Village Questions and Responses

The Village asks the developer to bring operations and engineering representatives who can answer technical and operational questions, alongside the land-use representative.

Responses describe the developer's current proposal. Utility capacity, engineering details, permits and other approvals are subject to confirmation.

1 | Project and operations

What is a data center, what would this project do, and how would it use the existing Hanover building?

A data center houses computer servers that process, store and transmit information. Our proposed 5 MW Hanover project would support artificial intelligence, high-performance computing and cloud services.

We propose to reuse the existing building at 101–107 N. Washington Street for server rooms, electrical and cooling systems, security and support offices. Development would be phased, subject to building assessments, confirmed utility capacity and required approvals.

Who is the buyer, and what comparable projects has the buyer completed?

The proposed buyer is Smart Media Solutions LLC. The buyer reports that it is working with a group that already operates data centers in several U.S. cities. The group's name and project references are pending.

Completed comparable data center projects have not yet been documented for the buyer. We intend to engage qualified data center engineering, construction and operations specialists and provide their credentials as the team is finalized.

Who is the proposed data tenant or operator, and what workloads would the facility support, such as cloud computing, AI or cryptocurrency?

Smart Media Solutions LLC proposes to operate the facility and seek contracts with technology companies such as OpenAI (ChatGPT), Microsoft, Google or other enterprise customers. No tenant or customer contract has been secured at this stage. The facility would support AI, cloud computing, high-performance computing and data storage, depending on customer requirements.

The intended workloads are AI computing, high-performance computing, data processing and cloud services. Cryptocurrency mining is not included in the current proposal.

What are the proposed operating hours and anticipated staffing levels?

The facility would operate 24 hours a day, seven days a week, with continuous monitoring. Staffing would include technical operations, maintenance and security personnel, supported by specialist contractors and remote monitoring.

The number of permanent employees and on-site staffing per shift have not yet been finalized. Construction would also create temporary employment during development.

Village Questions and Responses

1 | Project and operations (continued)

What benefits could Hanover see? What capital investment is the buyer proposing locally, and what opportunities could it create for local contractors, jobs, schools and the tax base?

The project would seek to bring an existing building back into productive use through private investment in building improvements, electrical infrastructure, cooling, fiber connectivity and computing equipment.

Potential benefits include:

- Construction and installation opportunities for qualified local contractors.
- Permanent positions in facility operations, technical support, maintenance and security.
- Ongoing purchases from local service providers and businesses.
- Potential internships and technical training partnerships with schools and community colleges.
- Potential community electricity discounts for discussion with the utility. Any discount would depend on utility review and approval.

The capital investment amount and employment projections are still being developed and will be provided once engineering, equipment selection and tenant requirements are established.

The potential effect on the local tax base remains to be quantified.

What equipment is anticipated, including generators, transformers, cooling towers, chillers, fan banks, fuel tanks and battery storage systems?

The preliminary equipment plan includes:

Equipment	Anticipated use
Servers and network equipment	AI/HPC computing, data storage and connectivity.
Transformers and switchgear	Distribution of electrical power throughout the facility.
Backup generators	Power during utility outages, with periodic testing.
Fuel tanks	Required if fuel-powered generators are selected; size and containment remain subject to design.
UPS battery systems	Short-term backup power while generators start. Separate large-scale battery storage is not currently confirmed.
Liquid cooling equipment	Cooling for high-density servers, subject to final design.
Chillers, dry coolers and fan banks	As required by the selected cooling system, with sound controls evaluated during design.
Cooling towers	Not currently confirmed; water requirements would be disclosed if selected.

Final engineering submissions would specify equipment quantities, locations, capacities, noise controls, generator testing schedules, fuel storage, water use and fire protection measures.

Village Questions and Responses

2A | Utilities and reliability

What electrical load is needed at opening and at full buildout? Would the load be phased, and what can the electric utility reliably supply at each phase?

The project targets 5 MW at full buildout. The opening load, phased schedule and capacity available at each phase are pending confirmation through Jo-Carroll Electric's large-load review. The 4 MW figure in the original presentation reflects an earlier request.

What electrical upgrades would Hanover need, what would they cost, and how much would the buyer fund?

Pending utility and engineering review. The required upgrades, cost estimates and buyer funding share have yet to be determined.

What are the estimated daily water and sewer volumes? How would peak-hour demand and summer cooling conditions affect those estimates?

