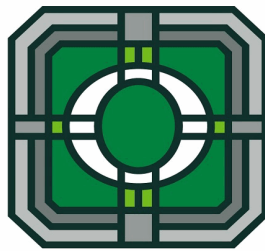


VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Tuesday, December 17, 2024

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,
Daniel Sanchez and John Nugent*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m.

Present: 7 - Chairman Parisi; Member Sanchez; Member Nugent; Member Paul; Member Schussler; Member Zaatar, Member Zomparelli

APPROVAL OF MINUTES

2024-0954 Minutes for the December 3, 2024 Plan Commission Meeting

Commissioner Zaatar was absent at the time the motion was made.

A motion was made by Member Schussler, seconded by Member Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar

PUBLIC HEARINGS

OPEN PUBLIC HEARING

Commissioner Zaatar was absent at the time the motion was made.

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Zaatar

2024-0892 Public Works Optimization Project - 15655 S. Ravinia Ave.

A motion was made by Member Schussler, seconded by Member Paul, that this matter be CONTINUED to the Plan Commission due back on 2/4/2025. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

OPEN PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

2024-0835 Zoning Map Amendment - 11300 151st Street - Lorenz Residence

Associate Planner Andrew Gardiner respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Mr. Gardiner stated the petitioner submitted a petition to rezone his 1.2-acre property in the Orland Grove Planning District from E-1 Estate Residential to R-3 Residential. It already meets the requirements for R-3 zoning. (refer to audio)

The subject property is designated R3 in the Comprehensive Plan and meets all the requirements of the R-3 Residential District.

Mr. Gardiner stated the staff recommends the Plan Commission approve a zoning map amendment for 11300 151st Street from E-1 Estate Residential to R-3 Residential District.

Chairman Parisi asked Mr. Gardiner if he had accepted the petitioner's replies to the LaSalle Factors.

Mr. Gardiner responded, that's correct.

Village Attorney Anne Skrodzki swore in Petitioner John Lorenz.

Mr. Lorenz stated my wife, and I are both local, she's from Orland Park and I'm from Frankfort. We have three boys under the age of four and are looking to do an addition to our home. The zoning will give us an extra 10 feet for that addition, and it will accommodate it. We're hoping with your permission to go forward with that.

Regarding Case Number 2024-0835, also known as 11300 151st Street Zoning Map Amendment, 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 that the Plan Commission approve a zoning map amendment for 11300 151st Street from E-1 Estate Residential to R-3 Residential District.

Plan Commission Recommended Motion

Regarding Case Number 2024-0835, also known as 11300 151st Street Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Schussler, seconded by Member Zaatar, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

CLOSE PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

OPEN PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Member Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

2024-0952 Text Amendment - Section 6-307. Signs

Andrew Gardiner respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Mr. Gardiner stated we're looking to accomplish two things with this sign code amendment. We'd like to clarify the Village's standards for multi-tenant ground signs, and we'd also like to allow halo-lit signage. We'd like to define a halo-lit sign as a type of sign where an internal light source illuminates the wall or mounting surface behind the sign creating a glowing effect, 1.5" from the back of sign to the mounted surface. A wall sign can be front face illuminated or halo-lit, but not both. The halo-lit light may only be white in color. Panels on multi-tenant ground signs must have a uniform background and text color. Fonts may vary by tenant and logos are exempt from the color requirements.

Mr. Gardiner stated the staff recommends the Plan Commission approve the Land

Development Code Amendment for Section 6-307 as presented in the attached amendment report titled "Staff Report LDC S6-307 Sign Amendment(s)" dated December 13, 2024.

[Commissioners]

Commissioner Zaatar, no questions.

Commissioner Sanchez, no questions.

Commissioner Paul asked why are we restricting it to one color?

Mr. Gardiner stated, simplicity and legibility. If you have signs that are illuminated different colors, particularly blues or purples, it can be very difficult to read from the right-of-way.

Commissioner Paul stated from our perspective, why would we care? I can see from a company's side, if it's my business and I'm putting a sign up obviously I want it to be seen, but from a regulatory side, why would we be concerned about that?

Mr. Gardiner replied I'd have a concern for public safety. If someone's having difficulty reading signage, especially while they're driving, I don't want them to have to spend too long trying to distinguish a sign.

