

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
OCTOBER 7, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Zoning Ordinance text amendment to permit wall signs along the BNSF right-of-way	Resolution Ordinance Motion ✓ Discussion Only	Stan Popovich, AICP Planning Manager

**SYNOPSIS**

A motion has been prepared directing staff to draft a text amendment to the Zoning Ordinance that would permit wall signs on building facades that face the BNSF right-of-way.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2011-2018 include *Strong and Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**UPDATE & RECOMMENDATION**  
 This item was discussed at the September 2, 2014 Village Council meeting. At that time, the Council did not take any action. At the request of Commissioner Durkin, and pursuant to the Council Policy regarding the Preparation of Village Council Agendas, this item is being placed on New Business.

**BACKGROUND**

*Introduction*

At its August 5, 2014 Village Council meeting, Village Council members directed staff to prepare an analysis of a text amendment to the Zoning Ordinance that would:

**Amend Section 9.050C1 to read:**

Each business or property owner is allowed to display one wall sign per tenant frontage along a public roadway, ~~or~~ drivable right-of-way: [or railroad right-of-way](#).

**Amend Section 9.060E1 to read:**

Each business or property owner is allowed to display one wall sign per tenant frontage along a public roadway, ~~or~~ drivable right-of-way: [or railroad right-of-way](#).

A proposed text amendment would be reviewed by the Plan Commission and require Village Council approval. At the current time, the text amendment could be presented to the Plan Commission at its October 6, 2014 meeting and be forwarded for Council review in November 2014.

Background

Currently, Sections 9.050C (General Commercial Wall Signs) and 9.060E (Downtown Business District Wall Signs) of the Zoning Ordinance permit wall signs to be located along a public roadway or drivable right-of-way. The BNSF right-of-way does not qualify as a public roadway or drivable right-of-way.

The request to examine this requirement was brought before the Council by the business owner of 1301 Warren Avenue. If the proposed amendment were ultimately approved, the petitioner would still be required to paint over the existing wall sign and replace it with a smaller wall mounted sign. Additionally, the petitioner would be required to reduce the size of the wall signs facing Warren Avenue to accommodate a new wall sign facing the BNSF right-of-way.

In addition to the violation of the sign facing the BNSF right-of-way, the property has two other Sign Ordinance violations:

- Section 9.020P – Two signs are painted directly on the building which is not permitted. One sign is on the north façade while the second sign is on the south façade and faces the BNSF right-of-way.
- Section 9.050A – The maximum allowable sign area is exceeded. The petitioner is allowed 159 square feet of signs but currently has 480 square feet.

There are 33 buildings on 67 parcels of land that are immediately adjacent to the BNSF right-of-way. The 33 buildings represent 1.5% (33 of 2,250) of the total properties with signs throughout the Village. These parcels can be broken up into three distinct sections:

- Belmont Road area
- West of Forest Avenue
- Fairview Avenue area

There were a total of five businesses with signage along the BNSF right-of-way. Of these five businesses, four businesses have removed their signage and are in compliance. The four properties that have come into compliance are:

Address	Before May 5, 2014	After May 5, 2014
421 Maple Ave.		

433  
Maple  
Ave.



1225  
Warren  
Ave.



2400  
Curtiss St.



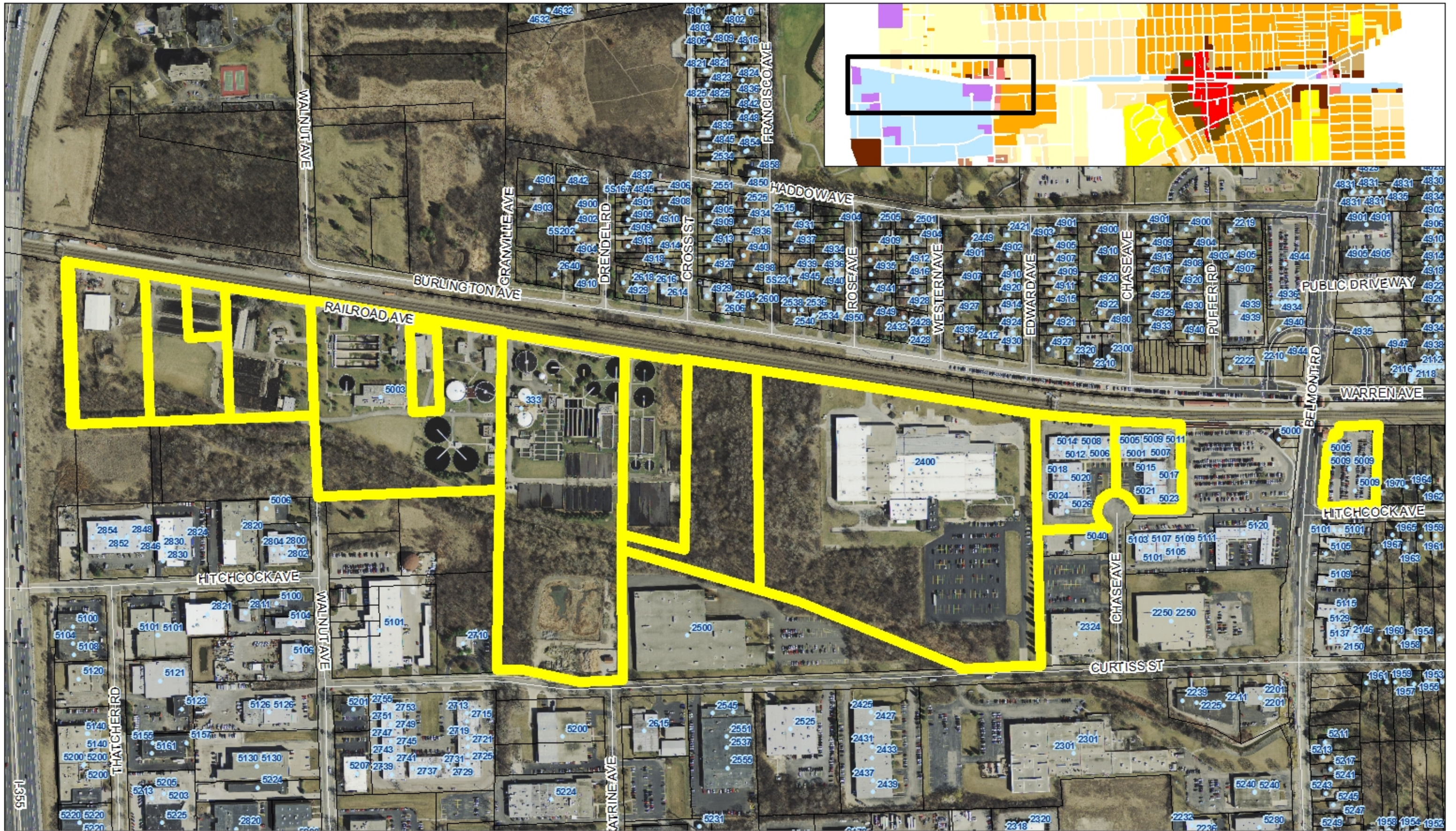
The single property that has not come into compliance is:

