

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission and Zoning Board of Appeals of the City of Warrenville will be held on January 22, 2026, at 7 pm. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

28231 DIEHL RD / SITE-SPECIFIC AMENDMENT, PUD AMENDMENT, SIGN VARIANCE / 7 BREW

Request for approval of the following:

1. Major planned unit development amendment approval to demolish the existing vacant commercial building and for the proposed drive-through coffee establishment and related improvements;
2. Site-specific amendments from the Cantera Development Control Regulations to:
 - a. Permit three primary wall signs; and
 - b. Increase the total permitted sign area on the north elevation from 22.5 square feet to 28.27 square feet;
3. Variance from the Sign Ordinance to increase the size of small convenience signs from 3 square feet to approximately 6.37 square feet; and
4. Any other relief from the Zoning Ordinance, Cantera Development Control Regulations, or the Sign Ordinance for this project.

Petitioner: Who Brew LLC
100 Powell Place #1230
Nashville, TN 37204

Property Owner: Menard Inc
5101 Menard Dr
Eau Claire, WI 54703

Location of Property Affected: Located east of the southeast corner of Diehl Rd and Davis Pkwy, and legally described as follows:

LOT 4 IN CANTERA SUB-AREA "I" RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2003 AS DOCUMENT R2003-195726, IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-02-405-006

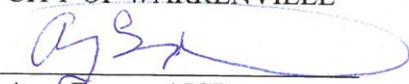
Zoning S-D Special Development
Commercial Center Use Area

The above Petition is open for inspection at the Community Development Department of The City of Warrenville, 3S258 Manning Avenue, Warrenville, IL 60555, or at the following City website page: <http://warrenville.il.us/index.aspx?NID=266>. Persons wishing to appear at such hearing may do so in person, or by attorney, or other representative. Communication in writing in relation thereto may be filed with the Plan Commission or be submitted at such hearing.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact City Hall at (630) 393-9427.

CITY OF WARRENVILLE

By:


Amy Emery, AICP

Community and Economic Development Director