

**MINUTES**  
**ZONING BOARD OF APPEALS MEETING**  
**March 16, 2023**

The meeting was called to order at 9:07 A.M.

BOARD MEMBERS PRESENT: Acting Chairman Dennis VanDaele, Don Deloose, Jim Coyne, and Jim Boyd.

STAFF PRESENT: Kelly Humphrey, Gregory Thorpe

A reading of procedures was handled by staff.

A motion was made to approve the November 16, 2022 minutes. The motion was made by Mr.Coyne, and seconded by Mr. Boyd. A voice vote was taken, motion carried.

**SU-23-201**

**PHOENIX CORP OF QC**

**SPECIAL USE**

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **PHOENIX CORPORATION OF THE QUAD CITIES** (petitioner) on behalf of **PACED NEXT, LLC** (owner- a business entity, Co-Managers Michelle DeCap & Debra Klavon, 23 Villa Dr, Hampton IL 61256) to consider a Special Use Permit for a Borrow Pit, in SE-2, Suburban Estates Medium Density District as authorized in Section 3-2-13.3.K of the Rock Island County Code of Ordinances. There were two objectors present. A motion was made to approve the request with conditions by Mr. Deloose and seconded by Mr. Coyne. The vote to approve the request was as follows: Acting Chairman VanDaele – Yes; Mr. Deloose – Yes; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

**RZ-23-101**

**TIMOTHY & KRISTIE GUARDIA**

**REZONING**

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **TIMOTHY & KRISTIE GUARDIA** (owner) to consider a rezoning from R-1, Single Family Dwelling District to SE-2, Suburban Estates Medium Density District. There were no objectors present. A motion was made to approve the request by Mr. Coyne and seconded by Mr. Boyd. The vote to approve the request was as follows: Acting Chairman VanDaele – Yes; Mr. Deloose – Yes; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

The following Finding of Facts from November 16, 2022 were approved with a motion by Mr. Coyne and second by Mr. Boyd. A voice vote was taken, motion carried.

a. VZ-22-004	Corey Hart	Acc Bldg in FYSB	BH
b. SU-22-216	Rock River Camp RV	Campground	HA
c. SU-22-217	Todd Stiles	Seasonal Recreational Use	SM
d. RZ-22-114	Teresa Brown	AG-2 to SE-2	BH
e. RZ-22-115	Tim Baldwin	AG-1 to SE-1	CO
f. SU-22-218	Tim Baldwin	Campground	CO

Pg-2  
ZBA Hearing  
March 16, 2023

The next hearing will be April 19, 2023. Two cases are scheduled currently.

The motion to adjourn was made by Mr. Coyne and second by Mr. Deloose. A voice vote was taken, motion carried. Meeting adjourned at 9:43 a.m.

This concludes the minutes of the Zoning Board of Appeals meeting.

Respectfully submitted

  
\_\_\_\_\_  
Gregory Thorpe, Secretary