

CASE#2025-019  
RESOLUTION NUMBER 2

**FILED**

FEB 24 2026

**GRANTING A CONDITIONAL PERMITTED USE WITH CONDITIONS  
FOR CERTAIN PROPERTY LOCATED AT  
13000 BLOCK OF THAYER ROAD, WAVERLY  
SANGAMON COUNTY, ILLINOIS**

*[Signature]*  
Sangamon County Clerk

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant a Conditional Permitted Use** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **C1 Sangamon I LLC**, has petitioned the Sangamon County Board requesting pursuant to **Chapter 17.58 and Section 17.39.020**, a **Conditional Permitted Use for a Data Center**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **February 19, 2026** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and,

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant a Conditional Permitted Use with conditons**; and,

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **23<sup>rd</sup> Day of March, 2026** that the following request on the above described property are hereby approved:

- Pursuant to Chapter 17.58 and Section 17.39.020, a Conditional Permitted Use for a Data Center with the following conditions: that need to be provided prior to the issuance of a building permit:
  - 1) final approval is provided from the Sangamon County Highway Department as noted in Exhibit F,
  - 2) final approval is provided from the Sangamon County Department of Public Health as noted in Exhibit H,
  - 3) provide an updated will serve letter from RECC indicating the availability to serve the entire project, and
  - 4) provide a definitive will serve letter from Apple Creek Water Cooperative to determine the method of water service or provide the necessary site plan modifications.

Signed and passed by the Sangamon County Board in session on this 23<sup>rd</sup> day of March, 2026.

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

Exhibit A

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY (20), ALL IN TOWNSHIP THIRTEEN (13) NORTH, RANGE SEVEN (7) WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS. SITUATED IN SANGAMON COUNTY, ILLINOIS.

TOGETHER WITH:

THE EAST HALF (E. 1/2) OF THE EAST HALF (E. 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP THIRTEEN (13) NORTH, RANGE SEVEN (7) WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS. SITUATED IN SANGAMON COUNTY, ILLINOIS.

TOGETHER WITH:

THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-NINE (29), ALL IN TOWNSHIP THIRTEEN (13) NORTH, RANGE SEVEN (7) WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS. SITUATED IN SANGAMON COUNTY, ILLINOIS.

PIN #: 33-29.0-200-001, 33-29.0-100-002, 33-20.0-400-002 & 33-20.0-300-003

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: # 7                      NAME: **Craig Hall**

DOCKET NUMBER: **2025-019**

ADDRESS: **13000 Block of Thayer Road, Waverly, IL 62692**

PETITIONER: **C1 Sangamon I LLC**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District.**

REQUESTED ZONING CLASSIFICATION: **Pursuant to Chapter 17.58 and Section 17.39.020, a Conditional Permitted Use for a Data Center.**

AREA:     **280 acres**

COMMENTS:   **Yes**

OBJECTORS:   **Yes**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval of the proposed Conditional Permitted Use for a Data Center with the following conditions that need to be provided prior to the issuance of a building permit: 1) final approval is provided from the Sangamon County Highway Department as noted in Exhibit F, 2) final approval is provided from the Sangamon County Department of Public Health as noted in Exhibit H, 3) provide an updated will serve letter from RECC indicating the availability to serve the entire project, and 4) provide a definitive will serve letter from Apple Creek Water Cooperative to determine the method of water service or provide the necessary site plan modifications.**

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:  
**Approval of Staff Recommendation.**

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| IN THE MATTER OF THE PETITION OF: ) | DOCKET NO: <b>2025-019</b>        |
| <b>C1 Sangamon I LLC</b> )          |                                   |
| )                                   | PROPERTY LOCATED AT:              |
| )                                   | <b>13000 Block of Thayer Road</b> |
| )                                   | <b>Waverly, IL 62692</b>          |

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **Conditional Permitted Use** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner(s); that legal publication has been made pursuant to law; and that a public hearing was held on **February 19, 2026** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **13000 Block of Thayer Road, Waverly, IL 62692** and more particularly described as:

**See Exhibit A**



- 3. That the present zoning of said property is “A” Agricultural District.
- 4. That the present land use of said property is Cropland.
- 5. That the proposed land use of said property is a Data Center.
- 6. That the request for the subject property is pursuant to Chapter 17.58 and Section 17.39.020, a Conditional Permitted Use for a Data Center.
- 7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit(s).
- 8. The evidence adduced at the hearing does support the proposition that the adoption of the proposed Conditional Permitted Use with conditions is in the public interest and is not solely in the interest of the petitioner(s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following request is hereby approved:

- Pursuant to Chapter 17.58 and Section 17.39.020, a Conditional Permitted Use for a Data Center with the following conditions: that need to be provided prior to the issuance of a building permit:
  - 1) final approval is provided from the Sangamon County Highway Department as noted in Exhibit F,
  - 2) final approval is provided from the Sangamon County Department of Public Health as noted in Exhibit H,
  - 3) provide an updated will serve letter from RECC indicating the availability to serve the entire project, and
  - 4) provide a definitive will serve letter from Apple Creek Water Cooperative to determine the method of water service or provide the necessary site plan modifications.

  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **George Petrilli**, which was duly seconded by **Richard Thompson**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request **is hereby approved**:

- Pursuant to Chapter 17.58 and Section 17.39.020, a Conditional Permitted Use for a Data Center with the following conditions: that need to be provided prior to the issuance of a building permit:
  - 1) final approval is provided from the Sangamon County Highway Department as noted in Exhibit F,
  - 2) final approval is provided from the Sangamon County Department of Public Health as noted in Exhibit H,
  - 3) provide an updated will serve letter from RECC indicating the availability to serve the entire project, and
  - 4) provide a definitive will serve letter from Apple Creek Water Cooperative to determine the method of water service or provide the necessary site plan modifications.

The vote of the Board was as follows:

YES:           **George Petrilli, Richard Thompson, Anthony Mares, JD Sudeth, Charlie Chimento**

NO:

PRESENT:

ABSENT:    **Don Wulf**



RECORDING SECRETARY

**SANGAMON COUNTY - RECOMMENDED FINDINGS OF FACT  
FOR CONDITIONAL PERMITTED USES**

Case #: 2025-019

Address: 13000 Block of Thayer Road, Waverly

No conditional permitted uses shall be granted by the County Board unless the conditional permitted use:

- (i) Is so proposed that the proposed location, design and method of operation of such use will minimize the adjacent effects on the character of the surrounding area.

**The proposed Data Center will be located north of a Commercial Solar Energy Facility and the petitioner is proposing to meet all the necessary requirements detailed in the Zoning Ordinance to minimize any impact on the character of the surrounding area.**

- (ii) Is so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected.

**Based on the information submitted as evidence with the petition and the proposed conditions for the CPU, staff believes that this finding is met.**

- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.

**Negative impacts regarding this standard are not anticipated.**

- (iv) In addition to the above general standards for all conditional permitted uses that may be allowed, no conditional permitted use listed below shall be granted unless the proposed use can meet the standards as noted:

- (a) Fairgrounds, public or private outdoor recreation centers - that the principal vehicle access for such use is located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare, that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas.

**N/A**

- (b) Manufactured home parks - must meet the requirements of Chapter 17.48 Large Scale Development.

**N/A**

- (c) Tourist home, motels, hotels - that the proposed use must be located on or within 400 feet of a major thoroughfare.

**N/A**

- (d) Taverns and liquor stores - that the following distances be maintained: (1) schools - 100' from the property line of the school to the property line of the tavern or liquor store; (2) churches - 100' from the church building to the tavern or liquor store building; and (3) residences - 100' from the tavern or liquor store property line to the residential structure or institutional care facility.

**N/A**

- (e) Adult-use cannabis business establishments as defined in Chapter 17.04:

- 1) that the following distances be maintained from the principal structure of an adult-use cannabis business establishment to the property line of a use defined in Chapter 17.04 as a "sensitive area":

- (A) Adult-use cannabis craft grower – 1,500 feet
  - (B) Adult-use cannabis cultivation center – 1,500 feet
  - (C) Adult-use cannabis dispensing organization (dispensary) – 250 feet
  - (D) Adult-use cannabis infuser organization (infuser) – 1,500 feet
  - (E) Adult-use cannabis processing organization (processor) – 1,500 feet
  - (F) Adult-use cannabis transporting organization (transporter) – 1,500 feet
- 2) On-premise consumption of cannabis at cannabis dispensing organizations and smoking lounges in unincorporated Sangamon County is prohibited.

**N/A**

