



Planning Commission / Zoning Board of Appeals

MEETING AGENDA

AUGUST 19, 2020

This meeting of the Sugar Grove Plan Commission will be held as outlined in Public Act 101-0640, which waives the Open Meetings Act requirement that a physical quorum of commissioners be present to hold a public meeting in the event of a public health disaster declaration and a determination by the Village President. Governor Pritzker issued a statewide disaster declaration on June 26, 2020 and, in response, President P. Sean Michels determined that in-person meetings are not practical or prudent at this time. Public participation options can be found at www.sugargrovel.gov.

7:00 P.M. Village Hall, 10 S Municipal Drive

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- I. CALL TO ORDER:
 - II. ROLL CALL:
 - III. APPROVAL OF MINUTES: July 15, 2020 Meeting Minutes
 - IV. PUBLIC HEARING:
 - a) Zoning Code Amendment
 - 20-013- Text Amendment Mulch/Firewood Sales & Event Venue
 - b) Special Use Permit
 - 20-015- Special Use for mulch, firewood sales
Grove Farms, 41W950 Prairie Street
 - c) Zoning Code Amendment
 - 20-016- DC Data Center District
 - V. NEW BUSINESS: None
 - VI. OLD BUSINESS: None
 - VII. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION
 - VIII. ADJOURNMENT

**VILLAGE OF SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD OF APPEALS
MINUTES of July 15, 2020 MEETING**

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NOTE: The following meeting occurred during the COVID-19 Pandemic. Executive Order 2020-7 (Executive Order in Response to COVID-19/ COVID-19 Executive Order Number 5) issued by the Governor on March 16, 2020, among other things, suspended certain requirements of the Open Meetings Act, including mandatory presence by Commissioners at public meetings to conduct public business. Members of the Planning Commission/Zoning Board of Appeals participated in this meeting via electronic means.

1. CALL TO ORDER

The meeting of the Sugar Grove Planning Commission/Zoning Board of Appeals was called to order at 7:09 p.m. by Chairman Ochsenschlager via electronic means.

2. ROLL CALL

Present: Chairman Irv Ochsenschlager, James Eckert, Greg Wilson, and John Guddendorf participated via electronic means

Absent: James White, Larry Jones, Rebecca Sabo

Also present: Walter Magdziarz, Community Development Director, via electronic means
Danielle Marion, Planning and Zoning Administrator, via electronic means

3. APPROVAL OF MINUTES

Commissioner Guddendorf moved to approve the June 17, 2020 meeting minutes. Commissioner Eckert provided the second.

Motion PASSED by unanimous vote

4. PUBLIC HEARING:

None

5. NEW BUSINESS:

A. 20-011 – Extraterritorial Zoning Amendment; Grove Farms Rezoning

Applicants gave a brief description of the business and the plans they have for the property.

Commissioner Eckert inquired what the hours of operation would be and if the business is seasonal. The applicant informed him that the business is year round and the hours would be from either 7:00 a.m. or 8:00 a.m. to 5:00 p.m.

Commissioner Eckert inquired about parking. The applicants stated that they do not intend on having a high capacity of customers and they plan to have parking along the driveway that is located on the west side of the property.

NOTE: These minutes are not a verbatim transcription of the comments, statements and discussion that occurred during the meeting. They are intended to make an official record only of the actions taken by the Planning Commission / Zoning Board of Appeals, and may include only a brief description of discussion items. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

**VILLAGE OF SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD OF APPEALS
MINUTES of July 15, 2020 MEETING**

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Commissioner Guddendorf asked how many cars they expected to have during peak hours. The applicants informed him most of their customer base is delivery, so the traffic would mostly be their trucks in and out and maybe 5 to 10 cars daily.

Commissioner Guddendorf expressed that there may be a requirement from IDOT to install turn lanes on Prairie Street.

Commissioner Guddendorf inquired about installation of a fence along the railroad. The applicants stated that they did not see that being an issue but have considered installing a fence along the railroad.

Commissioner Eckert made a motion to recommend the Village Board support rezoning of the property at 41W950 Prairie Street to F2 based on the condition that there will be no staging or parking along Prairie Street. Commissioner Guddendorf provided a second.

Ayes: J. Eckert, J. Guddendorf, G. Wilson

Nays: I. Ochsenschlager

Absent: J. White, L. Jones, R. Sabo

Motion PASSED

B. 20-012 - Extraterritorial Zoning Amendment; May Road Zoning Variation

Director Magdziarz gave a brief history and explanation of the request.

Commissioner Eckert made a motion to recommend the Village Board take no position on the May Road Zoning Variation request.

6. OLD BUSINESS:

None

7. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION

None

8. ADJOURNMENT

Commissioner Wilson moved to adjourn, Commissioner Eckert provided a second.

Motion PASSED by unanimous vote

The meeting was adjourned at 7:46 p.m.

Prepared by:
Danielle Marion, Recording Secretary

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VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Alison Murphy



COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Sean Herron
Ted Koch
Jennifer Konen
Heidi Lendi
Rick Montalto
Ryan Walter

**A D V I S O R Y
R E P O R T**

TO: Plan Commission
FROM: Danielle Marion, Planning and Zoning Administrator
DATE: August 14, 2020
PETITION: 20-013

PROPOSAL

Amend the Zoning Ordinance by adding “Mulch, firewood sales” as a special use in the E-1 Estate Residential District; add, the definition of “Mulch, firewood sales”: to the list of definitions; and, add additional standards and criteria for this use. In addition add, “Event Venue” as a special use in the E-1 Estate Residential District; add, the definition of “Event Venue”: to the list of definitions; and, add additional standards and criteria for this use.

BACKGROUND & HISTORY

In response to a request for a property to be annexed into the Village, the use that will be established on the subject property (mulch, firewood sales) needs to be an allowed use in the Village’s Zoning Ordinance. The subject property will be zoned E-1 Estate Residential once it is annexed. At this time the use of mulch and firewood sales is not a permitted use in the Village of Sugar Grove’s Zoning Ordinance.

The Village has also had inquiries about the establishment of an “Event Venue” located in the E-1 Estate Residential zoning district. With this inquiry it was realized that this use was not a permitted use within the Village of Sugar Grove.

DISCUSSION & EVALUATION

The addition of “mulch, firewood sales” as a Special Use would conform to the standard purpose of the E-1 Estate Residential Zoning District. The addition also expands the types of uses permitted in the Village.

The use is more rural in nature and character than the typical land use in Sugar Grove. Hence, we are not advocating this use be considered in the current commercial and industrial zoning districts.

The use we contemplate is a retail operation. No production of mulch or firewood will be permitted on the premises. While a home improvement center or a nursery may offer mulch and firewood, it is accessory to the primary function of the home improvement center. The use we are contemplating is the principle use.

