

27755 DIEHL ROAD SIGNAGE SITE-SPECIFIC AMENDMENTS

August 21, 2025

Project No.

PZ2025-0015

Applicant and Property Owner

Juneau-Bell LLC
2727 LBJ Freeway No 806
Dallas, Texas 75234

Subject Property Location & Info.

Located at the southwest corner of
Diehl Rd and Needham Ct

Address: 27755 Diehl Rd
PIN: 07-01-306-001
Approximate Size: 8.78 acres

Existing Improvements

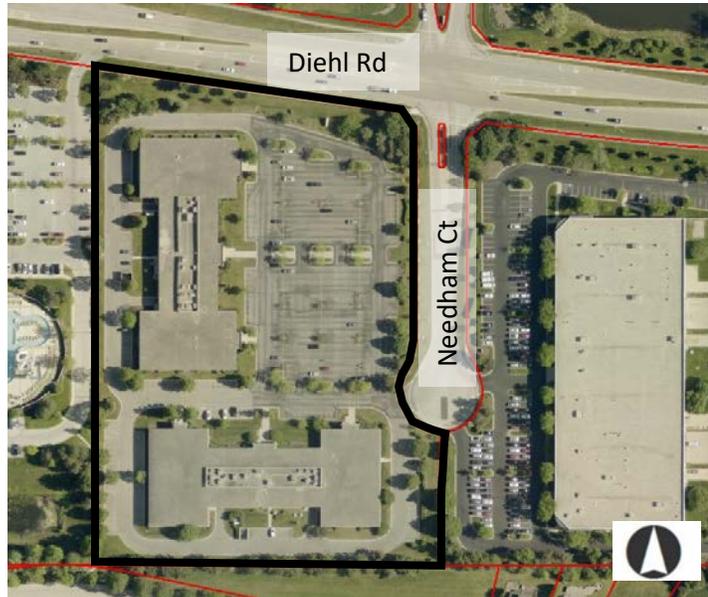
Two multi-unit office buildings with
related signage, parking, and
circulation.

Approvals Sought

- Site-specific amendment to permit a third sign on the northernmost building; and
- Site-specific amendment to permit two signs on the east façade of the northernmost building.

Attachments

- Attachment A – Survey with Sign Location
- Attachment B – Sign Plans
- Attachment C – Previously Approved Signs



LOCATION MAP

PROJECT DESCRIPTION

Donald Wisinski of Bradford Allen, on behalf of the property owner, Juneau-Bell LLC, “the Applicant,” is seeking approval of signage site-specific amendments to (i) permit a second wall sign on the east façade of the northernmost building and (ii) permit three total wall signs on the northernmost building at 27755 Diehl Road, “the Subject Property.” Project documents are available on the *City Private Development Projects* webpage at:

<https://www.warrenville.il.us/985/27755-Diehl-Road-Sign-Amendment>

The public hearing for this request began at the August 7, 2025 Plan Commission meeting and was continued to the August 21, 2025 Plan Commission meeting. It is important

to note that this staff report does not reflect any public input that may be received during the August 21, 2025 public hearing, and therefore should be reviewed with this in mind. Any additional information concerning the application that may be provided up to and at the public hearing will need to be reviewed and taken into consideration.

The Plan Commission is responsible for making recommendations to the City Council for site-specific amendment requests.

BACKGROUND

The Subject Property is improved with two multi-tenant office buildings, two ground signs, and related parking and circulation (approved via O1709).

