Brennan Investment Group - Development Proposal

External Inbox

Matthew G. Holmes <Matthew@srd-law.com> Wed, Oct 8, 2025, 2:49 PM
to Jack, me, Matthew

Oct
21
Tue

Brennan Investment Group - Development Proposal

View on Google Calendar

When	Tue Oct 21, 2025 11am – 12pm (CDT)
Where	112 Algonquin Road, Barrington Hills, Illinois
Who	Jack Brennan, Matthew G. Holmes*

Agenda

Tue Oct 21, 2025

No earlier events

11am	Brennan Investment...
1:15pm	Anna + Don Meeting
2pm	KnowBe4 - Barrington Hill...
3:30pm	BHills Budget Discussion

One attachment • Scanned by Gmail

Sent: 11/10/2025 3:30:17 PM
From: Jack Brennan <jbrennan@brennanllc.com
To: apaul@vbhil.gov
Cc:
Bcc:
Importance: Normal
Subject: October 21 Meeting - Brennan Data Center Proposal
Attachments: Barrington Hills Innovation Center.pdf

Anna:

I hope that all is well and that you had a nice weekend.

Just wanted to follow up to see if there was any feedback regarding our meeting on October 21st?

I understand that the proposal will require further vetting but just wanted to see if it makes sense for us to continue pursuing the project.

I look forward to hearing from you.

Kind Regards,

Jack

JACK M. BRENNAN
Managing Principal â€“ Midwest Region

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m 630 399 0906
jbrennan@brennanllc.com

Brennan Investment Group
10275 W Higgins Rd #810
Rosemont, IL 60018

BRENNANLLC.COM

BARRINGTON
HILLS
INNOVATION CENTER

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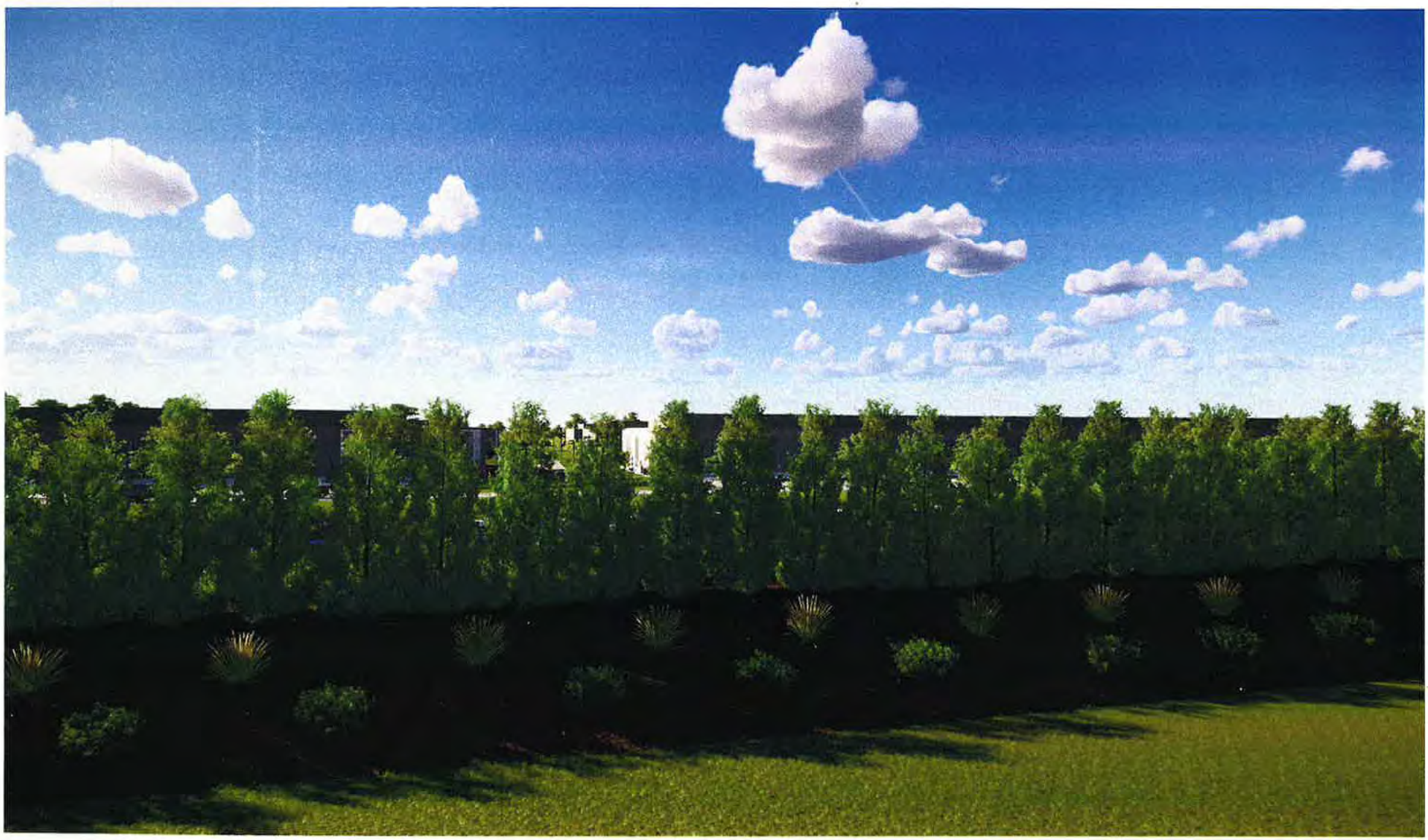

View from resident's backyard

BARRINGTON
HILLS
INNOVATION CENTER

BRENNAN
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View from Penny Road

BARRINGTON
HILLS
INNOVATION CENTER

BRENNAN
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Aerial View

BARRINGTON HILLS INNOVATION CENTER

BRENNAN INVESTMENT GROUP

ECONOMIC DATA ON IMPACT TO BARRINGTON HILLS

Total Project Costs: $2 Billion+

Current Property Taxes: $3,000 annually

Potential Property Taxes: $20M+ annually

Potential Utility Taxes: $10M+ annually

BARRINGTON HILLS

500 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate ($/kWh)	Usage in Bracket (kWh)	Tax from Bracket ($)
2,000	0.526	0.00526	2,000	$10.52
48,000	0.345	0.00345	48,000	$165.60
50,000	0.310	0.00310	50,000	$155.00
400,000	0.302	0.00302	400,000	$1,208.00
500,000	0.293	0.00293	500,000	$1,465.00
2,000,000	0.276	0.00276	2,000,000	$5,520.00
2,000,000	0.272	0.00272	2,000,000	$5,440.00
5,000,000	0.267	0.00267	5,000,000	$13,350.00
10,000,000	0.263	0.00263	10,000,000	$26,300.00
20,000,000+	0.259	0.00259	340,000,000	$880,600.00
			360,000,000	**$934,214.12 monthly**
				$11,210,569.44 annually

250 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate ($/kWh)	Usage in Bracket (kWh)	Tax from Bracket ($)
2,000	0.526	0.00526	2,000	$10.52
48,000	0.345	0.00345	48,000	$165.60
50,000	0.310	0.00310	50,000	$155.00
400,000	0.302	0.00302	400,000	$1,208.00
500,000	0.293	0.00293	500,000	$1,465.00
2,000,000	0.276	0.00276	2,000,000	$5,520.00
2,000,000	0.272	0.00272	2,000,000	$5,440.00
5,000,000	0.267	0.00267	5,000,000	$13,350.00
10,000,000	0.263	0.00263	10,000,000	$26,300.00
20,000,000+	0.259	0.00259	160,000,000	$414,400.00
			180,000,000	**$468,014.12 monthly**
				$5,616,169.44 annually

100 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate ($/kWh)	Usage in Bracket (kWh)	Tax from Bracket ($)
2,000	0.526	0.00526	2,000	$10.52
48,000	0.345	0.00345	48,000	$165.60
50,000	0.310	0.00310	50,000	$155.00
400,000	0.302	0.00302	400,000	$1,208.00
500,000	0.293	0.00293	500,000	$1,465.00
2,000,000	0.276	0.00276	2,000,000	$5,520.00
2,000,000	0.272	0.00272	2,000,000	$5,440.00
5,000,000	0.267	0.00267	5,000,000	$13,350.00
10,000,000	0.263	0.00263	10,000,000	$26,300.00
20,000,000+	0.259	0.00259	52,000,000	$134,680.00
			72,000,000	**$188,294.12 monthly**
				$2,259,529.44 annually

