



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DISCUSSION: DATA CENTER TEXT AMENDMENT

AGENDA: October 6, 2026

DATE: September 22, 2026

ISSUE

Shall the Village Board discuss a proposed text amendment to the data center requirements in the Village Code?

DISCUSSION

The topic of requirements for data centers has been a discussion with the Village Board multiple times. Previous discussions determined that the Board wished to amend the current regulations and add additional requirements to data centers in the Village Code. The Board made the first step in amending data center requirements on June 16, by approving an Ordinance that made data centers a special use in the M1 and I1 zoning districts, previously they were a permitted use. The Board then directed staff to begin preparing an amendment that incorporated several additional conditions that the Board expressed they would like to see added.

The proposed text amendment shall eliminate Chapter 10B DC within Title 11 in its entirety, thereby also eliminating the Data Center District. A new Chapter, titled Chapter 4-25 Data Centers, shall be added within Title 11. The new Chapter will add additional requirements to the Village Code pertaining to data centers per the Village Board's previous discussions. These requirements will in essence, make the Village Code stricter regarding data center developments. The proposed Text Amendment will also require all data centers to be processed as Planned Unit Developments (PUDs), enter into a development agreement with the Village, and will contain all the definitions, regulations, and standards pertaining to data centers, as outlined in Exhibit A.

On September 16, 2026 the Plan Commission held the required public hearing for the proposed text amendment. No objectors were present. Commissioners discussed the text amendment and expressed overall approval. One Commissioner requested that 3 additional

conditions be added to the recommendation for approval. These three conditions were as follows:

- An annual report for output of water, pollutants, chemicals, and where the waste is being taken if a closed loop system must be reported.
- A noise barrier around generators and like equipment must be installed
- Wood fencing is prohibited

The motion made to include all three of these items failed. A second motion was made to included the following 2 additional conditions:

- An annual report for output of water, pollutants, chemicals, and where the waste is being taken if a closed loop system must be reported.
- Wood fencing is prohibited

The second motion passed 5 to 1.

AYES: Airhart, Coia, Foss, Dubina, Rockwell

NAYES: Guddendorf

While the Plan Commission recommends adding these two requirements to the proposed text amendment, staff does not recommend adding these conditions to this text amendment. Staff feels these items can be addressed with the PUD approval and/or development agreement that will be required for each data center development.

COST

There is no cost to discuss this item.

ATTACHMENTS

Exhibit A – Proposed Data Center Text Amendment

PC Recommendation 26-07

RECOMMENDATION

That the Village Board discuss the proposed data center text amendment and direct staff on next steps for preparing an Ordinance.

Exhibit A

Part 1. Amend Title 11 by the following:

REMOVE ENTIRELY: 10B DC, Data Center District

ADD: Chapter 4-25 DATA CENTER

~~11-10B-2: DEFINITION~~

~~A. Data center: A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.~~

A. DEVELOPMENT AGREEMENT & PLANNED UNIT DEVELOPMENT

1. Development Agreement. All Data Centers must enter into a Development Agreement with the Village that is approved by the Village Board.
2. Planned Unit Development. All Data Centers must be processed as a Planned Unit Development no matter size or number of buildings.

B. Application

The following reports must be submitted at time of application:

1. Pre-development sound study
2. Noise modeling study
3. Water consumption and quality monitoring report
4. Energy consumption modeling report
5. Must provide detailed water study showing source, demand, and community impact.

C. LOT SIZE REGULATIONS:

1. Minimum lot size: Not less than five (5) acres.
2. Minimum lot width: Not less than three hundred fifty (350) feet shall be maintained at the building setback line.

D. YARD AND SETBACK REGULATIONS:

All data centers shall provide and maintain a setback in accordance with the following:

1. Setback from the boundary lines of the district: Not less than seventy five feet (75') from streets forming the boundary line of the M1 or I1 districts.

