

**ROCHELLE CITY COUNCIL  
AGENDA ITEM MEMO  
REGULAR MEETING**

**SUBJECT:** An Ordinance Approving a Special Use Permit for Antenna Equipment at 1133 N. 7TH Street.

**Staff Contact:** Michelle Pease, Community Development Director

**Summary:** The petitioner, Verizon Wireless, is seeking a proposed special use permit to add antennas, radios, base equipment and related equipment to the rooftop of the existing building located at 1133 N. 7th Street in order to improve coverage in Rochelle and serve its customers better.

The property is approximately 2.7 acres with an existing hotel, condos and parking garage. The subject property is zoned B-2 Highway Commercial. Per Division 7, Sec. 110-160 District Use Classification List, “small cell facilities” in a B-2 requires a special use.

**ARTICLE XI. - ANTENNAS AND SATELLITE DISHES**

Sec. 110-450. - Purpose; intent. It is the intent and purpose of this article to permit antennas and satellite dishes where they can be installed with minimal visual impact by encouraging collocation and other aesthetic measures, without creating adverse economic or safety impacts and promoting the health, safety and general welfare of the community. Furthermore, it is the intent of this article to ensure compliance with Federal Communications Commission (FCC) regulations as they relate to the promotion of universal service and competitive contracting by ensuring fairness through the creation of clear and objective approval criteria.

Sec. 110-458. - Abandoned facilities. An antenna or satellite dish that has been discontinued for a period of six consecutive months or longer is hereby declared abandoned. Abandoned facilities shall be removed by the property owner within 90 days of abandonment. Failure to remove an abandoned facility is declared a public nuisance and is subject to penalties as outlined in this Code.

On Monday, June 2, 2025, the Planning and Zoning Commission held a public hearing and voted 6-0 to approve the special use.

**Funding Sources:**

Source:	Budgeted Amount:	Proposed Expenditure:

**Strategic Plan Goal Application:** Infrastructure Effectiveness & Improvements

**Recommendation:** Approve the special use permit for Verizon America, LLC DBA Verizon Wireless.