



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

AGENDA
PLAN COMMISSION
April 2nd, 2026

A meeting of the Plan Commission will be held on Thursday, April 2nd, 2026, at 7:00 p.m. at The Mill, 1311 20th St., Granite City, Illinois.

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes dated February 5th, 2026.
4. Council Report
5. Petition/Public Hearing

The purpose of this meeting is to consider an amendment to Zoning Ordinance No. 3818, specifically Sections 4-1620 (M-3 Heavy Industrial District) and 4-1820 (M-5 River/Port Industrial District), to permit the establishment and operation of Data Centers within these zoning districts; establish Article 17 to set standards and requirements for Data Center developments.

- Presentation Regarding Petition
- Comments and questions from the board to petitioner Cathy Hamilton
- Public Comments (3 Minutes Per Speaker)
- Plan Commission Vote Regarding Petition

The Plan Commission's recommendation may be presented to the City Council on April 21, 2026, pending Plan Commission's findings.

6. New Business:
7. Old Business:
8. Adjournment

Copies: Mayor
City Clerk / Posting
Member of Plan Commission

Section 4-1600 "M-3" HEAVY INDUSTRIAL DISTRICT

Section 4-1610 LOT AND BUILDING REQUIREMENTS

Every principal building erected in any "M-3" district shall conform to the applicable requirements indicated below:

REQUIREMENTS

A. Minimum lot area	None
B. Minimum lot width (at established building line)	None
C. Minimum lot depth	None
D. Minimum setbacks	
1. from front lot line	None
2. from side lot line	None
3. from rear lot line	None
E. Maximum building height	None

Section 4-1615 RESTRICTIONS

Any building or premises may be used for any purpose not in conflict with any ordinance of the City of Granite City regulating nuisances. Provided that no building shall be erected, reconstructed, converted, enlarged or structurally altered for residential purpose except for resident watchmen and caretakers employed on the premises. Further provided that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use is approved by the City Council after report by the Chief of the Fire Department, the Health Officer, and the Planning Commission.

Section 4-1620 PERMITTED USES

- A. Any use permitted in the "M-2" Light Industrial Manufacturing District
- B. Cement, lime, gypsum or plaster manufacture
- C. Fuel manufacture
- D. Petroleum and its products (refining of)

- E. Smelting of tin, copper, zinc or iron ores
- F. Wholesale storage of gasoline
- G. Basic iron and steel products and manufacturing
- H. Recycling facility
- I. Junk yard, auto salvage
- J. Data Centers

Section 4-1800 "M-5" RIVER/PORT INDUSTRIAL DISTRICT

Section 4-1810 LOT AND BUILDING REQUIREMENTS

Every principal building erected in a "M-5" district shall conform to the applicable requirements indicated below:

REQUIREMENTS

A. Minimum lot area	None
B. Minimum lot width (at established building line)	None
C. Minimum lot depth	None
D. Minimum setbacks	
1. from front lot line	10 ft.
2. from side lot line	10 ft.
3. from rear lot line	10 ft.
E. Maximum building height	120 ft.

Section 4-1820 PERMITTED USES

- A. Any use permitted in the "M-2" Light Industrial District
- B. Manufacture, storage and distribution of food products, textiles and pharmaceuticals
- C. Assembly plants
- D. Coal or coke storage or transfer
- E. Fertilizer manufacturing, storage or transfer
- F. Grain handling, storage and transfer
- G. Iron, steel, aluminum or related product processing, manufacturing, or transfer

- H. Kennels per Article 5, Section 5-800 of this ordinance
- I. River related equipment (cranes, conveyors, lifts etc.) necessary for port/river transfer
- J. Storage, transfer and distribution of petroleum and chemical products
- K. Warehousing and storage buildings
- L. Accessory buildings, structures and facilities and uses customarily incident to above uses.
- M. Telecommunications Towers and Related Equipment, as defined in Section 5-1400, with no height restrictions. All other restrictions and conditions of use as described in Section 5-1400 are applicable, except that no Special Use Permit is required, and the equipment is not required to be of a monopole type.
- N. Medical heliport.
- O. Data Centers

ARTICLE 17 – DATA CENTERS

Section

17-100 PURPOSE AND INTENT

17-200 DEFINITIONS

17-300 APPLICATION

17-400 REQUIREMENTS

SECTION 17-100 PURPOSE AND INTENT

The purpose of this Article is to establish performance standards governing the development and operation of data centers within the City. These standards are intended to protect public health, safety, and welfare; ensure compatibility with surrounding land uses; promote efficient use of infrastructure and natural resources; minimize adverse environmental and community impacts; and provide economic development benefit to the community.

SECTION 17-200 DEFINITIONS

BEST MANAGEMENT PRACTICES (BMPs) - Structural and non-structural measures used to manage stormwater runoff.

CORRELATED COLOR TEMPERATURE (CCT) - measure of light color in Kelvins.

DATA CENTER. A data center is a physical facility that houses computer systems, servers, storage devices, and networking equipment. The facilities are designed to support the storage, processing, and distribution of large amounts of data for organizations. Data centers play a crucial role in enabling various online services and applications, including cloud computing, e-commerce, and social media.

DATA CENTER, ACCESSORY USE - Ancillary uses or structures secondary and incidental to a data center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a data center. The use shall not include energy generation systems used or intended to be used to supply power to the data center during normal operations.

DBA (A-WEIGHTED DECIBEL LEVEL) - A unit of sound level measurement expressed in decibels measured using the A-weighting network as specified in ANSI standards, which adjusts sound measurements to approximate the frequency response of the human ear, de-emphasizing very low- and very high-frequency sounds.

DARK SKY (IDA) - Outdoor nighttime lighting that is designed, installed, and operated to minimize light pollution, including skyglow, glare, light trespass, and ecological disruption, through the use of fully shielded luminaires, appropriate light levels, warm color temperatures, and lighting controls,

consistent with the principles and guidance of the International Dark-Sky Association (IDA).

FOOTCANDLE - Enough light to saturate a one-foot square with one lumen of light.

FULL CUTOFF FIXTURE - A fixture emitting no light above the horizontal plane.

ILLICIT DISCHARGE - Any discharge to a stormwater system not composed entirely of stormwater, except as allowed by permit.

LIGHT TRESPASS - Unwanted light transmitted beyond the boundaries of the property.