75 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate ($/kWh)	Usage in Bracket (kWh)	Tax from Bracket ($)
2,000	0.526	0.00526	2,000	$10.52
48,000	0.345	0.00345	48,000	$165.60
50,000	0.310	0.00310	50,000	$155.00
400,000	0.302	0.00302	400,000	$1,208.00
500,000	0.293	0.00293	500,000	$1,465.00
2,000,000	0.276	0.00276	2,000,000	$5,520.00
2,000,000	0.272	0.00272	2,000,000	$5,440.00
5,000,000	0.267	0.00267	5,000,000	$13,350.00
10,000,000	0.263	0.00263	10,000,000	$26,300.00
20,000,000+	0.259	0.00259	34,000,000	$88,060.00
			54,000,000	**$141,674.12 monthly**
				$1,700,089.44 annually

50 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate ($/kWh)	Usage in Bracket (kWh)	Tax from Bracket ($)
2,000	0.526	0.00526	2,000	$10.52
48,000	0.345	0.00345	48,000	$165.60
50,000	0.310	0.00310	50,000	$155.00
400,000	0.302	0.00302	400,000	$1,208.00
500,000	0.293	0.00293	500,000	$1,465.00
2,000,000	0.276	0.00276	2,000,000	$5,520.00
2,000,000	0.272	0.00272	2,000,000	$5,440.00
5,000,000	0.267	0.00267	5,000,000	$13,350.00
10,000,000	0.263	0.00263	10,000,000	$26,300.00
20,000,000+	0.259	0.00259	16,000,000	$41,440.00
			36,000,000	**$95,054.12 monthly**
				$1,140,649.44 annually

25 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate ($/kWh)	Usage in Bracket (kWh)	Tax from Bracket ($)
2,000	0.526	0.00526	2,000	$10.52
48,000	0.345	0.00345	48,000	$165.60
50,000	0.310	0.00310	50,000	$155.00
400,000	0.302	0.00302	400,000	$1,208.00
500,000	0.293	0.00293	500,000	$1,465.00
2,000,000	0.276	0.00276	2,000,000	$5,520.00
2,000,000	0.272	0.00272	2,000,000	$5,440.00
5,000,000	0.267	0.00267	5,000,000	$13,350.00
10,000,000	0.263	0.00263	8,000,000	$21,040.00
20,000,000+	0.259	0.00259	0	$0.00
			18,000,000	**$48,354.12 monthly**
				$580,249.44 annually

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Brennan Investment Group's Representative Projects

BRENNAN INVESTMENT GROUP

ELK GROVE INNOVATION CENTER

Brennan acquired a 7-acre site in Elk Grove Village to construct a state-of-the-art 100,000 SF manufacturing facility in 2023. This was to be to a like-kind development to the highly successful Elk Grove Technology Park. Ultimately, the site was acquired by a data center and is currently being retrofitted to serve that use.

VIEW 1

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VIEW 2

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ELK GROVE

TECHNOLOGY PARK

Elk Grove Technology Park is a state-of-the-art industrial and business park located in Elk Grove Village, Illinois. Developed by Brennan Investment Group, the park was designed to support high-tech manufacturing, logistics, and innovation-driven industries. Spanning approximately 85 acres, the development transformed a former Busse Farm property into a premier business destination, strategically positioned near O'Hare International Airport and major transportation routes.

The park features modern Class A industrial facilities with high ceilings, advanced infrastructure, and sustainable design elements. It offers flexible space options for tenants in sectors such as aerospace, automotive, robotics, and data centers. The development includes pedestrian-friendly green spaces, water features, and amenities to enhance the work environment.

Elk Grove Technology Park represents Brennan Investment Group's commitment to revitalizing industrial real estate by creating a hub for innovation and advanced manufacturing in the greater Chicago area.

BRENNAN INVESTMENT GROUP

RMC²

ROLLING MEADOWS
COMMERCE CENTER

INTERSECTION OF INNOVATION

Brennan Investment Group is redeveloping the property at 3800 Golf Road in Rolling Meadows, Illinois, into the Rolling Meadows Commerce Center (RMC²). This project involves demolishing the existing 485,000-square-foot office building to construct a new Class A industrial park.

The planned development will feature approximately 600,000 square feet of industrial space, targeting a diverse range of end-users, including manufacturers, distributors, and data centers. The site will also include landscaped grounds and high-end facades.

Located at the confluence of I-90, I-290, and IL Route 53, the property offers strategic logistical advantages, access to a large and diverse workforce, and proximity to amenities such as restaurants, hotels, and shopping centers.

This redevelopment represents a significant investment in Rolling Meadows, aiming to strengthen the economic base by creating hundreds of new jobs and attracting substantial capital investment to the site.

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RMC² provides a new home for the leaders of today's industrial and data center revolution.

INDUSTRIAL & TECHNOLOGY

RMC² is comprised of approximately 600,000 square feet of planned industrial facilities in a sophisticated business park setting unlike any in the Rolling Meadows marketplace.

With its proximity to O'Hare International Airport, Rolling Meadows Commerce Center is the premiere choice for innovative companies seeking to stake their claim in a top-tier industrial market.

DATA CENTER

RMC² is located at a convergence of national fiber optic cables, with close proximity to an abundance of power, and virtually of unlimited fresh water supply. Additionally, the location benefits from ease of access to public transportation as well as a strong labor force.

RMC² is located at a convergence of national fiber optic cables making it ideal for data center use.

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BRENNAN INVESTMENT GROUP

ABOUT BRENNAN INVESTMENT GROUP

Brennan Investment Group, LLC ("Brennan Investment Group" or the "Company") is a private real estate investment company headquartered in Chicago, Illinois. Brennan Investment Group was formed in 2010 and its Managing Principals are comprised of experienced industrial real estate principals and executives. Since 2010, the Company has purchased, developed and/or managed over $8 billion in industrial real estate and has had over $11 billion in total transaction activity. The Company's current portfolio spans 29 states encompasses over 56.9 million square feet and currently has an occupancy rate of approximately 94%.

Brennan Investment Group acquires, develops and operates industrial real estate in select major metropolitan markets throughout the United States, and has 18 regional offices located in Chicago, Atlanta, Austin/San Antonio, Cincinnati, Dallas, Denver, El Paso, Ft. Lauderdale, Greenville, Houston, Indianapolis, Memphis, Nashville, Philadelphia, San Diego, San Francisco, Tampa, and Washington D.C. The Company's experienced principals utilize a disciplined investment approach in selectively identifying opportunities that achieve outstanding risk-adjusted returns for investors. We believe that industrial real estate is a large, stable and diversified investment class that offers a compelling opportunity for both current income and appreciation across a variety of industrial property types.

The Managing Principals of Brennan Investment Group have significant experience and proven track records across numerous business cycles. Collectively, the Managing Principals have invested in over 10,000 properties in more than 60 cities in the United States, Canada and Europe. The Managing Principals have an average of 25 years of experience in the commercial real estate industry. Our Managing Principals include past founders of successful real estate organizations, senior officers of public and private companies, and experienced fiduciaries to institutional and private capital.

Our Founder, Michael W. Brennan, served as the Co-Founder, CEO and a Director of First Industrial Real Estate Trust (NYSE: FR). Over a fifteen-year period from its initial public offering in 1994 through 2008, Mr. Brennan led the growth of First Industrial from $691 million in assets to over $9 billion in assets, including joint ventures. Over this period, Mr. Brennan directed over $12 billion in total transaction activity. Since founding Brennan Investment Group in 2010, the Company has sold $3.7 billion in assets achieving an average leveraged IRR of 39%.

