From: Hickey, Sean
To: Kelly Humphrey; Greg Thorpe
Cc: William Peregoy; Boyke, Michael
Subject: RE: Tiger Storage Check-In
Date: Monday, March 23, 2026 3:34:43 PM

Thank you Kelly!
Sean Hickey, P.E.
Energy Project Manager
[redacted]

From: Kelly Humphrey
Sent: Monday, March 23, 2026 8:27 AM
To: Hickey, Sean ; Greg Thorpe
Cc: William Peregoy ; Boyke, Michael
Subject: RE: Tiger Storage Check-In

The cutoff date for the May 20th meeting would be April 13th.

Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: Hickey, Sean <Sean.Hickey@kimley-horn.com>
Sent: Monday, March 23, 2026 7:44 AM
To: Greg Thorpe <gthorpe@rockislandcountyil.gov>; Kelly Humphrey <khumphrey@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Tiger Storage Check-In

Good Morning Greg and Kelly,
I hope you had a good weekend! I wanted to follow up on the email below.
Thanks!
Sean Hickey, P.E.
Energy Project Manager
[redacted]

From: Hickey, Sean
Sent: Wednesday, March 11, 2026 12:43 PM
To: 'gthorpe@rockislandcountyil.gov' <gthorpe@rockislandcountyil.gov>; Kelly Humphrey <khumphrey@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: Tiger Storage Check-In

Good Afternoon Greg and Kelly,
I hope you are both doing well and stayed safe during the rounds of storms that came through Illinois yesterday. I wanted to bring back to the front the Tiger Storage Project proposed by New Leaf that will be applying for a Special Use Permit ideally in April. Our goal is to submit in the month of April and ideally get on a meeting date for some time in May.

- Is there a cutoff deadline for us to submit our project in April that would allow us to hit the May meeting date? If so, what is that deadline so we can try to meet it?

A couple of other updates to the project and recent legislation passed by the State of Illinois. I have attached the State of Illinois Energy Omnibus Bill that was passed earlier this year that sets standards for Counties to adhere to for subjects like Decommissioning, Setbacks and Road Use Agreements. The BESS section starts on Page 483. I wanted to note that we are already within compliance of the setback standards and we are willing to enter into a Road Use Agreement with the County. We have also been in contact with Coyne Center Fire Protection District and Chief Mital and are going to continue to coordinate with him throughout this process. Please let us know on the dates.

Thanks!

Sean Hickey, P.E.
Kimley-Horn | 570 Lake Cook Road. Deerfield, IL 60015
Direct: 708-621-5007 | Mobile: [redacted] | www.kimley-horn.com

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From: Kelly Humphrey
To: "sean.hickey@kimley-horn.com"
Subject: BESS
Date: Tuesday, August 5, 2025 1:51:00 PM

---

https://codelibrary.amlegal.com/codes/rockislandcountyil/latest/rockislandcounty_il/0-0-0-13411
https://www.rockislandcountyil.gov/DocumentCenter/View/779/Special-Use-Permit-Application-PDF

Let me know if any questions arise.

Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: William Peregoy
To: Greg Thorpe
Cc: Hickey, Sean; Kelly Humphrey; Boyke, Michael; Nick Standiford; James Griffin
Subject: Re: Meeting - Tiger Storage - Week of 5/18
Date: Tuesday, May 26, 2026 12:29:45 PM
Attachments: image001.png
image003.png

Thank you Greg. Those were the contacts we needed and we will note the height of the fence and refer to the landscaping code.

I reviewed your proposed project conditions and see no issues with them. I am running it by our internal team to confirm, but I do not anticipate any issues.

Appreciate you meeting with us and for the follow up. We will reach out to those contacts and finalize our plans before the June 8th submission deadline.

Thank you,
Will

On Fri, May 22, 2026 at 5:31 PM Greg Thorpe <gthorpe@rockislandcountyil.gov> wrote:

> Site Plan
>
> We will just need to note what the height of the fencing is. It will be higher than allowed, we just need to make sure to is one of the finding of facts or condition where we allow it to vary from the ordinance.
>
> For the landscaping plan, if you could try and reference one of our bufferyard types listed here https://codelibrary.amlegal.com/codes/rockislandcountyil/latest/rockislandcounty_il/0-0-0-12630
>
> Road Use Agreement
>
> It looks like the most likely route will be State roads to a township Road. This is Bowling Township. As I mentioned he will probably rely on the County highway engineer for some help.
>
> Quentin Waterman is the Bowling Township Road Commissioner. His number is [redacted] (mobile)
>
> Shane Larson is the Acting County Engineer – 309-787-4668 (office) slarson@hutchisoneng.com
>
> Municipalities
>
> Village of Milan – Rob Schroeder 309-787-8527 robschroeder@milan.il.us
>
> City of Rock Island – Tanner Osing 309-732-2900 osing.tanner@rigov.org
> https://www.rigov.org/directory.aspx?EID=172

Here are a few things from the model ordinance I thought about borrowing as conditions:

A. Expiration of Special Use Permit. A building permit must be issued, or actual on-site construction must have commenced prior to the expiration of three (3) years from the granting of the special use permit. If a building permit or actual on-site construction has not commenced within the applicable time period, then the special use permit shall be revoked without further action of the county. An extension of time to obtain the building permit or to commence actual on-site construction may be granted upon a showing of good cause.

B. Compliance with NFPA Standard. The energy storage facility must comply with NFPA 855 "Standard for the Installation of Stationary Energy Storage Systems" in effect on the date of the filing of the special use permit application.

C. Sound limitation. The energy storage system must comply with the Illinois Pollution Control Board Standards, 35 Ill. Adm. Code Parts 900, 901, and 910. Within 1 year of the commercial operation date, the facility owner shall provide the octave band sound pressure level measurements from locations chosen by the county at the perimeter of the energy storage system to demonstrate compliance with this Section.

D. Farmland drainage plan. The facility owner shall file a farmland drainage plan with the county and impacted drainage districts that outlines how the surface and subsurface drainage of farmland will be restored during and following the construction or deconstruction of the energy storage system. The plan shall be created independently by the facility owner and shall include the location of any potentially impacted drainage district facilities to the extent the information is publicly available from the county or the drainage district and the plans to repair any subsurface drainage affected during the construction or deconstruction using procedures outlined in the decommissioning plan. All surface and subsurface damage shall be repaired as soon as reasonably practicable.

E. Decommissioning plan. The facility shall provide a decommissioning plan, including all requirements for decommissioning plans in NFPA 855 and the facility owner shall:

1. State how the energy storage system will be decommissioned, including removal to a depth of 3 feet of all structures that have no ongoing purpose and all debris and restoration of the soil and any vegetation to a condition as close as reasonably practicable to the soils and vegetation's preconstruction condition within 18 months of the end of project life or facility abandonment;

2. Include provisions related to commercially reasonable efforts to reuse or recycle equipment and components associated with the commercial offsite energy storage system;

3. Include financial assurance in the form of a reclamation bond or other commercially available financial assurance that is acceptable to the county, with the county or participating property owner as beneficiary;

4. Update the amount of the financial assurance at least every 5 years for the duration of the commercial operations. The amount shall be calculated by a professional engineer licensed to practice engineering in Illinois with expertise in decommissioning, hired by the facility owner;

5. Decommission the energy storage system, in accordance with the approved decommissioning plan, within 18 months after abandonment. An energy storage system that has not stored electrical energy for 12 consecutive months or that fails, for a period of 6 months, to pay a property owner who is party to a written agreement, including, but not limited to, an easement, option, lease, or license under the terms of which an energy storage system is constructed on the property, amounts owed in accordance with the written agreement shall be considered abandoned, except when the inability to store energy is the result of an event of force majeure or excused service interruption; and

6. Prior to the issuance of a building permit, the county shall require a decommissioning agreement to be entered into between the county and the facility owner.

F. Commercial Operation Date. Prior to the commercial operation date, the facility owner shall:

1. Submit to the county a commissioning report meeting the requirements of NFPA 855 Sections 4.2.4, 6.1.3, and 6.1.5.5, as published in 2023, or the most recent version of NFPA 855;

2. Submit the county a hazard mitigation analysis meeting the requirements of NFPA 855 Section 4.4 or the applicable Sections in the most recent version of NFPA 855;

3. The facility owner shall submit to the county an emergency operations plan meeting the requirements of NFPA 855 Section 4.3.2.1.4, published in 2023, or application Sections in the most recent version of NFPA 855; and

4. The facility owner shall offer to provide training for local fire departments and emergency responders in accordance with the facility emergency operations plan. A copy of the emergency operations plan shall be given to the facility owner, the local fire department, and the emergency responders. All batteries integrated within an energy storage system shall be listed under the UL 1973 Standard. All batteries integrated within energy storage systems shall be listed in accordance with UL 9540 Standard either from the manufacturer or by a field evaluation.

G. Lighting. The energy storage system shall adhere to the principles of responsible outdoor lighting provided by the International Dark-Sky Association and shall limit outdoor lighting to that which is minimally required for safety and operational purposes. Any outdoor lighting shall be reasonably shielded and downcast from all residences and adjacent properties.

H. Annual report. The facility owner of any energy storage system must submit, on an annual basis on or before February 1st of each calendar year following its commercial operation date, a report to the county zoning administrator containing the following information: (i) a general description of any physical repairs, replacements, or modifications to the energy storage system and/or its infrastructure; (ii) complaints pertaining to setbacks, noise, appearance, safety, lighting, and use of any public roads received by the owner or operation concerning the energy storage system and the resolution of such complaints; (iii) calls for emergency services; (iv) certificates of insurance; and (v) a general summary of service calls to the energy storage system facility. In addition to the annual report, the owner or operator of any energy storage system must also furnish such report

upon direct request by the county. Failure to provide the annual report or report directly requested by the county (within 30 days) shall be considered a material violation of this ordinance subject to the remedies provision of this ordinance. (This will be related to the annual renewal fee)

I think I got all of the info I promised. Let me know if I missed anything

Have a great day!

Greg Thorpe, CBO, CFM

Director of Zoning & Building Safety

Rock Island County

1504 Third Ave, Room 305

Rock Island IL 61201

309-558-3751 office

309-786-4456 fax

www.rockislandcountyil.gov



From: William Peregoy <wperegoy@newleafenergy.com>
Sent: Tuesday, May 19, 2026 3:49 PM
To: Hickey, Sean <Sean.Hickey@kimley-horn.com>
Cc: Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>; Boyke, Michael <Michael.Boyke@kimley-horn.com>; Nick Standiford <nstandiford@schainbanks.com>; James Griffin <jgriffin@schainbanks.com>
Subject: Re: Meeting - Tiger Storage - Week of 5/18

Hello Greg and Kelly,

Wanted to reach out before our scheduled call Friday morning regarding our proposed BESS project in Rock Island County. I have attached a meeting agenda for your review before we meet. I wanted to cover the following items:

-We are bringing in Schain Banks as legal counsel to assist with permitting this project. Jim and Nick (copied on this email) bring experience working with renewable projects and have worked in Rock Island County. If it is alright with you, they will join our call and we can introduce them.

-Does the county have a template road use agreement that you have used in the past for other renewable energy projects? If available, the County's Highway Commissioner may want to join the call to discuss a potential road use agreement.

-Does the county have any contacts so that we can reach out to municipalities within 1.5 miles of the project site (Oak Grove, Milan, City of Rock Island)?

-Update on the latest site plan and application submission timeline

- June 8 - Submission deadline
- July 15 - Public Hearing
- August 18 - County Board meeting

Thank you,

Will Peregoy

On Mon, May 18, 2026 at 5:13 PM Hickey, Sean <Sean.Hickey@kimley-horn.com> wrote:

> Hey Kelly,
>
> I just put time on our calendar's at 9 am on Friday.
>
> Thanks!
>
> Sean Hickey, P.E.
>
> Energy Project Manager
> [redacted]
>
> ---
>
> **From:** Kelly Humphrey <khumphrey@rockislandcountyil.gov>
> **Sent:** Monday, May 18, 2026 4:06 PM
> **To:** Hickey, Sean <Sean.Hickey@kimley-horn.com>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
> **Cc:** William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
> **Subject:** RE: Meeting - Tiger Storage - Week of 5/18
>
> 9 am please.
>
> **Kelly Humphrey**
> Zoning Investigator
> **Rock Island County | Zoning and Building Safety**
> 1504 Third Avenue, Room 305

Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: Hickey, Sean <Sean.Hickey@kimley-horn.com>
Sent: Monday, May 18, 2026 3:01 PM
To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Meeting - Tiger Storage - Week of 5/18

Hey Kelly,

Thanks for the response! Hope you are doing well! Can we do Friday morning at 9 or 9:30 by any chance?

Thanks!

Sean Hickey, P.E.

Energy Project Manager

[redacted]

From: Kelly Humphrey <khumphrey@rockislandcountyil.gov>
Sent: Monday, May 18, 2026 2:31 PM
To: Hickey, Sean <Sean.Hickey@kimley-horn.com>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael

<Michael.Boyke@kimley-horn.com>
Subject: RE: Meeting - Tiger Storage - Week of 5/18

Would Thursday at 10 am work?

Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: Hickey, Sean <Sean.Hickey@kimley-horn.com>
Sent: Monday, May 18, 2026 8:44 AM
To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Meeting - Tiger Storage - Week of 5/18

Hey Kelly and Greg,

I hope you both had a good weekend. I wanted to follow up here as we are nearing our desired submission date and would like to have a meeting with you. Please advise on your availability in the coming week.

Thanks!

Sean Hickey, P.E.

Energy Project Manager

[redacted]

From: Hickey, Sean
Sent: Monday, May 11, 2026 1:35 PM
To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Meeting - Tiger Storage - Week of 5/18

Hey Kelly and Greg,

I hope you both had a good weekend! I wanted to follow up here and see if we could get a meeting scheduled.

Thanks!