STORMWATER MANAGEMENT PLAN (SWMP) - A plan prepared by a licensed professional engineer detailing stormwater quantity and quality controls in accordance to local, state and federal regulations.

SECTION 17 – 300 APPLICATION

- A. These standards apply to all data centers, whether principal or accessory use.
- B. These standards apply to new facilities and/or major expansions
- C. Data centers shall only be permitted with an approved Planned Unit Development or Development Plan in the following zoned districts M-3, M-4 and M-5.
- D. Throughout these regulations the terms “Applicant”, “Developer”, “Owner”, and “Operator” shall be used interchangeably and shall apply to each regardless of the term used therein.
- E. Where conflicts arise between these standards and other City regulations, the more restrictive requirement shall govern.
- F. The standards set forth in this Article constitute minimum standards as they relate to data centers and related uses. The City may, in its judgment apply additional, stricter, or supplementary standards to individual developments should the City, in its sole discretion, deem it reasonable to do so.
- G. At the City’s discretion, the Applicant may be required to enter into a funding agreement with the City whereby the Applicant pays for the additional fees associated with expert studies, engineering, legal or other consulting and expert services related to evaluating or verifying the application and/or project.
- H. A road maintenance agreement shall be executed between the developer, City and any affected township or road district prior to construction and meet the following requirements:
 - 1. Outline responsibilities for maintaining, repairing, and restoring public roadways used for equipment delivery, construction traffic, and ongoing operations associated with the project.
 - 2. Include provisions, if applicable, for the following: pre-and post-construction road condition assessments, required repairs or upgrades to accommodate construction traffic, ongoing maintenance during the construction period, and financial security (such as a letter of credit) to guarantee roadway restoration.
- I. A construction plan shall be submitted to the City outlining the conditions and requirements

of construction which may include but not limited to; construction routes; hours/days of operation; construction lighting; stormwater management plan; nuisance mitigation prior to building permit issuance.

- J. Development plans shall be in accordance with and comply with the numerous regulatory agency requirements administered by local, state and federal authorities. Such agencies include but are not limited to: Metro-East Sanitary District; Madison County; Illinois Environmental Protection Agency (Land, Water and Air); Illinois Department of Natural Resources. Some regulatory submissions and/or approvals will be at the time of building permits.

Section 17-400 REQUIREMENTS

- A. *Purpose.* To ensure that the development of data centers occurs in a manner that is compatible with surrounding land uses and mitigates the unique visual and operational impacts associated with large-scale, technology-intensive facilities and minimizes any adverse impacts to adjoining properties to the maximum extent practical. These standards are intended to promote high-quality site and building design while supporting responsible economic development.

SECTION 17-405 ENVIRONMENTAL AND COMMUNITY IMPACT ANALYSIS

A. The applicant shall provide an environmental and community impact analysis upon application for regulatory consideration. The environmental and community impact analysis shall include:

1. A narrative description of the nature of the on-site activities and operations.
2. Description that the disposal of materials will be accomplished in a manner that complies with state and federal regulations.
3. An evaluation of the potential impacts and/or mitigation measures of the proposed use, both positive and negative, upon:
 - a. Emergency Services and Fire Protection
 - b. Water supply
 - c. Sewage disposal
 - d. Solid waste disposal
 - e. School district and other taxing districts budget
 - f. City revenues and expenses
4. The City may request based on environmental impacts that are likely to be generated by the applicant to further furnish evidence that the impact generated by the proposed use falls within acceptable levels, as regulated by applicable laws and ordinances.

SECTION 17- 410: SITING AND DESIGN GUIDELINES

A. Building Placement and Orientation.

1. Buildings shall be sited and oriented to achieve the following:
 - a. Minimize visual impacts of the bulk of the building when examined on a line-of-sight basis from adjacent public streets and public and private properties.
 - b. Provide safe and convenient vehicular access to the site, including sufficient on-site queuing areas at security gates.
 - c. Accommodate adequate parking.
 - d. Minimize impacts on natural resources including working with the existing site topography where applicable in an effort to minimize grading.
 - e. Incorporate appropriate stormwater management practices in compliance with local, county, state, and federal regulations.
2. Connection to public water and public sewer utilities shall be required.
3. Building height shall not exceed 75 feet. All primary and accessory structures shall be constructed with complimentary materials on all elevations, employing a consistent design approach, harmonious character, and matching façade colors.

B. Buffer Yards, Setbacks and Screening.

1. The buffer yard may be located within the required building setback lines. No impervious surface is permitted within the buffer yard aside from sidewalks, trails, and other minor associated improvements.
2. Service Areas, refuse collection areas, and service entrances shall be screened from view from existing or planned roads and all adjacent residential properties. Screening may consist of opaque fences or walls at least 8-foot tall located no further than 10-feet away from the subject area.
3. Data center sites abutting residential properties shall include an enhanced buffer yard with required plantings located on an earthen berm with a grade no steeper than 4:1. Use of existing vegetation (other than that deemed nuisance and scrub) for landscaping and screening is strongly encouraged and may be substituted for new berms and plantings if approved by the City.
4. Where the combined footprint of the principal structure or structures is less than 100,000 square feet:
 - a. A minimum 100-foot setback from the principal and accessory structures adjacent to the public right-of-way shall be provided along the entire length of any street frontage of any property upon which the data center is located. A minimum building side and rear setback shall be 50-foot.
5. Where the combined footprint of the principal structure or structures is between 100,000 square feet and 250,000 square feet:
 - a. A minimum 175-foot setback from the principal and accessory structures adjacent to the public right-of-way shall be provided along the entire length of any street frontage of

any property upon which the data center is located. A minimum building side and rear setback shall be 50-foot.

6. Where the combined footprint of the principal structure or structures exceeds 250,000 square feet:
 - a. A minimum 225-foot setback from the principal and accessory structures adjacent to the public right-of-way shall be provided along the entire length of any street frontage of any property upon which the data center is located. A minimum building side and rear setback shall be 50-foot.
7. A landscaping plan shall be submitted by a licensed landscape architect for the approval of the City which provides a dense landscape buffer consisting of the following:
 1. Plantings not identified on the most current invasive species or watch lists.
 2. Be hardy within USDA hardiness Zone 6b.
 3. Shall be arranged in groupings to allow for ease of maintenance and to provide a natural appearance.
 4. The Zoning Administrator may approve alternative compliance landscape plans for projects that implement low-impact development practices or seek sustainable development or green building certifications from nationally recognized organizations, such as the International Code Council, the U.S. Green Building Council, the International Living Future Institute, the U.S. Green Building Initiative, or SITES.

