

FAQ FOR PROPOSED DATA CENTER FOR CITY OF JOLIET

UPDATED 3/2/2026

This FAQ is intended to provide clear, factual information about the proposed data center project submitted by Hillwood to the City of Joliet. This document will be updated as the process continues.

Community & Economic Impact

How does the city expect this project to contribute to Joliet's property-tax base, and how will those revenues support the community over the long term?

According to the city's independent consulting firm, the project is expected to generate approximately \$310 million in property taxes for the city over 30 years, plus about \$10 million in utility taxes, in addition to standard industrial water and sewer rate revenues. Altogether, it is estimated that property tax, fire levy contributions, and electric consumption will produce over \$3 million annually.

Developments of this scale provide stable, recurring revenue that supports essential city services such as police, fire protection, and infrastructure while strengthening Joliet's financial stability and expanding the commercial tax base—helping fund services without increasing the burden on homeowners.

How will the city ensure this development contributes positively to the community beyond economic benefits?

As part of the city's proposed annexation agreement, the developer will be required to fund specific infrastructure and service-related improvements.

Will the city approve any incentives, abatements, or special agreements tied to the project?

The City of Joliet will not be providing economic incentives or tax abatements or special agreements for this project.

How many permanent jobs will the data center create?

The project will create approximately 700 permanent jobs located at the facility.

Is there a project labor agreement in place for construction of the facility?

The developer has committed to a project labor agreement and has strong labor union support. Approximately 7,000-10,000 union jobs will be created for the construction of this development.

How will the company ensure local residents actually get hired for these permanent jobs?

The developer is committed to partnerships with local educational institutions to expand technical training programs aligned with construction and technology careers, and will work closely with these educational institutions, community groups and others to target local residents to fill these roles.

Utilities & Infrastructure

Will the data center strain the local power grid?

ComEd has identified and planned a series of transmission and system upgrades that will allow the data center to operate without reducing reliability for existing residential or business customers. All required transmission and infrastructure improvements associated with the project will be funded by the developer. According to a written agreement between the developer and ComEd, all interconnection costs associated with the project will be paid by the developer and will not be passed on to ComEd ratepayers or local taxpayers. This helps ensure that electric service remains stable, reliable, and fairly priced for the community.

Will the data center cause local electric bills to rise?

The data center will secure and pay for its own electricity supply under a stand-alone contract with an Alternative Retail Electricity Supplier. The supply and price provided under this retail supply contract will be completely independent of the supply and prices secured for residential or small-businesses served by ComEd. Additionally, the data center will pay for ongoing electricity delivery service from ComEd through rates that are regulated by the Illinois Commerce Commission. Delivery rates for large energy users like the data center are based on the cost of service for large users and are calculated separately from the delivery rates paid by residential and small businesses.

Could the data center cause brown outs?

The project is engineered to operate efficiently while maintaining grid reliability and safety. All required system upgrades will be reviewed and approved by ComEd to ensure there are no impacts on the local power grid.

Will the project require public infrastructure funding?

It will not require public infrastructure funding.

Water & Environmental Protection

How much water will the facility use and will the facility use large amounts of water and put a strain on local water supply?

The facility will utilize a closed loop system that recycles water and significantly reduces overall water usage. The facility's water use is strictly limited and is well within the City's system capacity. In fact, the data center is expected to use significantly less water than many other types of development that could be built on the same property.

For example, a typical single family residential subdivision on the same amount of land would use far more water than the proposed data center. Put simply, the project is not expected to strain the water system or reduce water availability for the community.

Will the data center impact local water rates or availability?

No. The City of Joliet's water model planned for uses more significant than what is proposed at this site.

Are there risks of groundwater contamination from coolant systems or chemicals used at the facility?

There are no risks to groundwater. The closed-loop cooling system would continuously recirculate the same coolant within sealed pipes – preventing direct contact between cooling fluids and surrounding soil or groundwater. All cooling system discharge will be trucked off by the operator for off-site treatment. There will be no discharge into the City of Joliet's sewer system.

Will the facility disrupt farmland or impact the environment?

The overall plan and project must be in compliance with all local and state codes regarding environmental impact. Area farmland will not be disrupted as a result from this project.

What emissions will come from diesel backup generators and how will they be regulated?

Backup generators on site are not a primary power source and are used only during rare outages or for limited testing to ensure reliability. Any emissions from these generators are regulated by state and environmental agencies and must meet strict air-quality standards.

How does the city assess potential public health considerations when reviewing projects of this scale?

The city's review process is designed to protect residents and ensure developments meet all applicable safety and regulatory standards. This includes working with appropriate agencies and requiring compliance with local, state, and federal regulations.

How are emissions from backup power systems regulated, and what agencies oversee environmental compliance?

Backup generators use diesel fuel with modern emission controls. All testing, maintenance, and operational run times are subject to Environmental Protection Agency (EPA) standards and limits.

Light, Noise & Quality of Life

Will light pollution impact the surrounding community?

This data center development will use minimal nighttime lighting. All fixtures are focused downward and softly/minimally lit for safety purposes. Unlike a warehouse that may be busy with loading activities in the overnight hours, a data center has very little need for outdoor nighttime activity on the site.

What are expected levels of noise from the facility and how far do they travel?

The project will comply with local and state sound ordinances.

What mitigation measures will be used for noise, vibration or light?

The developer has committed to using natural buffers, setbacks and modern building techniques to significantly reduce noise levels. The development must be in compliance with all applicable noise ordinances and modern data centers use minimal light.

How does the city assess, regulate, and enforce standards related to noise, vibration, and lighting to ensure developments of this scale remain compatible with adjacent land uses?

Noise will meet Illinois Pollution Control Board (IPCB) noise standards. Additionally, the facility will have to comply with Article IX of the Joliet Code of Ordinances also known as the Noise Pollution Control Ordinance.

Traffic & Construction

What traffic impacts has the city reviewed, and what measures may be required to manage construction and operational traffic?

The developer has been required to complete a Traffic Impact Study. This study evaluates how the project may affect nearby roads and intersections and identifies any improvements that may be needed to keep traffic moving safely and efficiently. Construction traffic will also be reviewed by the city. Vehicle routes will generally be directed to major roads serving the site to minimize impacts on residential streets.

Future Plans & Oversight

Is additional future expansion planned?

The developer has not indicated any expansion plans. Any future expansion would go through the city's normal review and approval process prescribed by the State of Illinois and local ordinances. This may include site plan review or other required approvals. If public hearings are needed, they would be properly noticed and held in an open, transparent manner.

Public Information & Resident Questions

When will site related information be shared with the public?

Site plans are completed as part of the permitting and review process. Materials become available to the public once agendas are posted.