For Light Industrial Use properties, the use designation of the Subject Property, the Cantera Development Control Regulations only permit two wall signs on a building and no more than one wall sign on a single façade. In 2010 and again in 2017, the City incorrectly issued permits for a third sign which also was a second wall sign on the eastern façade of the northernmost building (see Attachment C). The “AMETEK” sign was removed in 2025 to accommodate a new sign for Chicago Rivet and Machine Co (see Attachment B). After Community Development Department staff reviewed the building permit application, staff communicated to the applicant that the proposed sign does not meet the Cantera Development Control Regulations and that previous sign permits were issued incorrectly. Staff indicated support for relief required to locate the proposed Chicago Rivet and Machine Co. sign at the Subject Property. To accommodate a new tenant, the Applicant is requesting approval of site-specific amendments to O1709 to permit a second wall sign on the east façade of the northernmost building and to permit three total wall signs.

I. SITE-SPECIFIC AMENDMENTS APPROVAL (requires a public hearing before the Plan Commission and ultimately a recommendation to the City Council)

In recommending approval or conditional approval of site-specific amendments, the Zoning Ordinance requires the Plan Commission to transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission’s conditions are fulfilled. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are fulfilled. (Community Development Department staff responses are in *italics*):

1. SUPERIOR DESIGN

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

The proposed site-specific amendments would authorize three total wall signs on the northern building at the Subject Property. The proposed signage is consistent with existing and previous signs located on the northern building of the Subject Property and consistent with the superior design of the Subject Property’s approved PUD.

2. MEETS PUD REQUIREMENTS

The PUD meets the requirements for Planned Unit Developments set forth in this Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

Aside from the requested site-specific amendments, the proposed signage meets PUD requirements.

3. CONSISTENT WITH CITY PLAN

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

The proposed site-specific amendments are consistent with the existing and surrounding built environment. The City has historically approved signage related amendments throughout Cantera.

4. PUBLIC WELFARE

The PUD will not be detrimental to the Public health, safety, morals, or general welfare.

Staff does not believe the proposed signage would be detrimental to the Public health, safety, morals, or general welfare.

5. COMPATIBLE WITH ENVIRONS

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

The proposed amendments are to entitle a third wall sign at the north building at the Subject Property. A third wall sign has been present on the building since approximately 2010. Staff believes the third sign is consistent with the existing environment.

6. NATURAL FEATURES

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

The proposed site-specific amendments would not have an impact on existing natural features on the property.

7. CIRCULATION

Streets, sidewalks, off-street driveways, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size capacity, and design to ensure safe efficient circulation of automobiles, trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

The proposed site-specific amendments would not have an impact on existing circulation at the property.

8. OPEN SPACES AND LANDSCAPING

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of the total public and common open space provided in residential areas render it useable for recreation purposes.

The proposed site-specific amendments would not have an impact on existing open space nor landscaping at the property.

9. COVENANTS

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body
- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

The proposed site-specific amendments would not have an impact on the Subject Property's existing covenants.

10. PUBLIC SERVICES

The land use and improvements are consistent with the anticipated ability of the City to support police and fire protection, water supply, sewage disposal, and other public facilities and services without placing undue burden on existing residents and businesses.

The proposed site-specific amendments would not have an impact on public services.

11. PHASING

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even

if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities—or the provision of financial sureties guaranteeing their improvement—is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

The proposed signage will not be phased.

II. CITY STAFF REVIEW COMMENTS

Planning and Zoning

Planning and Zoning staff have the following plan review comments:

- The proposed site-specific amendments are to entitle a third sign at the northern building on the subject property that was incorrectly permitted in 2010 and 2017. Staff is supportive of the requested relief.
- Except for those site-specific amendments requested, the sign shall comply with all Cantera Development Control Regulations.

CONCLUSION

Based on the findings outlined in this report, staff recommends the Plan Commission recommend City Council approval of the signage site-specific amendments, in accordance with City staff review comments, and as outlined in the August 21, 2025, Community Development Department staff report.

