

MINUTES
ZONING BOARD OF APPEALS MEETING
August 16, 2023

The meeting was called to order at 9:00 A.M.

BOARD MEMBERS PRESENT: Acting Chariman Bob Brown, Jim Boyd, Don Deloose, Jim Coyne, and Kathy Parrish.

STAFF PRESENT: Kelly Humphrey, Gregory Thorpe

A reading of procedures was handled by staff.

A motion was made to approve the July 19, 2023 minutes. The motion was made by Mr. Boyd, and seconded by Ms. Parrish. A voice vote was taken, motion carried.

SU-23-209

THOMAS DECLERCK

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **THOMAS DECLERCK** (petitioner) on behalf of **THOMAS, TRACY, AND WILLIAM DECLERCK** (owners) to consider a Special Use Permit for a Rural Residential Building Lot, in an AG-1, Agricultural Preservation District as authorized in Section 3-2-10.3. There were no objectors present. A motion was made to approve the request by Mr. Coyne and seconded by Ms. Parrish. The vote to approve the request was as follows: Acting Chairman Brown– Yes; Ms. Parrish – Yes; Mr. Coyne – Yes; Mr. Deloose – Yes & Mr. Boyd – Yes. Motion carried.

SU-23-210

CORDOVA ENERGY COMPANY LLC

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request **CORDOVA ENERGY COMPANY LLC** (owner) to consider a Special Use Permit for a Battery Energy Storage System (BESS), in I-2, Heavy Industrial District as authorized in Section 3-2-31.3.E. There were no 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 Brown– Yes; Ms. Parrish – Yes; Mr. Coyne – Yes; Mr. Deloose – Yes & Mr. Boyd – Yes. Motion carried.

RZ-23-106

KEITH R DESCHEPPER TRUST

REZONING

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **KEITH R DESCHEPPER TRUST** (owner) to consider a rezoning from AG-2, General Agricultural District to SE-2, Suburban Estates Medium Density District. There were no objectors present. A motion was made to approve the request by Mr. Boyd and seconded by Ms. Parrish. The vote to approve the request was as follows: Acting Chairman Brown– Yes; Ms. Parrish – Yes; Mr. Coyne – Yes; Mr. Deloose – Yes & Mr. Boyd – Yes. Motion carried.

The following Finding of Facts from July 19, 2023 were approved with a motion by Ms. Parrish and second by Mr. Boyd. A voice vote was taken, motion carried.

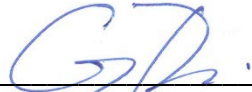
- | | | | |
|--------------|-----------------|---------------------------|----|
| a. VZ-23-004 | Bonnie Guapi | Minimum Bldg Size | HA |
| b. SU-23-207 | Terra Whitmarsh | Seasonal Recreational Use | HA |

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ZBA Hearing
August 16, 2023

The next hearing will be September 20, 2023. One case is scheduled currently.

The motion to adjourn was made by Ms. Parrish and second by Mr. Coyne. A voice vote was taken, motion carried. Meeting adjourned at 9:20 a.m. This concludes the minutes of the Zoning Board of Appeals meeting.

Respectfully submitted



Gregory Thorpe, Secretary