2. Minimum front and corner side yards: Not less than forty feet (40') from a front or corner side lot line of a public or private street that is interior to the M1 or I1 Districts.
3. Minimum interior side yards: Not less than twenty five feet (25') from an interior side lot line.
4. Minimum rear yards: Not less than fifty feet (50') from a rear lot line, unless the lot line forms the boundary line of the M1 or I1 districts. In that case, not less than seventy five feet (75') shall be provided.
5. Residential zoning districts: **Not less than one thousand five hundred feet (1,500') from any residentially zoned lot or school or place of worship as measured from property line to property line.**

E. MAXIMUM LOT COVERAGE:

No more than seventy five percent (75%) of a lot shall be occupied with buildings, accessory structures and impervious surfaces.

F. STRUCTURE HEIGHT:

Not more than sixty-five feet (65').

G. OTHER STANDARDS:

1. Pedestrian and Bicycle Facilities.
 - a. Provision of Sidewalks and/or Trails. Sidewalks and/or trails for pedestrian and/or bicycle access shall be provided, at a minimum, along any side of a public road that abuts the property upon which the data center is located as required by the Village Engineer.
 - b. Building Design/Materials:
 1. One hundred percent (100%) of building facades facing a public right-of-way and fifty percent (50%) of other facades shall be constructed of masonry, brick, stone, or decorative concrete block (excluding plain concrete block), architectural steel and glass, or precast panels. Aluminum or vinyl siding shall not be allowed as a primary building material.
 2. Principal building facades (all building facades that face adjacent public roads) shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements: change in building height, building step-backs or recesses, fenestration, change in building material, pattern, texture, color, or use of accent materials.
 3. When a building has more than one principal facade, such principal building facades shall be consistent in terms of design, materials, details, and treatment.

4. Walls that exceed a length of two hundred fifty feet (250') shall be articulated through changes in the plane of the facade, installation of windows, installation of landscaping, or any combination thereof.
5. Building facades sixty feet (60') or greater in length should include plane changes, projections, and/or recesses of two feet (2') or greater to provide visual interest, identity, character, and scale.
6. Data Center Campuses containing more than one building are encouraged to provide a variety in building size, massing, siding, and appearance by transitioning from smaller or lower buildings long street frontages to larger and taller structures on the interior of the site. Consideration of topography shall be given to avoid placement of larger, taller, or more massive buildings in a prominent location on the property or along a public street.

c. Mechanical Equipment and Utilities:

Connection to public water and public sewer is required.

All heating, ventilating and air conditioning equipment, generators, utility services, storage yards, satellite antennas, and mechanical equipment shall be screened on all sides of the building that are exposed to public view, as follows:

1. Roof-Mounted Mechanical Equipment:

- a. Roof screens and/or parapet wall screens shall be allowed, provided they are designed to blend with the architectural style, materials and color of the building. The height of the approved screening shall be equal to the height of the tallest rooftop unit installed on the building.
- b. Flues, goosenecks or other equipment that is mounted on the roof shall also be screened when heights exceed four feet (4').
- c. All roof-mounted mechanical equipment must be fully enclosed on all sides by a sound-attenuating screen or parapet equal in height or taller than the tallest roof-mounted chiller or mechanical equipment and must blend with the architectural style, materials and color of the building.

2. Ground-Mounted Mechanical Equipment:

- a. Enclosure fences to screen service and utility areas (such as HVAC, mechanical equipment, utility services, storage yards, or satellite antennas) shall not exceed eight (8) feet in height. Landscaping may be an appropriate screening.
- b. Enclosure fences to screen service and utility areas shall be designed to blend with the architectural style, materials and color of the building.

- c. Ground-mounted mechanical equipment must be fully enclosed on all sides by a sound attenuating enclosure, equal in height to or taller than the tallest ground-mounted chiller and generator or associated mechanical equipment and must blend with the architectural style, materials, and color of the building.

