

**AN ORDINANCE MODIFYING THE CITY'S ZONING ORDINANCE
CONCERNING DATA CENTERS.**

WHEREAS, the City of Rolling Meadows is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970 and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City desires to support the recruitment of data center development and investment as a means of attracting high-value capital investment, repositioning certain antiquated and obsolete office properties in a manner compatible with their surroundings, and promoting the City's long-term fiscal and economic stability; and

WHEREAS, the City accordingly desires to amend Chapter 122 of the City's Zoning Regulations to define "data center" as a category of land use and to authorize such use as a permitted use within the M-2 Manufacturing District, subject to the conditions set forth in this Ordinance (collectively, the "**Proposed Amendment**"); and

WHEREAS, Section 122-394 ("Amendments") of Chapter 122 ("Zoning") sets forth procedures for considering amendments to the map and text of the City's Zoning Ordinance; and

WHEREAS, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on November 4, 2025 to consider the Proposed Amendment; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit A** and recommended that the City Council approve the Proposed Amendment; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have determined that it would be in the best interest of the City to approve the Proposed Amendment as set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois:

Section 1: Recitals. The recitals set forth above are incorporated herein by reference as the findings of the Corporate Authorities.

Section 2: Amendment to Section 122-42. Pursuant to Section 122-394 ("Amendments") and the City's home rule authority, Section 122-42 ("Definitions") of Article II ("Definitions") of Chapter 122 ("Zoning") is hereby amended to insert the following defined terms in correct alphabetical order [additions are **bold and double-underlined**; ~~deletions are struck through~~]:

“Sec. 122-86. - Definitions.

The words defined are those which have special or limited meanings as used in this Code. Words whose meanings are self-evident as used in this Code are not defined.

* * *

Data center means an establishment primarily engaged in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations.

* * *

Section 3: Adoption of Section 122-86. Pursuant to Section 122-394 (“Amendments”) and the City’s home rule authority, a new Section 122-86 (“Data Centers”) of Article III (“Regulations of General Applicability”) of Chapter 122 (“Zoning”) is hereby adopted and shall read as follows:

“Sec. 122-86 Data centers.

- (a) *Purpose and intent.* The purpose of this Section is to provide special regulations for the development of data centers within the City given their unique site, infrastructure, and security needs.
- (b) *Limited Location of Data Center Uses.* Within those districts where “data center” is a permitted use, said use may only be located within the area bounded by: Interstate 290 and Illinois Route 53, to the west; Interstate 90, to the north and east; and Illinois Route 58 (Golf Road), to the south.”

Section 4: Amendment to Section 122-163. Pursuant to Section 122-394 (“Amendments”) and the City’s home rule authority, Section 122-163 (“Minimum and Recommended Off-Street Parking Volume”) of Division 2 (“General Standards for Off-Street Parking”) of Article IV (“Off-Street Parking and Loading”) of Chapter 122 (“Zoning”) is hereby amended to insert the following row of Table 4-4 in correct alphabetical order [additions are **bold and double-underlined**; deletions are struck through]:

“Sec. 122-163 Minimum and Recommended Off-Street Parking Volume

* * *

Table 4-4: Off-street parking recommendations

LAND USE	PARKING RECOMMENDATION
Manufacturing Uses	
<u>Data center</u>	<u>0.25 per 1,000 square feet of the first floor</u>

[All other rows of Table 4-4 are intentionally omitted and are not modified by this Ordinance.]

* * *

Section 5: Amendment to Section 122-331. Pursuant to Section 122-394 (“Amendments”) and the City’s home rule authority, Section 122-331 (“Special Uses”) of Division 5 (“Special Uses”) of Article V (“Regulations for Zoning Districts”) of Chapter 122 (“Zoning”) is hereby amended to modify Table 5.13 as follows, with insertions to be made in the correct alphabetical order [additions are **bold and double-underlined**; deletions are struck through]:

“Sec. 122-331. - Permitted and special land uses.

- (a) Permitted and special uses in all zoning districts shall be as listed in Table 5.13.
- (b) Any use of land not listed in Table 5.13 as a permitted or special use shall be prohibited in the City of Rolling Meadows.

Table 5.13: Land Use Table

Manufacturing Uses	
<u>Data center¹</u>	<u>P*</u>

[All other columns of Table 5.13 are intentionally omitted and are not modified by this Ordinance; data centers are a prohibited use in these unlisted districts.]

(1) ~~In conformance with 122-85(f)~~ **Special provisions apply; refer to the use-specific section within Article III, Regulations of General Applicability.**

Section 6: Severability. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

Section 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 25th day of November, 2025.

AYES: O'Brien, Boucher, Reyez, Koehler, McHale, Budmats

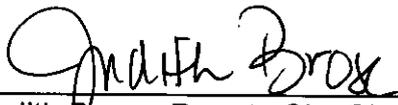
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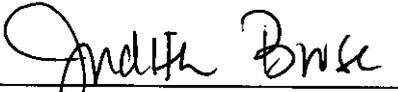
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 26th day of November, 2025.



