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Staff Report to the Plan Commission

Project: Text Amendment – Section 6-307. Signs

Case Number: 2024-0952

Prepared: 12/13/2024

AMENDMENT SUMMARY

This proposed amendment addresses the increasing number of inquiries for halo-lit signage by businesses in Orland Park and clarifies Village standards for multi-tenant ground signs. A halo-lit sign is where an internal light source illuminates the wall or mounting surface behind the sign thereby creating a glowing effect. The Land Development Code does not currently allow for halo-lit signs though there are many in place already throughout the Village.

If approved, the glowing effect would be governed by a maximum of a 1.5" distance from the wall and adhere to the brightness regulations outlined in Land Development Code Section 6-315. Exterior Lighting, in line with how sign brightness is currently regulated.

The goal of this amendment is to provide more flexibility in our commercial areas by allowing this popular, new, and modern sign design while maintaining the high standards of the Village and minimizing adverse impacts on the surrounding area.

This proposed amendment also addresses multi-tenant ground signs and seeks to simplify and more clearly regulate the design of these signs Village-wide. The proposed amendment would require each sign panel in a multi-tenant ground sign to have a uniform background and text color.

KEY: Text with ~~strikethrough~~ to be deleted, text that is **bold and highlighted** to be added

PROPOSED AMENDMENT NEW TEXT

Section 6-307.C.7. Illumination

7. Illumination. Internally or externally illuminated signs shall be permitted unless otherwise noted, provided that the sign meets the following requirements:

a. Signs shall be illuminated only by steady, stationary, shielded, or shaded light sources directed solely at **or directly behind the sign,** or the sign may be internally lit. **Signs may be illuminated on their front-face or halo-lit, but not both.**

b. **The glowing effect of halo-lit signs shall only be white in color. Logos are not exempt from this requirement.**

- ~~c.b.~~ Changes in illumination shall only occur a maximum of one (1) time within a twenty-four (24) hour period.
- ~~d.e.~~ Exposed reflective-type bulbs, strobe lights, or incandescent lamps shall not be used on the exterior surface of any sign.
- ~~e.d.~~ Illuminated signs shall produce no more than thirty (30) foot candles of illumination when measured four feet (4') from the sign.
- ~~f.e.~~ Whenever external illumination is used for a sign, the source of light shall be located, shielded, and directed in such a manner that the light source is not visible from a public right-of-way or private residence.
- ~~g.f.~~ Illumination shall comply with the exterior lighting standards within Section 6-315 of the Land Development Code.
- ~~h.g.~~ All electrical fixtures, devices, circuits, conduits, raceways, or similar features must be installed and maintained in compliance with the current electrical code adopted by the Village. Conduits and other components of a sign illumination system must be designed as an integral part of the overall sign structure and shall be obscured from public view. (Amd. Ord. 5564 - 12/21/20)

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Section 6-307.E.1.a. Allowable Signs

1. **Allowable Signs.**

Types of Wall Signs

- 1. Wall Sign (Permanent)
- 2. Channel Letters (Permanent)
- 3. Cloud Sign (Permanent)
- 4. Push-Thru Letters (Permanent)
- 5. **Halo-lit Sign (Permanent)**
- ~~6.5.~~ Awning Sign (Permanent)
- ~~7.6.~~ Canopy Sign (Permanent)
- ~~8.7.~~ Projecting Sign (Permanent)
- ~~9.8.~~ Window Sign (Permanent or Temporary)
- ~~10.9.~~ Banner Sign (Temporary)

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Section 6-307.F.1.b. Appearance Standards

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5. Decorative light fixtures ~~complimentary~~ **complementary** to the architecture of the building shall be used for external illumination.

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7. Sign panels with internal **front-face** illumination shall have opaque backgrounds so that only the sign copy is illuminated. **Sign panels with internal halo-lit illumination shall have opaque foregrounds so that only the wall behind the sign is illuminated.**

8. Wall Signs:

- a. Shall be centered within the tenant's frontage unless otherwise deemed aesthetically appropriate by the Development Services Department. Effort shall be made to not conflict with the architectural elements of the building façade.