3. Generators:

- a. Generators shall only be utilized for providing back-up power during a power outage, unless being used for routine testing of generators.
- b. Testing of generators may only occur between the hours of 9:00 am and 5:00 pm Monday through Friday, and not on holidays. No more than two generators may be tested simultaneously.
- c. Roof-mounted generators are not permitted
- d. Must be equipped with vibration isolation systems

4. Chillers:

- a. Evaporative chillers using potable water not permitted

d. Annual Reporting Required

- 1. All Data Center Facilities must submit annually on or before April 1 of each year to the Village's Community Development Department the following:
 - a. An annual energy and water use data report for the previous calendar year.
 - b. Third party tested noise level reports for the previous calendar year during both daytime hours and nighttime hours at the property line.

e. Noise

- 1. Data center facilities must comply with all federal and state regulations related to noise thresholds. In addition noise levels must not exceed the following constant-minimum noise thresholds as measured at the facility property line:
 - i. Daytime hours 59 dB (A)weighted 7 am – 7 pm
 - ii. Nighttime hours 49 dB (A)weighted 7 pm – 7am
- 2. Sound that is produced for not more than a cumulative period of one minute in any hour may exceed the standards above by up to 10 dBA.
- 3. The maximum sound levels listed above do not apply to emergency alerts, emergency work to provide electricity, water, or other public utilities when public health or safety is involved, snow removal, or road repair.
- 4. A noise reduction barrier or device may be required at the discretion of the Village Administrator when it is inconclusive that noise level tests do not conform to acceptable noise levels.
- 5. Independent sound testing required before issuance of Temporary or Final Certificate of Occupancy.

f. Negative Impacts

1. Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall be carried on in such a manner that it is not perceptible at or beyond the property line.
- g. Vibration Standards:
 1. Must have continuous vibration monitoring at spacing no less than five hundred (500') feet along property lines within one thousand (1,000') feet from residential uses.
- h. Energy Use Standards:
 1. Must meet the regulations set forth in the IECC appendix CC of the International Energy Code.
- i. Landscaping Requirements: Where a Data Center shares a common lot line with a property zoned in a more restrictive zoning district, landscape screening shall be provided at the rate of three (3) shrubs per each twenty five (25) linear feet of data center property lines.
1. Street Trees: One (1) 2 1/2-inch caliper shade tree shall be installed in the right-of-way per each fifty (50) linear feet of frontage, as required by the Village Engineer.
2. Tree Preservation/Mitigation: The intent of this provision is to mitigate the loss of healthy, mature trees in the Village, by requiring replacement trees:
 - a. Existing trees, six inches (6") in diameter or greater, as measured at breast height (dbh), shall be preserved, when possible, according to a tree preservation plan prepared by the developer with input from the Community Development Director or designee. The tree preservation plan shall show:
 - b. Protective fencing planned to be installed around the critical root zone of those trees identified for preservation, on both grading and landscape plans.
 - c. Trees that will have their roots pruned by a certified arborist, to avoid tearing and other damage during construction.
 - d. Locations where limestone and other materials that might negatively affect trees planned to be preserved will be stored on the property.
3. Tree Replacement: Where it is determined that trees six inches (6") dbh or greater must be removed to allow for proposed development, tree replacement will be required:
 - a. Not less than one (1) 3-inch caliper tree shall be required for each six inches (6") of tree proposed to be removed, as measured at breast height. However, in no instance shall more than three (3) 3-inch caliper replacement trees be required for any tree removed.
 - b. Replacement trees shall be required in addition to any other landscaping that may be required by this title, except landscape screening. In this instance replacement trees can

be used to count toward screening between DC development and properties planned, zoned or used for residential or institutional purposes.

