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## **MEMORANDUM**

**TO:** Carie Anne Ergo, Village Administrator  
**FROM:** Natalie Crown, Community Development Planner  
**THROUGH:** Kurtis Pozsgay, Community Development Department Director  
**DATE:** February 23, 2026  
**SUBJECT:** Proposed Amendments to the Itasca Zoning Ordinance to remove Data Centers as a Permitted Use in the ROC and O-R Districts and move it to a Special Use in the M District

**RECOMMENDED MOTION:** Move to affirm the Plan Commission's recommendation and amend Section 9.02 and Section 10.02 to remove Data Centers as a permitted use in the ROC and O-R Districts, and amend Section 11.03 to remove Data Centers as a Permitted Use and allow them only as a Special Use in the M District.

### **INTRODUCTION**

On February 18, 2026, the Itasca Plan Commission held a public hearing for PC 26-003, a text amendment to sections 9.02, 10.02, and 11.03 of the Itasca Zoning Ordinance to remove data centers as a permitted use in the O-R and ROC Districts, and to remove data centers as a Permitted Use and allow them only as a Special Use in the M District.

The Plan Commission voted 6-0 to approve the amendments.

### **DISCUSSION**

In April 2023, the Itasca Zoning Code was revised to allow data centers as a Permitted Use in the O-R, ROC, and M Zoning Districts. Data center uses were considered consistent with the intent of these zoning districts and were deemed to have minimal impact on the community. Four (4) data center buildings owned by NTT Corporation have been built in the ROC District, and NTT is currently seeking approval for a fifth data center in the former Marino Court Subdivision, located directly east of the ROC District.

Additional data centers in the ROC or O-R Districts would significantly alter the existing landscape of those districts and the surrounding areas. No further data center development is recommended in the ROC District. No further data center development is recommended in the O-R District, as the

infrastructure in the southwest portion of Itasca would not readily support this type of development and would likely alter the character of the Spring Lakes Office Park.

Data centers are still allowed in the M – Limited Manufacturing District but will need to seek a Special Use permit. This will allow the Village to determine if additional data center developments are right for the Village of Itasca at the time they are proposed and allow the Village to better regulate how a new data center would develop within the Village. Updating the permitted uses for these districts would not affect the development of the NTT Data Centers in the ROC District or the O-R District (former Marino Court Subdivision only).

### **PLAN COMMISSION RECOMMENDATION**

At the February 18, 2026 meeting, by a vote of 6 to 0, the Itasca Plan Commission reviewed and recommended the approval of the application to amend the Itasca Zoning Ordinance, Plan Commission Case #26-003, as set forth in Exhibits A, B, and C attached to the staff report.

### **NEXT STEPS**

After approval, Community Development Staff will facilitate the updating of the Village Code.

### **STAFF RECOMMENDATION**

Staff recommend the item be forwarded to the Village Board First Reading on March 3, 2026 for consideration and approval.

### **ATTACHMENTS**

1. Draft Ordinance approving the Text Amendment
2. Plan Commission Agenda packet, which includes:
  - a. Redline of proposed text amendment to Section 9.02, O-R Office Research District
  - b. Redline of proposed text amendment to Section 10.02, ROC Regional Office Center District
  - c. Redline of proposed text amendment to Section 11.03, M – Limited Manufacturing District Uses
3. Presentation to Plan Commission, February 18, 2026

**ORDINANCE NO. 2168-26**

**AN ORDINANCE AMENDING THE ITASCA ZONING CODE TO REMOVE DATA CENTERS AS A PERMITTED USE FROM THE O-R DISTRICT AND THE ROC DISTRICT, AND ALLOWING DATA CENTERS AS A SPECIAL USE IN THE M DISTRICT ONLY**

WHEREAS, the Village of Itasca wishes to amend § 9.02, O-R Office Research District, §10.02, ROC Regional Office Center District, AND §11.03, M – Limited Manufacturing District Uses; and

WHEREAS, a public hearing was held by the Itasca Plan Commission on February 18, 2026 pursuant to public notice as required by law, to consider the text amendments contained in Exhibit A, Redlined Amendments to § 9.02; Exhibit B, Redlined Amendments to § 10.02; and Exhibit C, Redlined Amendments to § 11.03; and

WHEREAS, the Village of Itasca Plan Commission voted to recommend that the Village authorities approve the proposed text amendment to § 9.02, § 10.02, and § 11.03 contained in Exhibit A, Exhibit B, and Exhibit C which removes Data Centers from the O-R and ROC Districts, and allows them as a Special Use in the M District.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: Sections 9.02, 10.02, and 11.03 of the Village Zoning Ordinance shall be amended as outlined in Exhibit A, Exhibit B, and Exhibit C.

