

**THE VILLAGE OF HILLSIDE, COOK COUNTY, ILLINOIS**  
**AN ORDINANCE OF THE VILLAGE OF HILLSIDE AMENDING THE**  
**VILLAGE MUNICIPAL CODE RELATING TO DATA CENTERS**

**WHEREAS**, the Village of Hillside, Cook County, Illinois (the “Village”) is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State of Illinois; and,

**WHEREAS**, the President and Board of Trustees of the Village have recognized the need to regulate the siting of proposed data centers within the Village of Hillside; and,

**WHEREAS**, the President and Board of Trustees of the Village have determined that the Village Zoning Code does not define what constitutes a data center nor does the Zoning Code delineate where and under what conditions a data center may be sited within the Village of Hillside; and

**WHEREAS**, the President and Board of Trustees are authorized under Section 11.9(1) of the Zoning Code to make text amendments to the Zoning Code by ordinance after a public hearing before the Village Board; and

**WHEREAS**, the President and Village Board conducted a public hearing on February 26, 2024 pursuant to statutory notice; and,

**WHEREAS**, the President and Village Board have determined that there is a growing need for data centers used to house and operate networked computer systems for the storage and processing of digital data in the Chicago metropolitan area; and,

**WHEREAS**, the President and Village Board have determined that the operation of such data centers within the Village of Hillside is in the public interest; and

**WHEREAS**, the President and Village Board have determined that data centers are a use which on account of their peculiar need to be located near high-speed fiber optic cable sources and electrical power and because of the nature of the commercial services they provide to the public, data centers may have to be established in a district or districts in which they cannot reasonably be allowed as an unrestricted permitted use under the zoning regulations; and

**WHEREAS**, the President and Village Board recognize that data centers are a use that may be necessary or desirable in a given district but which, on account of their potential influence upon neighboring uses or public facilities are uses that need to be carefully regulated with respect to location and operation for the protection of the community; and

**WHEREAS**, the President and Village Board have determined that data centers should be specifically defined in the Zoning Code and be regulated as Special Uses in Zoning Districts B-1, B-2, M-1 and M-2, subject to the review and approval by the Zoning Board of Appeals and the Board of Trustees, as provided for in the Village Zoning Code; and,

**WHEREAS**, the President and Village Board, find it necessary and desirable to define data centers as a Special Use and provide a specific process under which such facilities may be sited and regulated by the Village as a Special Use.

**NOW THEREFORE BE IT ORDAINED** by the President and Board of Trustees of the Village of Hillside, Cook County, Illinois as follows:

*Section 1. Article IV of the Zoning Code of the Municipal Code of Hillside of 2005, as amended, is further amended as follows:*

Amend Section 4.8-Schedule of Uses to include (-Data Center.)

Amend Section 4.8-Schedule of Uses are amended to include the following additional use

(046.1) Data Centers used to house and operate networked computer systems for the maintenance, storage, processing and routing of digital data, including related office and warehouse activities. There shall be adequate screening and setbacks from adjacent uses whenever appropriate to preserve the character of the area.

Amend Section 4.6, Section 4.7, and Section 4.8 to provide that that Data Centers are a Special Use in a B-1 and a B-2 Business District and in an M-1 and an M-2 Manufacturing District

Amend Section 4.8-Schedule of Uses Section (136)( Public and private utilities) as follows:

(136) j. Other public and private utilities and governmental service uses, the location, width and lot area of each use shall be as recommended by the zoning board of appeals and approved by the village board.

*Section 2. Article XI of Appendix A of the Municipal Code of Hillside of 2005, as amended, is hereby further amended as follows:*

Section 11.7: Special Uses

Section 11.7 (4)(w): Data Centers. There shall be adequate screening and setback from adjacent uses whenever appropriate to preserve the character of the area.

*Section 3. Article XII of Appendix A of the Municipal Code of Hillside of 2005, as amended, is further amended as follows:*

Section 12.34.2 Data Center

A facility whose primary services are to house and operate networked computer systems for the maintenance, management, storage, processing and routing of digital data, including related office and warehouse activities and infrastructure support equipment including but not limited to: power and cooling equipment, electronic substations, transformers, environmental controls, fire protection systems, internet-related equipment and services and security apparatus. A data center may include multiple structures on one or more contiguous lots which are developed and operated as a unit. .

SECTION 2: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 26th day of February, 2024.

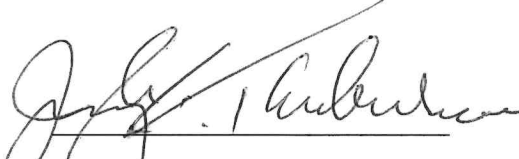
AYES: Trustees Katter, Lomeli, Belgadd,

Kerner, Johnson, Watson

NAYS: None

ABSENT: None

APPROVED: This 26th day of February, 2024.

  
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Joseph T. Tamburino

Village President

Filed in my office this 27th  
Day of February 2024.

ATTEST:

  
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Linda L. Gould

Village Clerk