The addition of "Event Venue" as a Special Use would also conform to the standard purpose of the E-1 Estate Residential Zoning District.

The use we contemplate is for a more rural setting, this is why we are requiring a minimum parcel of not less than 6 acres in size for the location of the venue.

STAFF RECOMMENDATION

Staff recommends approval of the revised zoning amendments in Exhibit A, attached hereto.

EXHIBIT A

Section 11-3-2 Definitions:

Event Venue: A place where public and private events are held.

Mulch, firewood sales: A business that sells mulch and firewood to the public and wholesale.

Section 11-4-22 Table of Permitted Uses:

| Use | A-1 | E-1 | R-1 | R-2 | R-3 | SR | B-1 | B-2 | B-3 | BP | OR-2 | M-1 | I-1 |
|-----------------------|-----|-----|-----|-----|-----|----|-----|-----|-----|----|------|-----|-----|
| Commercial uses: | | | | | | | | | | | | | |
| Event Venue | | S* | | | | | | | | | | | |
| Mulch, firewood sales | | S* | | | | | | | | | | | |

Section 11-4-23 Additional Standards for Specific Uses:

Event Venue

- A. The use must be on a parcel not less than 6 acres in size.

Mulch, firewood sales

- A. Hours of operation shall be only from 7:00 a.m. to 5:00 p.m.
- B. All parking for the business must be on the businesses premises.
- C. Streets and driveways adjacent to the premises must be kept free of debris at all times.
- D. No processing, manufacturing or production of mulch, firewood shall be permitted on the premises.
- E. No use of grinders or chippers on the premises is permitted.
- F. Outdoor storage shall not exceed 15-feet in height and must be on a paved surface.
- G. Outdoor storage area shall comply with the building setback requirements of the E-1 District and shall not be located less than 30 feet from any property line.
- H. Outdoor storage areas shall be screened from view from the nearest public thoroughfare by the use of solid fences, walls, landscaping, or distance.
- I. All equipment used in the operations of the business must be stored within a building or in an area enclosed by a privacy fence.

VILLAGE PRESIDENT

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**A D V I S O R Y
R E P O R T**

TO: Plan Commission
FROM: Walter Magdziarz, Community Development Director
Danielle Marion, Planning and Zoning Administrator
DATE: August 12, 2020
Petition: 20-015
**Special Use Permit, Mulch, Firewood Sales
Grove Farms, LLC**

PROPOSAL

The applicant, Grove Industries, is requesting a Special Use Permit for a mulch, firewood sales business located at 41W950 Prairie Street, pursuant to Section 11-4-22 of the Sugar Grove Zoning Ordinance.

BACKGROUND & HISTORY

The requested Special Use Permit is predicated on the Village Board annexing the property and approving a zoning amendment that establishes mulch, firewood sales as a Special Use in the E-1 District.

LOCATION & DESCRIPTION

The subject property is approximately 5.8 acres in size and is located on the north side of Prairie Street and east of the Mallard Point neighborhood. It lies directly south of the Village’s water treatment plant on Arbor Drive and the BNSF railroad tracks.

The property is actively farmed. A modern metal barn is situated on it near the railroad tracks. A walnut orchard occupies the north half of the property and a hayfield occupies the remainder.

LAND USE

The current land use of the subject property is active agriculture. An active farm lies to the west; a suburban residential subdivision lies to the southwest; an active farm lies across Prairie Street to the

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south; a large lot rural residence lies to the east; and, the Village's water treatment plant and the BNSF railroad lie to the north.

The future land use recommendation for the subject property and all adjacent and surrounding property is single-family residential. The proposed use for the property is production and wholesale of black walnuts; crop agriculture of hay, alfalfa, and pumpkins; bulk storage and sales of mulch, firewood, and topsoil.

ZONING

The subject property is currently zoned F-District in Kane County. Adjoining property on the east and west is also zoned F-District in Kane County. Property to the north and to the south lies in Sugar Grove corporate limits and is zoned PD District and is part of the Settlers Ridge master planned development. At the southwest corner of the property lies Mallard Point and this subdivision is zoned R-2 Residential District. The property in question is the subject of a pending annexation agreement whereby the property would be classified in the E-1 District upon annexation. No zoning change is proposed.

EVALUATION

The Planning Commission will recall that this use and property was a topic at a recent meeting and made a recommendation to the Village Board to support the applicant's intent to request rezoning in Kane County. The Village Board was of the opinion the Planning Commission's recommendation missed the impact of introducing a commercial zoning classification in this location along Prairie Street. The Village Board, generally, was interested in the proposed business but felt the land use control should belong to the Village, not the County. The Owners were encouraged to annex the property and staff was tasked with determining how to authorize the use in a residential district.

Subsequently, the Applicant filed a petition to annex the property and is drafting an annexation agreement to address the use and improvement of the property. The Special Use Permit was deemed the appropriate means for authorizing the use on the property, and a zoning amendment was subsequently prepared and presented for simultaneous approval.

The concern with the proposal under the County rules was it would require rezoning of the property to an agricultural commercial zoning classification which, on its face, is inconsistent with the Village's Land Use Plan. Additionally, as long as the property is in the County, the County zoning regulations apply and the County would be responsible for administration and enforcement of the rules which are different than those in Sugar Grove. While the Village could request the County adopt restrictions and criteria for the use as a condition of granting the rezoning, there is no guarantee nor obligation on the County Board to accept the Village's conditions of approval.

What's different, now? First, by annexing the property, it is automatically classified E-1 District a residential zoning classification ostensibly to accommodate large lot, rural residential development. This is consistent with the Village's Land Use Plan. Second, by virtue of other action by the Village, the proposed use is a Special Use in the E-1 District. The Special Use designation provides the Village the opportunity to place conditions and restrictions on the use to ensure that its operation is consistent with

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the Zoning Ordinance and the mitigation of possible impacts is addressed.

But the other concerns expressed by the Planning Commission and the Village Board during the discussion of the use as a County zoning matter still remain. The key issues are misunderstanding of what the use is and what is being proposed, and traffic, specifically truck traffic.

The Applicant has stated on numerous occasions that there will be no production of mulch or firewood on the premises. Therefore, the concerns about odor from decomposing mulch are unfounded. The amount of mulch the Applicant has represented will be stored on the property are not going to produce an overwhelming odor. The prevailing winds will direct any odors to the northwest, away from Mallard Point and Chelsea Meadows. Anyone who has had fresh mulch spread on their lot will attest that initially it is pungent but the odor dissipates quickly as the material dries out. We recommend the Planning Commission make it a condition of approval that there be no production of mulch or firewood on the premises.

The size and scale of the proposed operation is misunderstood. The bulk storage area for mulch and firewood and other material is roughly 4,000 square feet, slightly larger than the existing barn. That is not sufficient area or quantity of material to warrant the kind of truck and vehicular traffic being portrayed by objectors.