SECTION TWO: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	<input type="checkbox"/>						
Nay	<input type="checkbox"/>						
Absent	<input type="checkbox"/>						
Abstain	<input type="checkbox"/>						

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 16<sup>th</sup> day of MARCH, 2026.

APPROVED:

\_\_\_\_\_  
Village President Jeffery J. Pruyn

ATTEST:

\_\_\_\_\_  
Village Clerk Jody Conidi



# Village of Itasca Community Development Department

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[www.itasca.com](http://www.itasca.com)

**PUBLIC HEARING DATE: February 18, 2026**

**PC 26-003**

**TO:** Village of Itasca Plan Commission  
**FROM:** Natalie Crown, Community Development Planner  
**DATE:** February 10, 2026  
**SUBJECT:** Proposed Amendments to the Itasca Zoning Ordinance to remove Data centers as a Permitted Use in the ROC and OR district, and move it to a Special Use in the M District.

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## **GENERAL INFORMATION:**

**Applicant:** Village of Itasca  
**Request:** To amend Section 9.02 and Section 10.02 to remove Data Centers as a permitted use in the O-R district and ROC district, and to amend Section 11.03 to remove Data Centers as a Permitted Use and allow them only as a Special Use in the M district  
**Address:** N/A  
**PIN:** N/A  
**Zoning District:** ROC, O-R, M

## **PROPOSAL**

Data Centers are currently a permitted use in the ROC District, the O-R District, and the M District. The proposed text amendment would remove Data Centers from the ROC and O-R districts entirely, and make Data Centers a Special Use instead of a Permitted Use in the M District.

The three text amendments are as follows:

- To amend Section 9.02, O-R Office Research District: Permitted Uses, to remove Data Centers as a permitted use in the O-R district
- To amend Section 10.02, ROC Regional Office Center District: Permitted Uses, to remove Data Centers as a permitted use in the ROC district
- To amend Section 11.03, M – Limited Manufacturing District Uses, to remove Data Centers as a Permitted Use and allow them only as a Special Use

## **BACKGROUND**

In April 2023, the Itasca Zoning Code was revised to allow Data Centers as a Permitted Use in the O-R, ROC, and M Zoning Districts. Data Center uses were seen as consistent with the zoning districts intent, and deemed to have little impact on the community. 4 Data Center Buildings owned by NTT Corporation have been built in the ROC district, and NTT is seeking approval for a 5<sup>th</sup> data center in the

former Marino Courts Subdivision directly East of the ROC district. NTT is a small to mid-sized Data Center campus.

## **DISCUSSION**

Additional data centers in the ROC district or the O-R district would cause a significant change to the existing landscape of those districts and the surrounding areas. No further data center development is recommended in the ROC district. No further data center is recommended in the O-R district as the infrastructure in the Southwest portion of Itasca would not readily support this type of development, and it would likely alter the entire Spring Lakes Office Park.

Data Centers are still allowed in the M – Limited Manufacturing District, but will need to seek a special use permit. This will allow the village to determine if additional Data Center developments are right for the Village of Itasca at the time they are proposed, and allow the Village to better regulate how a new Data Center would develop within the Village.

Updating the permitted uses for these district would not affect the development of the NTT Data Centers in the ROC District or the O-R district (former Marino Court Subdivision only).

## **PUBLIC HEARING NOTICES**

The required notices have been provided for the public hearing for this petition: A notice of public hearing was published on January 28, 2026 in the Daily Herald.

## **STANDARDS FOR APPROVAL**

The Findings of Fact in Sec. 14.10-6 of the Itasca Zoning Ordinance are required for Map Amendments (Re-Zoning) but not for Text Amendments. Therefore, there are no required Findings of Fact for this application.

## **RECOMMENDED MOTION (Approval)**

“I move to recommend approval of the application to amend the Itasca Zoning Ordinance, Plan Commission Case #26-003, as set forth in Exhibit “C” attached to the staff report.”