C. Fencing

1. No fence may exceed 12 feet in height unless deemed necessary by the City.
2. Screened fencing shall include composite panels, decorative metal, steel picket, solid masonry, pre-cast, or stone walls.
3. Security fencing shall be limited to decorative metal fencing; barbed or razor wire may not be used.

D. Mechanical Equipment and Screening.

1. In an effort to minimize any adverse impacts of utility substations and emergency generators on the public viewshed, said utility substations and emergency generators shall be located within the side or rear yards of the principal building and shall be prohibited in any front yard. On-site substations do not require a buffer or screening between the principal building and the substation.
2. Ground Mounted Mechanical Equipment:
 - a. Ground-mounted mechanical equipment adjacent to and serving the principal building shall be completely screened behind an opaque wall or fence with a minimum height of 10-ft and architecturally designed to complement the design of the principal structure(s). When equipment is located between buildings, a combination of walls and gates may be used at the openings between buildings.
 - b. When in or adjacent to any industrial or commercial use or zoning district, ground-mounted equipment screening is only required from any existing or planned road.

- c. Ground-mounted equipment is prohibited in any required setback.
 - d. Utility substations shall include year-round opaque landscaping or a fully opaque decorative screen wall a minimum of 10-ft in height to minimize visual impact.
 - e. Utility substations shall be setback from all adjoining property lines 225-ft. unless otherwise approved by the City.
3. Roof Top:
- a. All rooftop-mounted equipment shall be screened by a parapet wall, equipment penthouse, or visually solid screen on all four sides that is constructed of materials complementary to those used in the exterior construction of the principal building. Roof-top equipment to be screened includes, but is not limited to, cooling, ventilation, and power supply machinery.
 - b. Roof top equipment that is visible above the parapet wall shall be set back from the exterior or parapet wall a distance no less than the height of said equipment.
 - c. Roof-top equipment may exceed the applicable maximum district building height by no more than 10-ft when completely screened.

E. On-Site Substations.

- 1. Substations within the public viewshed shall include year-round opaque landscaping primarily by utilizing evergreens or a fully opaque decorative screen wall consistent with the architectural design of the site's principal structure(s) a minimum of 10-ft in height to minimize visual impact.
- 2. High-voltage equipment shall not be visible from the public viewshed unless screened by a fully opaque decorative screen wall, a minimum of 10-ft wall consistent with the design of the site's principal structure(s) and supporting landscaping.

F. Emergency Generators.

- 1. Emergency generators within the public viewshed shall be housed in architecturally compatible enclosures consistent with the design of the site's principal structure(s) or behind a fully opaque decorative screen wall a minimum of 10-ft in height and designed in a manner consistent with the design of the site's principal structures.

G. Public Viewshed.

- 1. The City reserves the right to permit exceptions for equipment that is not visible to the public and demonstrates compliance with noise regulations.

Section 17-415: Sound/Noise

A. *Purpose.* To prevent excessive noise from data center operations that may adversely impact public health, safety and or nearby properties.

- 1. A sound study of the pre-existing conditions of the proposed property shall be submitted showing existing ambient noise levels at the property line prepared to

industry standards.

B. Maximum allowable sound limits from all equipment shall not exceed 65dBA as measured at property lines.

C. *Noise Modeling Requirements.*

1. Before the issuance of any construction permit, the applicant shall submit:
 - a. Modeling for worst-case operating conditions (summer peak day + nighttime scenario)
 - b. Impacts at all property lines
 - c. Proposed mitigation measures with quantifiable sound reductions
2. City staff may require additional consultant/expert review of submitted requirements at the applicant/owner/operator expense. Noise levels may be adjusted with the recommendations an acoustic professional based on pre-construction noise studies.

D. *Emergency Generator Operation.*

1. Emergency generators shall only be utilized during emergency events and during scheduled testing periods.
2. When more than one (1) principal building is located within the development emergency generators shall be located in the center of the clustered buildings to minimize adverse impacts as practical.
3. Routine emergency generator testing shall be limited to weekdays between the hours of 10:00 a.m.–4:00 p.m. excluding holidays.
4. The schedule of routine generator testing shall be required to be submitted to the Zoning Administrator for review and approval. Any changes to the approved testing schedule shall also be required to follow this process.
5. Testing shall not exceed 60 minutes per generator per month.

E. *Cooling System Noise.*

1. Cooling systems, rooftop fans, and HVAC units shall include:
 - a. Acoustic barriers, baffles, or shrouds
 - b. Variable-speed fans to prevent nighttime exceedances
 - c. Placement away from residential property lines whenever feasible
2. Cooling systems shall not be roof-mounted unless the applicant proves equal or superior noise performance.

F. *Post Construction Compliance Testing Required.*

1. Testing for compliance with noise regulations shall be required after the site has been issued final occupancy and is fully operations. The following shall be required:
 - a. Testing shall occur within 90 days of issuance of full occupancy and after full operational status has been achieved.

- b. Measurements shall be taken by an independent, qualified acoustic engineer.
- c. Testing shall occur under reasonable worst-case operational conditions.
- d. Results shall be submitted to the Zoning Administrator.

Section 17-420: Water

- A. *Purpose.* To ensure that data center operations present no adverse impacts to the public water supply, groundwater sustainability, or the availability of water for residential and commercial users.
- B. Applicants shall disclose proposed cooling technology and maximum daily water demand at full buildout.
- C. Liquid cooled, closed loop cooling systems with limited evaporation technology shall be required unless there is a more advanced technology available at the time of application of a building permit.
- D. Developer shall provide verification from the public water supplier demonstrating:
 - 1. Adequate source capacity
 - 2. Adequate treatment and distribution system capacity.
- E. If infrastructure expansion is needed, the applicant shall fund or construct improvements without burdening existing users or the City.
- F. Any blowdown or processed water shall be treated to meet all local, state, and federal requirements prior to discharge.

