Rock Island County

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ZBA STAFF REPORT

Application/Case Number: SU-26-209

Meeting Date: Wednesday, November 18, 2026 @ 10:00 a.m.

From: Kelly Humphrey, Zoning Investigator

Petitioner(s): Tiger Storage 1, LLC **Owner:** Robert S. Eckhart

Location: The property is approximately one-half mile north of the intersection of 14th Street West and 127th Avenue West in Bowling Township and is legally described as part 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, containing approximately 16.7 acres.

Property Description: The subject property is located approximately 1.35 miles southwest of Coyne Center and approximately one-half mile north of the intersection of 14th Street West and 127th Avenue West in Bowling Township. The parent parcel consists of approximately 81 acres and is currently utilized for agricultural production. The proposed project area encompasses approximately 16.7 acres within the parcel. The property is bounded by 14th Street W to the west, the MidAmerican Energy substation to the south, and agricultural land to the north and east. The nearest incorporated municipality is the Village of Oak Grove, located approximately one mile northeast of the project site. The nearest residence is located across 14th Street West, approximately 600 feet from the nearest proposed battery storage container.

Request: To consider a Special Use Permit for the construction and operation of a Commercial Energy Storage System and supporting facilities on approximately 16.7 acres in an AG-2, General Agriculture District as allowed in section 154.113.

Proposal Summary: The applicant is proposing to construct and operate a 200 MW Battery Energy Storage System (BESS) on approximately 16.7 acres located in the AG-2, General Agriculture District. The proposed project includes lithium-iron phosphate battery storage containers, inverters, transformers, an on-site collector substation, stormwater management facilities, access roads, security fencing, landscaping, a Supervisory Control and Data Acquisition (SCADA) system, an operations and maintenance area, and temporary construction staging areas. The facility will interconnect to the existing MidAmerican Energy substation located immediately south of the project site through a proposed 0.18-mile, 161-kV generation tie-line. The project is intended to provide utility-scale energy storage and enhance electric grid reliability while utilizing existing utility infrastructure in the area.

**********PLANNING CONSIDERATIONS**********

Surrounding Zoning & Land Use: The subject property is zoned AG-2 General Agriculture. Surrounding properties are primarily agricultural in nature with scattered residential development. A MidAmerican Energy substation is located immediately south of the proposed facility. The nearest residence is approximately 600 feet from the nearest proposed battery storage equipment. The Village of Oak Grove borders the parent parcel. The City of Rock Island and the Village of Milan are just over a Mile to the north of the site.

Land Use Plan: The Rock Island County Comprehensive Land Use Plan designates this area in the rural setting. The Rural setting is intended to be a transition between agriculture and more urbanized residential development. Rural low-density residential development is characterized by single-family detached housing units in a rural setting on lots from one to five acres or more.

Suitability: The proposed use is located adjacent to existing utility infrastructure and is designed to comply with County setback, landscaping, drainage, and operational requirements. Recent legislation require counties to allow these facilities on agriculturally zoned land. This legislation also requires specific criteria in an effort to limit significant adverse impacts on neighboring properties.

Environmental Impacts: The proposed project is not located within a mapped floodplain and is designed to avoid wetlands and other environmentally sensitive areas. The application indicates that consultation was completed with the Illinois Department of Natural Resources (IDNR) and the U.S. Fish and Wildlife Service regarding potential impacts to protected species. The applicant shall continue to coordinate with the appropriate agencies and comply with any recommendations or requirements resulting from those consultations.

The project will implement erosion control and drainage measures to prevent impacts to surrounding properties and will obtain all required permits, including an NPDES permit from the Illinois Environmental Protection Agency (IEPA) prior to construction. The applicant has submitted a decommissioning study and will be required to provide financial assurance in accordance with the Rock Island County Code of Ordinances. The facility will be designed and operated in compliance with applicable noise regulations and battery energy storage system safety standards.

Transportation Impacts: Access/Egress is off 14th Street W, a township road. The IDOT traffic count on 14th Street W is 50 vehicles per day. There are no known short or long-range transportation projects scheduled in the vicinity of the parcel. Construction activities will generate temporary increases in traffic associated with equipment delivery, site development, and construction personnel. However, upon completion of construction, traffic is expected to be minimal and limited primarily to periodic maintenance and operational visits. The applicant estimates limited vehicle trips per month during normal operations.

**********STANDARDS**********

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;* The proposed facility incorporates security fencing, controlled access, remote monitoring systems, drainage improvements, and decommissioning assurances. The project has been designed to comply with applicable industry standards and County regulations and is not anticipated to adversely impact public health, safety, or welfare.
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; The Project will meet required setbacks and include landscaping and screening measures. The surrounding area is primarily agricultural, and the proposed use is not expected to generate significant noise, odor, or traffic impacts that would substantially impair neighboring properties.

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;* The project will not prevent continued agricultural operations or future development consistent with the AG-2 District. The use is located adjacent to existing utility infrastructure.
4. *Those adequate utilities, access roads, drainage and/or other necessary facilities have been, or are being provided.* The applicant proposes access roads, stormwater facilities, compliance with NPDES requirements, and utility infrastructure necessary to support the project.
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;* The applicant proposes adequate access to the site via 14th St W. to manage ingress and egress. Once the project is constructed, it will create minimal vehicular traffic for maintenance and limited operations.
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;* The project is designed to meet state and national standards for battery energy storage systems. The continuous remote monitoring and extensive safety and fire prevention systems for the project should minimize the danger to the subject site and surrounding property from any fire or other accidents.
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* with the conditions blow:

**********************CONDITIONS***********************

1. This project shall be designed to meet the requirements of the revised Energy Systems ordinance adopted September 15, 2026, Sections 154.655 through 154.667, by the Rock Island County Board.
2. The newest versions of standards by the National Fire Protection Association (NFPA) and the International Code Council (ICC) shall be used in design of the project.
3. An annual inspection of the property will be conducted along with the annual report and a renewal fee shall be paid to continue the use.
4. If a dispute should arise concerning the interpretation herein, a hearing shall be scheduled before the Zoning Board of Appeals and they shall make the final interpretation.