

Chairperson Wiesehan provided an explanation and interpretation of the City Code as it exists pertaining to the request. Chairperson Wiesehan returned to the motion on the table.

Commissioner Anderson questioned if the motion for rezoning was to be voted down, could the commission approve the Special Use.

Commissioner Misselhorn addressed Anderson and said the Special Use would not be permitted without the approval of the rezoning request.

Vice Chairperson Misselhorn read the Findings of Fact for Rezoning.

Chairperson Wiesehan noted there were negative points when considering Findings of Fact for Rezoning pertaining to the request.

The motion failed viva voce vote:
Yeas: Anderson, Durand, Unes – 3.
Nays: Misselhorn, Viera, Wiesehan – 3.
Abstention: Heard – 1.



CASE NO. PZ 16-27

Hold a Public Hearing and forward a recommendation to City Council on the request of Kathleen Groark, of Insite RE, Inc., Verizon Wireless, and Parallel Infrastructure, to amend an existing Special Use, Ordinance No. 16,406, as amended, in a Class R-3 (Single-family Residential) District for a Cemetery, to add a Wireless Communication Tower Facility, for the property commonly known as Springdale Cemetery and located at 3014 N Prospect Road (Parcel Identification Nos. 14-34-200-006, 14-34-132-002, 14-27-476-001, 14-35-101 001), Peoria, Illinois (Council District 3).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-27 into the record and presented the request. Ms. Techie provided the summary of the proposal and requested waivers as outlined in the memo.

The Site Plan Review Board recommended APPROVAL of the request, with the following conditions:

1. A waiver to allow the proposed equipment shelter to be comprised of material other than that required by the Zoning Ordinance.
2. A waiver to allow the proposed 8 foot tall fence to be vinyl.
3. A waiver to allow space for only one collocator.
4. A waiver from the landscape requirements, due to the existing vegetative barrier.
5. Tower must be a stealth design (flag pole) as proposed.
6. Lighting must comply with the requirements of Appendix C, Section 6.6.9.A. No tower or antenna shall be artificially illuminated unless required by the FAA. Lighting shall not exceed 1/2 foot candle as measured at the property line and shall be down lit away from residential properties and public streets.
7. Two signs not to exceed 4 sq. ft. must be placed on the site per Zoning Ordinance requirements for wireless communication facilities.
8. Any gravel placed on the site in association with the equipment area must be contained within the fenced area and not visible on the site.

Commissioner Misselhorn asked if the stealth design was a requirement.

Ms. Techie said the petitioner's request included the stealth application; therefore, the approval from the Historic Preservation Commission (HPC) included the stealth design. Stealth was not a requirement set by staff.

Commissioner Misselhorn questioned the review process from both HPC and the Planning and Zoning Commission (PZC) for the request.

Ms. Techie said the proposed request required both reviews. The subject property was a historical landmark; therefore, the improvement required HPC review and approval. The use required a Special Use with PZC review and approval.

Commissioner Viera expressed concern the stealth application for wireless communication towers limited colocation, increasing the need for more towers in the city.

Chairperson Wiesehan supported the flagpole stealth application; the design was appropriate for a historic landmark.

Commissioner Unes agreed with Commissioner Viera; Unes supported multiple antennas on one tower versus several wireless communication towers throughout the city.

Kathleen Groark, petitioner representing Insite RE, Inc., Verizon Wireless, and Parallel Infrastructure, said Verizon was focusing on increasing coverage in Peoria. Ms. Groark said the location on the subject property provided optimal coverage for the surrounding residential districts. Ms. Groark reviewed the request and presentation that was distributed to the commission.

Commissioner Heard questioned if the stealth design provided less coverage than the traditional wireless communication tower design.

Kathleen Groark said the stealth design minimized the number of antennas to 3, but the location was selected for the installation of 3 antennas. Ms. Groark said 3 antennas would be sufficient for providing the necessary coverage. Ms. Groark said the request for the stealth design was intended to be cohesive with the cemetery and the historic designation.

With no further interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 2:49p.m.

Motion:

Commissioner Misselhorn made a motion to approve with staff recommendations and conditions; seconded, by Commissioner Heard.

Discussion:

Commissioner Misselhorn supported the stealth application for this location. Misselhorn said the tower may be less noticeable without the flag.

Chairperson Wiesehan requested staff provide an update on the current Verizon Wireless Communication tower requests in the City.

Ms. Techie provided an update of the current wireless communication tower requests.

Vice Chairperson Misselhorn read the Findings of Fact for Special Use.

The motion was approved unanimously viva voce vote 7 to 0.

CASE NO. PZ 16-28

Hold a Public Hearing and forward a recommendation to the City Council on the request of Megan Pedigo, of SMG, for a Special Use amendment to allow temporary signage in a Class B1 (Downtown Commercial) District, for the property located at 201 SW Jefferson (Parcel Identification Nos. 18-09-251-009, 18-09-133-013, 18-09-202-001, -002, -003, -004, and -005), Peoria, Illinois (Council District 1).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 16-28 into the record and presented the request. Ms. Smith provided the summary of the proposal and requested waiver, and the background of the subject property as outlined in the memo. Ms. Smith provided

The Site Plan Review Board recommended APPROVAL of the requested Special Use amendment.

Commissioner Misselhorn inquired the fee for the building permit as the Civic Center was a public entity.

Ms. Smith said the agreement was for the Civic Center to pay the Planning and Zoning application fee for Case No. PZ 16-28; future temporary signage request fees would be waived.