Sean Hickey, P.E.

Energy Project Manager

[redacted]

From: Hickey, Sean
Sent: Wednesday, May 6, 2026 12:33 PM
To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>

Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: Meeting - Tiger Storage - Week of 5/18

Hey Kelly and Greg,

I hope you both are doing well! I wanted to reach out to try to schedule a meeting the week of 5/18 to go over the submission procedures and refresh the Tiger Storage project prior to our desired submission date of 6/1.

Please let me know windows that work for you both during that week.

Thanks!

Sean Hickey, P.E.
Kimley-Horn | 570 Lake Cook Road. Deerfield, IL 60015
Direct: 708-621-5007 | Mobile: [redacted] | www.kimley-horn.com

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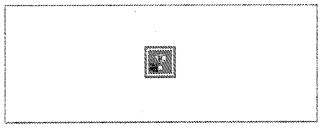
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--

William Peregoy, PE*
Civil Project Engineer II
*PE in MA
wperegoy@newleafenergy.com
Cell:[redacted]

--



William Peregoy, PE*
Civil Project Engineer II
*PE in MA
wperegoy@newleafenergy.com
Cell:[redacted]

From:	Hickey, Sean
To:	Kelly Humphrey
Cc:	William Peregoy
Subject:	RE: Special Use Permit - BESS
Date:	Wednesday, October 15, 2025 8:54:13 AM

Thanks Kelly!
Sean Hickey, P.E.
Energy Project Manager
[redacted]

From: Kelly Humphrey
Sent: Wednesday, October 15, 2025 8:42 AM
To: Hickey, Sean
Cc: William Peregoy
Subject: RE: Special Use Permit - BESS
Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: Hickey, Sean <Sean.Hickey@kimley-horn.com>
Sent: Tuesday, October 14, 2025 3:54 PM
To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>
Subject: RE: Special Use Permit - BESS
Hello,
I hope you are having a good day! I wanted to reach out and follow up on this to see if we could acquire a version of the Special Use Permit Application.
Thank you!
Sean Hickey, P.E.
Energy Project Manager
[redacted]

From: Hickey, Sean
Sent: Friday, October 10, 2025 10:16 AM
To: khumphrey@rockislandcountyil.gov
Cc: William Peregoy <wperegoy@newleafenergy.com>
Subject: Special Use Permit - BESS
Hello,
Thanks for your assistance in acquiring a Special Use Permit application. I understand you are going to scan in a hard copy and send us the digital version.
Our intent is to make this as easy a process as possible so thanks so much for the help!
Have a great weekend!
Sean Hickey, P.E.
Kimley-Horn | 570 Lake Cook Road. Deerfield, IL 60015
Direct: 708-621-5007 | Mobile: [redacted] | www.kimley-horn.com

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Kelly Humphrey

From: Kelly Humphrey
Sent: Tuesday, January 13, 2026 11:54 AM
To: 'Hickey, Sean'
Subject: Accepted: Tiger Storage Pre-Application Meeting

From: Hickey, Sean
To: Kelly Humphrey; Greg Thorpe; Boyke, Michael; William Peregoy
Cc: Kure, Sam
Subject: Tiger Storage Pre-Application Meeting
Start: Thursday, January 22, 2026 9:00:00 AM
End: Thursday, January 22, 2026 10:00:00 AM
Location: Microsoft Teams Meeting

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_NGJkZjI5MWEtZDgxNS00YzY1LTgwYmYtMDEzNDViZDExMjM1%40thread.v2/0?context=%7b%22Tid%22%3a%227e220d30-0b59-47e5-8a81-a4a9d9afbdc4%22%2c%22Oid%22%3a%224427895b-1187-4633-af24-9ae9985bca8d%22%7d>

Meeting ID: 224 375 300 665 73

Passcode: Hb3Za7Zn

Dial in by phone

+1 984-204-1608,,473936668# <tel:+19842041608,,473936668> United States, Raleigh

Find a local number <https://dialin.teams.microsoft.com/601cdc6b-353a-4739-8a1b-b1caa267fb0e?id=473936668>

Phone conference ID: 473 936 668#

Join on a video conferencing device

Tenant key: 340760667@t.plcm.vc

Video ID: 115 279 004 0

More info <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fdialin.plcm.vc%2fteams%2f%3fkey%3d340760667%26conf%3d1152790040&c=E,1,03PXAyNjOx1mNs8k2YwGQiaHQzkAyBL24kgR6yTzaKpdYBBlCuiJ5EzXqyM9iTEgrVvfrO9Brh4H81Rr5NaihXvapDAyl4_gumKrLHSwCFfZGMIQaZg,&typo=1>

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=4427895b-1187-4633-af24-9ae9985bca8d&tenantId=7e220d30-0b59-47e5-8a81-a4a9d9afbdc4&threadId=19_meeting_NGJkZjI5MWEtZDgxNS00YzY1LTgwYmYtMDEzNDViZDExMjM1@thread.v2&messageId=0&language=en-US> | Reset dial-in PIN <https://dialin.teams.microsoft.com/usp/pstnconferencing>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kimley-horn.com%2fwp-content%2fuploads%2f2018%2f05%2fPrimary20-20Color20JPG20format.jpg&c=E,1,1w1mdy9CcAmF20wOclSeLnaBIRvLE2CcZPT96BccnmxjOeyodlM_sA017dElJ3fpC3S2glmkS9bDKz893wmmq9AZbAcySdB71z4Az6O_ig,,&typo=1>

Enjoy your meeting!

Org help <https://docs.microsoft.com/en-us/microsoftteams/tutorial-meetings-in-teams>

From: Kelly Humphrey
To: "Hickey, Sean"
Subject: RE: Tiger Storage - Pre-Application Meeting
Date: Tuesday, January 13, 2026 11:44:00 AM

Go ahead and send meeting invite to myself and Greg Thorpe.

GThorpe@RockIslandCountyil.gov
Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: William Peregoy
Sent: Tuesday, January 13, 2026 9:45 AM
To: Hickey, Sean
Cc: Kelly Humphrey
Subject: Re: Tiger Storage - Pre-Application Meeting

Thanks Sean and Kelly, this works great for me as well.
Will

On Tue, Jan 13, 2026 at 10:31 AM Hickey, Sean <Sean.Hickey@kimley-horn.com> wrote:

> Adding in @William Peregoy who is the owner to see if he would be able to make this time.
> Works for me!
> Sean Hickey, P.E.
> Energy Project Manager
> [redacted]
>
> **From:** Kelly Humphrey <khumphrey@rockislandcountyil.gov>
> **Sent:** Tuesday, January 13, 2026 9:31 AM
> **To:** Hickey, Sean <Sean.Hickey@kimley-horn.com>
> **Subject:** RE: Tiger Storage - Pre-Application Meeting
> Would 9 am work next Thursday, Jan 22?
>
> **Kelly Humphrey**
> Zoning Investigator
> **Rock Island County | Zoning and Building Safety**
> 1504 Third Avenue, Room 305
> Rock Island, IL 61201
> Office: 309.558.3753
> Fax: 309.786.4456
>
> **From:** Hickey, Sean <Sean.Hickey@kimley-horn.com>
> **Sent:** Sunday, January 11, 2026 12:44 PM
> **To:** Kelly Humphrey <khumphrey@rockislandcountyil.gov>
> **Cc:** William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>

Subject: RE: Tiger Storage - Pre-Application Meeting

Hey Kelly,

No worries on the late response. I think a phone call or teams meeting would be the ideal situation. Can you let us know your availability for up to an hour long Teams meeting is in the next couple of weeks?