For comparison, Geneva Mulch and Firewood on East State Street in Geneva and often cited by the Applicant as the model he aspires to for the Sugar Grove operation, is approximately 18,200 square feet and has bulk storage bins 50% larger than what is proposed for the Sugar Grove site.

On the other hand, Kane County Mulch and Firewood in Elburn is an example of what the Applicant is not proposing. Same type of business, but the scale is very different. The entire yard is 3 acres in size which is nearly half the size of the subject property. The bulk storage bins are double, some triple, the size the Applicant is proposing for the Sugar Grove site. This operation also has a truck scale, among other things, which contribute to it being a non-comparable operation. The Elburn business also has a very robust brick paver operation and pallets of brick pavers are stored and displayed on the premises as well.

Another thing the proposed Special Use is not is a nursery like Platt Hill or Midwest Groundcover. A retail nursery is a more intense use than the proposed mulch and firewood sales lot.

The location of the mulch and firewood sales on the property is as far from surrounding residences as one can expect at this location. The existing barn is 685-feet from the home at 302 Mallard Lane, 340-feet from the home at 189 Arbor Lane across the railroad tracks, and 569-feet from the neighbor to the east at 41W860 Prairie Street. It is doubtful motorists on Prairie Street would even notice the business since it is so far off Prairie Street. We recommend the Planning Commission make the location of the bulk storage yard and its size, a condition of approval.

The Applicant has made it known that the existing walnut orchard and hay field will remain on the property after the mulch and firewood sales are operational. This will contribute to the character of the property and the north side of Prairie Street, which the community seems to support, and is consistent with the Village's objective of maintaining the rural/agricultural character of this part of the community. We recommend the Planning Commission make this a condition of approval.

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Much has been made about the traffic that will be generated by the ancillary activities the Applicant desires to have on the property seasonally, such as a u-pick pumpkin patch or similar. Again, we need to consider the scale of the operation on this property. The Applicant is not proposing a Keiper's Farm or Sugar Grove Pumpkin Patch. If this activity is presented on the property, like a farmer's market, it is best handled under the Village's Special Event Permit process which gives the Village complete discretion in approving how a special event is conducted.

Concern about the impact of truck deliveries on the condition of Prairie Street has been raised. This is a non-issue. Prairie Street was originally designed and constructed to accommodate truck traffic serving the farms in the area. Moreover, Prairie Street is used by refuse trucks and school buses which are comparable in weight.

Traffic to and from the business will be primarily trucks. The Applicant anticipates 15 inbound deliveries each week, predominantly by dump trucks due to the nature of the commodity. Material will be removed from the premises by 5 to 10 trips by landscape contractor vehicles of the pick-up and small dump truck variety.

There is concern about traffic, specifically truck traffic, meandering through Mallard Point to avoid the IL 47/Prairie Street intersection as this intersection presents some challenges for slow moving traffic. Landscape contractor vehicles are ubiquitous in Sugar Grove and on any given summer day can probably be found in Mallard Point. How many of the trips generated by the proposed Special Use will be tempted to meander through Mallard Point to get to IL 47 rather than take Prairie Street directly to IL 47 is not known. We expect the slow speed and the conflict presented by parked cars and driveways on Mallard Lane will ultimately discourage through traffic from the Special Use.

FINDINGS OF FACT

Note: The italicized portions in the Findings of Fact below constitute staff's suggestions on the various required findings. The Plan Commission is free to modify these suggestions as they see fit and adopt their own if they so desire.

1. Findings of Fact (Special Use) – Several standards must be satisfied in order to grant a Special Use. These standards, and the status of each, are described below. The Planning Commission must establish that the Special Use:
 - a. Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this zoning ordinance.
The proposed Special Use will be consistent with the objectives of the Comprehensive Plan and the Zoning Ordinance with the proposed text amendment. The proposed use could be considered compatible with planned uses for the area.
 - b. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.

The use would be operated and maintained to be harmonious with the area. The use would be a commercial use limited to a small area of the property, but with very minor changes to

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- premises. The Special Use would ensure the agricultural character of the property is retained by maintaining the walnut orchard and hayfield that currently exist and contribute to the rural character of the corridor.*
- c. Will not be hazardous or disturbing to existing or future neighborhood uses.
- There has been no evidence presented to indicate the proposed use is hazardous or disturbing to existing or future neighboring uses of land.*
- d. Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- No evidence has been provided to indicate the existing public facilities cannot accommodate the proposed Special Use.*
- e. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.
- There has been no evidence presented to indicate that the proposed use will create excessive additional public cost. The use is expected to contribute to the economic welfare of the Village.*
- f. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- There has been no evidence presented to indicate that the proposed use will produce excessive traffic, noise, smoke, fumes, glare, or odors.*
- g. Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
- The site has adequate existing approaches to the property that will allow for the business to the subject property to not interfere with traffic on surrounding public streets or highways, and there has been no evidence submitted to indicate that the proposed Special Use will increase traffic or parking needs in the vicinity.*
- h. Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.
- The proposed changes to the subject property are inconsequential, therefore there will be no increase in the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.*
- i. Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village.
- There are no known natural, scenic, or historic features on the subject property.*

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RECOMMENDATION

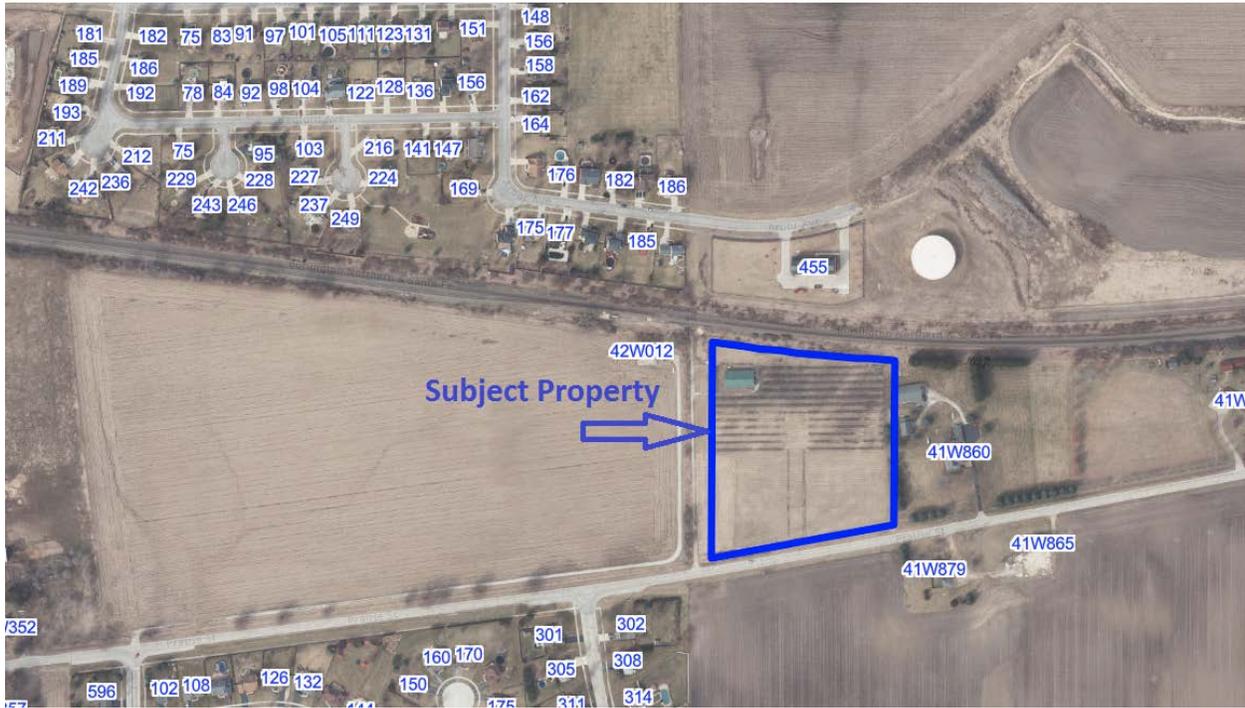
The Village staff recommends the Planning Commission recommend to the Village Board approval of the requested Special Use, subject to the following conditions:

1. That the Zoning Ordinance being amended to add mulch and firewood sales as a Special Use in the E-1 District.
2. There shall be no parking on Prairie Street.
3. All traffic from the uses on the property shall use forward motion to exit or leave the premises (no backing onto Prairie Street).
4. Walnut orchard and hay field shall be maintained on the property for as long as mulch and firewood sales occur on the premises.
5. The outdoor bulk storage area shall be in the location and the general dimensions as shown on the site plan.
6. No production of mulch or firewood shall be permitted on the premises.
7. In addition to mulch and firewood, topsoil may be sold from the premises.

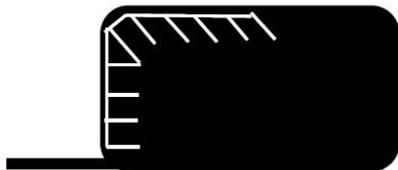


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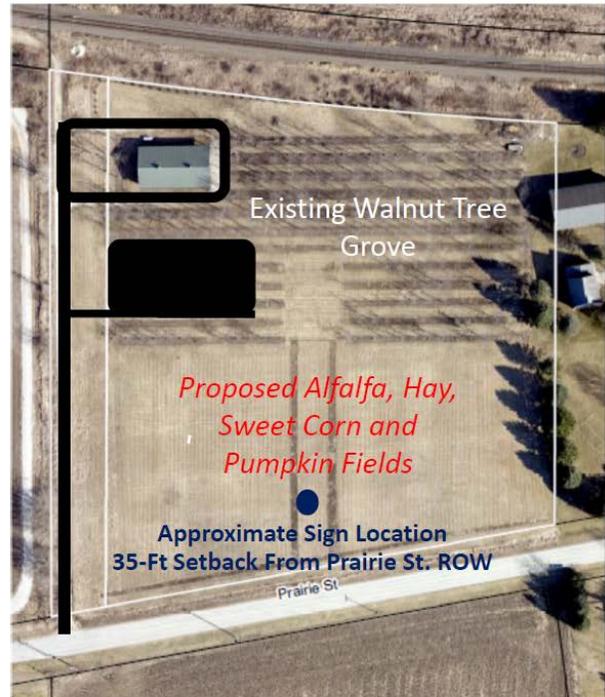
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41 W 950 Prairie Street Conceptual Development Plan



Enlargement
Concrete Storage Bins Area
Asphalt Grindings
Each Bin 6-8' H
12' W x 18' D (Typical)



PUBLIC COMMENT

Dear Village Board, Planning Commission and Village Board Members

Tonight, the Planning members are being asked to consider a possible annexation of 41W950 Prairie St. and the approval for allowing business use of the land. I believe that your own paperwork indicates exactly why the rezoning not take place. The following are reasons enough to not change the residential area.

- A. Village staff requests the Village Board take into consideration that by supporting the reclassification by the County the Village would be supporting the introduction of commercial uses in an area where none currently exist nor are contemplated in the Village's Comprehensive Plan.
- B. What is perfectly reasonable in the County could be completely inappropriate in Sugar Grove. Bear in mind, the requested county zoning classification (F2) is a commercial/industrial classification for a rural setting, not an urban, or built-up environment such as what is found in Sugar Grove.
- C. Once the property is rezoned, it opens the door for the introduction of other similar commercial uses on adjacent unincorporated property. The use of property on unincorporated lands will have an influence on the future use of property on incorporated undeveloped land in the Village. Rezoning this property for commercial purposes will lead to the erosion of the sound land planning decisions the Village has made to this point in time.
- D. The Village Comprehensive Plan designates the site as "Single Family Residential". Contiguous properties to the east, west and south are designated as "Single Family Residential", and the properties contiguous to the north are designated "Open Space".
- E. The Village of Sugar Grove has plans for single family development in the area. The land along Prairie Street is trending toward incorporated, single family residential. The Rezoning of this property to F2 – Agricultural related sales introduces a commercial land use where none exists and is not consistent with the Village's Future Land Use Plan.

I also would like to bring up questions such as how big of a truck fleet will be housed on the property. If they are doing deliveries there is a need for large dump trucks.

If landscaping business are picking up their own product in the mornings they will have large dump trucks.

Deliveries to the 41W950 property may have semi trucks sized vehicles bringing in mulch, topsoil, cement blocks, sand and other landscaping .items.

Think of the traffic flow on that section of Prairie Road. What type of damage will our roads and neighborhood streets experience due to the weight of those trucks?

I am including two pictures of dump trucks that could deliver up to 20 yards of mulch. Consider these large trucks in our neighborhood on a daily basis.



I am in favor of the annexation of 41W950 Prairie Road but not in favor of allowing the business on that property. Keep true to your future residential plans and our residential neighborhoods safe from business use.

I respectfully submit that you consider my concerns and not approve the business use on that property

Mike and Karen Acosta

302 Mallard Lane

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Alison Murphy



COMMUNITY DEVELOPMENT

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A D V I S O R Y R E P O R T

TO: Planning Commission
FROM: Walter Magdziarz, Community Development Director
Danielle Marion, Planning & Zoning Administrator
DATE: Meeting of August 19, 2020
Petition: **20-016**
Zoning Ordinance Amendment
Data Centers, Data Center District

PROPOSAL

The Village is proposing to establish a new zoning district exclusively for data centers, and amendments throughout the Zoning Ordinance, e.g. definitions and parking, to support the new zoning district.

