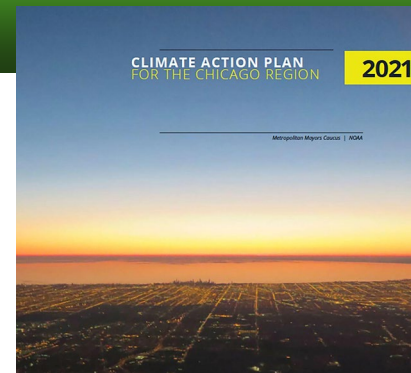




Municipal Data Center Task Force

Who are we? Why are we doing this?



- ❑ 275 municipal members in NE IL
- ❑ Non-profit council of governments
- ❑ empower and support municipalities to improve the region's quality of life
- ❑ Greenest Region Compact - largest municipal collaborative for sustainability in US
- ❑ First regional climate action plan - won 5 awards
- ❑ Led next 2 regional climate action plans with USEPA & CMAP



Overview

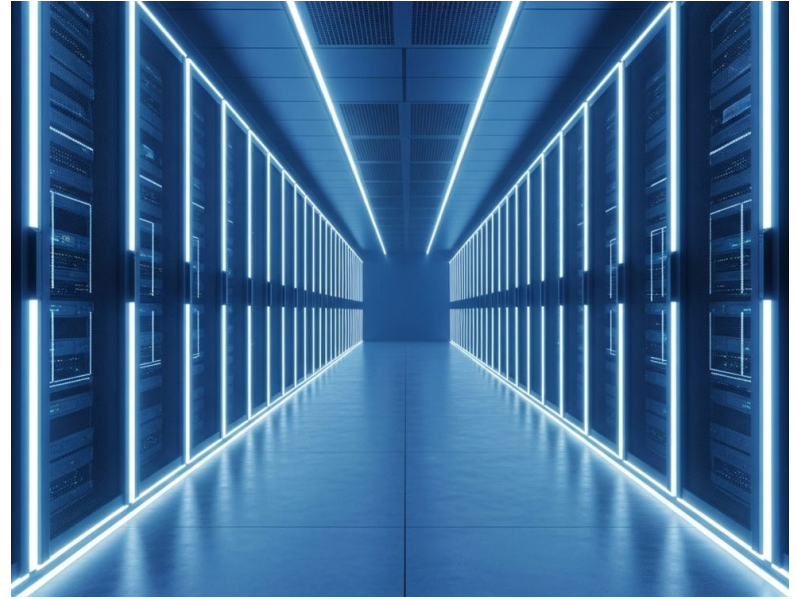
1. About Data Centers
2. Data Center Impacts
3. Future of Data Centers
4. Emerging Policies
 - a. State
 - b. Federal
 - c. Local
 - a. MMC Data Center Task Force

What are Data Centers?

- Buildings that house IT infrastructure like servers, storage;
- They provide computing power to store data and run the digital world

Physical Requirements:

- **Servers, racks, wires**
- **Primary Energy** to power computer chips
- **Backup power source** – usually diesel
- **Cooling systems** – usually water based
- **Access to power and fiber infrastructure**
- **Land**





