elevations and other architectural drawings to replace Tier III materials (including dryvit) on front, exterior side and interior side of the building in conformance with zoning requirements;
5. Director of economic and community development shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance;
6. Provide Village staff with additional information on drainage and runoff control from awning structures;
7. 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;
8. Revise photometric plan with relocated lighting fixtures to reduce lighting impacts on neighboring property to less than 0.5 footcandles in conformance with zoning requirements.
9. Revise signage plans (or submit a comprehensive sign plan with requested modifications) to meet Village sign code requirements for painted wall signs and wall signs.