



City of Naperville

400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>

Meeting Minutes - Draft

City Council

Tuesday, January 20, 2026

7:00 PM

Council Chambers

TO WATCH OR LISTEN TO THE CITY COUNCIL MEETING LIVE: • Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-Astound, Ch. 10 - Comcast, Ch. 99 – AT&T U-verse) • Watch online at <https://naperville.legistar.com> or youtube.com/OfficialNapervilleIL

TO PROVIDE PUBLIC COMMENT:

The public may choose to provide public comment in any of the following ways:

1. Address the City Council live during the City Council meeting in-person in City Council Chambers. Individuals wishing to address the City Council during the meeting must sign up online at www.naperville.il.us/speakerssignup by 6:30 p.m. on January 20.
2. Individuals can also have their name added to the speaker list by calling the Community Services Department at (630) 305-5300 by 6:30 p.m. on January 20.
3. Submit a written comment to the City in advance of the City Council meeting by 4 p.m. on January 20. Written comments will be compiled and posted with the electronic meeting agenda on the City's website prior to the start of the meeting. The cumulative number of comments will be announced during the City Council meeting.
4. Submit a one-word statement of "SUPPORT" or "OPPOSITION" regarding a specific agenda item by 4 p.m. on January 20. The names of participants who submitted position statements will be compiled and posted with the electronic meeting agenda on the City's website prior to the start of the meeting. The cumulative number of position statements will be announced during the City Council meeting.

There will be no on-site speaker sign up permitted.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 by 4 p.m. on January 20. Questions regarding online sign-up may be directed to the Community Services Department by calling (630) 305-5300.

PARTICIPATION GUIDELINES: The citizen participation guidelines are outlined in 1-5-6-6: - **CITIZEN PARTICIPATION** of the Naperville Municipal Code.

ALL VIEWPOINTS AND OPINIONS WELCOME: All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Council members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

SPEAKER TIME LIMITS: Speakers must limit their remarks to no more than three minutes. Petitioners may speak on an agenda item first and have up to 10 minutes and are also granted a five-minute rebuttal once all other speakers have commented.

IF YOU SIGNED UP TO SPEAK, staff will call your name at the appropriate time during the City Council meeting. Once your name is called you may identify yourself for the public record and then address remarks to the City Council as a whole. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are called in the order they sign up.

A. CALL TO ORDER:

Mayor Wehrli called the January 20, 2026 City Council meeting to order at 6:30 p.m.

B. ROLL CALL:

Present: 9 - Mayor Scott Wehrli
Councilwoman Mary Gibson
Councilman Ian Holzhauer
Councilwoman Supna Jain
Councilman Patrick Kelly
Councilman Josh McBroom
Councilman Ashfaq Syed
Councilman Benjamin White
Councilman Nathan Wilson

C. CLOSED SESSION - 6:30 p.m.

A motion was made by Councilman White, seconded by Councilman Holzhauer, to recess to Closed Session to discuss [5 ILCS 120/2(c)(21)] Approval of Minutes and [5 ILCS 120/2(c)(1) Performance of a Specific Employee of the City. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

OPEN SESSION - 7:00 p.m.

D. ROLL CALL:

Present: 9 - Mayor Scott Wehrli
Councilwoman Mary Gibson
Councilman Ian Holzhauer
Councilwoman Supna Jain
Councilman Patrick Kelly
Councilman Josh McBroom
Councilman Ashfaq Syed
Councilman Benjamin White
Councilman Nathan Wilson

Also Present

City Manager Doug Krieger; Deputy City Manager Pam Gallahue; City Attorney Mike DiSanto; City Clerk Dawn Portner; Assistant to the City Manager Marcie Schatz; Deputy Fire Chief Phil Giannattasio; Police Chief Jason Arres; Director of Finance Ray Munch; Director of IT Jacqueline Nguyen; Director of TED Jennifer Louden; Director of Public Works Dan Randolph; Director of Public Utilities - Electric Brian Groth; Director of Public Utilities - Water Darrell Blenniss; Director of Community Services Melanie Marcordes; Director of Human Resources Helga Oles; Director of Communications Linda LaCloche

Daily Herald, Naperville Sun, NCTV-17

E. PLEDGE TO THE FLAG:

The Pledge of Allegiance was recited.

F. AWARDS AND RECOGNITIONS:

G. PUBLIC FORUM:

SPEAKERS

MDR RFP Results

Tim Ferritto (Naperville) is in support of the extension of the IMEA contract and discussed his concerns with lack of information and response regarding the MDR REP results.

IMEA contract

Jim Fillar (Naperville) is in support of the extension of the IMEA contract

Extension of IMEA contract

Richard Sternal (Naperville) is in support of the extension of the IMEA contract

Marilyn L Schweitzer (Naperville) discussed her appreciation for the Naperville Police Department

Council discussed the renewal of the IMEA contract, appointments to the Public Utilities Board, and concerns regarding snow removal and accessibility for residents with ADA-related needs.

Randolph stated that residents are responsible for maintaining the sidewalks in front of their homes. Public Works is responsible for snow removal on sidewalks in downtown Naperville, and the City also works with its staff and contractors to ensure the public can access City streets and public transportation at all times.

Munch made a presentation and provided an update on the City's new utility e-billing system.

WRITTEN COMMENTS

Sharika Sanku There are a few concerns that are affecting citizens of Naperville in addressing mailbox replacement services, and the ability to communicate with the city council at meetings.

