Hearing Date:

Case Number: SU-23-210

ROCK ISLAND COUNTY
ZONING AMENDMENT AND NATURAL RESOURCE REVIEW APPLICATION

Petitioner: CORDOVA ENERGY COMPAN Address: 24712 192ND AVENUE N CORDOVA IL 61242 Phone: (309)714-1550	Owner: CORDOVA ENERGY COMPANY Address: 24712 192ND AVENUE N CORDOVA Il 61242 Phone: (309)714-1550

hereby petition the Rock Island County Zoning Board of Appeals to make the requested Zoning modifications to the following described property:

LEGAL DESCRIPTION for

Lot: 101	Sheet: 19	Section: 21
Parcel(s): 125	Year: 2000	Township: T20N
TownshipName: Cordova	Range: R2E	Acres: 40

REQUEST

Conditional Use	Existing Zoning: I2	Type: BATTERY ENERGY STORAGE SYSTEM

The present use and character of the property herein described is: .

The intended use and character of the property will be: .

Payments made: 7/27/2023 $400.00 Ck#: 783289

HEATH RICH Digitally signed by HEATH RICH DN: C=US, E=hrich@eecmail.com, O=J.F. EDWARDS CONSTRUCTION COMPANY, CN=HEATH RICH Date: 2023.07.28 08:14:47-05'00'

Signature of Petitioner Date

Chris Lamptey 7/28/2023

Signature of Owner (if applicable) Date

By signing this application, the petitioner and /or property owner authorizes Soil and Water employees to inspect the property in question.

AFFIDAVIT

STATE OF ILLINOIS)

) SS

COUNTY OF ROCK ISLAND)

Before me, the undersigned Notary Public, in and for the County of Rock Island, State of Illinois, personally appeared CORDOVA ENERGY COMPANY, who, being duly sworn upon his oath deposes and says:

I (we) hereby certify that all facts and statements made in this petition are true to the best of my knowledge, and that there are no restrictions, covenants or limitations which are filed of record in Rock Island County, Illinois, which limit or effect the request that we are submitting.

HEATH RICH Digitally signed by HEATH RICH DN: C=US, E=hrich@eecmail.com, O=J.F. EDWARDS CONSTRUCTION COMPANY, CN=HEATH RICH Date: 2023.07.28 08:14:11 -05'00'

Signature of Petitioner

Subscribed and sworn to before me, this 28 Day of July, A.D., 2023.

Jill M Hamer

Notary

OFFICIAL SEAL
JILL M HAMER
Notary Public, State of Illinois
Commission No. 971030
My Commission Expires
May 01, 2027

Hearing Date: Case Number: SU-23-210

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I (we) hereby certify that all facts and statements made in this petition are true to the best of my knowledge, and that there are no restrictions, covenants or limitations which are filed of record in Rock Island County, Illinois, which limit or effect the request that we are submitting.

Signature of Petitioner

Subscribed and sworn to before me, this ____Day of _____, A.D., 20____.

Notary

Rock Island County

Special Use Permit Application

Return Completed Form To: Zoning & Building Safety Dept, 1504 3rd Ave, Room 305, Rock Island, IL 61201

SECTION A – SUPPLEMENTAL APPLICATION

1. **Name(s) of Property Owner(s):** Cordova Energy Company LLC
(Must be the legal names of all owner(s) with a 20% or more interest in the property. See Appendix A & B)

Address: 24712 192nd Ave N (Street) Cordova (City) IL (State) 61242 (Zip)

Telephone: (515) 350-8513 (Home) (Business) christopher.lamptey@bherenewa (E-mail)

2. **Petitioner (if different from owner):** _____
(Must be the legal names of all owner(s) with a 20% or more interest in the property. See Appendix B)

Address: 24712 192nd Ave N (Street) Cordova (City) IL (State) 61242 (Zip)

Telephone: (515) 350-8513 (Home) (Business) christopher.lamptey@bherenewa (E-mail)

3. **Contact Person (if different from owner):** _____

Address: 24712 192nd Ave N (Street) Cordova (City) IL (State) 61242 (Zip)

Telephone: (515) 350-8513 (Home) (Business) christopher.lamptey@bherenewa (E-mail)

4. **Property Information:**

Property Address: 24712 192ND AVE N CORDOVA, IL 61242

Political Township: CORDOVA Township: 20N Section: 21 Range: 2E

PIN: 03 - 21 - 100 - 005 Parcel Size: 40 Zoning Classification: I2

PIN: __ __ - __ __ - __ __ __ - __ __ __ Parcel Size: _____ Zoning Classification: _____

PIN: __ __ - __ __ - __ __ __ - __ __ __ Parcel Size: _____ Zoning Classification: _____

Surrounding Zoning Classifications:

North: ☑ East: ☑ South: ☑ West: ☑

Land Use – Current: I2 Proposed: I2

School District(s): SCHOOL-#1 COMM., _____

Fire Protection District: CORDOVA FPD

5. Conceptual Operations Plan

Include a written description of the main proposed use that also includes the following information:

- Number of customers/clients/users
- Proposed hours of operation
- Traffic circulation pattern & impacts
- Parking and loading areas
- Outdoor Storage areas (if any)
- Proposed Signage
- Number of employees
- Increases of lighting & noise
- Land coverage and impervious surfaces
- Any other pertinent details

A Battery Energy Storage System (BESS), comprised of four battery containers (each 20' x 8' x 10'), one 4160/480 kV transformer and three alternating current-direct current inverters, will be tied into the existing plant's electrical systems, and located within the existing generation facility's footprint. The BESS will be located on the north side of the plant, south of the north access road, in between main power transformers one and two. The project will be utilized for research and development of the BESS' performance under varying conditions. Cordova Energy Company will operate and monitor the BESS remotely. The BESS is scheduled to be operational by December 31, 2023.

Audible noise directly adjacent to the BESS may increase slightly. Noise generated from the BESS system will be equal to or less than currently operating equipment.

Proposed signage includes relevant safety information. Material safety data sheets, electrical safety data sheets and appropriate signage will be available on site and posted per county, state and federal codes.

No new employees will be associated with project.
No changes to parking and loading areas us required for the project.
No changes to outdoor storage areas is required for the project.

SECTION B - STANDARDS FOR GRANTING A SPECIAL USE PERMIT

The Zoning Board of Appeals shall not grant a Special Use Permit, unless there is specific evidence presented to it in each specific case that the standards for a Special Use Permit are met. (See Rock Island County Code of Ordinances, Section 3-2-6.3.F.)

THE STANDARDS. In order for the Board to make these Findings (these determinations), you must demonstrate to the Zoning Board of Appeals all of the following:

(1) ***That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;***

Please explain how this use will not be detrimental or endanger the health, safety, morals, comfort, or general welfare of the neighborhood. How will the use be designed, located, or proposed so that it will not disturb the surrounding neighborhood. How will this use be similar to other uses in the area?

Installation and operational use of the BESS is in line with current plant operations. The BESS will be contained within the current facility and will not negatively impact the surround area.

(2) ***That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood, and will be located and operated to minimize incompatibility with the character of the surrounding area and to minimize the effect on the value of the surrounding property. The applicant need not demonstrate complete compatibility, but the applicant shall demonstrate reasonable efforts to minimize incompatibility;***

Please explain how this use will not injure the use and enjoyment of other properties in the area. What effect, if any, will the use have on neighboring property values? Explain the efforts, if any, that will be taken to blend the use with the character of the area. Compare and contrast your property and the proposed use with others in the area. What efforts can be taken to reduce these risks and make the use blend in with the neighborhood? What measures will you take to minimize any harmful or negative aspects that result from the proposed special use?

The BESS footprint is within the existing plant footprint. The BESS will utilize similar electrical equipment as current plant installations such as standard electric transformers and underground electrical cabling. The BESS will not negatively alter the existing facility or the view of the surrounding area.

(3) ***That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts;***

Please explain in detail the effects this use will have on future development of the area.

The operational BESS data will allow Cordova Energy Company and it affiliates an opportunity to better understand BESS applications at new and existing facilities. Under current Illinois law, the existing facility is required to stop operations as natural gas facility by 2045. Understanding this new technology may allow Cordova Energy Company to find an effective way to continue to operate from this location with new technology, maintaining jobs and revenue in the community in the long run.

(4) ***That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;***

Please explain what types of utilities, access roads, drainage and necessary facilities are available to your site, what types of are needed for your proposed use, and how you plan to provide for those that are not readily available.

Existing site infrastructure such as electrical equipment, access roads, drainage, etc, can support the operations of the Cordova Energy Centers electrical generation capacities. Proposed BESS improvements will maintain current operating standards, and updates to relevant operational plans such as the existing Spill Prevention, Control, and Countermeasure (SPCC) will be implemented.

(5) ***That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;***

Please explain how you will minimize increases to traffic congestion and circulation problems. Also, explain ways that access issues will be improved due to the design, locations, or specific proposed use.

The BESS system will not impact existing traffic conditions, since the project is located within the existing plant footprint.

(6) ***That the plan of operations for the Special Use is designed to minimize the danger to the surrounding area from fire or other operational accidents; and***

Please explain what actions you are taking to minimize the danger to the surrounding area from fire or operational accidents. Operational accidents could include spills for dangerous chemicals, gasses, etc.