- c. The number of trees that an individual property can support, according to good forestry practices, shall determine the number of replacement trees that will be required on an individual lot.
- j. Waste Materials: No materials or wastes shall be deposited upon a lot in such a form that they might be transferred off the property by natural causes or forces, such as water, wind or snow.
- k. Security Fencing: The establishment of fences for a Data Center shall be regulated as follows, and conform with the provisions of chapters 6, 9, 9A, 10, and 10A of this title:
 - 1. Fences shall be constructed and maintained along the perimeter of the property at a height of eight feet (8').
 - 2. Fences shall be positioned so that the finished side faces away from the lot on which it is constructed.
 - 3. Fences shall be located and landscaped in order to meet the screening standards required in chapters 9 and 10 of this title.
 - 4. Permitted fence materials include wood, vinyl, aluminum, and iron. No chain link or mesh type fence with inserted screening slats or screening fabric shall be acceptable. No fence shall contain barbed wire, razor wire, electrified elements, but not including motorized gates, or any components determined by the Village to constitute a public safety hazard.
- l. Construction of Additional Buildings and Improvements: The Owner shall have the right, but not the obligation, to construct Additional Buildings and Improvements on the Property as part of the Planned Development, without further zoning review or approval by the corporate authorities of the Village, if:
 - 1. The Owner submits to the Community Development Director site plans, elevations, and landscape plans depicting the Additional Buildings and Improvements; and
 - 2. The Community Development Director determines, in his reasonable judgment, that the Additional Buildings and Improvements depicted on such plans comply with the Development Standards set forth.
- m. Outdoor Illumination: All exterior lighting shall be designed and constructed as set forth in Section 11-8-5 of the Zoning Code.
- n. Parking: All parking shall be designed and constructed as set forth in Section 11-12 of the Zoning Code.

o. Water:

1. Wastewater flow rates are limited to six (6) population equivalents per acre.
2. **Clean water use shall be limited to six (6) population equivalents per acre.**

11-10B-9: PERFORMANCE STANDARDS:

Noise, glare, vibration, odor, etc., shall be regulated according to standards established by the Illinois Pollution Control Board of the Environmental Protection Agency, as may be amended from time to time. (Ord. 2002-01-15B, 1-15-2002) and in accordance with all state, local and municipal building and zoning ordinances.

Part 2. Amend Section 11-4-22 as follows:

Section 11-4-22 Table of Permitted Uses:

Add the following:

Use	A-1	E-1	R-1	R-2	R-3	SR	B-1	B-2	B-3	BP	OR-2	DC	M-1	I-1
Industrial uses:														
Data center												p*	S*	S*

Part 3. Amend Section 11-4-23 as follows:

11-4-23: ADDITIONAL STANDARDS FOR SPECIFIC USES: *add the following*

In order to carry out the recommendations of the Village of Sugar Grove Comprehensive Plan and the purposes and provisions of this title, the following uses permitted in the zoning districts described in section 11-4-22 of this chapter shall be subject to the following additional standards, conditions and restrictions:

Data Centers: Regulated by chapter ~~10B of this title~~ Chapter 4, Section 25 of this title

Add the following definition to 11-3-2

11-3-2: DEFINITIONS

Data center: A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.



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

PC26-07

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of October 6, 2026
PETITION: 26-006 Text Amendment: Remove Chapter 10B DC within Title 11 &
Add Chapter 4-25 Data Centers within Title 11

PROPOSAL

The Village is proposing to amend Title 11 of the Village Code by removing Chapter 10B DC and adding Chapter 4-25 Data Centers as outlined in Exhibit A.

BACKGROUND & HISTORY

On June 16, 2026, the Village Board approved a Text Amendment to the Table of Permitted Uses to make data centers a Special Use within the M1 and I1 Districts. Data centers are still permitted with additional conditions in the DC - Data Center District. Currently, there are no parcels located within the Village that have a zoning classification of DC. After further research and discussion by Staff and the Village Board, it has been determined that an additional Text Amendment concerning data centers be brought forth. The proposed Text Amendment shall eliminate Chapter 10B DC within Title 11 in its entirety, thereby also eliminating the Data Center District. A new Chapter, titled Chapter 4-25 Data Centers, shall be added within Title 11. The new Chapter will add additional requirements to the Village Code pertaining to data centers per the Village Board's discussions. These requirements will, in essence, make the Village Code stricter regarding data center developments. The proposed Text Amendment will also require all data centers to be processed as Planned Unit Developments (PUDs), enter into a development agreement with the Village, and will contain all the definitions, regulations, and standards pertaining to data centers, as outlined in Exhibit A. It should be noted that these changes will not apply to any already approved Planned Development Districts (PDDs) or Planned Unit

Developments (PUDs) that already have data center regulations/permissions outlined in their agreements

PUBLIC RESPONSE

After due notice, the Planning Commission held a public hearing on September 16, 2026. There was no public comment.