Data Center Types



Enterprise -Small



Multi-Tenant - moderate

70% of new data centers

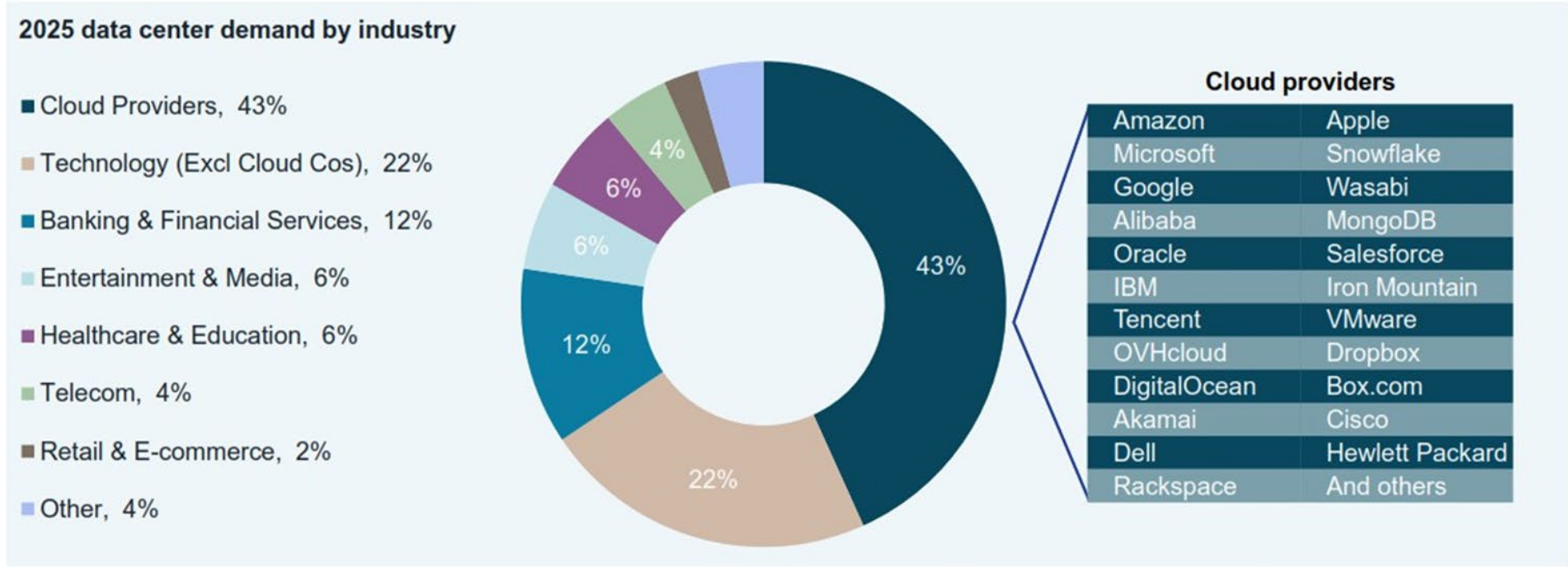


Hyper-Scale - massive



Data Center Users

Tech & cloud industries dominate

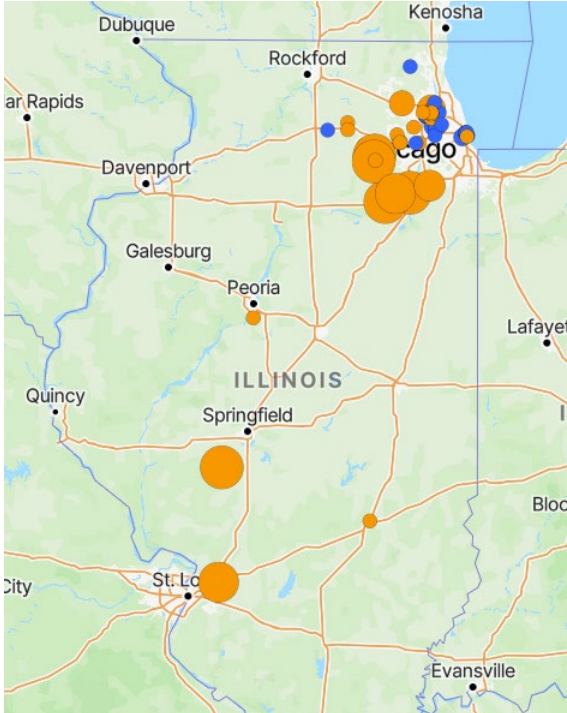




Data Center Market



Illinois is #5



- Planned
- Existing

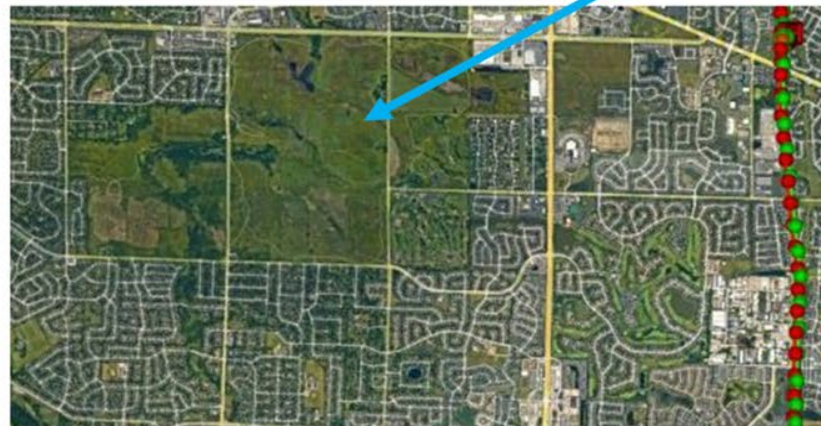
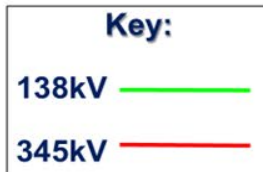
Why Illinois?

- ❑ Illinois is a hub for telecommunications fiber
- ❑ Existing communications capacity speeds data to users
- ❑ ComEd has favorable rates, strong reliability performance
- ❑ Illinois *has had* excess electricity to export
- ❑ Cool climate



What Data Centers are Requesting for New Project Sites