For more information, please visit: www.brennanllc.com

BRENNAN INVESTMENT GROUP

CONTACTS

Brad O'Halloran
Executive Vice President, Managing Principal
847 813 6809
bohalloran@brennanllc.com

Jack Brennan
Managing Principal
847 257 8801
jbrennan@brennanllc.com

Sent: 12/16/2025 9:51:25 AM
From: Thomas Strauss <tstrauss@barringtonhills-il.gov
To: "Wes Levy"
Cc: "Anna Paul"
Bcc:
Importance: Normal
Subject: Brennen Investment DATA center

Wes,

Nicely done last night.

Can you ask Anna to share the information we received last night from Brennan Investment Group about a possible Data center development. The very preliminary report outlines some revenue streams for the Village based on the anticipated build out. Can you possibly use there figures of a $ 2,000,000,000.00 build out an the electrical usage anticipated and get a very (I am serious) VERY rough estimate on what we think the village would generate vs the county on the revenue streams.

Call me to discuss whenever you have a minute.

Sincerely,

Tom Strauss
Trustee
Village of Barrington Hills

Sent: 12/16/2025 10:43:56 AM
From: Wes Levy <wlevy@lauterbachamen.com
To: "Thomas Strauss"
Cc: "Anna Paul"
Bcc:
Importance: Normal
Subject: RE: Brennen Investment DATA center

Hi Trustee Strauss,

Anna brought this one to my attention a couple of weeks ago and the numbers they were throwing out on energy use tax was astronomical. The taxes we receive are per Kilowatt hour of electricity. It is .00526 cents per Kilowatt hour, for most hours but there are some deviations to that rate. For illustration, the 3months ended 8/31/2025 yielded utility tax from ComEd in the amount of $66,588.95. This was for 14,936,887 kilowatt hours. In order to fact check the numbers they are claiming we would need estimated Kilowatt hours used per month. This is the only way we could estimate the utility tax it would generate.

AI is telling me a large data center could use 70,000,000 kWh per month which would equal $350,000 in tax per month, if those estimates are real. Yes, per month.

The other thing to consider is property taxes. At your current property tax rates, a 2 billion dollar project would yield additional property taxes of $5.6 million per year, without increasing taxes on anyone else in the community.

Between property and utility tax you are looking at conservatively, 6 million to (on the high end) 10 million per year. I am sure there will be concessions and property tax forgiveness as part of a deal to bring them in, but if they do come, it will be significant revenue.

Wes

Sent: 12/16/2025 10:51:35 AM
From: Anna Paul <apaul@barringtonhills-il.gov
To: "Wes Levy"
Cc:
Bcc:
Importance: Normal
Subject: Re: Brennen Investment DATA center
Attachments: Brennan Inv Grp Pres. 2025 12 15.pdf

Please see attached.

On Tue, Dec 16, 2025 at 10:44â€¯AM Wes Levy <wlevy@lauterbachamen.com> wrote:

> Hi Trustee Strauss,
>
> Anna brought this one to my attention a couple of weeks ago and the numbers they were throwing out on energy use tax was astronomical. The taxes we receive are per Kilowatt hour of electricity. It is .00526 cents per Kilowatt hour, for most hours but there are some deviations to that rate. For illustration, the 3months ended 8/31/2025 yielded utility tax from ComEd in the amount of $66,588.95. This was for 14,936,887 kilowatt hours. In order to fact check the numbers they are claiming we would need estimated Kilowatt hours used per month. This is the only way we could estimate the utility tax it would generate.
>
> AI is telling me a large data center could use 70,000,000 kWh per month which would equal $350,000 in tax per month, if those estimates are real. Yes, per month.
>
> The other thing to consider is property taxes. At your current property tax rates, a 2 billion dollar project would yield additional property taxes of $5.6 million per year, without increasing taxes on anyone else in the community.
>
> Between property and utility tax you are looking at conservatively, 6 million to (on the high end) 10 million per year. I am sure there will be concessions and property tax forgiveness as part of a deal to bring them in, but if they do come, it will be significant revenue.
>
> Wes
>
> -----Original Message-----
> >

Sent: 12/16/2025 11:57:11 AM
From: Thomas Strauss <tstrauss@barringtonhills-il.gov
To: "Wes Levy"
Cc: "Anna Paul"
Bcc:
Importance: Normal
Subject: Re: Brennen Investment DATA center

Great starting information.

Letâ€™s pay off the pension deficit. HAHA - but maybe.

Sincerely,

Tom Strauss
Trustee
Village of Barrington Hills

On Dec 16, 2025, at 10:43â€¯AM, Wes Levy wrote:

Hi Trustee Strauss,

Anna brought this one to my attention a couple of weeks ago and the numbers they were throwing out on energy use tax was astronomical. The taxes we receive are per Kilowatt hour of electricity. It is .00526 cents per Kilowatt hour, for most hours but there are some deviations to that rate. For illustration, the 3months ended 8/31/2025 yielded utility tax from ComEd in the amount of $66,588.95. This was for 14,936,887 kilowatt hours. In order to fact check the numbers they are claiming we would need estimated Kilowatt hours used per month. This is the only way we could estimate the utility tax it would generate.

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Wes

-----Original Message-----
From: Thomas Strauss <tstrauss@barringtonhills-il.gov>
Sent: Tuesday, December 16, 2025 9:51 AM
To: Wes Levy <wlevy@lauterbachamen.com>
Cc: Anna Paul <apaul@barringtonhills-il.gov>
Subject: Brennen Investment DATA center

This message originated outside of your organization. Sender: tstrauss@barringtonhills-il.gov.

Wes,

Nicely done last night.

Can you ask Anna to share the information we received last night from Brennan Investment Group about a possible Data center development. The very preliminary report outlines some revenue streams for the Village based on the anticipated build out. Can you possibly use there figures of a $ 2,000,000,000.00 build out an the electrical usage anticipated and get a very (I am serious) VERY rough estimate on what we think the village would generate vs the county on the revenue streams.

Call me to discuss whenever you have a minute.

Sincerely,

Tom Strauss
Trustee
Village of Barrington Hills

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To ensure compliance with the Open Meetings Act, elected or appointed members of the public body may reply to this message, but they should not forward it or send a copy of the reply to other members of the public body.

Sent: 12/16/2025 1:05:58 PM
From: Thomas Strauss <tstrauss@barringtonhills-il.gov
To: "Brian D. Cecola"
Cc:
Bcc:
Importance: Normal
Subject: Fwd: Brennen Investment DATA center

Brian

My opinion is we need to take this very seriouslyâ€¦ opportunities like this do not surface often.

The project could fully fund pensions, reduce residents taxes, help with any major infrastructures projects, the list is endless if the numbers are right. We would need to make certain we can lock up the project and the necessary â€œrequirementsâ€□ short term and long term, but based on the location I believe the developer is for sure going to be very open to making concessions.

When I look at the map and follow the electric grid we may be the best option, there might be another track in south Elgin/Spaulding but our land would appear to be the best option which is why they are proposing it to us first

Sincerely,

Tom Strauss
Trustee
Village of Barrington Hills

Begin forwarded message:

From: Wes Levy <wlevy@lauterbachamen.com>
Subject: RE: Brennen Investment DATA center
Date: December 16, 2025 at 10:43:56â€¯AM CST
To: Thomas Strauss <tstrauss@barringtonhills-il.gov>
Cc: Anna Paul <apaul@barringtonhills-il.gov>

Hi Trustee Strauss,

Anna brought this one to my attention a couple of weeks ago and the numbers they were throwing out on energy use tax was astronomical. The taxes we receive are per Kilowatt hour of electricity. It is .00526 cents per Kilowatt hour, for most hours but there are some deviations to that rate. For illustration, the 3months ended 8/31/2025 yielded utility tax from ComEd in the amount of $66,588.95. This was for 14,936,887 kilowatt hours. In order to fact check the numbers they are claiming we would need estimated Kilowatt hours used per month. This is the only way we could estimate the utility tax it would generate.

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Wes

Sent: 12/16/2025 11:09:04 AM
From: Anna Paul <apaul@barringtonhills-il.gov
To: "Matthew Vondra"
Cc:
Bcc:
Importance: Normal
Subject: Presentation
Attachments: Brennan Inv Grp Pres. 2025 12 15.pdf

Attached.

--
Anna Paul
Director of Administration
Village of Barrington Hills
112 Algonquin Rd, Barrington Hills, IL 60010-5199
847.551.3000

To ensure compliance with the Open Meetings Act, elected or appointed members of the public body may reply to this message, but they should not forward it or send a copy of the reply to other members of the public body.