Pending engineering analysis. Average daily, peak-hour and summer water and sewer volumes have yet to be calculated. The proposed server cooling system is expected to require minimal water.

Could water withdrawals, wastewater discharge or other utility demands affect the river?

Potential impacts on the river remain open pending the water and wastewater analysis and review of site drainage and spill controls.

Village Questions and Responses

2B | Environment and emergency response

What will the water analysis and wastewater study evaluate? Could facility operations affect neighboring properties or the river?

The proposed facility would use a non-water-based jelly cooling system for the servers, so server cooling is expected to require minimal water. Final engineering will confirm whether any supporting equipment requires water.

The study scope and findings are pending, including estimated water demand, wastewater discharge and potential impacts on neighboring properties and the river.

What fires, spills, battery incidents or fuel releases are reasonably foreseeable? What prevention, containment and cleanup measures are planned?

We will engage specialized engineers and fire safety professionals to design and implement protection systems that meet applicable codes and industry standards. These will address electrical fires, battery incidents, cooling-fluid leaks and any generator fuel spills through appropriate monitoring, fire suppression, containment and emergency response procedures.

Protecting our employees, neighboring properties, the river and our investment is a core priority. Detailed prevention, containment and cleanup plans will be finalized before operations begin.

How would the developer support local responders through training, coordination and a spill or contamination response plan?

The facility would be designed and operated to meet applicable building, electrical, fire safety and environmental requirements, supported by recognized data center industry standards. Specialized engineers and fire safety professionals would develop the required protection systems and emergency procedures.

We would coordinate with local responders through site walkthroughs, safety briefings, emergency drills and access to site plans, material safety information and 24-hour emergency contacts. A site-specific spill and contamination response plan would establish containment, notification and professional cleanup procedures to protect people, neighboring properties and the river.

Village Questions and Responses

2B | Outages and cooling

How would the facility operate under normal conditions, at full cooling demand and during a utility outage? During an extended regional outage, how would cooling, backup power and fire protection function?

Under normal conditions, utility electricity would power the servers, cooling equipment and supporting systems, with continuous monitoring of temperatures, electrical loads and safety systems.

At full cooling demand, the proposed non-water-based jelly cooling system and associated heat-rejection equipment would operate at their engineered capacity. If temperatures approached safe operating limits, computing loads would be reduced or shut down in a controlled manner.

During a utility outage, UPS batteries would provide short-term power to designated critical systems while backup generators start. The backup power design would include the cooling equipment, pumps, controls and other systems needed to support the computing load being maintained.

During an extended regional outage, continued operation would depend on generator capacity, available fuel and replenishment. If backup power or cooling could no longer be sustained, the facility would safely shut down computing equipment before conditions became unsafe.

Fire detection, alarms and required fire protection systems would remain available through their designated emergency power arrangements, including backup power for fire pumps if required. Specialized engineers and fire safety professionals would finalize and test these arrangements under applicable codes and recognized industry standards before operations begin.

How would the cooling system work? What chemicals, refrigerants and hazardous materials would be stored on site?

The proposed system would use a specialized, non-water-based jelly cooling medium to absorb heat from the servers and transfer it to equipment that releases the heat outside the building. The exact circulation and heat-rejection design would be confirmed by specialized engineers using the selected manufacturer’s specifications.

The cooling medium’s composition, quantity, flammability and environmental characteristics would be documented through its Safety Data Sheet. We would not describe it as nonhazardous until those details are verified.

Other materials could include refrigerants if chillers are required, backup batteries, generator fuel, lubricating oils and limited maintenance chemicals. Final types and quantities would depend on equipment selection.

A complete material inventory and Safety Data Sheets would be provided to the appropriate authorities and local responders. Storage would include suitable containment, labeling, leak detection and fire protection, with procedures for safe handling, spill cleanup and disposal.

Village Questions and Responses

2B | Backup fuel

What backup fuel would be used, such as diesel, natural gas or propane? What storage capacity, location and containment would be proposed where applicable?

The backup fuel has not yet been selected. Our engineers would evaluate diesel and natural gas based on generator requirements, utility availability and reliability during an extended outage. Propane is not currently specified.

If diesel is selected, on-site storage capacity would be sized to the supported electrical load and planned backup operating duration. Tanks would be located in a designated outdoor equipment area, with required setbacks, delivery access and protection from vehicles and flooding.

Storage would use appropriately rated tanks with secondary containment, leak detection, overfill protection and spill response provisions. If utility-supplied natural gas is selected, bulk on-site fuel storage would generally not be needed, but gas availability during regional outages would require evaluation.