Thanks!

Sean Hickey, P.E.

Energy Project Manager

[redacted]

From: Kelly Humphrey <khumphrey@rockislandcountyil.gov>

Sent: Friday, January 9, 2026 11:17 AM

To: Hickey, Sean <Sean.Hickey@kimley-horn.com>

Subject: RE: Tiger Storage - Pre-Application Meeting

Sorry for the delay. I'm in the field most days between 10:00–3:00, and my boss typically leaves at 3:00 as well. Because of that, I wanted to check whether this could be handled with a phone conversation, by me sending examples of what others have provided in the past, or if an in-person meeting is required.

Kelly Humphrey

Zoning Investigator

Rock Island County | Zoning and Building Safety

1504 Third Avenue, Room 305

Rock Island, IL 61201

Office: 309.558.3753

Fax: 309.786.4456

From: Hickey, Sean <Sean.Hickey@kimley-horn.com>

Sent: Monday, January 5, 2026 10:32 AM

To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>

Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>; Kure, Sam <Sam.Kure@kimley-horn.com>

Subject: Tiger Storage - Pre-Application Meeting

Good Morning Ms. Humphrey!

I hope you are doing well and enjoyed the holidays! Happy New Year!

We spoke last year about an upcoming Battery Storage Project (BESS) in Rock Island County, Tiger Storage, and we are looking to submit our Special Use Permit application in the early part of this year. I was wondering if you had any availability next week starting January 12th for a pre-application meeting to discuss required exhibits, expectations on schedule and fee, and any questions you may have regarding the project.

Please let me know your availability for next week.

Thanks!

Sean Hickey, P.E.

Kimley-Horn | 570 Lake Cook Road. Deerfield, IL 60015

Direct: 708-621-5007 | Mobile: [redacted] | www.kimley-horn.com

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are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to this email.

--

William Peregoy, PE*
Civil Project Engineer II
*PE in MA
wperegoy@newleafenergy.com
Cell: [redacted]

From: Hickey, Sean
To: Kelly Humphrey
Subject: Automatic reply: Tiger Storage - Pre-Application Meeting
Date: Friday, January 9, 2026 11:17:23 AM

Thank you for your email! I am out of the office the remainder of the day 1/8 and 1/9 to attend a Kimley-Horn event and will return to the office on 1/12.
Have a great day!

From:	Greg Thorpe
To:	"William Peregoy"
Cc:	Hickey, Sean; Kelly Humphrey; Boyke, Michael; Morris, Jacob; Burwell, Danielle
Subject:	RE: Tiger Storage Submission Process
Date:	Tuesday, June 23, 2026 3:31:20 PM
Attachments:	SU26209hqp-Tiger Storage.pdf

This will be our notice

From: William Peregoy

Sent: Tuesday, June 23, 2026 2:12 PM

To: Greg Thorpe

Cc: Hickey, Sean ; Kelly Humphrey ; Boyke, Michael ; Morris, Jacob ; Burwell, Danielle

Subject: Re: Tiger Storage Submission Process

Thanks Greg, that is great to hear for the July 15th agenda.
There is no exact dimensions on the lease. The lease states that the area will be finalized with the actual metes and bounds upon completion of the site design; the area you see is just a placeholder representing the general area. If you look at our site plan, I highlighted what I think is a bit more accurate area of the approximetely 16 acres. Hopefully this helps, let me know if you have any questions.
Will

On Tue, Jun 23, 2026 at 2:49 PM Greg Thorpe <gthorpe@rockislandcountyil.gov> wrote:

> Sean,
>
> You are on the July 15th Agenda. We are actually working on the legal notice now, it has to be sent to the newspaper tomorrow morning.
> I am making the typical ma we produce and could use a bit a clarification. It appears the lease that is recorded (attached) is for the whole property. The application is for 16 acres. The exhibit that was recorded is poor quality, so it looks like it might have a rectangle in the SW corner of the property. But I don't see any dimension anywhere. I looked at most pf the maps and don't see actual dimensions. If I guestimate the 16 acres of 850 deep (East-West) by 820 wide (North-South) I could use to make my map unless you have actual dimensions? I also attached the map I made, see if that is accurate.
> Greg
>
> ---
>
> **From:** Hickey, Sean <Sean.Hickey@kimley-horn.com>
>
> **Sent:** Monday, June 22, 2026 2:31 PM
>
> **To:** Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Boyke, Michael <Michael.Boyke@kimley-horn.com>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
>
> **Cc:** William Peregoy <wperegoy@newleafenergy.com>; Morris, Jacob <Jacob.Morris@kimley-horn.com>; Burwell, Danielle <Danielle.Burwell@kimley-horn.com>
>
> **Subject:** RE: Tiger Storage Submission Process
>
> Hey Kelly and Greg,
>
> I hope you are doing well! I wanted to confirm that we are on the July 15th agenda. Please let us know if that is the case or if you need any other information from us prior to scheduling.
> Thanks!
> Sean Hickey, P.E.
> Energy Project Manager
> [redacted]

From: Kelly Humphrey <khumphrey@rockislandcountyil.gov>
Sent: Tuesday, June 9, 2026 9:30 AM
To: Boyke, Michael <Michael.Boyke@kimley-horn.com>; Hickey, Sean <Sean.Hickey@kimley-horn.com>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Morris, Jacob <Jacob.Morris@kimley-horn.com>; Burwell, Danielle <Danielle.Burwell@kimley-horn.com>
Subject: RE: Tiger Storage Submission Process

Documents have been received. Thank you!

Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: Boyke, Michael <Michael.Boyke@kimley-horn.com>
Sent: Monday, June 8, 2026 1:16 PM
To: Hickey, Sean <Sean.Hickey@kimley-horn.com>; Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Morris, Jacob <Jacob.Morris@kimley-horn.com>; Burwell, Danielle <Danielle.Burwell@kimley-horn.com>
Subject: RE: Tiger Storage Submission Process

Good afternoon, Kelly and Greg,
At the link below, please see the Tiger Storage 1, LLC - Special Use Permit Application for a proposed Battery Energy Storage System (BESS) in Rock Island County. In the Special Use Permit application package, you will find a PDF containing the completed SUP application with the following supporting exhibits:
Sharefile Link:

- https://kimley-horn.securevdr.com/d-s3d7cfc0d45904c6698bf645aa85ce0a1

1 - Application & Findings of Fact
2 - Project Description
3 - SUP Plan Set
4 - Landscape Plans
5 - Decommissioning Estimate
6 - Drainage Report
7 - Farmland Drainage Plan
8 - EcoCAT
9 - Operations Plan

Please confirm receipt of this email. Two (2) hardcopies of the package will be sent to the address below as well as a check for $1,285 to cover both the SUP application fee and Rock Island County Soil and Water Conservation District fee which should be arriving in the upcoming days.
1504 Third Avenue, Room 305
Rock Island, IL 61201
Feel free to reach out if there are any technical issues accessing the document – otherwise, we look forward to continue working with Rock Island County!

