DATA CENTER REQUIREMENTS IN AURORA, IL

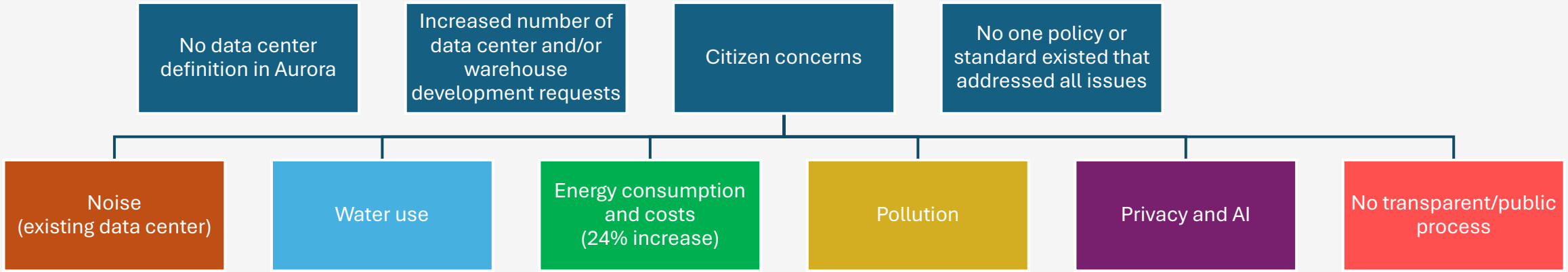
AUGUST 10, 2026

AURORA ILLINOIS

About Aurora, IL