Sent: 12/17/2025 11:03:49 AM
From: Thomas Strauss <tstrauss@barringtonhills-il.gov
To: "Jessica Hoffmann"
Cc:
Bcc:
Importance: Normal
Subject: Re: Chicago Tribune Article
Attachments: IMG_1361.PNG

Saw this also, but it is coming whether or not there is a center in Barrington Hills or Dundee. It is the entire power grid in the US that is at risk for capacity issues. The EU is building small modular nuclear reactors as fast as they can to try to mitigate the issue there, the US is way behind.

I have done a lot of research the last two days and this centers are legit, below is a small community and the impact that I sent to Brian yesterday. My feeling is the center is going in the area, maybe across etc street, or maybe on the plot in question (with a de-annexation) as this is an ideal access point. We should be engaging the company and seeing where it leads rather than let them start evaluating other options. How excited would residents be if we missed out on multi millions in revenue because we let a project be built across the street from a very undesirable piece of property? The potential financial outcome is too great to ignore. We could be looking at a tax free community with pensions paid off, money for infrastructure and new projects.

Sincerely,

Tom Strauss
Trustee
Village of Barrington Hills

On Dec 17, 2025, at 10:31â€¯AM, Jessica Hoffmann <jhoffmann@barringtonhills-il.gov> wrote:

HI Everyone,

I thought this was an interesting article to share in light of our meeting on Monday and points Laura raised.

Merry Christmas,
Jessica

<CTC-L-energy-grid-Illinois-12_246835112.jpeg>

Illinois could be only 5 years away from electricity shortages and higher bills, report says
chicagotribune.com

To ensure compliance with the Open Meetings Act, elected or appointed members of the public body may reply to this message, but they should not forward it or send a copy of the reply to other members of the public body.

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5:25

ChatGPT 5.2 >

📍 Quincy, Washington — Direct Tax Revenue & Levy Reductions

One of the clearest municipal-level examples comes from the **town of Quincy (population ~8,500)** in Grant County, Washington:

- After data centers located in and around Quincy, the **assessed value of the top 10 taxpayers** — heavily data center assessments — increased from about **$312.9 million in 2006** to over **$6.13 billion in 2025**.
- Corresponding **property tax paid by those taxpayers rose from about $4.25 million to $54.27 million**.
- Crucially, because the **total tax base grew so much**, the **city was able to reduce its local** [illegible] **perty tax levy rate by roughly** [illegible]% compared to its

Ask anything

Sent: 12/17/2025 11:49:56 AM
From: Thomas Strauss <tstrauss@barringtonhills-il.gov
To: "Nikki Panos"
Cc: "Brian Cecola" "Anna Paul"
Bcc:
Importance: Normal
Subject: Re: Chicago Tribune Article
Attachments: IMG_1361.PNG

Yes interesting article, I had seen it.

Here is what I sent back to Jessica as far as my research and opinion. You are free to share with everyone individually so as not to violate any rulesâ€¦.

Saw this also, but it is coming whether or not there is a center in Barrington Hills or Dundee. It is the entire power grid in the US that is at risk for capacity issues. The EU is building small modular nuclear reactors as fast as they can to try to mitigate the issue there, the US is way behind.

I have done a lot of research the last two days and these centers are legit, below is a small community and the impact that I sent to Brian yesterday. My feeling is the center is going in the area, maybe across the street, or maybe on the plot in question (with a de-annexation) as this is an ideal access point. We should be engaging the company and seeing where it leads rather than let them start evaluating other options. How excited would residents be if we missed out on multi millions in revenue because we let a project be built across the street from a very undesirable piece of property? The potential financial outcome is too great to ignore. We could be looking at a tax free community with pensions paid off, money for infrastructure and new projects.

Sincerely,

Tom Strauss
Trustee
Village of Barrington Hills

On Dec 17, 2025, at 11:16â€¯AM, Nikki Panos <npanos@barringtonhills-il.gov> wrote:

Good morning!

In case someone doesn't have access to the Chicago Tribune, I have attached a .pdf of the article.

Thank you,
Nikki

--

Nikki Panos
Village Clerk
Village of Barrington Hills
847-551-3004

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On Wed, Dec 17, 2025 at 10:32â€¯AM Jessica Hoffmann <jhoffmann@barringtonhills-il.gov> wrote:

HI Everyone,

I thought this was an interesting article to share in light of our meeting on Monday and points Laura raised.

Merry Christmas,
Jessica

<CTC-L-energy-grid-Illinois-12_246835112.jpeg>

Illinois could be only 5 years away from electricity shortages and higher bills, report says
chicagotribune.com

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<Electricity shortages, higher bills loom in Illinois, report says.pdf>

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5:25

ChatGPT 5.2 >

📍 Quincy, Washington — Direct Tax Revenue & Levy Reductions

One of the clearest municipal-level examples comes from the **town of Quincy (population ~8,500)** in Grant County, Washington:

- After data centers located in and around Quincy, the **assessed value of the top 10 taxpayers** — heavily data center assessments — increased from about **$312.9 million in 2006** to over **$6.13 billion in 2025**.
- Corresponding **property tax paid by those taxpayers rose from about $4.25 million to $54.27 million**.
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Ask anything

Sent: 12/17/2025 11:49:56 AM
From: Thomas Strauss <tstrauss@barringtonhills-il.gov
To: "Nikki Panos"
Cc: "Brian Cecola" "Anna Paul"
Bcc:
Importance: Normal
Subject: Re: Chicago Tribune Article
Attachments: IMG_1361.PNG

Yes interesting article, I had seen it.

Here is what I sent back to Jessica as far as my research and opinion. You are free to share with everyone individually so as not to violate any rulesâ€¦.

Saw this also, but it is coming whether or not there is a center in Barrington Hills or Dundee. It is the entire power grid in the US that is at risk for capacity issues. The EU is building small modular nuclear reactors as fast as they can to try to mitigate the issue there, the US is way behind.

I have done a lot of research the last two days and these centers are legit, below is a small community and the impact that I sent to Brian yesterday. My feeling is the center is going in the area, maybe across the street, or maybe on the plot in question (with a de-annexation) as this is an ideal access point. We should be engaging the company and seeing where it leads rather than let them start evaluating other options. How excited would residents be if we missed out on multi millions in revenue because we let a project be built across the street from a very undesirable piece of property? The potential financial outcome is too great to ignore. We could be looking at a tax free community with pensions paid off, money for infrastructure and new projects.

Sincerely,

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Ask anything

Sent: 12/17/2025 1:53:58 PM
From: Nikki Panos <npanos@barringtonhills-il.gov
To: "Thomas Strauss"
Cc: "Brian Cecola" "Anna Paul"
Bcc:
Importance: Normal
Subject: Re: Chicago Tribune Article
Attachments: IMG_1361.PNG

Will do.

Thank you,
Nikki

--
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Village Clerk
Village of Barrington Hills
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Ask anything

Fwd: Chicago Tribune Article

npanos@barringtonhills-il.gov Nikki Panos Wednesday, December 17, 2025 at 2:01:21 PM Central Standard Time

To: npanos@barringtonhills-il.gov Nikki Panos
Bcc: bcecola@barringtonhills-il.gov Brian Cecola, driff@barringtonhills-il.gov David Riff, jhoffmann@barringtonhills-il.gov Jessica Hoffmann, jclarke@barringtonhills-il.gov John Carpenter Clarke, lekstrom@barringtonhills-il.gov Laura Ekstrom, mmcclary@barringtonhills-il.gov Marsha McClary, tstrauss@barringtonhills-il.gov Thomas Strauss, apaul@barringtonhills-il.gov Anna Paul

Good afternoon.

So as to not violate any rules, Trustee Strauss requested that I forward the below.