Final fuel type, tank capacity and location would be shown in the engineered plans and reviewed with the applicable authorities and local fire department before installation.

2C | Noise and generator testing

What daytime and nighttime sound levels (dBA) does the noise study predict at the closest homes and property lines? What limits would be enforceable?

The noise study has not yet been completed, so specific daytime and nighttime dBA levels cannot yet be provided. An acoustic engineer would evaluate sound at the closest homes and property lines during normal operations, maximum cooling demand, generator testing and emergency operation. Applicable noise requirements and any limits established through the approved permit would govern the facility.

Which equipment would run continuously, periodically or only in emergencies? What barriers or other noise controls would be used?

Servers, electrical equipment and necessary cooling systems would operate continuously, with cooling output varying by demand. Backup generators would operate during scheduled testing, maintenance and utility outages.

Noise controls would be selected through the acoustic study and could include sound-insulated equipment enclosures, generator exhaust silencers, low-noise fans, acoustic barriers, vibration isolation and equipment placement away from neighboring homes.

Village Questions and Responses

2C | Noise and generator testing (continued)

How often would generators be tested, for how long and during what hours?

The final schedule would follow manufacturer recommendations and applicable requirements. Our proposed approach is to conduct routine testing during weekday daytime hours, stagger generators where practical and limit testing to the duration needed to verify reliable operation. Testing frequency, duration and permitted hours would be documented before operations begin. Emergency operation could occur at any hour.

How would complaints and exceedances be handled? Could the permit provide a reasonable period to investigate and correct an unforeseen noise issue before fines are imposed?

The facility would provide a designated contact, record complaints and promptly investigate potential noise issues. Where appropriate, an acoustic professional would take measurements, identify the source and recommend corrective measures. Confirmed exceedances would receive a documented correction plan and follow-up testing.

We would request that the permit include a reasonable, clearly defined period to investigate and correct an unforeseen noise issue before fines are imposed, subject to the permitting authority's approval. This provision would require prompt action and would not excuse repeated violations or delay measures needed to address an immediate health or safety concern.

2D | Site design and security

What exterior changes are proposed? Can the developer provide a rendering and a site plan showing equipment placement, screening, landscaping and fencing?

The project would primarily reuse the existing Hanover building. Proposed exterior improvements may include electrical and cooling equipment areas, backup generators, security fencing, gates, equipment screening and landscaping.

We would provide a conceptual rendering and site plan showing equipment placement, setbacks, screening, landscaping, fencing, parking and vehicle circulation. Final locations would follow engineering, noise assessment and Village review.

What security measures are proposed, including gates, fencing, cameras and lighting?

Proposed measures include controlled entry, perimeter fencing where appropriate, access-controlled gates, security cameras, intrusion monitoring and exterior security lighting. Emergency access would be coordinated with local responders.

How would exterior lighting be directed and shielded to limit spillover onto neighboring properties?

Exterior lighting would use shielded, downward-directed fixtures positioned to illuminate the site while limiting glare and light spill onto neighboring properties. A lighting plan would document fixture locations and predicted illumination at property boundaries.

Village Questions and Responses

2D | Vehicle circulation and traffic

How would employee, delivery and emergency vehicles move through the site? Where would trucks enter, exit, stage and turn?

The circulation plan would identify employee parking, delivery routes and unobstructed emergency access. It would show truck entrances, exits, staging areas and turning movements, supported by vehicle turning-path analysis. The layout would seek to accommodate deliveries within the property and avoid trucks queuing on public streets.

What truck activity is anticipated during construction and normal operation? How does it compare with the former factory's truck traffic?

Construction would involve temporary deliveries of building materials, transformers, generators, cooling equipment and servers. Oversized deliveries would be scheduled and coordinated as necessary.

Normal operations would involve occasional equipment deliveries, maintenance vehicles, waste collection and fuel deliveries if fuel-powered generators are selected. The facility would not require routine inbound raw materials and outbound manufactured goods shipments. However, a numerical comparison with the former factory cannot be provided until projected delivery schedules and reliable historical traffic information are available.

Would the Village consider waiving a separate traffic study if the developer provides a circulation plan and enough information to compare projected truck trips with the former factory's activity?

We would request that the Village consider accepting a circulation plan and supporting traffic information in place of a separate traffic study, if sufficient for its review. The submission would include projected employee and truck trips, delivery schedules, construction traffic, turning movements, emergency access and available information about the former factory's activity.

