

From: Elizabeth Pham [REDACTED]
Sent: Tuesday, July 29, 2025 12:34 PM
To: Longenbaugh, Allison <LongenbaughA@naperville.il.us>; White, Benny <WhiteB@naperville.il.us>; Holzhauer, Ian <Ian.Holzhauer@naperville.il.us>; McBroom, Josh <McBroomJ@naperville.il.us>; Wilson, Nate <WilsonN@naperville.il.us>; Kelly, Patrick <KellyP@naperville.il.us>
Subject: Concern Regarding Proposed Data Center in Naperville

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Dear Naperville City Council Members,

I hope this message finds you well. My name is Liz Pham, and I am a Naperville resident living in Naper Commons which is adjacent to the vacant land where a data center has recently been proposed by the Nokia campus.

I am writing to express my deep concern about this potential development. The idea of a large-scale data center being built so close to our homes raises many questions and uncertainties for residents like myself, especially in terms of environmental impact, noise, heat output, property value implications, and long-term infrastructure strain. I know that these concerns are shared with most, if not all, other residents in our neighborhood.

The letter attached is greatly concerning knowing that the sale was to a real estate company that deals primarily with creating data centers. With the sale to Karis, can no other development be made besides a data center?

I would greatly appreciate your guidance on the following:

1. **What is the current timeline for decision-making on this proposal?**
2. **What steps can residents take to voice our opposition and prevent the data center from being approved or constructed?**

As someone who chose this neighborhood for its peaceful residential character, I'm deeply invested in preserving its quality of life. I would welcome any opportunity to be part of the discussion or public forums where this matter is addressed.

Thank you for your attention and for representing the concerns of Naperville residents. I look forward to hearing from you.

Thanks,

Liz

From: City of Naperville Citizen Support <napervilleil@mycusthelp.net>
Sent: Thursday, July 31, 2025 1:43 PM
To: Pruneda, Rachel <PrunedaR@naperville.il.us>
Subject: Citizen Question Submissions for Mayor/Council (GovQA Reference # W290320-073125)

Citizen Support Center (GovQA) Mayor/Council Submission

You are receiving this email to alert you that a new Mayor/Council submission has been created and assigned to you.

Contact Name: Hyacinth Vincent

Customer Name: Hyacinth Vincent

Email: [REDACTED]

Phone: [Phone]

Reference Number: W290320-073125

Create Date: 7/31/2025 1:42:15 PM

Status: New Request

Request Type:

Question/Concern

Description:

I am writing to firmly voice our community's deep concerns and strong opposition to the construction of a data center near the forest preserve and within our neighborhood. This proposal threatens the unique character, environmental balance, and long-term health of our town—values we believe must be preserved at all costs.

We specifically chose this area because of its serene surroundings, close proximity to the forest preserve, and its reputation as a quiet, nature-focused place to raise families. A data center of this scale is simply not compatible with the spirit or infrastructure of our neighborhood. The industrial noise, constant truck traffic, increased utility demands, and potential environmental hazards stand in stark contrast to the peaceful residential and natural setting we now enjoy.

This location is not just geographically ill-suited—it's symbolically wrong. Placing a massive facility next to a cherished green space sends a troubling message about the priorities of our town. We must ask: why compromise our most treasured asset—our environment—for a facility that offers minimal direct benefit to local residents? The long-term impacts on air quality, water runoff, wildlife corridors, and even property values have not been addressed transparently. And once the forest edge is disturbed, it cannot be restored.

We are not against progress or technology, but we believe it must be placed responsibly, away from sensitive ecosystems and residential areas. There are other more appropriate zones for such development that would not threaten the character or livability of our town.

We urge the council to reconsider this plan and defend the integrity of our neighborhood and the forest preserve. Let's preserve the vision and values that brought us here in the first place.

Click the link below to review and/or respond to the submission.

[\[Redacted Link\]](#)

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Kopinski, Sara

From: Iwicki, Brad
Sent: Monday, August 4, 2025 3:06 PM
To: Kopinski, Sara
Subject: FW: Extreme resident concern over proposed data center at 1960 Lucent Lane
Attachments: Data Center.txt

Hi Sara,

Please see the public comment related to the data center below. You can find the original email in the Planning Inbox.

Thank you,

Brad Iwicki

Assistant Planner | Planning & Development – TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 305-7021 | iwickib@naperville.il.us

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From: Fayette Powers <[REDACTED]>
Sent: Friday, August 1, 2025 2:46 PM
To: Planning <Planning@naperville.il.us>
Subject: Fwd: Extreme resident concern over proposed data center at 1960 Lucent Lane

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RE: 8/20/2025 Planning and Zoning Commission meeting

Data centers... Given that the noise, air pollution, and other data center impacts can extend into nearby

residential areas and beyond, they should be classed/zoned as heavy industrial. According to CEDS (Community and Environmental Defense Services)

----- Forwarded message -----

From: **Fayette Powers** [REDACTED]

Date: Fri, Aug 1, 2025 at 11:57 AM

Subject: Extreme resident concern over proposed data center at 1960 Lucent Lane

To: <syeda@naperville.il.us>, <wehrlis@naperville.il.us>, <gibsonm@naperville.il.us>, <holzhauseri@naperville.il.us>, <kellyp@naperville.il.us>, <longenbaugha@naperville.il.us>, <mcbroomj@naperville.il.us>, <whiteb@naperville.il.us>, <wilsonn@naperville.il.us>

The residents of the Naper Commons neighborhood in very close proximity to this proposed project have significant concerns.

A data center proposal should only be considered after a thorough analysis of each potential impact has been made available to decision-makers as well as area residents and other interested parties. We would expect that the assessment will be accurate and unbiased if it is conducted by an independent party hired by the decision-making body using funds provided by the applicant-developer. The analysis should prove that the data center will not cause adverse impacts, such as noise, beyond the data center property line.

Given that the noise, air pollution, and other data center impacts can extend into nearby residential areas and beyond, they should be classed/zoned as heavy industrial.

I have used as a resource CEDS (Community and Environmental Defense Services) to outline a number of concerns and our expectations of you, our local government officials. Please see the attachment.

It is disappointing that neighboring residents have been left largely uninformed of this proposed project. A few neighbors received a letter in the mail from the attorneys of Karis Critical regarding an open house/informational session scheduled for the evening of Tuesday, August 5th. In this letter they state, "Karis Critical has submitted plans to the city of Naperville for redevelopment of the Property as a data center campus. We anticipate the project will run through the city's formal development process in the coming months."

Neighboring residents deserve not only information, but to be a part of the decision-making process.

Sincerely,

Fayette Powers Wernick
[REDACTED]

A data center proposal should only be considered after a thorough analysis of each potential impact has been made available to decision-makers as well as area residents and other interested parties. It is more likely that the assessment will be accurate and unbiased if it is conducted by an independent party hired by the decision-making body using funds provided by the applicant-developer. The analysis should prove that the data center will not cause adverse impacts, such as noise, beyond the data center property line.

To increase the likelihood that a proposed data center will not become a troublesome neighbor, consider asking your local elected officials to require the applicant-developer provide a listing of existing data centers that:

Resemble the facility proposed near your home,

Employs the same impact mitigation measures proposed to protect you and your neighbors,

Were built by the same developer proposing the facility near you, and

Will be operated by the same party as that which will take over the building upon completion.

There are reports that disturbing noise levels can extend up to 3,000 feet from some data centers and less disturbing noise may be detected as far away as two miles. A portion of data center noise appears to be low frequency which we may not hear but can still affect our health and well-being. To learn more about low-frequency (bass) noise from one data center and possible health effects see the WUSA9 Science of data center noise news video at: <https://www.youtube.com/watch?v=JflFFqbZ1X8>

Again, it appears that excessive noise has been documented at some data centers; not all. To increase the likelihood that a proposed data center will not create noise interfering with your quality of life and that of your neighbors, consider calling for:

Cooling with closed loop water systems, not air-cooling, and

Locating diesel generators inside buildings with highly-effective sound reduction measures. Better yet, maximize the use of onsite battery storage to minimize the need to run diesel generators when line voltage is insufficient.

Generators should be fully enclosed within a building that has highly-effective (full acoustical enclosures) sound proofing. If homes, schools, and other sensitive uses are only located on one side of a proposed data center then generators should be positioned on the opposite side so the building mass can reduce noise impacts.

Battery backup systems could also serve to minimize the amount of time generators run during an emergency. While solar, wind, and other on-data-center-site clean-energy sources may not be sufficient to meet all power needs, they can recharge batteries that then reduce the duration of diesel generator operation.

Diesel generator emissions can pose a threat to the health of area residents if they run at times other than during rare emergencies. Diesel exhaust particulates contain over 40 known cancer-causing organic substances.

Independent Noise Impact Study Essential

A data center proposal should only be considered after a thorough noise impact analysis has been made available to decision-makers as well as all area residents and other interested parties. The analysis should be conducted by an independent party hired by the decision-making body but paid for by the applicant. The analysis should prove that the data center will not cause noise levels that exceed applicable standards at the data center property line.

As with noise, consider calling upon decision-makers to require the applicant to first demonstrate that they are making maximum use of battery systems to minimize the need for diesel- or gas-powered generators. Additionally, the applicant should provide the funds for retaining an independent expert to assess the potential health impacts if any diesel generators will serve as a backup power source.

Water Supply Impacts

All data centers need a cooling system. Cooling by air or water are the most common. A single water-cooled data center may need a half-million gallons per day unless it is a closed loop system where only 5% of the volume is lost per year. Another issue with systems that are not closed loop is the thermal and other pollution impacts of cooling water discharged to a stream or other aquatic resource. The discharged cooling waters may contain anti-fouling chemicals that could have a toxic or other pollutorial impact to receiving waters.

Given the noise impact of air-cooling, all data centers should be water cooled with a closed-loop system. If for some reason closed-loop water cooling is rejected then insist on an independent assessment of potential impacts such as:

If the cooling water source will be an underground aquifer, then will the data center withdrawal cause water levels to drop to a point that other users can no longer obtain enough water? This would be especially critical issue if area homes and other users obtain water from relatively shallow wells.

If a surface body like a lake, reservoir, river or even a stream will be the data center water source then will the withdrawal exceed the safe or sustainable yield of the water body? Safe or sustainable yield is the amount of water that can be withdrawn without adversely affecting aquatic ecosystems or other water users.

If a data center will use water from a public system, then will it cause water pressure to drop below that needed for fire suppression and other uses?

Note that some jurisdictions require data center applicants to consider using wastewater for cooling. If a data center is proposed near a sewerline or wastewater treatment plant then this option should be considered with the data center developer covering all associated costs.

All residents could be forced to pay higher electricity bills if data center developers-owners are not required to pay for new transmission lines or other infrastructure needed to accommodate these facilities. For example, an analysis by Dominion Energy indicated that doubling peak energy capacity largely to accommodate data center proliferation could cause energy bills for all Virginia households to skyrocket 120% by 2039.

Given that the noise, air pollution, and other data center impacts can extend into nearby residential areas and beyond, they should be classed as heavy industrial.

If data centers are allowed in light industrial or even some commercial zoning districts then an additional permit should be required that triggers a more in depth and open review process. The permit may be called a Special Exception, Conditional Use, or Special Use. These permits usually require:

Public notice to nearby residents and others via a letter, signs, etc.,

More detailed impact studies especially noise,

Required findings that the data center will not harm nearby residents,

A public hearing, and

An opportunity to appeal an unfavorable decision to the local elected body (town council, county supervisors, etc.).

