



**MINUTES**  
**CITY OF ROCHELLE**  
**PLANNING & ZONING COMMISSION**

**Monday, March 03, 2025 at 6:00 PM**

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

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- 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, Swinton, Charnock and Wolter. Absent: None. There was a quorum of seven. Non-voting Commissioners present were: Bowerman. Absent: Barber and Tenggren. Also present were Michelle Pease, Jeff Fiegenschuh and Mayor Bearrows.
- III. APPROVE/ACCEPT MINUTES:** Colwill moved, seconded by McKibben, **"I move the minutes of the November 4, 2024 Planning and Zoning Commission meeting as presented be approved."** Ayes: Colwill, Hickey, McKibben, Myers, Swinton, Charnock and Wolter. Nays: None. Motion carried 7-0.
- IV. PUBLIC COMMENTARY:** None
- V. COMMISSIONER COMMENTS:** Brief discussion regarding swearing in people who testify before the Commission.
- VI. BUSINESS ITEMS: PZC-01-25 City of Rochelle for proposed text amendments to the City of Rochelle Zoning Ordinance, Chapter 110 (District Use Classifications) and (Definitions) to define and make data centers permissible in I-1, I-2 and I-3 zoning districts.** Pease stated that a notice was published in the paper. Motion made by McKibben, seconded by Myers, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed text amendment to Chapter 110."** Ayes: Colwill, Hickey, McKibben, Myers, Swinton, Charnock and Wolter. Nays: None. Motion carried 7-0. The City of Rochelle is proposing two zoning text amendments to allow for data centers in the city. The amendment will add to the City of Rochelle Zoning Ordinance, Chapter 110, Article V, Division 7 (District Use Classifications), Sec. 110-160 data centers as a "permissible" use in an I-1 light industry, I-2 general industry and I-3 heavy industry zoning district. The second proposed amendment is to the City of Rochelle Zoning Ordinance, Chapter 110, Article XIV (Definitions), Sec. 110-600, and defines data centers as "a physical facility which primary purpose is to store, process and distribute data and applications. To ensure adequate infrastructure, data centers must be located within one-half (1/2) mile of an electrical substation, or any location approved by the City Manager. Motion made by McKibben, seconded by Swinton, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Colwill, Hickey, McKibben, Myers, Swinton, Charnock and Wolter. Nays: None. Motion carried 7-0.

**Findings: Text Amendment**

1. Is the proposed amendment consistent with the comprehensive plan?  
Yes: 7 No: \_\_\_\_\_
2. Will the proposed amendment adversely affect the public health, safety or general welfare?  
Yes: \_\_\_\_\_ No: 7
3. Is the proposed amendment necessary because of changed or changing social values, new planning concepts, or other social, technological, or economic conditions in the areas affected?  
Yes: 7 No: \_\_\_\_\_

Motion made by Hickey, seconded by Charnock, **"I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed text amendments to Chapter 110, based on the report of findings."** Ayes: Colwill, Hickey, McKibben, Myers, Swinton, Charnock and Wolter. Nays: None Motion carried 7-0.

- VII. DISCUSSION ITEMS:** None
- VIII. ADJOURNMENT:** Motion made by Myers, seconded by Colwill, **"I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of March 3, 2025."** Ayes: Colwill, Hickey, McKibben, Myers, Swinton, Charnock and Wolter. Nays: None. Motion carried 7-0. The Planning and Zoning Commission adjourned at 6:33 p.m.

Michelle Knight/Michelle Pease