



Project Narrative	7 Brew Homewood	Date: 2026.04.13
-------------------	-----------------	------------------

Who Brew LLC is proposing to redevelop the existing Boston Market site at 17855 S Halsted St, Homewood, IL into a 7 Brew drive-thru coffee stand. The existing building and signage will be removed and replaced with a new building and associated cooler. The buildings will have a combined footprint smaller than the existing building. The site will be reconfigured to accommodate a dual drive-thru layout, including reconstructed pavement and curbing, resulting in improved circulation and a reduction in overall impervious area.

7 Brew operates as a drive-thru-focused coffee concept, serving beverages such as coffee, teas, and energy drinks. The business model emphasizes efficient service, with staff taking orders directly from vehicles and delivering completed orders at the pick-up window. This approach minimizes wait times and allows for a high volume of customers to be served efficiently without the need for indoor seating. The stand operates from 5:30 AM to 10:00 PM daily, with extended hours until 11:00 PM on Fridays and Saturdays. The proposed use will provide a convenient service option for residents and commuters while reinvesting in an existing commercial property.

Traffic circulation has been designed to function efficiently within the site. Vehicles will enter via the existing driveway and proceed through dual drive-thru lanes with significant on-site stacking capacity before exiting through a proposed exit driveway. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, a coffee shop with dual drive-thru lanes and no indoor seating is expected to generate approximately 50 customers during the peak morning hour. The site layout is designed to accommodate this demand while maintaining on-site circulation. The layout allows for internal vehicle movement without impacting adjacent roadways, and staff are trained to manage traffic during peak periods.

Stormwater management will utilize the existing on-site infrastructure, which previously served the entire property and will remain in place. The proposed design includes a new curb inlet structure and downspout connections that tie into the existing system. A portion of the reconstructed lot will continue to drain to existing inlets, while the southern half of the site will be redirected to a new catch basin that conveys to the existing system. As the redevelopment reduces overall impervious area, the impact to the storm sewer system is positive, with no increase in runoff demand.

Sanitary service will be provided by connecting to the existing sanitary sewer system, with the addition of a new grease interceptor to support the proposed use. Domestic water service will be extended from the existing water line that previously served the site. No significant modifications to off-site utility infrastructure are required.



Project Narrative	7 Brew Homewood	Date: 2026.04.13
-------------------	-----------------	------------------

The site will include a new, code-compliant landscaping plan designed to enhance the appearance of the property and provide additional screening along Halsted Street, with all existing trees preserved. A new monument sign is proposed to be located at the southwest corner of the lot. A code-compliant photometric plan will be provided to ensure adequate lighting while minimizing impacts to surrounding properties.

Overall, the proposed redevelopment represents a reinvestment in an existing commercial site, improving site functionality, reducing impervious coverage, and providing a service that is compatible with the surrounding area.