Thank you,
Nikki

--
Nikki Panos
Village Clerk
Village of Barrington Hills
847-551-3004

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---------- Forwarded message ---------
From: **Thomas Strauss** <tstrauss@barringtonhills-il.gov>

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IMG_1361.PNG

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> Merry Christmas,
> Jessica
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> Illinois could be only 5 years away from electricity shortages and higher bills, report says
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Attachments:

IMG_1361.PNG 176k

Chicago Tribune Article

jhoffmann@barringtonhills-il.gov Jessica Hoffmann Wednesday, December 17, 2025 at 10:31:49 AM Central Standard Time

Bcc: tstrauss@barringtonhills-il.gov, driff@barringtonhills-il.gov, bcecola@barringtonhills-il.gov, apaul@barringtonhills-il.gov, mmcclary@barringtonhills-il.gov, lekstrom@barringtonhills-il.gov, jclarke@barrington-il.gov, npanos@barringtonhills-il.gov

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Jessica

CTC-L-energy-grid-Illinois-12_246835112.jpeg

Illinois could be only 5 years away from electricity shortages and higher bills, report says
chicagotribune.com

Attachments:

CTC-L-energy-grid-Illinois-12_246835112.jpeg 12k

Sent: 12/19/2025 10:01:10 AM
From: John Carpenter Clarke <jclarke@barringtonhills-il.gov
To: "Nikki Panos"
Cc:
Bcc:
Importance: Normal
Subject: Re: Chicago Tribune Article
Attachments: IMG_1361.PNG

Thanks! I agree with Trustee Strause.
Can you update me on if we are actively engaged with one of those companies?
Thanks!

On Wed, Dec 17, 2025 at 2:02â€¯PM Nikki Panos <npanos@barringtonhills-il.gov> wrote:

Good afternoon.

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---------- Forwarded message ---------
n>

5:25

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Ask anything

Sent: 1/7/2026 1:48:37 PM
From: Matt Vondra [redacted]
To: "Anna Paul"
Cc:
Bcc:
Importance: Normal
Subject: Re: Plan Comm meeting

---

https://calexicochronicle.com/2025/12/15/data-center-plans-laid-out-to-imperial-valley-service-organizations/

Matt Vondra //[redacted]

Sent: 1/15/2026 10:17:25 AM
From: James Root <jroot@barringtonhills-il.gov
To: "Dan Wolfgram"
Cc:
Bcc:
Importance: Normal
Subject: Data center in BH?
Attachments: Proposed Data CenterBHBrennan Investment Group.pdf

---

Hi Dan-

I received an email from Wendy Paulson last evening about a proposal before the village to build a data center on the southwestern edge of Barrington Hills.

I was pretty surprised by it as Iâ€™d heard nothing about it in any official capacity but it appears they have been before the village board and are presenting to the planing commission on the 26th.

Just thought Iâ€™d check with you to see if there was more to the story. I canâ€™t imagine with our residential code this could even be feasible much less considered seriously.

Hope you are doing well and having a good winter.
Best regards,
Jim

--

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Sent: 1/15/2026 7:44:51 PM
From: Wolfgram
To: "James Root"
Cc:
Bcc:
Importance: Normal
Subject: RE: Data center in BH?

Jim, Give me a call when you have time at [redacted]. Thanks. Dan

[redacted]
Dan Wolfgram |
[redacted]

As part of our process that helps our clients put all the pieces of their financial puzzle together, our team aims to deliver additional value to our best relationships by acting as a sounding board for your colleagues, friends, or family members. If they are important to you, they are important to us. If you have someone you believe would benefit from our services, please share our information with them.

Sent: 1/16/2026 12:15:04 PM
From: Nikki Panos <npanos@barringtonhills-il.gov
To: "Anna Paul"
Cc:
Bcc:
Importance: Normal
Subject: press release
Attachments: Press Release 01-16-26 Data Center Plan Comm Sp Mtg .pdf , Brennan Investment Group Data Center Handout compressed.pdf

---

Anna,

I called you for the pdf presentation. I attached what was provided at the December meeting.
Thank you,
Nikki

--
Nikki Panos
Village Clerk
Village of Barrington Hills
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112 Algonquin Road
Barrington Hills, IL 60010
847.551.3000
village@vbhil.gov
www.vbhil.gov

Press Release
January 16, 2026

SPECIAL PLAN COMMISSION MEETING TO WELCOME RESIDENT INPUT
For the Consideration of a Possible Data Center Development

A data center developer has approached the Village regarding a large property within the village, on the border (see figures A & B). As an informational step, the developer provided a brief overview presentation to the Board of Trustees at its December 15, 2025, meeting. The PDF of the presentation may be viewed on the Village's website, barringtonhills-il.gov.

During the presentation, the developer stated that, if a data center was ultimately built, the Village would experience a significant financial impact, including increased annual utility tax revenue for the Village and a reduction in residents' property tax contributions. The developer estimated that the site's property tax revenue could increase from approximately $3,000 annually to as much as $20 million annually after reaching full operation. These figures were presented by the developer and have not been independently reviewed or verified by the Village.

A data center is not a use contemplated in the Village's Comprehensive Plan and does not generally align with the Village's zoned land uses. The Board of Trustees believes that any consideration of such a proposal should begin with a public information session and meaningful input from its residents.

Importantly, no decisions have been made, and the Village is not endorsing or approving a data center development. At this time, the Village is seeking resident input.

Residents are encouraged to attend the presentation at a Special Meeting of the Plan Commission:

Monday, February 2, at 6:30 p.m.
Countryside Elementary School
205 W County Line Road
Barrington Hills, IL 60010

Questions or comments before or after the meeting may be submitted to datacenter@vbhil.gov.

As a preliminary and exploratory step, the Board has asked the developer to make a public presentation at a Special Meeting of the Plan Commission on Monday, February 2, 2026. The primary purpose of this meeting is to allow the developer to present its concept and potential benefits, and to give residents and the Plan Commission an opportunity to share their initial thoughts, questions, and concerns regarding whether the Village should consider this type of development.

Following the presentation, the Commission and members of the public will have the opportunity to make comments and ask questions. It is expected that many questions will require additional review and follow-up. Any responses would be provided at a future meeting or through other forms of communication.

If, after the presentation and public input, it is determined that the Village is willing to consider the proposal, the Village would then work to define a transparent process that will include additional opportunities for public engagement. The structure and scope of any such process have not yet been determined.

The developer has committed to covering the costs associated with the review process, including the Village's use of outside consultants, facilities or experts, as such reviews may occur.

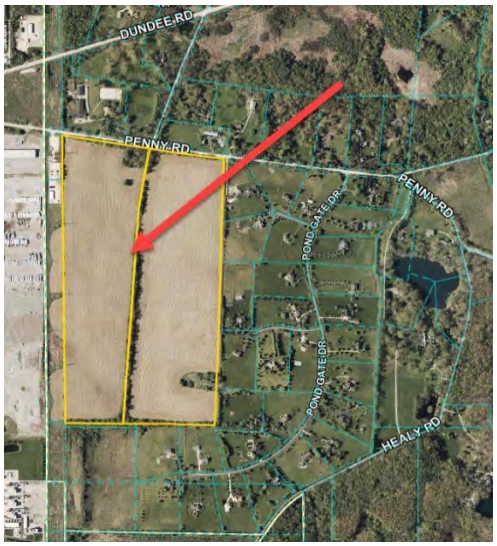

Figure A

Figure B

###

About the Village of Barrington Hills

The Village of Barrington Hills is a Bee City USA affiliate, one of the first in Illinois. It is a village dedicated to the preservation of open space and natural areas, located about 40 miles northwest of Chicago. It straddles approximately 29 square miles over four counties: Cook, Kane, Lake and McHenry. The population was 4,114 at the time of the 2020 census.

Follow us: BarringtonHills-IL.gov | Facebook.com/BarringtonHillsIL | Nextdoor.com

Contact: Anna Paul
Village Administrator
apaul@vbhil.gov

Sent: 1/16/2026 3:04:15 PM
From: Anna Paul <apaul@barringtonhills-il.gov
To: "Anna Paul"
Cc:
Bcc: "Matthew Vondra" , "Curt Crouse" , "David Meehan" , "Gillian Stoettner" , "Kelly Mazeski" , "Christopher Geier" , "Maggie Topping" , "Ann Rosenbaum" , "Nikki Panos"
Importance: Normal
Subject: Press Release and Presentation – Plan Commission Special Meeting
Attachments: Press Release 01-16-26 Data Center - Plan Comm Sp Mtg .pdf , Data Center Presentation 2025 12 15.pdf

---

Dear Members of the Plan Commission,

I am writing to inform you that a data center developer has recently approached the Village with a preliminary concept for a property located within the Village near its boundary. The Board of Trustees has asked the Plan Commission to hold a Special Meeting as an initial informational and exploratory step.