Last month I shared my comments regarding the speeding snow trucks disturbing the peace at the end of November traveling south bound on coach drive. Several mailboxes were affected by this rapid movement of the snow truck resulting in the need for temporary mailboxes being installed for several households. Due to freezing of the ground, it is difficult to replace with new mailboxes during the winter months. However, even once getting this process scheduled with a professional, there is very little information available on the Naperville website on how the city plans to reimburse for this damage. A temporary mailbox was provided in a bucket, with mismatched wood color to the box. Considering the quality of the neighborhood and standards set by other community members, these temporary mailboxes are hardly becoming of the homes that they are supposed to be in front of. It is requested for the city to publish specific timelines, documentation requirements, methods of electronic submissions and the overall budget for this process. To the best awareness of the community, these mailbox destructions were not the results of pedestrians or resident activity. The rapid speed of city funded snow trucks are responsible for the need of mailbox replacement in the first place. It would be logical for the full replacement with an equal valued mailbox take place as a result. As a citizen it is the right of a member of the community to have their voices heard. I was disappointed to learn that my comments that were submitted through the electronic form would not be read at the Naperville City Council meeting. While it was mentioned to me over email correspondence that the comments are published, there was no recourse, response or other form of acknowledgment for the comments. Most major cities offer an option for members of the community to connect via live video or phone during council meetings in order to engage in the public forum. It is urgent and essential that Naperville upgrade its standards for this capability.

Thomas Donahue (Naperville) Today marks my third visit to the Utility payment window at City Hall since December 22nd. During that time I've tried to change my ACH payment to a new bank account and ensure future payments are pulled from the new bank, within the new system. An email from the City dated December 19 clearly states "Your account, along with any saved payment

methods and autopay rules, will not be transferred to the new portal. Clearly this is not accurate since my payment was pulled from my old bank AND the new bank late last week. I went to City Hall last Friday and learned I had to submit a payment cancellation form to stop future payments from my old bank account despite the transition to the new system. The gentleman at the desk has done a good job trying to assist, but clearly the volume of people needing help at the desk has been more than a one person job. I've never seen anyone but him during my three visits despite the lines of citizens needing help. The transition to the new system has been poorly communicated, poorly executed and needs more personnel on the service desk. The new system not intuitive and fails to meet the user's needs. What where you all thinking?

H. CONSIDERATION OF MOTION TO USE OMNIBUS METHOD FOR THE CONSENT AGENDA:

A motion was made by Councilman White, seconded by Councilman Kelly, to use the Omnibus method to approve the Consent Agenda. The motion carried by a voice vote.

I. CONSENT AGENDA:

A motion was made by Councilman White, seconded by Councilman Kelly to approve the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

1. Approve the Cash Disbursements for the period of December 1, 2025, through December 31, 2025, for a total of \$44,245,616.87

Council approved.

2. Approve the regular City Council meeting minutes of December 16, 2025

Council approved.

3. Approve the City Council meeting schedule for February, March, and April 2026

Council approved.

4. Receive the year-to-date budget report through December 31, 2025

Council received.

5. Approve an appointment to the Historic Preservation Commission

Council approved.

6. Adopt the resolution removing a Building Review Board member due to not meeting attendance requirements per Section 2-1-4 of the Municipal Code

RES 26-001

Council approved.

7. Approve the award of Single Source Procurement 26-019, Chassis Replacement and Bucket Truck Body Remount - Unit 034, to Altec Industries, Inc. for \$122,808.99
Council approved.
8. Approve the award of Cooperative Procurement 26-022, Uniform and Hazard Protective Clothing Rental Program, to Cintas Corporation for an amount not to exceed \$257,670 and for a two-year term
Council approved.
9. Approve the award of Bid 25-298, Southwest Waterworks Generator Replacement, to Pro Temp of Illinois, Inc. for an amount not to exceed \$320,500 plus a 5% contingency
Council approved.
10. Approve the award of Bid 25-312, North Elevated Water Tank Rehabilitation Project, to ERA-Valdivia Contractors, Inc. for an amount not to exceed \$999,077 plus a 3% contingency
Council approved.
11. Approve the award of Option Year #2 to Contract 23-151, Civil and Duct Work, to Meade Electric Company, Inc. for an amount not to exceed \$400,713.08
Council approved.
12. Approve the award of Option Year #2 to Contract 23-158, Fuel Site and Storage Tank Inspections and Repairs, to Crowne Industries for an amount not to exceed \$225,000
Council approved.
13. Approve the award of Change Order #2 to Contract 24-048, South 40 Environmental Consultant Services, to Gold Wave, Inc., for an amount not to exceed \$151,180.31, a total award of \$171,870.66, and for an additional 42-month term
Council approved.
14. Approve the award of Change Order #2 to Contract 20-336, Downtown Washington Street Bridge Improvements - Phase III Consultant Services, to Civiltech Engineering for an amount not to exceed \$247,430 and a total award of \$1,532,921
Council approved.
15. Approve the intergovernmental agreements for sharing public safety radio talk groups between the City of Naperville and Will County and the Western Will County Communication Center (WESCOM)
Council approved.
16. Approve the 2026 Special Events Calendar and designate the calendar as closed

Council approved.