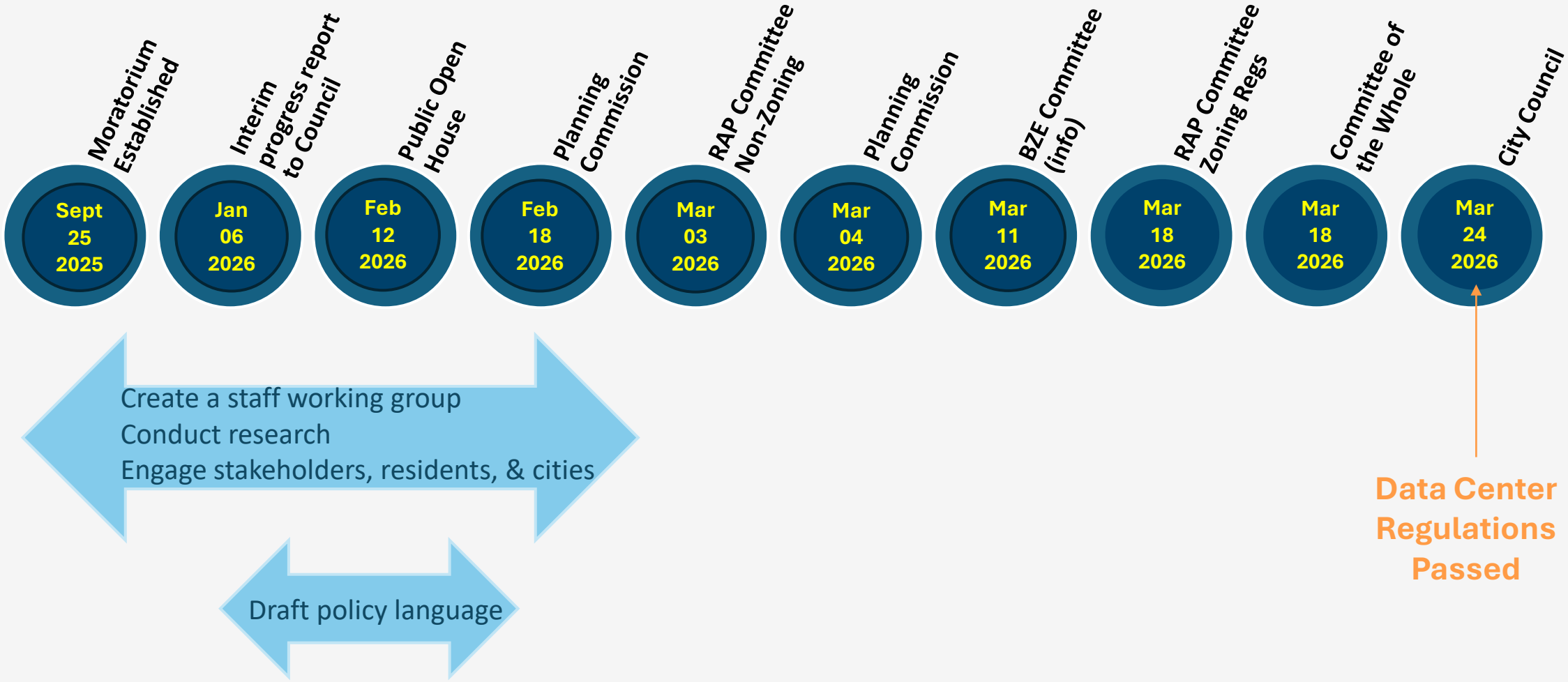
- “City of Lights”
- Second largest city in Illinois
- Diverse population