Whether a separate study is required would remain the Village's decision.

Conditional use permit

What changes would require the developer to return to the Village for an amended conditional use permit (CUP)? Examples for discussion include increased electrical load, additional generators or fuel storage, a change in cooling technology or a change in use.

We propose that the CUP clearly define the approved scope of the initial 5 MW AI data center. Material changes beyond that scope would be submitted to the Village to determine whether an amended CUP is required. These would include:

- Increased electrical capacity above the approved limit.
- Additional generators or a material increase in backup generation capacity or fuel storage.
- Changes in cooling technology that materially increase water use, wastewater, noise or environmental risks.
- Building expansions or significant changes to approved outdoor equipment locations, screening or setbacks.
- A change from the approved AI and related computing use.
- Other changes that materially increase traffic, lighting, noise or impacts on neighboring properties.

We would request that routine maintenance, equivalent equipment replacements and tenant changes within the approved use and operating limits be handled administratively where permitted. The Village would establish the final requirements in the CUP.

Village Questions and Responses

Local and regional support

What assistance or incentives could the Village offer directly? What county, regional or state programs could it help the developer pursue?

We would welcome assistance with coordinated permitting, utility and fiber-provider coordination, infrastructure planning, local contractor introductions and workforce partnerships.

The Village could also evaluate available fee reductions, eligible infrastructure improvements and potential Tax Increment Financing (TIF) assistance, subject to the property's location, eligible costs, available funding and required approvals. Illinois recognizes TIF as a tool for qualifying redevelopment and infrastructure improvements.

County, regional and state programs

What county, regional or state programs could the Village help pursue?

- The Village could help coordinate an eligibility review with Northwest Illinois Economic Development, Jo Daviess County and the Illinois Department of Commerce and Economic Opportunity (DCEO). Potential opportunities include:
- Enterprise Zone incentives: Review whether the property and proposed improvements qualify, including potential construction-material tax benefits. Required certification should be addressed before construction.
- Jo Daviess County Revolving Loan Fund: Evaluate whether eligible portions of the project fit the fund's financing requirements.
- C-PACE financing: Explore financing for qualifying energy efficiency and other eligible building improvements.
- Illinois EDGE tax credits: Evaluate eligibility based on proposed investment, job creation and other program requirements.

Prime Sites capital grants: Explore eligibility for qualifying capital investment and job creation, including associated state incentive requirements.

Our goal is to work with the Village on a transparent development plan that supports the AI facility while providing measurable local investment and community benefits.

HANOVER DIGITAL INFRASTRUCTURE PROJECT

Village Board Presentation | 101-107 N. Washington Street | Hanover, Illinois 61041

A Community-First Adaptive Reuse Opportunity

A proposal to transform an established industrial property into responsible digital infrastructure while protecting Hanover's quality of life, expanding its economic base, and keeping investment in Illinois and the United States.

PROGRESS + PROTECTION + LOCAL BENEFIT

Prepared for discussion with the Village of Hanover

Final engineering, utility commitments, fiber availability, zoning determinations, tax impacts and operating specifications remain subject to confirmation by the appropriate professionals, utilities and governmental authorities.

1. EXECUTIVE OVERVIEW

The proposal centers on adaptive reuse of an existing four-story industrial warehouse and basement at 101-107 N. Washington Street. Existing offering materials describe 109,412 SF on approximately 30 acres, I-1 zoning, 5,000-amp 3-phase/480V service, and current 1 MW power with service upgrades potentially possible to 5 MW through Jo-Carroll Electric.

109,412 SF	30 ACRES	5,000 AMP	UP TO 5 MW*
Building	Site	Existing service	Potential upgrade

Project Objective

• Create a modern data-center use within an existing industrial property.

• Pursue required power, fiber and engineering upgrades in coordination with utilities and qualified professionals.

• Use a closed-loop cooling concept intended to minimize water demand, subject to final design.

• Address community concerns up front through studies, mitigation, transparency and operating standards.

• Create a long-term asset that can contribute to Hanover's tax base, local business activity and skilled employment.

The request should be presented as a partnership: development is welcome when it is engineered responsibly, transparent in its impacts, and accountable to the Village.