The zoning ordinance might also include use standards such as:

To minimize noise impacts, require closed loop water cooling and diesel generators in heavily sound-proofed enclosures,

Data center buildings should be at least 300 feet from residential property lines,

The data center site should have highly-effective (95% opacity) visual buffers that screen not just the building but the security (prison-looking) perimeter fence, substations, and other objectionable features from the view of nearby homes,

To prevent glare into nearby homes, data center lighting should conform to the Five Principles for Responsible Outdoor Lighting from Dark Sky International,

To reduce diesel pollution generators should be Tier 4 or possibly Tier 2 generators with selective catalytic reduction systems or, if practical, use of alternative (lower-impact) fuels such as hydrotreated vegetable oil (HVO),

A portion, though preferably all, of data center electricity is contracted to come from solar, wind, or other clean energy sources. While onsite solar should be considered it can only

provide a portion – not all – of the necessary electricity:. Here's why: 0.13 megawatt (MW) of electricity per solar acre x 48-acre average data center site = 6.2 MW vs. the 20- to 100-MW needed by a data center.

Onsite battery systems can reduce the amount of time diesel generators must run when line voltage is insufficient,

Data centers should meet environmental management standards such as the International Organization for Standardization's (ISO) 14001 standard, and

Certification by the Regional Transmission Organization (RTO) that sufficient power is available so diesel generators will be rarely needed and only during a true emergency.

Kopinski, Sara

From: Egner, Therese
Sent: Wednesday, August 6, 2025 7:09 AM
To: Kopinski, Sara
Subject: FW: VOTE NO ON THE DATA CENTER

Hi, Sara! This public comment came in through POD for Karis Critical.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

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From: Becca Bogle <[REDACTED]>
Sent: Tuesday, August 5, 2025 10:11 PM
To: Planning <Planning@naperville.il.us>
Subject: VOTE NO ON THE DATA CENTER

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I am deeply frustrated with the city of Naperville possibly approving this data center off of warrenville road in naperville. We chose to live in Naperville in our new subdivision Naper Commons because of the beauty of the forest preserve. I am INFURIATED to think that the city of Naperville would promote such pollution and want to DECREASE our home value. We have worked hard to establish a residence, build a home for our kids and I REFUSE to live next to A DATA center. These are all the reasons I will be VOTING AGAINST this.

The amount of energy needed is drastic and I do not want it to directly increase my electrical bill, along with our power grid not being able to support such amounts.

WATER CONSUMPTION— I am not interested in having a scarcity of water.

and #1 AIR QUALITY— its giving FLINT MICHIGAN. I refuse to have my home polluted by a data center. I am beyond frustrated with the city of Naperville. I hope it does not come to this, however I do have a strong presence on social media (40,000 followers) and will be sharing about the downfall of the city of Naperville if this Data Center gets approved.

I strongly am against this decision, and I hope our city of naperville board members will VOTE NO on approving this data center, as it has ZERO benefit to the public and only provides a PAY OFF for the individuals voting yes, so they can cover up the negative affects of a data center in the community.

Becca Bogle

Content Creator & Personal Stylist



Kopinski, Sara

From: Planning
Sent: Wednesday, August 6, 2025 9:11 AM
To: Kopinski, Sara
Subject: FW: Please Oppose the Proposed Data Center Near Naper Commons

FYI

Adam Beaver, AICP

Community Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4193 | beavera@naperville.il.us

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From: Ryan Olsen <[REDACTED]>
Sent: Wednesday, August 6, 2025 7:35 AM
To: Holzhauer, Ian <Ian.Holzhauer@naperville.il.us>; Longenbaugh, Allison <longenbaugha@naperville.il.us>; Syed, Ashfaq <SyedA@naperville.il.us>; Wilson, Nate <WilsonN@naperville.il.us>; Gibson, Mary <GibsonM@naperville.il.us>; Kelly, Patrick <KellyP@naperville.il.us>; McBroom, Josh <McBroomJ@naperville.il.us>; White, Benny <whiteb@naperville.il.us>; Wehrli, Scott <WehrliS@naperville.il.us>; Planning <Planning@naperville.il.us>
Subject: Please Oppose the Proposed Data Center Near Naper Commons

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Dear Mayor Wehrli, Council Members, and Planning & Zoning Commission,

My Name is Ryan Olsen and I am writing as a concerned resident to urge you to **oppose the proposed data center near the Naper Commons development**. While I understand the need for economic development in Naperville, this proposal presents serious concerns that threaten the character, safety, and value of nearby residential communities.

Councilman Ian Holzhauer is right to oppose this project, and I applaud his leadership. I respectfully call on the rest of the Council and the Mayor to reconsider their support for this proposal for the following reasons:

1. Incompatible with Surrounding Residential Areas

The proposed data center site is directly adjacent to multiple established and growing residential neighborhoods, including **Naper Commons, Indian Hills, the newly developing Northwoods of Naperville**, and areas bordering the **Danada Forest Preserve**. These are high-quality communities with **\$500,000+ homes and townhomes**. Placing a massive industrial facility near these neighborhoods directly undermines the investments homeowners have made in Naperville's west side. Residents in the townhomes closest to Naperville road will be less than a few hundred feet from the site.

2. Guaranteed Loss of Property Value

It is virtually guaranteed that this data center will **devalue nearby properties**. Industrial development of this scale—bringing noise, heat, diesel exhaust, and 24/7 operations—will deter future buyers and erode the equity of existing homeowners. Residents who have invested heavily in these communities now face the unacceptable risk of diminished property values as a direct result of city-sanctioned development.

3. Environmental and Quality-of-Life Concerns

The **Danada Forest Preserve**, a treasured natural space, will also feel the effects of this development. Increased heat, air, and noise pollution from cooling systems and generators will disrupt the ecological balance of the area and impact wildlife and trail use. The quality of life for residents who value outdoor recreation and a peaceful neighborhood environment will be significantly compromised.

4. Limited Community Benefit

Data centers offer **very few permanent jobs** and contribute little to the local economy beyond tax revenue. In contrast, they impose long-term infrastructure demands and create burdens for residents without improving the community's day-to-day life. Simply put, this is a poor tradeoff.

5. Better Locations Are Available


Naperville has designated **industrial corridors** far better suited for this type of development. Choosing to place this facility next to high-value neighborhoods and preserved natural space is short-sighted and sets a **troubling precedent** for future development decisions.

We urge the Council and Mayor to put the well-being of residents first. Naperville's strength has always come from its thriving neighborhoods, green space, and thoughtful planning—not from prioritizing industrial use over community quality of life.

Please stand with the residents of **Naper Commons, Indian Hills**, and future residents of **Northwoods of Naperville**, and all those who care about protecting our investments and environment. Follow Councilman Holzhauser's lead and vote **NO** on this project.

Sincerely,

Ryan Olsen

A solid black horizontal bar used to redact the signature of Ryan Olsen.

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, August 7, 2025 2:39 PM
To: Kopinski, Sara
Subject: FW: Concerned Resident-Please REJECT Proposed Data Center

Hi, Sara! This public comment for Karis came in POD today.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

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From: Steve Jarvis <[REDACTED]>
Sent: Thursday, August 7, 2025 2:28 PM
To: Wehrli, Scott <WehrliS@naperville.il.us>; Holzhauer, Ian <Ian.Holzhauer@naperville.il.us>; Longenbaugh, Allison <LongenbaughA@naperville.il.us>; Syed, Ashfaq <SyedA@naperville.il.us>; Wilson, Nate <WilsonN@naperville.il.us>; Gibson, Mary <GibsonM@naperville.il.us>; Kelly, Patrick <KellyP@naperville.il.us>; McBroom, Josh <McBroomJ@naperville.il.us>; White, Benny <WhiteB@naperville.il.us>; Planning <Planning@naperville.il.us>
Subject: Concerned Resident-Please REJECT Proposed Data Center

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Dear Mayor Wehrli and Council Members,

My name is Steve Jarvis, and I am writing as a very concerned Naperville resident and President of the Naper Commons Homeowners Association. I urge you to oppose the proposed data center near the Naper Commons development at the intersection of Naperville and Warrenville Roads.

This project poses a serious threat to the character, safety, and property values of our residential

communities. Councilman Ian Holzhauser has rightly opposed this proposal, and I strongly encourage the rest of the Council and the Mayor to follow his lead and reject this development.

Here are my primary concerns:

1. Incompatible with Residential Neighborhoods

The proposed site borders established and growing communities, including Naper Commons, Indian Hills, Northwoods of Naperville, and land adjacent to the Danada Forest Preserve. These are family-oriented neighborhoods where residents have invested in a peaceful, safe environment. A large industrial data center within a few hundred feet of these homes is an unacceptable encroachment.

2. Impact on Property Values

Homes in our neighborhoods are valued at over \$600,000, reflecting their quality and desirability. The noise, 24/7 operations, diesel exhaust, and industrial presence of this data center will inevitably reduce property values and undermine residents' investments.

3. Safety and Traffic Concerns

Many families with young children live here. Increased construction and operational traffic on roads not designed for heavy industrial use will increase safety risks and disrupt the quiet, livable atmosphere we expect.

4. Strain on Power Infrastructure and Work-from-Home Disruption

Data centers consume massive amounts of electricity, putting strain on our local power grid. This threatens power reliability for residents, many of whom work remotely and depend on stable, quiet environments. Noise from generators and cooling systems will further disrupt home offices and daily life.

5. Environmental Harm to Danada Forest Preserve

The nearby preserve will suffer from increased heat, noise, and air pollution, negatively affecting wildlife and recreational use of the trails.

6. Limited Community Benefits

This facility will create few permanent jobs and offers little beyond tax revenue. The burdens it imposes far outweigh the minimal benefits to our community.

7. More Suitable Locations Exist

Naperville has designated industrial zones designed for such facilities. Placing this data center adjacent to residential neighborhoods and protected green spaces is short-sighted and risks setting a damaging precedent.

I urge you to prioritize the quality of life, safety, and property values of Naperville residents over this ill-conceived project. Please stand with the families of Naper Commons, Indian Hills, Northwoods, and all neighbors who value our community's character and environment. Vote NO on the proposed data center at Naperville/Warrenville Roads.

Thank you for your attention to this critical matter.

Sincerely,
Steve Jarvis

Very Concerned Naperville Resident
President, Naper Commons Homeowners Association

Kopinski, Sara

From: Egner, Therese
Sent: Monday, August 11, 2025 9:02 AM
To: Kopinski, Sara
Subject: FW: Data Center Naperville i88 Corridor

Hi, Sara! This public comment came in for Karis Critical. Hope you had a nice weekend!

Therese Egner

Assistant Planner | Planning & Development - TED Business Group City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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-----Original Message-----

From: Jake Hildenbrand [REDACTED]
Sent: Friday, August 8, 2025 1:56 PM
To: Planning <Planning@naperville.il.us>
Subject: Data Center Naperville i88 Corridor

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Planning/Zoning Committee,

I'm writing you today as another concerned Naperville citizen. We have had an outpouring of issues with the new data center being proposed on the north-side of Naperville.

There are a number of things that have been discussed in the community so far and no one is pleased with it being built in our backyards. We currently live in Naper Commons and would like to understand why the push for a data center is best for Naperville. And the tax revenue that is generated from it seems to be the only positive we can come up with. And the worst part is, that revenue isn't even used to benefit our families and children because we are forced to attend Wheaton school districts while living in Naperville. I have always had a positive view of the City of Naperville being raised

here and having family in Naperville since the 40's, but this new development doesn't seem to serve a purpose besides revenue generation.

Naperville is one of the wealthiest areas in the western suburbs and has a high standard of living throughout. It has great schools and great community. I believe this data center development is strictly thought of as a tax revenue generator.