Reasons for data center moratorium



Ultimately, we wanted to clarify the data center and/or warehouse development process while ensuring potential long-term community and environmental impacts are addressed prior to construction.

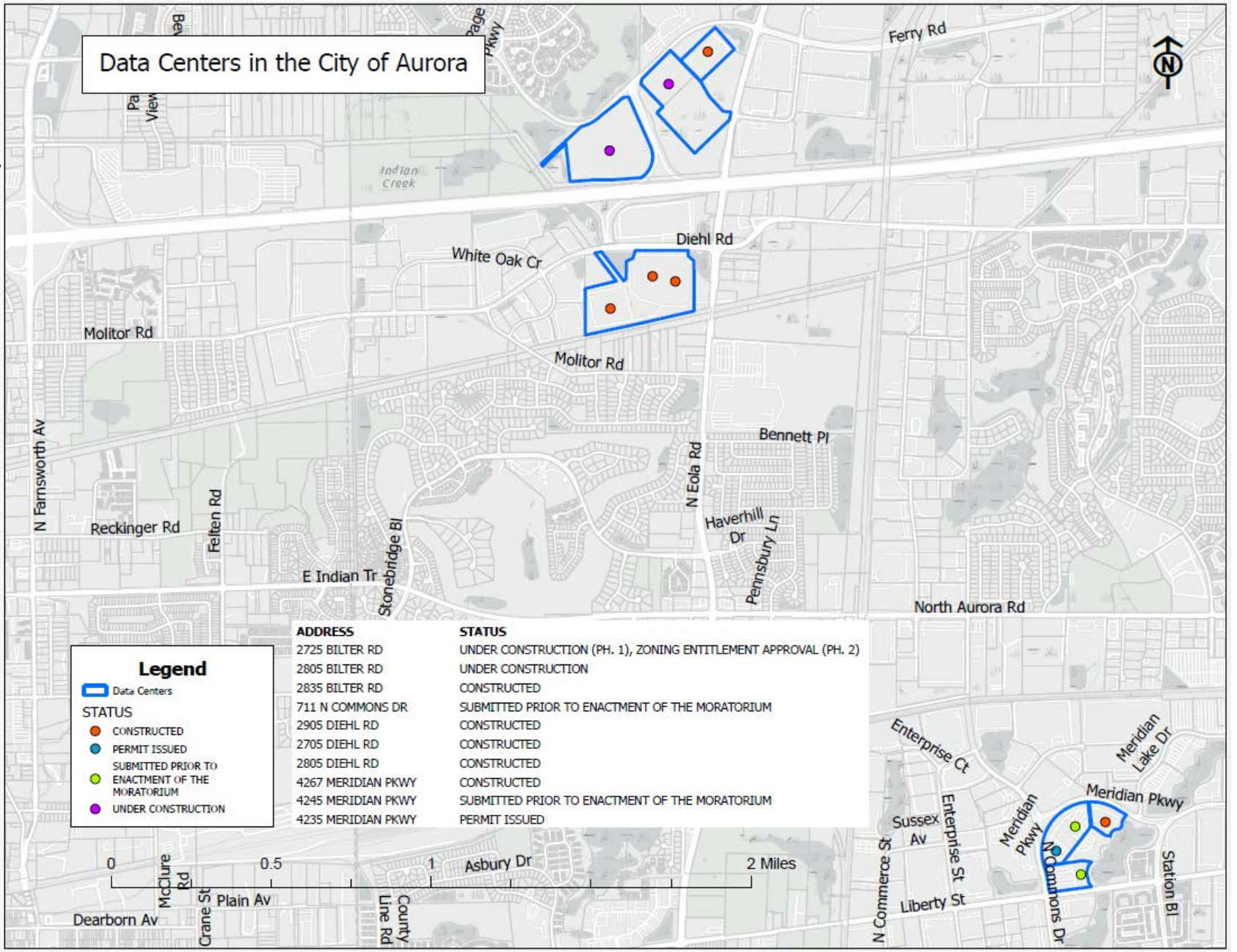
Timeline


Moratorium Established
Sept 25 2025
Interim progress report to Council
Jan 06 2026
Public Open House
Feb 12 2026
Planning Commission
Feb 18 2026
RAP Committee Non-Zoning
Mar 03 2026
Planning Commission
Mar 04 2026
BZE Committee (info)
Mar 11 2026
RAP Committee Zoning Regs
Mar 18 2026
Committee of the Whole
Mar 18 2026
City Council
Mar 24 2026
Create a staff working group
Conduct research
Engage stakeholders, residents, & cities
Draft policy language
Data Center Regulations Passed

WHERE & HOW MANY DATA CENTERS ARE IN AURORA?