17. Accept the record of Emergency Procurement 26-021, Ogden Avenue and Washington Street Water Main Improvements - ROW Winterization, to Builder's Asphalt LLC for an amount not to exceed \$450,000

WRITTEN COMMENTS

Elizabeth Scanlon (Kankakee) Honorable Council Members: Scanlon Excavating & Concrete, Inc. ("Scanlon"), submits this comment in opposition to Agenda Item 26-0031. As explained below, the City's request to retroactively classify its replacement of Scanlon with third-party contractor Builders Paving LLC ("Builders") as an "Emergency Procurement", and to authorize payment on that basis, is both legally and procedurally defective and Agenda Item 26-0031 should be rejected. Under the Naperville Procurement Code Sec. 1-9B-4:8, emergency procurement is permitted solely to address immediate threats to public health, welfare, or safety, or to prevent/minimize a serious disruption in government services. The Code requires a contemporaneous written determination documenting the existence of an emergency and the justification for contract selection. The record before the Council fails to establish any such emergency at the time Builders was retained on December 5, 2025. The conditions cited by the City, including the November 15th moratorium, and seasonal asphalt limitations were known for months and do not constitute sudden or exigent circumstances. Nor does the record reflect why the City could not complete the Work under its existing contract with Scanlon. Critically, there is no contemporaneous documentation showing that the City believed it was responding to any emergency when it retained Builder's, without notice, on December 5th. The record does not explain why the City failed to seek Council approval under § 1 9B 4:8 at the December 16 Council meeting, or why, after the City Manager authorized a Single Source Procurement on December 23 under § 1 9B 4:6, the City now seeks to recharacterize Builders' work and payment as an "emergency procurement" under § 1 9B 4:8. These legal deficiencies are compounded by the fact that the work occurred within an IDOT right of way. Illinois law similarly permits emergency procurement without competitive bidding only where there is an imminent threat to public health, safety, or property, and only with contemporaneous written findings documenting the emergency, the justification for bypassing competition, and the basis for contractor selection. See 30 ILCS 500/20 30. The City has not met any of these statutory requirements, and the record is devoid of facts establishing a lawful emergency procurement under state law. Although the Agenda characterizes this item as acceptance "for the record," the Council cannot lawfully approve documentation that does not demonstrate compliance with applicable procurement law. Emergency procurement must be justified at the time the decision is made, not reconstructed after the fact. Because the City has failed to establish the substantive or procedural prerequisites of an emergency procurement, Scanlon respectfully requests that the Council decline approval of Agenda Item 26-0031. This comment is submitted for notice and for the record. Scanlon reserves all rights and remedies under the law and waives nothing.

Council accepted.

18. Accept the public underground improvements at Iron Gate Motor Condos Phase 2B and authorize the City Clerk to reduce the corresponding public improvement surety

Council accepted.

19. Pass the ordinance approving a conditional use for an amusement establishment in the B2 zoning district and a zoning variance to reduce the amount of required off-street parking at 1911 Glacier Park Avenue, Unit 103 (Sim Racing) - DEV-0081-2025

ORD 26-001

Council passed.

20. Pass the ordinance granting the requested entitlements to add a drive-through to the BP at 1532 North Aurora Road - DEV-0100-2025

ORD 26-002

Council passed.

21. Waive the first reading and pass the ordinance amending 3-3-3 and 3-3-11 of the Naperville Municipal Code by adding a definition of artisanal tequila, allowing the sale of artisanal tequila at a Class S1 - Specialty Food and Liquor Shop, and lowering the cap on the Late-Night Permit to 21 (requires six positive votes)

ORD 26-003

Council passed.

22. Adopt the resolution authorizing the third amendment to the intergovernmental agreement between Naperville and Warrenville for wastewater utility services

RES 26-02

Council adopted.

23. Adopt the resolution of Official Intent for Reimbursement of Capital Projects

RES 26-03

Council adopted.

24. Adopt the resolution authorizing the City Manager to execute the 2026 Pace Paratransit Local Share Agreement for the operation of the Ride DuPage Program

RES 26-04

Council adopted.

J. PUBLIC HEARINGS:

1. Conduct the public hearing for dormant Special Service Area No. 37 for Northwoods of Naperville direct staff to prepare an ordinance establishing Special Service Area No. 37

Mayor Wehrli opened the public hearing at 7:37 p.m..

A motion was made by Councilman White, seconded by Councilman Kelly, to close the public hearing for dormant Special Service Area No. 37 for Northwoods of Naperville at 7:37 p.m. and direct staff to prepare an ordinance establishing Special Service Area No. 37 for the February 3, 2026 Council meeting. The motion carried by a voice vote.

A motion was made by Councilman White, seconded by Councilman Kelly, to advance Agenda Items M1 - M6 ahead of Agenda Item L1. The motion carried by a voice vote.

K. OLD BUSINESS:

L. ORDINANCES AND RESOLUTIONS:

1. Consider the request for approval of a conditional use for a data center, variances for parking and equipment screening wall height, and an Owner's Acknowledgement and Acceptance Agreement for the property located at 1960 Lucent Lane (Karis Critical Data Center) - DEV-0057-2025

SPEAKERS

Russell Whitaker (Naperville -Rosanova and Whitaker - representing the Petitioner) discussed the proposed Karis Critical Data Center and reviewed the most recent updates to the project, including a reduction in overall square footage, the number of generators and rooftop HVAC units, and the total megawatt load. The petitioner also requested that the vote on this item be deferred until the February 17, 2026 Council meeting to allow additional time for continued discussion and feedback following the recent plan revisions.

Rich Janor (Naperville) is opposed to the Karis Critical Data Center.

Teresa Belmonte (Naperville) is opposed to the Karis Critical Data Center

Asim Babar (Naperville) is opposed to the Karis Critical Data Center.

Priya Vincent (Naperville) is opposed to the Karis Critical Data Center.

Lori A Melhart (Naperville) is opposed to the Karis Critical Data Center.

Jamie Windt (Naperville) is opposed to the Karis Critical Data Center.

Steve Jarvis (Naperville)) is opposed to the Karis Critical Data Center.

Hiba Suleman (Naperville) is opposed to the Karis Critical Data Center.