- Low risk sites with access to large power and water
- Proximity to existing fiber
- No new easements, or if required a clear route exists
- 100 acres+ in size
- Not in flood plains
- Not adjacent to residential
- Data center as a use in zoning ordinance
- Be mindful of clear height variance requests



Municipal Data Center Task Force

- ❑ Convened to help municipalities considering data center developments in their communities
- ❑ Local governments share experiences & best practices
- ❑ Learn from experts
- ❑ 10 meetings over 4 months
- ❑ 17 municipalities, 20 experts



Municipal Data Center Task Force

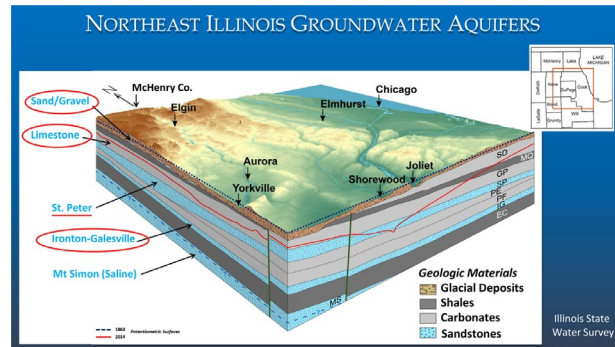
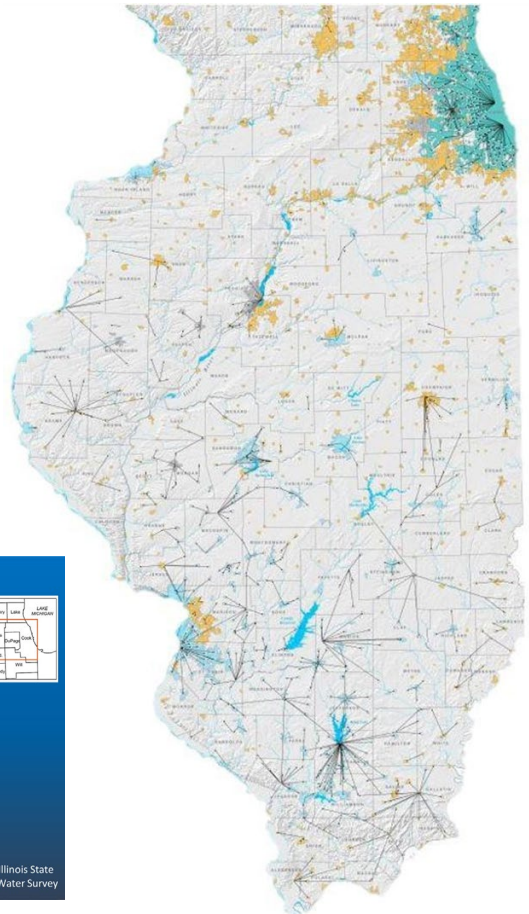
Key issues