DISCUSSION

Commissioners discussed the proposed Text Amendment and expressed overall approval. Vice Chairman Rockwell proposed three additional conditions be added: The developer must provide an annual report on output of water, pollutants, and chemicals, and must declare where waste is being disposed of if a closed-loop system is being utilized, a noise barrier must be installed, and wood fencing is prohibited. The Commissioners agreed to add two of the additional conditions: The developer must provide an annual report on output of water, pollutants, and chemicals, and must declare where waste is being disposed of if a closed-loop system is being utilized, and wood fencing is prohibited.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the proposed Text Amendment attached in Exhibit A, with the following additional conditions:

1. The developer must provide an annual report on output of water, pollutants, and chemicals, and must declare where waste is being disposed of if a closed-loop system is being utilized.
2. Wood fencing is prohibited.

AYES: Airhart, Coia, Foss, Dubina, Rockwell

NAYES: Guddendorf

ABSTAIN: None

Motion PASSED

Exhibit A

Part 1. Amend Title 11 by the following:

REMOVE ENTIRELY: 10B DC, Data Center District

ADD: Chapter 4-25 DATA CENTER

~~11-10B-2: DEFINITION~~

~~A. Data center: A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.~~

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B. Application

The following reports must be submitted at time of application:

1. Pre-development sound study
2. Noise modeling study
3. Water consumption and quality monitoring report
4. Energy consumption modeling report
5. Must provide detailed water study showing source, demand, and community impact.

C. LOT SIZE REGULATIONS:

1. Minimum lot size: Not less than five (5) acres.
2. Minimum lot width: Not less than three hundred fifty (350) feet shall be maintained at the building setback line.

D. YARD AND SETBACK REGULATIONS:

All data centers shall provide and maintain a setback in accordance with the following:

1. Setback from the boundary lines of the district: Not less than seventy five feet (75') from streets forming the boundary line of the M1 or I1 districts.

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3. Minimum interior side yards: Not less than twenty five feet (25') from an interior side lot line.
4. Minimum rear yards: Not less than fifty feet (50') from a rear lot line, unless the lot line forms the boundary line of the M1 or I1 districts. In that case, not less than seventy five feet (75') shall be provided.
5. Residential zoning districts: **Not less than one thousand five hundred feet (1,500') from any residentially zoned lot or school or place of worship as measured from property line to property line.**

E. MAXIMUM LOT COVERAGE:

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F. STRUCTURE HEIGHT:

Not more than sixty-five feet (65').

G. OTHER STANDARDS:

1. Pedestrian and Bicycle Facilities.
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 - b. Building Design/Materials:
 1. One hundred percent (100%) of building facades facing a public right-of-way and fifty percent (50%) of other facades shall be constructed of masonry, brick, stone, or decorative concrete block (excluding plain concrete block), architectural steel and glass, or precast panels. Aluminum or vinyl siding shall not be allowed as a primary building material.
 2. Principal building facades (all building facades that face adjacent public roads) shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements: change in building height, building step-backs or recesses, fenestration, change in building material, pattern, texture, color, or use of accent materials.
 3. When a building has more than one principal facade, such principal building facades shall be consistent in terms of design, materials, details, and treatment.

4. Walls that exceed a length of two hundred fifty feet (250') shall be articulated through changes in the plane of the facade, installation of windows, installation of landscaping, or any combination thereof.
5. Building facades sixty feet (60') or greater in length should include plane changes, projections, and/or recesses of two feet (2') or greater to provide visual interest, identity, character, and scale.
6. Data Center Campuses containing more than one building are encouraged to provide a variety in building size, massing, siding, and appearance by transitioning from smaller or lower buildings long street frontages to larger and taller structures on the interior of the site. Consideration of topography shall be given to avoid placement of larger, taller, or more massive buildings in a prominent location on the property or along a public street.