## **ATTACHED EXHIBITS:**

- A. Redline of proposed text amendment to Section 9.02, O-R Office Research District
- B. Redline of proposed text amendment to Section 10.02, ROC Regional Office Center District
- C. Redline of proposed text amendment to Section 11.03, M – Limited Manufacturing District Uses

## § 9.02 PERMITTED USES.

The following uses are permitted:

1. Offices: Business, professional, governmental and medical.

2. Service Business:

a. Art work, commercial graphics and drafting services.\*

b. Automobile rental service. Any major automobile repair service shall not be permitted.

c. Banks and financial institutions which do not include drive-in or drive through facilities.\*

d. Medical - dental research laboratories and facilities.\*

e. Restaurants.\*

\*See Section No. 9.04(6)

3. Industrial Type Uses:

~~a. Data Centers.~~

ab. Laboratories, offices, and other facilities for research testing, data analysis and development.

bc. Low-nuisance industrial activities including but not limited to electronic and scientific precision instrument assembly and repair, experimental product development and plastic products and design and assembly.

cd. Printing and publishing.

de. Light distribution not including bulk commodities or motor freight terminals. (See Sections 3.02 and 11.03.2h).

ef. Storage as an accessory use when conducted wholly within a completely enclosed building and in conjunction with the principal use. Such storage shall not exceed forty percent (40%) of the gross floor area of any building.

4. Accessory Uses:

Retail and Service Use. Upon application for issuance of a zoning certificate and incidental or secondary only to a principal building containing forty thousand (40,000) or more square feet of gross floor are, one (1) or more uses hereinafter set forth may be operated as accessory uses if each such use meets the following conditions: (1) it is provided for the convenience of the owner and/or tenants; (2) does not have exterior signs of any type; (3)

it does not have a separate outside entrance facing any street; and (4) is not evident from any street.

a. Banks and financial institutions which do not include drive-in or drive-through facilities.

b. Barber shops.

c. Beauty shops.

d. Blueprint and photostat services.

e. Data processing and computer center, including service and maintenance.

f. Duplication, letter and secretarial service firms.

g. Newspapers, tobacco and/or confectionery stands.

h. Office supply stores.

i. Restaurants.

j. Travel bureau and transportation offices.

5. Public utility and/or service uses:

a. Small wireless facilities and associated wireless support structures for small wireless facilities, when located either outside of the right-of-way or within the right-of-way, so long as the requirements of Chapter 57 of the Village Code and other applicable codes, regulations and design standards are met.

(Ord. 963-97, passed 4-8-97; Am. Ord. 1912-19, passed 4-2-19; Am. Ord. 2062-23, passed 4-18-23)

§ 10.03 PRIMARY USES.

1. Office Uses.

- a. Executive, administrative, personal service and professional offices.
- b. Financial institutions, their branches, or automated teller stations.
- c. Medical offices, including clinics and laboratories.

~~d. Data Centers.~~

de. Any uses which are charged with the principal functions of education, research, design, and technical training and experimental product development including repair, when conducted wholly within a completely enclosed building, subject further to applicable performance standards, as established in Section 11.00, Manufacturing District.

ef. Hospitals.

fg. Hotels, motels, convention and meeting facilities.

gh. Private clubs or lodges, including health clubs.

hi. Public or private schools or colleges for general or vocational training.

ij. Utility, governmental service and transportation uses.

jk. Accessory building and uses, including distribution facilities that are customarily incidental to any of the above permitted uses.

kl. Uses similar to the above permitted uses.

(Ord. 963-97, passed 4-8-97; Am. Ord. 2062-23, passed 4-18-23)

§ 11.03 M - LIMITED MANUFACTURING DISTRICT USES.

1. Permitted Use: The following uses are permitted:

- a. Adult uses, only when in compliance with all applicable provisions of Section 4.27.
- b. Bakeries, commercial or wholesale.
- c. Building material sales, not including open sales lots or outside storage of materials (except as provided in Section 11.02.3.).
- d. Cameras and other photographic equipment and supplies.
- e. Carpet and rug cleaning.
- f. Contractors' offices and shops.
- g. Currency exchanges.

~~h. Data Centers.~~

~~ih.~~ Greenhouses, wholesale, without restriction as to gross floor area provided heating plant operations conform with applicable performance standards set for in Section 11.02.5.a.