Attached are (1) a press release that is being posted on the Village website today regarding the Special Meeting of the Plan Commission scheduled for Monday, February 2, 2025, at 6:30 p.m. at Countryside Elementary School, and (2) the presentation previously provided by the developer to the Board of Trustees.

The purpose of the meeting is to allow the developer to publicly present its concept and to gather initial input from the Plan Commission and residents.

Please let me know if you have any questions in advance of the meeting.

Have a great weekend,
Anna Paul

--
Anna Paul
Director of Administration
Village of Barrington Hills
112 Algonquin Rd, Barrington Hills, IL 60010-5199
847.551.3000

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Barrington Hills, IL 60010
847.551.3000
village@vbhil.gov
www.vbhil.gov

Press Release
January 16, 2026

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For the Consideration of a Possible Data Center Development

A data center developer has approached the Village regarding a large property within the village, at the edge of its southeast boundary (see figures A & B). As an informational step, the developer provided a brief overview presentation to the Board of Trustees at its December 15, 2025, meeting. The PDF of the presentation may be viewed on the Village's website, barringtonhills-il.gov.

During the presentation, the developer stated that if a data center were ultimately built, the Village would experience a significant financial impact, including increased annual utility tax revenue in the millions for the Village and a reduction in residents' property tax contributions. The developer estimated that the site's property tax could increase from approximately $3,000 annually to as much as $20 million annually after reaching full operation. These figures were presented by the developer and have not been independently reviewed or verified by the Village.

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Importantly, no decisions have been made, and the Village is not endorsing or approving a data center development. At this time, the Village is seeking resident input. As a preliminary and exploratory step, the Board has asked the developer to make a public presentation at a Special Meeting of the Plan Commission.

Residents are encouraged to attend the presentation at a Special Meeting of the Plan Commission:

Monday, February 2, 2026, at 6:30 p.m.
Countryside Elementary School
205 W. County Line Road
Barrington Hills, IL 60010

Questions or comments before or after the meeting may be submitted to datacenter@vbhil.gov.

The primary purpose of this meeting is to allow the developer to present its concept and potential benefits, and to give residents and the Plan Commission an opportunity to share their initial thoughts, questions, and concerns regarding whether the Village should consider this type of development.

Following the presentation, the Commission and members of the public will have the opportunity to make comments and ask questions. It is expected that many questions will require additional review and follow-up. Any responses would be provided at a future meeting or through other forms of communication.

If, after the presentation and public input, it is determined that the Village is willing to consider the proposal, the Village would then work to define a transparent process that will include additional opportunities for public engagement. The structure and scope of any such process have not yet been determined. The developer has committed to covering the costs associated with the review process, including the Village's use of outside consultants, facilities or experts, as such reviews may occur.

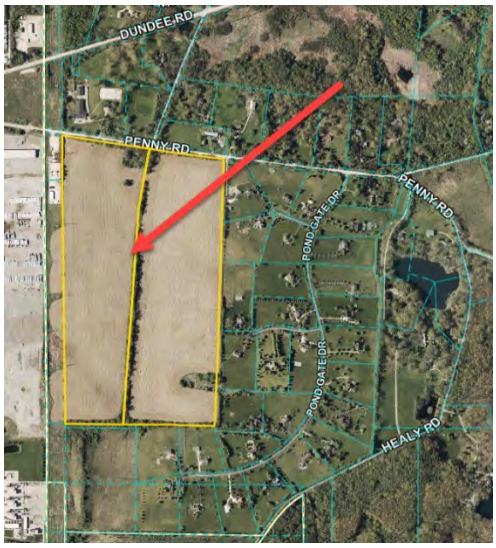

Figure A

Figure B

###

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Contact: Anna Paul
Village Administrator
apaul@vbhil.gov

Sent: 1/16/2026 3:04:17 PM
From: Anna Paul <apaul@barringtonhills-il.gov
To: "Anna Paul"
Cc:
Bcc: "Brian Cecola" , "David Riff" , "Laura Ekstrom" , "John Carpenter Clarke" , "Jessica Hoffmann" , "Thomas Strauss" , "Marsha McClary" , "Nikki Panos"
Importance: Normal
Subject: Press Release and Presentation – Plan Commission Special Meeting
Attachments: Press Release 01-16-26 Data Center - Plan Comm Sp Mtg .pdf , Data Center Presentation 2025 12 15.pdf

---

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Please let me know if you have any questions.

Have a great weekend,
Anna Paul

--
Anna Paul
Director of Administration
Village of Barrington Hills
112 Algonquin Rd, Barrington Hills, IL 60010-5199
847.551.3000

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Press Release
January 16, 2026

SPECIAL PLAN COMMISSION MEETING TO WELCOME RESIDENT INPUT
For the Consideration of a Possible Data Center Development

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During the presentation, the developer stated that if a data center were ultimately built, the Village would experience a significant financial impact, including increased annual utility tax revenue in the millions for the Village and a reduction in residents' property tax contributions. The developer estimated that the site's property tax could increase from approximately $3,000 annually to as much as $20 million annually after reaching full operation. These figures were presented by the developer and have not been independently reviewed or verified by the Village.

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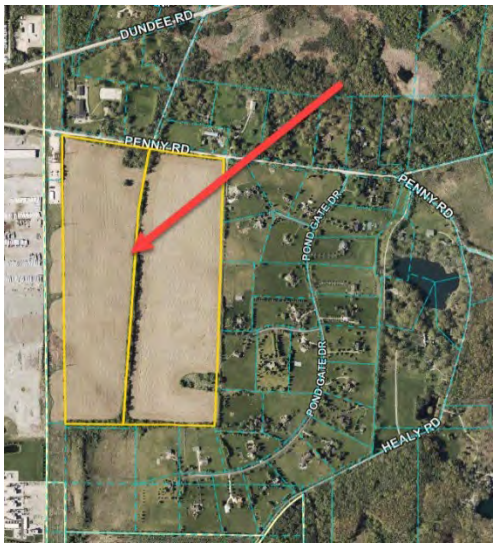

Figure A

Figure B

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Contact: Anna Paul
Village Administrator
apaul@vbhil.gov

Sent: 1/16/2026 3:06:35 PM
From: Anna Paul <apaul@barringtonhills-il.gov
To: jbrennan@brennanllc.com "Matthew G. Holmes"
Cc:
Bcc:
Importance: Normal
Subject: Meeting Scheduled Monday February 2nd
Attachments: Press Release 01-16-26 Data Center - Plan Comm Sp Mtg .pdf

---

Good Afternoon,

I am writing to let you know that we have confirmed your presentation to the Plan Commission on Monday, February 2nd. The meeting will begin at 6:30 pm, but will take place at Countryside Elementary School.

The attached Press Release will be posted to the Villages website today.

We are closed Monday, but lets touch base next week.

Anna

--
Anna Paul
Director of Administration
Village of Barrington Hills
112 Algonquin Rd, Barrington Hills, IL 60010-5199
847.551.3000

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January 16, 2026

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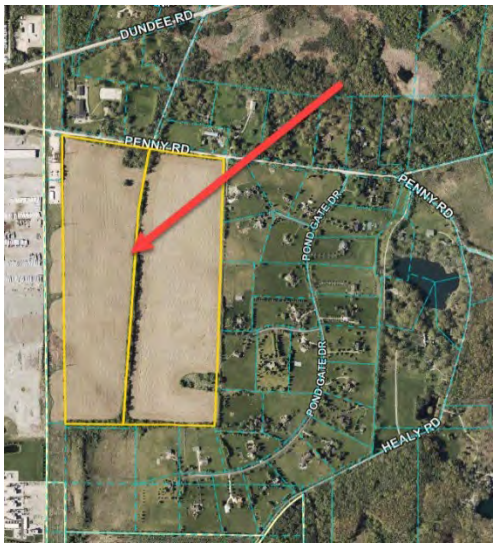

Figure A

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Contact: Anna Paul
Village Administrator
apaul@vbhil.gov

Sent: 1/16/2026 3:15:32 PM
From: Anna Paul <apaul@barringtonhills-il.gov
To: "Anna Paul"
Cc:
Bcc: "Dan Wolfgram" , "Jim Root" , "Arnold Cernik" , "John Gigerich" , "Gina Koertner" , "Edward Carfora" , "Eric Humbert" , "Nikki Panos"
Importance: Normal
Subject: Plan Commission Presentation - Data Center

Dear Members of the Zoning Board of Appeals,

I am writing to inform you that a data center developer has recently approached the Village with a preliminary concept for a property located within the Village near its boundary.

