



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, March 03, 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.](#) 11-04-2024 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) 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. (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
MEETING

Section III, Item 1.

Monday, November 04, 2024 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.
- II. ROLL CALL:** Present were Commissioners Colwill, Hickey, McKibben, Myers, Swinton and Wolter. Absent: None. There was a quorum of six. Non-voting Commissioners present were: Charnock, Tenggren and Bowerman. Absent: Barber. Also present were Michelle Knight and Geoff Starr. Michelle Pease attended the second half of the training.
- III. APPROVE/ACCEPT MINUTES:** Swinton moved, seconded by McKibben, **"I move the minutes of the May 6, 2024 Planning and Zoning Commission meeting as presented be approved."** Ayes: Colwill, Hickey, McKibben, Myers, Swinton and Wolter. Nays: None. Motion carried 6-0.
- IV. PUBLIC COMMENTARY:** New at-large member Tim Bowerman was introduced and welcomed.
- V. COMMISSIONER COMMENTS:** None
- VI. BUSINESS ITEMS:** None
- VII. DISCUSSION ITEMS:** Tom Farace with the American Planning Association along with Megan Mack, Attorney with Ancel Glink facilitated a training for the Planning and Zoning Commissioners. Topics covered were: roles in the process, responsibilities of commission, findings of fact, the fine print, tools of the trade and resources for Commissioners.
- VIII. ADJOURNMENT:** Motion made by Swinton, seconded by McKibben, **"I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of November 4, 2024."** Ayes: Colwill, Hickey, McKibben, Myers, Swinton and Wolter. Nays: None. Motion carried 6-0. The Planning and Zoning Commission adjourned at 8:24 p.m.

Michelle Knight
Community Development Specialist

CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

Date: March 3, 2025
Case No.: PZC-01-25
Applicant: City of Rochelle
Address: 420 N. 6th Street, Rochelle, IL 61068

Narrative:

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.

Staff recommends:

Staff is presenting the proposed text amendment.

Findings:

1. Is the proposed amendment consistent with the comprehensive plan?
Yes:_____ No:_____
Explanation:_____
2. Will the proposed amendment adversely affect the public health, safety or general welfare?
Yes:_____ No:_____
Explanation:_____
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:_____ No:_____
Explanation:_____