

**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: **2025-019**  
**C1 Sangamon I LLC** )  
)  
) PROPERTY LOCATED AT:  
) **13000 Block of Thayer Road**  
) **Waverly, IL 62692**

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**

FEB 24 2026

**GRANTING A REZONING, CONDITIONAL PERMITTED USE, AND A VARIANCE  
FOR CERTAIN PROPERTY LOCATED AT  
3491 COCKRELL LANE, SPRINGFIELD  
SANGAMON COUNTY, ILLINOIS**

*Don Kray*  
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 rezoning, Conditional Permitted Use, and a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **CSMB Investments LLC**, has petitioned the Sangamon County Board requesting for **Proposed Parcel 1: pursuant to Chapters 17.68 and 17.28, a rezoning from "A" Agricultural District to "I-1" Restricted Industrial District; pursuant to Chapter 17.58 and Section 17.28.020, a Conditional Permitted Use for garages for storage, repair, and servicing of motor vehicles, including body shops and spray painting, with accessory towing services; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width;** 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 rezoning, Conditional Permitted Use, and a variance;** 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 requests on the above described property are hereby approved:

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.28, a rezoning from “A” Agricultural District to “I-1” Restricted Industrial District;
- Pursuant to Chapter 17.58 and Section 17.28.020, a Conditional Permitted Use for garages for storage, repair, and servicing of motor vehicles, including body shops and spray painting, with accessory towing services; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

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

Part of the Northwest Quarter of Section 13 and part of the Northeast Quarter of Section 14, all in Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter of Section 13; thence North 00 degrees 54 minutes 02 seconds West on the West line of said Northwest Quarter, a distance of 667.55 feet to an iron pin found on the North right of way line of the Norfolk and Southern Railroad and the point of beginning.

From said point of beginning; thence North 74 degrees 13 minutes 37 seconds West on said North right of way line, a distance of 10.32 feet to an iron pin found; thence North 75 degrees 24 minutes 55 seconds West on said North right of way line, a distance of 346.05 feet to an iron pin found at the beginning of a curve concave to the South having a radius of 2334.01 feet; thence Northwesterly on said curve left and said North right of way line, a chord bearing of North 83 degrees 39 minutes 03 seconds West, a chord distance of 438.35 to an iron pin found at the end of said curve; thence North 16 degrees 22 minutes 14 seconds West, a distance of 41.17 feet to an iron pin found on the South right of way line of the former Norfolk and Western Railroad; thence North 72 degrees 53 minutes 51 seconds East on said South right of way line, a distance of 1517.50 feet to an iron pin set; thence South 00 degrees 58 minutes 29 seconds East, a distance of 82.50 feet to an iron pin set; thence North 72 degrees 54 minutes 01 seconds East, a distance of 672.11 feet to an iron pin set on the West right of way line of Cockrell Lane; thence South 01 degrees 01 minutes 37 seconds East on said West right of way line, a distance of 870.96 feet to an iron pin found on the said North right of way line of the Norfolk and Southern Railroad; thence South 07 degrees 26 minutes 17 seconds West on said North right of way line, a distance of 202.72 feet to an iron pin set; thence South 01 degrees 14 minutes 12 seconds East on said North right of way line, a distance of 39.45 feet to an iron pin set; thence North 73 degrees 56 minutes 37 seconds West on said North right of way line, a distance of 1344.77 feet to the point of beginning. Containing 1,174,703.905 square feet (26.967 acres), more or less.

3491 Cockrell Lane, Springfield, IL 62711

21-13.0-100-045

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: # 29                      NAME: Cathy Scaife

DOCKET NUMBER: 2026-001

ADDRESS: 3491 Cockrell Lane, Springfield, IL 62711

PETITIONER: CSMB Investments LLC

PRESENT ZONING CLASSIFICATION: Agricultural with a CPU for an adult-use cannabis craft grower (Zoning Case #2020-012).

REQUESTED ZONING CLASSIFICATION: Proposed Parcel 1: pursuant to Chapters 17.68 and 17.28, a rezoning from "A" Agricultural District to "I-1" Restricted Industrial District; pursuant to Chapter 17.58 and Section 17.28.020, a Conditional Permitted Use for garages for storage, repair, and servicing of motor vehicles, including body shops and spray painting, with accessory towing services; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

AREA: 26.97 Acres

COMMENTS: Yes

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval of the requested I-1 District. The LESA score of 141 indicates the property is acceptable for non-agricultural development. The proposed auto repair shop with towing service use is not permitted under the existing Agricultural District, and the proposed I-1 District is appropriate, especially with the City I-1 District directly across the road. Recommend approval of the Conditional Permitted Use. This portion of Cockrell Lane is an industrial area where uses like the one proposed could be expected to be located. Recommend approval of the requested variance. The subject property is an irregularly shaped lot due to being located between an existing and a former railroad line, and any division would require the lot-width-depth variance. The Standards for Variation are met.