At this time, the Village is in the very early, informational stages of considering whether this type of development should be evaluated further. As an initial step, the Board of Trustees has requested that the Plan Commission hold a Special Meeting to allow the developer to publicly present its concept and to receive preliminary input from the Plan Commission and residents.

No applications have been submitted to the Village, and no formal review process has begun. If the Village ultimately determines that it is willing to move forward with consideration of the proposal, a transparent process will be defined, and the ZBA will be included in that process.

Please let me know if you have any questions. Additional information will be shared as appropriate as this matter progresses.

Respectfully,
Anna Paul

--
Anna Paul
Director of Administration
Village of Barrington Hills
112 Algonquin Rd, Barrington Hills, IL 60010-5199
847.551.3000

Sent: 1/16/2026 3:42:08 PM
From: Anna Paul <apaul@barringtonhills-il.gov
To: "Anna Paul"
Cc:
Bcc: "Dan Wolfgram" , "Jim Root" , "Arnold Cernik" , "John Gigerich" , "Gina Koertner" , "Edward Carfora" , "Eric Humbert" , "Nikki Panos"
Importance: Normal
Subject: Re: Plan Commission Presentation - Data Center

Dear Members of the Zoning Board of Appeals,

I inadvertently forgot to share a link to the Village news page, which contains more information regarding this matter: barringtonhills-il.gov/special-plan-commission-meeting-to-welcome-resident-input/

Respectfully,
AP

On Fri, Jan 16, 2026 at 3:15â€¯PM Anna Paul <apaul@barringtonhills-il.gov> wrote:

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I am writing to inform you that a data center developer has recently approached the Village with a preliminary concept for a property located within the Village near its boundary.

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847.551.3000

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Director of Administration

Village of Barrington Hills
112 Algonquin Rd, Barrington Hills, IL 60010-5199
847.551.3000

Sent: 1/16/2026 4:52:50 PM
From: Anna Paul <apaul@barringtonhills-il.gov
To: "Steve Cieslica"
Cc:
Bcc:
Importance: Normal
Subject: Data center

---

https://barringtonhills-il.gov/special-plan-commission-meeting-to-welcome-resident-input/

--
Anna Paul
Director of Administration
Village of Barrington Hills
112 Algonquin Rd, Barrington Hills, IL 60010-5199
847.551.3000

Sent: 1/16/2026 6:34:36 PM
From: [redacted]
To: datacenter@vbhil.gov
Cc:
Bcc:
Importance: Normal
Subject: Protecting the future of Barrington Hills

ï»¿
To Whom it may concern, President Cecola and Members of the Board,

I am writing to express serious concern about the proposed data center being discussed for Barrington Hills. This is not a minor adjustment or a routine development. A facility of this scale would permanently alter our village, strain electricity and water resources, require costly infrastructure upgrades, and deliver very few long-term local jobs. Communities across the country have accepted similar proposals, only to discover that the promised benefits fell short while the consequences remained. Barrington Hills exists because of careful planning, open land, and a commitment to preserving its character. Moving this proposal forward would signal that those values are negotiable. I respectfully urge you to halt this process, demand full transparency, require independent analysis, and prioritize the voices of residents before any further consideration. Barrington Hills belongs to its people, and decisions of this magnitude must reflect that responsibility. signal that those values are negotiable. I respectfully urge you to halt this process, demand full transparency, require independent analysis, and prioritize the voices of residents before any further consideration. Barrington Hills belongs to its people, and decisions of this magnitude must reflect that responsibility.

Why can our village look into approving waste, but not focus on important issues such as installing a traffic light at intersections identical to rt. 62 and Bateman rd, where numerous accidents occur with some involving fatalities and fight to lower our taxes.

Best Regards,

John D. Stieper

Sent: 1/16/2026 6:48:22 PM
From: Robert Wodzinski [redacted]
To: datacenter@vbhil.gov
Cc:
Bcc:
Importance: Normal
Subject: No Data Center in Barrington Hills.

Hello,

This proposed data center is the antithesis of what the village plan should represent. The negative impact on energy costs alone should be enough to confirm a "no" vote from the plan commission, and evidence in the news suggests that most of these developers are not at all forthcoming with the communities they plan to build in during the early stages of the process.

We are 100% OPPOSED to a data center in Barrington Hills. Especially after our assessments and taxes have gone up consecutively. Absolutely not.

Thank you for your consideration.

Best,
Rob & Grace Wodzinski
[redacted]
--
Rob Wodzinski
m: [redacted]

Sent: 1/19/2026 9:28:08 AM
From: Thomas Strauss <tstrauss@barringtonhills-il.gov
To: "Anna Paul" "Brian D. Cecola"
Cc:
Bcc:
Importance: Normal
Subject: Re: Press Release and Presentation – Plan Commission Special Meeting
Attachments: attachedFile.html , Press Release 01-16-26 Data Center - Plan Comm Sp Mtg .pdf , Data Center Presentation 2025 12 15.pdf , attachedFile[3].html

---

Brian

I am in town on the 2nd and assume we all should be attending this meetingâ€¦

Sincerely,

Tom Strauss
Trustee
Village of Barrington Hills

On Jan 16, 2026, at 3:04â€¯PM, Anna Paul <apaul@barringtonhills-il.gov> wrote:

Dear Board of Trustees,

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Please let me know if you have any questions.

Have a great weekend,
Anna Paul

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Anna Paul
Director of Administration
Village of Barrington Hills
112 Algonquin Rd, Barrington Hills, IL 60010-5199
847.551.3000

To ensure compliance with the Open Meetings Act, elected or appointed members of the public body may reply to this message, but they should not forward it or send a copy of the reply to other members of the public body.

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village@vbhil.gov
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Press Release
January 16, 2026

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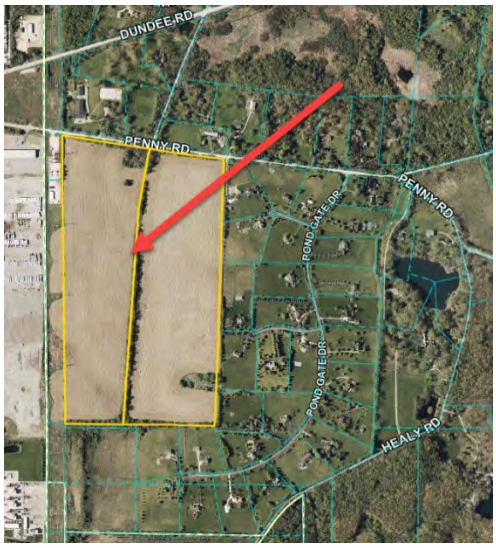

