

Chairperson Wiesehan expressed concern of recommending denial of the request. Wiesehan said his interpretation for the intent of the proposed signage was to attract traffic to the businesses and residential properties in the Warehouse District.

Commissioner Unes agreed with Chairperson Wiesehan and expressed concern recommending denial of the request. Unes supported the development and the revitalization of the vacant building.

Commissioner Misselhorn requested staff speak to the intent of the code that prohibited painted wall signs and allowed opaque signs in the Warehouse District.

Ms. Smith addressed Commissioner Misselhorn's inquiry and said the purpose of the code was to reduce interference with the historic form and aesthetics of the district.

Chairperson Wiesehan said he felt the proposed signage was historically appropriate.

Commissioner Viera questioned allowable signage in the Warehouse District for corner properties with substantial front yard setbacks.

Chairperson Wiesehan commented on the recommendation from the Planning and Zoning Commission to approve the freestanding sign at 100 Walnut, Case No. PZ 16-22.

Chairperson Wiesehan opened the Public Hearing at 2:00p.m.

Katie Kim, petitioner representing WD Community Investments, LLC, said there was an existing sign in the proposed location that was removed during building renovations. The proposed freestanding sign would be placed in the former sign's location. Ms. Kim said research indicated the proposed signage would accurately represent the historical value of the building as the IHPA approved the documents under review with the Planning and Zoning Commission. Ms. Kim noted the project was a \$5.6 million investment.

With no interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 2:03p.m.

Motion:

Commissioner Misselhorn made a motion to approve the request as presented; seconded by Commissioner Unes.

Discussion:

Commissioner Viera was in support of the painted wall sign and said it was appropriate for the building. Viera expressed concern of recommending approval of the free standing sign as freestanding signs in the city were not recommended. Viera expressed concern of the limitations for signage options in the Form District.

Commissioner Misselhorn supported the request. Misselhorn said the proposed signs were properly scaled and appropriate to the area, project, and style of the building. Misselhorn commented on the IHPA's review and approval of the signage request. Misselhorn said the review process was appropriate in response to a discussion regarding the process for approval of the requested waivers in Form Districts.

Chairperson Wiesehan supported the motion and the proposed signage request.

Commissioner Unes said three buildings in the Warehouse District were currently under renovations that may also come before the commission for waivers to allow signs.

The motion was approved viva voce vote 4 to 0.

CASE NO. PZ 16-E

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, related to wireless communication facilities.



Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-E into the record and provided the summary of the proposal and proposed changes to the Unified Development Code related to Wireless Communication Facilities as outlined in the memo.

The Development Review Board recommended APPROVAL of the proposed text amendment.

Chairperson Wiesehan inquired the background for the request and referred to Case Nos. PZ 16-04 and PZ 16-13.

Ms. Techie said both cases were in Council District 2 and generated discussions and concerns of the close proximity of wireless communication facilities to residential districts.

Commissioner Viera inquired the collocation of antennas on the side of residential buildings and its correlation to the text amendment.

Ms. Techie responded to Commissioner Viera and referred to Appendix A, Section 5.3.2.D.2.c.; the collocation of antennas on the side of residential buildings would be the fifth priority in Residential Districts.

Commissioner Viera expressed concern for the interpretation of the definition of collocation as it was written in the code. Viera supported collocation in an effort to reduce the need for additional wireless communication facilities.

Commissioner Misselhorn agreed with Viera and recommended staff include a clear definition of collocation in the code.

Commissioner Viera said he wanted to ensure collocation was still allowed; he did not support disallowing collocation.

Chairperson Wiesehan agreed with Commissioners Misselhorn and Viera.

Ms. Techie referred to the definition of collocation and structure in the Unified Development Code. Ms. Techie said the concern that initiated the text amendment was the collocation and new wireless communication facilities within or adjacent to Residential Districts. Ms. Techie confirmed Commissioner Misselhorn's request for clarification the 50' setback referred to where the location of the antenna not the property line.

Commissioner Viera expressed concern the definitions of collocation and structure were unclear as written in the code. Viera did not support additional regulations for new wireless communication facilities.

Motion:

Commissioner Misselhorn made a motion to approve the request as presented; seconded by Commissioner Unes.

The motion was approved viva voce vote 4 to 0.

REPORT BACK ON THE AUTHORITY OF THE PLANNING & ZONING COMMISSION RELATED TO SPECIAL USE APPLICATIONS

Senior Urban Planner, Shannon Techie, Community Development Department, referred to the report back on the authority of the Planning and Zoning Commission related to Special Use applications outlined in the report.

Commissioner Misselhorn referred to Case No. PZ 16-26 in regard to the fish processing plant requiring Class I-2 zoning. Misselhorn expressed his preference for staff to have more flexibility to classify uses. Misselhorn referred to the last paragraph of the first page of the report. Misselhorn said he appreciated Director Ross Black and staff for providing the report and responding to the commission's inquiry.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

It was determined there were no citizens present to address the Planning and Zoning Commission at 2:23p.m.