It is concerning with the relative size and energy consumption of data centers that Naperville would approve something so close in proportion to the Forest Preserve and natural area of Herrick Lake. According to the Illinois Constitution; Article XI, Section 1 clearly states that it is public policy of the state to provide and maintain a healthy environment for future generations. We as a community have the right to a healthy environment which I'm sure a data center is going to negatively effect the area surrounding it due to resources and generator pollution. It is unacceptable to ignore the fact that in most cases data centers have created issues in communities and their surrounding natural environments.

Has the issue of noise and diesel pollution come up in conversation. It would be important to nail down noise restrictions on being in place with communities being built so close to this designated area. 9am-5pm of standard business hours would be the only time generators could be checked and ran. It's also important to follow and enforce the same decibel requirements throughout the entire city of Naperville. This data center should have no exception to this rule. The water consumption will undoubtedly increase with a data center running at full capacity daily; and the water bill and municipality's supply of water will be restricted to nearby communities during operation. It would also be unfair to see an increase in water bills for Naperville communities due to a data center pulling large capacities of water every hour.

Overall I think it's important to ask Naperville communities for their opinions and keep us informed because it's the city councils duty to make decisions with families and communities best interest in mind. That alone has made the City of Naperville great today. Focusing on adding tax revenue to the books has not made Naperville prosperous over the decades. Keeping communities strong and loyal to the area has continued to push Naperville forward.

Please review the above points and respond with updates and plans for future talks about this data center. I appreciate the transparency in your responses and to keep Naperville families in mind.

Best,

Jacob Hildenbrand

[REDACTED]
[REDACTED]

Kopinski, Sara

From: Egner, Therese
Sent: Tuesday, August 12, 2025 3:12 PM
To: Kopinski, Sara
Subject: FW: Regarding Case DEV-0057-2025

Hi Sara! Please see public comment for DEV-0057-2025, Karis Critical.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: Lori A Melhart, LCSW [REDACTED]
Sent: Tuesday, August 12, 2025 3:05 PM
To: Planning <Planning@naperville.il.us>
Subject: Regarding Case DEV-0057-2025

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To the Naperville Planning and Zoning Commission:

Regarding Case DEV-0057-2025 – Public Notice of Application by Karis Critical, LLC, concerning the Nokia property (identified by the parcel numbers listed in the public notice), I am writing to express my **significant concerns**. This proposal, which seeks approval for a conditional use to allow the operation of a data center campus, a variance for reduced parking, a variance for an increased equipment yard screen wall height, and a variance for an increased security fence height to 8 feet, will be

discussed at the Public Hearing before the Naperville Planning and Zoning Commission on Wednesday, August 20, 2025, at 7:00 p.m. in the Council Chambers at the Naperville Municipal Center, 400 S. Eagle Street, Naperville, Illinois.

The plan involves the construction of two 211,000 square foot data centers. While it is presented as economic development, this project poses **serious, permanent risks to our community, environment, and quality of life**. These impacts cannot be fully mitigated and will be irreversible once built.

A critical issue is the **lack of detailed information needed for a thorough assessment**. We have not received disclosures regarding **primary or backup power sources, total energy draw, or grid impact, and the power study has not been shared with the public**. There's insufficient information about the **stated cooling method, water source, estimated consumption, or potential future changes**. A **stormwater management plan and environmental impact statement** are missing, as is an assessment of **habitat loss or effects on neighboring forest preserves**. Furthermore, no projections for permanent jobs or tax revenue have been provided. Without these details, the public and the city cannot fully assess the risks or benefits of this proposal.

I have significant concerns about the potential consequences of this project. It threatens **permanent environmental damage through the destruction of green spaces and habitats near forest preserves, the alteration of the local microclimate due to heat discharge from servers and cooling systems, and the annual use of millions of gallons of water for cooling, which risks future water shortages**.

There are also serious **health and safety risks**. Diesel generator emissions (particulate matter, nitrogen oxides, sulfur dioxide) are linked to respiratory illness and cancer. The noise from cooling systems and generators could disrupt sleep and well-being, and light pollution would alter neighborhood character and night sky visibility.

The proposal also poses a **strain on our infrastructure**, with potential overloading of the local power grid, increased stormwater runoff and flooding risk from massive impermeable surfaces, and significant traffic increases during construction and operation.

From an economic and community perspective, I am concerned about a **decline in our property values** due to industrial-scale development, limited permanent job creation relative to the project's scale, and the loss of land that could be used for community-benefiting projects.

Finally, there is a distinct lack of transparency. There has been no disclosure of the ultimate customer(s) or long-term commitments, the ownership or lease/purchase agreements are unclear, and there is no guarantee that the site won't be abandoned if the operator leaves.

I strongly believe that no amount of "conditions" can fully mitigate these risks. Once built, the impacts of two 211,000 square foot data centers will be permanent and irreversible. I urge the City of Naperville Planning and Zoning Commission to **deny Case DEV-0057-2025 in its entirety** to protect the health, safety, and quality of life of its residents.

Thank you for your time and consideration of this urgent matter.

Lori A. Melhart, LCSW

[REDACTED]

she/her/ella

All are welcome here!

Sent with [Proton Mail](#) secure email.

Kopinski, Sara

From: Iwicki, Brad
Sent: Wednesday, August 13, 2025 4:57 PM
To: Kopinski, Sara
Subject: FW: Opposition to proposed data center next to Naper Commons in Naperville

FYI – Data Center

Brad Iwicki

Assistant Planner | Planning & Development – TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 305-7021 | iwickib@naperville.il.us

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From: aashna taneja <[REDACTED]>
Sent: Wednesday, August 13, 2025 4:51 PM
To: Planning <Planning@naperville.il.us>
Subject: Opposition to proposed data center next to Naper Commons in Naperville

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I'm a homeowner at Napercommons townhomes, literally adjacent to the proposed data center site. Our community is brand new, within District 203, and many families (mine included) paid a premium to live here for the schools, safety, and proximity to the forest preserve. Siting an industrial-scale data center in the middle of a residential neighborhood and sensitive open space is fundamentally incompatible with the character, safety, and expectations of this area. I respectfully ask the City to deny the proposal.

Key Concerns

1. Land-Use Incompatibility & Comprehensive Plan

- A high-intensity, 24/7 industrial use conflicts with adjacent single-family/townhome residences and forest preserve uses.
- The visual massing, continuous operations, and ancillary infrastructure (substation, chillers, generators) do not belong on a neighborhood edge.

2. Noise & Vibration

- Constant mechanical noise (cooling towers/chillers), backup generator testing, and truck traffic will erode quality of life.
- Nighttime noise carries; low-frequency hum and tonal noise are especially disruptive to sleep and children.

1. Air Quality & Emissions

- Backup diesel generators and construction activity increase particulate matter and NOx.
- Fuel storage on site introduces spill risk and odors during exercising/testing cycles.

1. Water Use, Thermal Discharge & Stormwater

- Large cooling loads may strain municipal water, potentially raising costs or stressing supply during heat waves.
- Evaporative systems can create visible plumes and chemical drift from water treatment.
- Added impervious area increases runoff; failure risks flooding for homes downhill.

2. Light Pollution & Heat Island

- Security lighting and building glow degrade dark skies and affect wildlife and sleep hygiene.
- Large paved and mechanical areas raise local ambient temperatures.

1. Wildlife & Forest Preserve Interface

- Habitat fragmentation, fencing, and round-the-clock activity disrupt adjacent preserves and corridors.
- Stormwater or chemical releases threaten sensitive species.

1. Safety, Trespass & Security

- Industrial sites attract trespass/curiosity; perimeter security can push foot traffic into our yards and common areas.
- Fuel and battery energy storage (if proposed) introduce fire/hazard risks near homes and a school district full of children.

2. Property Values & Equity

- This community paid premium pricing with the expectation of residential compatibility. An industrial neighbor will depress values and shift burdens to current taxpayers

3. Grid Impacts

- High, concentrated electrical demand can drive costly grid upgrades and increase outage risk for nearby residents.

Thank you

Aashna Taneja

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, August 14, 2025 9:01 AM
To: Kopinski, Sara
Subject: FW: DATA CENTER CONCERNS

Hi Sara,

This public comment for Karis Critical came in POD.

Thank you!

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: Desmond [REDACTED]
Sent: Wednesday, August 13, 2025 4:48 PM
To: Holzhauer, Ian <Ian.Holzhauer@naperville.il.us>; Syed, Ashfaq <SyedA@naperville.il.us>; Wilson, Nate <WilsonN@naperville.il.us>; Gibson, Mary <GibsonM@naperville.il.us>; McBroom, Josh <McBroomJ@naperville.il.us>; Kelly, Patrick <KellyP@naperville.il.us>; White, Benny <WhiteB@naperville.il.us>; Wehrli, Scott <WehrliS@naperville.il.us>; Planning <Planning@naperville.il.us>; Longenbaugh, Allison <LongenbaughA@naperville.il.us>
Subject: DATA CENTER CONCERNS

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Dear Mayor Wehrli and Council members,

We are writing you to express our deep concern regarding the proposed Data Center near the Naper Commons development. We recently became residents of Naperville to enjoy our retirement

years. The proposed Data Center presents serious concerns that threaten the character, safety and value of our nearby residential communities.

We align with councilman Ian Holzhauer to oppose the project and ask the remaining council members and Mayor Wehrli to reconsider their support for this proposal for the concerns noted above.

According to the Daily Herald, the proposed Data Center for Naperville is approximately 600,000 sf. The Bloomberg Report stated that a recent 200,000sf Data Center proposed for VA could use as much energy as 30,000 homes. How exactly will this affect us? Also, the report stated that Data Centers use more electricity than most countries. Noise and the cost of electricity are also concerns.

We did not move to Naperville in 2023 to be living adjacent to a Data Center and have our property value decline.

Please stand with the residents of Naper Commons and all those who care about protecting our investment and environment and vote NO on the Data Center project.

Charles and Charyn Desmond

Kopinski, Sara

From: Planning
Sent: Monday, August 18, 2025 9:20 AM
To: Kopinski, Sara
Subject: FW: Objection to DEV-0057-2025 In re Karis Critical Member, LLC
Attachments: signed_Objection to DEV-0057-2025 In re Karis Critical Member, LLC .pdf; AI's Hidden Threat to Public Health - IEEE Spectrum.pdf

Hi Sara,

See below and attached public comment for the data center.

From: Wilton Person <[REDACTED]>
Sent: Sunday, August 17, 2025 11:41 AM
To: Planning <Planning@naperville.il.us>
Subject: Objection to DEV-0057-2025 In re Karis Critical Member, LLC

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Dear Planning & Zoning Commission,

Please find correspondence attached for your review. Please confirm receipt.

Sincerely,

Wilton Person

August 17, 2025

To: The Naperville Board and Zoning Commission

Objection to DEV-0057-2025 In re Karis Critical Member, LLC

The purpose of this letter is not only to object to Petitioner Karis Critical Member's request for conditional approval of DEV-0057-2025 but to request that the City of Naperville ban data centers until such time that the environmental and health impact of data center operations can be fully researched and documented. Although my family currently lives less than a ½ mile from the proposed data center, recent research supports that the air pollution caused by data centers would be far reaching beyond the immediate area of the data centers. See attached: *We Need to Talk About AI's Impact on Public Health Data-Center Pollution is linked to asthma, heart attacks, and more.*

By now, members of the Board and Zoning Commission have read the hundreds of comments and letters from Naperville residents objecting to this data center project based upon serious concerns related to noise pollution, air pollution, heavy stress on electricity and water use, harm to wildlife in the DuPage County Forest Preserve, quality of life concerns, and decreased property valuations.

My objection and ban request is based upon all of these reasons referenced above. However, my primary concern is based upon the irreparable public health harm that would be caused by air pollution as referenced in the attached article. It would be short-sighted for Naperville to mortgage the future health of its residents including children attending District 203 schools by approving a data center project that would expose Naperville residents to an increase in air pollution that would exacerbate respiratory conditions, increase public health costs, and likely result in premature deaths.