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Connection to public water and public sewer is required.

All heating, ventilating and air conditioning equipment, generators, utility services, storage yards, satellite antennas, and mechanical equipment shall be screened on all sides of the building that are exposed to public view, as follows:

1. Roof-Mounted Mechanical Equipment:

- a. Roof screens and/or parapet wall screens shall be allowed, provided they are designed to blend with the architectural style, materials and color of the building. The height of the approved screening shall be equal to the height of the tallest rooftop unit installed on the building.
- b. Flues, goosenecks or other equipment that is mounted on the roof shall also be screened when heights exceed four feet (4').
- c. All roof-mounted mechanical equipment must be fully enclosed on all sides by a sound-attenuating screen or parapet equal in height or taller than the tallest roof-mounted chiller or mechanical equipment and must blend with the architectural style, materials and color of the building.

2. Ground-Mounted Mechanical Equipment:

- a. Enclosure fences to screen service and utility areas (such as HVAC, mechanical equipment, utility services, storage yards, or satellite antennas) shall not exceed eight (8) feet in height. Landscaping may be an appropriate screening.
- b. Enclosure fences to screen service and utility areas shall be designed to blend with the architectural style, materials and color of the building.

- c. Ground-mounted mechanical equipment must be fully enclosed on all sides by a sound attenuating enclosure, equal in height to or taller than the tallest ground-mounted chiller and generator or associated mechanical equipment and must blend with the architectural style, materials, and color of the building.

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- b. Testing of generators may only occur between the hours of 9:00 am and 5:00 pm Monday through Friday, and not on holidays. No more than two generators may be tested simultaneously.
- c. Roof-mounted generators are not permitted
- d. Must be equipped with vibration isolation systems

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d. Annual Reporting Required

- 1. All Data Center Facilities must submit annually on or before April 1 of each year to the Village's Community Development Department the following:
 - a. An annual energy and water use data report for the previous calendar year.
 - b. Third party tested noise level reports for the previous calendar year during both daytime hours and nighttime hours at the property line.

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- 1. Data center facilities must comply with all federal and state regulations related to noise thresholds. In addition noise levels must not exceed the following constant-minimum noise thresholds as measured at the facility property line:
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 - ii. Nighttime hours 49 dB (A)weighted 7 pm – 7am
- 2. Sound that is produced for not more than a cumulative period of one minute in any hour may exceed the standards above by up to 10 dBA.
- 3. The maximum sound levels listed above do not apply to emergency alerts, emergency work to provide electricity, water, or other public utilities when public health or safety is involved, snow removal, or road repair.
- 4. A noise reduction barrier or device may be required at the discretion of the Village Administrator when it is inconclusive that noise level tests do not conform to acceptable noise levels.
- 5. Independent sound testing required before issuance of Temporary or Final Certificate of Occupancy.

f. Negative Impacts

1. Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall be carried on in such a manner that it is not perceptible at or beyond the property line.
- g. Vibration Standards:
1. Must have continuous vibration monitoring at spacing no less than five hundred (500') feet along property lines within one thousand (1,000') feet from residential uses.
- h. Energy Use Standards:
1. Must meet the regulations set forth in the IECC appendix CC of the International Energy Code.
- i. Landscaping Requirements: Where a Data Center shares a common lot line with a property zoned in a more restrictive zoning district, landscape screening shall be provided at the rate of three (3) shrubs per each twenty five (25) linear feet of data center property lines.
1. Street Trees: One (1) 2 1/2-inch caliper shade tree shall be installed in the right-of-way per each fifty (50) linear feet of frontage, as required by the Village Engineer.
 2. Tree Preservation/Mitigation: The intent of this provision is to mitigate the loss of healthy, mature trees in the Village, by requiring replacement trees:
 - a. Existing trees, six inches (6") in diameter or greater, as measured at breast height (dbh), shall be preserved, when possible, according to a tree preservation plan prepared by the developer with input from the Community Development Director or designee. The tree preservation plan shall show:
 - b. Protective fencing planned to be installed around the critical root zone of those trees identified for preservation, on both grading and landscape plans.
 - c. Trees that will have their roots pruned by a certified arborist, to avoid tearing and other damage during construction.
 - d. Locations where limestone and other materials that might negatively affect trees planned to be preserved will be stored on the property.
 3. Tree Replacement: Where it is determined that trees six inches (6") dbh or greater must be removed to allow for proposed development, tree replacement will be required:
 - a. Not less than one (1) 3-inch caliper tree shall be required for each six inches (6") of tree proposed to be removed, as measured at breast height. However, in no instance shall more than three (3) 3-inch caliper replacement trees be required for any tree removed.
 - b. Replacement trees shall be required in addition to any other landscaping that may be required by this title, except landscape screening. In this instance replacement trees can