- Water
- Energy
- Noise & pollution
- Revenue & infrastructure
- Land use regulation
- Community engagement



- ❑ Illinois water supply & governance:
 - ❑ Lake Michigan
 - ❑ Bi-national agreements
 - ❑ Illinois DNR manages allocation to local utilities
 - ❑ River
 - ❑ Groundwater
 - ❑ Use not regionally governed
 - ❑ Most vulnerable source

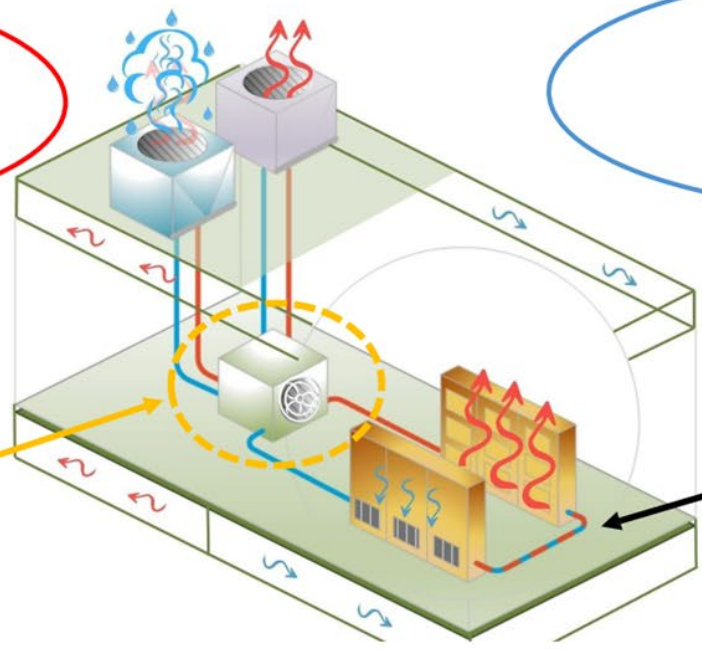
- ❑ Water sale & distribution
 - ❑ Municipal
 - ❑ Water agencies



Data Center Cooling

Direct Water Use

Evaporative Cooling
(Heavy Water Use)



Heat Exchanger

Air Cooling
uses refrigeration & air
(Heavy Energy Use)

Closed Loop
(Little or No Water Use)