Whitney Glowacki (Naperville) is opposed to the Karis Critical Data Center.

Sujay Shah (Naperville) is opposed to the Karis Critical Data Center.

Amanda Laughlin (Naperville) is opposed to the Karis Critical Data Center.

Edwin Cruz (Naperville) is opposed to the Karis Critical Data Center.

Barbara Benson (Naperville - NEST) is opposed to the Karis Critical Data Center.

Daniel Johnson (Naperville) is opposed to the Karis Critical Data Center.

Jen Banowetz (Naperville) is opposed to the Karis Critical Data Center.

Catherine Butt (Naperville) is opposed to the Karis Critical Data Center.

Nadeem Mirza (Naperville) is opposed to the Karis Critical Data Center.

James Butt (Naperville) is opposed to the Karis Critical Data Center.

Clara Lambert (Naperville) is opposed to the Karis Critical Data Center.

Maxwell Watkins (Downers Grove) is opposed to the Karis Critical Data Center.

Michael Thibodeau (Lisle) is opposed to the Karis Critical Data Center.

Julian J Szucko (Naperville) is opposed to the Karis Critical Data Center.

Linda Scotti (Naperville) is opposed to the Karis Critical Data Center.

Dan Allen (Burr Ridge - Construction Industry Service Corp) is in support of the Karis Critical Data Center.

Karyn Charvat (Naperville - PowerForward DuPage) is in support of the Karis Critical Data Center.

Anthony Giunti (Naperville - International Representative, IBEW 6th District) is in support of the Karis Critical Data Center.

Joel Orozco (Downers Grove - SMART 265 - Sheet Metal Workers Local 265) is in support of the Karis Critical Data Center.

John Brining (Naperville) is in support of the Karis Critical Data Center.

Joey Ruzevich (Mt Greenwood) is opposed to the Karis Critical Data Center.

Olivia Wallace (Naperville) is opposed to the Karis Critical Data Center.

David Bruck (Naperville) is opposed to the Karis Critical Data Center.

Qasim Rashid (Naperville) is opposed to the Karis Critical Data Center.

Jack Ma (Naperville) is opposed to the Karis Critical Data Center.

Shawn Craven (Shorewood - Local 17 Mechanical Insulators) is in support of the Karis Critical Data Center.

Ben McAdams (Bloomingdale) is opposed to the Karis Critical Data Center.

Marilyn L Schweitzer (Naperville) is opposed to the Karis Critical Data Center.

Peter Shulman (Naperville) is opposed to the Karis Critical Data Center.

Bob Perreault (Warrenville - IBEW Local #701) is in support of the Karis Critical Data Center.

Connor Graham (Naperville) is opposed to the Karis Critical Data Center.

Laura Evans (Aurora) is opposed to the Karis Critical Data Center.

Frank Gravina (Warrenville - DuPage Building Trades) is in support of the Karis Critical Data Center.

Kendrick Sands (Naperville) is opposed to the Karis Critical Data Center.

The meeting recessed from 9:13 p.m. - 9:20 p.m

During rebuttal, Russell Whitaker (representing the Petitioner) stated that the most recent updates to the Owner's Acknowledgement and Acceptance Agreement (OAA) were driven by the amount of power available through ComEd at the Indian Hill Substation, as well as concerns raised by residents.

Council discussed the proposed Karis Critical Data Center, the air dispersion modeling study, and the possibility of tabling the item to allow additional time for continued discussion and feedback following the recent plan revisions.

Whitaker further stated that the petitioner is not required to complete an air dispersion modeling study, as the project qualifies as a minor source in this area. However, the petitioner intends to conduct the study to evaluate potential impacts on air quality and emissions and, if completed, would present the results to the Council at a future date.

WRITTEN COMMENTS

N. Yosh Yamanaka (Naperville) It is incontrovertible that data centers consume inordinate amounts of electrical output and water for cooling. Naperville (and other jurisdictions) should not approve any data centers in its jurisdiction until the proposed data center provides a new source of electricity to entirely cover its use of electricity.

Gunner Rodarte (Aurora) West Suburban Illinois Democratic Socialists of

America - Studies have just come out at the end of 2025 that showed these ai data centers cause more pollution than New York City and use up as much water as the entire bottled water industry in just one year of being out. Furthermore, it has been said that Karis would provide the \$\$2.5 million to THE BUILDING INFRASTRUCTURE of the BUILDING where the data center would be located. Instead of investing that money into the actual City of Naperville and making the city more beautiful/walkable/more affordable/more livable, the company is throwing more money into a SINGULAR BUILDING in order to shirk the costs of water and energy consumption on to the actual residents of Naperville. This data center will not only make the residents of the city the council has been chosen to SERVE have worse health conditions but also make their and this very council's energy and water bills skyrocket because Karis is footing the bill on to we the people. Don't let this clear farce for corporate power and control kick the responsibility to your city. I urge that the council vote no on this data center and all future data centers.

Eric Duesing (Naperville) In recent years, the rapid expansion of AI-focused data centers has raised significant concerns. These facilities consume vast amounts of power and water, contribute little to local tax revenue or job creation, and detract from the character of our neighborhoods. The data centers along I-88 in Aurora serve as a stark example of their impact. Moreover, the long-term viability of these facilities is questionable. As AI technology evolves, new algorithms will reduce the need for such compute-intensive infrastructure, potentially leaving Naperville with yet another massive, idle building. It is imperative that we carefully evaluate whether this development truly serves the best interests of our community.

