Tiger Storage 1, LLC Project – Findings of Fact

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 project complies with and will operate in accordance with the requirements of the Rock Island County zoning ordinance, including the provisions specific to battery energy storage systems. The Special Use application demonstrates that the project will utilize a state of the art battery storage design that will comply with national industry standards. The project complies with the setback requirements from public roads and property lines. Compliance with these setback requirements ensures that the project improvements are located at appropriate distances from other uses and roads. The project area will be surrounded by security fencing to prevent unauthorized access to the site. The project is not located in the flood plain and avoids wetlands and other environmentally sensitive areas. Erosion control and drainage plans will be implemented to avoid any negative impacts on surrounding properties. The application demonstrates that the project is sited responsibly in an area that minimizes community impacts. The majority of land in the vicinity of the project is used for agricultural purposes, and the agricultural use of this area will continue through the project's operating life span and will not be negatively impacted by the project. The application also includes the required decommissioning study which estimates the cost to decommission the project in accordance with the Rock Island County zoning ordinance. Decommissioning financial security will be posted prior to construction of the facility as required by the zoning ordinance. During operation, the project will be continuously remotely monitored to confirm safe operation of the facility and to remotely shut off the facility in the event of an emergency. The project will not detrimentally impact the public 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 affect on the value of surrounding property. The applicant need not demonstrate complete capability, but the applicant shall demonstrate reasonable efforts to minimize incompatibility:

Use and enjoyment of other property in the vicinity of the project will not be negatively impacted because the project will not create any noise, odors, traffic or other impacts that could have a harmful impact around surrounding properties. The project meets all the setback standards for adjacent parcels and roadways and will be designed to meet the noise standards of the County zoning ordinance and the Illinois Pollution Control Board. Continued agricultural commercial and scattered residential uses in the surrounding parcels will not be impeded or negatively impacted by the project. The project design and location is therefore compatible with the surrounding uses.

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 district:

The project will not impede the normal and orderly development and improvement of the surrounding properties for the uses permitted in the agricultural zoning district. The majority of the property surrounding the project is already developed with existing agricultural uses and the project will not impair any existing or continued agricultural uses of the surrounding area. To the extent surrounding properties may be developed for other uses permitted by the Rock Island County zoning ordinance, the project will not impede the development of such uses. The project complies with all required setbacks and noise standards. The project will not create any noise, odors, traffic or other impacts that could have a harmful impact upon surrounding properties and will therefore not impair future orderly development.

4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided:

Necessary utilities already exist on site and the project will not require the installation of any new utilities and facilities by Rock Island County or other units of local government. The project will construct two access roads to the site and obtain the necessary permits for such access road. The project is designed to comply with applicable drainage requirements and will obtain an NPDES permit from the Illinois Environmental Protection Agency prior to construction.

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 project site plan demonstrates that the project parcel will have access to the site via public road. No road improvements are required for the installation and maintenance of the project. Once the project is constructed, it will created minimal vehicular traffic for maintenance and operations, limited to approximately several vehicle trips each month. Accordingly, the project has ingress and egress and will not cause traffic congestion in the public streets.

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 with state of the art technology that will comply with national standards for battery energy storage systems. The continuous remote monitoring and extensive safety and fire prevention systems for the project will 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:

The application demonstrates that the project satisfies all of the standards of the Rock Island County zoning ordinance, including setback requirements, noise regulations, design safety regulations, and other standards in satisfaction of this requirement.