

**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: _____