- 5 total data centers in **Operation**

- 5 data centers are **Under Construction/Permitted**



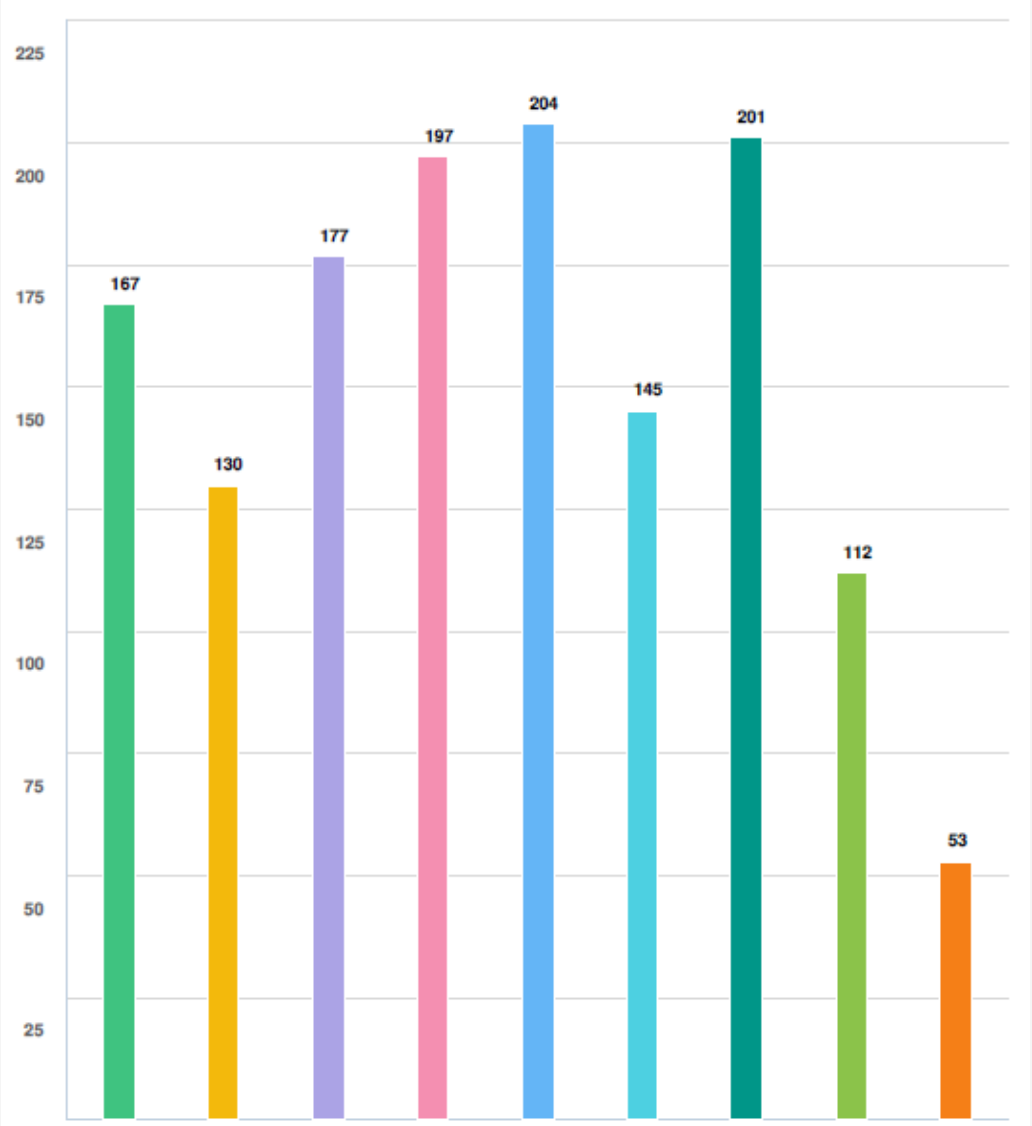
COSTS/BENEFITS

- The global data center market size is ~USD $386.71 billion (2025) and is forecasted to be ~USD $1 trillion by 2034.
- Municipalities collect property and utility taxes from data centers. A 100 MW data center in Aurora would bring in around $1 million in utility taxes every year.
- Data centers bring economic activity but also significant local and regional impacts.

Public Engagement

- Met with multiple municipalities
  - Metropolitan Mayor’s Caucus Data Center Taskforce
  - One-on-one meetings
- Met with industry stakeholders
  - Environmental
  - Data Centers
  - Labor
- Met with residents
  - Attended public community meetings in local wards
  - Conducted online survey
  - Sent out weekly update emails to interested parties
  - Held Public Forum with new recommendations
  - Public comment at hearings and City Council meetings

