

APPLICATION FOR REZONING PROPERTY

Property Owner Name: See Exhibit A

Applicant Name: Logan Prairie Data Center LLC, a Delaware limited liability company

Property Address/Location: The properties do not have street addresses. Accordingly, the PIN and legal description for each property is being provided.

Applicant Mailing Address:
1101 Brickell Avenue
Suite N-1500
Miami, FL 33131

Legal Description: See Exhibit A

Phone: (508) 397-9425

Parcel ID No.: See Exhibit A

Email: loganprairiedatacenter@hut8.com

Current Zoning District: County Zoning Agricultural District

Requested Zoning District: B-3 Business District upon Village approval of an Annexation Agreement

Summary of rezoning request under Section 9 of the Zoning Ordinance of the Village of Latham:

Logan Prairie Data Center, LLC ("Applicant") requests a rezoning of the properties identified in Exhibit A ("Properties") to the B-3 Business District pursuant to an annexation agreement between Applicant, the property owners and the Village. Pursuant to the annexation agreement, including performance standards set forth therein, and the rezoning, the rezoning will allow for the Applicant's development and operation of a data center and associated utility infrastructure on the Properties providing an important service supporting the community, regional, and other vital data needs of businesses, governmental services, and individuals. Applicant is an "interested person" under Section 9.2 of the Village Zoning Ordinance because among other things, it, or its affiliate, is signatory to options to purchase the Properties and Applicant is a party to the annexation agreement with commitments related to the Properties thereunder.

CERTIFICATION

Sean J. Glennan

Signature of Applicant

Date: 07 / 17 / 2026

FACTORS:

The following factors are sometimes balanced by municipalities in evaluating proposed rezoning of properties. No one factor controls and, to the extent they are considered, all factors must be balanced against the relative gain to the community. Additionally, Applicant adopts and incorporates in support of this application any supplemental material submitted either before or at the public hearing. Applicant further commits pursuant to the terms of the annexation agreement to comply with certain performance standards, which are adopted and incorporated herein. The annexation agreement also includes a Community Benefit Agreement that commits to monetary donations as a means to offset any potential administrative burden and to pay an amount in lieu of taxes while the Village is not a taxing body.

1. The extent to which the rezoning will be compatible with existing uses and zoning of nearby property:

The subject property is currently zoned by the County as Agriculture and surrounded primarily by other agricultural lands, with scattered rural residential parcels within a half-mile radius. The site's proximity to major utility infrastructure (high-voltage transmission lines, fiber optic networks) makes it a natural and logical extension of the region's existing industrial and energy infrastructure footprint. Modern data centers, particularly hyperscale facilities, are functionally distinct from traditional heavy industry. They are a low-intensity industrial use once operational. Specifically, they are odorless, and do not introduce the truck logistics typically associated with manufacturing or warehousing. Sound emissions will comply with the regulations established by the Illinois Pollution Control Board.

2. The extent to which property values are diminished by the particular zoning restrictions:

The proposed project will not diminish the property values of neighboring properties. The highest and best economic use of this parcel is as a critical technology asset, given its strategic location near essential power and fiber infrastructure. The development of the data center will greatly increase property tax payments, which will enhance local infrastructure. Restricting the property to agricultural use prevents the realization of this superior economic value.

3. The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public:

Approving Applicant's request to rezone the subject property to B-3 will not impair property values and will support the health, safety, or general welfare of the public. The rezoning will substantially promote the general welfare by generating an extraordinary new source of local tax revenue, which is the most critical measure of general welfare in this context. This new revenue will support the governmental entities that support the public health, safety, comfort and general welfare (including, without limitation, the Village of Latham, police and fire, schools and public health care). Significant new construction and permanent jobs will be created as a result of Applicant's proposed project which will support local workers, their families, local businesses, and the broader community.

4. The relative gain to the public as compared to the hardship imposed upon the individual property owner:

Fiscal Stability (Property Taxes): A data center, such as Applicant's proposed project, is one of the highest value real estate assets available to a Village, in that it will generate substantial property tax revenue for local tax bodies. The significant increase in the property's assessed value will directly benefit local school districts, fire protection districts, and the Village's general fund, providing a path stabilize and potentially reduce the property tax burden on residential homeowners.

Job Creation: Applicant's proposed project commits to generating hundreds of high-wage construction jobs during the construction phase. Once operational, the facility will require 100+ permanent, full-time employees, ensuring long-term, stable, and high-quality employment within the county.

Low Service Demand: Data centers have a minimal long-term impact on public services. This creates a net positive contribution (high tax revenue, low service cost).

Conservative Water Approach & Environmental Stewardship: The project is committed to utilizing conservative water approaches to cooling, dramatically reducing water consumption compared to traditional cooling methods, demonstrating a commitment to local water resource management.

5. The suitability of the subject property for the zoned purposes, including adequacy of roads, utilities, or public services:

The land's proximity to existing and planned high-capacity power and fiber infrastructure makes it uniquely suitable for data center development, specifically high-tech data processing. Its location has a greater public utility as a hub for the digital economy than its continued use for agriculture, especially considering the modest size of the property relative to Logan County's total farmland acreage. The rezoning represents a responsible and strategic allocation of land for its highest and best economic use.

6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property:

The subject property has been leased for row crop farming in recent years, but it holds significant potential to help Logan County diversify its economic base. The proximity to high-voltage transmission infrastructure represents a valuable opportunity for the Village. The parcels are actively under consideration for development as part of the significant digital infrastructure buildout occurring in America. This request is not premature; it is a direct response to a proven and timely economic development trend, supported by State of Illinois incentives and more broadly, the United States Government. The immediate and urgent need to secure sites for next-generation digital infrastructure is a current economic reality. Approval of this rezoning is essential to capture this generational investment opportunity for the Village, and to keep America at the forefront of the AI buildout.

EXHIBIT A

Owner	PIN	Legal Description
Frank J. Pease Trust Dated Oct. 25, 2019	02-033-002-60	The West Half of the Northeast Quarter and the East Half of the East Half of the Northwest Quarter of Section 33, Township 18 North, Range 1 West of the Third Prime Meridian, in Logan County, Illinois.
Frank J. Pease Trust Dated Oct. 25, 2019	02-033-001-00	The East Half of the Northeast Quarter of Section 33, Township 18 North, Range 1 West of the Third Prime Meridian, in Logan County, Illinois.
Downing Family Properties, RLLLP; Irma Rupp Irrevocable Trust; Diana K. Bell Revocable Trust Dated Dec. 12, 2023	02-027-006-00	That part of the South Half of the Southwest Quarter of Section 27, Township 18 North, Range 1 West of the Third Principal Meridian, Logan County, Illinois, described as follows: Beginning at the southwest corner of said Southwest Quarter; thence North 00° 29' 08" West along the West line of said Southwest Quarter, a distance of 874.22 feet to the southwesterly right-of-way of Illinois Central Railroad Company; thence South 68° 41' 47" East along said right-of-way line, a distance of 2,296.83 feet to the South line of said Southwest Quarter; thence South 88° 55' 58" West along said South line of the Southwest Quarter, a distance of 2,132.85 feet to the Point of Beginning, containing 21.401 acres, more or less.
Downing Family Properties, RLLLP; Irma Rupp Irrevocable Trust; Diana K. Bell Revocable Trust Dated Dec. 12, 2023	02-028-005-00	That part of the East Half of the Southeast Quarter of Section 28, Township 18 North, Range 1 West of the Third Principal Meridian, Logan County, Illinois, described as follows: Beginning at the southeast corner of said Southeast Quarter; thence South 88° 31' 53" West along the South line of said Southeast Quarter, a distance of 1,302.70 feet to the southwest corner of said East Half of the Southeast Quarter, a distance of 1,302.70 feet to the southwest corner of said East Half of the Southeast Quarter; thence North 00° 43' 04" West along the West line of said East Half of the Southeast Quarter, a distance of 1,419.57 feet to the southwesterly right-of-way line of Illinois Central Railroad Company; thence South 68° 41' 47" East along said right-of-way line, a distance of 1,408.95 feet to the East line of said Southeast Quarter thence South 00° 29' 08" East along said East line, a distance of 874.22 feet to the Point of Beginning, containing 34.353 acres, more or less.

Hostetler Farm Holdings, LLC	02-034-008-00	The West half of the Northwest quarter of Section 34, Township 18 North, Range 1 West of the Third Principal Meridian, in Logan County, Illinois.
Hostetler Farm Holdings, LLC	02-033-010-00	2-397 S33 T18 R1 N 1/2 SE
Hostetler Farm Holdings, LLC	02-034-011-00	The Southeast quarter of Section 34, Township 18 North, Range 1 West of the Third Principal Meridian, in Logan County, Illinois.
Rosemary Bartels Trust	02-034-009-00	2-404 S34 T18 R1 N 26.60 A E 1/2 SW
Rosemary Bartels Trust	02-034-010-00	2-405 S34 T18 R1 W 1/2 SW. AND A PASSAGEWAY OF 12' WIDE TRIANGLE ACROSS NE CORNER OF E 1/2 SE. SE. OF SECT 33