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: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A regularly scheduled Historic Preservation Commission Meeting was held on Wednesday, January 27, 2016, at 8:30 a.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Robert Powers presiding.

ROLL CALL

The following Historic Preservation Commissioners were present: Robert Powers, Deborah Dougherty, Timothy Herold, Michael Maloof, Geoff Smith – 5. Absent: Lesley Matuszak, Stephen Pierz – 2.

Staff Present: Leah Allison, Madeline Wolf

MINUTES

Commissioner Herold moved to approve the minutes of the special meeting held on November 10, 2015; seconded by Commissioner Maloof.

The motion was approved viva voce vote 5 to 0.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

REGULAR BUSINESS

CASE NO. HPC 15-14

Public Hearing on the request of Robert Howard for Jumer Real Estate Company, LLC for a Certificate of Appropriateness to Replace Windows for the property located at 1725 W Moss Ave (Parcel Identification No. 18-08-152-030), Peoria, IL. (Council District 2).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. HPC 15-14 into the record and presented the request.

Chairperson Powers opened the Public Hearing at 8:33 a.m.

Robert Howard, representing the Jumer Real Estate Company, LLC, stated his request. Mr. Howard introduced Jeremy Dalton and Andrew Lochbaum of Pella Windows. The apartments of 1725 W Moss Avenue experienced water damage in the ceilings and walls. Jumer’s request satisfied a long-term solution for building repairs. Mr. Howard said the cost to replace the windows was $75,000. In response to Chairperson Powers’ inquiry, Mr. Howard said the condition of the current windows are not air tight and show wear and tear.

Andrew Lochbaum, representing Pella Windows, responded to Commissioner Herold’s inquiry regarding the proposed window style. Mr. Lochbaum explained that the style of windows on the north and south side of the structure varied so the replacement windows will be consistent to the current grid pattern. Mr. Lochbaum emphasized the one-to-one exchange.

In response to Commissioner Maloof’s inquiry, Mr. Lochbaum said the color of the window frame was black and the material was aluminum. Mr. Lochbaum said the current window frame and the installation of the proposed window frame will be visually equal. Mr. Lochbaum said the proposed windows are more energy efficient.

With no further interest in public testimony, Chairperson Powers closed the Public Hearing.

Discussion:

Commissioner Herold was concerned of losing the existing French doors on the six balconies of the structure. Herold said he supported the project as long as it was clarified in the motion that the replacement windows must have the same dividing lines.
Chairperson Powers expressed his appreciation for the petitioner’s thorough application submittal. Mr. Powers said the project may qualify for historical preservation tax credits which may provide an opportunity to recapitalize on the petitioner’s investment.

**Motion:**
Commissioner Maloof moved to approve the request to replace the windows providing the one-to-one exchange; seconded by Commissioner Herold.

Chairperson Powers read the Findings of Fact.

The motion was approved by roll call vote.
Nays: None.

**CASE NO. HPC 16-01**
Public Hearing on the request of Kathleen Groark for Parallel Infrastructure for a Certificate of Appropriateness to construct a 105-foot tall stealth flagpole wireless communication tower for the property identified as Parcel Identification No. 14-34-200-006 with an address of 3014 N Prospect Road, Peoria, IL and commonly known as Springdale Cemetery (Council District 3).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. HPC 16-01 into the record and presented the request.

Kathleen Groark, representing Parallel Infrastructure, explained the intent of the request was to provide Peoria with the best possible (wireless) coverage. Ms. Groark said individuals are eliminating landlines; therefore, more 911 calls are made from cell phones. The location was selected because it fulfilled the identified coverage gap. The surrounding area provided natural screening and did not disrupt future plans for Springdale Cemetery.

In response to Commissioner Maloof’s concern, Ms. Groark confirmed the Springdale Cemetery Board of Directors approved the color and style of the vinyl fence in the rendition presented to the commission.

In response to Commissioner Smith’s inquiry, Ms. Groark said other providers would be allowed to collocate on the proposed tower.

In response to Commissioner Herold’s inquiry, Ms. Allison explained the proceedings of the request if approved or denied.

Chairperson Powers asked the commission if the color and material of the flag pole and fence should be included as a condition in the motion.

Kathleen Groark said she was willing to discuss colors aside from the proposed rendition. Ms. Groark said the Springdale Cemetery Board of Directors supported the color and material presented.

In response to Chairperson Powers’ concern, Ms. Groark said the gravel surface would be inside of the fence; a gravel road was not proposed.

There were no citizens interested in providing public testimony; Chairperson Powers closed the public hearing at 9:00a.m.

**Discussion:**
Commissioner Herold was in support of the project. He supported the color white for the flag pole and fence. Mr. Herold supported the vinyl fence proposed.

Commissioner Smith supported the project. Mr. Smith’s only concern was the material of the fence.
Chairperson Powers discussed the financial expense of the large flag necessary to complement the large flag pole; he suggested not to include a condition for the color of the flagpole.

**Motion:**
Commissioner Herold moved to approve as requested, with the color of the flagpole and fence to be approved administratively; seconded by Commissioner Smith.

Chairperson Powers read the Findings of Fact.

The motion was approved by roll call vote:
Nays: None.

**CITIZENS’ OPPORTUNITY TO ADDRESS THE ZONING BOARD OF APPEALS**

There were no citizens who wished to address the Historic Preservation Commission.

**ADJOURNMENT**

Commissioner Herold moved to adjourn the Historic Preservation Commission Meeting; seconded by Commissioner Smith.

The motion was approved viva voce vote 5 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 9:11 a.m.

Leah Allison, Senior Urban Planner

[Signature]