PARTIAL TRUTHS

T5 and Village Public Claims

A closer look at specific claims from T5 and the Village of Grayslake FAQ, side by side with what each one leaves out. Every quotation is taken verbatim from T5's website or the Village's official FAQ.

PARTIAL TRUTHS

TRANSPARENCY

WHAT YOU'RE TOLD VILLAGE FAQ

"100% TRANSPARENCY"

"24 public meetings during the approval process of the campus"

THE FINE PRINT

VILLAGE FAQ By the FAQ's own timeline, 18 of those meetings are listed under the property's earlier zoning approvals, with dates back to 2009. Six are listed under the data center approvals, Sept. 2024–May 2025.

VILLAGE FAQ The same FAQ describes "minimal public interest in this new development during the 2024/2025 public approval process".

VILLAGE FAQ And it closes by saying the Village is "limited in how much additional detail it can offer", citing litigation.

WHAT THAT MEANS

Most of the meetings counted took place between 2009 and 2022, before the data center approvals began. And "100% transparency" ends where the lawsuit begins.

ASK

How were nearby residents notified of the six data center meetings?

Which technical documents will be released, and when?

Sources: investingingrayslake.com ("Paid for by T5 Data Centers"), checked Sept. 27, 2026; Village of Grayslake Data Center Campus FAQ, updated Aug. 25, 2026. More: **sellingoutgrayslake.com**

PARTIAL TRUTHS

STUDIES

WHAT YOU'RE TOLD T5 WEBSITE

"an eight-month public review with public hearings, technical studies"

THE FINE PRINT

VILLAGE FAQ	The Village says detailed studies of water, sound, and traffic happen "as part of the building permit process" — after approval.
VILLAGE FAQ	It already states their outcome: engineers "are, and will, confirm that detailed studies" "show impacts at or below state and other regulatory standards".
PUBLIC RECORDS	In July 2026, the Village denied a public-records request for the project's cooling and containment plans, citing litigation.

WHAT THAT MEANS

The Board voted first. The detailed studies are being done now — with the conclusion announced in advance and the plans withheld.

ASK

Which technical studies existed before the Board voted?

When will residents be able to read them?

Sources: investingingrayslake.com ("Paid for by T5 Data Centers"), checked Sept. 27, 2026; Village of Grayslake Data Center Campus FAQ, updated Aug. 25, 2026. More: **sellingoutgrayslake.com**

PARTIAL TRUTHS

WATER

WHAT YOU'RE TOLD T5 WEBSITE

"less than 0.25% of its daily water flow"

"Its" = the regional water agency, which supplies many Lake County towns.

THE FINE PRINT

VILLAGE FAQ	Campus water use, current plan: "approximately 50,000 gallons per day".
VILLAGE FAQ	Grayslake's own supply: "the 1,375,000 gallons the Village supplies each day".
THE MATH	50,000 ÷ 1,375,000 = **3.6%** of Grayslake's daily water = .25% of CLCJAWA's daily water flow.

WHAT THAT MEANS

Same water, two percentages. Measured against the whole region's supply, the number sounds small; measured against Grayslake's own supply, it's 14 times larger.

ASK

Why give a percentage of a regional total instead of gallons?

Sources: investingingrayslake.com ("Paid for by T5 Data Centers"), checked Sept. 27, 2026; Village of Grayslake Data Center Campus FAQ, updated Aug. 25, 2026. More: **sellingoutgrayslake.com**

PARTIAL TRUTHS

ELECTRIC BILLS

WHAT YOU'RE TOLD T5 WEBSITE

"$0 increase in electric costs for residents and small businesses"

THE FINE PRINT

VILLAGE FAQ	The Village's FAQ answers a narrower question: will Grayslake pay "higher rates compared to others in the region"?
VILLAGE FAQ	Its reason: the campus "will not by themselves be a significant contributor" across a 13-state grid.
VILLAGE FAQ	ComEd, as quoted in the FAQ: costs are "largely contained" to large customers, so they "do not directly affect residential rates".

WHAT THAT MEANS

"Largely" isn't "entirely," and "directly" isn't "at all." The Village says Grayslake won't pay more than its neighbors — not that no one's bill goes up.