BACKGROUND & HISTORY

In 2019 the Village participated in a state-wide site selection competition for a large data center known then as Project Apogee. The Village made the cut and entered into detailed negotiations with the unnamed company. In the end, Project Apogee—became known as Project Ventus, and was recently revealed to be Facebook—decided to locate their investment in DeKalb.

The selection and negotiation process was revealing for the Village. During this process we learned several things. First, Sugar Grove has all of the attributes a data center needs: massive fiber optic capacity and redundancy, power (electric), and water. Second, data centers place little to zero demand on public services and in return generate massive amounts of property tax revenue for taxing districts. Lastly, with no assurances the data center use was an acceptable, permitted use in the community the Village will continue to be an also-ran in future selection competitions.

Which brings us to the purpose of the proposed zoning amendment: to establish data centers as a by-right, permitted use in the Village.

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What is a data center? Simply, it is a building housing immense amount of data servers, electrical conduit and cooling equipment. The first generation of data centers occupied space in office buildings. The second generation of data centers found entire office buildings being converted to data center functions with necessary cooling and generator capacity being added onto the buildings or in repurposed parking lots. Today, with the demand for data by cell phones, GPS, and internet of things (IoT) digital needs have outstripped the capacity that can be provided in re-used office buildings. The current iteration of data centers are large footprint buildings (i.e., warehouse or logistics building), often multi-level, with electrical substations on-site or nearby, and vast amounts of surface area on the ground or roof covered by cooling equipment.

Data centers are immense capital investments for the data center company and the utilities serving the data center. It is common for hyperscale (cloud) data centers to require an investment of \$800 million or more (excluding land costs) by the data company. The capital investment in the facility translates to large property tax revenue for taxing districts. However, data centers produce a relatively low number of permanent jobs. Many of the permanent jobs are high paying but on a per square foot basis the number of jobs is extremely small when compared to other uses.

Data centers are high-security facilities. Depending on the data center company, the security at the facility varies but restricted access to the building and to the property itself is the norm. Security fences, controlled access gates, closed-circuit and infrared cameras are the norm at many data center facilities. Windowless facilities are typical. Electrical and cooling equipment is often required for a fully functioning data center and contribute to the power plant appearance of many data centers.



Typical data center security features (clockwise from upper left) vehicle security gate, closed-circuit/infrared cameras, security fence.

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What began in a closet or one or more rooms in an office, has morphed into larger and larger buildings and multi-building campuses around the globe. The largest single-building data center in the US is Lakeside Technology Center located at 350 E. Cermak Road in Chicago. This facility, the former R.R. Donnelly Yellow Pages publishing factory, has 1.1 million square feet of floor area spread over 8 floors. This will pale in comparison to the 7 million square foot facility under construction in Reno, Nevada (The Citadel Campus operated by Stack Infrastructure) and a nearby 7.2 million square foot facility in the planning stages.



350 E. Cermak Road, Chicago

A Data Center Primer

What defines a modern data center?

Modern data centers are very different than they were just a short time ago. Infrastructure has shifted from traditional on-premises physical servers to virtualized infrastructure that supports applications and workloads across pools of physical infrastructure and into a multi-cloud environment.

In this era, the modern data center is wherever its data and applications are. It stretches across multiple public and private clouds to the edge of the network via mobile devices and embedded computing. In this constantly shifting environment, the data center must reflect the intentions of users and applications.

Why are data centers important to business?

In the world of enterprise IT, data centers are designed to support business applications and activities that include:

- Email and file sharing
- Productivity applications
- Customer relationship management (CRM) and enterprise resource planning (ERP)
- Big data, artificial intelligence, and machine learning
- Communications and collaboration services

What are the core components of a data center?

Data center design includes routers, switches, firewalls, storage systems, servers, and application delivery controllers. Because these components store and manage business-critical data and applications, data center security is critical in data center design.

Together, they provide:

- **Network infrastructure.** This connects servers (physical and virtualized), data center services, storage, and external connectivity to end-user locations.

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- **Storage infrastructure.** Data is the fuel of the modern data center. Storage systems are used to hold this valuable commodity.
- **Computing resources.** Applications are the engines of a data center. These servers provide the processing, memory, local storage, and network connectivity that drive applications.

How do data centers operate?

Data center services are typically deployed to protect the performance and integrity of the core data center components.

- **Network security appliances.** These include firewall and intrusion protection to safeguard the data center.
- **Application delivery assurance.** To maintain application performance, these mechanisms provide application resiliency and availability via automatic failover and load balancing.

What is in a data center facility?

The main component is rows of servers. But all these servers require significant infrastructure to support the center's hardware and software. These include power subsystems, uninterruptible power supplies (UPS), ventilation, cooling systems, fire suppression, backup generators, and connections to external networks.



The innards of a data center: servers, electrical conduit, cooling systems, and power generation.

What are the standards for data center infrastructure?

The most widely adopted standard for data center design and data center infrastructure is ANSI/TIA-942. It includes standards for ANSI/TIA-942-ready certification, which ensures compliance with one of four categories of data center tiers rated for levels of redundancy and fault tolerance.

Tier 1: Basic site infrastructure. A Tier 1 data center offers limited protection against physical events. It has single-capacity components and a single, non-redundant distribution path.

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Tier 2: Redundant-capacity component site infrastructure. This data center offers improved protection against physical events. It has redundant-capacity components and a single, non-redundant distribution path.

Tier 3: Concurrently maintainable site infrastructure. This data center protects against virtually all physical events, providing redundant-capacity components and multiple independent distribution paths. Each component can be removed or replaced without disrupting services to end users.

Tier 4: Fault-tolerant site infrastructure. This data center provides the highest levels of fault tolerance and redundancy. Redundant-capacity components and multiple independent distribution paths enable concurrent maintainability and one fault anywhere in the installation without causing downtime.

Types of data centers

Not all data centers are alike. Many types of data centers and service models are available. Their classification depends on whether they are owned by one or many organizations, how they fit (if they fit) into the topology of other data centers, what technologies they use for computing and storage, and even their energy efficiency. There are four main types of data centers:

Enterprise data centers. These are built, owned, and operated by companies and are optimized for their end users. Most often they are housed on the corporate campus. An example is the Allstate data center in Rochelle, IL.

Managed services data centers. These data centers are managed by a third party (or a managed services provider) on behalf of a company. The company leases the equipment and infrastructure instead of buying it.

Colocation data centers. In colocation ("colo") data centers, a company rents space within a data center owned by others and located off company premises. The colocation data center hosts the infrastructure--building, cooling, bandwidth, security, etc. while the company provides and manages the components, including servers, storage, and firewalls.

