



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, June 02, 2025 at 6:00 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:** The meeting was called to order at 6:02 p.m. Motion made by Myers, seconded by Hickey, **"I move to appoint Claude McKibben as acting Pro Tem Chair."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0.
- II. **ROLL CALL:** Present were Commissioners Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Absent: Wolter. Non-voting Commissioners absent were: Barber and Tenggren. There was a quorum of 6 present. Also present were Michelle Pease and Michelle Knight.
- III. **APPROVE/ACCEPT MINUTES:** Myers moved, seconded by Charnock, **"I move the minutes of the May 5, 2025 Planning and Zoning Commission meeting as presented be approved."** Ayes: Colwill, Hickey, McKibben Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0.
- IV. **PUBLIC COMMENTARY:** None
- V. **COMMISSIONER COMMENTS:** None
- VI. **BUSINESS ITEMS: PZC-08-25 Petition of St. Paul Lutheran Church for a Preliminary and Final Plat of Subdivision for parcels 24-23-226-001 and 24-23-226-002, located at or near 1415 10th Avenue.** Pease stated that a notice was published in the paper and property owners were notified. Motion made by Myers, seconded by Hickey, **"I move the Planning and Zoning Commission open the Public Hearing regarding the preliminary and final plat of subdivision for parcels 24-23-226-001 and 24-23-226-002, located at or near 1415 10th Avenue."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0. St. Paul Lutheran Church has petitioned to subdivide the property located at 1415 10th Avenue, Parcels 24-23-226-001 and 24-23-226-002. The property is zoned R1 Single Family low density residential and is approximately 9.73 acres. The purpose of subdividing is to divide the existing 9.73-acres into four parcels for single family homes. Lot one will be 4.53 acres, lot two will be .63 acres, lot three will have 1.16 acres and lot four will be 3.41 acres. The four lots will maintain the current zoning of R1 Single Family low density residential. All lots meet the minimum required lot area of 15,000 sq. ft. Fehr Graham developed a preliminary and final plat of subdivision on behalf of St. Paul Lutheran Church for a four-lot subdivision with easements. City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application. Staff is presenting the preliminary and final plat of subdivision subject to the following: 1. Final City staff review and comment of the preliminary and final plats of subdivision. 2. The Surety for any public infrastructure/utility extension will need to be provided for each subdivided parcel prior to the issuance of any permits. City Engineer certificates for surety will be removed from the plat. 3. Providing engineering plans for all stormwater retention, detention, or retention at the time of application for any permits for each subdivided parcel. 4. Obtaining a permit from the City for individual lot access across City Right of Way and for any work that is performed within the City Right of Way, including applicable surety at that time. Noah Carmichael with Fehr Graham was present to provide explanation on the subdivision of the lots and answer questions on behalf of the petitioner. There were several neighboring property owners present with concerns. Judy Stran, 1095 Page Way, spoke regarding her concerns of the setbacks on the proposed lots and she also had concerns about stormwater, Squires Landing ponds and drudging. Kaycee Chadwick, 1800 Squires Landing, expressed her concerns regarding the 10' setbacks, the property staying an R1 if it were to be developed in the future, the access point/turn around for lot 4 and drainage for Squires Landing. Mrs. Chadwick also expressed concern regarding 15th Street, stating she felt it is a narrow street, and any additional housing could create a hazard. Questions were answered for property owners Jennifer Behm, 1183 Westview Drive and John Smith, 1237 Westview Drive. Motion made by Bowerman, seconded by Myers, **"I move the Planning and Zoning Commission close**

the Public Hearing." Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0.

Findings:

1. Is the proposed subdivision allowed in the proposed zoning district?
Yes: 6 No: _____
2. Is the proposed subdivision detrimental or dangerous to public health?
Yes: _____ No: 6
3. Will the proposed subdivision impair property value in the neighborhood?
Yes: _____ No: 6
4. Will the proposed subdivision impede the normal development of the surrounding properties?
Yes: _____ No: 6
5. Will the proposed subdivision:
 - 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: 6

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council: That the Petitioner be granted a subdivision for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Final City staff review and comment of the preliminary and final plats of subdivision.
2. The Surety for any public infrastructure/utility extension will need to be provided for each subdivided parcel prior to the issuance of any permits. City Engineer certificates for surety will be removed from the plat.
3. Providing engineering plans for all stormwater retention, detention, or retention at the time of application for any permits for each subdivided parcel.
4. Obtaining a permit from the City for individual lot access across City Right of Way and for any work that is performed within the City Right of Way, including applicable surety at that time.

Motion made by Myers, seconded by Hickey, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed preliminary and final plat of subdivision for parcels 24-23-226-001 and 24-23-226-002, located at or near 1415 10th Avenue, based on the report of findings."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried. 6-0.

PZC-09-25 Petition of Verizon Americas LLC d/b/a Verizon Wireless for a Special Use for an Antenna on the property located at 1133 N. 7th Street. Pease stated that a notice was published in the paper and property owners were notified. Motion made by Bowerman, seconded by Hickey, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for an antenna on the property located at 1133 N. 7th Street."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0. 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. Mark Shaeve with Insite Inc. Wireless Consulting Services, representing Verizon Wireless, was present via phone to provide an explanation of the proposed antenna and answer any questions. Motion made by McKibben, seconded by Myers, **“I move the Planning and Zoning Commission close the Public Hearing.”** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0.

Findings: Special Use

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

Yes: 6 No: _____

2. Is the proposed special use detrimental or dangerous to public health?

Yes: _____ No: 6

3. Will the proposed special use impair property value in the neighborhood?

Yes: _____ No: 6

4. Will the proposed special use impede the normal development of the surrounding properties?

Yes: _____ No: 6

5. Will the proposed special 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: 6

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council: 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. Motion made by Charnock, seconded by Bowerman, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for an antenna on the property located at 1133 N. 7th Street, based on the report of findings.”** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Bowerman, seconded by McKibben, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of June 2, 2025.”** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Charnock. Nays: None. Motion carried 6-0. The Planning and Zoning commission adjourned at 6:50 p.m.

Michelle Knight
Community Development Specialist