- b. Wall signs upon multi-tenant structures shall be mounted in accordance with an established center line.

- c. Background color is included within the measurement of sign face area for wall signs unless deemed appropriate as an architectural feature by the Development Services Department.

- d. All raceways shall be of a color that matches the façade behind the sign.

- e. **Halo-lit signs shall have a maximum spacing of 1.5 inches from the mounted surface and a luminance complying with the exterior lighting standards within Section 6-315 of the Land Development Code.**

9. Ground Signs:

- a. For monument signs, the sign base shall be at least seventy-five percent (75%) of the width of the sign face.

- b. For dual post signs, each post shall be at least fifteen percent (15%) of the total width of the sign.

- c. The ground sign's materials shall match the materials on the principal structure.

- d. ~~Multi-tenant ground sign panels shall be of the same background color and font color. Font face may differ from tenant to tenant. Logos are exempt from the font color requirement.~~ **Panels on multi-tenant ground signs must have a uniform background and a uniform text color. Fonts may vary by tenant. Logos are exempt from the color requirements.**

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Section 6-307.F.2. Permanent Sign Regulations by District

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a. Sign District #1: Residential.

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Sign District #1 – Residential Zoning Districts						
	Sign Type	Tenant Land Use	Maximum Sign Face Area	Maximum Number of Signs	Maximum Sign Height	Additional Regulations
Wall	Wall Sign/ Channel Letters/ Cloud Sign/ Push-Thru Letters/ Halo-Lit	RES
		NON-RES
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b. Sign District #2: Commercial.

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Sign District #2 – Commercial Zoning Districts						
	Sign Type	Tenant Land Use	Maximum Sign Face Area	Maximum Number of Signs	Maximum Sign Height	Additional Regulations
Wall	Wall Sign/ Channel Letters/ Cloud Sign/ Push-Thru Letters/ Halo-Lit	RES
		NON-RES
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c. Sign District #3: Eastern 159th Street Corridor.

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Sign District #3 – Eastern 159 th Street Corridor						
	Sign Type	Tenant Land Use	Maximum Sign Face Area	Maximum Number of Signs	Maximum Sign Height	Additional Regulations
Wall	Wall Sign/ Channel Letters/ Cloud Sign/ Push-Thru Letters/ Halo-Lit	RES
		NON-RES
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d. Sign District #4: Industrial.

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Sign District #4 – Industrial Zoning District						
	Sign Type	Tenant Land Use	Maximum Sign Face Area	Maximum Number of Signs	Maximum Sign Height	Additional Regulations
Wall	Wall Sign/ Channel Letters/ Cloud Sign/ Push-Thru Letters/ Halo-Lit	RES
		NON-RES
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e. Sign District #5: Old Orland Historic District.

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Sign District #5 – Old Orland Historic District						
	Sign Type	Tenant Land Use	Maximum Sign Face Area	Maximum Number of Signs	Maximum Sign Height	Additional Regulations
Wall	Wall Sign/ Channel Letters/ Cloud Sign/ Push- Thru	RES
	Letters/ Halo-Lit	NON-RES
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Section 6-307.F.3. Permanent Sign Bonuses

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- a. **Bonuses for Sign Face Area for Wall/Channel Letter/Cloud Sign/ Push-Thru/Halo-Lit Signs.** The following bonuses shall apply to the calculation for SFA for the aforementioned sign types. Bonuses for Tenant Gross Floor Area may apply to any valid tenant frontage. Bonuses for Building Setback from Public Right-of-Way shall only apply to signs installed on the tenant frontage(s) eligible for the bonus. Bonuses for Building Setback from a public right-of-way may include a private right-of-way internal to a Planned Development. *Note: The maximum formula for SFA is 2 SF per linear foot of tenant frontage where the sign will be installed.* (Amd. Ord. 5653 - 11/1/21)

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- b. **Bonuses for Quantity of Wall/Channel Letter/Cloud/Push-Thru Letter/Halo-Lit Signs.** The following bonuses shall apply to the allowable quantity of the aforementioned sign types. The total SFA of all wall signs shall not exceed the allowable SFA.

