CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

Date: June 2, 2025
Case No.: PZC-09-25
Applicant: Verizon Americas LLC, d/b/a Verizon Wireless
Address: 1133 N. 7th Street

Narrative:

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.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on June 2, 2025.

Staff Recommends:

Staff presents the special use.

Findings:
1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?

    Yes: _____   No: _____

    Explanation: _____ _____

If the answer to any of the following questions is "Yes", then the Commission should recommend that the City Council deny the petition for a special use permit. If the answer to all of the following questions is "No", then the Commission may recommend that the City Council approve or deny the petition for a special use permit. Each question should state an answer and give an explanation. If the answers to all of the questions is "No", but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed use detrimental or dangerous to public health?
    Yes: _____   No: _____

    Explanation: _____

3. Will the proposed use impair property value in the neighborhood?
    Yes: _____   No: _____

    Explanation: _____

4. Will the proposed use impede the normal development of the surrounding properties?
    Yes: _____   No: _____

    Explanation:_____

5. Will the proposed use:
    (a) impair light and air to adjacent property;
    (b) congest public streets;
    (c) increase the risk of fire;
    (d) substantially diminish property values within the vicinity; or
    (e) endanger the public health?
    Yes: _____   No: _____

    Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

_____   That the Petitioner be granted a special use permit for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____   That the Petitioner be granted a special use permit for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____   That the Petitioner be denied a special use permit for the proposed use at the Subject Property. If this is based on any reason other than a "Yes" response above, the Planning and Zoning Commission explains as follows:

_____
_____
_____
_____
_____
_____

Passed by the Planning & Zoning Commission: _____

Vote:

Ayes: _____ Nays: _____ Abstain: _____