



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ORDINANCE: TEXT AMENDMENT TITLE 11, CHAPTER 4, SECTION 22 TABLE OF PERMITTED USES – DATA CENTERS

AGENDA: June 16, 2026

DATE: June 4, 2026

ISSUE

Shall the Village Board approve an Ordinance approving a text amendment to the Village Code amending the Table of Permitted Uses as it applies to Data Centers.

DISCUSSION

The Board recently discussed the Villages current Data Center requirements, during this discussion the Board expressed that they would like to revisit the Data Center requirements and potentially make some changes to them. However, in the meantime the Board requested staff to move forward with a text amendment that would amend the Table of Permitted Uses to change Data Centers from being permitted in the I1-Light Industrial and M1- Limited Manufacturing Districts to a Special Use until the Board can further evaluate any changes they would like to be made.

The Board further discussed this proposed text amendment at the June 2, 2026 meeting following the public hearing held by the Plan Commission. The Board was in favor of approving the text amendment as attached in exhibit A at this time and further evaluating the requirements in the Village Code for Data Centers.

The Plan Commission held the required public hearing for the proposed text amendment on May 20, 2026. Two people from the public were present, they both gave public comments speaking against any data center within the Village and urging the Plan Commission to not approve any Data Centers. The Plan Commission discussed the proposed amendment and had no concerns over the changes. Commissioner discussion included statements regarding wanting to be on the cutting edge of the technology for Data Centers; stating that the Board should have first right of hearing and reviewing proposals but also still being business friendly; and balance between hearing the residents and not sending the wrong message to the market. The Plan Commission recommended that the Village Board approve the proposed text

amendment to Title 11, Chapter 4, Section 2 – Table of Permitted Uses as presented in Exhibit A.

Ayes: Airhart, Coia, Bieritz, Guddendorf, Rockwell, Dubina
Nays: None

COST

The cost for codification of this amendment is the only cost associated with this item.

ATTACHMENTS

Plan Commission Recommendation
Ordinance approving the proposed Text Amendment
Exhibit A – Propose Text Amendment

RECOMMENDATION

That the Village Board approve the attached Ordinance approving a text amendment to Title 11, Chapter 4, Section 2 – Table of Permitted Uses for Data Centers.

Exhibit A

TABLE OF PERMITTED USES

P= Permitted use, S= special use, and * refers to additional standards and criteria

Use	A-1	E-1	R-1	R-2	R-3	SR	B-1	B-2	B-3	OR-2	DC	M-1	I-1
Data Center											P*	S*	S*



R E C O M M E N D A T I O N

PC26-05

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of June 2, 2026
PETITION: 26-004 Text Amendment: Text Amendment Title 11, Chapter 4,
Section 22 Table of Permitted Uses

PROPOSAL

The Village is proposing to amend Section 11-4-22, Table of Permitted Uses as presented in Exhibit A.

BACKGROUND & HISTORY

Data centers have been a topic of discussion all over recently. With the major uptake in development of data centers in our area, the Village Board would like to re-examine the Village's standards for data centers within the Village Code. In the meantime, the Board asked staff to prepare a Text Amendment that will amend the Table of Permitted Uses as it relates to data centers.

Currently, data centers are permitted with additional conditions in the M1-Limited Manufacturing, I1-Light Industrial, and DC- Data Center Districts. At this time, there are no properties located within the Village that have a zoning classification of I1 or DC. The Board requested that until the revised standards for data centers are brought back to the Village Board for discussion and are updated, the Village Code should be amended to make data centers a special use in the M1 and I1 Districts. By doing so, this will ensure that data centers cannot be built without first coming to the Village Board for a rezoning of the subject property or a special use permit. It should be noted that any changes made regarding data centers will not apply to any already approved Planned Development Districts (PDDs) or Planned Unit Developments (PUDs), such as The Grove.

PUBLIC RESPONSE

After due notice, the Planning Commission held a public hearing on May 20, 2026. Two residents, Janice Rubens and Bill Cavanaugh, expressed concerns about potential data center development in the Village. Their concerns were primarily focused on rising energy costs, water usage, and negative impacts to the environment due to overconsumption of resources and exhausts.

DISCUSSION

Commissioners discussed the proposed Text Amendment and agreed that it provides a balance of not limiting the Village's competitiveness while also ensuring fair discussion and right of refusal. Commissioner Dubina stated that it's unfortunate that any data center developer in Crown's property will not go before the Plan Commission or Village Board for review.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the proposed Text Amendment attached in Exhibit A.

AYES: Airhart, Coia, Guddendorf, Rockwell, Dubina, Bieritz

NAYES: None

ABSENT: None

Motion PASSED

Exhibit A

TABLE OF PERMITTED USES

P= Permitted use, S= special use, and * refers to additional standards and criteria

Use	A-1	E-1	R-1	R-2	R-3	SR	B-1	B-2	B-3	OR-2	DC	M-1	I-1
Data Center											P*	S*	S*



**Village of Sugar Grove
Kane County, Illinois**

Ordinance No.: 2026-0616CD2

**AMENDING THE VILLAGE CODE TITLE 11, CHAPTER 4, SECTION 22:
TABLE OF PERMITTED USES: DATA CENTERS**

**Adopted by the
Village Board
of the
Village of Sugar Grove
June 16, 2026**

Published in pamphlet form by
Authority of the Village Board
of the Village of Sugar Grove,
Kane County, June 16, 2026

Village Clerk

(seal)



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO.: 2026-0616CD2

**AMENDING THE VILLAGE CODE TITLE 11, CHAPTER 4, SECTION 22: TABLE OF
PERMITTED USES: DATA CENTERS**

WHEREAS, the Village of Sugar Grove (the “Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, the Village deems it necessary and proper to amend its regulations by amending the current provisions for a Data Centers under 11-4-22, Table of Permitted Uses; and,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: Title 11 – Chapter 4 – Section 22: Table of Permitted Uses

1. The following provisions of the Village of Sugar Grove Code of Ordinances shall be amended as shown in **exhibit A**, attached hereto.

SECTION THREE: General Provisions

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

EFFECTIVE DATE: This Ordinance shall be in full force and effect on and after its approval, passage and publication in pamphlet form as provided by law.

PRESENTED, PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 16th day of June 2026.

Sue Stillwell, Village President

Tracey R. Conti, Village Clerk

BOARD VOTE:

	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael Roskopf	_____	_____	_____	_____	_____

Exhibit A

TABLE OF PERMITTED USES

P= Permitted use, S= special use, and * refers to additional standards and criteria

Use	A-1	E-1	R-1	R-2	R-3	SR	B-1	B-2	B-3	OR-2	DC	M-1	I-1
Data Center											p*	S*	S*