Section 17-425. Exterior Lighting

- A. *Purpose.* To ensure data centers minimize light pollution, protect nighttime environments, and reduce nuisance lighting impacts on nearby residential properties and neighborhoods, wildlife, and dark skies.
- B. A lighting/photometric plan and study and analysis shall be required and shall be prepared and sealed by a qualified professional and required to demonstrate compliance with all lighting standards. Said plan and study shall be required to demonstrate 0.1 foot-candles measured at the property line next to residentially used or zoned property measured line-of-sight and from any point on the receiving residential property. For all other adjoining non-residential property 0.5 foot-candles shall not be exceeded.
- C. Dark Sky (IDA) compliance shall be required when designing site lighting.
- D. All site lighting shall comply with the Illuminating Engineering Society (IES) standards.
- E. *Horizontal Surfaces.* For the lighting of predominantly horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria.
- F. *Non-Horizontal Surfaces.* For the lighting of predominantly non-horizontal surfaces, such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall

be installed and aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.

- G. *Adjacent Residential Uses.* The illumination projected onto a residential use shall at no time exceed 0.1 footcandle, measured at line-of-sight and from any point on the receiving adjoining residential property.
- H. *Adjacent Non-Residential Uses.* The illumination projected from any property onto a non-residential use shall at no time exceed 0.5 initial footcandle, measured at line-of-sight from any point on the receiving property.
- I. *Glare.* Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily using such means as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle, and luminaire placement.
- J. *LED Lights.* All site lighting shall be LED and shall have a correlated color temperature that does not exceed 3000K.

Section 17-430. Stormwater Management

- A. *Purpose.* To establish stormwater management standards for data centers to ensure protection of public infrastructure, water quality, and natural resources; to prevent flooding and erosion; and to regulate non-stormwater discharges.
 - 1. Stormwater Management Plan Required. All applicants shall submit a Stormwater Management Plan (SWMP) for review and approval to be compliant with local, county, state and federal regulations.
- B. *Stormwater Quality Controls.*
 - 1. Acceptable methods for achieving runoff reduction include, but are not limited to, infiltration practices, extended detention, green infrastructure, permeable pavements, and reuse systems, as approved by the city.
 - 2. The City may require additional detention, downstream system improvements, and stream channel grade protection if modeling shows adverse impacts at the sole expense of the Developer.
 - 3. Groundwater Protection Required
 - a. Infiltration Best Management Practices (BMPs) shall be maintained between the bottom of the facility and seasonal high groundwater.
 - b. Applicants shall submit site-specific soil and groundwater evaluations prepared by a qualified professional prior to approval of infiltration practices, if required.
 - c. Infiltration BMPs are prohibited within or downgradient of areas containing fuel storage, chemical storage, transformers, generators, or loading areas
- C. *Extreme Storm and Flood Resilience.*
 - 1. Detention and water quality treatment capacity shall be constructed concurrently with each phase of development. No temporary or permanent loss of required capacity is

permitted during buildout.

2. Stormwater systems relying on pumps shall include redundant pumps, backup power, and fail-safe overflow pathways. Primary reliance on pumped systems without redundancy is prohibited. Pumps, backup power and other requirements of the stormwater system shall be at the sole expense of the Developer.

D. Non-Stormwater Discharge Prohibitions.

1. The following discharges shall be prohibited from entering the stormwater system:
 - a. Cooling tower blowdown
 - b. Fire system test water
 - c. HVAC condensate (unless otherwise approved)
 - d. Treated process water
 - e. Water softener regeneration or brine discharge
2. Such discharges shall be managed through approved disposal methods.

E. Long-Term Ownership and Operation and Maintenance.

1. All applications shall submit a Stormwater Operations and Maintenance (O&M) Plan.
2. The City retains the authority to inspect, require corrective action, and enforce maintenance obligations for the life of the facility, regardless of ownership or operational changes.
3. The city may require third-party inspection of said facilities at the expense of the owner/operator.

Section 17-435. Community Benefit Agreement (CBA) Required

A. *Purpose.* To ensure that large-scale data center developments provide measurable, enforceable, and lasting benefits to the residents and the city, while mitigating impacts associated with intensive land use, energy consumption, infrastructure demands, and environmental effects and address the following generally:

1. Promote equitable economic development and local workforce participation.
2. Ensure that public infrastructure and services are not unduly burdened by data center operations.
3. Address site-specific impacts related to utilities, transportation, noise, air quality, water resources, and emergency services.
4. Provide transparency, accountability, and enforceable obligations.
5. Align private investment with the City's economic development and community benefit objectives.
6. Agreements shall be approved by the City prior to application of a building permit.

Section 17-440. Site Closure/Decommissioning

- A. The City reserves the right to request a site closure/decommissioning plan upon application in the City's sole discretion.