2. PROPERTY & ADAPTIVE REUSE

Property	101-107 N. Washington Street, Hanover, IL 61041
Building	109,412 SF industrial warehouse
Site	Approximately 30 acres
Configuration	Four floors plus basement
Floor areas	1st 35,192 SF | 2nd 21,240 SF | 3rd 21,240 SF | 4th 21,240 SF | Basement 10,500 SF
Existing electrical	5,000 amp, 3-phase / 480V
Power marketing statement	1 MW existing; service upgrades potentially possible to 5 MW with JCE
Location	Jo Daviess County; IL/IA/WI tri-state region

Why adaptive reuse matters

The project starts with a substantial existing industrial building rather than an entirely new greenfield campus. Reinvestment can extend the useful life of an established property while directing new capital toward electrical, fiber, mechanical, life-safety and building improvements.

3. COMMUNITY & ECONOMIC BENEFITS

The case for approval should be based on benefits that can be documented. Before final submission, the project team should quantify anticipated capital investment, construction employment, permanent employment, local purchasing and estimated tax impact.

• **Tax-base potential:** A significant capital improvement may increase taxable value and support local taxing bodies, including schools and public services, subject to final assessment, incentives and tax structure.

• **Construction activity:** Electrical, mechanical, fiber, security, fire-protection and building work can create demand for skilled trades and regional contractors.

• **Permanent operations:** Technical, facilities, security and maintenance roles; exact Hanover staffing will be supplied by the project team.

• **Local purchasing:** Preference for qualified local and regional vendors whenever commercially practical.

• **Education:** Explore internships, STEM exposure, career education and partnerships with regional schools or colleges.

Keeping Investment Here

Digital infrastructure is a strategic economic asset. This proposal gives Hanover and Illinois the opportunity to compete for investment, construction spending, technology jobs and associated purchases that could otherwise be made outside the region or abroad. The message is positive: invest locally, build responsibly, and allow the community to share in the benefits.

4. ADDRESSING COMMUNITY QUESTIONS BEFORE APPROVAL

Residents and board members may reasonably ask about noise, vibration, generators, power demand, water use, traffic, appearance, emergency response, utility costs and long-term accountability. Those questions should be welcomed and answered with studies and enforceable commitments.

Noise & vibration	Baseline/modeling studies; acoustic treatment; operating limits; post-installation verification.
Water	Closed-loop cooling concept; engineer-verified water requirements; reporting as appropriate.
Power & grid	Utility studies and agreements; clear statement of who pays for upgrades; phased load plan.
Generators	Location, enclosure, emissions compliance, testing schedule and emergency protocols as applicable.
Traffic	Construction logistics plan and expectation of comparatively limited daily operational traffic.
Safety	Fire/life-safety review, emergency-response coordination, access control and 24/7 security strategy.
Appearance	Screening, lighting, equipment placement and property maintenance standards.
Accountability	Named project contact; complaint-response process; periodic reporting where required.

5. LESSONS FROM ESTABLISHED DATA-CENTER COMMUNITIES

Digital Realty - Chicago Cermak

Digital Realty's public materials for 330 E. Cermak emphasize generator placement away from residences, advanced sound insulation, responsible energy and water design, clean-energy sourcing, 24/7 security and a dedicated community contact. Digital Realty projects $6-10 million in annual real-estate taxes, 1,166 construction job-years, 205 permanent jobs and more than $3.3 billion in economic impact over 20 years for that specific Chicago project. These figures are examples only and are not projections for Hanover.

Aurora, Illinois - Public Process and Standards

Aurora's 2026 process shows how community concern can lead to clearer standards rather than automatic rejection of technology investment. After a moratorium, research, public meetings and resident feedback, Aurora adopted requirements covering public review, sound, water, energy, vibration and operational reporting. The lesson for Hanover is to define expectations early and require the project to demonstrate compliance.

“We are not asking Hanover to choose between progress and protecting its community. We are asking Hanover to establish the standards under which both can occur together.”

Sources: Digital Realty, “Chicago's digital renaissance / Digital Cermak”; City of Aurora, 2026 data-center regulations and approval announcement.

6. POWER, FIBER & COOLING - CURRENT PROJECT REQUIREMENTS

Power

• Existing property marketing materials: 5,000-amp, 3-phase/480V electrical service; stated 1 MW power.

• Marketing materials state service upgrades may be possible up to 5 MW with Jo-Carroll Electric.

• Project request: confirmation of 4 MW on an accelerated schedule, with up to 5 MW targeted thereafter. This is a request and is **not presented as confirmed utility capacity** until JCE/Dairyland studies and agreements are complete.

