

## REZONING REQUEST PETITION

City Council  
Allentown, PA 18101

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Date: December 2, 2022

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Members of City Council:

We, the undersigned and interested parties, hereby request your honorable body to amend the zoning code in the following manner:

Amend\* Section 1319.07.B.5 of the Zoning Ordinance (Section 660-70.B.5 of the Codified Ordinances) as follows:

Entertainment Venue Signs. If a building primarily provides for live entertainment uses for 500 or more customers at a time, then a total of 2 non-static LED digital signs shall be allowed on the building subject to the following:

- a. The building must front on Hamilton Street between 5<sup>th</sup> Street and 6<sup>th</sup> Streets **or 9<sup>th</sup> and 10<sup>th</sup> Streets**.
- b. Such signs shall have a total maximum sign area of 1000 square feet and be attached to a building wall or roof primarily facing Hamilton Street.
- c. Such sign shall primarily exist for on-premises advertising, but may also include off-premises advertising.
- d. Such sign may include blinking, flashing, electronically changing or animated displays, with such displays not being restricted by Section 1319.04.C.
- e. Such sign shall not be subject to the provisions of Section 1314.04., the "Hamilton Street Overlay District."
- f. Such sign may encroach over a public sidewalk in a marquee-type design if an encroachment permit is issued by the City in compliance with other codes.
- g. Such sign shall only be allowed if it is located a minimum of 200 feet from any residential zoning district.

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\* For purposes of this Petition, new/amended language is noted with bold double underlining text (**bold double underlining**).

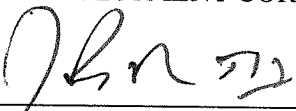
The reason for the proposed amendment is:

City Center Investment Corporation is proposing the above amendment to facilitate the development and construction of new 30,000 square foot state of the art theater facility at 935-939 Hamilton Street which is owned by its affiliate 935 Hamilton OP LP. The proposed theater facility will accommodate audiences up to 1,500 (standing room) and will be designed to cater to events too small for the PPL Arena. It will be a true destination point for the City of Allentown and activate Hamilton Street and all of the businesses

located on Hamilton Street. The signage that would be permitted by the amended Ordinance is critical to the successful operation of the theater and would have no adverse impact on surrounding properties.

**NAME**

CITY CENTER INVESTMENT CORPORATION

By:   
\_\_\_\_\_

John B. Reilly, III, President

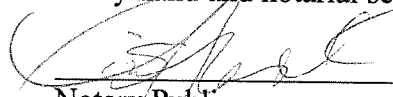
**ADDRESS**

645 Hamilton Street, Suite 600  
Allentown, PA 18101

COMMONWEALTH OF PENNSYLVANIA :  
:SS  
COUNTY OF LEHIGH :

On this, the 2<sup>nd</sup> day of December, 2022, before me, the undersigned officer, personally appeared John B. Reilly, III, who acknowledged himself to be the President of City Center Investment Corporation, a Pennsylvania corporation, and that he as such officer, being authorized to do so, executed the foregoing document for the purposes therein contained by signing the name of the corporation by himself as such authorized officer.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

11/20/23  
Commonwealth of Pennsylvania - Notary Seal  
Lisa Frank, Notary Public  
Lehigh County  
My commission expires November 20, 2023  
Commission number 1294704  
Member, Pennsylvania Association of Notaries