Kelvin Price (Naperville) I oppose the construction of any new data centers indefinitely, until they can be legislated properly, their effects on the environment understood in terms of emissions and water / electricity usage, and the IMEA contract disapproved so the city can move away from fossil fuel electric supply

Meghan Jebb (Naperville) I am worn out of this trope, of greed and power trumping all consideration for humanity and its quality of life. I am sick of being told we are powerless, to just accept the flood of artificial intelligence sweeping the globe. I am tired of the one percent, the richest of the rich, farming our land and our minds for profit. What is AI right now but a bundle of empty promises predicated on stealing our natural resources to deliver? What does it do, other than create misinformation nearly indiscernible from fact, plagiarize the work of humans, and steal our thoughts and intelligence? You, the city council, exist to be the voice of the people, not to bow to corporations but to protect us from their destructive machinations. We have precious few shields from the onslaught of destruction, but you have the power to OPPOSE agenda item number 25-1103F. Do not allow data centers to be built in Naperville. Our grid is already overwhelmingly supplied by coal, a fossil fuel that sickens the earth and its people as it burns. We cannot buy into community solar, which could help mitigate the coal impact, due to our cursed IMEA contract. Data centers will put unmitigated pressure on an already unhealthy system. This is a non-partisan issue. Only the most elite of all global citizens stand to gain from the scourge of data centers and the AI they feed, at the expense of the rest of us, all of us here. Protect your city from the relentless exploitation of our earth, its living

occupants, and our very minds.

Linda Negele (Naperville) I am very concerned about the unanswered questions surrounding the Karis Data Center, specifically, the impact of the data center on our electricity rates, our environment and the quality of the surrounding neighborhood. How much of the additional cost of electricity used by the data center will fall on residents? I understand Naperville's greenhouse gases will increase greatly as a result of the center; what will be done to mitigate this? And what will the impact be on our neighborhoods in terms of noise, traffic, water use, air pollution and strains on our infrastructure? We need to fully understand these impacts and how we will address them before approving any data center. Let's take the approach of our neighbor Aurora, and get the answers first, then decide what's best for our community.

Matt Elberts (Naperville) I remain genuinely surprised that this data center proposal is even being considered. This is a project that your constituents overwhelmingly oppose, yet it continues to move forward without a clear, compelling public benefit. Karis has cited approximately \$\$2.25 million in annual tax revenue as justification. Even assuming that figure is accurate and fully realized—which is far from certain—that amount represents less than one-half of one percent of Naperville's \$\$685 million annual budget. That level of revenue is inconsequential, particularly when weighed against the scale, permanence, and community opposition to this project. Karis also points to job creation. Construction jobs are temporary by definition, and there is no assurance those jobs would go to Naperville residents. As for permanent employment, data centers generate very few long-term jobs. With DuPage County's unemployment rate already around 3.5%, this proposal does not meaningfully address a local employment need. Beyond economics, this proposal raises significant infrastructure concerns that directly impact residents: Power: Data centers are among the most energy-intensive facilities that exist. This project would place substantial, long-term demand on local electrical infrastructure, potentially increasing strain on the grid, accelerating utility upgrades, and shifting costs and risk onto residents and ratepayers. Water: Data centers require large volumes of water for cooling. At a time when municipalities are increasingly focused on sustainability and long-term water planning, approving a water-intensive, non-community-serving use raises serious questions about prioritization and resilience. Noise: Continuous operation requires industrial-scale cooling systems and backup generators that operate 24/7. Even with mitigation efforts, persistent low-frequency noise is a well-documented concern for residents living near data centers and can negatively impact quality of life. Heat: These facilities expel significant waste heat into surrounding areas, altering the immediate environment and working directly against Naperville's environmental and sustainability goals. Traffic: Construction will bring heavy truck traffic over an extended period, followed by ongoing service and maintenance traffic. This increases congestion, road wear, and safety concerns, particularly in areas not designed for industrial-scale use. Residents have raised legitimate health, environmental, economic, and quality-of-life concerns, and those concerns remain unresolved. When viewed holistically, this project presents meaningful long-term downside with virtually no corresponding benefit to the community. At its core, this is a land-use and governance decision. Why would Naperville approve a project that residents do

not want, that offers negligible economic upside, and that imposes permanent infrastructure and environmental burdens? What precedent does that set for future development decisions? I respectfully urge the council to listen to its constituents and reject this proposal. Naperville's success has been built on thoughtful planning, responsible growth, and a high quality of life. This project undermines all three.

Grant Levitan (Naperville) I am opposed to the care data center by virtue of the fact that it is adjacent to a county forest preserve. The noise and the pollution generated by this center is incompatible with preserving green Spaces for the peaceful habitation of wildlife and opportunity for recreation and reflection by residents.

Clara Lambert (Naperville) I have sent an email to the Mayor and council members with a survey our neighborhoods have compiled. I was not able to attach to this submission. Please include the survey as public record. Also included is the number of signatures (5,278) to deny the data center. Please also include that. Please make sure to include these. (NOTE - Lambert Data Center Community Survey RESULTS are attached to the Meeting Details).

Gary Peck (Warrenville) Dear City Council members: I regret that I'm unable to attend the Tuesday Council meeting, but wanted to offer these thoughts. Over time, I've learned an important lesson: the difference between what you think you know and what you actually know is a potentially dangerous place...because every decision has unintended consequences. For example, do you really know the long-term health impact of noise and emissions? No, you don't. In your defense, you can't possibly know because the data doesn't exist; the fact is, nobody knows because the data center phenomenon is too new. Karis certainly doesn't know. They say they meet all current standards. That's great, but...will those standards become more stringent as authorities learn more about the impact of data centers? Yes, if history is any example. Which means, with a yes vote, you've entered the danger zone between what you think you know vs. what you actually know, and these unintended consequences are serious. You are possibly, arguably, creating more health risk for hundreds of parents and children. What about the unintended consequences on residents' financial health with a data center next door? Do you, for a minute, think home prices will go up? Markets don't work like that. If a potentially dangerous facility shows up next door to your home, or one that will make your home more expensive to operate, the only question is how much equity you'll lose. What are the unintended consequences of stress on the grid or water system? How much higher will their utility bills be? You're all smart enough to have read about how much impact data centers are having on communities around the country. Isn't it your job to protect us from these kinds of consequences, even in the face of a shiny new object that generates tax revenue?