be used to count toward screening between DC development and properties planned, zoned or used for residential or institutional purposes.

- c. The number of trees that an individual property can support, according to good forestry practices, shall determine the number of replacement trees that will be required on an individual lot.
- j. Waste Materials: No materials or wastes shall be deposited upon a lot in such a form that they might be transferred off the property by natural causes or forces, such as water, wind or snow.
- k. Security Fencing: The establishment of fences for a Data Center shall be regulated as follows, and conform with the provisions of chapters 6, 9, 9A, 10, and 10A of this title:
 - 1. Fences shall be constructed and maintained along the perimeter of the property at a height of eight feet (8').
 - 2. Fences shall be positioned so that the finished side faces away from the lot on which it is constructed.
 - 3. Fences shall be located and landscaped in order to meet the screening standards required in chapters 9 and 10 of this title.
 - 4. Permitted fence materials include wood, vinyl, aluminum, and iron. No chain link or mesh type fence with inserted screening slats or screening fabric shall be acceptable. No fence shall contain barbed wire, razor wire, electrified elements, but not including motorized gates, or any components determined by the Village to constitute a public safety hazard.
- l. Construction of Additional Buildings and Improvements: The Owner shall have the right, but not the obligation, to construct Additional Buildings and Improvements on the Property as part of the Planned Development, without further zoning review or approval by the corporate authorities of the Village, if:
 - 1. The Owner submits to the Community Development Director site plans, elevations, and landscape plans depicting the Additional Buildings and Improvements; and
 - 2. The Community Development Director determines, in his reasonable judgment, that the Additional Buildings and Improvements depicted on such plans comply with the Development Standards set forth.
- m. Outdoor Illumination: All exterior lighting shall be designed and constructed as set forth in Section 11-8-5 of the Zoning Code.
- n. Parking: All parking shall be designed and constructed as set forth in Section 11-12 of the Zoning Code.

o. Water:

1. Wastewater flow rates are limited to six (6) population equivalents per acre.
2. **Clean water use shall be limited to six (6) population equivalents per acre.**

11-10B-9: PERFORMANCE STANDARDS:

Noise, glare, vibration, odor, etc., shall be regulated according to standards established by the Illinois Pollution Control Board of the Environmental Protection Agency, as may be amended from time to time. (Ord. 2002-01-15B, 1-15-2002) and in accordance with all state, local and municipal building and zoning ordinances.

Part 2. Amend Section 11-4-22 as follows:

Section 11-4-22 Table of Permitted Uses:

Add the following:

Use	A-1	E-1	R-1	R-2	R-3	SR	B-1	B-2	B-3	BP	OR-2	DC	M-1	I-1
Industrial uses:														
Data center												p*	S*	S*

Part 3. Amend Section 11-4-23 as follows:

11-4-23: ADDITIONAL STANDARDS FOR SPECIFIC USES: *add the following*

In order to carry out the recommendations of the Village of Sugar Grove Comprehensive Plan and the purposes and provisions of this title, the following uses permitted in the zoning districts described in section 11-4-22 of this chapter shall be subject to the following additional standards, conditions and restrictions:

Data Centers: Regulated by chapter ~~10B of this title~~ Chapter 4, Section 25 of this title

Add the following definition to 11-3-2

11-3-2: DEFINITIONS

Data center: A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.