Attachment A – Survey with Sign Location

Attachment B – Sign Plans

Attachment C – Previously Approved Signs

Attachment B

CUSTOMER:



JOB LOCATION:

27755 Diehl Rd.,
Warrenville, IL

PROJECT:

(1) Install customer-supplied
53x85x2" non-illuminated pin-
mount aluminum letter set

DATE:

04.04.2025

FILE ID:

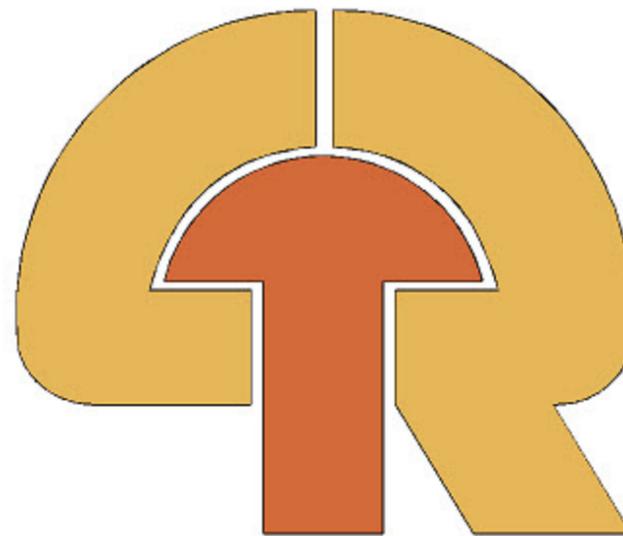
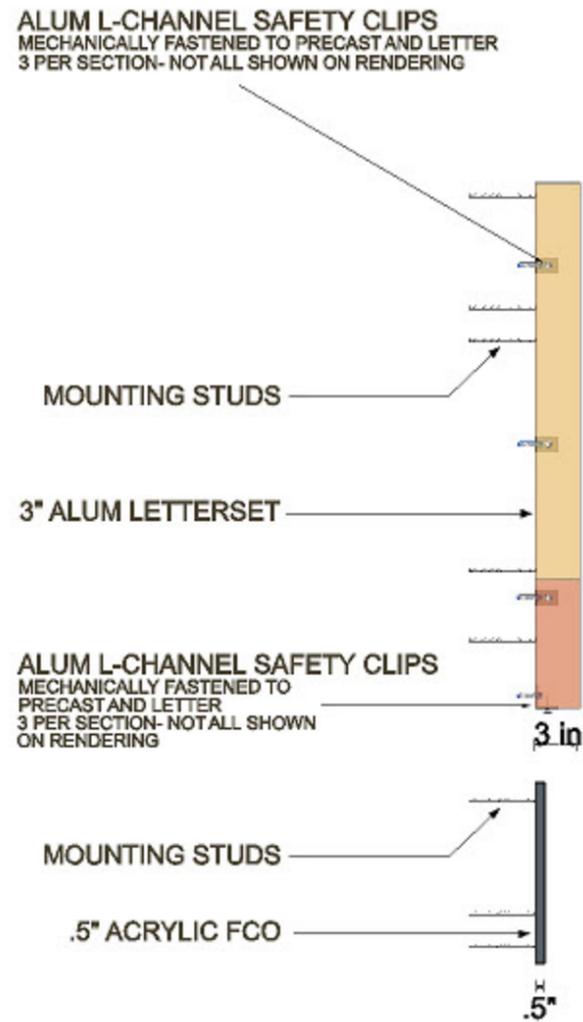
MSC020525A

REVISIONS:

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SCALE:

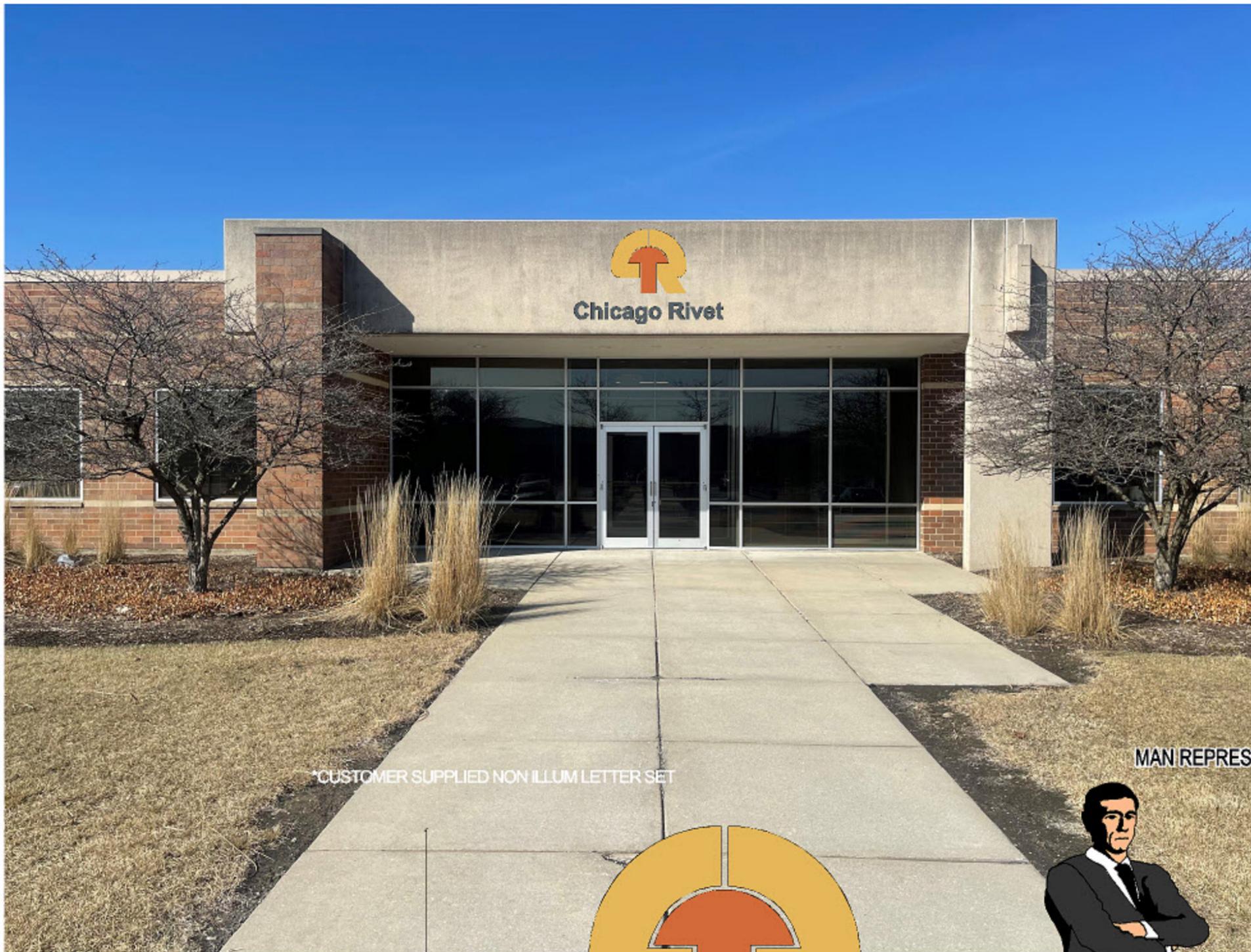
©Copyright 2006 CNC Graphics Sign Co. 348876



53 in

Chicago Rivet

85 in



*CUSTOMER SUPPLIED NON ILLUM LETTER SET

MAN REPRESENTS 6'



CNC Graphics

COMMERCIAL SIGNAGE SPECIALISTS

601 FRONTIER WAY, BENSENVILLE, IL 60108
MAIN 630.766.6308 FAX 630.766.6348
EMAIL CNC.SOLUTION@CNC.SOLUTION.COM
WWW.CNC.SOLUTION.COM

CUSTOMER:



JOB LOCATION:

27755 Diehl Rd.,
Warrenville, IL

PROJECT:

(1) Install customer-supplied
53x85x2" non-illuminated pin-
mount aluminum letter set

DATE:

03.28.2025

FILE ID:

MSC020525A

REVISIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

SCALE:

© Copyright 2006 CNC Graphics Sign Co. 348876

COLOR ON ACTUAL SIGN MAY VARY SLIGHTLY FROM ELECTRONIC PROOF
CNC GRAPHICS IS NOT RESPONSIBLE FOR DAMAGE/REPAIR TO WALL SURFACES AFTER INSTALLATION OF WALL SIGNAGE DUE TO MOUNTING HOLES REQUIRED TO INSTALL

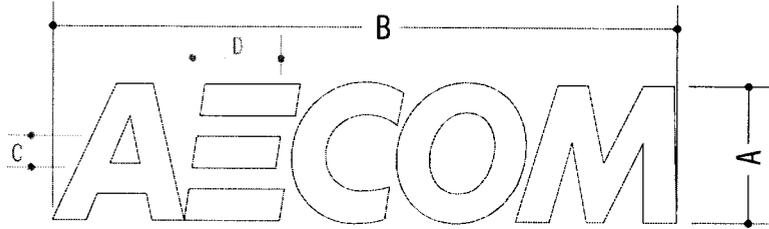
THIS DOCUMENT IS OWNED BY CNC GRAPHICS SIGN COMPANY

Attachment C

S2

Remote Wired / Halo Lit Letterset

Remove existing letterset and install new remote wired Halo lit letterset. Letters to be reverse channel aluminum painted white.



	A	B	C	D
A-RMT-W-24	2'-0"	9'-2 1/4"	5 9/16"	1'-5 11/16"

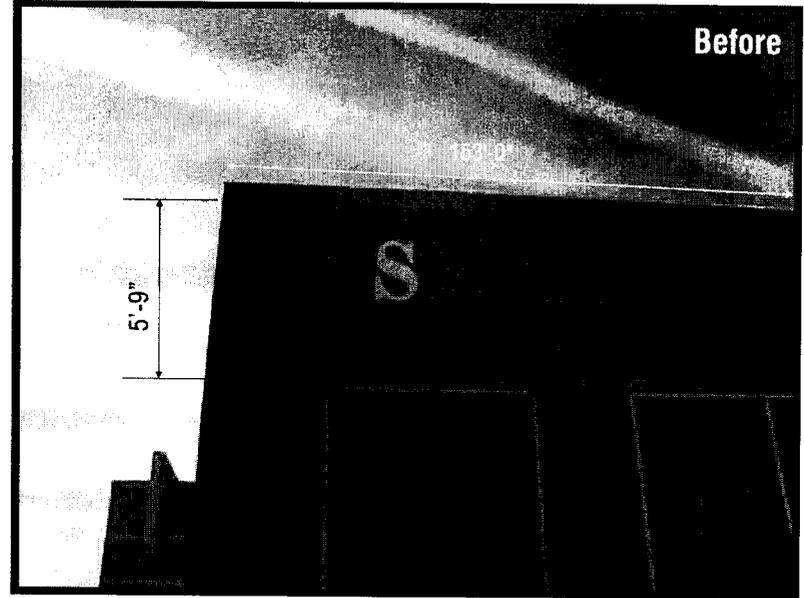
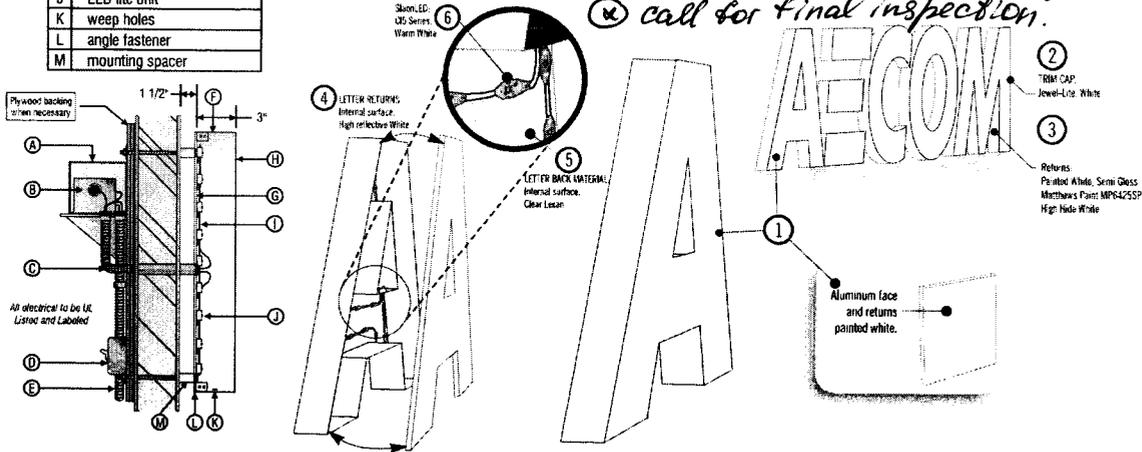
City of Warrenville
Community Development Department