Address	Non-compliant Sign
1301 Warren Ave.	

**ATTACHMENTS**

Aerial Maps





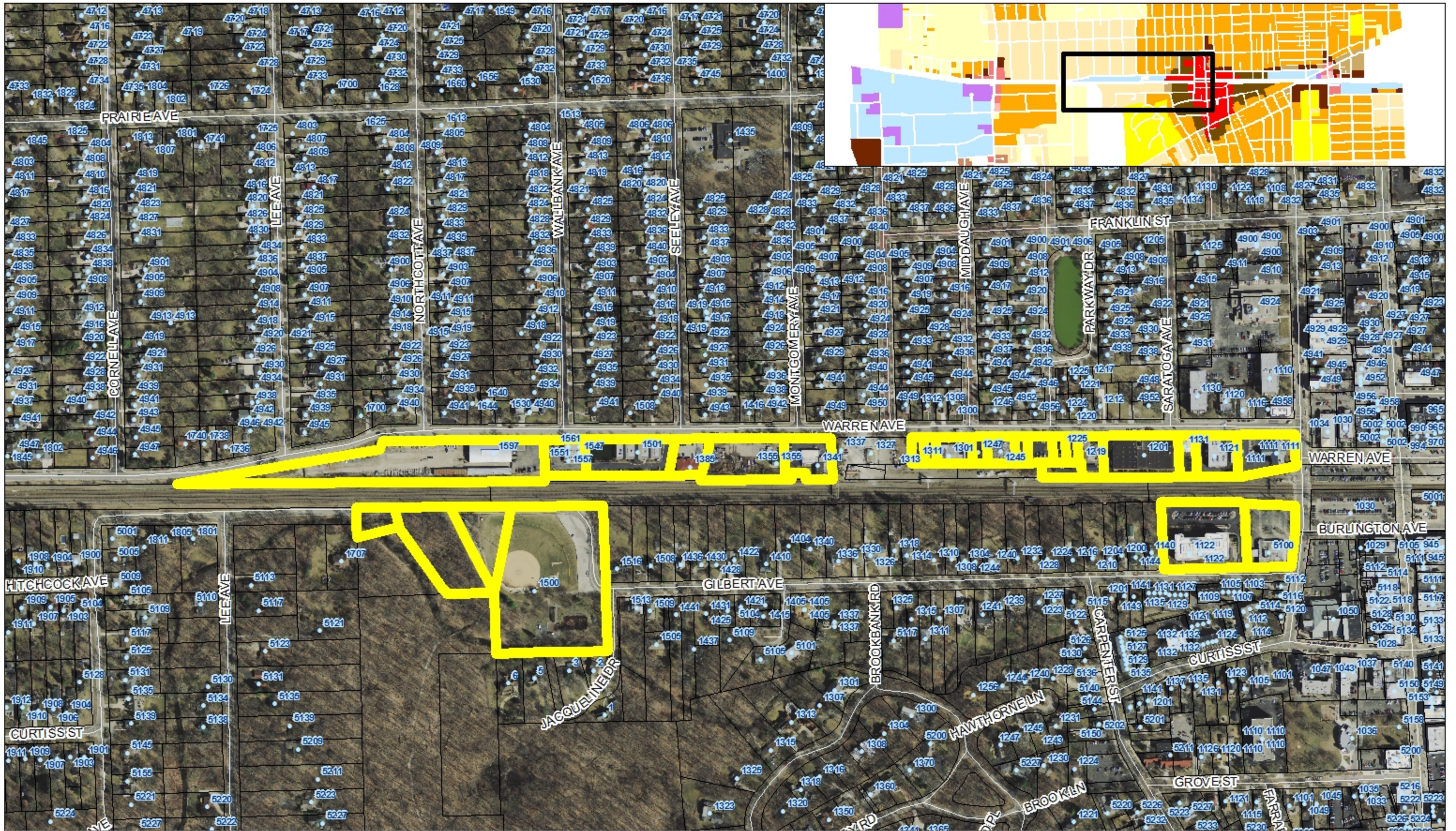
**Properties that are adjacent to the BNSF Railroad right-of-way - Belmont Road**





**Properties that are adjacent to the BNSF Railroad right-of-way - Fairview Avenue**





**Properties that are adjacent to the BNSF Railroad right-of-way - Forest Avenue**