City of Granite City, Illinois

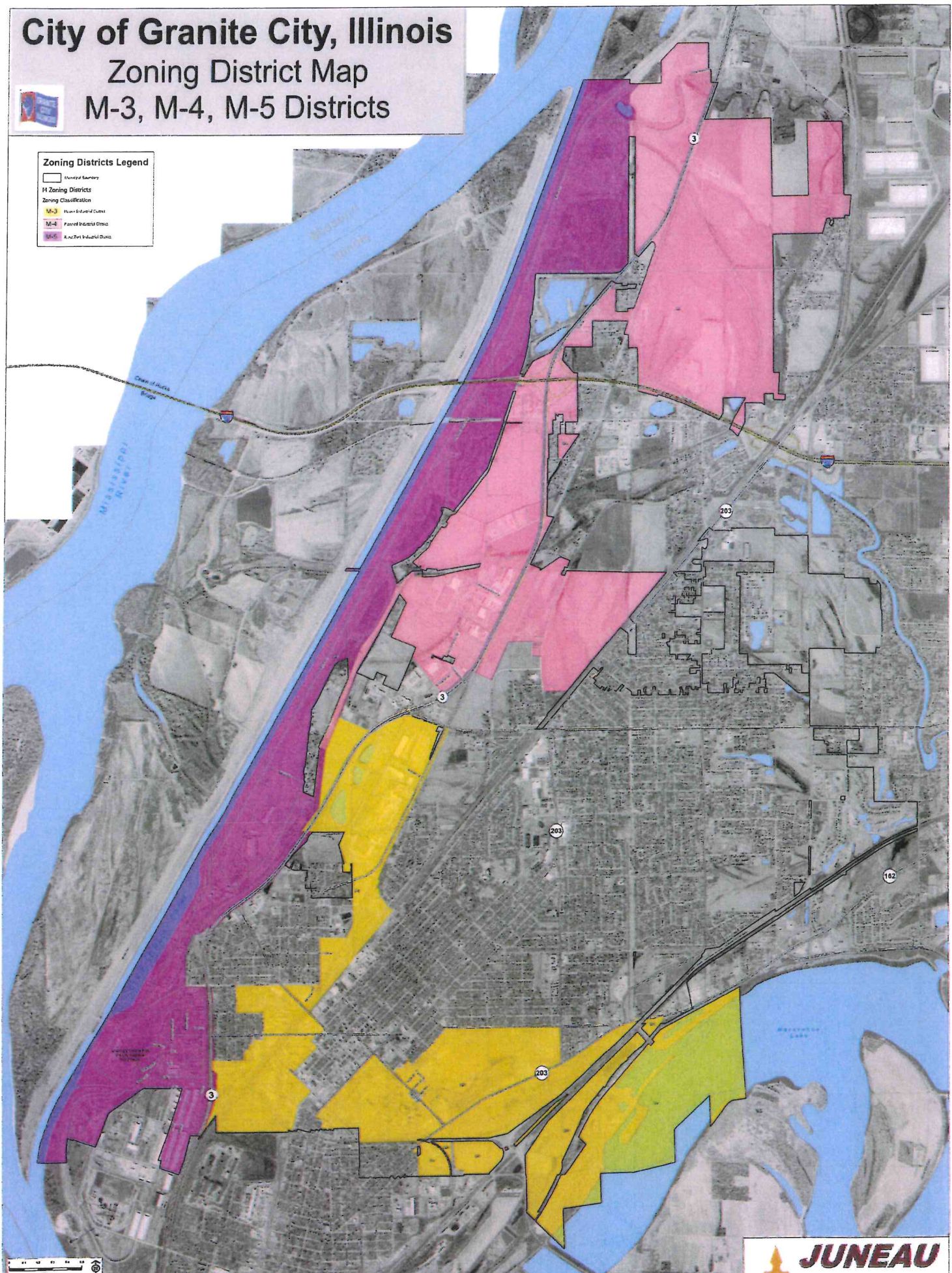
Zoning District Map

M-3, M-4, M-5 Districts



Zoning Districts Legend

- City of Granite City Boundary
- M Zoning Districts
- Zoning Classification
- M-3 Heavy Industrial District
- M-4 General Industrial District
- M-5 Light Industrial District



City of Granite City, Illinois

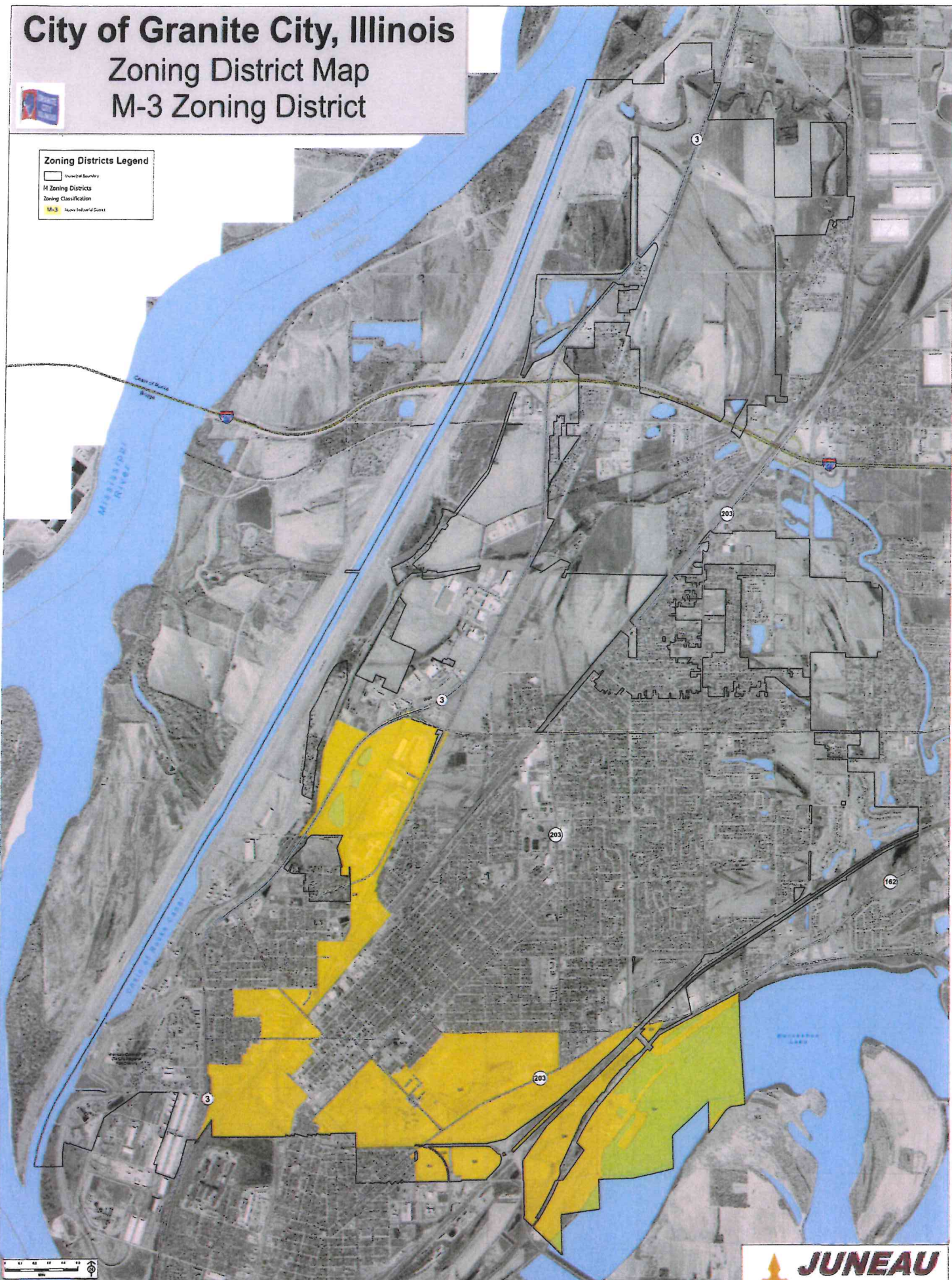
Zoning District Map

M-3 Zoning District



Zoning Districts Legend

- City Boundary
- H Zoning Districts
- Zoning Classification
- M-3 Home Industrial District