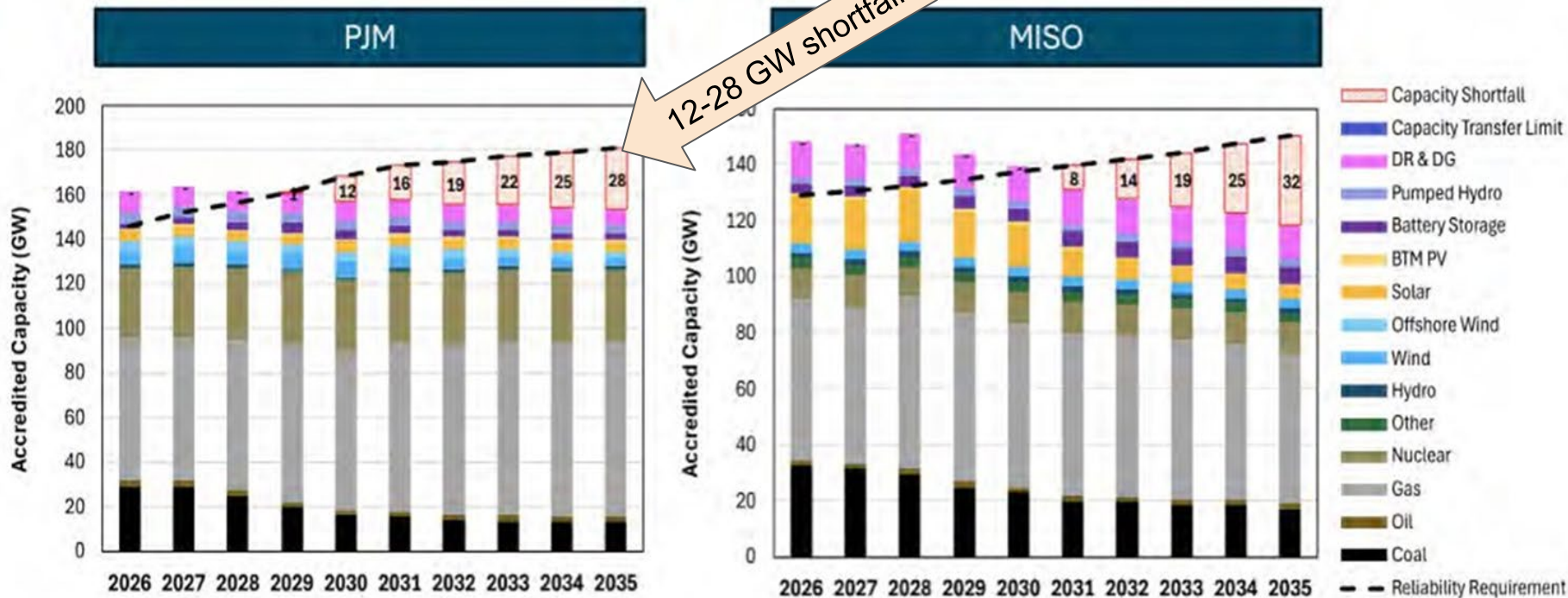
or
Pass-Through
(Extreme Water Use)

Actual Direct Water Use

City of Northlake industrial water use Jan - Oct 2025

Data Center #1 - #90MW (built in 2009)	38,922,310 gallons
Car Wash	15,372,350 gallons
Data Center #2 (36MW)	8,232,160 gallons
Laundromat #1	4,372,500 gallons
Laundromat #2	2,365,950 gallons
Data Center #3 (Completed 2024) (2 buildings, 36MW each)	910,950 gallons
Average household	
90,000 gallons/yr	

Regional Energy Demand Exceeds Capacity



Data Center Energy Demand & Affordability

December 15, 2025

2025 Resource Adequacy Study

Submitted to the Illinois General Assembly.

Prepared in accordance with the
Illinois Environmental Protection Act
(415 ILCS 5/9.15(o)).



PJM's capacity prices for a single-family home in ComEd rose from \$260 (2024/25) to \$2,962 (2026/27)



Noise & Air Pollution



- Data Centers need 99.999% reliable power
- Chillers run constantly
- Back up diesel generators tested (monthly)
- Used for backup power
- Diesel generators permitted by IEPA for compliance with federal Clean Air Act
- IEPA Office of Environmental Justice engages on permits, enforcement, inspections in EJ areas of concern

Data Center Noise & Air Pollution



Chillers
Backup diesel
generators

Revenue for Communities

1. Property Tax
2. Sales Tax
3. Municipal Utility Tax
4. Water Supply Revenue
5. Waste Water Revenue
6. Infrastructure Investments

Tax Impact Example

City of DeKalb - Meta Data Center

- ❑ Unprecedented increase in EAV
- ❑ Raised Tax Levy
- ❑ Reduced aggregate tax rate over 5 years