Thank you,
Michael Boyke, EIT | Solar Analyst
Kimley-Horn | 570 Lake Cook Road, Suite 200, Deerfield, IL 60015
Direct: 224-214-4574 **|**

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---

From: Hickey, Sean <Sean.Hickey@kimley-horn.com>
Sent: Wednesday, June 3, 2026 5:30 PM
To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Tiger Storage Submission Process

Thank you Kelly!
Sean Hickey, P.E.
Energy Project Manager
[redacted]

From: Kelly Humphrey <khumphrey@rockislandcountyil.gov>
Sent: Wednesday, June 3, 2026 4:13 PM
To: Hickey, Sean <Sean.Hickey@kimley-horn.com>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Tiger Storage Submission Process

The permit breakdown is **$720 for the Special Use Permit** and **$565 for the Rock Island County Soil and Water Conservation District fee**. Since this application involves approximately **16 +/- acres**, the fee increases accordingly.
The total permit cost is **$1,285**.

Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: Hickey, Sean <Sean.Hickey@kimley-horn.com>
Sent: Wednesday, June 3, 2026 4:06 PM
To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Tiger Storage Submission Process

Thanks Kelly, and to confirm, this is a separate check from what should be the $400 application fee, correct?

Sean Hickey, P.E.
Energy Project Manager
[redacted]

From: Kelly Humphrey <khumphrey@rockislandcountyil.gov>
Sent: Wednesday, June 3, 2026 4:03 PM
To: Hickey, Sean <Sean.Hickey@kimley-horn.com>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Tiger Storage Submission Process

Sean - the total cost is $1,285.

Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: Hickey, Sean <Sean.Hickey@kimley-horn.com>
Sent: Wednesday, June 3, 2026 12:38 PM
To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Tiger Storage Submission Process

Hey Kelly,
The PIN for the site is 23-023-000-01.
Thanks!
Sean Hickey, P.E.
Energy Project Manager
[redacted]

From: Kelly Humphrey <khumphrey@rockislandcountyil.gov>
Sent: Wednesday, June 3, 2026 12:33 PM
To: Hickey, Sean <Sean.Hickey@kimley-horn.com>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Tiger Storage Submission Process

It's done by acreage. Can you send me the parcels that would be included.

Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753

Fax: 309.786.4456

From: Hickey, Sean <Sean.Hickey@kimley-horn.com>
Sent: Wednesday, June 3, 2026 9:41 AM
To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Tiger Storage Submission Process

Thanks for the prompt response, Kelly! Our site is approximately 16.7 acres of disturbed land. Do you do it by parcel size or disturbance?
Sean Hickey, P.E.
Energy Project Manager
[redacted]

From: Kelly Humphrey <khumphrey@rockislandcountyil.gov>
Sent: Wednesday, June 3, 2026 9:32 AM
To: Hickey, Sean <Sean.Hickey@kimley-horn.com>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: RE: Tiger Storage Submission Process

Good morning,

Yes, please send both hard copies and electronic copies to both of us. The check can be sent to my attention at the address below.

I do need the exact acreage so I can compute the correct total. If you have that information available, I can create your application before you send the check.

Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: Hickey, Sean <Sean.Hickey@kimley-horn.com>
Sent: Wednesday, June 3, 2026 9:13 AM
To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; Boyke, Michael <Michael.Boyke@kimley-horn.com>
Subject: Tiger Storage Submission Process

Hey Greg and Kelly,
I hope you are doing well! We are gearing up to submit the Tiger Storage Special Use Permit Application on Monday and we had the following questions:

- Do you need hard copies of the application materials?
- Do we send the electronic copy to both of your attention and is this adequate for submission?
- We will overnight the $400 check to your Attention for the application?
- Do we need to submit a separate check made out to the Rock Island County Soil and Water Conservation District for the LESA score?

Please let us know on these questions when you get a chance!
Thanks!

Sean Hickey, P.E.
Kimley-Horn | 570 Lake Cook Road. Deerfield, IL 60015
Direct: 708-621-5007 | Mobile: [redacted] | www.kimley-horn.com

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--



William Peregoy, PE*
Civil Project Engineer II
*PE in MA
wperegoy@newleafenergy.com
Cell: [redacted]

From: Kelly Humphrey
To: Greg Thorpe
Subject: Tiger Storage
Date: Thursday, June 25, 2026 3:30:00 PM

Greg
Michael with Tiger Storage called asking if an NRI report is needed. I don't show it's a requirement but wanted to be sure. Since I'm gone on Friday can you reply back to the Tiger group with the answer.

Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: Boyke, Michael
To: Kelly Humphrey
Subject: Tiger Storage - NRI Report
Date: Wednesday, June 24, 2026 12:48:50 PM

Good afternoon, Kelly,
Earlier this morning I left a voicemail regarding the Tiger Storage project and if an NRI Report from the SWCD is required for the SUP submission. I wanted to reach back out as we did not see this listed within the SUP requirements and wanted to double check with you.
Please let us know if this is required and if it will need added to our Tiger Storage SUP application.
Thank you and we look forward to hearing back from you!

Michael Boyke, EIT | Solar Analyst
Kimley-Horn | 570 Lake Cook Road, Suite 200, Deerfield, IL 60015
Direct: 224-214-4574 |

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From: Hickey, Sean
To: William Peregoy; Kelly Humphrey; Greg Thorpe
Cc: Boyke, Michael
Subject: Tiger Storage Pre-Application Meeting
Start: Friday, May 22, 2026 9:00:00 AM
End: Friday, May 22, 2026 9:30:00 AM
Location: Microsoft Teams Meeting

Microsoft Teams meeting

Join: https://teams.microsoft.com/meet/230204777763703?p=Z9tL5J3ECqSDuZqzpM <https://teams.microsoft.com/meet/230204777763703?p=Z9tL5J3ECqSDuZqzpM>

Meeting ID: 230 204 777 763 703

Passcode: zK9TB73p

Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US> | System reference <https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTZjZTg3YmUtNzE5OC00ZGJiLWJjMzQtNzdjMzEzYjY4ZGU4%40thread.v2/0?context=%7b%22Tid%22%3a%227e220d30-0b59-47e5-8a81-a4a9d9afbdc4%22%2c%22Oid%22%3a%224427895b-1187-4633-af24-9ae9985bca8d%22%7d>

Dial in by phone

+1 984-204-1608,,8304122# <tel:+19842041608,,8304122> United States, Raleigh

Find a local number <https://dialin.teams.microsoft.com/601cdc6b-353a-4739-8a1b-b1caa267fb0e?id=8304122>