Unlike a proposed prison, mining operations, or other projects that are clearly undesirable on their face, the harm caused by the data centers may be less obvious but more insidious. The data centers will be windowless warehouses surrounded by high fences that strain Naperville's electricity and water resources while simultaneously creating harmful noise and air pollution.

The reality is that the health and quality of life of Naperville residents and the numerous children who attend District 203 are priceless and no amount of increased revenues or revenues specifically earmarked to District 203 are worth jeopardizing the health and quality of life for Naperville residents. Further, the negative impact on the environment and the wildlife that make the DuPage County Forest Preserve their home also supports a unanimous denial of this project. There are hundreds of better uses of this property that would positively impact the quality of life for Naperville residents.

I am requesting that the Board and Zoning Commission deny conditional approval for DEV-0057-2025 and that the City of Naperville pass an ordinance that bans future proposed data centers within the City of Naperville.

Sincerely,

A handwritten signature in black ink, appearing to read "W. A. Person".

Wilton A. Person
Naperville Resident

IEEE Spectrum

OPINION AI

We Need to Talk About AI's Impact on Public Health › Data-center pollution is linked to asthma, heart attacks, and more

BY ADAM WIERMAN SHAOLEI REN

01 MAY 2025

Adam Wierman is the Carl F. Braun professor of computing and mathematical sciences at Caltech.

Shaolei Ren is an associate professor of electrical and computer engineering at the University of California, Riverside.



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[MANAGE PREFERENCES](#)

MOST PEOPLE HAVE HEARD ABOUT THE environmental impact of today's AI boom, stemming from sprawling data centers packed with power-hungry servers. In the United States alone, the demand for AI is projected to push data-center electricity consumption to 6.7 to 12.0 percent of the nation's total by 2028. By that same date, water consumption for cooling these data-center facilities is predicted to double, or even quadruple, compared to the 2023 level.

But many people haven't made the connection between data centers and public health. The power plants and backup generators needed to keep data centers working generate harmful air pollutants, such as fine particulate matter and nitrogen oxides (NOx). These pollutants take an immediate

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Because ambient air pollution is a “silent killer.” While concerns about the public health impacts of data centers, including potential links to cancer rate increases, are beginning to surface, most AI-model developers, practitioners, and users simply aren’t aware of the serious health risks tied to the energy and infrastructure powering modern AI systems.

The Danger of Ambient Air Pollution

Ambient air pollution is responsible for approximately 4 million premature deaths worldwide each year. The biggest culprit are tiny particles 2.5 micrometers or less in diameter (referred to as PM 2.5), which can travel deep into the respiratory tract and lungs. Along with high blood pressure, smoking, and high blood sugar, air pollution is a leading health risk factor. The World Bank estimates the global cost of air pollution at US \$8.1 trillion, equivalent to 6.1 percent of global gross domestic product.

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With the danger of this pollution well established, the question becomes: How much is AI responsible for? In our research as professors at Caltech and the University of California, Riverside, we've set out to answer that question.

Quantifying the Public Health Cost of AI

To ensure that AI services are available even during grid outages, data centers rely on large sets of backup generators that usually burn diesel fuel. While the total operation time of backup generators is limited and regulated by local environmental agencies, their emission rates are high. A typical diesel generator can release 200 to 600 times more NO_x than a natural gas power plant producing the same amount of electricity.

A recent report by the state of Virginia revealed that backup generators at Virginia's data centers emitted about 7 percent of what permits allowed in 2023. According to the U.S.

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data centers maxed out their permitted emissions.

Further compounding the public health risk, a large set of data-center generators in a region may operate simultaneously during grid outages or grid shortages as part of demand-response programs, potentially triggering short-term spikes in PM_{2.5} and NO_x emissions that are especially harmful to people with lung problems.

Next, let's look beyond the backup generators to the supply of energy from the grid. The bulk of the electricity powering AI data centers comes from power plants that burn fossil fuels, which release harmful air pollutants, including PM 2.5 and NO_x. Despite years of progress, power plants remain a leading source of air pollution in the United States.

We calculated that training a single large generative AI model in the United States, such as Meta's Llama 3.1, can produce as much PM 2.5 as more than 10,000 round trips by car between Los Angeles and New York City.

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California's 30 million vehicles.

Why Carbon and Energy Efficiency Aren't the Whole Story

To date, efforts to mitigate AI's environmental footprint have focused mostly on carbon emissions and energy efficiency. These efforts are important, but they may not alleviate health impacts, which strongly depend on where the emissions occur.

Carbon anywhere is carbon everywhere. The climate impact of carbon dioxide is largely the same no matter where it's emitted. But the health impact of air pollution depends heavily on regional factors such as local sources of energy, wind patterns, weather, and population density.

Even though carbon emissions and health-damaging air pollutants have some shared sources, an exclusive focus on cutting carbon does not necessarily reduce, and could even

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costs by 2.8 percent.

Likewise, focusing solely on energy efficiency can reduce air pollutant emissions, but doesn't guarantee a decrease in health impact. That's because training the same AI model using the same amount of energy can yield vastly different health outcomes depending on the location. Across Meta's U.S. data centers, we've found that the public health cost of training the same model can vary by more than a factor of 10.

We Need Health-Informed AI

Supply-side solutions, such as using alternative fuels for backup generators and sourcing electricity from clean fuels, can reduce AI's public health impact, but they come with significant challenges.

Clean backup generators that offer the same level of reliability as diesel are still limited. And despite advancements in renewable energy, fossil fuels remain deeply embedded in the

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Globally, the share of coal and other fossil fuels in electricity generation has remained nearly flat over the past four decades, underscoring the difficulty of entirely changing the energy supply that powers data centers.

We believe that demand-side strategies that consider the spatial and temporal variations in health impacts can provide effective and actionable solutions immediately. These strategies are particularly well-suited for AI data centers with substantial operational flexibility. For example, AI training can often run at any available data centers and typically do not face hard deadlines, so those jobs can be routed to locations or deferred to times that have less impact on public health. Similarly, inference jobs—the work a model does to create an output—can be routed among multiple data centers without affecting user experience.

By incorporating public health impact as a key performance metric, these flexibilities can be harnessed to reduce AI's growing health burden. Crucially, this health-informed

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holds tremendous promise for advancing public health. For example, within the energy sector, AI can navigate the complex decision space of real-time power plant dispatch. By aligning grid stability with public health objectives, AI can help minimize health costs while maintaining a reliable power supply.

AI is rapidly becoming a public utility and will continue to reshape society profoundly. Therefore, we must examine AI through a public lens, with its public health impact as a critical consideration. If we continue to overlook it, the public health cost of AI will only grow. Health-informed AI offers a clear path forward for advancing AI while promoting cleaner air and healthier communities.

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Kopinski, Sara

From: Egner, Therese
Sent: Tuesday, August 19, 2025 10:02 AM
To: Kopinski, Sara
Subject: FW: Karis Critical – 1960 Lucent Lane – Case DEV-0057-025

Hi, Sara! This public comment for DEV-0057-2025 came in POD.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: [REDACTED]
Sent: Monday, August 18, 2025 8:15 PM
To: Planning <Planning@naperville.il.us>; wehrli.s@naperville.il.us; Longenbaugh, Allison <LongenbaughA@naperville.il.us>; Holzhauer, Ian <Ian.Holzhauer@naperville.il.us>; Syed, Ashfaq <SyedA@naperville.il.us>; Wilson, Nate <WilsonN@naperville.il.us>; Gibson, Mary <GibsonM@naperville.il.us>; Kelly, Patrick <KellyP@naperville.il.us>; McBroom, Josh <McBroomJ@naperville.il.us>; White, Benny <WhiteB@naperville.il.us>
Subject: Karis Critical – 1960 Lucent Lane – Case DEV-0057-025

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Dear Planning & Zoning Commission and City Council Members,

I'm writing as a concerned Naperville resident regarding the proposed data center development near Warrenville Road and Naperville Road. I understand there are potential economic benefits of such a project, and I also believe it's essential to carefully consider the long-term impact on our community's quality of life, infrastructure, and cost of living.

Noise Concerns Data centers are known to produce significant noise from backup generators, rooftop chillers, and HVAC systems. In nearby Aurora, residents living near the CyrusOne facility have reported persistent noise disruptions, including vibrations and sleepless nights. Noise carries, and as a resident of North Naperville, I already hear a great deal of noise, even at night, just from traffic both near and distant, so additional noise from a data center is a realistic concern.

- Could a detailed **Noise Impact Assessment** be conducted for this site? Including information on how far the sound carries? And comparative data to help parties understand the true effect.
- Will **backup generators** be tested regularly, and if so, during what hours?
- How often will the facility need to run its own power generators, and for how long each time?
- Are **chillers and HVAC units** planned for outdoor installation?
- What **sound mitigation strategies** (e.g., acoustic wraps, sound walls) will be implemented, and what research is there to support how successful they are?

Electricity Usage Data centers consume enormous amounts of electricity, which can strain local grids and potentially raise rates for residents. I understand the city has approved a study to assess grid impact.

- What is the **estimated electricity demand** at full capacity? How does that compare to the business that was previously at this location?
- Will the developer contribute a sufficient amount to **grid upgrades or renewable energy offsets**?
- Could this project affect **residential utility rates** or delay sustainability goals?
- Could this project result in residents experiencing periods of power loss or reduction of power available?

Water Consumption Cooling systems can use millions of gallons of water daily, raising concerns about sustainability and environmental impact.

- Will the facility use **evaporative cooling**, or more efficient alternatives like **liquid or immersion cooling**?
- What is the **projected daily water usage**, and how will wastewater be handled?
- Because water use in data centers is potentially unusually large, could a **Water Impact Assessment** be conducted, and are there **conservation plans** in place?
- Does Naperville's current **contractual allocation of Lake Michigan water** allow for this level of industrial usage?
- Will our water and sewer systems need upgrades to handle the large flow of water and wastewater? If so, will the developer contribute a sufficient amount toward those upgrades?
- Could the data center's water demand lead to **restrictions on residential water use** during peak periods or drought conditions? Or lead to increases in residential water and sewer rates?

I strongly urge the city to require full transparency from the developer and to prioritize the health, peace, and sustainability of our neighborhoods. I appreciate the opportunity to attend future public hearings and stay informed about this project's progress.

Thank you for your time and consideration.

Sincerely,
Kathy Kirman

Kopinski, Sara

From: Egner, Therese
Sent: Tuesday, August 19, 2025 10:02 AM
To: Kopinski, Sara
Subject: FW: Formal Request to Negotiate a Community Benefits Agreement for the Karis Critical Data Center Project (Case # DEV-0057-2025)

Hi Sara, this public comment for DEV-0057-2025 came in POD!

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: Jeesun Lim <[REDACTED]>
Sent: Tuesday, August 19, 2025 9:37 AM
To: Planning <Planning@naperville.il.us>
Subject: Formal Request to Negotiate a Community Benefits Agreement for the Karis Critical Data Center Project (Case # DEV-0057-2025)

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Dear Mr. Whitaker,

I am writing to you as a resident of Naperville whose home is immediately adjacent to the property at 1960 Lucent Lane, the proposed site for the Karis Critical Data Center Campus (Case # DEV-0057-2025).

I am deeply concerned about the disruptions and long-term impacts it may have on the quality of life for residents living near the construction site and the operational data center.

To address these concerns, I respectfully request that the following measures be considered and implemented to compensate and mitigate the impacts on our community:

1. Noise Reduction Measures:

- Installation of noise barrier fences around the data center perimeter to minimize noise pollution.
- Provision of soundproofing materials, such as double-glazed windows, for nearby residences.
- Implementation of noise-reducing technologies for HVAC systems and other equipment to ensure minimal disturbance.

2. Landscaping and Aesthetic Improvements:

- Enhanced landscaping around the data center, including planting trees, shrubs, and other vegetation to maintain the aesthetic appeal of the neighborhood.
- Design modifications to the data center buildings to ensure they are visually compatible with the surrounding residential area, using appropriate colors and materials.
- Measures to reduce light pollution, such as shielding outdoor lighting and minimizing nighttime glare.

3. Protection of Property Values - To safeguard our single largest investment, we propose:

- **A Property Value Guarantee Program**, including independent appraisals before and after construction, with a formal mechanism for compensating homeowners for any decline in property value.
- **A Guaranteed Purchase Offer Program** for residents who wish to sell their homes within a set period following the data center's completion.

4. Public Contributions and Infrastructure Investments:

- Allocation of funds from the data center project to improve local public amenities, such as schools, libraries, and parks.
- Investment in traffic management and road improvements to handle increased traffic associated with the data center.
- Creation of a community fund specifically for residents affected by the project, to be used for local initiatives or improvements.

5. Minimization of Construction Impact:

- Limitation of construction hours to minimize disruption to daily life (e.g., 8:00 AM to 5:00 PM, Monday through Friday).
- Implementation of dust and vibration control measures during construction to protect nearby homes.

- Designation of specific routes for construction vehicles to reduce traffic congestion in residential areas.

6. Transparency and Accountability: To ensure these commitments are met, we require:

- A commitment to annual public reporting on compliance with all terms of a Community Benefits Agreement (CBA), with financial penalties for non-compliance.

I believe these measures are reasonable and necessary to ensure that the benefits of this development are balanced with the well-being of our community. I urge you to work with Karis Critical to incorporate these requests into the project plan and to involve the community in the planning process to foster transparency and collaboration.

Thank you for your attention to this matter. I look forward to your response and am available to discuss these concerns further at your convenience.

Best Regards,

Jeesun Lim at [REDACTED]

Kopinski, Sara

From: Egner, Therese
Sent: Wednesday, August 20, 2025 9:07 AM
To: Kopinski, Sara
Subject: FW: Public Comment re: DEV-0057-2025

Hi Sara, this public comment came into POD for DEV-0057-2025.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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-----Original Message-----

From: Grace Chen <[REDACTED]>
Sent: Tuesday, August 19, 2025 9:48 PM
To: Planning <Planning@naperville.il.us>
Subject: Public Comment re: DEV-0057-2025

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To whom it may concern:

As a resident who values clean air, green spaces, and a livable future for the next generation, I feel compelled to speak out against the proposed construction of new data centers in our community.

While I recognize the growing demand for digital infrastructure, we must not ignore the environmental consequences of these facilities. Data centers consume enormous amounts of electricity, often sourced from fossil fuels, and contribute significantly to greenhouse gas emissions. At a time when we should be accelerating our efforts to combat climate change, approving energy-intensive developments like this feels counterproductive.

Beyond energy use, data centers require vast quantities of water for cooling, which can strain local resources and ecosystems. The noise pollution, land disruption, and potential harm to wildlife are additional concerns that deserve serious attention.

I urge decision-makers to pause this proposal until a comprehensive environmental impact assessment is conducted and shared with the public. We need transparency, accountability, and a clear commitment to sustainability before moving forward.

Our community should be a leader in climate-conscious development. Let's make choices that reflect our values and protect the environment for generations to come.

Sincerely,
Grace Chen

Kopinski, Sara

From: Egner, Therese
Sent: Wednesday, August 20, 2025 9:05 AM
To: Kopinski, Sara
Subject: FW: DEV-0057-2025

Hi, Sara! This public comment for DEV-0057-2025 came in.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: Eso <[REDACTED]>
Sent: Tuesday, August 19, 2025 10:09 PM
To: Planning <Planning@naperville.il.us>
Subject: DEV-0057-2025

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Hello,

I am a Naperville resident born and raised. I am writing to submit a comment about DEV-0057-2025. I am strongly opposed to this development.

Data centers produce a continuous hum from the electronics within, often exceeding 60 decibels. The effects of constant noise pollution are well documented to be extremely bad for human health and for the wildlife.

Data centers draw an immense amount of energy, driving up the cost of electricity. In the Southwest, similar data centers have already driven up energy rates by 17% over the past decade.

Back-up generators pollute the air, and the water consumption requirements strain our infrastructure.

The construction would degrade the quality of life of the nearby residents, the nearby nature preserve, and our city. Please don't prioritize industry over people.

Thanks,
Jessica Ni

Name	Tom Akers
City/State	Wheaton, IL
Group/Organization	No
Board/Commission	Building Review Board
Meeting Date	09/03/2025
Participation Type	Comment Only
Comment Only - Agenda Item	Case #: DEV-0057-2025
Comment Only - Comment	<p>This comment is for the Planning and Zoning Commission.</p> <p>I believe the approval of the zoning variances proposed by this request should be tabled, pending review of both environmental impact, and strain on the electrical grid.</p> <p>The adjacent DuPage County Forest Preserves are a vital part of the community; we must ensure that they suffer no environmental impact. In addition, as a former employee in the electric generation and transmission industry, I need to point out the importance of studying, and publicly disseminating, impact studies to the local electric grid.</p> <p>Thank you for attention in this matter.</p> <p>Your impacted neighbor in Wheaton,</p> <p>Tom Akers</p>
Support/Oppose	
Support/Oppose - Agenda Item	

Name: **Tom Akers**

Email: [REDACTED]

Phone: [REDACTED]

Acknowledgement: **Acknowledge Yes**

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, August 21, 2025 8:51 AM
To: Kopinski, Sara
Subject: FW: KARIS CRITICAL DATA CENTER (DEV-0057-2025)

Hi Sara, This is a public comment for DEV-0057-2025.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: Chandni Patel <[REDACTED]>
Sent: Wednesday, August 20, 2025 8:40 PM
To: Planning <Planning@naperville.il.us>
Subject: KARIS CRITICAL DATA CENTER (DEV-0057-2025)

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Data centers bring little to no value to the community while increasing pollution, electricity use and water use. As someone who works with data, I strongly opposed the building of new data centers. I believe we can use our resources in a more thoughtful way and encourage more sustainable solutions.

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, August 21, 2025 8:53 AM
To: Kopinski, Sara
Subject: FW: Data center concerns - Naper Commons resident

Hi Sara, This is a public comment for DEV-0057-2025.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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-----Original Message-----

From: Weronika Malek [REDACTED]
Sent: Wednesday, August 20, 2025 10:20 PM
To: Planning <Planning@naperville.il.us>
Subject: Data center concerns - Naper Commons resident

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Dear Naperville Planning and Zoning Commission,

My name is Weronika Malek-Lubawski and I'm a homeowner and resident of [REDACTED] I'm writing with some concerns regarding the proposed data center in the neighborhood's direct vicinity (Nokia campus/Warrenville road).

We're a residential neighborhood and bought our homes with an understanding that we'd be moving near office (Nokia) rather than industrial/loud (data center) buildings.

Over the last two years me and my husband developed a strong attachment to our neighborhood, a sense of community, and love for the Danada Forest Preserve. We love taking walks to the preserve and keep seeing a pair of

eagles (!), beavers, herons, turtles, ducks, and hares there. One of the ducks even felt safe enough to lay eggs near our house's porch and then safely walked her ducklings back to the preserve, which one of our neighbors caught on photos! We're currently expecting our first baby, and it's environment I hoped to share with my child. There's also many children and expecting families in the neighborhood.

We're concerned about the noise pollution coming from the data center and its effects both on us as residents and on the unique wildlife we have here—data center noises and frequencies might be different than what the animals are “used” to and I read articles and testimonies that state that even when data centers promise quiet operations, their monthly maintenance or unexpected repairs can be very loud. I'm not attaching links to this e-mail in case your filter blocks them but would be happy to share them.

Are there any noise level enforcements or guarantees that are currently planned in regards to the data center? Based on the residential/wildlife character of the neighborhood I'm opposed to it in general, but if it would happen in some capacity, I think such enforcements are absolutely necessary and need to be discussed at this stage.

I also reviewed the public proposal for the data center in which the developer mentions that their first building would be OK with the existing electric infrastructure, but the second would be “dependent” on availability. I'm worried that they would lobby for the second building regardless of its feasibility for our infrastructure, and that the overall exertion would cause the electric prices to rise in the city of Naperville.

Sincerely,
Weronika Malek-Lubawski, Ph.D.
Homeowner

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, August 21, 2025 9:17 AM
To: Kopinski, Sara
Subject: FW: Protecting what makes Naperville home to families like ours

Hi Sara, this public comment to POD for DEV-0057-2025.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: [REDACTED]
Sent: Thursday, August 21, 2025 9:14 AM
To: Planning <Planning@naperville.il.us>
Cc: [REDACTED]
Subject: Protecting what makes Naperville home to families like ours

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Dear Ian Holzhauer, Patrick Kelly, Ashfaq Syed, and all City Council Members,

We are writing as Naperville residents to share our concerns regarding the proposed data center near Naper Commons.

We moved to Naper Commons in large part because it is backed by the forest preserves surrounding Herrick Lake. That proximity wasn't just about beauty or recreation — it represented environmental resilience and the promise of cleaner air, something deeply important to our family.

Our son Julian is 3 years old. He has a rare lung condition and depends on oxygen 24/7, as well as a BiPAP machine at night to breathe more easily. For him, even small changes in air quality are not an inconvenience — they are a threat to his health and wellbeing. There is hope that Julian may be able to outgrow aspects of his condition as he develops, but that depends in large part on the environment he grows up in — especially the quality of the air he breathes every day. Cleaner air gives him a chance to thrive; poorer air sets him back. And while we feel these impacts most acutely because of Julian, the reality is that air quality affects every Naperville resident. ***Poorer air contributes to higher rates of asthma, heart disease, and other chronic conditions across the community.***

While we understand the desire for economic growth, we question whether the benefits of a large data center truly outweigh the costs. These facilities consume vast amounts of resources and bring risks that extend far beyond a single neighborhood:

- Air quality and noise — Backup generators and cooling systems add emissions and noise, affecting vulnerable residents and the broader community.
- Energy strain and rising costs — Data centers require enormous amounts of electricity, which can strain the grid and contribute to higher rates for residents.
- Water usage — Many facilities use millions of gallons of water for cooling, raising serious sustainability concerns.
- Few jobs vs. impact — Despite their size, data centers provide relatively few permanent jobs compared to other types of development that could benefit Naperville.

Naperville has always been a place where families come for community, health, and access to nature. We urge you to protect that identity and carefully weigh whether this project aligns with the values that make Naperville the kind of place families like ours choose to call home.

Thank you for your dear time and thoughtful consideration. We deeply appreciate your commitment to Naperville's families.

Sincerely,

[REDACTED]

Naperville residents and parents

(We respectfully request that our names be kept confidential should our comments be shared publicly.)

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, August 21, 2025 10:58 AM
To: Kopinski, Sara
Subject: FW: Please Oppose the Proposed Data Center Near Naper Commons

Planning received this follow-up response from a public comment for DEV-0057-2025!

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: Ryan Olsen <[REDACTED]>
Sent: Thursday, August 21, 2025 10:44 AM
To: Gibson, Mary <GibsonM@naperville.il.us>; Planning <Planning@naperville.il.us>
Subject: Re: Please Oppose the Proposed Data Center Near Naper Commons

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Hi Mary,

Thank you for your response. I understand this project is still in the early stages of planning, and I've also been keeping informed through others who've shared that these database centers are intended to handle "low-power" transactions such as airline ticket purchases.