A	transformer housing
B	power supply
C	conduit (1/2" min.)
D	listed disconnect switch
E	primary electrical source
F	3" (.040) aluminum return
G	clear lexan back
H	aluminum face
I	supply wire
J	LED lite unit
K	weep holes
L	angle fastener
M	mounting spacer

- Approved as Submitted
- Approved As Noted
- Returned for Corrections

By: N.D. Date: 8-27-10

- remove current "ENSP" sign.
- call for final inspection.



PRIORITY SIGN INC.
AN EMPLOYEE OWNED COMPANY

CORPORATE OFFICE:
637 Riverfront Dr., Suite 300, Sheboygan, WI 53081
PHONE: (920) 206-0898 FAX: (920) 206-0999

REGIONAL OFFICES:
Birmingham, AL • Bluffton-Hilton Head, SC
Chicago, IL • Los Angeles, CA • Knoxville, TN
Minneapolis-St. Paul, MN • Racine, WI

Project Manager: TF

Designer: JS

REVISIONS	
	X
	X
	X
	X
	X

Drawing #

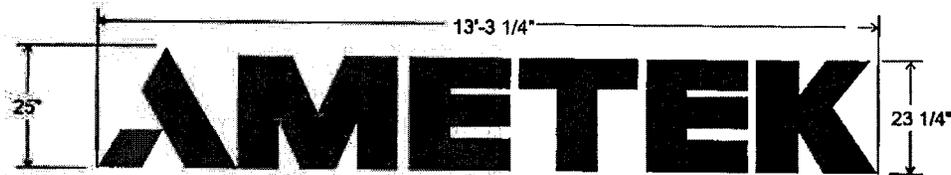
C28748-S2

Location: Warrenville, IL

Address: 27755 Diehl Road

Date: 4/9/10

ArtDept/Corel Colors/AECOM



Non-Illuminated Channel Letters

1/2" = 1'

2" deep fabricated reverse aluminum channel letters
 .125" faces with welded .063" returns painted satin black

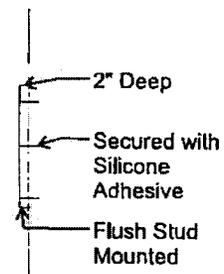
Flush stud mounted to exterior entry facade with silicone
 adhesive, studs pop welded to rear of faces

Qty 1



Side View

1/2" = 1'



Colors to Match

PMS 1795

Standard Black
 Satin Finish



Client
 Ametek

Project Location
 27753 Diehl Road
 Wareville, IL

Project #
 7024733

Date
 09.07.17

Revised by
 MR

09.25.17 MR
 09.26.17 MR

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