• The Jo-Carroll large-load process calls for maximum demand, load ramp, load factor, operating hours, voltage, equipment, transformer, storage/generation and other technical information.

Fiber

The project has identified a requirement for up to 400 Gbps symmetrical fiber connectivity after acquisition and installation begins. Provider, route, construction schedule, redundancy and deliverable capacity must be confirmed before being represented as available.

Cooling

The current concept is a closed-loop cooling system intended to use little or no ongoing process water compared with evaporative systems. Final water demand and mechanical design will be established by the project engineer.

7. RESERVED TECHNICAL & COMPANY SECTION - AMIR BASHIR

This section is intentionally left open for Amir Bashir to provide the project's detailed technical narrative and company credentials before the final Village submission.

- Company legal name, headquarters, ownership/leadership and years in operation
- Company assets/capitalization and supporting documentation, where appropriate
- Relevant data-center, electrical, infrastructure or technology project experience
- Final requested MW and phased load-ramp schedule
- Electrical one-line concept, voltage, transformers, switchgear, UPS and redundancy
- Utility coordination status, studies, costs, responsibilities and target dates
- Cooling system description and water-use calculations
- Fiber provider(s), route, redundancy and 400 Gbps capacity confirmation
- Engineering firms, survey teams, architects, contractors and professional partners
- Noise/vibration mitigation, generator design, emissions and testing protocols
- Fire protection, emergency response, security and monitoring
- Construction schedule, capital investment, construction jobs and permanent jobs

STRUCTURAL BUILDING VERIFICATION - TO BE COMPLETED BY PROJECT ENGINEER

Confirm for the basement and Floors 1-4:
- Exact clear ceiling height
- Floor construction/material (including whether concrete slab/deck)
- Structural live-load capacity (PSF)
- Concentrated equipment-load capacity
- Slab/deck thickness and structural system
- Column spacing and equipment-placement limitations
- Freight-elevator size, capacity and access
- Suitability of each level for proposed data-center equipment

8. PROPOSED COMMUNITY ASSURANCE FRAMEWORK

To make the proposal easier for the Village and residents to evaluate, the project can voluntarily organize its commitments around a clear review framework:

• **Before construction:** engineering, utility, water, sound, traffic, fire/life-safety and site review as applicable.

• **Before operation:** verify installed noise-control measures, emergency systems, security, utility interconnection and operating procedures.

• **During operation:** maintain a Village/community contact, comply with applicable standards, and provide agreed reporting.

• **For major expansion:** return for any approvals or studies required by law or by the development agreement.

• **Community benefit:** document local investment, jobs, tax effects and educational/community partnerships as they become quantifiable.

This framework is not intended to substitute for Hanover ordinances or professional review. It demonstrates that the applicant welcomes accountability.

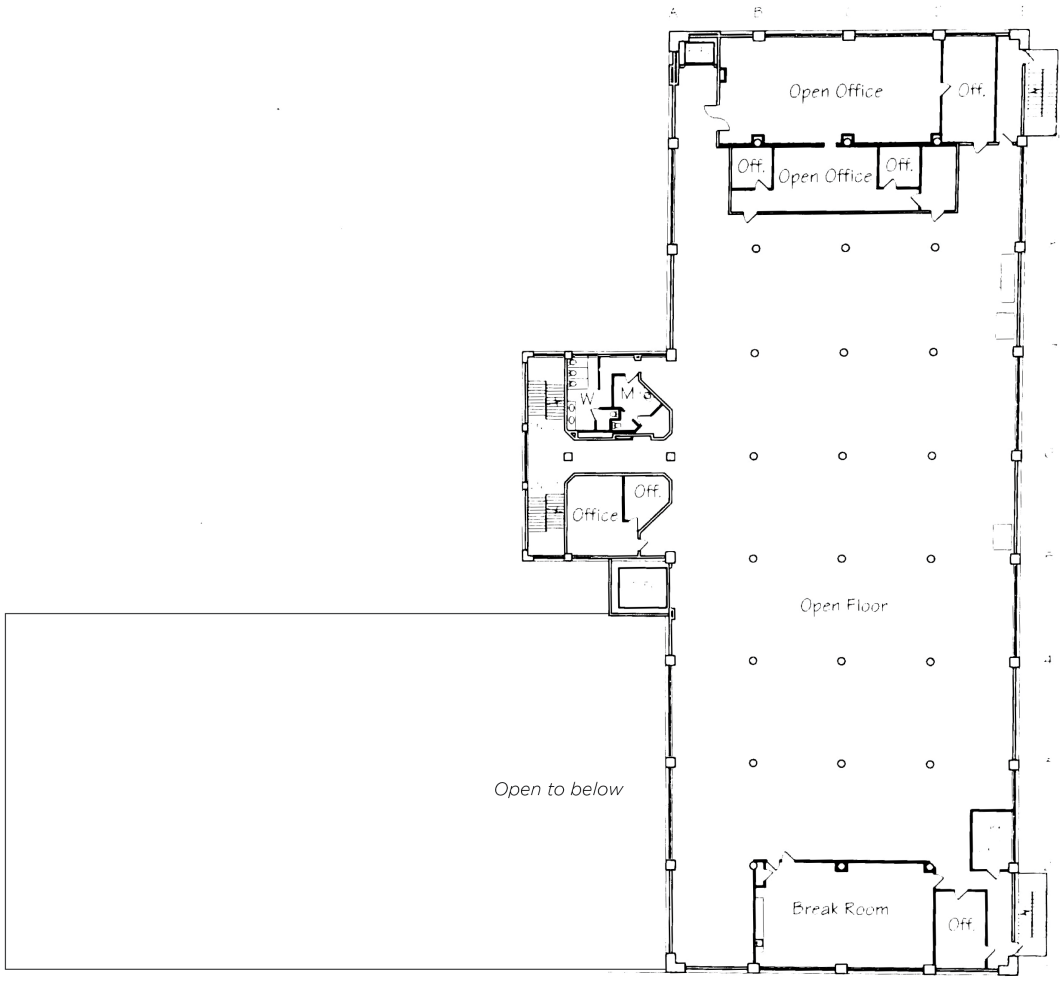
9. EXISTING FLOOR PLANS

Existing marketing materials show five building levels: First Floor, Second Floor, Third Floor, Fourth Floor and Basement. These plans are for conceptual property understanding and should not be treated as final engineering drawings.



Source: 101-107 N Washington St Hanover Sale Brochure 2026 Updated.

10. SECOND FLOOR - DETAILED EXHIBIT



SECOND FLOOR

Additional Plan Exhibit

The source marketing brochure contains five level plans. A sixth plan/property exhibit referenced by the project team is reserved for insertion once its final file is available in the presentation package.

11. PATH TO A RESPONSIBLE APPROVAL

1	**Confirm utility pathway** Complete JCE/Dairyland large-load process; document capacity, timing, costs and responsibilities.
2	**Complete technical package** Amir Bashir/project team supplies company profile, load schedule, fiber, cooling, engineering and construction details.
3	**Complete professional studies** Survey, engineering, sound, water, fire/life-safety and other studies required by the Village or utilities.
4	**Quantify community benefit** Provide defensible capital-investment, job, tax and local-purchasing estimates.
5	**Engage transparently** Answer resident questions in plain language and establish a continuing point of contact.
6	**Document commitments** Incorporate final safeguards and responsibilities into permits, agreements and operating plans as appropriate.

Closing Message

Hanover can welcome innovation without surrendering community standards. By pairing private investment with transparent engineering, defined safeguards and measurable local benefits, this project can be evaluated on facts - and structured to serve both the applicant and the community for the long term.

PROJECT TEAM TECHNICAL INFORMATION TO BE COMPLETED BY AMIR BASHIR PRIOR TO FINAL SUBMISSION

Reference materials: 101-107 N. Washington Street property offering; Jo-Carroll Electric Large Load Application; City of Aurora 2026 data-center regulatory materials; Digital Realty Digital Cermak project materials. This presentation is informational and does not represent final utility, zoning, tax, engineering, environmental, employment or financial commitments.

HANOVER DATA CENTER | VILLAGE REVIEW SUPPLEMENT

To accompany the existing full Village Board brochure | October 2026

Applicant: SMART MEDIA SOLUTIONS LLC | CEO: Amir Bashir | 101–107 N. Washington Street

Purpose and document status

This supplement integrates the 12-page October 2026 packet into the existing Village Board brochure. Its first two proposed ordinances contain blank ordinance numbers, vote lines and signatures. They are treated as draft proposals, not adopted Village law. The remaining pages present a conditional-use hearing package, review questions and recommended conditions.

1 | Conditional-use zoning proposal

The draft would amend Section 5-3-1 to include operation of a data center/campus as a conditional use in a business district. The site's actual zoning, application route and applicability must be confirmed with Village counsel and planning staff. A conditional use permit (CUP) is not assumed.