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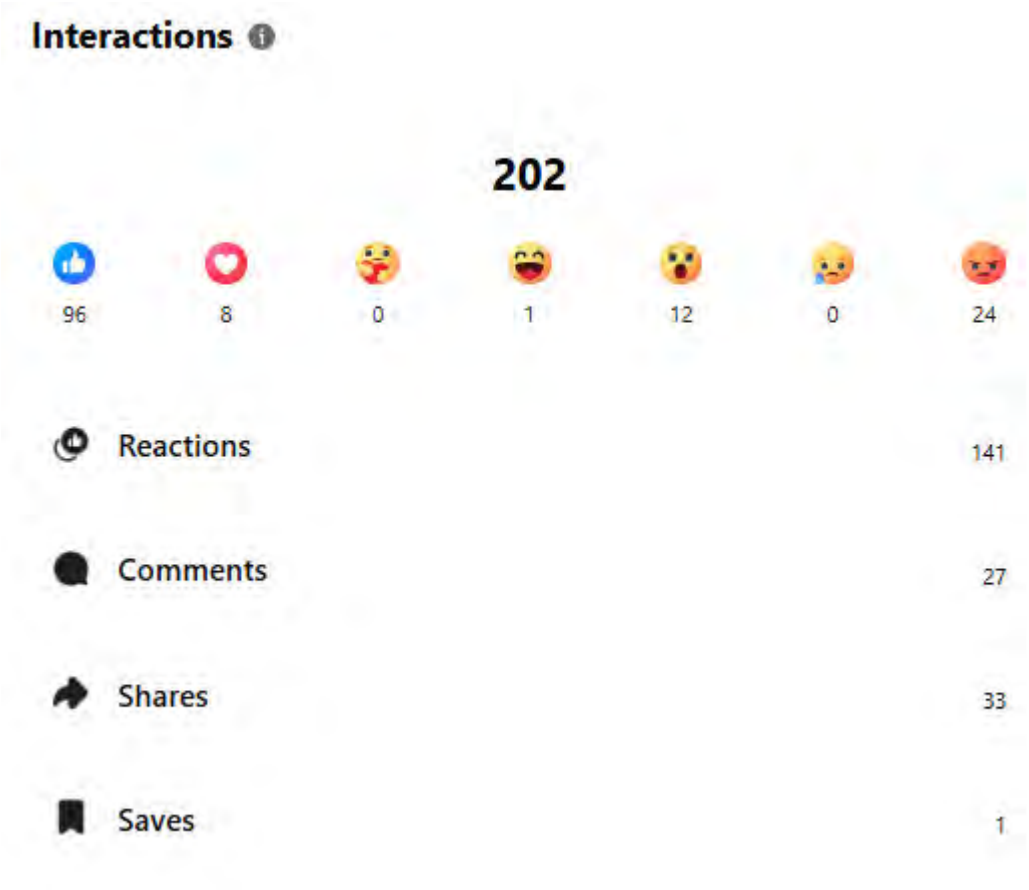
Contact: Anna Paul
Village Administrator
apaul@vbhil.gov

Sent: 1/20/2026 10:57:24 AM
From: Nikki Panos <npanos@barringtonhills-il.gov
To: "Matt Vondra"
Cc:
Bcc:
Importance: Normal
Subject: Re: RFI
Attachments: image.png , image[1].png

Hi Matt.

The instructions will come from Anna. For your planning purposes, please know that the presentation to the BOT was at least 20 minutes, if not longer.

I've pasted below the Facebook comments for your reference (in case you don't use Facebook). My understanding is that residents (and the public) will be coming for answers to their questions. As of the time of me writing this email, there have been 18,294 views of the Facebook post.



Samuel Cole Bernstein

I have a couple thoughts on this: 1. We need an indemnity of the city AND its residents for well water contamination/loss, 2. We should form a barrington hills solar utility under the new law, have the developer pay for residential solar installatiom costs for those who want to participate, and sell the excess energy to the data center. This will offset the increased energy

costs we will likely incur. I highly doubt the property tax benefit will materialize, but we can extract concessions from the center. The solar utility idea may help offset excess costs.

Angelique Marie

Samuel Cole Bernstein Maybe a better solution - simply say no!

Jeanette Gonzalez

Flower farm instead

Brandon Tole

Thanks for the meeting information. Is there a read ahead or another spot I can look for more details prior to the meeting?

Village of Barrington Hills - Government

All the information available is at the link: **http://barringtonhills-il.gov/special-plan-commission.../**

Karen Trzaska

https://vbhil.granicus.com/MediaPlayer.php?view_id=1&clip_id=626

President Cecola arranged for Brennan Investment Group to present outside of the agenda and a 25 minute presentation/discussion was had regarding the project. Good information for more details prior to the meeting.

Ken Neth

Nope nope nope

Zachary Swiatek

Big F NO

Klaudyna Ziemlo

Please no. Flower farm instead .

Karen Trzaska

While these "details" merely dangle a financial carrot that may have some on the board salivating with blind faith that they would actually come into fruition, albeit 5 or 6 years from now, they do not present the other devastating and lasting impact a data center has on the community. The contamination of our aquifer, the debilitating noise levels that reach for miles, the toxic release from the natural gasses that will be used during start up and as back up, the precedent that will be set moving forward regarding businesses being allowed in the village, the erosion of our boundaries and property values, the loss of green space. And when the AI bubble bursts, what will be left with? Massive blocks of concrete that never produced a single job, tainted waters and soil, large scale businesses and tech centers throughout Barrington Hills and the complete loss of our unique character. Why this is even being given a minute of time is beyond me.

Please listen to the audio recording of the Dec 15th Trustees meeting starting at minute 29. It was 25 minutes of presentation and discussion that was never even put on the agenda.
https://vbhil.granicus.com/MediaPlayer.php?view_id=1&clip_id=626

John Stieper

As a Barrington Hills resident, decisions of this scale deserve transparency and real public input. When changes move too fast, the impacts last. They affect property values, infrastructure, and the character of the village. Strong communities succeed when leaders listen first. Village leadership should slow this down and protect what makes Barrington Hills a place people chose to call home.

Phil Steves

If B-H is anything like Cary, the meathead politicians and Village Staff have already decided they want the $$$ despite what residents want and take time & energy to fight. They ain't building these things in Lake Forest.

Erin Schuetze

That should be a hard no

John Meyer

One of the problems governments are seduced by is that they look at more tax revenue and then tell the residents about more tax income so you home taxes will be lower. Problem is they NEVER go down. EVER

Kristina Anderson

John Meyer this is absolutely correct. One of many reasons this project should not be allowed.

Fbk Joe

This has to stop!

Hutton Masters

Itâ€™s a very bad thing. Increases water and electric bills

Damages water , air and soil and is carcinogenic!

Sara Elizabeth

Commenting for reach.

Angelique Marie

This would be devastating for this community! The rare and unique design and nature of Barrington Hills would be ruined forever. I pray our representatives will be voting a solid no to this proposal! This will impact the health of our residents, the animals and nature and will destroy the very fabric of what Barrington Hills stands for. Just as it was presented with "wind" energy and every other tech giant... Speak to anyone who lives in a short radius of those! They make this proposal look all nice and green...no - we want real nature as it is! I don't care what incentives they would offer - this comes in, we will be moving out.

Angeli G Angelos

Thatâ€™s a hard NO.

Meredith Halas: **Ashlee LeCompte LaziÄ‡**

Jim Sparesus

Not appropriate; send them packing!

Julie Burroughs Dunne

Are you fâ€™ing nuts??!

PT Chapman

pls read and share

Philippians 4:19 My God shall supplye all youre nede thorow his gloryous riches by Iesu Christ.

Jesus is Lorde

Paul.

Thank you,
Nikki

--
Nikki Panos
Village Clerk
Village of Barrington Hills
847-551-3004

To ensure compliance with the Open Meetings Act, elected or appointed members of the public body may reply to this message, but they should not forward it or send a copy of the reply to other members of the public body.

This email message and any attachment may contain information that is proprietary, legally privileged or confidential, belonging to the Village of Barrington Hills. This email is intended solely for the use of the person(s) to which it is addressed. If you are not an intended recipient, or the employee or agent responsible for delivery of this email to the intended recipient(s), you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this message in error, please immediately notify the sender and permanently delete this email and any copies.

On Tue, Jan 20, 2026 at 10:22â€¯AM Matt Vondra [redacted] > wrote:

Can you send me the PC meeting rules for this Special Meeting? I assume we will need to have special rules for this special meeting.
Do we have a visual timer with controls?
What is the presentation setup at Countryside? Might be a good idea to make a visit. I have not spent much time in Countryside.
Police present? Emergency buttons? (Just doing my worst-case analysis here).

My thought is that this Special Meeting is intended to be introductory and informational for the residents. There will be comments in excess of what is possible to hear in any reasonable timeframe. 5 min PC intro, 10 minutes of presentation, 60 min public comment (20x3min), 15 min PC questions and/or developer answers to any questions that can be answered at this time. Close the meeting at 90 minutes.
Please advise.
Thank you.

Matt Vondra [redacted]

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