~~ij.~~ Laundries.

~~jk.~~ Machinery sales.

~~kl.~~ Motor vehicles and equipment sales and repair (when in a completely enclosed building).

~~lm.~~ Musical instruments.

~~mn.~~ Offices.

~~no.~~ Orthopedic and medical appliances, such as artificial limbs, braces, supports and stretchers.

~~op.~~ Pharmaceutical products, compounding only.

~~pq.~~ Printing and publishing facilities.

~~qr.~~ Public utility and/or service uses.

(1) Essential services, including fully automated gas regulating stations and telephone exchanges. Private or public utility substations or transmission corridors with a capacity not greater than 34 kilovolts.

(2) Railroad passenger stations when not located on railroad property.

- (3) Sewage treatment plants.
- (4) Waterworks, reservoirs, pumping stations, filtration plants and wells.
- (5) Telephone exchanges, microwave relay towers, and telephone transmission equipment buildings.
- (6) Water filtration plans, pumping stations, reservoirs, and sewage treatment plants, public.
- (7) Other public or private utility service uses and public works facilities.
- (8) Small wireless facilities and associated wireless support structures for small wireless facilities, when located either outside of the right-of-way or within the right-of-way, so long as the requirements of Chapter 57 of the Village Code and other applicable codes, regulations and design standards are met.

rs. Repair of household or office machinery or equipment.

st. Retail sales of manufactured products when: compatible with adjoining uses; adequate parking is provided; said retail use does not occupy more than twenty (20%) of the floor area of the primary building or structure located on the lot or parcel involved; and a zoning certificate specifically stating the type of product sold is approved by the Board of Trustees.

tt. Signs (Allowable). (See Section 13.00).

uv. Technical Schools.

vw. Temporary buildings. (See Section 4.14).

wx. Vehicle detailing and hand cleaning. When conducted in completely enclosed building. Does not include automobile laundries.

xy. Warehouse, distribution and storage (not including motor freight terminals) where the number of loading berths may not exceed one (1) per five thousand (5,000) square feet of the gross floor area.

yz. Wholesale business, the principal use of which is for storage warehouse.

zaa. Accessory uses to the above permitted uses. (See Sections 3.02, 4.06, and 12.00).

aabb. Establishment for the manufacturing, fabricating, storing cleaning or testing of materials, goods or products, and assembly, disassembly, repairing or servicing if customarily accessory to manufacturing, fabricating, storing, cleaning or testing establishment are permitted, provided operation of such establishment and accessory operations conform with applicable regulations and performance standards set forth in this Ordinance; and issuance of the zoning permit is authorized by the Village Board.

2. Special Uses: The following uses may be allowed by Special Use Permit in accordance with the provisions of Administrative Section 14.00.

- a. Automobile laundries when conducted in a completely enclosed building.
- b. Automobile service stations, where the retail sale of gasoline and oil for motor vehicles, including minor services customarily incidental thereto, may be conducted out-of-doors. Lubricating, repair, and working facilities, including auto laundries, are permitted only if in a completely enclosed building.
- c. Bank and financial institutions.
- d. Child Care Center. (See Section 4.26).
- e. Data Centers
- f. Garage, public. (See Section 3.02).
- gf. Heliports and helipads.
- hg. Any other manufacturing establishment that can be operated in compliance with the performance standards listed below without creating objectionable noise, odor, dust, smoke, gas fumes and vapor; and any use compatible with the use and occupancy of adjoining properties.
- ih. Motor Freight Terminals, if the following conditions are complied with:
  - (1) Shall be under unified ownership and control.
  - (2) The zoning lot on which the Motor Freight Terminal is located shall be located not closer than two hundred (200) feet to any Residential or Business zoned district.
  - (3) No dormitories, lodging or sleeping quarter facilities; no sleeping on the premises or in vehicles on the premises.
  - (4) The operation of a Motor Freight Terminal shall only be between the hours of 6:00 a.m. and 8:00 p.m. - Monday through Friday, and Saturday 8:00 a.m. to 12:00 (noon).
  - (5) Scales, if provided, for weighing trucks shall be located on the same zoning lot.
  - (6) Parking of vehicles and trucks shall be in compliance with Section 12.00, Off-Street Loading and Off-Street Parking of this Ordinance; Concrete dolly pads shall be provided in accordance with Village Ordinances and engineering specifications and shall be designed for the parking or storage of trailers.
  - (7) The number of vehicles with engines operating at one (1) time shall not exceed four (4). Engines for the purpose of this clause shall mean a vehicle or auxiliary engine (vehicle with main engine and refrigerator unit) running equals two (2) running engines.
  - (8) The number of vehicles with engines operating at one (1) time shall be restricted reasonably, so as not to emit a concentration of noxious fumes to endanger public health and welfare. Reference to Section 11.02.5.d. of this Ordinance and the American Society for Testing and Materials (ASTM) Method DI 391-57 standard.
  - (9) Exterior lighting shall be controlled, so as to shine away from adjacent properties.