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: **2026-001**  
CSMB Investments LLC )  
)  
) PROPERTY LOCATED AT:  
) **3491 Cockrell Lane**  
) **Springfield, IL 62711**

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 **rezoning, Conditional Permitted Use, and a variance** 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: **3491 Cockrell Lane, Springfield, IL 62711** and more particularly described as:

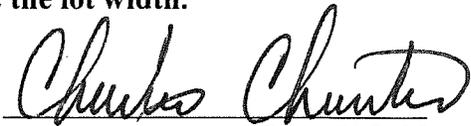
**See Exhibit A**

3. That the present zoning of said property is **“A” Agricultural District with a CPU for an adult-use cannabis craft grower (zoning Case #2020-12).**
4. That the present land use of said property is **Cropland.**
5. That the proposed land use of said property is **Proposed Parcel 1: Garage for the storage, repair, and servicing of motor vehicles, including body shops and spray painting, with accessory towing services. (Previous CPU for an adult-use cannabis craft grower will be removed.) Proposed Parcel 2: Cropland (CPU for an adult-use cannabis craft grower to remain on Proposed Parcel 2.)**
6. That the requests for the subject property are for **Proposed Parcel 1: pursuant to Chapters 17.68 and 17.28, a rezoning from “A” Agricultural District to “I-1” Restricted Industrial District; pursuant to Chapter 17.58 and Section 17.28.020, a Conditional Permitted Use for garages for storage, repair, and servicing of motor vehicles, including body shops and spray painting, with accessory towing services; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.**
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 **rezoning, Conditional Permitted Use, and variance** 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 requests **are hereby approved:**

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.28, a rezoning from “A” Agricultural District to “I-1” Restricted Industrial District;
- Pursuant to Chapter 17.58 and Section 17.28.020, a Conditional Permitted Use for garages for storage, repair, and servicing of motor vehicles, including body shops and spray painting, with accessory towing services; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **JD Sudeth**, which was duly seconded by **Anthony Mares**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following requests are **hereby approved**:

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.28, a rezoning from “A” Agricultural District to “I-1” Restricted Industrial District;
- Pursuant to Chapter 17.58 and Section 17.28.020, a Conditional Permitted Use for garages for storage, repair, and servicing of motor vehicles, including body shops and spray painting, with accessory towing services; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

The vote of the Board was as follows:

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

NO:

PRESENT:

ABSENT:     **Don Wulf**

  
\_\_\_\_\_  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2026-001**

Address: **3491 Cockrell Lane, Springfield**

- (i) Existing uses of property within the general area of the property in question.

**North – Future apartments, retention pond, and warehouse. East – Vacant, strip warehouse/office, and storage facility. South – Cropland. West – Nursery.**

- (ii) The zoning classification of property within the general area of the property in question.

**North – City R-5(b), City B-1, and City I-1. East – City I-1. South – Agricultural. West – I-1.**

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

**The LESA score of 141 indicates the property is acceptable for non-agricultural development. The proposed auto repair shop with towing service use is not permitted under the existing Agricultural District, and the proposed I-1 District is appropriate, especially with the City I-1 District directly across the road.**

- (iv) The trend of development, within the vicinity since the property was originally classified.

**The trend of development in the area is commercial and industrial with agricultural to the south. In Zoning Case #2020-012, the subject property was granted a CPU for an adult-use cannabis craft grower.**

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

Case #: **2026-001**

Address: **3491 Cockrell Lane, Springfield**

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 subject property is located between an existing and a former railroad line and across the street from an industrial area of the City, so minimal effects will occur to the surrounding area.**

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

**This portion of Cockrell Lane is an industrial area where uses like the one proposed could be expected to be located.**

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

**Negative impacts 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**

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2026-001**

Address: **3491 Cockrell Lane, Springfield**

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

**Granting the requested lot-width-depth variance will facilitate a division of the subject property into two parcels.**

- (ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

**The subject property is an irregularly shaped lot due to being located between an existing and a former railroad line, and any division would require the lot-width-depth variance.**

- (iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

**Negative impacts are not anticipated in granting the lot-width-depth variance to divide the subject property.**

**LAND EVALUATION AND SITE ASSESSMENT****Part 1: Site Assessment**

	Available Points	Points
<b><u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u></b>		
90% or more	20	
75-89%	10	<b>0</b>
50-74%	5	
Under 50%	0	
<b><u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u></b>		
90% or more	20	
75-89%	10	<b>0</b>
50-74%	5	
Under 50%	0	
<b><u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u></b>		
75-100%	10	
50-74%	5	<b>10</b>
Under 50%	0	
<b><u>COUNTY SECTOR</u></b>		
Rural	20	
0.5 mile from incorporated area	10	<b>10</b>
Incorporated area	0	
<b><u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u></b>		
75% or more	20	
50-74%	10	<b>20</b>
25-49%	5	
Less than 25% or sewer available	0	
<b><u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u></b>		
Negative impact	15	
Little or none with protective measures	5	<b>0</b>
Little or none	0	
<b><u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u></b>		
Negative impact	10	
No impact	0	<b>0</b>