Cloud data centers. In this off-premises form of data center, data and applications are hosted by one of the cloud services providers such as Amazon Web Services (AWS), Google, Facebook, Oracle, Alphabet, Microsoft (Azure), Tencent or IBM Cloud.

(Source: Cisco)

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DISCUSSION

While Sugar Grove has the attributes to support data center development, it does not have a monopoly. Just in the Chicagoland area there are clusters of data centers in the Loop, 350 E. Cermak, O'Hare area (Elk Grove Village, Franklin Park, Des Plaines, Itasca, Wood Dale), and the I-88 corridor (Oak Brook, Lombard and Aurora). A new cluster is developing in northeast Indiana. The most active and largest data center markets in the US are Ashburn, VA, Silicon Valley, Dallas and Phoenix.

Data centers locate where massive fiber capacity (and redundancy) and power is present and water is plentiful. Fiber optic capacity (and its location) is a closely guarded secret among data service providers but we know that there is a massive transcontinental fiber optic system that runs from 350 E Cermak, generally along 22nd Street and I-88 to I-80 in the Quad Cities and to points west. We also have knowledge of a massive fiber presence in the IL 47 corridor and Randall/Orchard Road in Kane County. Population is not a primary determinant for data center location decisions.

There is no shortage of power in northern Illinois but the proximity to major transmission lines is key given the power consumption of these facilities. Sugar Grove has two parallel 134kV transmission lines traversing the planning area north of Wabauensee Community College campus. Com Ed has plans to construct a massive electric sub-station north of I-88 on Healy Road in the future as demand increases.



Secondarily, Nicor has a large transmission line traversing the Village's planning area which can be used to fuel electric generation for back-up purposes.

Given the utility requirements for a state of the art data center, the likely location in Sugar Grove for such facilities will be to the north along the high voltage electric transmission lines corridor and the massive fiber optics along I-88.

Is data center development just the latest development fad? Hardly. Data centers are the utility system for the internet. Without them, the internet cannot function at the levels we've become accustomed to. Data centers are a relatively recent phenomena fueled by the growth in the use of the internet for everything from mobile phones (social media) to autonomous vehicles and e-commerce to the internet of things (IoT). That's in addition to the mundane data functions of banks, insurance companies, health care companies, education, and the government. One internet company, Oracle, reports it needs to open a new data center region every 23 days to keep up with demand. Facebook is currently in the throes of building ten one million square foot campuses in 2020 alone. Co-location companies are also rapidly expanding capacity.

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The worldwide infrastructure as a service (IaaS) market grew 37.3% in 2019 to total \$44.5 billion, according to research released today by Gartner. Amazon continues to lead the IaaS market in 2019, followed by Microsoft, Alibaba, Google and Tencent.

“Cloud underpins the push to digital business, which remains at the top of CIOs’ agendas,” said Sid Nag, research vice president at Gartner. “It enables technologies such as the edge, AI, machine learning and 5G, among others. At the end of the day, each of these technologies require a scalable, elastic and high-capacity infrastructure platform like public cloud IaaS, which is why the market witnessed strong growth.”

(Data Center Frontier, August 10, 2020)

What’s a typical data center facility? Typical is a relative term. Today, typical is large footprint, high rack density facilities with back-up power capabilities and on-site cooling. Due to their need for high security, many data center facilities take on the appearance of a jail or prison with the high perimeter walls and security fences on most properties. Data centers can be standalone buildings or multiple buildings on a “campus.”



Ubiquitous building typology: Data center or logistics building?

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Examples of multi-level data centers



11 level data center, Google, Singapore



2-level data floor, Cyxtera, Elk Grove Village, IL



6 story data center, Coresite, Ashburn, VA



3-level data floor, Equinix, Ashburn, VA

Despite their low impact on taxing district services, data centers can have negative influences. Data centers do not employ many people and, thus, generate little traffic. These facilities take on the appearance of a power station or a jail or prison with the windowless walls, exterior cooling towers and generators, and extreme security fencing. The equipment needed to cool the facility and to generate power produce noise. These facilities operate 24/7.



Facebook data center campus, The Dalles, OR

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Facebook data center campus, Pryor, OK



On-site electric substation, Facebook data center campus, Altoona, IA

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Water storage and cooling equipment, Digital Realty, Elk Grove Village, IL

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Microsoft data center campus, Quincy, WA (top), Compass data center campus, Goodyear, AZ (right), Facebook data center campus, Altoona, IA (bottom)



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The attached data center photo album captures the wide variety of physical attributes, features and scale of a data center and the similarities regardless of size. Most of these examples are retrofits of office and industrial buildings and their parking lots. The Raging Wire (Itasca), Facebook (Altoona, IA) and CyrusOne (Aurora) data centers are the only examples of new construction specific to a data center user.

The proposed amendment establishes a new zoning district exclusively for data centers and allows data centers as a permitted use in the BP, I-1 and M-1 Districts, subject to compliance with the proposed additional standards and criteria for the use in Section 11-4-23 which address building appearance and screening mechanical equipment among other things. It is our opinion the exclusive nature of the DC District will benefit the data center user and provide the community assurances that data center is the only use that can be established on property with this zoning classification.

The most significant difference between the proposed DC District and the BP, M-1 and I-1 districts is the permitted building height (70-feet) and increasing setback requirements when adjacent a residential district. Additionally, in all the districts where a data center is permitted the mechanical equipment, whether it is attached to the building or placed on the ground, is treated as part of the principal building, meaning all mechanical equipment would have to comply with the setback requirements of the principal building.

Another significant change is the drastic reduction in off-street parking for this use. Rather than use building floor area as the measure, the amendment uses the number of employees. Given that employee and visitor parking is often behind the security gates of these facilities we are comfortable with the marked reduction in off-street parking.

RECOMMENDATION

The Village staff recommends the Planning Commission recommend to the Village Board approval of the proposed amendment in Exhibit B.

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EXHIBIT A

THE LARGEST DATA CENTERS IN THE US

Facebook campuses, each campus 1.1 M sqft in 3-5 buildings

| | | |
|-----------------|----------------|-----------------|
| Prineville, OR | New Albany, OH | Clarksville, TN |
| Forest City, NC | Pryor, OK | Midlothian, TX |
| Altoona, IA | Fort Worth, TX | The Dalles, OR |
| DeKalb, IL | | |

Bumblehive (NSA), 1.1 M sqft, 4 buildings

Bluffdale, UT

Lakeside Technology Center (Digital Realty), 1.1 M sqft

Chicago, IL

Digital Realty Ashburn Campus (Digital Realty), 1.5 M sqft, 7 buildings, 2 more under construction

Ashburn, VA

Ashburn Corporate Center (DuPont Fabros), 1.6 M sqft, 6 buildings

Ashburn, VA

Dallas Infomart (Equinix), 1.6 M sqft, 3 buildings, expansion planned

Dallas, TX

Supernap Digital Exchange Campus (Switch), 2.4 M sqft, 9 buildings

Las Vegas, NV

(source: Data Center Knowledge)

EXHIBIT B

PROPOSED ZONING ORDINANCE AMENDMENT—DATA CENTER DISTRICT

Section 11-10:

Add the following:

**Chapter 10B
DC, DATA CENTER DISTRICT**

11-10B-1: PURPOSE

11-10B-2: USES

11-10B-3: LOT SIZE REGULATIONS

11-10B-4: YARD AND SETBACK REGULATIONS

11-10B-5: MAXIMUM LOT COVERAGE

11-10B-6: STRUCTURE HEIGHT

11-10B-7: OTHER STANDARDS

11-10B-8: PERFORMANCE STANDARDS

11-10B-9: SUBMITTAL REQUIREMENTS

11-10B-1: PURPOSE:

- A. The DC, Data Center District is established to provide for a physical environment conducive to the establishment and operation of data centers.

