

**ZONING BOARD OF APPEALS**  
**MINUTES OF JULY 10, 2024 – 7:00 P.M.**

1. The regularly scheduled meeting of the Zoning Board of Appeals was called to order at 7:00 p.m.
2. A quorum was present. Rhonda Santana, Kathy Mennella, Jenny Corral, Wayne Bernacki, Bruce Boreson, Frank Grieshamer, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), and Rudy Repa (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of June 5, 2024. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 24-07  
Seven Brew Coffee – Who Brew IL II, LLC  
10335 Grand Avenue  
12-28-132-009-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a drive-thru coffee shop in the C-2 Community Shopping District per Village Zoning Code Section 9-9-2 Table 9-1 and Section 9-9-5 C regarding Accessory Use Standards for drive-thru lanes.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Bob Gage of Who Brew IL II, LLC, petitioner, came forward. He signed in and was sworn in.

Mr. Gage passed out three (3) documents to the members at this time. It was an enlarged color drawing of the elevation of the prospective building, enlarged versions of the Site Development Plan and a Marketing Packet of the business. Frank Grieshamer made a motion to enter the documents into the record as Exhibit A, Exhibit B, and Exhibit C. Kathy Menella seconded the motion. All in favor. Motion carried.

Mr. Gage then gave his presentation at this time. He stated that they propose to demolish the existing former Starbucks building and drive-thru.

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Once removed, the petitioner plans to build a new 560 SF building with a 300 SF accessory storage structure. The lot will be utilized by 7 Brew Coffee and operate as a drive-thru-only coffee shop. As seen on the site plan, there will be two drive-thru lanes, a bailout lane, a small kiosk for sales with a kitchen/brewing station, and a freestanding accessory outdoor storage freezer/refrigerator. Indoor seating is not planned for the development.

They plan to employ at least six to twelve (6-12) employees on this site. 7 Brew will have a menu consisting of various coffee, tea, juice, and other drink-related products. The business will operate from 6:30 AM to 10:00 PM every day. He stated that they have a four (4) minute turnaround policy, from a customer placing their order to receiving their drink.

He continued that there also will be a “No Left Turn” sign erected so that customers may not turn left onto Grand Avenue. There will be ingress egress at the front and rear of the building (into the mall south of the building). He further stated that they plan to reface the existing pole sign already on site.

Member Santana asked if they had other locations in the area. Mr. Gage stated that this will be the second location in Illinois. They currently have 204 active locations, primarily located in the South. They originate from Arkansas.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that since no public came forward, he closed public session.

Board Discussion began at 7:16 p.m.

The members discussed this hearing at this time. They discussed the “No Left Turn” sign, the allotted parking spaces on the property as well as ingress and egress from the site.

Board Discussion ended at 7:20 p.m.

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Member Grieshamer made a motion to “approve the Conditional Use for a drive-thru coffee shop in the C-2 Community Shopping District per Village Zoning Code Section 9-9-2 Table 9-1 and Section 9-9-5 C regarding Accessory Use Standards for drive-thru lanes for the property commonly known as 10335 Grand Avenue, in Franklin Park, Illinois, subject to the following conditions: 1. That the applicant install a “No Left Turn” sign at the egress onto Grand Avenue; 2. That this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Santana-Yes. Seven (7) Ayes, Zero (0) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was carried.

Chairman Cwik reminded the applicant that this is a recommending body and all final decisions will be made by the Village Board of Trustees.

Chairman Cwik thanked everyone for attending this evening.

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6. Public Comment: None.
7. A motion was made by Member Grieshamer to adjourn the meeting of the Zoning Board of Appeals. It was seconded by Member Mennella. All in favor. Motion carried.

The meeting adjourned at 7:22 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary