



AGENDA
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
MEETING

Monday, April 07, 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.](#) 03-03-2025 Planning and Zoning Commission Meeting Minutes
- IV. **PUBLIC COMMENTARY:**
- V. **COMMISSIONER COMMENTS:**
- VI. **BUSINESS ITEMS:**
 - [1.](#) PZC-2-25 City of Rochelle for a proposed special use for the construction of Well #13 in a B2 zoning district, located on parcel 25-17-100-010 (Public Hearing and Action).
 - [2.](#) PZC-03-25 Petition of Ethan Gruben for a proposed rezone from I-2 to R-4 for the property located at 334 N. 14th Street, parcel number 24-23-476-002 (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, March 03, 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, 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. Naves: 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. Naves: 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. Naves: 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. Naves: 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. Naves: None. Motion carried 7-0. The Planning and Zoning Commission adjourned at 6:33 p.m.

Michelle Knight/Michelle Pease

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

Date: April 7, 2025
Case No.: 02-25
Applicant: City of Rochelle, Rochelle Municipal Utilities
Address: Parcel Number 25-17-100-010

Narrative:

The petitioner is seeking a proposed special use permit to build public infrastructure (utilities) for Well #13 on parcel #25-17-100-010. This parcel is located directly east of 915 Technology Parkway. The new well will mitigate pressure issues on the northeast side of Rochelle and allow for development.

The property is approximately 2.04 acres and is currently vacant land owned by the City of Rochelle. The subject property is zoned B-2 Highway Commercial. Per Division 7, Sec. 110-160 District Use Classification List, Utilities in a B-2 requires a special use.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on April 7, 2025.

Staff Recommends:

Staff presents the special use.

Findings:

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

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

4. 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: _____

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:

CITY OF ROCHELLE
PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

Case No.: 03-25
Applicant: John Ethan Gruben
Address: 334 N. 14th Street, Rochelle, Illinois 61068

Narrative:

334 N. 14th Street, parcel number 24-23-476-002, is a single-family home which is currently zoned I-2, General Industry. The petitioner is requesting to rezone/amend the zoning map of the subject property from I-2 General Industry to R-4 Multi Family Low Density Residential. The reason for the request to rezone to an R4 is because the current and past use of the property is single family residential and in order to secure financial lending to purchase the property, it has to be zoned appropriately as residential.

The property is surrounded by I-2 General Industry to the north, south and west and R-4 to the east.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on April 7, 2025.

Staff recommends

Staff is presenting the request to rezone/map amendment to the property at 334 N. 14th Street to R-4 Multi Family Low Density Residential.

Findings:

1. Is the proposed zoning consistent with surrounding properties?

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 zoning. 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 zoning. 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 zoning detrimental or dangerous to public health?

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

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

Yes: _____ No: _____

Explanation: _____

5. Will the proposed zoning:
(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 zoning 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 zoning 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 zoning 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:

Vote: Ayes: _____ **Nays:** _____ **Abstain:** _____