

ZONING BOARD OF APPEALS
MINUTES OF MAY 6, 2026 – 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, Jenny Corral, Kathy Mennella, Wayne Bernacki, Frank Grieshamer, Bruce Boreson, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), Rudy Repa (Village Planner) and Paul Mizner (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of April 1, 2026. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 26-03
Venue Event Management
10211 Grand Avenue
12-28-300-029-0000

Chairman Cwik stated that this hearing is for a Conditional Use approval for a Reception Facility in the C-2 Community Shopping District per Village Code Section 9-9-2, Table 9-1.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Nick Ftikas, attorney and Mr. Ray Casali, petitioner, came forward. They signed in and were sworn in.

Mr. Mizner came forward to address the members that there was a slight revision in the packets. He stated that the requirement for parking is ten (10) parking spaces and that the petitioner has met the criteria for their prospective use.

Mr. Ftikas and Mr. Casali began their presentation at this time. In summary, the petitioner intends to enter a lease agreement if granted occupancy. With a staff of 4 employees, the petitioner plans to operate a banquet hall called The Grand Reserve at the subject property. The Grand Reserve hopes to offer a private event venue space intended strictly for family-oriented celebrations. These include baby showers, children's birthday parties, quinceneras, anniversary celebrations, and small wedding and family gatherings. In their application, they've indicated that their hours of

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operation will be from 6:00 p.m. to 12:00 a.m. Friday through Sunday. They are discussing potential liquor license options with the Mayor's Office for their operations.

Mr. Casali stated that they intend to use the space as reception facility that was already existing at address. He has been in business for 15 years and has two event spaces in Chicago and Elmwood Park. He continued that he will have a full staff present as well as a manager and security/door man for each event. Food will be supplied by caterers or from the hosts of the event. Nothing will be prepared on site, just served.

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 7:10 p.m.

The members discussed this hearing at this time. They stated that this hearing satisfies the Standards for Conditional Use.

Board Discussion ended at 7:12 p.m.

Member Grieshamer made a motion to "approve ZBA 26-03 for the approval of a Conditional Use for a Reception Facility in the C-2 Community Shopping District per Village Code Section 9-9-2, Table 9-1 for the property commonly known as 10211 Grand Avenue, in Franklin Park, Illinois, subject to the following conditions: 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. New Business: ZBA 26-04
Who Brew II, LLC – 7 Brew Coffee
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. Matt Nyweide, petitioner, came forward. He signed in and was sworn in.

Mr. Nyweide began his presentation at this time. He stated that they plan to demolish the existing former Starbucks building and drive-thru. Once removed, they plan to build a new 510 SF building with a 280 SF accessory freezer 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.

Mr. Nyweide stated that they plan to employ at least 35-40 employees (most employees are projected to be part-time high school or college students working 4-hour shifts; with a maximum of 5 employees working at peak shift) 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 5:30 AM to 10:00 PM Sunday through Thursday, and 5:30 AM to 11 PM Friday and Saturday.

Member Bernacki inquired about egress from the property onto Grand Avenue; if it would be a right turn only. Mr. Repa replied that pursuant to the Village Engineer's findings, there will be a recommendation to the petitioner that there be signage stating "right turn only" onto Grand Avenue.

Mr. Nyweide added that there will be access for customers to the site through the Rio Valley mall to the south.

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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 7:24 p.m.

The members discussed the hearing at this time. They stated that this hearing satisfies the findings and Standards for Conditional Use.

Board Discussion ended at 7:26 p.m.

Member Grieshamer made a motion to “approve ZBA 26-04 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 for the property commonly known as 10335 Grand Avenue, in Franklin Park, Illinois, subject to the following conditions: 1. That the applicant install a “Right-Turn Only” 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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7. New Business: ZBA 26-05
El Car Wash Mid-West, LLC
10500 Grand Avenue
12-29-203-066-0000, 12-29-203-068-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a new car wash with a drive-thru in the C-3 General 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 noted that Planning Staff had requested a continuance for ZBA 26-05 to the June 3rd ZBA Hearing. Chairman Cwik asked if staff had anything to add regarding the matter at this time.

Senior Planner Rudolph Repa explained that due to unforeseen complications related to utility easements, the current site plan as originally included in the El Car Wash application would not be feasible. Staff expected the issue to be resolved shortly and thus requested ZBA 26-05 be continued until the June 3rd ZBA Hearing. Mr. Repa then asked if there were any questions regarding the request.

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 7:27 p.m.

The members discussed continuing this case until the next scheduled meeting per staff request. There was no opposition to the request for continuance.

Board Discussion ended at 7:28 p.m.

Chairman Cwik made a motion to “table ZBA 26-05 for a Conditional Use for a new car wash with a drive-thru in the C-3 General 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 10500 Grand Avenue, in Franklin Park, Illinois” It was seconded by Member Mennella. All in favor. Motion carried.

Chairman Cwik thanked everyone for attending this evening.

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8. Public Comment: None.
9. 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 7:28 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary