

Community Question & Response: Data Center Acreage, Planning, Lifecycle, and Transparency

Thank you to Laura Wolkersdorfer for submitting several thoughtful and important questions during the Perry Village Town Hall. Below is a consolidated response based on her comment cards (1–4 of 4).

1. How many acres will be used for the entire data center? How much will be data center, and how much left as greenspace?

The proposed data center site includes approximately 230 acres under a purchase agreement with the developer. At this stage, no formal site plans have been submitted to the Village because environmental and geotechnical testing of the land has not yet been completed. Preliminary concepts suggest that no more than 40–50% of the land would be occupied by buildings and infrastructure, with the remainder preserved as greenspace, buffers, stormwater management, or other open space as required by Village development standards. All actual land use decisions will be reviewed publicly through the Planning Commission and Council once testing and design phases are complete.

2. Why wasn't this presented to residents before entering into financial agreements or as a Planned Unit Development (PUD)?

The Village has not approved a Planned Unit Development (PUD) or finalized financial incentives such as tax abatements. The site is located in the Overlay

Village (OV) District, which permits mixed-use development including data centers under specific conditions. Any formal development approvals, including zoning certificates, tax agreements, or site plans, must go through a public process. The Town Hall and other public engagement efforts were specifically organized to ensure transparency before any final action is taken.

3. What about long-term use? What happens to equipment and buildings after 15 years? Plans for decommissioning or repurposing?

Data centers operate on rolling hardware refresh cycles, typically every 3–5 years. The buildings themselves are long-term assets, designed for 30–50 years of use. Servers and infrastructure are replaced as technology evolves—this does not require the facility to close.

If a data center is decommissioned, equipment is recycled through certified e-waste firms under strict federal and state regulations (e.g., R2 or e-Stewards certification). Buildings could be repurposed for other industrial, tech, or utility-adjacent uses depending on market demand.

Sources:

- Uptime Institute, 2023: 'Data Center Lifecycle & Refresh Trends'
- EPA e-Cycling Standards, 2022

4. Why was the developer speaking and not a data center operator? Couldn't someone directly involved in operations have answered these questions?

The developer who presented at the Town Hall holds a purchase agreement for the property, which allows them to conduct due diligence. This includes infrastructure assessment, environmental and geotechnical testing, and project feasibility review. The Village has agreed not to market or sell the land to others during this due diligence period to provide the developer with a fair and stable opportunity to evaluate the project.

As part of this agreement, the Village has conditionally accepted a purchase price should the developer choose to proceed following due diligence. This step protects the developer's significant early investment in exploring the site, while ensuring the Village retains full authority over any future land use approvals.

At this time, no data center operator has been identified, and no operational details regarding tenants or daily activity are available. Any future development would require full public review and formal approval by the Planning Commission and Village Council.

The Village remains committed to transparent planning, public engagement, and careful review of any proposed development. We thank all residents for their input and welcome ongoing dialogue as the process continues.