DATA CENTER & WAREHOUSE MORATORIUM SURVEY RESPONSES



Based on comments & responses from February 8th – March 3rd

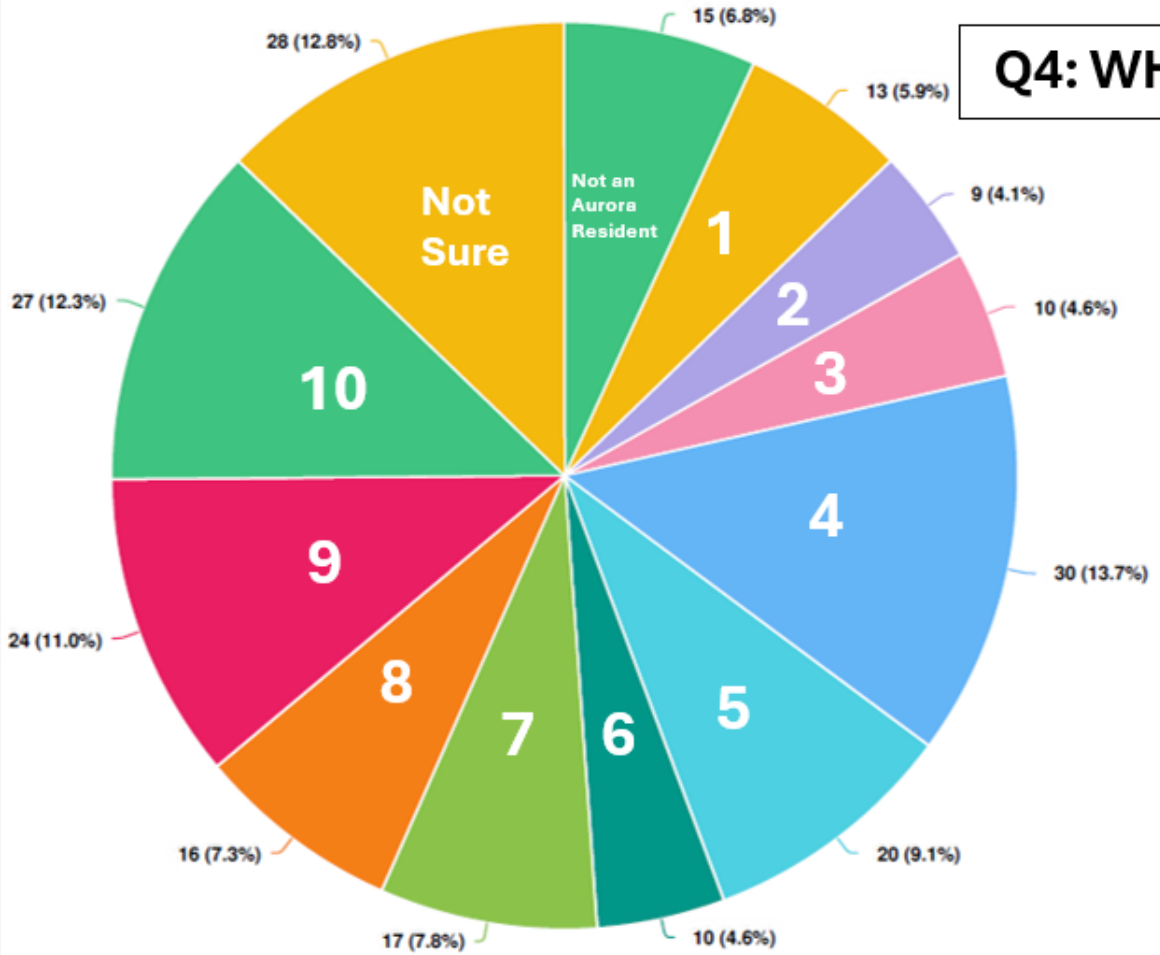
Q1: WHAT ARE YOUR BIGGEST CONCERNS ABOUT DATA CENTERS AND/OR WAREHOUSES? CHECK ALL THAT APPLY.

TOTAL RESPONSES: 1,386 from **226** respondents

TOP CONCERNS:

- ✓ Increased Utility Bills
- ✓ Water Consumption/Water Quality
- ✓ High Energy Use
- ✓ Air pollution/Air Quality
- ✓ Noise
- ✓ Increased Greenhouse Gas Emissions

DATA CENTER & WAREHOUSE MORATORIUM SURVEY RESPONSES



Q4: WHAT WARD DO YOU CURRENTLY RESIDE IN?

TOTAL RESPONSES:

219 Responses , 7 skipped

- ✓ **All** 10 Aurora Wards are represented.
- ✓ 27 responders were unsure of which ward they reside in.
- ✓ Majority responses came from Ward 4, Ward 10 and Ward 9.