Cordova Energy has performed and reviewed a fire protection analysis and consulted local fire subject matter experts.

Cordova Energy and its affiliates implement industry leading safety measures such as human performance indicators and Plan, Measure, Execute, Correct procedures to mitigate operational incidents.

Proposed signage includes relevant safety information. Material safety data sheets and signage will be available on site and posted per county, state and federal codes and standards. Electrical safety data sheets will be available on site and signage will be posted per county, state and federal codes and standards.

(7) ***That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the County Board.***

Please explain aspects of the proposed use that may not conform with regulations of the zoning district or other portion of the zoning ordinance. What types of conditions could be placed to limit the affect to neighboring properties and make the use blend?

The BESS conforms with the zoning requirements and no additional conditions are needed.

SECTION C – PETITIONER'S CERTIFICATE

I hereby attest that I understand the request and consent to the filing of the petition and consents to the Rock Island County Zoning Administrator or his/her designee(s) and the Zoning Board of Appeals permission to enter upon the property described on this application for the purpose of inspection and determining the appropriateness of the pending proposed petition, and hearby release such person from any liability based in whole or in part on the inspection of the site in question.

AFFIDAVIT
STATE OF ILLINOIS }
} SS
COUNTY OF ROCK ISLAND }

Before me, the undersigned Notary Public, in the County of Henry, State of IL, personally appeared Chris Lamptey (Print Name), who, being duly sworn upon his oath deposes and says:

I (we) hereby certify that all the facts and statements made in this petition are true to the best of my knowledge, and that there are no restrictions, covenants or limitations which are filed of record in Rock Island County, Illinois, which limit or effect the request that we are submitting.

Chris Lamptey Digitally signed by Chris Lamptey Date: 2023.07.13 09:40:17 -05'00'
Signature of Petitioner

Subscribed and sworn to before me this 13th day of July, 2023

J Niesen-Stradt
Notary Public

J. NIESEN-STRADT
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 15, 2023

Rock Island County

Special Use Permit Application

Return Completed Form To: Zoning & Building Safety Dept, 1504 3rd Ave., Room 305, Rock Island, IL 61201

APPENDIX A - OWNER'S CONSENT

RE: Application/Permit/Case Number: _____

I (print property owner's name) Cordova Energy Company LLC

understand that (print applicant name) Christopher Lamptey

is petitioning for a(n) (explain request) _____

Battery Energy Storage System

at (list address) 24712 192nd Ave N

City Cordova State IL Zip 61242;

Parcel ID (s): 0321100005

with the Rock Island County Department of Zoning & Building Safety.

I hereby attest that I understand the request and consent to the filing of the petition by the applicant listed above and consents to the Rock Island County Zoning Administrator or his/her designee(s) and the Zoning Board of Appeals permission to enter upon the property described on this application for the purpose of inspection and determining the appropriateness of the pending proposed petition, and hearby release such person from any liability based in whole or in part on the inspection of the site in question.

Chris Lamptey Digitally signed by Chris Lamptey Date: 2023.07.13 09:40:34 -05'00'

Owner's Signature

7/13/2023

Date

Subscribed and sworn to before me this 13th day of July, 2023

J. Niesen-Stradt

Notary Public

J. NIESEN-STRADT
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 15, 2023

APPENDIX B - DISCLOSURE OF INTEREST

RE: Application/Permit/Case Number: _____

1. **Statement of Status:** (circle one or both)
   - ☑ Applicant
   - ☑ Owner

2. **Type:**
   - ☐ Individual(s)
   - ☐ Alter Ego or representative of Individual(s). List names of the actual true principal.
   - ☐ Land Trust. The applicant is a land trust or trustee of a land trust, the application shall identify each beneficiary of such land trust by name and address and define each beneficiary's interest therein. All applicants shall be verified by the applicant in his or her capacity as trustee.
   - ☐ Corporation. The applicant is a corporation, the applicant shall include the correct names, addresses and percent interest of all stockholders or shareholders owning any interest in excess of 20 percent of all outstanding stock of such corporation. If the corporation has no shareholders, a statement to that effect shall be submitted.
   - ☑ Business Entity. The applicant is a business entity doing business under an assumed name, the application shall include the names and addresses of all true and actual owners of such business or entity.
   - ☐ Other (circle one). The applicant is a partnership, joint venture, syndicate, or an unincorporated voluntary association, the application shall include the names and addresses of all partners, joint ventures, syndicate members, or members of the unincorporated voluntary association.

3. **List name, address, title, and ownership percentage of all officers:**

Name	Address	Title	%
Cordova Energy Company LLC	24712 192nd Ave N, Cordova, IL, 61242	Owner	100
Alicia Knapp	4124 NW Urbandale Dr Urbandale, IA 50322	CEO	