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Section 6-307.K. Definitions

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21. Sign, Halo-Lit: A sign where an internal light source illuminates the wall or mounting surface behind the sign creating a glowing effect.

~~22.21.~~ **Sign, Inflatable:** A sign that requires air pressure to maintain its volume.

23.22. Sign, Integral: Names of buildings, dates of erection, monumental citations and commemorative tablets or other information that is carved into stone, concrete, or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure.

24.23. Sign, Manual Changeable: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged manually without altering the face or surface of the sign.

25.24. Sign, Marquee: A manual changeable sign with a surrounding cache of light bulbs. Typical marquee signage is found at the entry to theaters.

26.25. Sign, Monument: A two-sided sign attached to a permanent foundation or decorative base and not attached or dependent on support from any building, pole, posts, or similar uprights.

27.26. Sign, Off-Premise (Outdoor Advertising): A sign providing display space for general commercial advertising not related to the premises on site at which the sign is located; commonly referred to as "billboards".

28.27. Sign, Outdoor Bulletin Board: A cabinet attached to the wall of a structure at a pedestrian level for the purpose of displaying periodically-changing messages printed on paper or other similar materials inside the cabinet. Such messages may include announcements, advertisements, or information about a business such as a menu or a brochure of services.

29.28. Sign, Pennant: A series of triangular non-rigid signs that exist on a string or band.

30.29. Sign, Permanent: Any sign or advertising display composed of durable materials intended to exist for the duration of time that the use or occupant is located on the premises.

31.30. Sign, Political: Temporary signs that announce or support political candidates, parties, issues, or causes in connection with any national, state, or local election.

32.31. Sign, Portable: Any sign that is not permanently attached to the ground, a structure, or a building and which is designed to be easily transported or relocated to another location.

33.32. Sign, Projecting (Blade): A sign, other than a wall sign, which projects (usually perpendicularly) from and is supported by a wall of a building or structure.

34.33. Sign, Push-Thru Letters: A sign with individually illuminated acrylic letters and/or a logo that appear to be pushed through the sign's opaque background panel/cabinet.

35.34. Sign, Roof: A sign erected, constructed, supported or maintained in whole or part upon or above the highest point of the roof line, parapet, or fascia of the building. For buildings with a hip, gambrel, or gable roof this would be above the eave line; for mansard roofs, this would be above the deck line for the roof, and for flat roofs it would be above the edge of the wall.

36.35. Sign, Sandwich Board (A-Frame): Portable and relatively lightweight signage constructed to stand independently, not mounted or affixed to its location. This sign is fabricated as an A-frame, which is characterized by having two boards connected together at the top. The

boards may have signage on one or both sides.

37.36. Sign, Temporary: A banner, pennant, poster or advertising display constructed of less durable materials and that appears to be intended to be displayed for a reasonable short or definite limited period of time. If the sign display area is permanent but the message displayed is subject to periodic manual changes, that sign shall not be regarded as a Temporary Sign.

38.37. Sign, Under Canopy: A sign that is attached to the underside of a canopy.

39.38. Sign, Wall: Signs mounted on the wall of a building that are parallel to the face it is mounted on. Wall signs may be illuminated or non-illuminated and are typically three-dimensional. Wall signs include but are not limited to sign types such as channel letters, cloud, and push-thru. Signs on canopies, awnings, and windows may also be considered wall signs.

40.39. Sign, Window: Signs or graphics with or without copy that are adhered to a window.

41.40. Sign, Yard (Pin): A temporary sign made of non-durable materials that are typically staked in the ground by metal or plastic supports.

42.41. Window Display: Graphics, digital images, or displays of products without copy located within the interior of the building that are not located on the surface of a window but are visible through a window or other opening. Window displays are used to project a message to potential outside viewers.

PLAN COMMISSION RECOMMENDED ACTION

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated December 13, 2024,

And

Staff Recommends the Plan Commission approve the Land Development Code Amendment as presented in the Staff Report dated December 13, 2024.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0952, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.