Illinois
Data Center Analysis

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Illinois Data Center

ANALYSIS

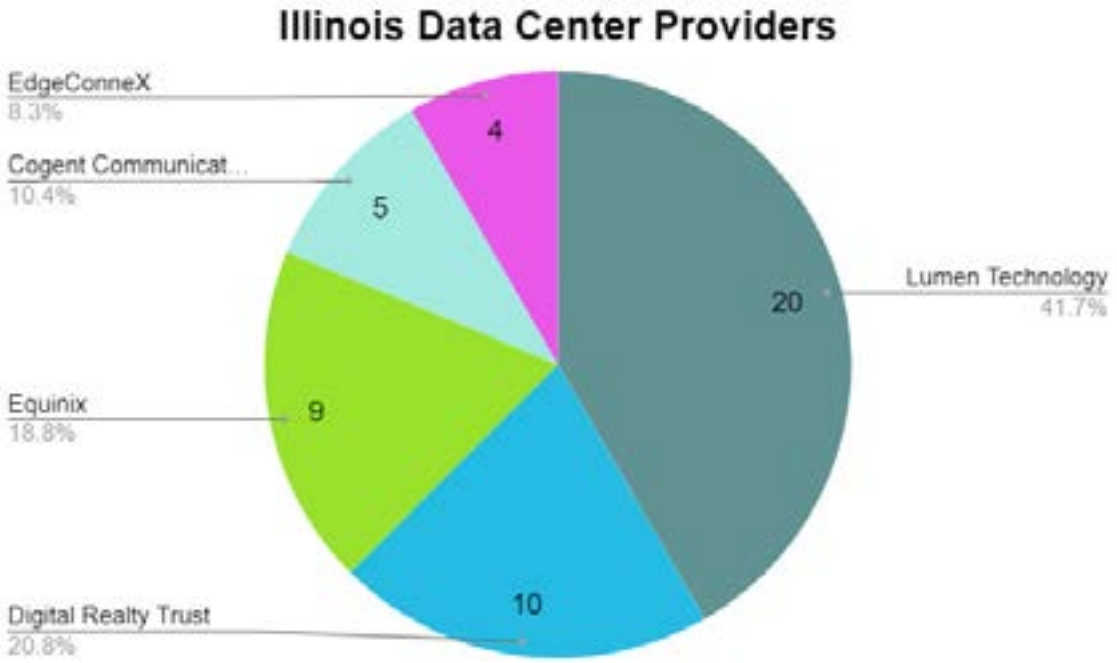
Data centers have gained much deserved traction in the US economy by supporting various industries through providing necessary infrastructure for data storage, processing and management. According to LandGate's analyses, the data center market in Illinois has shown a 20% growth rate over the last year, coupled with an increased demand for cloud services, big data, and hyperscale projects.

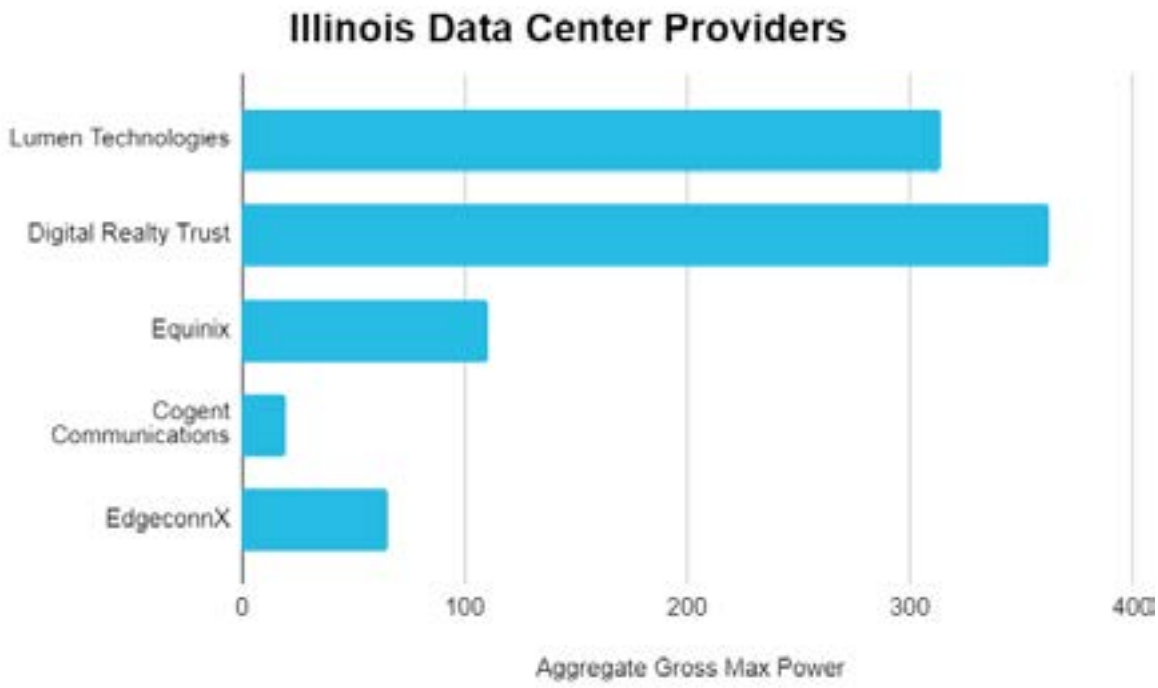
Illinois is gaining much attention as a data center market within the United States with its abundance of land, favorable business environment, proximity to large markets, and a developmental friendly state. It has become one of the most in-demand data center markets within the country over the last 4 years. LandGate data shows that Illinois has over 187 data centers across colocation, hyperscale, and enterprise projects with major market shareholders.

