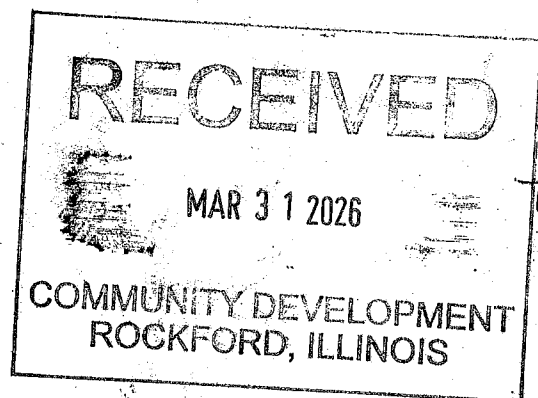


Peggy Cain
Property Owner



Public Comment
TF District Extension

Peggy A Cain

Property Owner, Friday Rd., Davis Junction

7N289 Longridge Rd.,
St. Charles, IL 60175

March 31, 2026

South Rockford Industrial Redevelopment Project and TIF district
City of Rockford, Winnebago and Ogle Counties, Illinois

Members of the Committee:

The proposed zoning in this plan allows for the possibility of a hyperscale data center to be built adjacent to residential neighborhoods. While typical industrial buildings would reduce the property values of neighboring residences, a hyperscale data center with its noise pollution, air pollution and 24/7 light pollution would cause a cataclysmic destruction of those property values. Owners won't be able to sell their homes and, especially those with health issues, could not afford to stay. Bankrupting one's neighbors seems more than a little harsh. Further, considering the potential of a hyperscale data center on this land; how can a TIF district be justified when the company pitching the plant has \$12,000,000,000. to invest? They already have more money than the rest of us combined. These companies have all the money they need and the communities in which they want to site the centers hold ALL the marbles.

What if, as Goldman Sachs, Fortune and others wonder, this mad dash to build huge data centers everywhere turns into the equivalent of the Dot Com bubble except that this time it's an A/I bubble?

Data centers do not belong in, or require, or justify a TIF district.

Limit the scope of the zoning to a less destructive type of industrial business. One that doesn't run up the electrical costs for the people you serve and preserve the water, that highly under-rated yet essential commodity. Then, maybe then, a TIF district could make sense.

Respectfully,
Peggy A Cain