Phone conference ID: 830 412 2#

Join on a video conferencing device

Tenant key: 340760667@t.plcm.vc

Video ID: 119 875 692 5

More info <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fdialin.plcm.vc%2fteams%2f%3fkey%3d340760667%26conf%3d1198756925&c=E,1,VMeHbk3EY3zU4tPCVE_Uvwtd4VOrAvEo3AHCAuDT8NJDr-ftZN31g_l8XV0BhwzpxIADBgXBQ4pOyo23kC8qbiJrdEP4neaKGQ8sZCxVrYChoU7ooW_GOKuE&typo=1>

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=4427895b-1187-4633-af24-9ae9985bca8d&tenantId=7e220d30-0b59-47e5-8a81-a4a9d9afbdc4&threadId=19_meeting_OTZjZTg3YmUtNzE5OC00ZGJiLWJjMzQtNzdjMzEzYjY4ZGU4@thread.v2&messageId=0&language=en-US> | Reset dial-in PIN <https://dialin.teams.microsoft.com/usp/pstnconferencing>

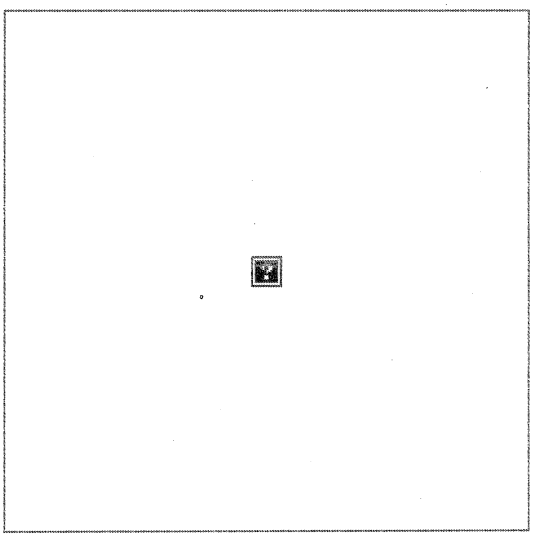
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.kimley-horn.com%2fwp-content%2fuploads%2f2018%2f05%2fPrimary20-20Color20JPG20format.jpg&c=E,1,5dCZ6Wp_tNKgyDSmiv7N6gpV3nf9jfxB6xmiJ7ypY0JWg31Dqq56cqGCmhMl-ueYQLrKvJ1LiFUKez3kUVnQHCZTCvjkeT2bqvsWLlLUEnvURjhZfXm0P6e5Rw,,&typo=1>

Enjoy your meeting!

Org help <https://docs.microsoft.com/en-us/microsoftteams/tutorial-meetings-in-teams>

From: Column Support
To: Kelly Humphrey
Subject: Your affidavit for SU26209-TIGER STORAGE
Date: Monday, June 29, 2026 8:52:19 AM
Attachments: column_affidavit_xOBx4dv7B9vRvmyjmbjG.pdf

96



Hi Kelly,

The affidavit for SU26209-TIGER STORAGE is now available. **Please find a copy of the affidavit attached to this email.**

Notice Name: SU26209-TIGER STORAGE
Notice ID: xOBx4dv7B9vRvmyjmbjG
Publisher: Moline Dispatch-Argus
Publication Dates: 06/28/26

To review the uploaded affidavit in Column, click **View Notice**.

View Notice

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From: Joey Deloian
To: Kelly Humphrey
Cc: Dayna Gillespie
Subject: Re: LESA
Date: Monday, July 6, 2026 3:19:28 PM
Attachments: Tiger Storage SU-26-209.pdf

Kelly,
Please see attached. Thanks!
-Joey

On Thu, Jul 2, 2026 at 1:19 PM Kelly Humphrey <khumphrey@rockislandcountyil.gov> wrote:

> Get it done...for real..this is one I have to haveeeeeeeeeeeeee.
>
> **Kelly Humphrey**
> Zoning Investigator
> **Rock Island County | Zoning and Building Safety**
> 1504 Third Avenue, Room 305
> Rock Island, IL 61201
> Office: 309.558.3753
> Fax: 309.786.4456
>
> **From:** Joey Deloian <joeyd@rockislandswcd.org>
> **Sent:** Thursday, July 2, 2026 1:16 PM
> **To:** Kelly Humphrey <khumphrey@rockislandcountyil.gov>
> **Subject:** Re: LESA
>
> What happened to my 30 days?! Lol I'll do my best!
>
> -Joey
>
> On Thu, Jul 2, 2026 at 9:20 AM Kelly Humphrey <khumphrey@rockislandcountyil.gov> wrote:
>
> > Can you please get to me by July 13th?
> >
> > **Kelly Humphrey**
> > Zoning Investigator
> > **Rock Island County | Zoning and Building Safety**
> > 1504 Third Avenue, Room 305
> > Rock Island, IL 61201
> > Office: 309.558.3753
> > Fax: 309.786.4456
> >
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--

Joseph Deloian

Resource Conservationist II

Rock Island SWCD

309-764-1486 x3

--
Joseph Deloian
Resource Conservationist II
Rock Island SWCD
309-764-1486 x3

From:	Greg Thorpe
To:	Kelly Humphrey; Cassidy DeMeyer
Subject:	Fw: WQAD- BESS discussion
Date:	Friday, August 7, 2026 9:56:56 PM
Attachments:	image001.png image002.png 20260430_County Zoning Conference_Energy 101.pdf Kong BESS Presentation.pptx

---

From: Greg Thorpe
Sent: Friday, August 7, 2026 9:17 PM
To: Jennifer.Hipskind@wqad.com; Barb.Ickes@wqad.com
Cc: Jim Grafton; Richard Brunk
Subject: Re: WQAD- BESS discussion

Hi Jenny,

I don't have access to my work computer, but I do have some information I found in my email. These types of requests aren't unique to Rock Island County. Look at Public Act 104-0458 signed by the Governor in January of this year. This legislation re-wrote the rules for wind, solar and Energy Storage Systems (ESS). Specifically, this legislation identified the need for 3 GW or 3,000 megawatts of ESS by 2030. This legislation set guidelines so that wind, solar and ESS developers had a known playing field and didn't have to navigate varying regulations across Illinois communities. This also made it harder for communities to turn these projects down.

If you do some google searches on this public act you should be able to find decent information. I found a couple documents in my email from training events that I attended over the last year or so that have some good information. Hopefully they are no too big to send via email. I know the application from Tiger Storage is too large to email. It would have specifics about their proposal.

I think they key thing to communicate to the public is the power needs and the gaps that need to be filled when the Coal Plants go offline in 2030. I know it is hard to see now as we do not have power shortages locally now. See then attached pdf that starts with 20260430.

Secondly, opponents have stated that a catastrophic failure is imminent. I don't have good stats or info to share with you for how many of these exist versus those that have had catastrophic failure. We have asked the applicants expert to provide us with that information, I'm not sure when we sill see it. They indicated it would not be until the next hearing, I don't believe we will have it before. I sure hope with newer technology and the requirements from the National Fire Protection Association (NFPA), that developers are required to follow per legislation, that they have come up with ways to reduce the risk to our communities.