LandGate is able to conduct extensive state profiling to assess development, economic impact, technological advancements across the region. While highlighting the critical functions of each in their pursuit to support growing energy demands, LandGate is also the only platform that provides off-take capacity analyses across the region. LandGate's exclusive US data center market profile, fiber optic line database, and off-take capacity information allows users to receive the most up to date market information. Additionally, LandGate's data center portfolio has over 95% of data centers in exact locations, leading across all platforms to provide the most accurate data for white space, gross max power, power usage effectiveness, building size, year of operation, and parcel acreage across data center resources.

How Many Data Centers Are In **Illinois**?

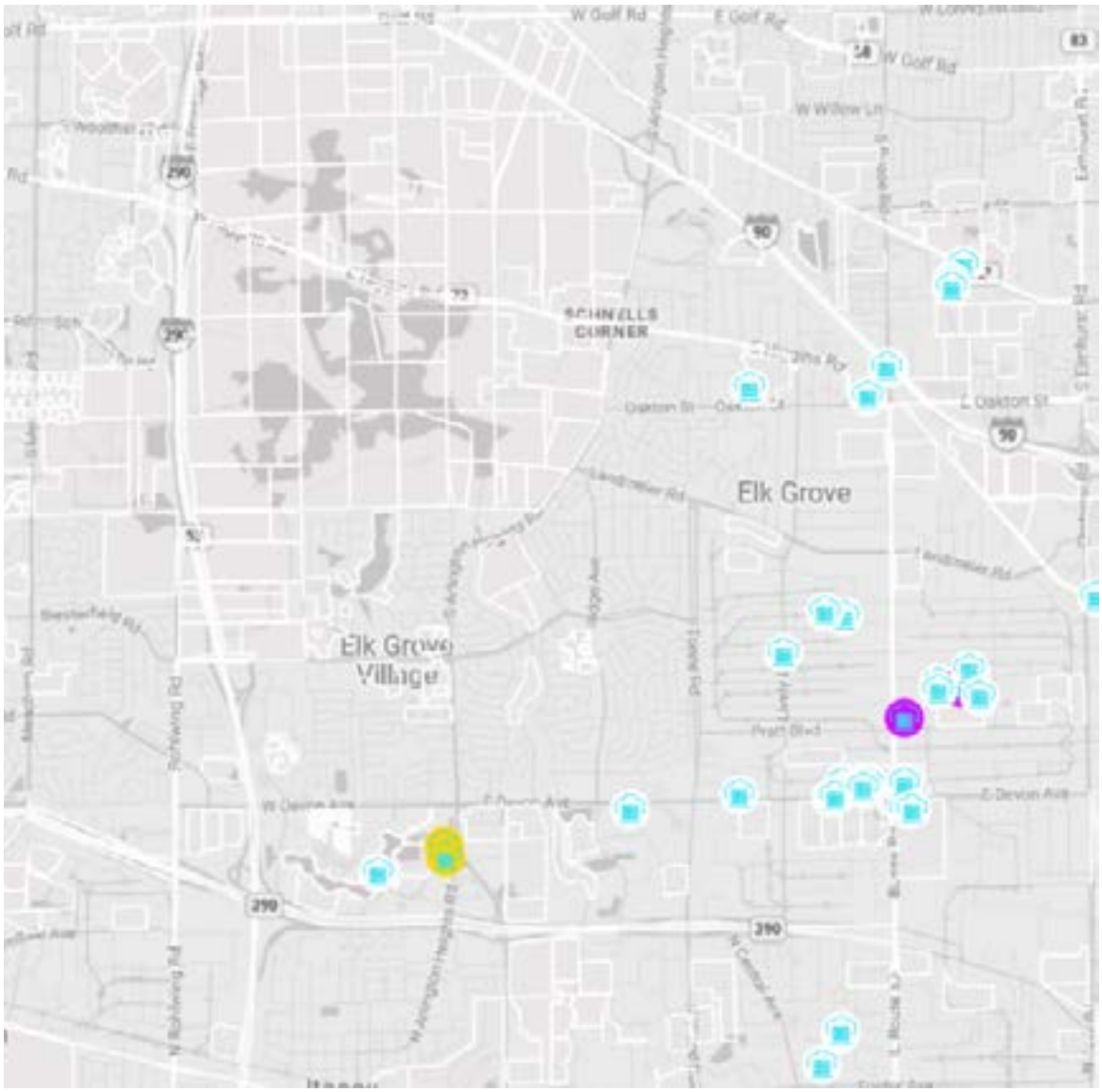
LandGate's database shows that Illinois hosts **over 187 data centers** including colocation, hyperscale, cloud, and enterprise data centers. With major players in the area being Lumen Technologies, Equinix, Digital Realty Trust, and Cogent Communications, the state has had an increase in the number of overall hyperscale projects. Illinois is well positioned as an up-and-coming state with many major market players taking advantage of the abundance of land and proximity to fiber optics, water, and economic networks.





The Illinois data center market has exceeded over **1500 MW of power** over the last four years, and the rise in numbers is greatly aided by the influx of hyperscale projects drawn to the region. Many major data center providers have recently announced their interest in the state, increasing overall regional capacity. For example, T5's announced plans to create a hyperscale project in Chicago, adding 480 MW of power to the Illinois data center market post completion.

Currently, LandGate is the leading provider of active, planned and expanding data centers with 5 planned projects and 3 planned for expansion data centers in the state of illinois.



Data Centers in Chicago, IL

According to LandGate's data center analysis, planned and expanding data center project hotspots are in Chicago. LandGate stands out as a resource by providing its users with the most up–to-date and exclusive data center information for upcoming projects. Find planned data centers on LandGate's platform.

Location Quality + Offtake Capacity

OVERVIEW

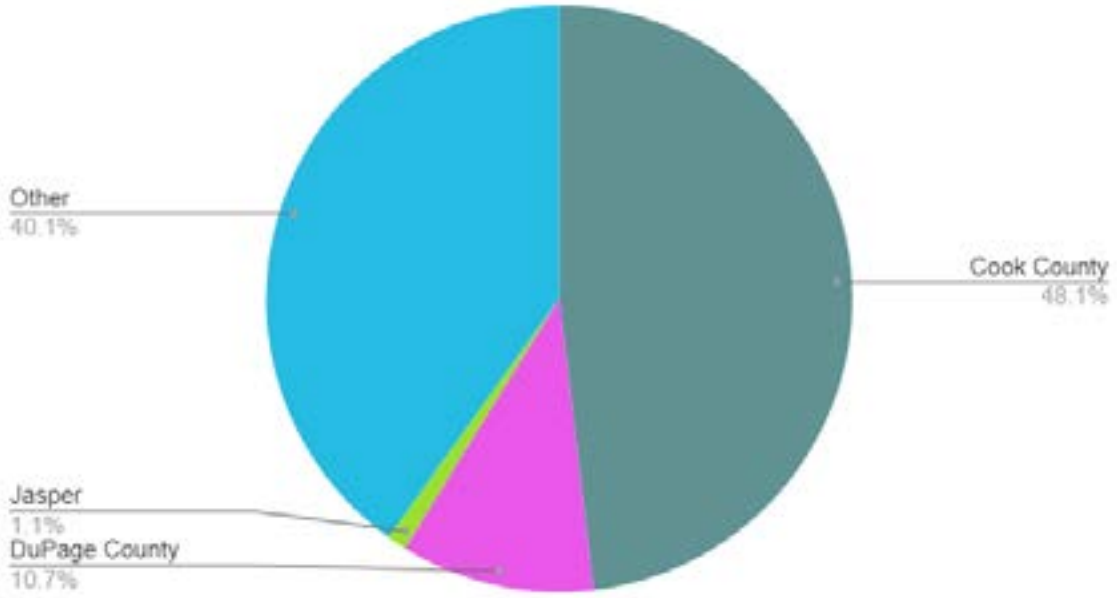
There are many factors that developers consider while setting up a data center. LandGate generates property reports and market analyses to identify the locations that are prime for data centers and attract the most business. Additionally, LandGate is also the only resource that provides offtake capacity overview, allowing its understanding of the data center market to stand out from other resources.

Offtake Capacity refers to the authorized amount of power that can be drawn from an electrical grid for use in data centers or other large industrial projects. This capacity is essential to the efficient operation of data centers and to ensure that company needs are being met.

Electrical Infrastructure in Chicago, IL

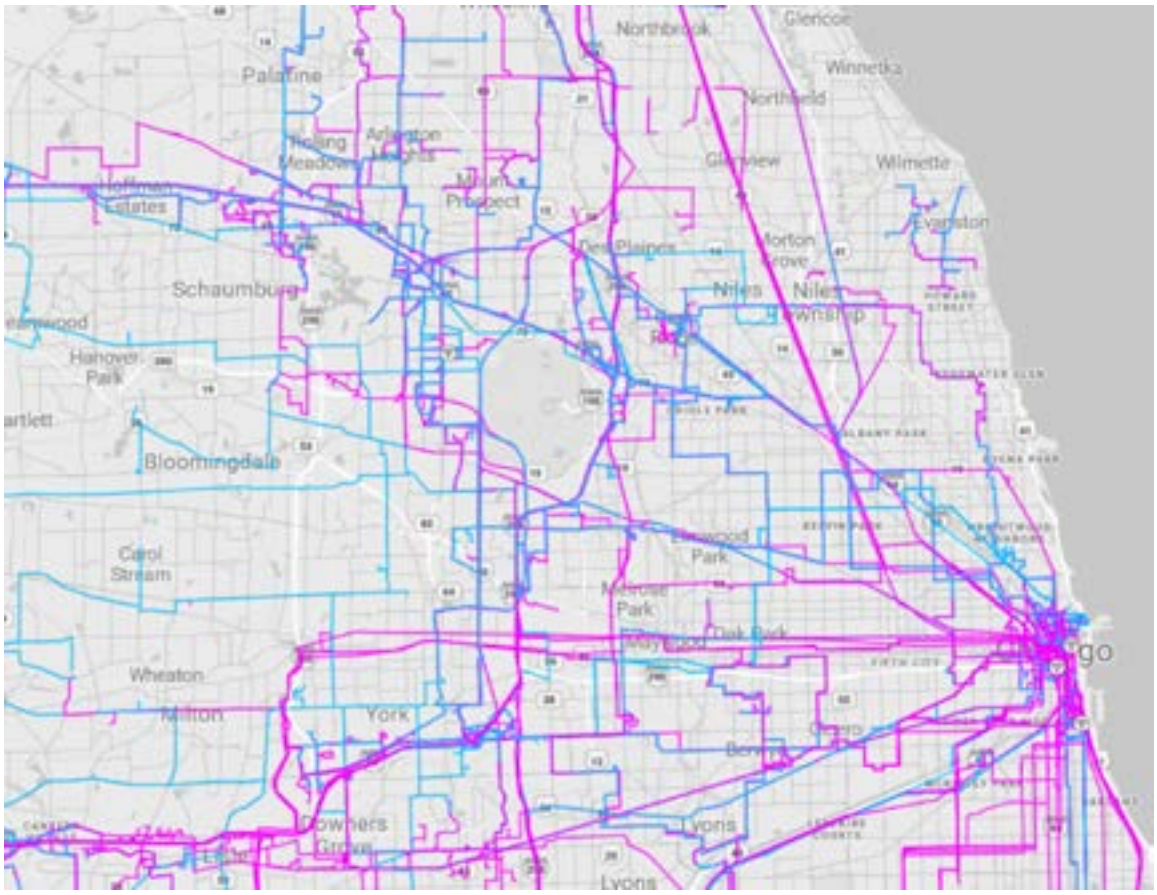
Within Illinois, infrastructure is designed to ensure that energy demands are being met across companies with compliance from the Midcontinent Independent System Operator (MISO) region. The state greatly benefits from MISO's extensive network and efficient transmission planning as well as low, stable energy costs. MISO oversees more than 7500 transmission lines and fiber optic cables into the region, and includes a mix of renewable and traditional energy sources for the state. To keep up with incrementally increasing demand, the state has now greatly tapped into nuclear energy to support supply. Illinois is a leading state in the country's overall nuclear power generation.