11-10B-2: USES:

- A. Permitted uses: See section 11-4-22 of this title.
- B. Special uses: See section 11-4-22 of this title.
- C. Permitted accessory uses: Please refer to section 11-4-7 of this title.
- D. Additional standards and criteria for specific uses: See section 11-4-23 of this title.

11-10B-3: LOT SIZE REGULATIONS:

- A. Minimum lot size: Not less than ten (10) acres.
- B. Minimum lot width: Not less than three hundred fifty (350) feet shall be maintained at the building setback line.

11-10B-4: YARD AND SETBACK REGULATIONS:

Every building hereafter erected or enlarged in this district, including accessory water storage, cooling equipment, electric generators and other equipment required to operate the data center, shall provide and maintain a setback in accordance with the following:

- A. Setback from a residential district: Not less than one hundred (100) feet from any lot line or public right-of-way that coincides with a lot line of a residential district.
- B. Minimum front and corner side yards: Not less than forty (40) feet from a front or corner side lot line of a public or private street that is interior to the DC District.
- C. Minimum interior side yards: Not less than twenty-five (25) feet from an interior side lot line.
- D. Minimum rear yards: Not less than fifty (50) feet from a rear lot line.

11-10B-5: MAXIMUM LOT COVERAGE:

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

11-10B-6: STRUCTURE HEIGHT:

Not more than seventy (70) feet, except within five hundred (500) feet of a residential district the maximum height is thirty (30) feet. The maximum height also applies to mechanical equipment whether placed on the roof or on the ground.

11-10B-7: OTHER STANDARDS:

- A. Sidewalks: Five (5) foot wide, concrete walks shall be provided in the right-of-way, as required by the Village Engineer. Depending on the location, the Village may require a ten (10) foot wide multi-purpose path to be constructed in-lieu of a sidewalk.
- B. Street Trees: One (1) 2¹/₂-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.
- C. Building Design/Materials: See section 11-4-23 of this title
- D. Mechanical Equipment: See section 11-4-23 of this title.
- E. Tree Preservation/Mitigation: The intent of this provision is to mitigate the loss of healthy, mature trees in the Village, by requiring replacement trees:
 - 1. Existing trees, six (6) inches 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 Director of Development or designee. The tree preservation plan shall show:
 - a. Protective fencing planned to be installed around the critical root zone of those trees identified for preservation, on both grading and landscape plans.

- b. Trees that will have their roots pruned by a certified arborist, to avoid tearing and other damage during construction.
- c. Locations where limestone and other materials that might negatively affect trees planned to be preserved will be stored on the property.

2. Where it is determined that trees six (6) inches 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 (6) inches 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.

F. 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.

11-10B-8: 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.

11-10B-9: SUBMITTAL REQUIREMENTS:

Three (3) sets of drawings that include the information set forth below are required for processing permitted uses on the individual lot in the DC, Data Center District.

A. Site information, including:

- 1. Name and address of the owner, applicant, planner, architect, engineer, and landscape architect.
- 2. Date, scale and north arrow.
- 3. Total acreage of the site.
- 4. Title by which the property or project is to be referred.
- 5. Proof of ownership.

B. A copy of a survey, prepared by a registered land surveyor, including a legal description of the subject property.

- C. Existing and proposed zoning of the subject property.
- D. Existing zoning of adjacent parcels.
- E. Adjacent development, including buildings, drives, fences, walls, parking lots, etc., within a minimum of one hundred feet (100') of the subject property.
- F. Location and size of all buildings and structures, both existing and proposed.
- G. Ground elevations of the property, both existing and proposed.
- H. Locations of floodplain, floodway, wetlands and existing vegetation.
- I. Soil analysis, if required by the Village Engineer.
- J. Building setbacks from street rights-of-way and all property lines.
- K. Yards and spaces between all structures.
- L. Location and dimensions of all fences and walls.
- M. A landscape plan, prepared by a qualified landscape architect, which includes spot elevations, or is superimposed on a half-toned grading plan to show the relationship between proposed plantings and final grades.
- N. Identification of vehicular, pedestrian and service access, including:
 - 1. Distance from the driveway opening at the curb to the prolongation of the property line of the nearest intersecting street.
 - 2. Width of proposed access drives and drive aisles.
 - 3. Identification and location of:
 - a. Curb lines.
 - b. Property lines.
 - c. Sidewalks.
 - d. Existing driveways, if any.
 - e. Parking regulations and signs.
 - f. Traffic signals.
 - g. Utility poles.
 - h. Light standards.

- i. Fire hydrants.
- O. Off street parking and loading facilities, including the number of spaces and dimensions of spaces, drive aisles and loading zones.
- P. Location, area and height of all freestanding signs, all elevations of the proposed structure or addition, and which include:
 - 1. Proposed materials and colors for all elements of the building.
 - 2. Cross sections of the building, showing the relationships between all roof mounted mechanical equipment and the top of the screen wall.
 - 3. Location of utility meters and ground supported transformers, and proposed method of screening these elements when visible to the public.
 - 4. Location, area, and dimensions for all wall mounted signs.
- Q. Photometric plan, superimposed on the site plan, showing:
 - 1. Point by point foot-candle intensities, extended to all property lines.
 - 2. Locations of light standards.
 - 3. Average maintained foot-candle intensities.
 - 4. Method of illumination.
 - 5. Catalog cuts and specifications for light standards and luminaries.
- R. Outdoor storage areas, if any, and proposed method of screening of these areas from public view.
- S. Waste disposal facilities, including trash bins, compactors, etc., and provision for screening these elements from public view.
- T. Preliminary engineering, drainage, and grading plans, if required by the Village Engineer. Final engineering plans shall, however, be approved by the Village Engineer prior to the issuance of a building permit.