Third, the proposed facility is not lithium ion batteries. Don't quote me, I don't have the file in front of me, but the batteries are lithium nickel..... something. Its a different compound that is supposed to be more stable than lithium ion.

Lastly, at the Zoning Board of Appeals meeting on the 19th, people do not have to "register" to speak. Only those who qualify as an interested party need to register. We have more information here https://www.rockislandcountyil.gov/508/Zoning-Board-of-Appeals-Information Anyone is welcome and can express their concerns.

William Peregoy has been our main point of contact for this project. He is the one that did the presentation at the first hearing.

Sorry, this is kind of quick and dirty on a Friday night. I do have email access, so feel free to email me if you have other questions or if I can help direct you to other information.

Have a great day!
Greg Thorpe, CBO, CFM
Director of Zoning & Building Safety
Rock Island County
1504 Third Ave, Room 305
Rock Island IL 61201
309-558-3751 office
309-786-4456 fax
www.rockislandcountyil.gov





From: Richard Brunk
Sent: Friday, August 7, 2026 6:06 PM
To: Greg Thorpe
Cc: Jim Grafton
Subject: FW: WQAD- BESS discussion
FYI.

From: Richard Brunk
Sent: Friday, August 7, 2026 6:06 PM
To: Hipskind, Jenny
Cc: Ickes, Barb
Subject: RE: WQAD- BESS discussion
Hello Jenny,

At this point it is still working its way through the County Zoning Board of Appeals process, and has not yet reached the County Board. I do not have any contact information for the company and I am unsure what the Zoning and Building Department may have for contact information.
Zoning & Building Safety | Rock Island County, IL
Have a good weekend.

Richard H. 'Quijas' Brunk

County Board Chairman
Rock Island County, Illinois
President
Illinois Association of County Board Members

From: Hipskind, Jenny <Jennifer.Hipskind@wqad.com>
Sent: Friday, August 7, 2026 2:53 PM
To: Richard Brunk <rbrunk@rockislandcountyil.gov>
Cc: Ickes, Barb <Barb.Ickes@wqad.com>
Subject: WQAD- BESS discussion

Hi, Richard!
Jenny with WQAD News 8. We're hoping to preview a community meeting on Tuesday about the proposed Battery Energy Storage System out in Bowling Township. I imagine the public side will be quite against the development, if our phone calls and emails into the newsroom are any indication. We'd like to balance that with facts from the County or the company. Who would be our best contact to talk about the development and what the County is considering as it discusses the permit? Do you have any contacts with the Tiger Storage folks that you may be able to pass along to me? I haven't been able to find anything through my web searches! Let me know if you think someone might be available on Monday or Tuesday for us to talk with!
Thanks so much!

Jenny Hipskind
Story Desk Manager

HARD WORK • DETERMINATION
jenny.hipskind@wqad.com | Newsroom 309.736.3300 | [redacted]
A **TEGNA** Company | 3003 Park 16th Street, Moline. IL 61265
FB: @wqad8 | TW/X: @wqad | Website: WQAD.com

[redacted] LIVE | LOCAL ALWAYS ON [redacted]

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From:	Nick Standiford
To:	Karen Kinney; Kelly Humphrey; Greg Thorpe
Cc:	William Peregoy; James Griffin; Max Christian; Hickey, Sean; Michael Boyke; Danielle Burwell
Subject:	Postponement request (Tiger Storage 1, LLC)
Date:	Tuesday, August 11, 2026 5:27:04 PM
Attachments:	image.png 2026.08.11 Letter to Rock Island County re Tiger Storage.pdf

Dear Clerk Kinney et al,

Please see attached letter requesting postponement of next week's ZBA meeting for the above-referenced matter.

Sincerely,
Nick Standiford

NICHOLAS D. STANDIFORD
PARTNER

o: 312-345-5737
nstandiford@schainbanks.com
www.schainbanks.com
70 W. Madison Street, Suite 5400, Chicago, IL 60602

SCHAIN||BANKS

From: Cassidy DeMeyer
To: Kelly Humphrey
Subject: FW: Request for Complete Case File – Tiger Storage / Proposed BESS Special Use Application
Date: Thursday, October 1, 2026 8:46:33 AM

I am going to need your help with this.
Cassidy DeMeyer
Zoning Office Coordinator
Rock Island County
1504 Third Ave, Room 305
Rock Island, IL 61201
309-558-3757 phone
From: clowns423
Sent: Wednesday, September 30, 2026 6:51 PM
To: Cassidy DeMeyer ; Greg Thorpe
Subject: Request for Complete Case File – Tiger Storage / Proposed BESS Special Use Application

Dear Rock Island County Zoning & Building Department / Zoning Board of Appeals,

I am requesting a complete copy of the case file for the proposed Tiger Storage battery energy storage system project near Milan, Illinois.

Please provide the entire file associated with the Special Use Permit application, including the original application and all materials submitted with it or added to the file afterward.

I am specifically requesting copies of:

- The complete Special Use Permit application
- All amendments, revisions, supplements, and updated applications
- Disclosure of Interest forms
- Documents identifying the applicant, property owner, developer, LLC members, managers, parent companies, subsidiaries, affiliates, or other ownership interests
- Property-owner authorization, lease, purchase option, or site-control documentation submitted with the application
- Site plans, maps, drawings, and engineering plans
- Project narrative and operational plans
- Fire-prevention, emergency-response, evacuation, and shelter-in-place plans
- Hazardous material, battery-safety, thermal-runaway, and fire-suppression information
- Traffic, road access, drainage, utility, environmental, noise, and other studies
- Manufacturer or equipment information submitted by the applicant
- Correspondence between the applicants, Tiger Storage, New Leaf Energy, their representatives, consultants, attorneys, and Rock Island County concerning this application
- Staff reports, reviews, recommendations, comments, and internal memoranda that are part of the public case file

- Documents or comments submitted by fire departments, emergency management, law enforcement, municipalities, utilities, or other governmental agencies
- Public comments, exhibits, and written testimony already entered into the case file
- Hearing notices, agendas, staff packets, and exhibits
- Any documents identifying the project's MISO interconnection request, project number, utility interconnection, or transmission connection
- Any other documents, exhibits, correspondence, studies, or materials maintained as part of this zoning case

I am requesting the **entire case file**, rather than only the primary application.

Electronic copies by email or download link would be preferred if available. If any portion of the file is withheld, please identify the document or portion withheld and the legal basis for withholding it.

If this request needs to be submitted through the County's formal FOIA process instead, please let me know or forward this request to the appropriate FOIA officer.

Thank you for your assistance.

Sincerely,

Linda Hocker
[redacted]

Sent with Proton Mail secure email.

NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering the communication, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to this email.

From: Ralph Hillis
To: Kelly Humphrey
Subject: Strong Objection to the Proposed Tiger BESS on 14th Street West
Date: Thursday, October 1, 2026 2:04:07 PM

Dear Ms. Humphrey,

I am writing to express my concern with the proposed TIger BESS on 14th Street W.

