



# BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES

**FROM:** DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

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

**AGENDA:** June 2, 2026

**DATE:** May 22, 2026

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## ISSUE

Shall the Village Board discuss 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 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**

There is no cost to discuss the proposed amendment.

**ATTACHMENTS**

Plan Commission Recommendation

Exhibit A – Propose Text Amendment

**RECOMMENDATION**

That the Village Board discuss the proposed text amendment and provide staff with direction on preparing the necessary Ordinance for approval.



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# 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

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### 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
<b>Data Center</b>											P*	S*	S*