Top Data Center Markets in Illinois



Moreover, LandGate has comprehensive land profiling for data centers and offtake capacity specific analytics to ensure reliable power supply to meet demand adequately.

A prime location for a data center will be in close proximity to fiber optic lines, water sources, and electrical supply. LandGate's database includes all of the above to show prime locations for data centers and assess whether existing or planned projects are set to run smoothly.



Fiber Optics Network in Illinois

Based on LandGate's site control data for wind, battery storage, and solar energy sources, Illinois is following exponential trends in energy expansion and growth. Data centers in Illinois are expected to nearly double by 2030.

How Do **Illinois** Data Centers Stand Out?

Illinois data centers have access to high-speed connectivity networks, overall low costs of power, and favorable business environments, allowing them to increase their overall energy levels. The data center market within Illinois has had monumental impacts on the economy by creating a multitude of jobs across construction, information technology, corporate, and education sectors. The state has also led artificial intelligence and cloud computing mechanisms into their cooling and energy conservation methods,thereby gaining well deserved traction over the last two decades.

From when they start construction to when they are fully operational, data center projects create a multitude of opportunities. Large, hyperscale projects are known to make monumental impacts on the economy through creating hundreds of full-time positions as well as multiple additional positions through contract and support services. With creating over 8000 jobs in construction over the last year, the Illinois data center market shows promising potential.

Project	Status	Description
T5 Chicago 	Planned	• 480 MW • 160 acre • 700 jobs across construction
Meta DeKalb 	Planned	• $1 Billion investment • 1200 jobs across construction and over 100 jobs in full time positions post completion

Technological Trends & Economic GROWTH PROSPECTS

Illinois offers generous tax incentives for data center development that overall lowers the cost of projects and makes the state an attractive location for upcoming data centers. The Data Center Investment Program was established in 2019 to offer developers exemptions from state and local taxes for up to 20 years on data center equipment and building materials given that they fulfilled certain criteria. In order to receive such subsidiaries, projects have to invest $250 million minimum, and create a specific amount of job opportunities post being complete. Additionally, some municipalities offer property tax abatements to reduce overall operating costs and increase renewable energy use. There are multiple energy policy goals that incentivise data center developers to use alternative energy methods to power their centers.

Illinois data centers have been quick to integrate artificial intelligence into their operations to reduce overall energy consumption. Methods such as predictive maintenance analytics, real time monitoring, and energy management have been incorporated to ensure that data centers operate more efficiently and sustainably. For example, Digital Realty Trust and T5 have been quick to adopt machine learning and AI to predict equipment failures before they happen and save on overhead costs. Overall, the state's existing data centers also have integrated operations with edge computing methods and latency reduction efforts, allowing an influx of new investors in the area.

In addition to AI and advanced computing methods, Illinois has been at the forefront of environmental sustainability methods to reduce their carbon footprint and promote overall energy efficiency. Projects such as Meta's DeKalb center have powered their operations purely from renewable energy methods to meet their needs. Moreover, advanced cooling systems such as liquid cooling and free air

cooling, have reduced the overall amount of energy required to carry out maintenance operations within the centers. Some data centers within the area have pursued Leadership in Energy and Environmental Design certifications which ensures that buildings meet environmental performance standards. These certifications encourage data centers and buildings to use sustainable materials and adopt energy efficient practices such as water conservation to ensure more efficient operation.

The data center market within Illinois is at the forefront of technological innovation, integrating AI, ML, Edge Computing, and sustainability measures. The rise of modular data centers are also gaining popularity in the area. These trends not only improve operational capabilities but also align with broader global goals of sustainability and security. For more information on data center trends, availability, and specifics on off-take capacities, schedule a demo with LandGate's data center team.

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