

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
DRAFT Minutes of Regular Meeting
Held on January 22, 2026
At Warrenville City Hall
28W701 Stafford Place

A. CALL TO ORDER

Chairman Cosgrove called the meeting to order at 7:00 p.m.

B. ROLL CALL

PC Present: Tim Cosgrove, Jim Martina, Jessica Tullier, Rachael Fawell
Chris Wilson, Tom Smillie, Katy Ebbesen, Natalie Clemens

PC Excused: Mark Taylor

ZBA Present: Tim Cosgrove, Jim Martina, Chris Wilson
Katy Ebbesen, Jessica Tullier, Natalie Clemens

ZBA Excused: Mark Taylor

Also Present: Community and Economic Development Director Amy Emery
Community Planner Jack Maszka
City Traffic Consultant Justin Opitz, Kimley-Horn

C. NEW BUSINESS

1. 3S260 Warren Ave / Warrenville Park District / Temporary Use Permit

Request for approval of a temporary use permit to allow the Warrenville Park District to conduct certain temporary events each year in 2026 through 2028, some of which involve street closures and alcohol sales.

Staff Presentation:

Planner Maszka provided a brief summary of the proposed temporary use permit events. He noted that the events are nearly identical to what was approved in 2023 for years 2023 through 2025. He stated both the Fire Protection District and the Police Department had no additional comments other than those outlined in the staff report. Planner Maszka stated that the Park District has been amenable to proposed changes by the City and Fire Protection District.

PC/ZBA Questions and Comments:

- Commissioner Clemens questioned Police Department building access due to the street closure in front of the Warrenville Police Department for the Holly Days event. Matt Odom of the Park District replied that pedestrian access for the Police Department will be maintained. Vehicles will have to park off-site. Director Emery stated the Police Department lobby may be closed during the event.

- Commissioner Clemens questioned if the Park District solicits feedback. Mr. Odom responded that patron feedback is hard to capture. The Park District routinely solicits feedback from vendors and partner organizations.
- Chairman Cosgrove gave his feedback in that he thought that the prices of the food at Summer Daze was very expensive.

Public Testimony:

None.

COMMISSIONER FAWELL MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND CITY COUNCIL APPROVAL OF THE REQUESTED TEMPORARY USE PERMIT TO ALLOW THE PARK DISTRICT TO CONDUCT TEMPORARY EVENTS, OUTLINED AND DETAILED IN ATTACHMENT A, EACH YEAR FROM 2026 THROUGH 2028, SUBJECT TO THE CONDITIONS ONE THROUGH SIXTEEN IN THE STAFF REPORT DATED JANUARY 22, 2026. SECONDED BY COMMISSIONER WILSON. CHAIRMAN COSGROVE REQUESTED A VOICE VOTE. MOTION PASSED UNANIMOUSLY. MOTION CARRIED.

2. 28231 Diehl Road / Who Brew LLC / 7 Brew Zoning Relief
Located east of the southeast corner of Davis Parkway and Diehl Road
(Public Hearing)

Request for approval of a Major Planned Unit Development Amendment, Site-Specific Amendments, and a Variance from the Sign Ordinance for a 7 Brew drive-through coffee establishment.

COMMISSIONER FAWELL MADE A MOTION TO OPEN THE PUBLIC HEARING FOR 28231 DIEHL ROAD. SECONDED BY CHAIRMAN COSGROVE. CHAIRMAN COSGROVE REQUESTED A VOICE VOTE. MOTION PASSED UNANIMOUSLY. MOTION CARRIED.

Petitioner Presentation:

Chris George, of Who Brew LLC, the Applicant, and Brendan May of KLOA, the Applicant's traffic consultant, provided a presentation of the requested zoning relief, which included the following:

- Mr. George provided a summary of the site including zoning, existing conditions and proposed development, including the demolition of the existing McDonald's building and construction of a new 7 Brew drive-through coffee facility consisting of a 510-square-foot main structure with an attached 238-square-foot cooler. The facility will operate exclusively as a drive-through only use with no interior customer seating.
- Mr. George explained that 7 Brew is a rapidly expanding national quick-service coffee brand with more than 600 locations nationwide and a growing presence in the Chicagoland region. Operating hours were identified as 5:30 a.m. to 10:00 p.m. Sunday through Thursday and until 11:00 p.m. on Fridays and Saturdays. Orders are taken by

employees using handheld tablets within the drive-through lanes, and beverages are delivered directly to vehicles through sliding service doors. Mr. George mentioned that the Applicant is working on incorporating “pull-up” stalls in the site plan.