2 | Proposed noise standards and enforcement

Draft residential property-line limits: A-weighted 50 dBA (7:00 AM–10:00 PM) and 45 dBA (10:01 PM–6:59 AM); C-weighted 60 dBC day and 55 dBC night. A prominent discrete tone would reduce limits by 5 dB. Draft controls also describe 1,500-foot setbacks for critical noise equipment, 20 dB insertion-loss barriers for certain rooftop equipment within 1,500 feet, Tier 4 or better generators, a 7-day ambient baseline, 3D acoustic modeling, a postconstruction audit within 45 days, limits on routine generator tests, continuous monitoring and penalties. These exact terms require feasibility/legal review before any commitment.

3 | Required hearing submission

The packet asks for applicant/operator identity and ownership, plain-language campus use and phases, final buildout, dates, equipment schedule, incentives, tax impacts, and written explanation of whether future expansion triggers new approvals. It requests Illinois-licensed sealed site plans: boundaries, existing and proposed conditions, parking and access, landscaping and screening, lighting, utility infrastructure, equipment, elevations, demolition, grading, stormwater and photo simulations.

4 | Technical studies and public protection

Requested analyses include a site-specific noise study; water/wastewater and fire-flow demand; electrical one-line, maximum MW/MVA, peak and annual energy, 24-hour load shape, load ramp, redundancy, backup generation and battery details; traffic/road wear, loading and construction access; environmental/hazardous materials, air emissions, diesel/propane and fuel, spill response, electronic waste, dust, vibration and light; plus emergency-response and public-safety coordination.

5 | Potential CUP conditions and decision process

The packet recommends maximum approved scale; renewed review for material increases in demand, cooling or equipment; written utility coordination without equating a CUP to capacity approval; property-line noise compliance and third-party verification; water/fire capacity confirmation; generator testing limits; fire/emergency planning; screening and lighting; construction management; annual compliance reporting; and enforceable suspension/revocation terms. These are proposed conditions for discussion.

AMIR BASHIR | CEO RESPONSE MATRIX — DRAFT FOR HIS REVIEW

The following statements distinguish known project intentions from information Amir and licensed professionals must still provide. No answer below should be attributed as a personal confirmation by Amir until he reviews and approves it.

Operations and staffing

Confirm whether 24/7 operations are proposed; headcount by shift, nights/weekends, site security and service coverage.

Utility outage and redundancy

Provide electrical one-line, critical load and load ramp; utility outage response, UPS/battery details, generator transfer strategy and limits on sustained operation.

Generators, fuel and testing

List generator count, location, rating, emissions tier, fuel, storage, containment, estimated hours and routine testing frequency; proposed restrictions must be evaluated by engineer and operator.

Noise at nearby homes

Supply baseline readings, 3D worst-case day/night model, equipment sound-power data, tonal analysis, shielding, property-line compliance and independent commissioning tests.

Cooling and water

Closed-loop cooling is the current concept; submit peak/average domestic and process water, cooling approach, sewer/blowdown, treatment chemicals and fire-flow requirements. Do not claim zero total water demand.

Electric capacity and funding

Project seeks approximately 5 MW, subject to Jo-Carroll Electric and any upstream provider review. Confirm actual service, MW/MVA, peak/annual energy, 24-hour profile, upgrades, schedule, payment responsibilities and backup requirements.

Construction and daily traffic

Provide expected truck movements, deliveries, equipment installation, parking, staffing trips, road protection, routes and construction hours.

Fire, safety and environment

Provide hazardous-material inventory, fire suppression, emergency response, generator emissions and fuel/spill plans, battery safety, stormwater, electronic waste, lighting and dust/vibration controls.

Visual design and security

Provide site photos/renderings, equipment screening, setbacks, landscaping, fencing, access controls, cameras and light-spill calculations.

Community benefits and reporting

Quantify verifiable jobs, investment, tax impact and local procurement when available; propose STEM/community partnerships and a Village contact and compliance-reporting schedule.

BEFORE FORMAL SUBMISSION

Amir should review each response, complete the missing technical figures and confirm any commitments. Licensed engineers and Village staff should review draft ordinance feasibility and all applicable codes. The existing brochure’s company/technical section remains reserved until supporting documents are supplied.

Reference: 12-page draft Village packet supplied October 2026, pages 1–12. The supplement is not a legal opinion, engineering certification or representation of final approval.