

ORDINANCE NO. 3210

AN ORDINANCE AMENDING CITY CODE SECTION 90-201, TABLE 3.1.B, FOR PURPOSES OF ALLOWING DATA PROCESSING, HOSTING, AND RELATED SERVICES AS A SPECIAL USE WITHIN THE INDUSTRIAL DISTRICT

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has determined data processing, hosting, and related services are not permitted in the current City Code; and

WHEREAS, City desires to include data processing, hosting, and related services in the City Code as a special use within the “I” Industrial District; and

WHEREAS, City Staff recommended to the Combined Planning and Zoning Board (“CPZB”) to amend the City Code to add data processing, hosting, and related services as a special use within the “I” Industrial District (*see* Staff Report attached as **Exhibit A**); and

WHEREAS, CPZB recommended to the City Council to amend the City Code to add data processing, hosting, and related services as a special use within the “I” Industrial District (*see* Recommendation attached as **Exhibit B**); and

WHEREAS, the City Council finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to amend the City Code to include data processing, hosting, and related services in the City Code as a special use within the “I” Industrial District.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Highland, Illinois, as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. Section 90-201, Table 3.1.B, shall now state:

Article III, Section 90-201, Table 3.1.B

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
17. Data processing, hosting, and related services												S			

Section 3. This Ordinance shall be known as Ordinance No. 3210 and shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council and approved by the Mayor of the City of Highland, Illinois, and deposited and filed in the office of the City Clerk on the 18th day of July, 2022, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Sloan, Frey, Bellm, Hipkind

NOES: None



APPROVED:

Kevin B. Hemann, Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk
City of Highland
Madison County, Illinois



City of Highland

Building and Zoning

Ex A

Meeting Date: July 6, 2022

From: Breann Vazquez, Director of Community Development

Text Amendment: Section 90-201, Table 3.1.B

Description: Text amendment to allow for "Data Processing, Hosting, and Related Services" as a Special Use within the Industrial District

Proposal Summary

The City of Highland is requesting a text amendment to Section 90-201, Table 3.1.B of the Municipal Code to allow for data processing, hosting and related services as a Special Use within the Industrial District.

Article III, Section 90-201, Table 3.1.B

Table 3.1.B — PRINCIPAL NON-RESIDENTIAL USES															
Use	R1A	R1B	R1 C	R1 D	R2 A	R2 B	R3	C1	C2	C3	C4	I	M	MX	Supp. Regs.
17. Data processing, hosting, and related services												S			

Note: Red text is the proposed amendment.

Staff Discussion

This text amendment would allow for applicants to apply for a special use permit for data processing, hosting, and related services. This use is not currently a listed use within the zoning code and, therefore, is currently disallowed.

Data processing, hosting, and related services would be required to follow the Industrial District lot and building requirements, limitations, and parking requirements as outlined in the Municipal Code.

For comparison, Rantoul, IL (which has a data center within its municipal limits) allows for data centers outright within the industrial district and does not apply supplemental regulations to the use. Edwardsville, IL allows for data processing, hosting and related services as a PUD in their commercial – primary, commercial-urban, office building, and mixed-use building districts. The use is a Special Use within their live/work building district. They do not apply supplemental regulations to the use. Collinsville, IL allows for data processing, hosting, and related services in their Business Park-1, Business Park-2, Business Park-3, Business Park-4. And M-1 districts. They do not apply supplemental regulations to the use.



City of Highland

Building and Zoning

Ex A

City staff has identified a need to allow for this use in some capacity within our municipal boundaries. This use is typically discreet and unobtrusive, while providing economic benefits such as high utility consumption and property tax contribution. Given that the City has readily available property within the existing Industrial district, we have identified this as the most appropriate designation to allow for the use while preserving our commercial business districts for consumer-oriented industries.



City of Highland
Building and Zoning

Exhibit "C"
Determination for Zoning Text Amendment

On July 6, 2022, the City of Highland Combined Planning and Zoning Board at its regular meeting approved/denied a Zoning Text Amendment for the following:

The City of Highland is requesting a text amendment to Section 90-201, Table 3.1.B of the Municipal Code to allow for data processing, hosting and related services as a Special Use within the Industrial District.

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the July 18, 2022 meeting of the City Council.

In recommending approval (action) of this Zoning Text Amendment, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation and all other conditions listed for that use in other sections of these regulations. In addition, the Combined Planning and Zoning Board found that the proposed use did/did not provide safeguards to assure its compatibility with the surrounding area.

Conditions (if any): _____

Anthony Walker

Chairperson of the Combined Planning and Zoning Board

7/6/22
Date