Not an Aurora Resident · Ward 1 · Ward 2 · Ward 8 · Ward 9 · Ward 10 · Not Sure · Ward 3 · Ward 4 · Ward 5 · Ward 6 · Ward 7

PUBLIC SURVEY SUMMARY TO-DATE

Overall Community Sentiment

A significant portion of respondents called for a **permanent ban** or **moratorium on all future** data centers in Aurora

Residents emphasized that the City should prioritize the **"health, environment, and finances" of its citizens over corporate profits**.

Residents expressed deep anxiety over the **rising cost of electricity and water**, fearing that data centers are straining the grid and passing infrastructure costs onto homeowners.

Skepticism regarding the effectiveness of fines, with residents worried that tech companies will simply view fines as a **"cost of doing business."**

Residents frequently cited the neighboring city of **Naperville**'s decision to reject similar projects as a model Aurora should follow.

While the city anticipates tax-revenue, many residents argue the trade-offs are **not worth** the perceived loss in **property values** and **quality of life**.

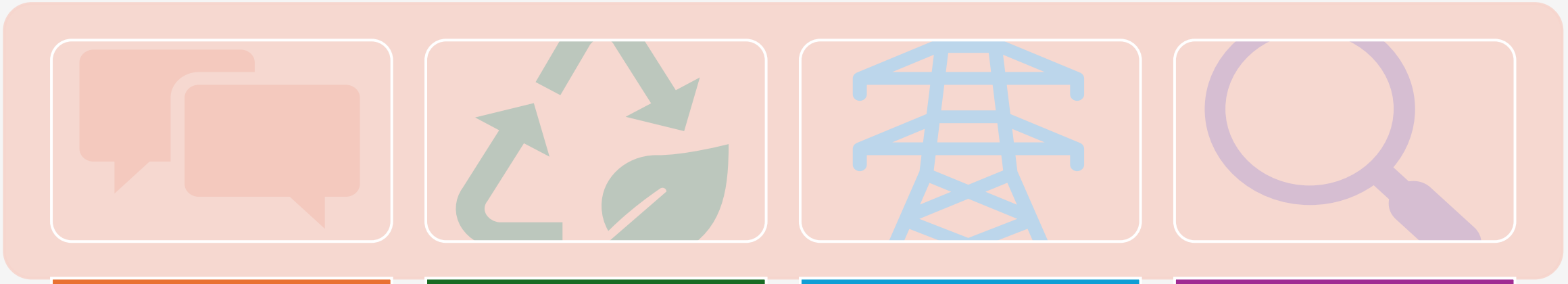
Require **Community Benefit Agreements (CBAs)** and fiscal impact analyses for every project.

> *My ComEd bill in Aug '25 (for 2 people in a townhouse) went from ~$125/month (summer) to $750/month in Sept '25. From 1 month to another! Outrageous! ComEd told me to get used to $300/month bills. As would be basically my new normal."*

> *"Will the City reimburse residents for their increased electric bills-using the 'profits' they get from the data centers?"*

> *"Please, don't sell out residents, their kids' quality of life, property values...Make a permanent moratorium!! NO more data centers.*

AURORA DATA CENTER & WAREHOUSE ORDINANCE PACKAGE



Transparent Public Process

**new data centers*

Performance Standards

**new data centers*

Renewable and Resilient Grid requirements

**new data centers*

Transparent Operations requirements

**new & existing data centers*

Designed for transparency, accountability, and legal defensibility.

AURORA DATA CENTER & WAREHOUSE ORDINANCE PACKAGE

Transparent Public Process for new data centers:

- All new data centers are conditional use
- Public hearing required
- City Council approval required
- Public notice online, in newspapers, and mailed
- Water study and plan required
- Energy plan required
- Sound study and plan required with verification before final occupancy permit
- Development Agreement required

Performance Standards for new data centers:

- Daytime and nighttime noise limits (56 daytime; 46 nighttime)
- Vibration limits
- Energy consumption limits (1.2 PUE); modular nuclear prohibited
- Water use limits (0.2 WUE); evaporative cooling prohibited

Renewable and Resilient Grid requirements for new data centers:

- On-site renewable (25% of peak load)

or

- On-site battery storage (50% of peak load for 15 minutes)

*Alternative compliance available if on-site is not feasible

Transparent Operations requirements for new and existing data centers:

- Annual energy consumption reporting requirement
- Annual water use reporting requirement
- Annual noise testing requirement
- Bio metric data protection compliance certificate requirement
- Backup generator testing limited to two at a time
- Continuous vibration monitoring requirement

AURORA DATA CENTER & WAREHOUSE ORDINANCE PACKAGE

- Four ordinances dealt with different areas of amended text in the Zoning Ordinance, Building Code, and Code of Ordinances.
- Ordinances reflect a balance between economic competitiveness, infrastructure protection, and resident privacy – recognizing that data centers are long-term facilities with long-term impacts.
- Designed for transparency, accountability, and legal defensibility.

26-0092
Responsible Data Center

- **New Chapters 50 & 51 in Code of Ordinances**
- Addresses Data Center ongoing operations & transparency
- References new Zoning requirements

26-0112
Data Center Zoning Amendments

- **Zoning**
- Defines Data Centers
- Creates performance requirements & conditional use

26-0114
Warehouse Zoning Amendments

- **Zoning**
- Warehouse limitation in the ORI
- Vibration Standards for all ORI, M-1,M-2

26-0115
Building Code Amendments

- **Building Code**
- Clarifies ability to require Testing & Verification for applicable standards
- References new Zoning requirements

ILLINOIS POWER ACT (SB4016/HB5513)

- Establishes nation-leading guardrails on data centers that will minimize data center impacts on our utility bills, climate and water while driving a competitive "race to the top" for responsible data center investment.
- Establish policies that ensure data centers pay their fair share to protect consumers and our climate.
- Establish critical protections to limit pollution and protect vulnerable communities.
- Establish sustainable water use, transparent reporting, and consumer protection requirements for data center to ensure Illinois' water resources are used responsibly.

"BeYONCE"
Bring **Y**our **O**wn **N**ew **C**lean **E**nergy

Starting July 1, Illinois paused new tax breaks for data centers.

Thank you!

Alison Lindburg, Director of Sustainability
Contact: lindburga@aurora.il.us

New Data Center and Warehouse Regulations | City of Aurora, IL
https://www.aurora.il.us/Property-Business/Zoning-and-Planning/New-Data-Center-and-Warehouse-Regulations

PROPOSED CHANGES

Topic	BEFORE (Current Situation)	AFTER (Proposed Changes)
NOISE	Difficult to measure and enforce Illinois pollution control board standards referenced	Clear day and nighttime noise limits (that are lower than state requirements) at property lines. Professional sound study required before approval. Require continuous monitoring of noise & vibration. Independent sound testing before the facility opens and if complaints are filed.
WATER USE	No required water impact study specific to data centers.	Detailed water study required showing source, demand, and community impact. Encourage water-efficient cooling systems and prohibit contaminated discharge & evaporative cooling. Annual reporting required. Water use limits set at approval. Penalties if approved limits are exceeded.
ENERGY USE & GRID STRAIN	No specific energy efficiency or renewable requirements.	On-site renewable energy or battery storage required. Energy efficiency standards and peak demand management plan required. Require energy efficiency standards and peak-demand management plans. Energy plan reviewed during approval. Reporting of electricity use. Modular nuclear prohibited.
EMISSIONS	Backup generators permitted under general regulations.	Cleaner engine standards required. Air quality impact review required. Must meet state and federal air quality standards. Simultaneously testing restricted to 2 generators at a time.
PRIVACY & AI PROTECTIONS	No local standards specific to data centers.	Required compliance with strict biometric data privacy safeguards. Written data governance policies required. Annual compliance certification.
TRANSPARENCY	No public comment or Council oversight required. No ongoing public reporting specific to data centers.	All new data centers will require City Council approval and public notice. Annual public reporting of water use, energy consumption, and noise. Reports posted online.