ASK

What share of new grid and capacity costs will residential customers carry?

Is T5's "$0 increase in electric costs" written into any agreement?

Sources: investingingrayslake.com ("Paid for by T5 Data Centers"), checked Sept. 27, 2026; Village of Grayslake Data Center Campus FAQ, updated Aug. 25, 2026. More: **sellingoutgrayslake.com**

PARTIAL TRUTHS

ELECTRIC BILLS

WHAT YOU'RE TOLD T5 WEBSITE

"Under Illinois law, data centers pay their own separate rates."

THE FINE PRINT

VILLAGE FAQ

The Village supports the Illinois POWER Act, which it describes as ensuring, "beyond current state laws", that data centers "pay for the electric service they are demanding".

WHAT THAT MEANS

If current law already made data centers pay their own way, a new law to ensure it "beyond current state laws" wouldn't be needed. The Village's own position suggests the protection isn't complete.

ASK

What would the POWER Act protect against that current law doesn't? Would it apply to this campus, which is already approved?

Sources: investingingrayslake.com ("Paid for by T5 Data Centers"), checked Sept. 27, 2026; Village of Grayslake Data Center Campus FAQ, updated Aug. 25, 2026. More: **sellingoutgrayslake.com**

PARTIAL TRUTHS

$1.4 BILLION

WHAT YOU'RE TOLD T5 WEBSITE

"Where $1.4 Billion Goes"

T5's list: schools, fire protection, open space, parks, a community recreation center, libraries, and the downtown Village Center.

THE FINE PRINT

VILLAGE FAQ	The $1.4 billion is property tax over 20 years, split among independent taxing districts, and based on "Preliminary estimates, which will be subject to change/refinement".
VILLAGE FAQ	The rec center, open space, and downtown projects would come from separate utility-tax money. "Projects are now under consideration".
VILLAGE FAQ	Direct payments to households: the Village is "considering ways".

WHAT THAT MEANS

T5 puts the rec center and downtown under its $1.4 billion. The Village says those depend on different money and are only being considered.

ASK

How much goes to each district each year?

What is committed, in writing, to the projects on T5's list?

Sources: investingingrayslake.com ("Paid for by T5 Data Centers"), checked Sept. 27, 2026; Village of Grayslake Data Center Campus FAQ, updated Aug. 25, 2026. More: **sellingoutgrayslake.com**

PARTIAL TRUTHS

TAX BREAKS

WHAT YOU'RE TOLD VILLAGE FAQ

"No property tax incentives given"

"No local tax breaks"

THE FINE PRINT

VILLAGE FAQ — The answer underneath covers the Village only: "there are no Village incentives provided".

STATE DATA — Illinois' Data Center Investment program exempts certified data centers from state *and locally imposed* sales and use taxes on equipment and building materials. T5's Grayslake, Elk Grove Village, and Northlake data centers are all on the state's certified list.

STATE DATA — Per the state's 2025 annual report, the Grayslake campus (T5@Chicago IV, LP) was certified with a **$250 million** investment commitment — an estimated **$15.6 million** in state tax exemptions — in exchange for a minimum of 20 new full-time jobs.

WHAT THAT MEANS

"Local" and "Village" carry the claim. The FAQ doesn't mention the $15.6 million in state tax exemptions T5's Grayslake campus is already certified for.

ASK

Data center leases typically generate tens of millions to billions in revenue for the developer. Is the Village receiving any share of that revenue?

What costs does the data center add to city and regional public safety, fire protection, infrastructure, and other similar costs?

Sources: investingingrayslake.com ("Paid for by T5 Data Centers"), checked Sept. 27, 2026; Village of Grayslake Data Center Campus FAQ, updated Aug. 25, 2026. State program: Illinois DCEO, Data Center Investment program page; T5@Chicago IV certification figures from DCEO's 2025 Data Centers Annual Report; hyperscale lease revenue ranges from Build.inc, "Hyperscale Data Center Lease Terms in 2026." More: **sellingoutgrayslake.com**

PARTIAL TRUTHS

JOBS

WHAT YOU'RE TOLD T5 WEBSITE

"Up to 1,500 new jobs in the community"

THE FINE PRINT

T5 WEBSITE	T5's own supporting sentence: "Anticipated construction jobs" over "an estimated 7–10 year build period".
VILLAGE FAQ	The Village's construction estimate is lower: "750-1,000 per year".
VILLAGE FAQ	It adds 1,200–1,600 operations jobs, but only "If the currently planned data center space is built in the coming years".

WHAT THAT MEANS

The two sources promoting the project don't describe the same jobs. "Up to" is a ceiling, and the permanent-job figure comes with an "if."

ASK

How many permanent jobs on site at full build-out?

Who is accountable if those jobs don't appear?

Sources: investingingrayslake.com ("Paid for by T5 Data Centers"), checked Sept. 27, 2026; Village of Grayslake Data Center Campus FAQ, updated Aug. 25, 2026. More: **sellingoutgrayslake.com**

PARTIAL TRUTHS

SOUND

WHAT YOU'RE TOLD T5 WEBSITE

"often be quieter than existing traffic on Peterson Road"

THE FINE PRINT

VILLAGE FAQ	"It is expected that the noise off the campus will be at or below the applicable state standards."
VILLAGE FAQ	That's based on "preliminary designs". Actual limits come later: the permit process "will set limitations on off-campus sound".
BOTH SOURCES	Neither source gives a single decibel figure.

WHAT THAT MEANS

"Often." "Expected." "Preliminary." The numbers that would settle it are set after approval.

ASK

What are the modeled nighttime sound levels at the nearest homes? Do they include low-frequency sound and generator testing?

Sources: investingingrayslake.com ("Paid for by T5 Data Centers"), checked Sept. 27, 2026; Village of Grayslake Data Center Campus FAQ, updated Aug. 25, 2026. More: **sellingoutgrayslake.com**

PARTIAL TRUTHS

GENERATORS

WHAT YOU'RE TOLD VILLAGE FAQ

Generator use is limited "to less than 60 hours" a year.

THE FINE PRINT

FEDERAL RULE	Federal rule for emergency diesel engines: "There is no time limit on the use of emergency stationary RICE [reciprocating internal combustion engines, like those in diesel generators] in emergency situations." Testing and maintenance are capped at 100 hours a year.
DOE ORDERS	Seven Department of Energy emergency orders in 2026 (through Oct. 16) let PJM, Lake County's grid operator, direct backup generators "at data centers" to run before blackouts: about 40 days.
VILLAGE FAQ	The FAQ doesn't say where its 60-hour figure comes from, or whether it includes emergencies.

WHAT THAT MEANS

Federal hour caps cover testing and maintenance. In a real emergency, such as a power outage, there is no federal cap.

ASK

What rule is the 60-hour figure from, and does it include emergency use?

How many generators will the campus have?

Sources: investingingrayslake.com ("Paid for by T5 Data Centers"), checked Sept. 27, 2026; Village of Grayslake Data Center Campus FAQ, updated Aug. 25, 2026. Federal rule: 40 CFR 63.6640(f). DOE emergency orders: Federal Power Act Sec. 202(c), listed in PJM's Oct. 8, 2026 summary. More: **sellingoutgrayslake.com**

PARTIAL TRUTHS

WETLANDS

WHAT YOU'RE TOLD T5 WEBSITE

"reflecting our commitment to move forward with community readiness and support"

T5, on pausing its permit application to fill 16 acres of wetlands.

THE FINE PRINT

VILLAGE FAQ	"The developer did not inform the Village of this application."
VILLAGE FAQ	"Once the Village was informed, the Village urged the developer change course."
VILLAGE FAQ	The developer "has put a halt to the application" — halted, not withdrawn.

WHAT THAT MEANS

T5 presents the pause as its commitment to the community. The Village says T5 filed without telling it, and the Village had to push back.

ASK

Will T5 withdraw the application?

Does the site plan still depend on those 16 acres?

Sources: investingingrayslake.com ("Paid for by T5 Data Centers"), checked Sept. 27, 2026; Village of Grayslake Data Center Campus FAQ, updated Aug. 25, 2026. More: **sellingoutgrayslake.com**