The attorney for Karis has said, more than once based on the zoning commission hearings I attended, let alone what he's said to you privately, that Naper Commons residents are panicking and overreacting, like the little pigs afraid of the wolf. And just like all the other times neighborhoods have gotten worked up over a project in Naperville, they'll calm down and be quiet, so ignore the noise. First, for the record, I find that kind of dismissiveness arrogant and condescending. More importantly, for your purposes, he's dead wrong. These

are smart, accomplished, professional people who have studied the issues and thought deeply about how to respond to you. They're not panicking; they're cogently making a case to hold you accountable to your own rules. To assume they'll just calm down and be quiet puts you, again, in that danger zone between what you think you know and what you actually know. I'd sent each of you an email with a rule I used as a CEO, and still use when faced with a tough decision: think past the moment...will what I'm about to do or say have the impact and effect I want it to have? Because if not, I should rethink what I was going to do or say. You must know that a yes vote has the potential for disruption, or worse, of a successful, growing neighborhood that represents the best of Naperville. Is this the outcome you're hoping for?? If not, see the above rule and think some more. You see, I have a vested interest here. I have two daughters, two sons-in law and three grandchildren who reside in Naper Commons. They planned on raising their families there. They've made substantial investments. They've established strong relationships with neighbors and have collectively created traditions and a thriving culture. I want my grandchildren to grow up happy and healthy, with good friends and surrounded by good families. That situation exists today, in part, because of your foresight in approving that development. What do you want your legacy to be? Think past this moment and don't kid yourself with what you think you know. Vote no... Naperville deserves it.

Donald Gadzala (Naperville) As residents of Naperville for over 35 years, my wife and I would like to voice our strong opposition to the data center proposed for Naperville. The so-called benefits of placing this development in the City can in no way outweigh the burdens that it will place on the City's infrastructure and utilities, and therefore the residents themselves.

Carol Tritschler (Naperville) I am Carol Tritschler, a Naperville resident. I urge the city council to vote no to Kairos critical data center. The data center is in close proximity to homes and businesses but I think it would adversely impact us all in Naperville. I am concerned about huge volume of both water (and reversing clean water progress) and electricity usage (reversing gains from renewable energy initiatives), and potential for massive pollution and high noise level from generators of data centers being proposed all over the country. The large scale and rapid high number of AI data centers being proposed all around the country is being compared to the Fracking boom by Food and Water Watch. There are calls for national moratorium on AI data centers for more review and regulation. Meanwhile corporations are trying to ram through AI data centers through city councils before more information on the huge proposed AI data centers is available. I hope that the Naperville city council will listen to residents asking them to demonstrate leadership and restraint by voting no.

Daniel Alamillo (Naperville) As a Naperville resident, I am opposed to moving forward with the Karis data center. The Karis website claims its 36-megawatt proposal will "create a windfall" for annual tax revenue, estimating up to \$\$1.5M for the city and \$\$500K for D203. Even if their top-end estimates are correct, those numbers would only account for one-fifth of 1% of the city's most recent budget and just over one-tenth of 1% of D203's most recent budget. Those are minuscule numbers, and certainly not enough to outweigh or offset the valid concerns raised by residents and community leaders about the negative

environmental, electric, and quality of life impacts this project will bring. According to the City of Naperville's website, there are 56,170 households in the city. According to Brian Groth, Director of Naperville's Electric Utility, a 36-megawatt data center is equivalent to about 20,000 homes. It's inconceivable that Naperville would effectively increase the electric demand by 20,000 homes - roughly 35% more than it currently has - to meet the needs of one building without providing guaranteed protections for residents to ensure their electric costs will not increase, and the reliability of their service will not decrease. Objectively, there is no need to rush forward with this type of project. The demand for technology and AI isn't going anywhere, and the need for more data centers will only increase as time goes on. However, it's important to distinguish who actually needs data centers - companies need them, not neighborhoods. The prudent and responsible thing to do is study the long-term impacts of data centers on residential neighborhoods and then decide if those impacts are worth absorbing in the future. There will be no shortage of companies looking to build new data centers in the future and, if further study warrants returning to this idea, Naperville can leverage a much better financial return and secure more protections for its residents than what are currently being proposed. Naperville is a great place to live, work, and raise a family. The Karis data center does nothing to contribute to the character of Naperville, and the estimated "fiscal benefits" from its tax revenue are not enough to justify overriding the legitimate concerns of the community. Please listen to your constituents and vote against the proposal.

Tim Messer (Naperville) Even beyond all the environmental concerns, and not meeting the standards for a conditional use: I work in tech, I think we are in a massive AI bubble, and I would not be surprised if this thing is vacant or repurposed within a decade. As proposed, this facility provides no tangible benefits to the people of Naperville. Please vote no.

Thomas Hughes (Naperville) Respectfully request the council take a measured approach to the Karis Data Center development including and most importantly identifying the approval process with measures of accountability. All things change and whatever the process that is employed should be approved and codified to ensure there are responsible measures in place to which all parties can / should be held accountable for their actions now and in the future. Thank you.

