



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, June 02, 2025 at 6:00 PM

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

- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **APPROVE/ACCEPT MINUTES:**
 - [1.](#) 05-05-2025 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) 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. (Public Hearing and Action).
 - [2.](#) 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. (Public Hearing and Action).
- VII. **DISCUSSION ITEMS:**
- VIII. **ADJOURNMENT:**

Anyone interested in participating in public commentary remotely should contact Michelle Knight at mknight@rochelleil.us or call 815-562-6161 to make arrangements.



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, May 05, 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 6:00 p.m.
- II. ROLL CALL:** Present were Commissioners Colwill, Hickey, McKibben, Myers, Bowerman and Wolter. Absent: Charnock. Non-voting Commissioners present were: Tenggren. Absent: Barber. There was a quorum of six present. Also present were Michelle Knight, Michelle Pease and Mayor Bearrows.
- III. APPROVE/ACCEPT MINUTES:** McKibben moved, seconded by Colwill, **"I move the minutes of the April 7, 2025 Planning and Zoning Commission meeting as presented be approved."** Ayes: Colwill, Hickey, McKibben Myers, Bowerman and Wolter. Nays: None. Motion carried 6-0.
- IV. PUBLIC COMMENTARY:** None
- V. COMMISSIONER COMMENTS:** None
- VI. BUSINESS ITEMS:**

PZC-04-25 Petition of Elion Business Center LLC for a special use for a Childcare Center for the property located at 450 E. Coronado Drive. 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 proposed special use for a childcare center in a PUD - Planned Unit Development zoning district for the property located at 450 E. Coronado Drive."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Wolter. Nays: None. Motion carried 6-0. The petitioner is seeking a special use permit for a childcare center. The subject property is zoned PUD, Planned Unit Development and is located at 450 E. Coronado Drive. This currently is a vacant building which was previously a medical facility and has been vacant for a few years. Article VII – Planned Unit Developments Sec. 110-251 – Objectives. The PUD, as a subdivision of land, is intended to encourage improved design in the development of land by providing relief from traditional zoning requirements which may cause undue hardship or complication for desirable but unconventional development, and to establish standards and procedures for the issuance of a special use permit (section 110-31, special uses) for a PUD in order to achieve the following objectives: 1. To stimulate creative approaches to residential, commercial and industrial development of land. 2. To provide for more efficient use of land. 3. To preserve or enhance natural features and provide open space areas. Sec. 110-252. - Modification of district regulations. Sec. 110-253. - General standards and criteria for PUDs. Sec. 110-254. - Permitted uses and density. Kendra Elion with Elion Business Center, LLC d.b.a. Mothers Little Helper Learning Center was present to answer questions. Steve Howlett, current building owner, was also present. 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 Wolter. 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 report of 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 McKibben, seconded by Hickey, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for a childcare center in a PUD - Planned Unit Development zoning district for the property located at 450 E. Coronado Drive, based on the report of findings."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Wolter. Nays: None. Motion carried 6-0.

PZC-05-25 Petition of Willis Senior Lofts for a variance of setback and vision clearance for a fence for the property located at 410 Willis Ave. 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 proposed variance of setbacks and vision clearance for a fence for the property located at 410 Willis Avenue."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Wolter. Nays: None. Motion carried 6-0. The petitioner is seeking a variance of setbacks to construct a proposed five-foot black vinyl coated chain link fence, including three 6' wide walk gates beyond the building line at 410 Willis Avenue. The property is zoned R5, Multi Family High Density Residential. The petitioner is requesting to extend the fence beyond the building line from the northeast corner of the building, east up to the public sidewalk, south parallel along the public sidewalk, then west along the entrance drive, then back north to the rear southeast corner of the building. Sec. 110-545- Residential, Security and Farm Fences (1). On corner lots, no fence or wall will extend beyond the street setback requirements, or building line, whichever is greater. The petitioner's request for a variance from Sec. 110-545 is to "ensure the safety of their residents and the general public" by fencing around the stormwater detention area to prevent someone from accidentally entering. This is a senior apartment building that will run 24/7 and will have two employees. A site manager and a building technician. The building will have 60 units (45 one-bedroom units and 15 two-bedroom units). Sec. 110-58 Vision Clearance Triangle - In each quadrant of every intersection of any arterial street shown on the city's comprehensive plan or master plan and any other streets not located in the B-1 central business district with a private or public driveway or accessway or alley providing egress for parking area of 1,000 square feet or more, there shall be designed a vision clearance triangle, bounded by the inner street lines (right-of-way), or the street line and driveway lines, as the case may be, and a line connecting them 25 feet from their intersection. Within this triangle no object shall be allowed above the height of 2.5 feet above the streets and/or driveways if it obstructs the view across the triangle. This provision shall not apply to tree trunks, posts or wire fences. Although the petitioner is requesting a five-foot fence within the vision clearance triangle, the material of the proposed fence is chain link, which could be considered a wire fence and would therefore be excluded from the provisions of section 110-58. The chain link fence should not present a hazard or obstruction of vision. Mariela Martinez with VP Architecture was present to represent Willis Senior Lofts and answer any questions. Motion made by Myers, seconded by Colwill, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Wolter. Nays: None. Motion carried 6-0.

Findings:

1. Is the proposed variance allowed in the proposed zoning district?
Yes: 6 No: _____
2. Is the proposed variance detrimental or dangerous to public health?
Yes: _____ No: 6
3. Will the proposed variance impair property value in the neighborhood?
Yes: _____ No: 6
4. Will the proposed variance impede the normal development of the surrounding properties?
Yes: _____ No: 6
5. Will the proposed variance:
 - (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 variance for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code. Motion made by McKibben, seconded by Hickey, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed variance of setbacks and vision clearance for a fence for the property located at 410 Willis Avenue, based on the report of findings."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Wolter. Nays: None. Motion carried 6-0.

PZC-07-25 Petition of Rochelle Solar, LLC for a special use for the construction and operation of a utility scale solar farm for parcel number 25-18-100-009. 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 proposed special use for the construction and operation of a utility scale solar farm for parcel number 25-18-100-009."** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Wolter. Nays: None. Motion carried 6-0. Rochelle Solar entered into an annexation agreement for 87.89 +/- acres with the City of Rochelle at the southeast corner of Twombly Road and North Caron proposed extension road (part of parcel 25-18-100-009) to develop a solar farm. The property was zoned RD, Rural Development at the time of annexation, which requires a special use for a Solar Farm. A special use was granted at that time as follows: Conditions of the special use for a solar farm would include the following:

- 1) Dedication of City easements (15' width minimum), as approved by the City Engineer, for a shared use path along the westerly boundary of the subdivision.
- 2) Dedication of right-of-way (ROW), as approved by the City Engineer, along the southerly and northerly boundary lines of the subdivision for existing and/or future roadway or utility improvements or extensions along Twombly Rd and future Flagg Road east of Caron Road.
- 3) Posting of the necessary surety as per the City Engineers estimate of cost for said roadway and/or utility improvements (ie, public improvements) and as per section 86-51 through 86-56 of the Rochelle Municipal Code in the amount of \$1,125,000. If the developer/petitioner fails to complete the improvements the City may draw upon the surety and use said funds for the public improvements within the ROW.
- 4) Dedication of a City/drainage easement for the Special Flood Hazard Area (SFHA) also known as the floodplain/floodway as depicted on the FEMA FIRM maps #17141C0483E City of Rochelle and Ogle County effective dated 8/17/2016.
- 5) The internal light duty maintenance driveways may be chip sealed due to the limited Average Daily Traffic (ADT) of 10 vehicles per day (VPD) within the solar field perimeter. However, any and all access driveways from Twombly Road or other City owned ROW's shall meet the requirements for driveway approaches from a street and hard surfacing of driveway as measured 130 feet from the applicable ROW line.
- 6) All final site plans and applications for permits shall be reviewed and approved by City staff as the development proceeds forward in accordance with the Rochelle Municipal Code except as may be varied from herein.
- 7) All landscaping shall be maintained by the petitioner/developer in accordance with all Rochelle Municipal Codes and as required by City staff. Annual inspections shall be performed by City staff to determine if damaged, dead or diseased plantings need to be removed and replaced to ensure the landscape buffer remains as shown on the plan.
- 8) All stormwater impact fees, in accordance with Chapter 22 of the Rochelle Municipal Code, shall be paid at \$1300/Acre of the subdivision prior to the issuance of a special use permit or recording of the Final Plat of the Rochelle Northeast Subdivision.

Rochelle Solar later petitioned to add the terms of 40 years to their special use for a solar farm. By adding these terms, the language of their special use was consistent with the language in their annexation

agreement. More than three years have passed since the original special use was granted and the petitioner has not moved forward with the project; therefore, they are now required to apply for a new special use. The petitioner, Rochelle Solar, is requesting a special use with the same conditions as previously granted. Jim Rodriguez, Attorney with Crow Law, LLC and Jacqueline Fedida with Greenbacker Capital were present to answer any questions. Fedida did explain that construction would not begin until 2028. Motion made by Bowerman, seconded by Hickey, **“I move the Planning and Zoning Commission close the Public Hearing.”** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Wolter. 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, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

1. Dedication of City easements (15' width minimum), as approved by the City Engineer, for a shared use path along the easterly boundary of the subdivision.

2. Dedication of right-of-way (ROW), as approved by the City Engineer, along the southerly and northerly boundary lines of the subdivision for existing and/or future roadway or utility improvements or extensions along Twombly Rd and future Flagg Road east of Caron Road.

3. Posting of the necessary surety as per the City Engineers estimate of cost for said roadway and/or utility improvements (ie, public improvements) and as per section 86-51 through 86-56 of the Rochelle Municipal Code in the amount of \$1,100,000. If the developer/petitioner fails to complete the improvements the City may draw upon the surety and use said funds for the public improvements within the ROW.

4. Dedication of a City/drainage easement for the Special Flood Hazard Area (SFHA) also known as the floodplain/floodway as depicted on the FEMA FIRM maps #17141C0483E City of Rochelle and Ogle County effective dated 8/17/2016.

5. The internal light duty maintenance driveways may be chip sealed due to the limited Average Daily Traffic (ADT) of 10 vehicles per day (VPD) within the solar field perimeter. However, any and all access driveways from Twombly Road or other City owned ROW's shall meet the requirements for driveway approaches from a street and hard surfacing of driveway as measured 130 feet from the applicable ROW line.

6. All final site plans and applications for permits shall be reviewed and approved by City staff as the development proceeds forward in accordance with the Rochelle Municipal Code except as may be varied from herein.

7. All landscaping shall be maintained by the petitioner/developer in accordance with all Rochelle Municipal Codes and as required by City staff. Annual inspections shall be performed by City staff to

determine if damaged, dead or diseased plantings need to be removed and replaced to ensure the landscape buffer remains as shown on the plan.

8) All stormwater impact fees, in accordance with Chapter 22 of the Rochelle Municipal Code, shall be paid at \$1300/Acre of the subdivision prior to the issuance of a special use permit or recording of the Final Plat of the Rochelle Northeast Subdivision.

9) 40 year term for the use of a solar farm.

Motion made by Myers, seconded by McKibben, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for the construction and operation of a utility scale solar farm for the parcel number 25-18-100-009, based on the report of findings.”** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Wolter. Nays: None. Motion carried 6-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Myers, seconded by Hickey, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of May 5, 2025.”** Ayes: Colwill, Hickey, McKibben, Myers, Bowerman and Wolter. Nays: None. Motion carried 6-0. The Planning and Zoning Commission adjourned at 6:47 p.m.

Michelle Knight
Community Development Specialist

**CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: June 2, 2025

Case No.: PZC-08-25

Applicant: St. Paul Lutheran Church

Address: 1415 10th Avenue, Rochelle, IL

Narrative:

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 Recommends:

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.

Findings:

1. Is the proposed subdivision allowed in the proposed zoning district?

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 subdivision. 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 subdivision. Each question should state an answer and give an explanation. If the answer 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 subdivision detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

3. Will the proposed subdivision impair property value in the neighborhood?

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

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: _____

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 subdivision 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 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.

_____ That the Petitioner be denied a subdivision 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:** _____

CHAIRMAN

PRELIMINARY PLAT
"ST. PAUL LUTHERAN CHURCH SUBDIVISION"
LOTS 7 & 8 OF THE SUBDIVISION OF
NE 1/4 OF NE 1/4, SECTION 23, T40N, R1E, 3rd P.M.
OGLE COUNTY, ILLINOIS



LOCATION MAP
SCALE: 1"=300'
Total Area = 9.74AC±

CURRENT ZONING:
R1 - SINGLE-FAMILY - LOW DENSITY RESIDENTIAL,
INTENDED ZONING: R1 - SINGLE-FAMILY - LOW DENSITY RESIDENTIAL
PURPOSE OF LAND: RESIDENTIAL DEVELOPMENT

OWNER / DEVELOPER

ST. PAUL LUTHERAN CHURCH
1415 10TH AVE,
ROCHELLE ILLINOIS, 61068

RECORD DESCRIPTIONS:

The South 1/2 of Lots 7 and 8 of the Subdivision of the North East 1/4 of the North East 1/4 of Section 23, in Township 40 North, Range 1 East of the Third Principal Meridian, according to the Plat of said Subdivision recorded in Book E of Plats, page 60, in the Recorder's Office of Ogle County, Illinois,

The North 1/2 of Lots 7 and 8 of the Subdivision of the North East 1/4 of the North East 1/4 of Section 23, in Township 40 North, Range 1 East of the 3rd P.M., according to the plat recorded in Book E of Plats, page 60, in the Recorder's Office of Ogle County, Illinois, situated in the City of Rochelle,

SURVEYOR'S STATEMENT

I, Scott I. Immel, a Professional Land Surveyor in the State of Illinois, hereby state, at the Request of St. Paul Lutheran Church, this survey was made on the ground under my direction, that this plat represents the facts found at the time of the survey, that this professional service conforms to the current applicable Illinois State Laws and Standards for a Topographic Survey, and that the dimensions shown are given in feet and decimals of a foot upon said plat.

Signed this 21st day of April, 2025.

Scott I. Immel, Illinois Professional Land Surveyor No. 35-3462
Current expiration date: November 30, 2026

DATUM INFORMATION

VERTICAL CONTROL: NAVD 88 (BY VRS OBSERVATIONS)
HORIZONTAL CONTROL: NAD 83 STATE PLANE ILLINOIS WEST ZONE (GRID)

BENCHMARK INFORMATION

BM1 = REBAR WITH CAP
N 1919869.11, E 2592622.98, ELEV 800.02
BM2 = CONCRETE MONUMENT
N 1918934.09, E 2592663.56, ELEV 808.54

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF OGLE)

WE, THE UNDERSIGNED PLANNING COMMISSION OFFICERS OF THE PLANNING COMMISSION FOR THE CITY OF ROCHELLE, HEREBY CERTIFY APPROVAL OF THE PRELIMINARY PLAN OF AS SET FORTH ABOVE AND HEREON.

WE HEREBY RECOMMEND TO THE CITY BOARD THAT SAID PRELIMINARY PLAN BE APPROVED.

GIVEN UNDER OUR HANDS AND SEAL THIS _____ DAY OF _____, 20____ A.D.

(Seal)

SECRETARY

PRESIDENT

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
COUNTY OF OGLE)

NOW, THERE FORE IT BE RESOLVED BY THE CITY BOARD OF THE CITY OF ROCHELLE THAT THE PLAT HEREON BE ACCEPTED AND APPROVED SUBJECT TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES OF THE CITY OF ROCHELLE. THIS PRELIMINARY PLAT SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DESCRIBED DATE.

PASSED THIS _____ DAY OF _____, 20____ A.D.

(Seal)

CITY CLERK

PRESIDENT

OWNER'S CERTIFICATE

I DO HEREBY ACKNOWLEDGE RESPONSIBILITY FOR THE INSTALLATION OF ALL ITEMS IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS AS SET FORTH.

ST. PAUL LUTHERAN CHURCH

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

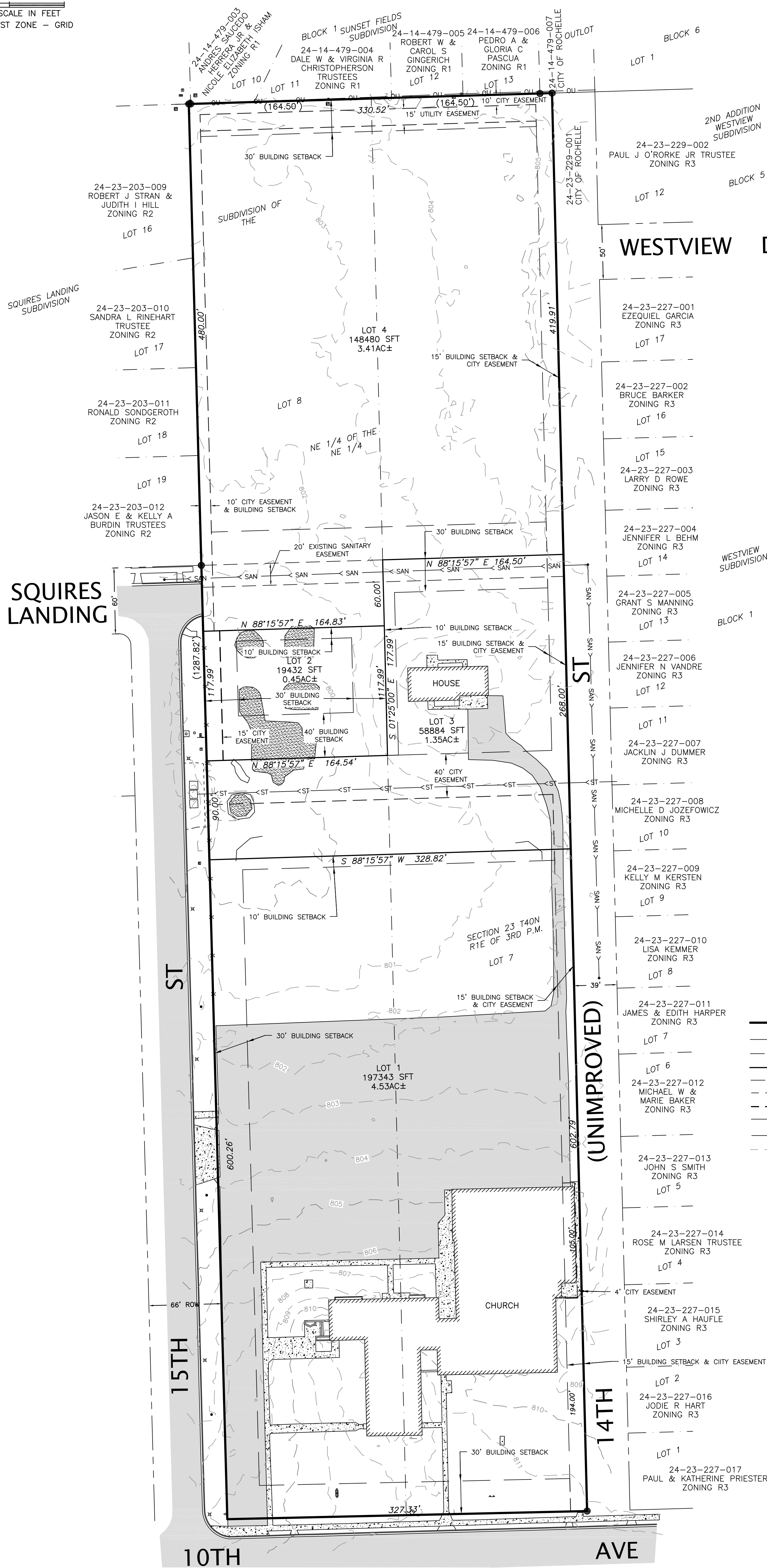
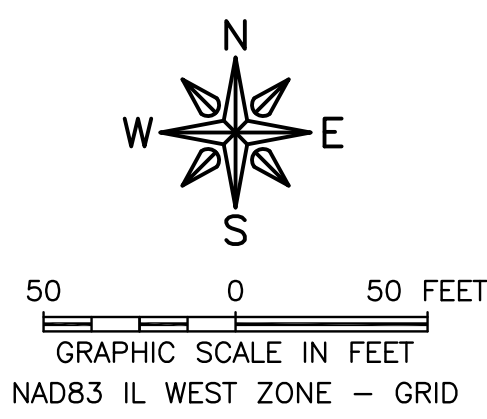
ILLINOIS
IOWA
WISCONSIN

515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

ST. PAUL LUTHERAN CHURCH
DATE: 05/15/2025
FIELD WORK COMPLETED: 11/15/2024
FIELD: TJJ DRAWN: TJJ QA/QC: SII

JOB NUMBER:
24-1658

SHEET NUMBER:
1 of 2



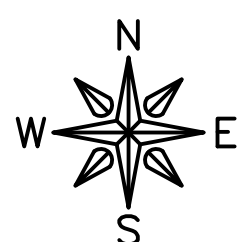
FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

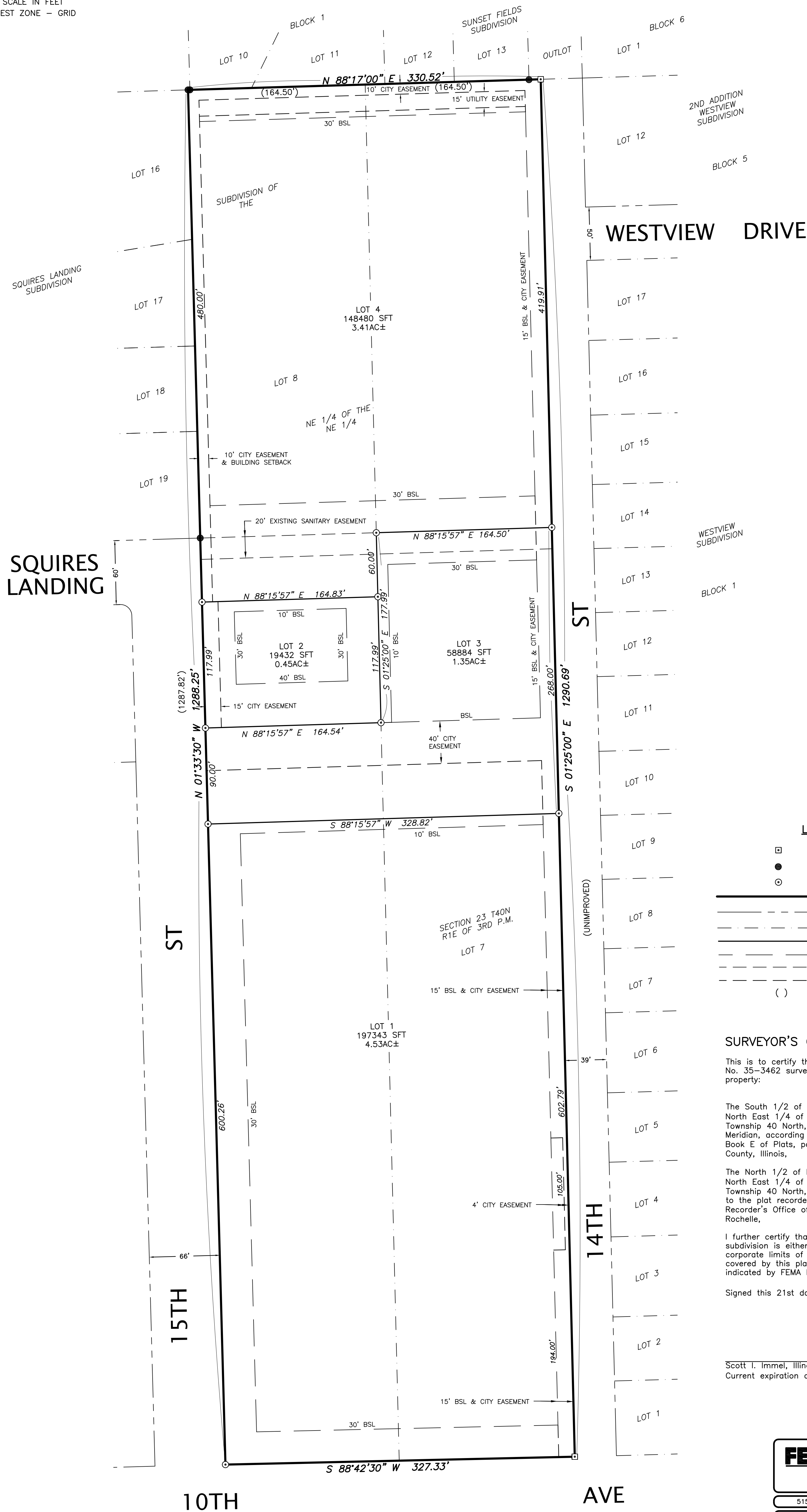
ST. PAUL
LUTHERAN CHURCH
DATE: 05/15/2025
FIELD WORK COMPLETED: 11/15/2024
FIELD: TJJ DRAWN: TJJ QA/QC: SII

JOB NUMBER:
24-1658
SHEET NUMBER:
2 of 2



50 0 50 FEET
GRAPHIC SCALE IN FEET
NAD83 IL WEST ZONE - GRID

FINAL PLAT "ST. PAUL LUTHERAN CHURCH SUBDIVISION" LOTS 7 & 8 OF THE SUBDIVISION OF NE 1/4 OF NE 1/4, SECTION 23, T40N, R1E, 3rd P.M. OGLE COUNTY, ILLINOIS



LEGEND

- SET CONC MARKER
- FOUND MONUMENT
- SET 5/8"Ø REBAR W/FG CAP
- SURVEY BOUNDARY
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING PROPERTY LINE
- - - PROPOSED LOT LINE
- - - PROPOSED BUILDING SETBACK LINE (BSL)
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- () RECORD INFORMATION

SURVEYOR'S CERTIFICATE

This is to certify that I, Scott I. Immel Illinois Land Surveyor No. 35-3462 surveyed and subdivided the following described property:

The South 1/2 of Lots 7 and 8 of the Subdivision of the North East 1/4 of the North East 1/4 of Section 23, in Township 40 North, Range 1 East of the Third Principal Meridian, according to the Plat of said Subdivision recorded in Book E of Plats, page 60, in the Recorder's Office of Ogle County, Illinois,

The North 1/2 of Lots 7 and 8 of the Subdivision of the North East 1/4 of the North East 1/4 of Section 23, in Township 40 North, Range 1 East of the 3rd P.M., according to the plat recorded in Book E of Plats, page 60, in the Recorder's Office of Ogle County, Illinois, situated in the City of Rochelle,

I further certify that the property covered by this plat of subdivision is either in or within a mile and a half of the corporate limits of the City of Rochelle; and that the property covered by this plat of subdivision is located within Zone X as indicated by FEMA FIRM Map 17141C0487E.

Signed this 21st day of April, 2025.

Scott I. Immel, Illinois Professional Land Surveyor No. 35-3462
Current expiration date: November 30, 2026

Note: Total area is 9.74 acres

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

ST. PAUL
LUTHERAN CHURCH
DATE: 05/15/2025
FIELD WORK COMPLETED: 11/15/2024
FIELD: TJJ DRAWN: TJJ QA/QC: SII

JOB NUMBER:
24-1658
SHEET NUMBER:
1 of 2

OWNER’S CERTIFICATE

STATE OF _____)
(SS
COUNTY OF _____)

We, _____, Owners certify the lands there represented on the plat hereon, do certify that the said plat was prepared at our request and under our direction by, _____, IL Registered Land Surveyor for the firm of Fehr Graham. After said lands were duly surveyed by said surveyor, the corners of said lots were marked by substantial iron pins. The parts of the said lands described as streets are hereby dedicated to the City of Rochelle, for use as streets by the public in accordance with the laws of the State of Illinois, governing and controlling the dedication of and uses of ordinance adopted by the City of Rochelle, State of Illinois and those described as follows:

The following protective covenants regulating the use of the property shown hereon are hereby submitted without reservation:

(Covenants)

Dated this ____ day of _____, 20____.

By:_____

NOTARY CERTIFICATE

STATE OF _____)
(SS
COUNTY OF _____)

I, _____, a notary public, in and for said County, in said State

aforesaid, a notary public, do hereby certify that _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal at _____, _____

this _____ day of _____, 20____,

Notary Public (Seal)

My Commission Expires On _____

SCHOOL DISTRICT CERTIFICATE

This is to certify that, to the best of my knowledge, the property described in the foregoing Surveyor’s Certificate, which will be known as “ST. PAUL LUTHERAN CHURCH SUBDIVISION”, is located within the boundaries of the following school districts

Rochelle High School Unit #212
Rochelle Grade School Unit #231
Kishwaukee College Unit #523

(Owner:)

(Owner:)

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Pursuant to 765 ILCS 205/2; We hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface water into water retention areas, public use areas, or drains which the subdivider has the right to use, and that such surface waters will not be deposited on the property of adjoining lands in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____, 20____.

Professional Engineer:_____ (Seal)

Owner

Owner

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at _____, Illinois, this _____ day of _____, 20____.

City Engineer: (Seal)

License Number:

CITY EASEMENT PROVISIONS

Permanent exclusive easements are hereby reserved for and granted to the City of Rochelle (hereinafter the "Grantee"), and to its successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "City Easement" on this final plat of subdivision, or where otherwise noted in the legend, contained herein, for the purpose of installing, constructing, inspecting, operating, draining, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining "City facilities" all of which include, but are not limited to, storm sewers, drainage ways, ditches, storm water detention and retention facilities, subsurface drainage systems, sanitary sewer mains, water mains, electric and communications conduits, cables and wires, street light poles, fixtures and foundations, metering facilities, concrete or asphalt sidewalks or multi-use paths and other appurtenances including any and all manholes, inlets, catch basins, pipes, and sections, utility boxes, connections and without limitation such other installations as the Grantee may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel, contractors and equipment to do any or all of the above work.

The City of Rochelle shall not be responsible for maintaining the storm water detention/retention facilities shown hereon on the plat or construction plans and all maintenance or improvements shall be the responsibility of the Landowner or Property Owner’s Association.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity: No buildings shall be placed on City Easement; No trees, shrubs shall be placed on said City Easement but the premises may be used for minor landscaping and other purposes, as approved by the Grantee, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or embankment fill material placed upon said City Easement; and signs shall not be erected upon the City Easement. The right is also hereby granted to the Grantee to remove any buildings, structures, pavements, sidewalks, fences, signs and to cut down, trim or remove any fences, trees, shrubs, plants, and other vegetation or landscaping that interfere with the operation, installation, maintenance or access to such "city facilities" in, upon, across, over, under and through said city Easement.

The Grantee shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants and other vegetation or landscaping removed or trimmed during exercise of the herein given and described rights. Replacement of items so removed or trimmed shall be the responsibility of the then property owner.

Notwithstanding the foregoing, the City acknowledges and agrees that landowner shall have the right to install and maintain pavement and drive aisles over and across portions of the City Easement for access, ingress and egress to and from the property to public and private right of ways adjacent thereto, subject to the landowner’s obligation to repair or replace any damages to such improvements caused by the City in the exercise of its rights hereunder.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

We, the undersigned members of the Plan Commission for the City of Rochelle, Illinois, hereby approve the Plat of "ST. PAUL LUTHERAN CHURCH SUBDIVISION" to the City of Rochelle as set forth above and hereon.

Given under our hands and seals this _____ day of _____, 20____.

President:

Secretary:

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

WHEREAS, _____, Owners of the land shown hereon have caused same to be subdivided and platted as shown, and, WHEREAS, the said land lies within the Corporate Limits of the City of Rochelle, Ogle County, Illinois.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rochelle that the plat hereon be accepted and approved subject to the provisions of all applicable Ordinances of the City of Rochelle.

Passed this _____ day of _____, 20____.

City Clerk:

Mayor:

COUNTY CLERK TAX CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, County Clerk of Ogle County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at _____, Illinois,

this _____ day of _____, 20____.

County Clerk (Seal)

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Dated this _____ day of _____, 20____,

at _____, Illinois.

Collector of Special Assessments

COUNTY RECORDER’S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Filed for record this _____day of _____, 20____

at _____ o'clock in Book _____ of Plats, Page _____ and examined.

Microfilm Number _____,

Document Number _____.

County Recorder

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

ST. PAUL
LUTHERAN CHURCH

DATE: 05/15/2025
FIELD WORK COMPLETED: 11/15/2024
FIELD: TJJ DRAWN: TJJ QA/QC: SII

JOB NUMBER:
24-1658

SHEET NUMBER:
2 of 2

**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.

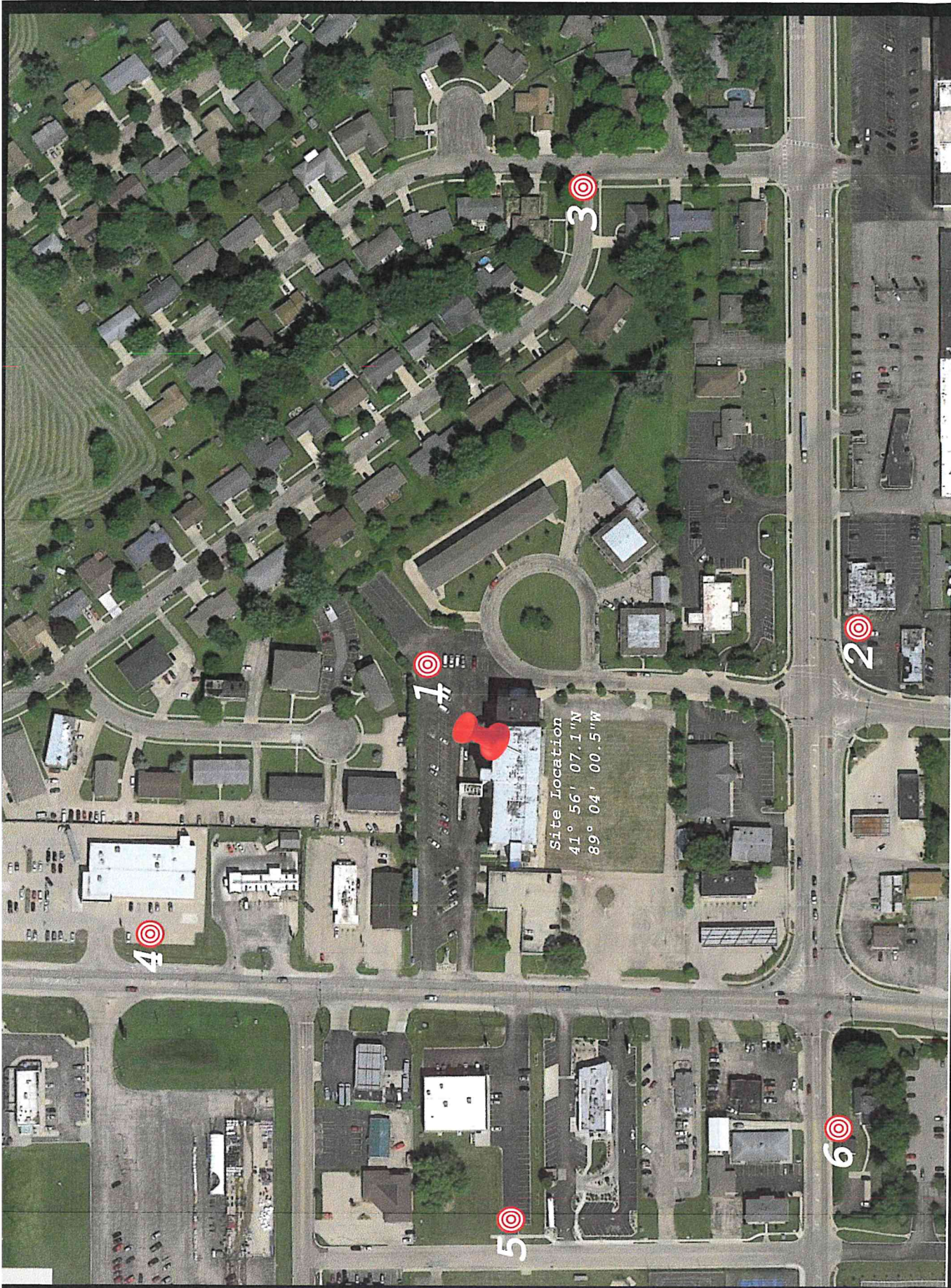
_____ That the Petitioner be granted a special use permit for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ 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:** _____



verizon

Rochelle DT Cell Site
80' Rooftop Photosimulation
Photo Location Map





Rochelle DT Cell Site
80' Rooftop Photosimulation
Photo Location #1 (Proposed)



MISSION 1
COMMUNICATIONS

verizon



Rochelle DT Cell Site
80' Rooftop Photosimulation
Photo Location #2 (Proposed)





MISSION 1
COMMUNICATIONS

**Rochelle DT Cell Site
80' Rooftop Photosimulation
Photo Location #3 (Proposed)**

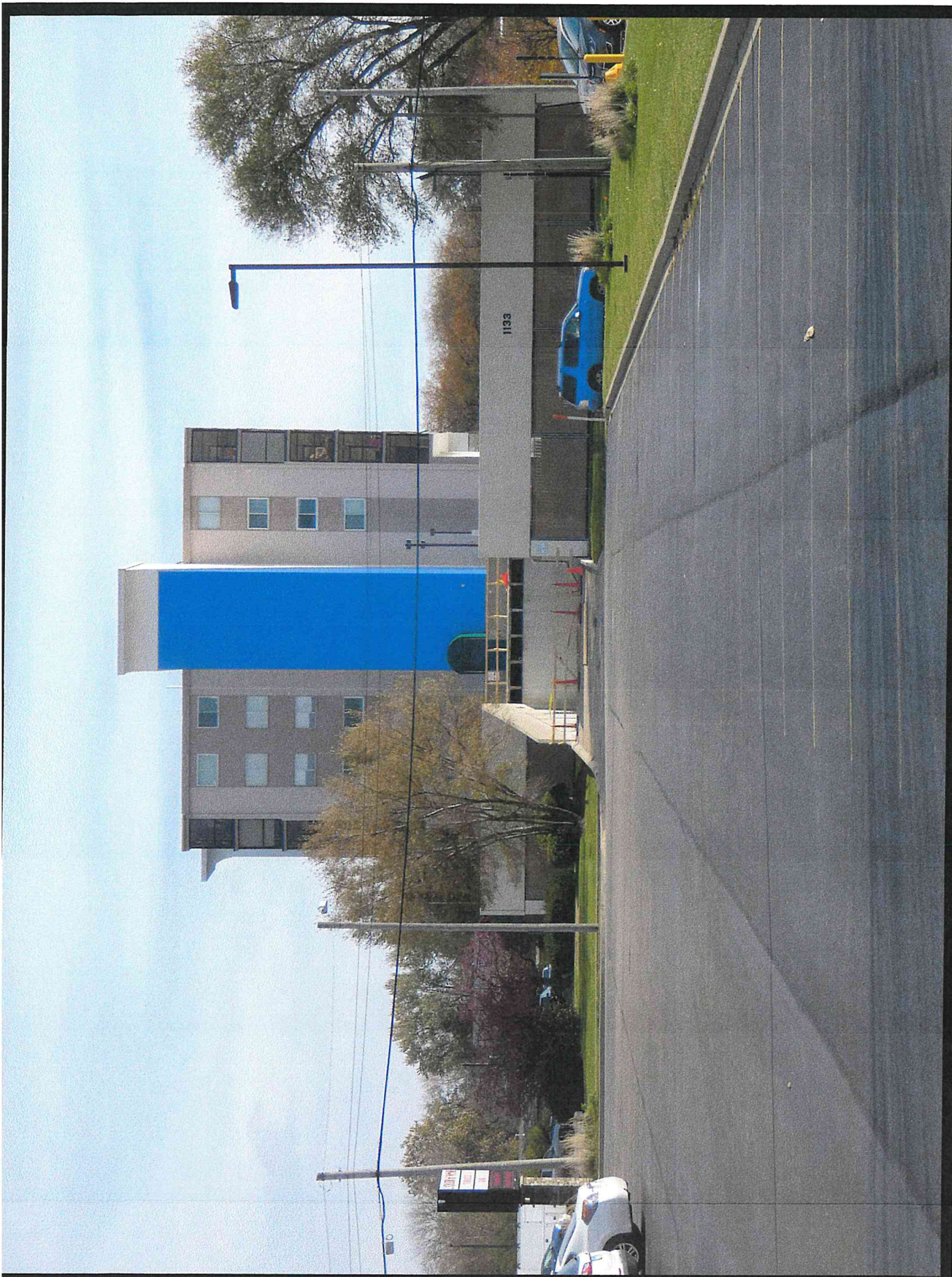
verizon



MISSION 1
COMMUNICATIONS

Rochelle DT Cell Site
80' Rooftop Photosimulation
Photo Location #4 (Proposed)

verizon



MISSION 1
COMMUNICATIONS

Rochelle DT Cell Site
80' Rooftop Photosimulation
Photo Location #5 (Not Visible)

verizon



Rochelle DT Cell Site
80' Rooftop Photosimulation
Photo Location #6 (Proposed)