<u>CONDITION OF ROAD</u>		
unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	<b>0</b>
18'-20' pavement, 40' ROW	10	
> 20' pavement, 40' ROW or County or State Highway	0	

<u>AVAILABILITY OF PUBLIC SEWER</u>		
Not available	15	
Sewer over 600'-1200' away	8	<b>0</b>
Private central sewage system	5	
Sewer 600' or less away and available	0	

<u>AVAILABILITY OF PUBLIC WATER</u>		
Not available	20	
1,000-1,500' away	15	<b>0</b>
Less than 1,000' away	5	
Public water available at site	0	

<u>DISTANCE FROM RESPONDING FIREHOUSE</u>		
Not in fire protection district	20	
More than 5 miles or fire protection by assignment	10	<b>5</b>
2.6-5 miles	5	
0-2.5 miles	0	

<u>DRIVING TIME TO HIGH SCHOOL</u>		
Over 30 minutes	10	
15-30 minutes	5	<b>0</b>
Less than 15 minutes	0	

<b>SITE ASSESSMENT TOTAL</b>		<b>45</b>
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**Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)**

<u>Soil</u>	<u>Name</u>	<u>Type</u>	<u>%</u>	<u>Relative</u>	
				<u>Value</u>	<u>Points</u>
198A	Elburn	P		100	
199A	Plano	P		100	
43A	Ipava	P	<b>55</b>	100	<b>55</b>
7148A	Proctor	P		100	
46A	Herrick	P		100	
7037A	Worthen	P		100	
705A	Buckhart	P	<b>9</b>	98	<b>9</b>
199B	Plano	P		98	
36B	Tama	P		98	
244A	Hartsburg	P2	<b>5</b>	98	<b>5</b>
257A	Clarksdale	P2		98	
68A	Sable	P2	<b>31</b>	87	<b>27</b>
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Oscos	P		87	
684B	Broadwell	P		87	
50A	Virden	P2		87	
712A	Spaulding	P2		87	
127B	Harrison	P		87	
3077A	Huntsville	P3		87	
138A	Shiloh	P2		87	
249A	Edinburg	P2		87	
242A	Kendall	P2		87	
7242A	Kendall	P2		87	
134A	Camden	P		87	
17A	Keomah	P2		87	
3451A	Lawson	P3		75	
3107A	Sawmill	P5		75	
7075B	Drury	P		75	
8396A	Vesser	P2		75	
3074A	Radford	P3		75	
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P		75	
45A	Denny	P2		75	
134B	Camden	P		75	
112A	Cowden	P2		75	
685B	Middletown	P		75	
3405A	Zook	P5		75	
131C2	Alvin	P		75	
86C2	Oscos	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
119C2	Elco	I		74	
119D	Elco	I		74	
127C2	Harrison	I		74	
119D2	Elco	I		74	
567C2	Elkhart	I		74	
134C2	Camden	I		74	
259C2	Assumption	I		74	

685C2	Middletown	I	74
280D2	Fayette	I	74
119D3	Elco	N	74
259D2	Assumption	I	74
212C2	Thebes	I	74
630C2	Navlys	I	74
630D2	Navlys	I	74
630D3	Navlys	I	57
131D2	Alvin	I	57
8D	Hickory	I	50
8D2	Hickory	I	50
280D3	Fayette	I	44
8D3	Hickory	I	44
8F	Hickory	N	44
549G	Marseilles	N	0
533	Urban Land	N	
536	Dumps	N	
830	Orthents, Land	N	
862	Pits, Sand	N	
864	Pits, Quarries	N	
801C	Orthents, Silty	N	
W	Water		

Prime/Important Farmlands Designations:

P: Prime farmland

P2: Prime where drained

P3: Prime where protected from flooding or flooding is less often than once in two years during the growing season.

P5: Prime where drained and either protected from flooding or flooding is less often than once in two years during the growing season.

I: Important farmland

N: Not Prime/Important Farmland

<b>AGRICULTURAL LAND EVALUATION TOTAL</b>	<b>96</b>
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<b>GRAND TOTAL</b>	<b>141</b>
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Fewer than 150 points shall be deemed acceptable for non-agricultural development.

From 150 - 175 points is considered marginal requiring mitigating factors for non-ag development.

Greater than 175 points shall be considered suitable for agricultural use only.