



CITY OF AURORA, ILLINOIS

ORDINANCE NO. 026-024
DATE OF PASSAGE March 24, 2026

An Ordinance Amending Chapter 12, Article II "Building Code" of the Code of Ordinances, City of Aurora, by modifying Section 12-17.1 Additions, Insertions, Deletions and Changes.

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the City of Aurora has experienced increasing development interest in data center facilities; and

WHEREAS, data centers have historically been regulated under zoning and land use classifications applicable to warehouses, despite having fundamentally different operational characteristics and infrastructure demands, including significantly higher electricity loads, water consumption for cooling, backup power generation, and continuous mechanical operations; and

WHEREAS, on September 25, 2025 by Ordinance O25-064, the City Council enacted a temporary moratorium, on new warehouse and data center development to allow time for City staff to study best practices, evaluate community impacts, and develop appropriate standards specific to data centers; and

WHEREAS, residents and community stakeholders raised concerns regarding potential impacts of data centers on neighborhood compatibility, noise and vibration, air quality, water use and water quality, energy consumption, greenhouse gas emissions, and long-term utility affordability; and

WHEREAS, unregulated or insufficiently regulated data center development may place disproportionate strain on municipal infrastructure, including electric and water systems, and may result in unintended cost burdens for residents and existing businesses; and

WHEREAS, the City of Aurora has adopted sustainability and climate goals through its 2019 Sustainability Plan intended to reduce greenhouse gas emissions, improve energy efficiency, protect water resources, and promote environmentally responsible development; and

WHEREAS, municipalities across the country are adopting performance-based standards and benchmarking requirements for high-energy and high-water-use facilities to ensure transparency, accountability, and responsible operation; and

WHEREAS, establishing clear standards to guide the review, design, and operation of data centers which will provide regulatory certainty for applicants, protect public health and welfare, promote responsible economic development, and ensure compatibility with surrounding land uses; and

WHEREAS, on March 3, 2026, the Rules, Administration and Procedures Committee, held a meeting on the amendments to Chapter 12, Article II "Building Code" of the Code of Ordinances, City of Aurora, being the Building Code, and recommended approval of the amendment attached hereto and incorporated herein and hereinafter referred to as Exhibit "A".

WHEREAS, the City Council of the City of Aurora has determined that it is necessary and desirable to amend Chapter 12, Article II "Building Code" of the Code of Ordinances, City of Aurora, in order to update and improve certain Sections of said Ordinance to better carry out the purpose and intent of said Ordinance; and

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

Section One: That the City Council of the City of Aurora, Illinois finds as fact all of the preamble recitals of this Ordinance.

Section Two: That this Ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

Section Three: That all Ordinances or part of Ordinances in conflict herewith are hereby repealed insofar as any conflict exists.

Section Four: That any section, phrase or paragraph of this Ordinance that is construed to be invalid, void or unconstitutional shall not affect the remaining sections, phrases or paragraphs of this Ordinance which shall remain in full force and effect.

Section Five: That the amendments to Chapter 12, Article II "Building Code" of the Code of Ordinances, City of Aurora, being the Zoning Ordinance, are hereby adopted as set forth in said Exhibit "A".

ORDINANCE NO. 026-024

LEGISTAR NO. 26-0115

PASSED AND APPROVED ON: March 24, 2026

AYES 11 NAYS 1 NOT VOTING 0 ABSENT 0

ALDERMAN	Vote
Alderman Barreiro, Ward 1	yes
Alderwoman Garza, Ward 2	yes
Alderman Mesiacos, Ward 3	yes
Alderman Núñez, Ward 4	yes
Alderman Franco, Ward 5	yes
Alderman Saville, Ward 6	yes
Alderman Bañuelos, Ward 7	yes
Alderwoman Smith, Ward 8	yes
Alderman Bugg, Ward 9	yes
Alderwoman Baid, Ward 10	no
Alderman Larson, At-Large	yes
Alderman White, At-Large	yes

ATTEST:


City Clerk Jennifer Stallings


Mayor John Laesch

1 2024 International Building Code

2 ***

3 **Sec 12-17.1 Additions, Insertions, Deletions and Changes**

4 ***

5 107.2.1.2 Data Center Engineered Modeling details is added to
6 read:

7 The code official will require to be filed, engineers report(s)
8 and attestation(s) that the proposed permit details for a data
9 center has been modeled for sound and vibration. The accompanied
10 reports shall demonstrate compliance with all local, State and
11 Federal regulations.

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13 107.3.4.2 Data Center Testing Deferred Submittals is added to
14 read:

15 The code official will require the facility to perform a full
16 operation sound and vibration test and engage city selected sound
17 and vibration engineers to prepare report(s) and attestation(s)
18 that the constructed data center has been tested for sound and
19 vibration. The accompanied testing reports
20 shall demonstrate compliance with all local, State and Federal
21 regulations prior to the issuance of temporary or full
22 certificates of occupancy where sound and vibration generating
23 equipment are being added. The costs of the testing plus ten (10%)

1 percent will be reimbursed by the facility prior to the earlier of
2 30 days or issuance of any certificate of occupancy.

3 ***