

Zoning/HUT 8 Questions and answers. If you have questions that are not addressed here, please refer them to datacenter@logancountyil.gov

1. Has there been an environmental review of the proposed data center project?
 - a. Not yet as the plans have not been submitted. Our draft ordinance change contains numerous environmental safeguards. Of course, any project must meet Federal and State environmental standards.
2. Is there a rezoning application being considered at this time (12 Feb 26)?
 - a. No. HUT8 has withdrawn their rezoning application at this time. They may bring it back later, as that is their right. They withdrew the application in order to allow the County more time to work on specific requirements for data centers.
3. Why is the County rewriting the Zoning Ordinance to include data centers as a conditional use on parcels zoned for agricultural purposes?
 - a. Conditional use regulations provide the County with more control over the type of facilities put on the parcel. The County can put many and varied conditions on buildings, facilities, water use, noise, etc. prior to the issuance of a building permit.
4. Does the consideration of a change to the Zoning Ordinance mean that the HUT8 facility is already approved and that this is a “done deal”.
 - a. NO. First off, there is nothing from HUT8 to approve at this time. There is no current request for rezoning on the table, no request for a site permit, no detailed plans. All we have is a concept and a proposed location. The proposed ordinance change is the method the County will use to insure that we get all the information we need for this and other data center developments.
5. Why is the County suddenly considering a change to the Zoning Ordinance regarding data centers?
 - a. Honestly, it is something we should have done months ago, prior to a company expressing interest in placing a large data center in Logan County. The intent is to place conditions on any data center development within the area of County jurisdiction.
6. Who can request a change in zoning designation?
 - a. Anyone with an interest in the property
7. What happens if a data center goes out of business and just leaves the property.
 - a. Our draft ordinance change will contain a provision for decommissioning, much like those required for wind and solar developments. This will require a bond or letter of credit from the developer that will be cashed in case of such

events. Additionally, the change will contain much of the language included in the wind and solar AIMA.

8. What is the process for the County in approving and monitoring data center development?
 - a. The approval process is complex and multi-faceted. If a rezoning request is made to rezone land as industrial then that request will be taken up based on the County Zoning Ordinance, state laws and state court precedents. Currently, there are very few restrictions on the activities that can be brought to land with industrial zoning, none of which would restrict data center usage. We are working on making data centers a conditional use in industrial zoned parcels in order to provide better oversight on these projects. Building permits would still need to be issued and all state, federal and county laws adhered to.

Should a developer seek to place a data center in an agricultural zoned parcel they would need to ask for a permit to site the data center in a place certain. Their initial request would go through the Regional Planning Commission and Zoning Board of Appeals while being brought either concurrently or consecutively to the County Board Zoning Committee and the full County Board for approval. Conditions in the zoning ordinance and possible additional conditions may be placed on the development by the ZBA or the County Board prior to any approval.

9. What about water usage?
 - a. These questions are addressed in the draft ordinance change. Of course, all federal and state EPA guidelines must be followed. We have placed language in the draft ordinance change to guard against extreme water usage. Additionally, safe water disposal for water used for other than cooling purposes is addressed in the draft ordinance change.
10. What about fire protection?
 - a. Under the proposed ordinance change, data centers would be required to address their fire protection and other safety needs to the local fire protection district(s). They will be required to provide training and equipment.
11. How do we know that electric power is available?
 - a. Prior to operation any data center must obtain assurance that electrical power can be delivered to meet their needs while not degrading the power delivery to the community. Such assurances would come from AMREN and MISO.
12. Will my electric bill increase?

- a. The County does not control the cost of electricity. Many factors contribute to the cost of electricity. We can not say that any new development within Logan County would be the actual cause of changing electricity rates.
- 13. What will happen to this land if HUT8 does not place a data center there?
 - a. We can't say for sure, that is up to the landowners. However, land in the immediate proximity of Ameren substations is in demand for energy related projects. Such projects include solar development and battery storage developments. The state has taken most of the County's authority over wind, solar and battery storage developments, leaving us with little room to regulate.
- 14. If a facility of this nature is built elsewhere, will it still draw from "our" electrical grid?
 - a. Possibly. The MISO grid stretches from Canada to Louisiana. You would have to check the map to be sure. Most of Illinois is in the MISO grid with the greatest exception being Chicagoland.
- 15. Has the County entered into a nondisclosure agreement with any data center entity.
 - a. Short Answer: NO
- 16. Will there be public hearings?
 - a. Any zoning change of this nature requires the ZBA to hold a public hearing. Keep watch on the ZBA website and in the local news outlets for dates and times.