As I will not be able to attend the September 3rd meeting, I would ask the planning commission to reflect on the broader consequences — disruption to the Danada Forest Preserve ecosystem, reduced home values in the area, and long-term environmental damage that cannot be undone.

So the question becomes this for the planning commission: is it truly worth sacrificing our community, our property values, and a protected natural ecosystem, simply so someone hundreds of miles away can complete an airline ticket purchase a few seconds faster? Surely the well-being of our community and environment deserves more weight than that. Thank you again for your response.

Best regards,

Ryan Olsen

On Fri, Aug 15, 2025 at 12:50 PM Gibson, Mary <GibsonM@naperville.il.us> wrote:

Hi Ryan,

Thank you for reaching out and sharing your concerns regarding the proposed data center project. I want to assure you that this project is still in the very early stages. Before anything can move forward, it must go through our Planning and Zoning Commission and then to the City Council, where it would be considered as a conditional use for the site.

These hearings are designed specifically so that important questions, like the ones you raised, can be asked, details can be clarified, and concerns from residents like yourself can be addressed. At this point, no approvals have been given, and nothing is final.

As your Councilwoman I would not support approving any project without first ensuring that these issues are thoroughly reviewed and that the community has the opportunity to weigh in.

Thank you again for taking the time to share your perspective. I encourage you to stay engaged as this process moves forward, and I will make sure residents are informed about opportunities to participate in upcoming meetings.

Sincerely,
Mary

Mary Gibson

Naperville City Councilwoman
400 S. Eagle St. Naperville, IL 60540
(630) 305-5333 | GibsonM@naperville.il.us

From: Ryan Olsen <[REDACTED]>

Sent: Wednesday, August 6, 2025 7:35 AM

To: Holzhauer, Ian <Ian.Holzhauer@naperville.il.us>; Longenbaugh, Allison <LongenbaughA@naperville.il.us>; Syed, Ashfaq <SyedA@naperville.il.us>; Wilson, Nate <WilsonN@naperville.il.us>; Gibson, Mary <GibsonM@naperville.il.us>; Kelly, Patrick <KellyP@naperville.il.us>; McBroom, Josh <McBroomJ@naperville.il.us>; White, Benny <WhiteB@naperville.il.us>; Wehrli, Scott <WehrliS@naperville.il.us>; Planning <Planning@naperville.il.us>

Subject: Please Oppose the Proposed Data Center Near Naper Commons

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Dear Mayor Wehrli, Council Members, and Planning & Zoning Commission,

My Name is Ryan Olsen and I am writing as a concerned resident to urge you to **oppose the proposed data center near the Naper Commons development**. While I understand the need for economic development in Naperville, this proposal presents serious concerns that threaten the character, safety, and value of nearby residential communities.

Councilman Ian Holzhauer is right to oppose this project, and I applaud his leadership. I respectfully call on the rest of the Council and the Mayor to reconsider their support for this proposal for the following reasons:

1. Incompatible with Surrounding Residential Areas

The proposed data center site is directly adjacent to multiple established and growing residential neighborhoods, including **Naper Commons, Indian Hills, the newly developing Northwoods of Naperville**, and areas bordering the **Danada Forest Preserve**. These are high-quality communities with **\$500,000+ homes and townhomes**. Placing a massive industrial facility near these neighborhoods directly undermines the investments homeowners have made in Naperville's west side. Residents in the townhomes closest to Naperville road will be less than a few hundred feet from the site.

2. Guaranteed Loss of Property Value

It is virtually guaranteed that this data center will **devalue nearby properties**. Industrial development of this scale—bringing noise, heat, diesel exhaust, and 24/7 operations—will deter future buyers and erode the equity of existing homeowners. Residents who have invested heavily in these communities now face the unacceptable risk of diminished property values as a direct result of city-sanctioned development.

3. Environmental and Quality-of-Life Concerns

The **Danada Forest Preserve**, a treasured natural space, will also feel the effects of this development. Increased heat, air, and noise pollution from cooling systems and generators will disrupt the ecological balance of the area and impact wildlife and trail use. The quality of life for residents who value outdoor recreation and a peaceful neighborhood environment will be significantly compromised.

4. Limited Community Benefit

Data centers offer **very few permanent jobs** and contribute little to the local economy beyond tax revenue. In contrast, they impose long-term infrastructure demands and create burdens for residents without improving the community's day-to-day life. Simply put, this is a poor tradeoff.

5. Better Locations Are Available

Naperville has designated **industrial corridors** far better suited for this type of development. Choosing to place this facility next to high-value neighborhoods and preserved natural space is short-sighted and sets a **troubling precedent** for future development decisions.

We urge the Council and Mayor to put the well-being of residents first. Naperville's strength has always come from its thriving neighborhoods, green space, and thoughtful planning—not from prioritizing industrial use over community quality of life.

Please stand with the residents of **Naper Commons**, **Indian Hills**, and future residents of **Northwoods of Naperville**, and all those who care about protecting our investments and environment. Follow Councilman Holzhauer's lead and vote **NO** on this project.

Sincerely,

Ryan Olsen
Naper Commons [REDACTED]

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, August 21, 2025 2:36 PM
To: Kopinski, Sara
Subject: FW: Reject Data Center at Nokia site

Hi Sara, This public comment for DEV-0057-2025 came through POD.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: Tracey Keane-Schweiner <[REDACTED]>
Sent: Thursday, August 21, 2025 2:22 PM
To: Planning <Planning@naperville.il.us>
Subject: Reject Data Center at Nokia site

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Hello,

Please reject the proposed data centers at the Nokia site. The area is beautiful and frequently used by all neighbors for exercise, social gatherings, wildlife viewing, and mental health exercises.

The data centers are not worth the trade in human health.

Thank you,
Therese Schweiner

[REDACTED]
Warrenville, IL 60555

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, August 21, 2025 2:59 PM
To: Kopinski, Sara
Subject: FW: Opposition to Proposed Data Center Near Our Community

Hi Sara! This public comment for DEV-0057-2025 came through the Planning Inbox.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: Sabanam Lakhey [REDACTED]
Sent: Thursday, August 21, 2025 2:52 PM
To: Planning <Planning@naperville.il.us>
Subject: Opposition to Proposed Data Center Near Our Community

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Dear Naperville Planning and Zoning Committee,

I am writing on behalf of myself and many concerned residents in our neighborhood to express strong opposition to the proposed data center next to our community. While we understand the importance of technology and infrastructure development, the location of this project is highly inappropriate and poses serious risks to our families, our environment, and the surrounding ecosystem.

Key Concerns:

1. Impact on Families and Quality of Life:

The constant noise from industrial cooling systems, generators, and equipment would disrupt the peace of our community.

Increased traffic from heavy construction and maintenance vehicles would create safety hazards for our children and residents.

2. Environmental Consequences:

The proposed site is adjacent to a forest preserve, which is home to many animals and serves as a vital green space for our community. Development threatens habitats and disrupts wildlife.

Data centers consume massive amounts of water for cooling, which could place additional strain on local water resources.

Energy consumption from a large-scale facility would increase carbon emissions, conflicting with community sustainability goals.

3. Property Values and Community Well-being:

The presence of an industrial facility next to residential homes will almost certainly reduce property values.

Residents moved here for a safe, quiet, and environmentally friendly community—this project undermines that promise.

4. Health and Safety Risks:

Backup diesel generators release emissions that can impact air quality.

Increased light pollution and 24/7 operations will disturb both residents and wildlife.

Naperville prides itself on being a family-friendly city with thoughtful urban planning. Approving a data center in such close proximity to homes and a forest preserve would be a step backward and an irreversible mistake. We urge the Planning Committee to reconsider and seek alternative sites more appropriate for heavy infrastructure.

Our community is prepared to actively protest this project and make our voices heard. We strongly request that the committee reject this proposal and preserve the safety, health, and environment of our neighborhood.

Thank you for your time and consideration.

Sincerely,
Sabanam Lakhey

██████████ Naperville, IL 60563

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, August 21, 2025 3:00 PM
To: Kopinski, Sara
Subject: FW: Opposition to Proposed Data Center at Former Lucent Site

Hi, Sara! This public comment came through POD for DEV-0057-2025.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: P V <[REDACTED]>
Sent: Thursday, August 21, 2025 2:56 PM
To: Planning <Planning@naperville.il.us>
Subject: Opposition to Proposed Data Center at Former Lucent Site

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To Naperville Planning and Zoning Commission Board,

I'm writing not just as a concerned resident, but as someone whose life is deeply rooted in DuPage County. The proposal by Karis Corporation to build a data center on the former Lucent site deeply unsettles me—especially since I received no formal notice, unlike some neighbors who were contacted by attorneys.

I've lived in DuPage County my entire life. I've watched it grow—cornfields becoming industrial parks, and a single hospital building blossoming into a full medical complex. Change is inevitable, but not all change is progress. Some comes at too high a cost.

As a lifelong resident, I've spent countless hours enjoying our forest preserves with family and friends—walking, biking, picnicking, and observing wildlife. Since moving to Naperville, I've continued to cherish the natural beauty of the area. I

regularly see finches, cardinals, blue jays, herons, cranes, and sandhill cranes near the old Lucent/Nokia buildings and even on my street. Turtles cross our roads, deer peek from behind trees, coyotes roam through backyards, and foxes with striking fur appear from a distance. These are not just animals—they are part of a delicate ecosystem that makes our community unique.

A data center here would disrupt everything. These facilities consume enormous amounts of energy and water, emit pollution, generate noise, and flood the area with artificial light. They don't belong next to a forest preserve or in a quiet neighborhood built around nature.

I also live with a serious medical condition that makes me especially vulnerable to environmental stress. My recovery is slow, and clean air and calm surroundings are essential to my health. I've been fortunate to find incredible doctors at Northwestern Memorial who understand my medical needs. I've built a support system here—family, lifelong friends, and new neighbors who've made Naperville feel like home. I went to school here—from grade school through graduate school. I've planted deep roots. I don't want to leave. But if this project moves forward, I may have no choice.

One of the most joyful parts of living near the forest preserve has been rediscovering the insects I loved as a child—grasshoppers, fireflies, and dragonflies. Their return has been a powerful reminder of the importance of preserving natural spaces. These creatures, along with countless others, are indicators of a healthy ecosystem. If we allow industrial development to encroach on this land, we risk losing not only biodiversity but also the emotional and cultural connection we have to nature.

I'm not against development, but it must be responsible. There are better locations for a data center—ones that won't threaten our health, wildlife, or way of life.

Please reconsider. Say no to the data center. Protect our forest preserve, our neighborhood, and the values that brought us here. Once this land is gone, we can't get it back.

Sincerely,

Priya Vincent

Kopinski, Sara

From: Iwicki, Brad
Sent: Friday, August 22, 2025 11:34 AM
To: Kopinski, Sara
Subject: FW: Public Comment on Proposed Data Centers in Naperville

Hi Sara,

The POD received a public comment regarding the data center today around 8:00am.

Thank you,

Brad Iwicki

Assistant Planner | Planning & Development – TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 305-7021 | iwickib@naperville.il.us

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From: [REDACTED]
Sent: Friday, August 22, 2025 8:07 AM
To: Planning <Planning@naperville.il.us>
Subject: Public Comment on Proposed Data Centers in Naperville

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Dear Members of the Planning & Zoning Commission,

My name is Daniel Vojcak, and I am a Naperville resident living near Spring Brook Elementary School. I also grew up here, attending Neuqua Valley High School. I appreciate the opportunity to submit my comments regarding the proposed data centers along the I-88 corridor.

I respectfully urge the commission to carefully weigh whether the long-term impacts these data centers may have on our city's infrastructure, environment, and quality of life are worth the potential economic benefits. I also strongly encourage the commission to require full, transparent, and publicly accessible environmental and utility impact assessments before moving forward with any approvals.

