

**ROCHELLE CITY COUNCIL  
AGENDA ITEM MEMO  
REGULAR MEETING**

**SUBJECT:** Ordinance Amending “Article V – Districts” and “Article XIV – Definitions” of Chapter 110, Zoning, of the Rochelle Municipal Code

**Staff Contact:** Michelle Pease, Community Development Director

**Summary:** As data warehousing becomes more prevalent, the City would like to be proactive in our zoning usage and requirements.

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.

On Monday, March 3, 2025, the Planning and Zoning Commission voted 7-0 to approve the text amendments.

**Funding Sources:**

Source:	Budgeted Amount:	Proposed Expenditure:

**Strategic Plan Goal Application:** Economic and Business Development.

**Recommendation:** Approve the ordinance allowing for a text amendments to “Article V – Districts” and “Article XIV – Definitions” of Chapter 110, Zoning, of the Rochelle Municipal Code.