- Brendan May, of KLOA, presented the traffic impact study for the proposed development. The study evaluated weekday morning, weekday evening, and Saturday midday peak traffic conditions.
- Mr. May stated that trip generation data was collected from existing 7 Brew locations in Naperville, Lake Zurich, and Huntley and applied conservatively without reductions for future store openings. The study estimated peak-hour volumes of approximately 80–90 vehicles entering and exiting the site. The proposed site plan provides stacking for approximately 49 vehicles within the drive-through queue, with additional on-site capacity for up to 64 vehicles before impacting surrounding roadways. Mr. May stated the expected peak queueing demand for this location will be 35 vehicles.
- Mr. May concluded that surrounding intersections, including Diehl Road and Davis Parkway, would maintain acceptable levels of service with the addition of 7 Brew traffic.

PC/ZBA Questions and Comments:

- Chairman Cosgrove questioned how vehicles would exit the site and whether customers could leave the drive-through queue early if necessary. The petitioner explained that a paved exit near the trash enclosure allows vehicles to exit the queue without circulating the entire site.
- Chairman Cosgrove expressed concern about the tight turning radius at the northwest corner of the site, particularly for larger vehicles.
- Commissioner Fawell agreed that the northwest corner geometry appeared constrained and could create conflicts during peak periods. The petitioner stated that the site plan could be revised in coordination with staff to increase the turning radius, acknowledging that queue length may be reduced.
- Commissioner Clemens raised concerns about the two-way drive aisle adjacent to parking spaces along the north side of the building. The petitioner responded that operational experience shows staggered vehicle movement and that staff assist with traffic flow.
- Commissioner Clemens asked whether vehicles might improperly enter the drive-through queue from the rear access drive. The petitioner stated that signage, striping, and staff direction would be used to prevent improper entry.
- Justin Opitz, the City’s third-party traffic consultant, stated that the traffic projections appeared reasonable but recommended an opening-period traffic management plan.
- The petitioner indicated that off-duty police officers or private traffic control services are typically used during grand openings.
- Commissioners discussed the signage request, including three primary wall signs and a six-foot-diameter medallion sign exceeding code limits.
- Several commissioners expressed concern about maintaining consistency with Cantera signage standards. *Planner Maszka incorrectly stated that the building is already permitted two primary signs and a secondary sign. After review, only two primary signs are permitted. This updated information was forwarded to the Commission and the Applicant.*

- Commissioners also discussed proposed blue LED canopy lighting and the requirement for full cutoff shielding.

Public Testimony:

None.

CHAIRMAN COSGROVE MADE A MOTION TO CONTINUE THE PUBLIC HEARING TO THE FEBRUARY 19, 2026 PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING. SECONDED BY COMMISSIONER SMILLIE. CHAIRMAN COSGROVE REQUESTED A VOICE VOTE. MOTION PASSED UNANIMOUSLY. MOTION CARRIED.

D. Other Business

1. Annual election of the Plan Commission Vice-Chair and Zoning Board of Appeals Vice Chair

CHAIRMAN COSGROVE MADE A MOTION TO ELECT COMMISSIONER CLEMENS AS THE PLAN COMMISSION AND ZONING BOARD OF APPEALS VICE CHAIR. SECONDED BY COMMISSIONER TULLIER. CHAIRMAN COSGROVE REQUESTED A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

E. PUBLIC COMMENTS

None

F. APPROVAL OF MINUTES

1. Regular Meeting Minutes of December 4, 2025

Chairman Cosgrove and Commissioner Clemens proposed amendments to the minutes.

CHAIRMAN COSGROVE MADE A MOTION TO APPROVE THE MINUTES AS AMENDED FOR DECEMBER 4, 2025. SECONDED BY COMMISSIONER SMILLIE. CHAIRMAN COSGROVE REQUESTED A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

2. Joint Plan Commission / City Council Meeting Minutes of January 12, 2026

Commissioners Clemens, Wilson, and Smillie proposed amendments to the minutes.

CHAIRMAN COSGROVE MADE A MOTION TO APPROVE THE MINUTES AS AMENDED FOR THE JANUARY 12, 2026 JOINT PLAN COMMISSION / CITY COUNCIL MEETING. SECONDED BY COMMISSIONER FAWELL. CHAIRMAN COSGROVE REQUESTED A VOICE VOTE. MOTION PASSED. MOTION CARRIED. COMMISSIONER TULLIER ABSTAINED.

G. CHAIRMAN’S REPORT

Chairman Cosgrove shared with the Commission the passing of Community Service Officer Joshua Perry and the passing of Faye Johnson, Mayor Andrew Johnson’s mother.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR’S REPORT

Director Emery thanked the Commission for completing the survey ahead of the joint Plan Commission / City Council meeting and that the meeting provided direction to staff and ultimately a consultant.

I. PLANNER’S REPORT

Community Planner Maszka stated that the February 5, 2026, Plan Commission meeting would likely be canceled.

J. MAYOR’S REPORT

None.

K. ADJOURN

COMMISSIONER FAWELL MADE A MOTION TO ADJOURN THE MEETING AT 8:16 P.M. SECONDED BY COMMISSIONER TULLIER. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY. MOTION CARRIED.

Jack Maszka, Community Planner