11.5%

11.1%

10.1%

9.4 %

7.9 %



- ❑ School district received +\$20,000,000
- ❑ Tax bill for homeowners went down while property values increased
- ❑ *DeKalb is an environmental justic community*



Community Investment Example – Equinix in Minooka

Community Infrastructure Projects Cost to Equinix:

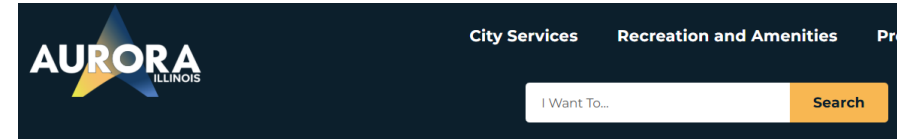
- Holt Road, Ridge to Wabena: \$2,794,400.00
- Wildy Road, Across Frontage: \$2,794,400.00
- Wabena Avenue, Holt to I-80: \$3,228,700.00
- Wildy Water, Across Frontage: \$850,000.00
- Holt Water to Wabena: \$850,000.00
- Wabena Water, South Interconnection: \$763,360.00
- Holt Sewer, to Wabena; \$1,426,100.00
- Wildy Sewer, Across Frontage: \$1,214,100.00

**Required by Ordinance Total (Estimated)
Amount: \$13,921,060.00**

Community Investment:

- (annexed lost revenue reimbursements)
Khater Residential Tap-ons: \$5,052,390.00
- (annexed lost revenue reimbursements)
Khater Residential Community Fees:
\$1,300,000.00
- (annexed lost revenue reimbursements)
Khater Residential Fire/Library Fees:
\$74,700.00
- I-80 Utility Reimbursement: \$4,000,000
- Bike Path Assistance (Ridge to Aux Sable):
\$1,355,000.00

Total: \$11,782,090.00



Open Government Transparency

Font Size: [+](#) [-](#) [Share & Bookmark](#) [Feedback](#) [Print](#)

PROPOSED DATA CENTER INFORMATION

The City has received a proposal from Hillwood to develop a data center campus on approximately 795 acres currently outside City limits. The project is undergoing two parallel processes: a public zoning review, including hearings before the Plan Commission and City Council, and negotiation of an annexation and development agreement addressing infrastructure, utilities, fees, and community protections.

The City recognizes the community's strong interest and is committed to transparency by sharing all information legally permissible and providing access to project materials. The documents posted reflect all materials currently available, and additional information will be shared as the process continues.

[March 16, 2026 Combined City Council Meeting](#)

[City of Joliet Statement](#)

[Public Notice - March 5, 2026 Plan Commission Meeting](#)

[SB Friedman JTC Tax Projection Memo 2026-02-19](#)

[JTC Annexation Petition 2025-09-08](#)

[JTC_Ownership Disclosure 2025-09-08](#)

[JTC_Sample Elevations](#)

[JTC PUD Plan](#)

[JTC_Plat of Annexation](#)



Data Center Regulation Process and Schedule of Events

- The process from moratorium to the new “Gold Standard” of regulations involved rigorous research and public input:
- **Moratorium Enacted:**
- **Task Force Formation:**
- **Public Engagement Phase:**
 - Open House
 - Public Survey
- **Ordinance Drafting:**
- **City Council Approval:**

An aerial photograph of a city at sunset. The sky transitions from a deep blue at the top to a bright orange and yellow near the horizon. The city below is illuminated with a grid of streets and scattered lights. The text "Emerging Data Center Policies" is overlaid in white, centered horizontally and slightly below the vertical center.

Emerging Data Center Policies

POWER ACT hb5513/ SB4103

Energy

Establish policies that ensure data centers, cover 100% of the costs associated with their power needs.

Community

Establish policies that require data centers to transparently engage local communities, support them financially, and ensure local air quality is protected.

Water

Establish transparent reporting and sustainable water use requirements to ensure Illinois' water resources and consumers are protected.