(10) Landscaping, including but not limited to fencing and berming, shall be provided to create a buffer to adjacent properties of not less than eighty percent (80%) opacity.

(11) The number of vehicles, including trucks and trailers, shall be in compliance with Section 12.05 of this Ordinance.

(12) There shall be no major motor vehicle maintenance or major engine overhauling on the zoning lot.

(13) No parking or standing of trucks shall be permitted on public streets; the weight of trucks using public streets shall be within the weight limits of all public streets on which the trucks would traverse.

(14) Reasonable restrictions shall be established and provided to avoid undue traffic congestion, including regulating the frequency of trucks entering and leaving the premises with the maximum number of trucks not to exceed ten (10) between the hours of 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.; regulating the route to be taken by trucks, to avoid congestion and danger to other motor vehicles and pedestrians.

(15) Semi-trailers shall be limited to the Design Vehicle Dimensions established by the Illinois Department of Transportation (IDOT) and no tanker trailers shall be permitted other than for delivery of fuel to the premises only.

(16) The number of truck loading berths located on the zoning lot shall be in compliance with Section 12.07 of this Ordinance.

(17) The number of locations and width of entrances to, and exits from, the zoning lot shall be determined by Village codes and ordinance and/or Village engineering standards.

ii. Mini-Warehouse: Mini-warehouse, if the following conditions are complied with:

(1) The zoning lot on which the warehouse is located shall be located not closer than one hundred and fifty (150) feet to any Residence or Business zoned district;

(2) The number of locations and width of entrances to, and exits from the zoning lot shall be determined by Village codes and ordinances and/or Village engineering standards.

(3) Parking of vehicles and trucks shall be in compliance with Section 12.00, Off-Street Loading and Off-Street Parking of this Ordinance.

(4) The number of vehicles with engines operating at one (1) time shall be restricted reasonably, so as not to emit a concentration of noxious fumes to endanger public health and welfare. Reference to Section 11.02.5.d. of this Ordinance and the American Society for Testing and Materials (ASTM) Method DI 391-57 Standard.

(5) Exterior lighting shall be controlled, so as to shine away from adjacent properties.

(6) There shall be no motor vehicle maintenance or major engine overhauling on the zoning lot.

(7) No parking or standing of trucks shall be permitted on public streets; the weight of trucks using public streets shall be within the weight limits of all public streets on which the trucks would traverse.

(8) Reasonable restrictions shall be established and provided to avoid undue traffic congestions, including regulating the frequency of any vehicles entering and leaving the premises with the maximum number of vehicles not to exceed ten (10) between the hours of 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.; regulating the route to be taken by vehicles, to avoid congestion and danger to other motor vehicle and pedestrians.

~~l~~k. Planned developments, manufacturing, providing a planned development is on tract of land not less than two (2) acres in area and under unified ownership or control.

~~l~~k. Recycling centers, plants or other related facilities.

~~m~~l. Warehouse, distribution, and storage when the number of loading berths exceeds one (1) per five thousand (5,000) square feet of the gross floor area.

~~n~~m. Medical Marijuana Cultivation Centers.

~~o~~n. Medical Marijuana Dispensaries.

3. Required Conditions: All Permitted and Approved Special Uses are subject to the following conditions:

a. Any production, processing, cleaning, servicing, treating and repair or storage of goods, materials, or products shall conform with the performance standards set forth below and elsewhere in the Ordinance.

(1) No dormitories, lodging or sleeping quarter facilities; no sleeping on the premises or in vehicles on the premises;

(2) Scales, if provided, for weighing trucks, shall be located on the same zoning lot.