Tom Cuculich (Naperville) Chicagoland Associated General ContractorsOn behalf of the Chicagoland Associated General Contractors (CAGC), we respectfully urge the City Council to approve the conditional use request for the proposed data center on 40 acres of the former Lucent/Nokia campus. Our membership includes union general contractors of all sizes, from large national firms to highly specialized local companies, who collectively build both private and public projects and directly employ more than 10,000 tradespeople. As an industry that often reflects broader economic trends, we are seeing clear signs that Chicago's economic outlook is uncertain. Many of our members are sending their crews to projects in other states and markets. At present, only the health care and data center sectors continue to draw investments and construction activity in the region. We recognize the City Council's responsibility to weigh economic development opportunities in a way that balances the needs

and interests of the entire community. Significant investments such as the Karis Critical data center have the potential to shape the region's economic trajectory for decades. Projects of this scale naturally invite a range of perspectives, and we write today to make clear that there is strong support for this proposal among the construction trades, local businesses, and the broader community. More than a decade ago, concerns surrounding reinvestment at the Navistar campus nearly drove a longstanding employer out of the region. After Village officials diligently reviewed the facts, the investment was preserved, and the anticipated negative impacts never materialized. That experience is instructive today. If Illinois, DuPage County, and Naperville do not continue building the essential economic infrastructure of the 21st century, our region will fall behind competing markets. Under the leadership of Governor JB Pritzker, Illinois has created a competitive framework to attract data center investment. As a direct result of that commitment, a developer has stepped forward with a \$250 million proposal on the long-vacant Lucent site. Based on our experience constructing similar facilities, we anticipate that future tenants could invest an additional \$500 million in computing equipment and related technologies. This represents a unique opportunity to revitalize a key employment corridor, attract new employers, and position Naperville for long term economic success. We are aware that some stakeholders have argued that the City's land use master plan should supersede the existing zoning code. We respectfully disagree. The Nokia campus has been a critical economic asset for decades, and the property's current zoning, combined with its proximity to essential utility infrastructure, makes it an ideal location for this type of development. Importantly, both the City and Karis Critical have listened carefully to community concerns. The project has been refined through a rigorous and transparent public process. The overall campus footprint has been reduced from earlier concepts, and the City's draft framework includes clear operational guardrails that directly address the issues raised by residents. Robust oversight provisions and detailed development agreements ensure accountability, responsible construction practices, and meaningful long-term community benefits, all without shifting costs onto residents. The Chicagoland Associated General Contractors strongly supports the Karis Data Center Project. It is the right project in the right location, backed by enforceable standards and responsive community engagement. This investment will strengthen Naperville's economy, create high-quality jobs, and secure sustained benefits for families and businesses throughout the community.

Nora Wickman (Naperville) There is a school within half a mile of the proposed Data Center. Dupage Montessori is a school that serves hundreds of children, with students from infants through middle school. The pollution from the data center would be dangerous for the health and welfare of these children. The school address is 1111 E Warrenville Rd, Naperville, IL 60563. Please reconsider.

Julie Rogers (Naperville) I do not support the Karis Data Center. The negative environmental and community impact is not worth it. Even if they acknowledge they will follow EPA guidelines, those guidelines are being updated to favor polluters as we speak. Our focus should be 100% focused minimizing the effects of climate change for our children and grandchildren. A data center just makes those goals related to climate change harder to achieve.

POSITION STATEMENTS***SUPPORT***

Jawaid Ekram (Naperville)
David Williams (Naperville)
Sarah Williams (Naperville)

OPPOSE

Jennifer Velchek (Naperville)
Lisa Polsby (Naperville)
Melissa Gross (Naperville)
Sharon L Josefson (Naperville)
Christopher Brook (Naperville)
Janice Grimm (Naperville)
Ellie Tiemens (Naperville)
Eric Stern (Naperville)
Evangeline Kilar (Naperville)
Samuel Elberts (Naperville)
Steve Kilar (Naperville)
Chris Robinson (Naperville)
Barbara Sullivan (Naperville)
Kathy Nelson (Naperville)
Michael Ingram (Downers Grove) WSILDSA
Danielle Zaininger (Naperville)
Stephanie L. Duesing (Naperville)
Maura Boland (Naperville)
Sandra Martinich (Naperville)
Karen V Peck (Naperville)
Nathan Weddle (Naperville)
Ellen Schumacher (Naperville)
Meghan Jebb (Naperville)
Dana Darwish (Naperville)
Shahab Khan (Naperville)
Becca Bogle (Naperville)
Jacob Hildenbrand (Naperville)
Maysoon Jadaan (Naperville)
Ayesha Badar (Naperville)
Yazan Elkhattib (Bolingbrook)
Gigi Hashish (Lisle)
Weronika Malek-Lubawski
Lara Hamdan (Warrenville)
Inayah (Naperville)
James Dever (Naperville)
Tiffany Brito (Naperville)
Adeline Collins (Naperville)
Tom (Naperville)
Enrique Manzano (Naperville)
Mary E Hamill (Naperville)
Brian Wojciechowski (Naperville)
Heather Meneghetti (Naperville)

