

Chapter 10B DC, DATA CENTER DISTRICT

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11-10B-1: PURPOSE:

- A. The DC, Data Center District is intended 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 five (5) 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 shall provide and maintain a setback in accordance with the following:

- A. Setback from the boundary lines of the district: Not less than seventy five feet (75') from streets forming the boundary line of the DC District.

- B. 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 DC District.
- C. Minimum interior side yards: Not less than twenty five feet (25') from an interior side lot line. Where a side lot line coincides with a side or rear lot line of a residential or institutional use or district, or forms the boundary line of the DC District, the interior side requirement shall be increased to seventy five feet (75').
- D. Minimum rear yards: Not less than fifty feet (50') from a rear lot line, unless the lot line forms the boundary line of the DC District. In that case, not less than seventy five feet (75') shall be provided.

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 forty feet (40').

11-10B-7: OTHER STANDARDS:

- A. Sidewalks: Five foot (5') wide, concrete walks shall be provided in the right-of-way, as required by the Village Engineer.
- 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:
 - 1. One hundred percent (100%) of building facades in the DC District 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. 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.
- D. Roof Mounted Mechanical Equipment:
 - 1. Screening of all heating, ventilating and air conditioning equipment shall be provided on all sides of the building that are exposed to public view.
 - 2. Roof screens and/or parapet wall screens shall be allowed in this district, 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.

3. Flues, goosenecks or other equipment that is mounted on the roof shall also be screened when heights exceed four feet (4').

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 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 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 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.

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. [Chapter 13](#) of this title includes requirements for processing special uses and planned developments.

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 halftoned 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.

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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*

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