Commissioner Paul responded, that makes sense. I appreciate that. That's all I have.

Commissioner Zomparelli asked if the two examples that were shown were illuminated halo lights and if there's no lighting, just a projection?

Mr. Gardiner responded the LEDs are mounted on the back of the signage and face towards the building.

Commissioner Zomparelli replied pretty cool. I never realized that I'm learning something. Other towns do this right?

Mr. Gardiner stated both of those signs are from businesses in Orland Park currently.

Commissioner Zomparelli responded that's really it, seems pretty simple, thank you.

Commissioner Nugent asked about the mall redo where Pediatric Dentistry is and if their sign has reflective lighting in the back? Are you familiar with it?

Mr. Gardiner responded not too familiar.

Commissioner Nugent asked we don't currently allow some kind of lighting behind signs now? This is different.

Mr. Gardiner replied this is different, yes. There have been signs, but they have not been allowed.

Commissioner Nugent added their signs seem illuminated, so the sign is just lit where this is a halo in the back, right?

Mr. Gardiner responded it's also quite possible that they have a halo-lit sign illegally currently. We have a lot.

Commissioner Nugent referred to the illuminated lights in Palos Hills and Worth along Harlem Avenue looking like Vegas at night and asked if our lights will be on the structure and not at the street? (refer to audio)

Mr. Gardiner responded, yes. The definition explicitly does not allow for any of the light source to be visible from the public right-of-way.

Commissioner Nugent asked if what Wild Fork is doing, just a lit sign, that's allowed? It's attractive. It's not obnoxious. It's all at the building?

Mr. Gardiner responded, yes.

Commissioner Schussler stated that the staff summary, third paragraph, indicates, "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." I agree with this 100 percent, but I would say if we really want to allow more flexibility to what's popular, new, and modern, and maintain our high standards, we should also allow digital signs because they're all over the place even more so than these halo-lit signs. (refer to audio)

Chairman Parisi stated wasn't the issue with the digital signs that there was a distraction to traffic. I think the Board has an issue with it.

Commissioner Schussler responded I think the Board has an issue with it. I'm only bringing this up to indicate that the Board on that issue is not current with the times. You can have digital signs that are gaudy, too bright, a real hazard where they're so bright that they're distracting. They can be flashing so they could be real safety hazards, but you could have digital signs with regulation, similar to the regulations you're proposing for the halo signs. You can say that you won't allow them to be banding where they're constantly sending some message around, that there's a certain limitation on the nits. You can restrict the number of times the sign

can change within a certain time parameter. You can do all kinds of things to make them more practical. I'm suggesting that in Orland Park we also allow digital signs that are regulated. (refer to audio)

Chairman Parisi stated, that's a good observation. Thank you. I have nothing to add.

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

A motion was made by Member Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

CLOSE PUBLIC HEARING

Commissioner Zaatar asked is it usually a petition that drives the need for change like this? Is there a business out there that is asking for this?

Mr. Gardiner responded, yes.

Commissioner Zaatar stated to the point about digital signs, has no one ever asked for this before?

Commissioner Schussler responded they've asked for it, trust me, I was on the Board when it was asked.

Commissioner Zaatar stated now we're allowing this new petitioner and maybe the old people who wanted to do something fancy with their sign they should be aware the sign code was updated so now they can do whatever they want to do. There're probably people just a year or two ago who paid lots of money for signs and didn't get the one they wanted. Maybe we need to update all the lines on the sign code and not just one line because of one petitioner.

Chairman Parisi stated that's what I was thinking. I've been here when we denied these digital signs.

Commissioner Zaatar added he's right, like now the digital signs are in some towns and are doing them nicely.

Commissioner Nugent stated you can use it as a perfect study example. If people want to figure it out, start their drive around the soccer stadium at 71st and Harlem and drive from there and you'll see the whole spectrum. (refer to audio)

Chairman Parisi added you feel like you're going down the main strip in Las Vegas.

Commissioner Schussler stated Crestwood has no limits.

(Additional comments made about Cicero and Crestwood and monitoring digital signs – refer to audio)

A motion was made by Chairman Parisi, seconded by Member Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

OTHER BUSINESS

2024-0953 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

A motion was made by Chairman Parisi, seconded by Member Paul, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0