Tamar Friedman (Naperville)
Jennifer J Praveen (Naperville)
Natalie Ramos (Naperville)
Kelly Casmer (Naperville)
Praveen Kannan (Naperville)
Sonia Wang (Naperville)
Stephanie Schisgall (Naperville)
Brad Suik (Naperville)
Teresa Belmonte (Naperville)
Jamie Windt (Naperville)
Michael Mask (Naperville)
Alexis Belmonte (Naperville)
Rebecca Bailey (Naperville)
Adrian Belmonte (Naperville)
Mitch Hopper (Naperville)
Will Belmonte (Naperville)
Alyssa Thiess (Lombard)
Kyndell Colgrove (Naperville)
Amy Colgrove (Naperville)
Mike Wileman (Naperville)
William Belmonte (Wheaton)
Joseph Belmonte (Elmhurst)
Donna Noble (Lombard)
Patti Dougherty (Naperville)
Diana Windt (Fort Myers FL)
Peggy Colgrove (Naperville)
Emily Helander (Naperville)
David Howard (Naperville)
Jane Brueggemann (Naperville)
Laura Werner (Carol Stream)
Sarah Reul (Naperville)
Alison Fyhrie (Naperville)
Michelle Mayhall (Naperville)
Laura Hopper (Naperville)
Lane Victoria Melchor (Naperville)
Tony and Paula Loret de Mola (Naperville)
Lindsay Fox (Naperville)
Jacob Wiehn (Naperville)
Carrie Cole (Naperville)
Jinsook Kim (Naperville)
Maria Strafford (Chicago)
Ellen Shin (Naperville)
Jacob Strafford (Naperville)
April (Naperville)
D Sandoval (Naperville)
Jenna Windt (St. Charles)

A motion was made by Mayor Wehrli, seconded by Councilman Wilson, to table the item to the Council meeting scheduled for February 17, 2026, to allow the Council additional time for review. The motion failed by the following vote:

Aye: 3 - Wehrli, McBroom, and Wilson

Nay: 6 - Gibson, Holzhauer, Jain, Kelly, Syed, and White

A motion was made by Councilman White, seconded by Councilman Holzhauer, to deny the ordinance approving a conditional use for a data center, variances for parking and equipment screening wall height and an Owner's Acknowledgement and Acceptance Agreement for the property located at 1960 Lucent Lane (Karis Critical Data Center). The motion carried by the following vote:

Aye: 6 - Gibson, Holzhauer, Jain, Kelly, Syed, and White

Nay: 1 - McBroom

Abstain: 2 - Wehrli, and Wilson

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

1. Approve the award of Bid 25-196, South Operation Center Generator Replacement, to Omega Electric DBA Temperature Service Company, Inc. for an amount not to exceed \$1,599,000 plus a 3% contingency

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Bid 25-196, South Operation Center Generator Replacement, to Omega Electric DBA Temperature Service Company, Inc. for an amount not to exceed \$1,599,000 plus a 3% contingency. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

2. Approve the award of Bid 25-244, Northwest Waterworks Improvements - Phase III, to Dahme Mechanical Industries, Inc. for an amount not to exceed \$2,047,597, plus a 3% contingency, and for a 14-month term

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Bid 25-244, Northwest Waterworks Improvements - Phase III, to Dahme Mechanical Industries, Inc. for an amount not to exceed \$2,047,597, plus a 3% contingency, and for a 14-month term. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

3. Approve the award of Bid 25-254, 2026 Saybrook Phase III Water Main Improvements, to Mauro Sewer Construction for an amount not to exceed \$3,678,924.25, plus a 3% contingency, and for a 17-month term

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Bid 25-254, 2026 Saybrook Phase III Water Main Improvements, to Mauro Sewer Construction for an amount not to exceed \$3,678,924.25, plus a 3% contingency, and for a 17-month term. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

4. Approve the award of Bid 25-255, Ogden Avenue Phase II Water Main Improvements, to Trine Construction Corporation for an amount not to exceed \$4,019,300 plus a 3% contingency

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Bid 25-255, Ogden Avenue Phase II Water Main Improvements, to Trine Construction Corporation for an amount not to exceed \$4,019,300 plus a 3% contingency. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

5. Approve the award of RFP 25-191, Electric GIS Utility Network Implementation and Migration, to RAMTeCH Software Solutions, Inc. for an amount not to exceed \$2,469,059

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of RFP 25-191, Electric GIS Utility Network Implementation and Migration, to RAMTeCH Software Solutions, Inc. for an amount not to exceed \$2,469,059. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

6. Approve the award of Option Year #3 to Contract 23-046, Fuel Delivery - Motor Fuel & Tank Wagon, to Luke Oil Company, Inc. and Al Warren Oil Company, Inc. for an amount not to exceed \$1,300,000 and for a one-year term

A motion was made by Councilman White, seconded by Councilman Kelly, to approve the award of Option Year #3 to Contract 23-046, Fuel Delivery - Motor Fuel & Tank Wagon, to Luke Oil Company, Inc. and Al Warren Oil Company, Inc. for an amount not to exceed \$1,300,000 and for a one-year term. The motion carried by the following vote:

Aye: 9 - Wehrli, Gibson, Holzhauer, Jain, Kelly, McBroom, Syed, White, and Wilson

N. PETITIONS AND COMMUNICATIONS:

O. REPORTS AND RECOMMENDATIONS:

P. NEW BUSINESS:

Affordable housing update

Kelly requested an update on the progress being made in developing an affordable housing policy for the City.

By consensus, Council directed staff to bring back a report at a future Council meeting for review and discussion regarding the City's most recent efforts related to affordable housing, including the Affordable Housing Incentive Program (AHIP) and the Inclusionary Zoning Ordinance (IZO).

Q. ADJOURNMENT:

A motion was made by Councilman White, seconded by Councilman Kelly, to

adjourn the Regular City Council Meeting of January 20, 2026, at 10:45 p.m. The motion carried by a voice vote.

/s/ Dawn C. Portner
Dawn C. Portner
City Clerk