- ❑ Trump's Executive Order 14179, "Removing Barriers to American Leadership in Artificial Intelligence (AI)," boldly calls for America to retain dominance in technological innovation through the creation of the 2025 "America's AI Action Plan.
- ❑ "Powering the Great American Comeback" Cutting overly burdensome red tape will help power AI Infrastructure development nationally. Additionally, **by streamlining reviews under the Clean Air Act (CAA)**, innovators and infrastructure developers can move more confidently and quickly.

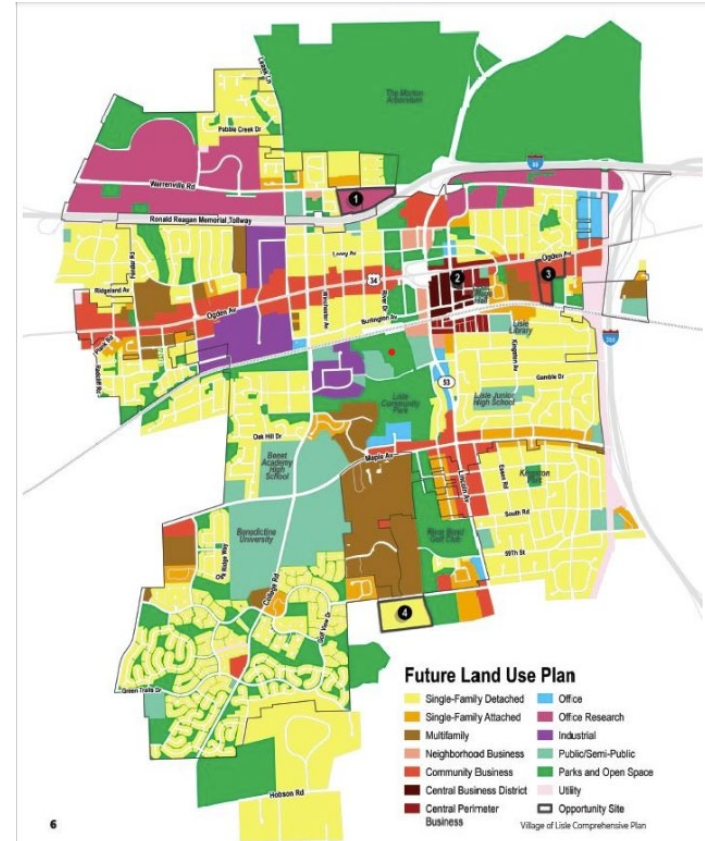
Data Center Water and Energy Transparency Act

Introduced March 26, 2026 by **Senator Dick Durbin**

- Require energy & water reporting to states for existing and proposed data center
- Share data with local governments
- States to aggregate energy and water consumption reports and submit to the USEPA, DOE, USDA
- Allow the EPA, DOE, and USDA to fine noncompliant data centers

Land use policies

- ❑ Municipalities guide land use through **comprehensive planning** and **zoning regulations**
- ❑ What gets built and how is restricted in each zone
- ❑ Land owners have rights to land use subject to zoning codes
- ❑ If proposals comply with codes, development can occur

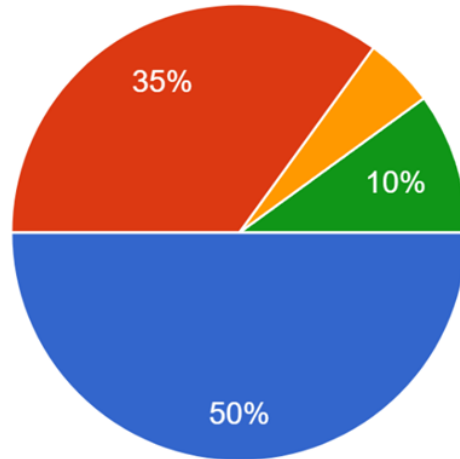


Municipal Data Center Task Force

Land use policy survey

Do you currently have regulations specific to the development of data centers?