Judith Brose, Deputy City Clerk

EXHIBIT A

PZC's Adopted Findings of Fact

Amendment Standards

Potential impacts: The amendment shall not adversely impact existing land uses in proximity to a subject property, or, in the case of a text amendment, the overall zoning district purpose or intent of a code section proposed for amendment. The amendment should not unreasonably affect the value, use and enjoyment of nearby properties.

Findings: The Proposed Amendment will not adversely impact existing land uses or the intent of the M-2 Manufacturing District. The M-2 District is intended for higher-impact industrial uses such as general manufacturing, processing, and material handling. Data centers are similar in scale and infrastructure needs to the permitted M-2 District uses but generate substantially lower levels of noise, traffic, and emissions that are more compatible with the surroundings of the City's M-2 zoned areas and properties that underutilized or suitable for redevelopment. The operational profile of data centers – enclosed facilities with limited on-site employment and vehicle activity – is compatible with and lower impact than the comparable heavy industrial operations already permitted in the M-2 District. Accordingly, the amendment will not unreasonably affect the value, use, or enjoyment of nearby properties and is consistent with the intent and established character of the M-2 District.

Trend of development/consistency: Map amendments should be a logical extension of the trend of development in the area around the subject property, or consistent with the approved comprehensive plan. In the case of a text amendment, the amendment shall be consistent with the overall zoning district purpose or intent of a code section proposed for amendment.

Findings: The Proposed Amendment is consistent with the overall purpose of the M-2 Manufacturing District and reflects current development trends in technology and industrial real estate. Across the Chicago region, older office or flex-industrial sites (which are the current use of much of the M-2 District) have been repositioned for data infrastructure uses due to declining office demand and the high value of sites with robust power and fiber access. The M-2 District's intent to accommodate higher-intensity, capital-intensive uses aligns with the characteristics of modern data centers. The amendment therefore represents a logical continuation of industrial development patterns and a reasonable evolution of permitted uses within the M-2 District.

Externalities: Relevant physical or market conditions that may have changed to make the existing zoning of a property inappropriate, or that make the proposed text amendment necessary for this chapter to be in keeping with the desirable development of the city shall be specified.

Findings: Since adoption of the existing zoning regulations, there have been significant shifts in both market conditions and technological infrastructure demands. The City's office market has experienced persistent vacancy, particularly within large Class A suburban office campuses such as the M-2 zoned Atrium Corporate Center at 3800 Golf Road, which is now or imminently will be completely vacant. Simultaneously, national and regional demand for data processing and storage facilities has increased dramatically, driven by cloud computing, artificial intelligence, and digital service delivery. These changed conditions render the current list of M-2 permitted uses incomplete. Adopting the Proposed Amendment and adding "data center" as a defined and permitted use within the M-2 Manufacturing District will allow the City's zoning regulations to remain current with the realities of contemporary industrial investment and take advantage of the significant demand to site this land use within the region.

City plans: Amendments should be consistent with the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.

Findings: The Proposed Amendment is consistent with and advances the goals of the City's Comprehensive Plan. The Plan acknowledges that traditional office uses have been disrupted by remote work, shared workplaces, and corporate relocations, and that the City should encourage adaptive reuse (i.e. redevelopment) of obsolete office sites along the Golf Road corridor. Establishing "data center" as a permitted use within the M-2 Manufacturing District provides a regulatory framework transforming underutilized office campuses into productive, infrastructure-intensive uses. The amendment therefore implements the Plan's directive to reposition aging office properties and to attract new forms of investment that sustain the City's economic base.

The Proposed Amendment is also consistent with and advances the goals of the City's Business Development Strategic Plan. The Plan calls for the City to pursue the repurposing of antiquated and obsolete properties and to attract emerging industries. By adopting the Proposed Amendment and recognizing "data center" as a permitted M-2 District use, the City implements these strategies and creates a framework for the redevelopment of obsolete office campuses and the establishment of a modern, capital-intensive industrial base.

Zoning appropriateness: The extent to which use of the subject property (or relevant properties in the case of a text amendment) is diminished by the current zoning standards or designation and is no longer suitable for the underlying zoning shall be specified.

Findings: The existing M-2 Manufacturing District standards and permitted uses do not explicitly contemplate data centers, despite their functional similarity to other permitted industrial activities. As a result, potential redevelopment opportunities within the M-2 District are constrained by regulatory ambiguity. By adopting the Proposed Amendment and adding "data center" as a permitted use, the amendment will clarify allowable activities consistent with the district's intent and restore the full development potential of M-2-zoned properties such as 3800 Golf Road. All data center development would remain subject to the same bulk, design, and performance standards applicable to other similar M-2 uses. This clarification confirms that the M-2 District is intended for and suitable for modern, capital-intensive, and technologically advanced industrial operations.