Specifically, I recommend that the commission require:

1. A noise study showing decibel estimates at key nearby residences, along with mitigation plans.
2. A traffic impact assessment, particularly during peak construction periods.
3. Utility interconnection reports outlining grid capacity, projected increases in demand (estimated at 10%+), and clear funding sources for any required upgrades to ensure costs do not fall unfairly on residents.
4. Water usage and watershed protection plans addressing data center water usage and mitigation strategies.

In addition, I believe it is important to clarify who will benefit most from these proposed data centers. Will Naperville and its residents receive a fair share of the revenue, or will the benefits primarily flow to outside developers and interests that do not live near these facilities?

I also encourage the city to request detailed information regarding employment: projected job creation, expected wages, and whether there will be commitments to hiring local workers.

Thank you very much for your time and consideration of these concerns. I care deeply about Naperville's future and urge the commission to ensure that any development proceeds only with full transparency, accountability, and community benefit.

Sincerely,
Daniel Vojcak
Naperville, IL

Kopinski, Sara

From: Iwicki, Brad
Sent: Monday, August 25, 2025 8:43 AM
To: Kopinski, Sara
Subject: FW: New Data Center

POD - Data Center Public Comment

Brad Iwicki

Assistant Planner | Planning & Development – TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 305-7021 | iwickib@naperville.il.us

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From: Mike Nielsen <[REDACTED]>
Sent: Friday, August 22, 2025 7:25 PM
To: Planning <Planning@naperville.il.us>
Subject: New Data Center

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I just read that a huge new data center is being build on Herrick Lake and Danada Forest Preserve property. I am TOTALLY against this, as I use these sacred PROTECTED forest preserve lands for recreation. This will DESTROY this land.
Mike Nielsen
Lisle, Illinois

Kopinski, Sara

From: Iwicki, Brad
Sent: Monday, August 25, 2025 8:43 AM
To: Kopinski, Sara
Subject: FW: Our Forest Preserve

POD - Data Center Public Comment

Brad Iwicki

Assistant Planner | Planning & Development – TED Business Group City of Naperville | 400 S. Eagle St. Naperville, IL 60540
(630) 305-7021 | iwickib@naperville.il.us

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-----Original Message-----

From: Caroline Vaughan [REDACTED]
Sent: Friday, August 22, 2025 8:18 PM
To: Planning <Planning@naperville.il.us>
Subject: Our Forest Preserve

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Please do not take away our nature. These data centers will destroy the wildlife and eco systems surrounding. These center use so much water! They will ruin all the surrounding areas and what's left of the nature will die out. Sweetness known for its beautiful foliage. Let wheaton remain its beautiful self.

Kopinski, Sara

From: Iwicki, Brad
Sent: Monday, August 25, 2025 8:43 AM
To: Kopinski, Sara
Subject: FW: Case #: DEV-0057-2025

POD - Data Center Public Comment

Brad Iwicki

Assistant Planner | Planning & Development – TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 305-7021 | iwickib@naperville.il.us

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From: Samantha Bissell [REDACTED]
Sent: Saturday, August 23, 2025 9:29 AM
To: Planning <Planning@naperville.il.us>
Subject: Case #: DEV-0057-2025

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Hello,

I am a resident of Wheaton, but live not far from the proposed site of this data center. This development project was brought to my attention last night, so I unfortunately missed the August 20 public hearing. However, I would like to express my opposition to this project.

We are seeing across the country the negative environmental impacts these large data centers have on the nearby communities. The massive cooling needs for the data centers results in depletion of water resources for their neighboring communities, in addition to contributing to air pollution. These data centers do not contribute anything to community besides pollution and water scarcity.

Sincerely,

Samantha Bissell

[REDACTED]
[REDACTED]

Kopinski, Sara

From: Egner, Therese
Sent: Tuesday, August 26, 2025 9:52 AM
To: Kopinski, Sara
Subject: FW: Data center

Hi Sara, this public comment came in for DEV-0057-2025.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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From: Lauren Bezdek <[REDACTED]>
Sent: Monday, August 25, 2025 7:54 PM
To: Planning <Planning@naperville.il.us>
Subject: Data center

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Good evening,

I wish to express my opposition to any development of a data center within Naperville for the reasons outlined below.

A single **data center** can utilize 100,000 homes' worth of energy. This is a massive cost to the environment. With the source of Naperville electricity procured by dirty energy, this is of extreme concern. We are doing everything we can in my household to utilize less energy so we have less of a negative effect on the environment. This would undo our actions and many increasingly concerned Naperville residents' actions who are realizing that future generations will have to live with the pollution we create today.

I also am alarmed at the proposed site. Right next to a forest preserve where I have spent weekends for 20+ years. Neither my family nor the wildlife living there will be able to enjoy a peaceful , clean environment with air and environmental quality ruined by generators , noise and other pollution. Additionally there are also numerous very recent articles pointing to the increase in electricity rates being due to **data centers**, most recently several linked to ComEd. If the proposed **data center** is offering revenue to Naperville, I would strongly disagree with their assertion. Many communities across the US have found their utility bills increase substantially when **data centers** come to town. Residents end up paying the cost for the “privilege” of having a data center in their city. And if they are stating they will bring jobs, there is a very small job benefit- typically between 30 and 50 “permanent” jobs. It is not worth the massive cost to the environment, and residents end up paying for the **center** to be there through their significantly increased electricity bills.

As someone who has lived in Naperville for 40 years- overall, I increasingly feel that Naperville planning and zoning does not listen to or consider the needs of the people who live here, and that is unsatisfactory.

Thank you,
Lauren Bezdek

Karis Critical Naperville Data Center
1960 Lucent Lane, Naperville, IL 60563
08-05-207-037

The infrastructure, utilities, and resources of the City of Naperville, which were created over many decades of thoughtful and prudent expenditure are the principal features that make this project appealing to the petitioner. It is my belief that these resources and assets are not appropriately priced for the disproportionate impact it will have upon the existing users and taxpayers.

- The extremely reliable and affordable **electricity** provided through the City of Naperville's procurement and distribution infrastructure is the predominant advantage of this development. Naperville's favorable electricity service has been achieved through decades of municipal development and funding by residents. This zoning change will make the City of Naperville responsible for continuity of the data center's operation. Furthermore, additional substation facilities will need to be created and maintained for this endeavor.
- Cooling is essential in a data center facility. Data centers utilize many systems to cool computer equipment beyond air conditioners. Dripping **water** over a fanned screen is sometimes referred to as a "swamp cooler". This process, while requiring lower electricity cost, involves higher water usage. The excellent water availability we have in the City of Naperville, through DuPage County's acquisition of Lake Michigan water enables this project. Once again, it is taxpayer funding that has provided this resource that the petitioner will leverage at a discount for its disproportionate consumption.
- Data centers require additional protection from intruders, as evidenced by changes in higher and more substantial fencing. Data centers typically employ private security, but given the sensitivity of private data and the nearby electrical infrastructure, additional **police** services would be utilized around this 24x7 facility.
- Finally, the continuous electricity operation at this facility may make it more prone to a **fire** incident. While data centers utilize sophisticated fire mitigation strategies, including sprinklers and halon gas, the City of Naperville Fire Department would still be contacted. A sizable diesel fuel reservoir would be stored on the facility to operate diesel engine generators for electricity continuity. Diesel engine generation would be an additional fire and hazmat hazard.

Data centers operate with extremely low personnel. Increased **employment is negligible**.

Outputs of this proposal are also unfavorable for the City of Naperville.

- The petitioner has explained that screens would be constructed around their roof mounted cooling facilities. This acknowledges the significant **sound** and **noise vibration** that would be created from this equipment. I worry that the City of Naperville will become embroiled in controversy between nearby residential and commercial residents about how many decibels are considered acceptable.

- In order to cool the extensive amount of technology equipment, we previously explained the expansive water utilization that would occur. Corresponding to this high water usage, the **waste water** would need to be processed through the City of Naperville. It is likely additional municipal investments would need to occur to support this facility. Is there sufficient waste water management processing capacity in the northern section of the City of Naperville?
- Operation of **diesel** powered electricity generators, although for a short period would be an environmental hazard. Additionally, it would cause fumes in the nearby area.

This area is a highly desirable location. It is located amongst other commercial interests with excellent access to road and highway systems. Petitioner states that there is (currently) low demand for commercial office space and that the tax revenue from this utilization is highly desirable to the City of Naperville.

I disagree. I believe there are more advantageous commercial uses of this property buttressed by the enviable stature of Naperville. There are many locations along highway and electricity assessments a data center may choose to build that are less expensive than this property. As stated earlier, it is the excellent infrastructure and services that make this proposal appealing. The City of Naperville and residents are not adequately compensated in this proposal for what it is providing and receiving. I further believe we may be reflexively choosing to accept this proposal in the absence of any other. As the City of Naperville continues to excel and distinguish itself, superior and more compatible options will present themselves.

Kopinski, Sara

From: Iwicki, Brad
Sent: Wednesday, August 27, 2025 4:39 PM
To: Kopinski, Sara
Subject: FW: Opposition to Case DEV-0057-2025 – Data Center Proposal

FYI – Data Center public comment received by the POD

Brad Iwicki

Assistant Planner | Planning & Development – TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 305-7021 | iwickib@naperville.il.us

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From: J Xing <[REDACTED]>
Sent: Wednesday, August 27, 2025 3:32 PM
To: Planning <Planning@naperville.il.us>
Subject: Opposition to Case DEV-0057-2025 – Data Center Proposal

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To the Naperville Planning and Zoning Commission:

Regarding Case DEV-0057-2025 – Public Notice of Application by Karis Critical, LLC, concerning the Nokia property (identified by the parcel numbers listed in the public notice), I am writing to **oppose this proposal strongly**. While presented as economic development, the plan to construct two 211,000-square-foot data centers poses **serious and permanent risks to the health, safety, and quality of life of Naperville residents nearby**. These impacts cannot be fully mitigated once construction begins.

Fuel Storage Risks

The most serious concern is the large-scale storage of fuel required to support backup generators for one to three days of independent operation. This means extraordinary volumes of fuel must be stored in either above-ground or underground tanks. The risks include leaks and spills contaminating soil and groundwater, long-term environmental damage, and the potential for fires or explosions. These hazards are not hypothetical, and once such an incident occurs, the damage cannot be reversed. Placing this danger so close to homes and forest preserves is incompatible with community safety.

Public Safety Concerns

The presence of large fuel reserves and heavy industrial equipment increases the risk to nearby residents and natural areas, and local emergency services may lack the resources to manage incidents of this scale.

Air Quality and Environmental Impacts

Diesel generator emissions from monthly testing and emergency use will worsen air quality and affect residents' health. The facilities will also generate massive heat output, creating a localized "heat island" effect that harms wildlife and diminishes neighborhood livability.

Noise, Light, and Other Impacts

Continuous mechanical noise, vibrations, and bright security lighting will disrupt nearby neighborhoods. Property values will decline, future community investment will be discouraged, and approval would set a dangerous precedent for further industrial encroachment into residential zones.

For these reasons, I respectfully urge the Planning and Zoning Commission to **deny Case DEV-0057-2025 in its entirety.**

Thank you for your consideration.

Sincerely,

Jianqi Xing

██████████ Naperville, IL 60563

Fairmeadow Neighborhood Association

[REDACTED]
Naperville, IL 60563

August 27, 2025

Naperville Planning and Zoning Board

Naperville Municipal Center

400 S. Eagle Street

Naperville, IL 60540

Dear Members of the Planning and Zoning Board,

On behalf of the Fairmeadow Neighborhood Association, I am writing to formally express our strong opposition to the proposed development of a data center near our residential community.