City of Granite City, Illinois

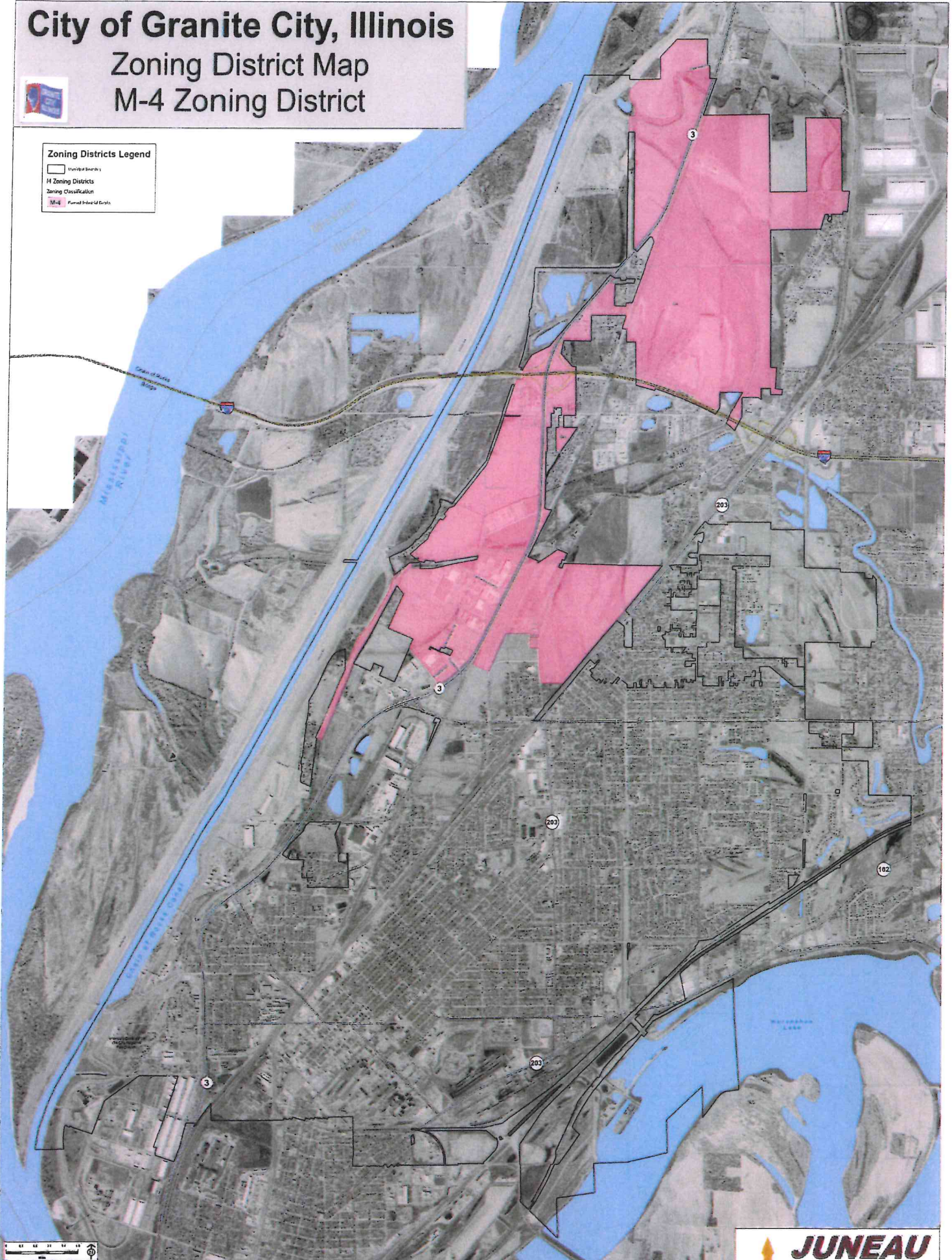
Zoning District Map

M-4 Zoning District



Zoning Districts Legend

- Maplewood Township
- M Zoning Districts
- Zoning Classification
- M-4 Permitted Industrial Center