(3) Parking of vehicles and trucks shall be in compliance with Section 12.00, Off-Street Loading and Off-Street Parking of this Ordinance.

Concrete dolly pads shall be provided in accordance with Village Ordinance and engineering specifications and shall be designed for the parking or storage of trailers.

(4) The number of vehicles with engines operating at one (1) time shall not exceed four (4). Engines for the purpose of this clause shall mean a vehicle or auxiliary engine (vehicle with main engine and refrigerator unit) running equals two (2) running engines.

(5) The number of vehicles with engines operating at one (1) time shall be restricted reasonably, so as not to emit a concentration of noxious fumes to endanger public health and welfare. Reference to Section 11.02.5.d. of this Ordinance and the American Society for Testing and Materials (ASTM) Method DI 391-57 Standard.

(6) Exterior lighting shall be controlled, as so to shine away from adjacent properties.

(7) There shall be no major motor vehicle maintenance or major engine overhauling on the zoning lot.

(8) No parking or standing of trucks shall be permitted on public streets; the weight of trucks using public streets shall be within the weight limits of all public streets on which the trucks would traverse.

(9) Reasonable restrictions shall be established and provided to avoid undue traffic congestion, including regulating the frequency of trucks entering and leaving the premises with the maximum number of trucks not to exceed ten (10), between the hours of 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.; regulating the route to be taken by trucks to avoid congestion and danger to other motor vehicles and pedestrians.

(10) Semi-trailers shall be limited to the Design Vehicle Dimensions established by the Illinois Department of Transportation (IDOT) and no tanker trailers shall be permitted other than for delivery of fuel to the premises only.

(11) The number of locations and width of entrances to and exits from the zoning lot shall be determined by Village codes and ordinances and/or Village engineering standards.

b. Boulders in the Parkway: Boulders may be permitted in the public parkway in this district to prevent the maneuvering of a vehicle onto landscaped (grassed) areas adjacent to driveways. Prior to installing any boulders, a landscape plan shall be submitted to the Building Commissioner indicating how the boulders are to be located, size, (vertical and horizontal), and type of boulder to be used. A legal document shall be executed in which the Village of Itasca will be held harmless in case of accidents caused by the boulder.

c. Uses established on the effective date of this Ordinance and by its provisions rendered non-conforming shall be permitted to continue, subject to the regulations of Section 5.00.

d. Uses established after the effective date of this Ordinance shall conform fully to the standards hereinbefore set forth for the district.

e. Not less than fifteen percent (15%) of the lot area shall be provided for landscaping and open space purposes, exclusive of paved parking or hard surfaced areas.

(Ord. 963-97, passed 4-8-97; Am. Ord. 1541-10, passed 8-17-10; Am. Ord. 1549-10, passed 10-19-10; Am. Ord. 1605-12, passed 1-17-12; Am. Ord. 1679-13, passed 12-3-13; Am. Ord. 1912-19, passed 4-2-19; Am. Ord. 2062-23, passed 4-18-23)



**PC 26-003**

Text Amendment

# PC 26-003

## Text Amendment

### **BACKGROUND**

- Data Centers are currently a permitted use in the ROC District, the O-R District, and the M District as of 2019
- NTT Data Centers have been developed in the ROC and Northeast OR district in Itasca
- The Southwest OR district is currently functioning as an office park and lacks the utility connections and locational benefits of the current NTT locations
- Having data centers as permitted uses in ROC, OR, and M means the village has no say on if these developments are right for those locations at the time they are proposed.

# PC 26-003

## Text Amendment

### **PROPOSAL**

- To amend Section 9.02, O-R Office Research District: Permitted Uses, to remove Data Centers as a permitted use in the O-R district
- To amend Section 10.02, ROC Regional Office Center District: Permitted Uses, to remove Data Centers as a permitted use in the ROC district
- To amend Section 11.03, M – Limited Manufacturing District Uses, to remove Data Centers as a Permitted Use and allow them only as a Special Use

**No Findings of Fact are required for a Text Amendment**

## **RECOMMENDED MOTION (Approve with Conditions)**

- “I move to recommend approval of the application to amend the Itasca Zoning Ordinance, Plan Commission Case #26-003, as set forth in Exhibit “A”, Exhibit “B”, and Exhibit “C” attached to the staff report.”