20 responses



- Yes
- No
- We are developing regulations
- We are using existing regulations that are not specific to data centers
- not applicable

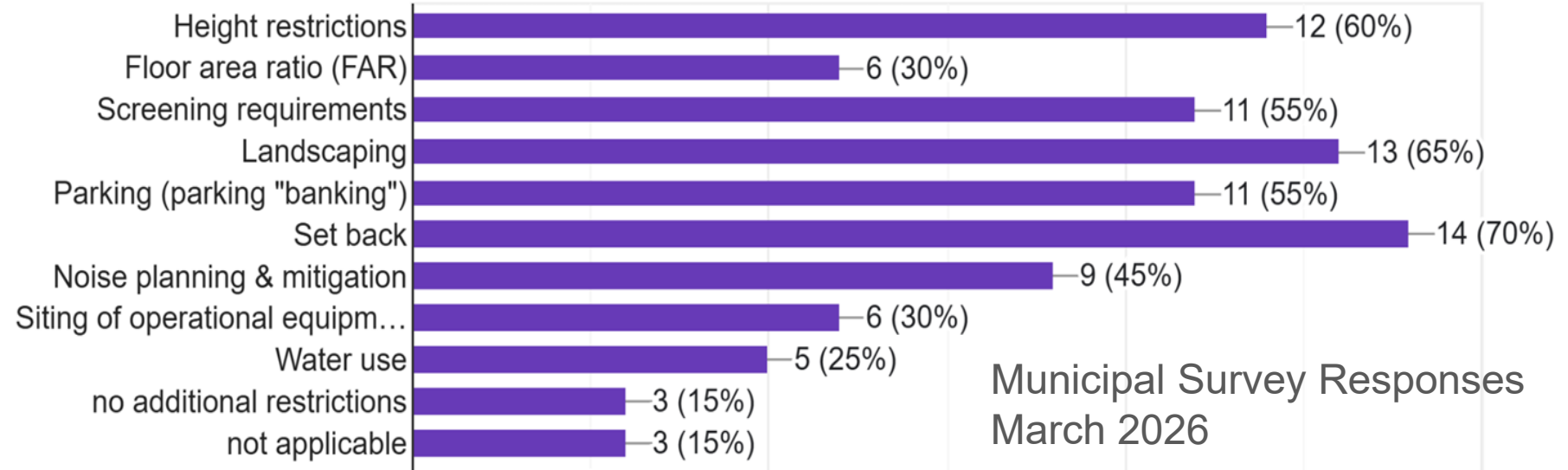
Municipal Survey Responses
March 2026

Municipal Data Center Task Force

Land use policy survey

Do you have any site and building restrictions that are applicable to data center development?

20 responses

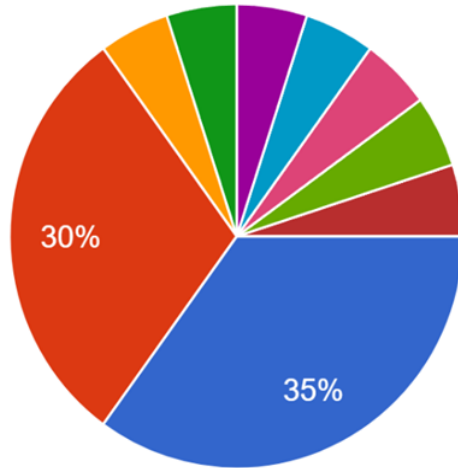


Municipal Data Center Task Force

Land use policy survey

Do you monitor operational noise and vibration? What standards are used for compliance?

20 responses



- Yes
- No
- We do not have any data centers or proposed data centers.
- This may be a condition if a use were...
- No data center in jurisdiction. Data Ce...
- We have performance standards adop...
- Standard monitoring not required, but...
- We do not proactively monitor these t...
- City can request reports yearly

Municipal Survey Responses
March 2026

Report due soon!



Edith Makra, Metropolitan Mayors Caucus emakra@mayorscaucus.org