City of Granite City, Illinois

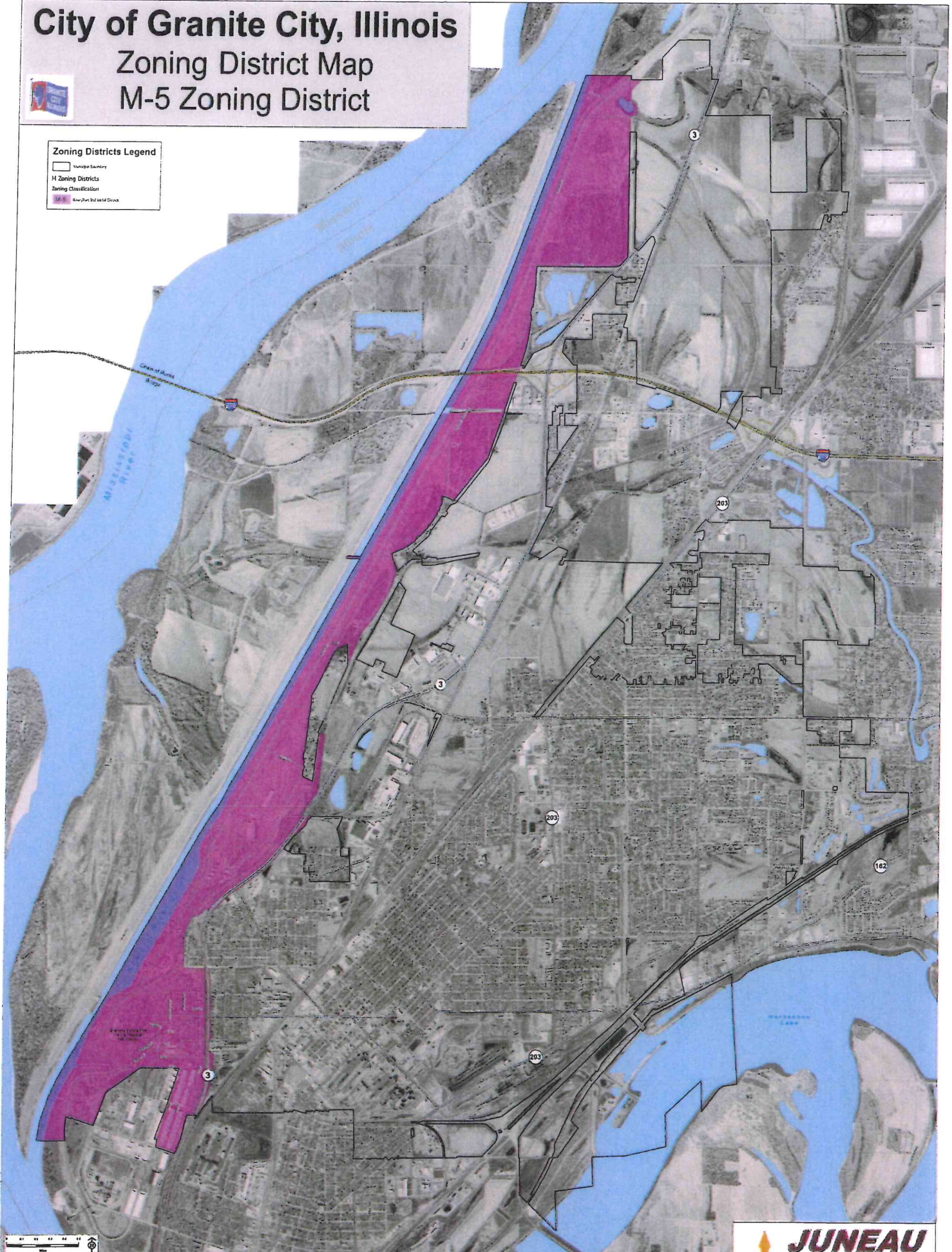
Zoning District Map

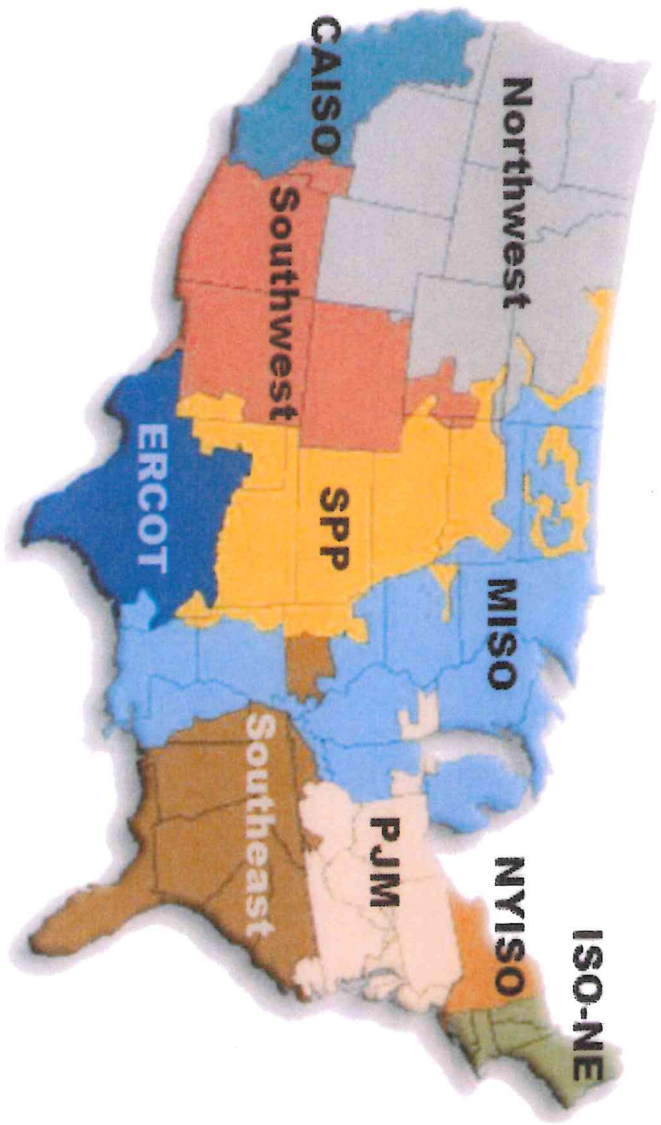
M-5 Zoning District



Zoning Districts Legend

	Municipal Boundary
	H Zoning Districts
	Zoning Classification
	M-5 Zoning District





PUBLIC NOTICE

The City of Granite City Plan Commission will conduct a public meeting on Thursday, **April 2nd, 2026 at 7:00 P.M. at The Mill, located at 1311 20th St, Granite City.**

The purpose of the meeting is to consider an amendment to Zoning Ordinance No. 3818, specifically Sections 4-1620 (M-3 Heavy Industrial District) and 4-1820(M-5 River/Port Industrial District), to permit the establishment and operation of Data Centers within these zoning districts; and establish Article 17 to set standards and requirements for Data Center developments.

All interested citizens and stakeholders are invited to attend and provide input during the proceedings.

Plan Commission Minutes
February 5th, 2026

CALL TO ORDER

Chairman Dan Comer called the meeting of the Plan Commission to Order on Thursday, February 5th, 2026, at 7:00 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ATTENDANCE/ROLL CALL

Members Present: Mark Davis, Shirley Howard, Rodger Goodman, Kay Rollins, Don Scaturro, Frank Orris III, Joe Hackler, Dan Comer, Dan Monroe, Greg Faulkner, Scott Smith.

Also present were City Attorney Tonya Genovese
Council Members: Dan McDowell
Building & Zoning Administrator: Greg Koberna

COMMENTS BY THE CHAIRMAN

The Plan Commission serves in an advisory capacity to the City Council, which will make the final determination on this matter. Chairman Comer stated that, following a meeting with Mayor Mike Parkinson, it was determined that the process should be slowed down. As a result, there will be no vote on Article 17 at this evening's meeting.

Tonight's meeting will be for informational purposes only. Economic Developer Cathy Hamilton will provide a presentation, and the Commission will hear comments and concerns from members of the public who wish to speak.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting April 10th, 2025, and this evening's Agenda was made by Mark Davis and second by Shirley Howard. All in favor. Motion carried.

COUNCIL REPORT

No Report.

Economic Developer Cathy Hamilton -

The speaker welcomed attendees and expressed appreciation for the large turnout, noting the project as an exciting opportunity for the community that will require collaboration and understanding.