Section 11-4-3 Definitions:

Add the following:

DATA CENTER: Shall mean a physical facility providing a centralized location where computing and networking equipment is concentrated for the purpose of on-site or remotely collecting, storing, processing, distributing, or allowing access to large amounts of digital data.

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* | | P* | P* | P* |

* Subject to the requirements of Section 11-4-23

Section 11-4-23 Additional Standards for Specific Uses:

Add the following:

Data center

- A. The principal building and accessory mechanical equipment shall be located not less than five hundred (500) feet from any residential district.
- B. The maximum height of security fence, walls and gates shall be sixteen (16) feet. No barbed wire, razor wire or electrified fences are permitted.
- C. Security shelters shall not exceed eighteen (18) feet in height and shall not be located within any required building setback on the premises.
- D. No queuing spaces for vehicle security entrances shall be located in the public right-of-way.
- E. Building Design/Materials:
 - 1. Building facades 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.

2. 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, vinyl siding or EFIS shall not be allowed as a primary building material.
- F. Ground level, mezzanine and rooftop mechanical equipment, including but not limited to, air conditioning condensers, fans, blowers, electric generators, storage tanks, silos, and exhaust pipes, are considered integral to the operation of the data center and shall comply with the bulk regulations for the principal building.
1. Said mechanical equipment shall not be located between the primary building and any adjacent residential zoning district or use, unless the distance between same is five hundred (500) feet or greater.
 2. Said mechanical equipment shall be screened on all sides from view from any adjacent public street or residential lot or district. Screening may be provided by a principal building. Such equipment not screened by a principal building shall be screened by a solid fence or wall, screen wall or panel(s), parapet wall, or other visually solid screen that shall be constructed of materials compatible with the architectural style, materials and color of the principal building. The height of the approved screening shall be equal to the height of the tallest equipment being screened. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent residential property, as determined by the Zoning Administrator, shall not be required to be screened.
 3. Flues, goosenecks or other equipment that is mounted on the roof shall also be screened when heights exceed four (4) feet above the roof deck.

Section 11-12-3-E Number of Parking Spaces Required:

Add the following:

| | |
|-------------------|--|
| Light industrial: | |
| Data center | Twenty (20) spaces, or 1 space per 1.25 employees (whichever is greater) |

Data Centers

This photo album is intended only for information purposes to provide images of existing data centers in the region and is not an endorsement of any data center provider or construction style. The images are intended to provide a record of the wide range of types of facilities, the features, appearance, and construction style of data centers and what the Village of Sugar Grove is likely to expect if it welcomes this use to the community. These examples are primarily suburban retrofit projects. Only three examples are new construction.

Since many data centers desire anonymity, the names attributed to each location are based on best available sources and may not accurately represent the ownership of the facilities or the data center companies occupying the facilities.

CyrusOne

- Aurora





Byte Grid (Lincoln Rackhouse)

- Aurora





Cyxtera

- Elk Grove Village







Digital Realty

- Elk Grove Village









Digital Realty & Server Central

- Elk Grove Village









Equinix

- Elk Grove Village

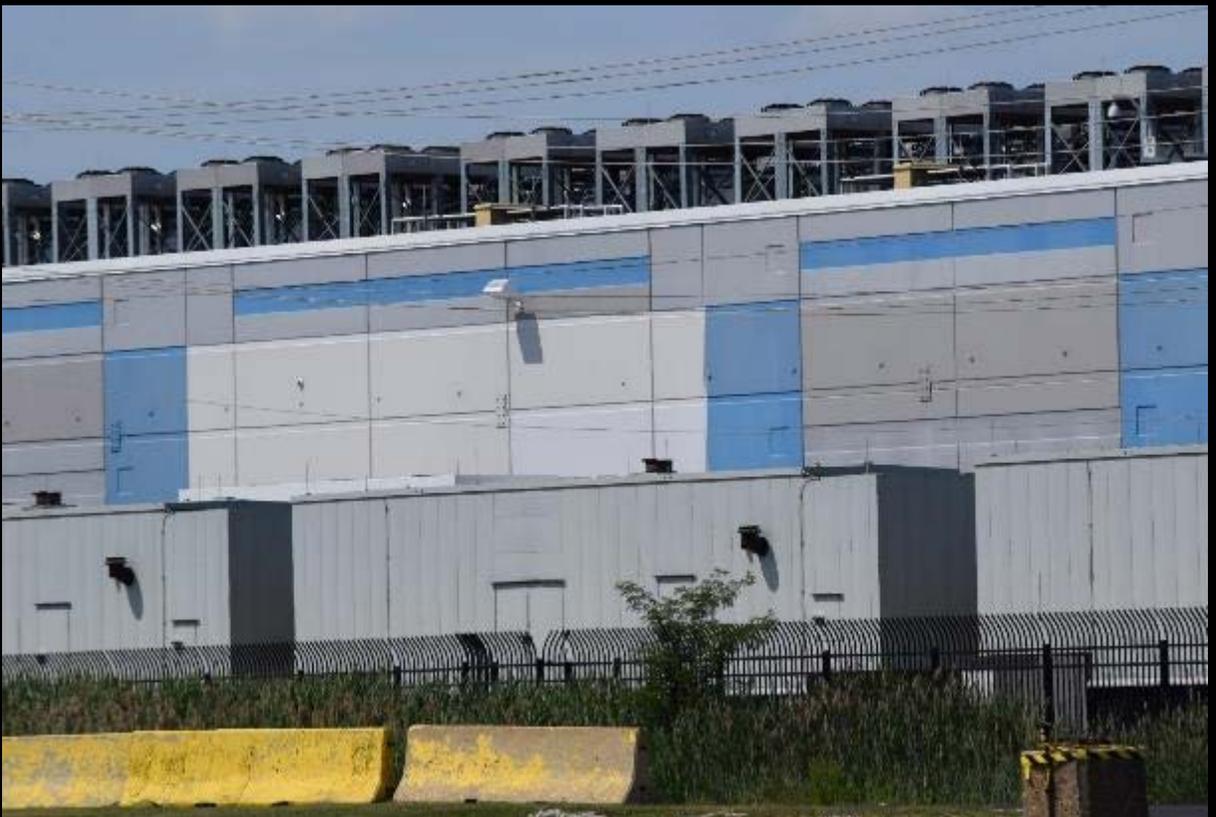






Unnamed data center

- Elk Grove Village



Stream Data Centers

- Elk Grove Village







Stack Infrastructure

- Elk Grove Village









T5

- Elk Grove Village





Raging Wire

- Itasca





CyrusOne

- Lombard





360 Technology Center Solutions

- Lombard







NYI & ON Communications

- Oak Brook



Evoque Data Centers

- Oak Brook





Cyxtera

- Oak Brook







New Continuum

- West Chicago



Equinix

- Westmont





Element Critical

- Wood Dale (2 locations)





Facebook

- Altoona, IA