While we recognize the importance of technological infrastructure and economic impact of the proposed facilities utility taxes, we believe this particular project poses significant risks and concerns that directly impact the health, safety, and quality of life of our residents. We believe that a data center of this scale is better suited for industrial zoning than ORI (Office, Research AND Light Industry) and further does not belong in close proximity to residential neighborhoods.

Our primary concerns include:

1. **Data Center Scale:** The proposed data center, while not the largest in the Chicago land area, would be in the top 15 based on power use. In reviewing the zoning of a large number of data centers in the area, almost all data centers that have been built in the last 10 years are in industrial zoning areas. There are a number of older data centers that are of much smaller scale having a far smaller square footage, power (<10 MW), cooling, and generator (Less than 6 generators) footprint than the proposed (73 MW) facility that are in light industrial or commercial zoned areas. Smaller scale lower power footprint data centers constructed more than 10 years ago are more appropriate for ORI – Light Industrial zoning the data centers of the proposed scale.
2. **Noise Pollution:** Data centers operate continuously and often rely on large-scale cooling systems and backup generators, which can produce persistent and disruptive noise. This is incompatible with the quiet, residential character of residents living close to the proposed facility. Noise concerns are not limited to backup generators that may only run during power outages and routine testing but also the constant hum of electrical substation and cooling fans. The amount of cooling required has a direct relation to the power consumption of the overall power usage of the facility as energy used by the computers is turned to heat that has to be removed from the facility.

Data Center noise risk is an emerging area of study due to the explosive expansion of the number and scale of data center facilities.

- <https://pmc.ncbi.nlm.nih.gov/articles/PMC12273412/>
- <https://hsph.harvard.edu/news/noise-can-harm-your-health-even-if-you-sleep-through-it/>

In other parts of the country such as in Prince William County, Virginia, the municipalities and residents have been struggling with the noise-related issues for some time. Data centers that were built more than 7-10 years ago did not have the same noise profiles of data centers built today. Data center noise is additive to existing background noise and will increase the overall background noise of the area and the low-frequency noise that is generated has not been well studied and can be heard for miles away from the data center facilities. While there are hundreds of news stories in the last few years about data center noise-related issues in Prince William County, many highlight the need to change zoning and noise ordinances after the fact. When hundreds of millions of dollars and residents' health are on the line a wait and see approach does not work.

- https://www.princewilliamtimes.com/news/coming-crackdown-on-data-center-noise-likely-wont-bring-relief-to-a-community-most-affected/article_5307ae6c-fac1-11ef-89ef-13f721478913.html
- https://www.insidenova.com/headlines/prince-william-outlines-noise-ordinance-update-with-data-centers-a-priority/article_1cd3b2cc-ac4c-425b-8824-7041e40d13a6.html

The noise has been a recent local concern at the CyrusOne data center in Aurora. While the original data center building that has been in operation for many years had not been an issue. The issues started with the 2024 construction of the new building that was built with higher power densities similar to the proposed design and square footage but with a smaller power footprint (53MW vs 73 MW) to the proposed data center. It is important to note this issue is large enough that the data center provider is willing to pay for residents to stay in hotels when the generators are running. The Aurora residents are significantly further away than the townhomes on Weatherbee Lane in the proposed data center.

<https://www.chicagotribune.com/2025/08/21/cyrusone-in-aurora-again-warns-of-upcoming-generator-use-for-repairs-friday/>

<https://www.chicagotribune.com/2025/08/11/residents-near-cyrusone-data-center-in-aurora-concerned-about-noise/>

<https://www.cyrusone.com/data-centers/north-america/aurora-il-back-up-generator-schedule>

3. **Air Quality and Generator Exhaust:** The use of diesel-powered backup generators raises serious concerns about air pollution, particularly the release of harmful exhaust emissions during testing and operation. This poses a health risk to nearby families, especially children and the elderly. Each building of the proposed facility will have 20 to 24 diesel generators capable of producing 2-3 MW (Megawatts) of power. Individual generators are similar in size to the diesel engines in a train locomotive. There has been a large amount of research on diesel exhaust and the effects on people that has led to regulations from federal and state Environmental Protection Agencies and Occupational Safety and Health Administrations.

On a hot summer evening when the power is out, residents will be unable to open windows due to the deafening noise, vibrations, and large quantity of diesel exhaust from a minimum of half of the locomotive-sized diesel generators (40-48 total) in the facility running. Their homes will be uninhabitable during these inevitable power outage events that may become more frequent with the strain that these facilities put on the power grid.

Due to the size and scale of generator exhaust, this type of facility is more compatible with industrial zoning where generators are located further from residences.

4. **Diesel Fuel Storage Safety and Environmental Risk:** Storing large quantities of diesel fuel near homes introduces the potential for leaks, spills, fires, and other environmental hazards. The Illinois Environmental Protection Agency currently limits gas stations to 12,000 gallons of fuel onsite. Each generator will consume 130 to 190 gallons of fuel per hour. The fully built-out facility with 40-48 generators will likely see a minimum of 20-24 generators running during an outage with 2680 to 4560 gallons of fuel being consumed per hour with 64,000 to 109,000 gallons of fuel being stored onsite for 24 hours of operation.

Storing a large quantity of fuel has risk for fire and spills, this can increase during refueling, periodic fuel polishing, and fuel tank cleaning operations. The risk of groundwater contamination and soil degradation is unacceptable in a residential setting. Our neighborhood, which is situated 700 feet from the proposed facility, is reliant on individual homeowners' well water and a large diesel leak would be tragic to our neighborhood.

We are unable to find a facility in Naperville that would have similar amounts of fuel stored onsite and may be a unique challenge for fire department personnel in dealing with fire or spill related accidents.

We believe that the fuel storage requirement alone constitutes this to better fit in an industrial facility.

5. **Battery Fire Risk:** Data centers rely on UPS (Uninterruptible Power Supply) systems that sit in between the computer systems and the utility and generators to provide

continuous power when there are power issues while the generator starts and is able to provide power. The UPS systems have large banks of batteries that are accustomed to handle the full power load for approximately 15 minutes until generator power is able to be used. These UPS systems have strings of many large batteries that have unique ventilation, storage, and risks associated with them. Older data centers would use lead acid type batteries similar to car batteries and had significant maintenance and safety issues as they generate hydrogen and oxygen during charging and discharging and have been long known to be the source of fires. Modern data centers utilize nickel-based batteries or more common lithium-ion batteries. Lithium-ion batteries have become a preferred battery as they have lower maintenance and longer life than other battery types. However, lithium-ion is known to pose fire hazards that are catastrophic and difficult to contain. Large quantities of these batteries possess a large fire risk. The proposed facility will require local firefighters to invest in extra training and equipment in the case of a fire. It is well known that it is a struggle to extinguish electric vehicle fires because the scale of the facility would be hundreds of times the lithium than a single electric vehicle.

- <https://www.hka.com/article/navigating-data-centre-fire-protection-understanding-lithium-ion-li-ion-battery-hazards/>
- <https://www.datacenterdynamics.com/en/news/lithium-ion-fire-causes-emergency-power-shutdown-at-digital-realty-data-center-in-singapore/>
- <https://www.fireengineering.com/fire-safety/diesel-to-lithium-ion-batteries-the-fire-services-challenge-to-keep-up/>
- <https://www.dhs.gov/science-and-technology/news/2024/12/13/fighting-fire-knowledge-lithium-ion-battery-hazards>

6. **Overall Fire Risk:** The combination of high electrical loads, fuel storage, and battery systems significantly increases the risk of fire. This is particularly concerning given the proximity to homes, schools, and parks. While facilities such as this typically have complicated fire suppression systems there are fires at these types of facilities every year. These more modern facilities with higher power densities have higher risk as they are more unproved over time.

- https://response.epa.gov/site/site_profile.aspx?site_id=15259

The combination of large quantities of electricity, large amounts of lithium batteries, and large amounts of diesel fuel present a very unique risk that is not compatible close to residences. We believe that the overall fire risk is great enough for this proposal to be denied.

7. **Negative Impact on Property Values:** The presence of an industrial facility such as a data center in close proximity to residential homes will reduce property values. This undermines the investments made by families who chose Fairmeadow for its peaceful and safe environment. Our impact is far less than the families of Naper Commons, when the Naperville Zoning Board and City Council approved the zoning and allowed the construction of residential housing abutting the ORI district it has a responsibility to not allow a positionally dangerous industrial facility to be placed directly next to residential homes.

In light of these concerns, we respectfully urge the Planning and Zoning Board to reject the proposed data center development. We believe that alternative locations, better suited for industrial infrastructure, should be considered—ones that do not compromise the safety and integrity of established residential neighborhoods.

We appreciate your attention to this matter and your commitment to responsible urban planning. Please feel free to contact me directly should you wish to discuss our concerns further.

Sincerely,
Kendrick Sands
President, Fairmeadow Neighborhood Association

[REDACTED]

[REDACTED]

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, August 28, 2025 3:20 PM
To: Kopinski, Sara
Subject: FW: Data center

Hi, Sara! Please see this public comment for DEV-0057-2025.

Therese Egner

Assistant Planner | Planning & Development - TED Business Group City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 420-4179 | egnert@naperville.il.us

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-----Original Message-----

From: Pam Ebert <[REDACTED]>
Sent: Thursday, August 28, 2025 2:58 PM
To: Planning <Planning@naperville.il.us>
Subject: Data center

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As a resident of Naperville for 30 years we are opposed to the data center. Electricity and water issues and research shows many are so loud they can create health issues for nearby residents. Please reject this proposal.

Fred and Pam Ebert

[REDACTED]

Naperville.

Sent from my iPhone

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, August 28, 2025 3:56 PM
To: Kopinski, Sara
Subject: FW: Submission of written comments for 9/3 hearing regarding proposed Karis data center

FYI- public comment for DEV-0057-2025

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

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From: Kitt Wolfenden <[REDACTED]>
Sent: Thursday, August 28, 2025 3:30 PM
To: Planning <Planning@naperville.il.us>
Subject: Submission of written comments for 9/3 hearing regarding proposed Karis data center

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Dear Naperville Planning and Zoning Commission,

I am writing to express my strongest concern about the proposed Karis data center, which would be of little if any economic benefit and incredibly significant environmental harm. PLEASE SAY NO to this horrible proposal.

Specific critical facts for you to consider:

- **Data centers do not deliver on their job creation claims** - per the Wall Street Journal, "The AI Data-Center Boom is a Job-Creation Bust: Data centers have rightly earned a dismal reputation of creating the lowest number of jobs per square foot in their facilities"
- **Data centers can consume MILLIONS of gallons of water each day for their cooling systems**; NE IL has been a mild drought for nearly a decade, and once this data center would drain the local aquifer dry, **it would literally start sucking Lake Michigan dry**, which would be unimaginably horrible
- **Data centers require absolutely massive amounts of electricity, the cost of which is very unfairly passed onto the community** instead of borne solely by the data center owners
- **Data centers' generators are a huge source of greenhouse gas emissions and noise pollution**
- **Data centers create significant electronic waste** by needing constant upgrade and replacement of IT equipment, which is often not disposed of properly because the fines for improper disposal are less than the cost of proper disposal - improper disposal leads to heavy metals leaching into the ground
- **Data center construction significantly increases impervious surfaces which negatively impacts local ecosystems and stormwater runoff**
- **Data centers keep their buildings fully lit which creates light pollution** that harms the natural ecosystems around them

PLEASE say no to this horrible project! The community does not want this, as is evidenced by the thousands of signatures on this petition here: change.org/p/deny-the-proposed-data-centers?recruiter=1168014641

Thank you,
 Katherine Wolfenden
 Resident of DuPage County, [REDACTED]

--
 Kitt Wolfenden
 [REDACTED]