Due to technical difficulties, the presentation was delivered verbally.

The city has begun increasing community engagement and transparency efforts, including launching a dedicated website (datacentersgranitecity.com) that provides access to agendas, meeting packets, timelines, and project updates. The website also includes a portal for residents to submit comments, questions, and information for consideration. Responses may not be provided individually, but common themes may be addressed through frequently asked questions. Additional public engagement opportunities such as work sessions, town halls, and open houses in the future.

It was clarified that no data center developer has formally submitted a project at this time. The City is currently in a fact-finding phase, working to better understand data centers, identify best practices, and prepare zoning regulations for potential future proposals.

The speaker addressed public concerns, noting that common questions—regardless of support or opposition—include topics such as water usage, sound, and lighting as well as a substantial rise in water and electricity rates. Residents were encouraged to review prior City Council materials from November 18, 2025, for additional context.

It was stated that no City officials, including the Mayor or City Council members, have signed or been asked to sign non-disclosure agreements (NDAs), and none will be signed. The process will remain public and transparent.

The city has been notified by a developer that Granite City is under consideration for a project, which initiated the current process. However, no formal application has been received.

As part of next steps, the city anticipates entering into a funding agreement with a developer if a project moves forward. This would require the developer to cover the cost of third-party experts (e.g., legal, zoning, sound studies and environmental) to assist in project evaluation, ensuring no financial burden on taxpayers.

The speaker clarified that the current meeting focuses on zoning matters such as land use, setbacks, buffers, and vegetation, while economic development considerations will be addressed separately.

Regarding economic development incentives, the mayor's position is that any project must provide immediate and tangible benefits to residents, specifically emphasizing the goal of lowering property taxes. Long-term benefits alone (10–20 years) are not considered acceptable. The city is already working with other taxing districts on this matter.

A Mayor's Speaking Series event is scheduled for March 10, 2026, which will focus on economic development aspects, including jobs, tax impacts, and input from industry professionals and regulators. The event will also provide opportunities for residents to engage directly with companies and experts.

The speaker concluded by expressing appreciation for community engagement and noted that the city will benefit from continued public involvement and feedback throughout the process.

Public Comment

Chairman Dan Comer stated that the floor would now be open for public comments and concerns. He further noted that anyone wishing to speak must first sign in at the front of the auditorium.

The following speakers spoke on matters related to data centers, including comments and concerns.

Don Degonia

Matt Lanahan

Charles Bailey Jr

Chris Hankins

Kevin Townsends

Taylor Wyatt

Walter Puryear

Carla Kohler

Noelle "Wrenne" Abreus

Jacob Sedabres

John Schmitt

Economic Developer Cathy Hamilton presented additional information on zoning, as well as Article 17.

The speaker presented the zoning framework related to potential data center development, emphasizing that the petition originates from the city. The discussion focused on clarifying the zoning process, including location considerations and development standards.

Officials stated there are no proposed changes to zoning boundaries, no rezoning of properties, and all areas under consideration are already zoned for industrial use and compliant with the Comprehensive Plan. The properties, particularly those in the M-4 district, have maintained industrial zoning classifications since the 1990s.

The proposed amendment, Article 17, establishes minimum development standards to guide future projects and strengthen protections for residents. Additional standards may be negotiated through the Planned Unit Development (PUD) process.

Potential development areas were identified within M-3, M-4, and M-5 districts. These locations have historically been designated for industrial use.

Any future project would be subject to the standard review process, including Plan Commission review and public hearings. The speaker emphasized that Article 17 is intended to ensure baseline standards are in place, rather than negotiating without guidelines, thereby providing greater structure and community protection moving forward.

Public Comment

Chairman Dan Comer re-opened the floor to any additional comments from the public.

The following speakers spoke on matters related to data centers, including comments and concerns.

Daniel Watson

Sandy Rodgers

Jeremy Johnson

Bob Madewell

Topher Sudlik

Cody Thomas

Jamie Gregory

Morgan Bennett

James Bailey Sr

Chairman Dan Comer closed the floor to public comments, as no further individuals wished to speak.

Closing Remarks: Chairman Dan Comer stated that the Planning and Zoning Commission serves as an advisory body comprised of City residents who are equally impacted by the matter. He noted that all public comments have been considered and that the Commission will make a recommendation to the City Council, which will have final authority. He added that the Commission will continue to evaluate the matter and strive to act in the best interest of the community.

NEW BUSINESS- None

OLD BUSINESS-None

UNFINISHED BUSINESS-None

Adjournment

Motion to Adjourn is made by Frank Orris III and second by Joe Hackler. All in favor.

Respectfully submitted,

Katelyn Rozell

Secretary,

Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: February 5th, 2026

The Plan Commission was convened on February 5, 2026, to review zoning considerations related to potential data center development within the city. The meeting was informational in nature, with no formal vote taken, and included both staff presentations and public input. The Commission reiterated its role as an advisory body to the City Council, which will make the final determination on any zoning amendments or development proposals.

The City is currently in a fact-finding phase, as no formal development application has been submitted, although a developer has expressed interest, prompting preliminary review. Officials emphasized a commitment to a transparent and public process, with no non-disclosure agreements in place. A dedicated website has been launched to provide updates, documents, and a platform for public input, and additional engagement opportunities such as town halls and work sessions in the future.

The proposed Article 17 amendment would establish minimum development standards, including setbacks, buffering, landscaping, and site design requirements. Additional conditions may be addressed through the Planned Unit Development (PUD) process. No rezoning or changes to zoning boundaries are proposed, and all areas under consideration are already zoned for industrial use and consistent with the Comprehensive Plan. Potential development areas include M-3, M-4, and M-5 districts.

Financial considerations discussed included the possibility of developer funded agreements to cover third-party review costs, ensuring no financial burden on taxpayers. The City also emphasized that any future project must provide immediate and tangible benefits to residents, including efforts to reduce property taxes, with broader economic development topics to be addressed separately at future events.

Public comment was received during two separate periods, with recurring concerns focused on water usage, noise, lighting, and potential impacts on utility costs. All comments were acknowledged and entered into the public record for consideration.

The Plan Commission will continue evaluating zoning standards and community input before making a formal recommendation to the City Council. No action was taken at this meeting, and the matter remains under review.

*******End of Advisory Report*******