

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
DRAFT Minutes of Regular Meeting
Held on February 19, 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, Chris Wilson, Mark Taylor
Tom Smillie, Katy Ebbesen, Natalie Clemens

PC Excused: Rachel Fawell

PC Absent: Jessica Tullier

ZBA Present: Tim Cosgrove, Jim Martina, Chris Wilson
Katy Ebbesen, Mark Taylor, Natalie Clemens

ZBA Absent: Jessica Tullier

Also Present: Assistant Community Development Director Kristine Hocking
Community Planner Jack Maszka
City Traffic Consultant Justin Opitz, Kimley-Horn

C. NEW BUSINESS

1. 28231 Diehl Road / Who Brew LLC / 7 Brew Zoning Relief
Located east of the southeast corner of Davis Parkway and Diehl Road
(Continued 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.

Staff Presentation:

Planner Maszka summarized the Applicant's revised submittal since the January 22 public hearing:

Signage Revisions

- Removal of the smaller "drive-through coffee" chevron-style signs that previously required variance relief.
- Reduction from three wall signs to two, eliminating the need for deviation regarding the number of wall signs.
- Two proposed wall signs remain on the north and west façades.

- Due to the narrow building façade on the north elevation, relief is still required for sign area proportionality, though the sign sizes themselves are identical.

Site Design / Circulation Revisions

- The drive-through intake lane was redesigned to better funnel vehicles directly into stacking.
- Curb radii were modified to accommodate wider turning vehicles.
- Analysis supporting turning movement modifications was provided.

Justin Opitz, the City's traffic consultant with Kimley-Horn, summarized findings of the updated submittals:

Traffic Review

- Supplemental traffic analysis focused on a mid-day peak period (approximately 10:00 a.m.), when Seven Brew anticipates higher volume.
- The Davis and Diehl intersection was evaluated and concluded that the intersection retains sufficient capacity to accommodate traffic volumes.
- Concurred that the proposed operational plan, including employee traffic management, would likely address high volume traffic days.

Assistant Director Hocking reviewed engineering comments including:

Engineering Review

- Stated minor revisions were needed based on Illinois-specific ADA signage details.
- Canopy lighting is regulated as gas station canopy lighting and meets requirements.

PC/ZBA Questions and Comments:

- Commissioner Wilson thanked the Applicant for updated submittals based on commission feedback.
- Commissioner Clemens noted her preference for the shielded lighting design and suggested moving the north wall sign higher on the façade.
- Chairman Cosgrove requested clarification that the turning radius was revised. Mr. George stated that the turning radius was increased and that an updated truck turning exhibit was submitted.
- Chairman Cosgrove commented that the sign site specific amendments are required based on the small scale of the building.
- Chairman Cosgrove requested clarification about subdivision mentioned in the staff report. Planner Maszka clarified that the PUD approval criteria reference provisions and covenants for future subdivision of the property. He noted there is no subdivision planned for this property and that one would require review and approval by the City.

Public Testimony:

None.

CHAIRMAN COSGROVE MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND CITY COUNCIL APPROVAL OF THE MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT AND SITE SPECIFIC AMENDMENTS FOR THE 7 BREW DEVELOPMENT AT 28231 DIEHL ROAD IN ACCORDANCE WITH THE CITY STAFF REVIEW COMMENTS IN THE FEBRUARY 19, 2026, STAFF REPORT. SECONDED BY COMMISSIONER SMILLIE. CHAIRMAN COSGROVE REQUESTED A VOICE VOTE. MOTION PASSED UNANIMOUSLY. MOTION CARRIED.

CHAIRMAN COSGROVE MADE A MOTION TO CLOSE THE PUBLIC HEARING. SECONDED BY COMMISSIONER CLEMENS. CHAIRMAN COSGROVE REQUESTED A VOICE VOTE. MOTION PASSED UNANIMOUSLY. MOTION CARRIED.

D. PUBLIC COMMENT

None.

E. INFORMATIONAL ITEMS

1. City of Warrenton 2026 Zoning Map

F. APPROVAL OF MINUTES

1. Regular Meeting Minutes of January 22, 2026

CHAIRMAN COSGROVE MADE A MOTION TO APPROVE THE MINUTES AS AMENDED FOR JANUARY 22, 2026. SECONDED BY COMMISSIONER CLEMENS. CHAIRMAN COSGROVE REQUESTED A VOICE VOTE. MOTION PASSED. MOTION CARRIED. COMMISSIONER TAYLOR ABSTAINED.

G. CHAIRMAN'S REPORT

Chairman Cosgrove requested Planner Maszka provide an update on a number of projects approved by the City in 2025.

H. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

None.

I. PLANNER'S REPORT

Community Planner Maszka provided a preview of the next meeting's agenda.

J. MAYOR'S REPORT

None.

K. ADJOURN

CHAIRMAN COSGROVE MADE A MOTION TO ADJOURN THE MEETING AT 8:31 PM. SECONDED BY COMMISSIONER CLEMENS. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY. MOTION CARRIED.

Jack Maszka, Community Planner