As a property owner in Rock Island County where the proposed 16-acre site on 14th Street West is proposed to be located, I strongly oppose the Tiger Battery Energy Storage System. Our families rely on private groundwater wells for drinking and everyday use. The risk of toxic fire suppressants or chemical leakage leaching into our soil and local water table following an accident presents a direct, unacceptable threat to our health and property values. This industrial use is incompatible with our quiet agricultural and residential area. Please vote no on the special-use permit.

Sincerely,

Ralph & Linda Hillis

From: Ralph Hillis
To: Kelly Humphrey
Subject: Strong Objection to the Proposed Tiger BESS on 14th Street West
Date: Thursday, October 1, 2026 2:03:51 PM

Dear Ms. Humphrey,

I am writing to express my concern with the proposed TIger BESS on 14th Street W.

As a property owner in Rock Island County where the proposed 16-acre site on 14th Street West is proposed to be located, I strongly oppose the Tiger Battery Energy Storage System. Our families rely on private groundwater wells for drinking and everyday use. The risk of toxic fire suppressants or chemical leakage leaching into our soil and local water table following an accident presents a direct, unacceptable threat to our health and property values. This industrial use is incompatible with our quiet agricultural and residential area. Please vote no on the special-use permit.

Sincerely,

Ralph & Linda Hillis

From: Ralph Hillis
To: Kelly Humphrey
Cc: Linda Jan
Subject: Strong Objection to the Proposed Tiger BESS on 14th Street West
Date: Thursday, October 1, 2026 2:03:31 PM

Dear Ms. Humphrey,

I am writing to express my concern with the proposed TIger BESS on 14th Street W.

As a property owner in Rock Island County where the proposed 16-acre site on 14th Street West is proposed to be located, I strongly oppose the Tiger Battery Energy Storage System. Our families rely on private groundwater wells for drinking and everyday use. The risk of toxic fire suppressants or chemical leakage leaching into our soil and local water table following an accident presents a direct, unacceptable threat to our health and property values. This industrial use is incompatible with our quiet agricultural and residential area. Please vote no on the special-use permit.

Sincerely,

Ralph & Linda Hillis

From: Nick Standiford
To: Greg Thorpe; Kelly Humphrey
Cc: William Peregoy; James Griffin
Subject: Re: Notice for Tiger Storage project
Date: Wednesday, June 24, 2026 10:25:39 AM
Attachments: image001.png
image002.png
image.png
SU26209L-Eckhart.pdf

Yes, that is fine.

I wasn't sure where the legal description highlighted below came from, so I was thinking we could add the legal that was on the memorandum of lease (attached).

But since you included the PIN and a map with the notice, I think that should be sufficient.

Thanks,
Nick

Notice is hereby given that the Rock Island County Zoning Board of Appeals will hold a public hearing at the request of **TIGER STORAGE 1, LLC** (55 Technology Dr, Suite 102, Lowell, MA 01851) on behalf of **ROBERT S. ECKHART** (owner) to consider a special use permit for a 200MW Battery Energy Storage System (BESS) in an AG-2, General Agricultural District, as authorized in Sections 154.113.E of the Rock Island County Code of Ordinances on the following described properties:

Legal Description: The Southwestern 16 acres of PIN 23.02.300.001, SA Lot 301, Sheet 6, supplemental for 2017, T16N R2W of 4th PM, Bowling Township, Rock Island County, Illinois.

From: Greg Thorpe
Sent: Wednesday, June 24, 2026 10:18 AM
To: Nick Standiford ; Kelly Humphrey
Cc: William Peregoy ; James Griffin
Subject: RE: Notice for Tiger Storage project
Nick, we limited the project to the area of the proposal. We calculated the fee based on 16 acres, no on the whole 80. Did we misunderstand your request?

From: Nick Standiford
Sent: Wednesday, June 24, 2026 8:57 AM
To: Kelly Humphrey ; Greg Thorpe
Cc: William Peregoy ; James Griffin
Subject: Re: Notice for Tiger Storage project
Hi Kelly and Greg,
If it's not too late, could the legal description be stated as follows: The West One-half (W1/2) of the Southwest One-quarter (SW/1/4) of Section Two (2) in Township Sixteen (16) North, Range Two (2) West of the Fourth (4th) Principal Meridian, situated in the County of Rock Island, State of Illinois.
If it is too late, we are ok with the notice.
Thanks,
Nick

From: Nick Standiford <nstandiford@schainbanks.com>
Sent: Wednesday, June 24, 2026 8:44 AM
To: Kelly Humphrey <khumphrey@rockislandcountyil.gov>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; James Griffin <jgriffin@schainbanks.com>
Subject: Re: Notice for Tiger Storage project
Thanks so much, Kelly and Greg. The notice looks good.
Could you please send me a copy of the County's notice list so that I can keep for my file?
Thanks again for all your help with this,
Nick

NICHOLAS D. STANDIFORD
PARTNER

o: 312-345-5737
nstandiford@schainbanks.com
www.schainbanks.com
70 W. Madison Street, Suite 5400, Chicago, IL 60602

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From: Kelly Humphrey <khumphrey@rockislandcountyil.gov>
Sent: Wednesday, June 24, 2026 8:10 AM
To: Nick Standiford <nstandiford@schainbanks.com>; Greg Thorpe <gthorpe@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; James Griffin <jgriffin@schainbanks.com>
Subject: RE: Notice for Tiger Storage project
The legal notice has been sent to the newspaper. The publication cost is $56.83. Please bring cash or a check to the hearing to cover this expense. Attached is a copy of the legal notice for your records.
If you feel any changes need to be made, please let me know within the next hour. I also have a list of addresses for all adjoining property owners, but thank you.

Kelly Humphrey
Zoning Investigator
Rock Island County | Zoning and Building Safety
1504 Third Avenue, Room 305
Rock Island, IL 61201
Office: 309.558.3753
Fax: 309.786.4456

From: Nick Standiford <nstandiford@schainbanks.com>
Sent: Tuesday, June 23, 2026 5:17 PM
To: Greg Thorpe <gthorpe@rockislandcountyil.gov>; Kelly Humphrey <khumphrey@rockislandcountyil.gov>
Cc: William Peregoy <wperegoy@newleafenergy.com>; James Griffin <jgriffin@schainbanks.com>

Subject: Notice for Tiger Storage project

Hi Greg and Kelly,

I am a land use attorney working with the applicant on this matter. I am checking to see if you have a draft of the notices that we could review?

I understand that they have to go out to the publisher tomorrow.

Also, do you have a list of neighboring property owners? If not, I am happy to have my office provide a list and mail out the notices, unless the county takes care of the mailing.

Thanks so much for your help,

Nick

NICHOLAS D. STANDIFORD
PARTNER

o: 312-345-5737
nstandiford@schainbanks.com
www.schainbanks.com
70 W. Madison Street, Suite 5400, Chicago, IL 60602

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