

WIND FARM ORDINANCE COMPARISON

Current Zoning Ordinance	Proposed Amendment dated 08/17/23
Wind farm County Board Special Use Permit only authorized in the AG-1 Agriculture Zoning District	Wind farm County Board Special Use Permit only authorized in the AG-1 Agriculture, <u>AG-2 Agriculture, I-1 Light Industry and I-2 Light Industry Zoning Districts</u>
<p>A. General Standard Conditions</p> <p>1. The area of the WIND FARM County Board SPECIAL USE Permit must include the following minimum areas:</p> <p>a. All land that is a distance equal to 1.10 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the base of that WIND FARM TOWER.</p> <p>b. All land that will be exposed to a noise level greater than that authorized to Class A land under paragraph 6.1.4I.</p> <p>c. All necessary access lanes or driveways and any required new PRIVATE ACCESSWAYS. For purposes of determining the minimum area of the SPECIAL USE Permit, access lanes or driveways shall be provided a minimum 40 feet wide area.</p> <p>d. All necessary WIND FARM ACCESSORY STRUCTURES including electrical distribution lines, transformers, common switching stations, and substations not under the ownership of a PUBLICLY REGULATED UTILITY. For purposes of determining the minimum area of the SPECIAL USE Permit, underground cable installations shall be provided a minimum 40 feet wide area.</p> <p>e. All land that is within 1.50 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the base of each WIND FARM TOWER except any such land that is more than 1,320 feet from any existing public STREET right of way.</p>	<p>A. General Standard Conditions</p> <p>1. The area of the WIND FARM County Board SPECIAL USE Permit must include the following minimum areas:</p> <p>a. All land that is a distance equal to 1.10 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the base of that WIND FARM TOWER.</p> <p>b. All land that will be exposed to a noise level greater than that authorized to Class A land under paragraph 6.1.4I.</p> <p>eb. All necessary access lanes or driveways and any required new PRIVATE ACCESSWAYS. For purposes of determining the minimum area of the SPECIAL USE Permit, access lanes or driveways shall be provided a minimum 40 feet wide area.</p> <p>dc. All necessary WIND FARM ACCESSORY STRUCTURES including electrical distribution lines, transformers, common switching stations, and substations not under the ownership of a PUBLICLY REGULATED UTILITY. For purposes of determining the minimum area of the SPECIAL USE Permit, underground cable installations shall be provided a minimum 40 feet wide area.</p> <p>ed. All land that is within 1.50 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the base of each WIND FARM TOWER except any such land that is more than 1,320 feet from any existing public STREET right of way.</p>

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<p>A. General Standard Conditions <i>(continued)</i></p> <p>f. All land area within 1,320 feet of a public STREET RIGHT OF WAY that is also within 1,000 feet from the base of each WIND FARM TOWER except that in the case of WIND FARM TOWERS in compliance with the minimum STREET separation required by paragraph 6.1.4C5. in which case land on the other side of the public STREET right of way does not have to be included in the SPECIAL USE Permit.</p>	<p>A. General Standard Conditions <i>(continued)</i></p> <p>f. All land area within 1,320 feet of a public STREET RIGHT OF WAY that is also within 1,000 feet from the base of each WIND FARM TOWER except that in the case of WIND FARM TOWERS in compliance with the minimum STREET separation required by paragraph <u>6.1.5 C.4.</u> in which case land on the other side of the public STREET right of way does not have to be included in the SPECIAL USE Permit.</p>
<p>2. The WIND FARM County Board SPECIAL USE Permit shall not be located in the following areas:</p> <p>a. Less than one-and-one-half miles from an incorporated municipality that has a zoning ordinance.</p> <p>b. Less than one mile from the CR, Conservation-Recreation Zoning DISTRICT.</p> <p>c. In any area leased for underground gas storage or under easement for same, unless the lease or easement requires that gas injection wells and other above-ground appurtenances be located in conformance with paragraph 6.1.4C9.</p>	<p>2. The WIND FARM County Board SPECIAL USE Permit shall not be located in the following areas:</p> <p>a. Less than one-and-one-half miles from an incorporated municipality that has a zoning ordinance.</p> <p>b. Less than one mile from the CR, Conservation-Recreation Zoning DISTRICT.</p> <p>c. In any area leased for underground gas storage or under easement for same, unless the lease or easement requires that gas injection wells and other above-ground appurtenances be located in conformance with paragraph <u>6.1.5 C.9.</u></p>
<p>3. The owners of the subject property and the Applicant, its successors in interest, and all parties to the decommissioning plan and site reclamation plan hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.</p>	<p>3<u>4.</u> The owners of the subject property and the Applicant, its successors in interest, and all parties to the decommissioning plan and site reclamation plan hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.</p>
<p>4. All aboveground STRUCTURES and facilities shall be of a type and shall be located in a manner that is consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.</p>	<p><u>3.</u> All aboveground STRUCTURES and facilities shall be of a type and shall be located in a manner that is consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.</p>

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<p>B. Minimum Lot Standards</p> <p>1. There are no minimum LOT AREA, AVERAGE LOT WIDTH, SETBACK, YARD, or maximum LOT COVERAGE requirements for a WIND FARM or for LOTS for WIND FARM TOWERS, substations, and WIND FARM maintenance and management facilities.</p>	<p>B. Minimum Lot Standards</p> <p>1. There are no minimum LOT AREA, AVERAGE LOT WIDTH, SETBACK, YARD, or maximum LOT COVERAGE requirements for a WIND FARM or for LOTS for WIND FARM TOWERS, substations, and WIND FARM maintenance and management facilities.</p>
<p>C. Minimum Standard Conditions for Separations for WIND FARM TOWERS from adjacent USES and STRUCTURES.</p> <p>The location of each WIND FARM TOWER shall provide the following required separations as measured from the exterior of the above ground portion of the WIND FARM TOWER:</p> <p>1. At least 1,000 feet separation from the exterior above ground base of a wind farm tower to any participating dwelling or principal building provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations.</p>	<p>The location of each WIND FARM TOWER shall provide the following required separations as measured from the exterior of the above ground portion of the WIND FARM TOWER:</p> <p>1. At least 1,000 feet <u>1.1 times the maximum blade tip height of the wind tower separation</u> from the exterior above-ground <u>center of the</u> base of a WIND FARM TOWER to <u>the nearest point on the outside wall of</u> any PARTICIPATING DWELLING OR PRINCIPAL BUILDING provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations. <u>This separation is a statutory requirement by 55 ILCS 5/5-12020 and shall not be increased except as may be required to comply with the applicable noise regulations of the Illinois Pollution Control Board.</u></p>
<p>2. At least 1,200 feet separation from the exterior above-ground base of a WIND FARM TOWER to any existing NON-PARTICIPATING DWELLING OR PRINCIPAL BUILDING provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations and provided that the separation distance meets or exceeds any separation recommendations of the manufacturer of the wind turbine used on the WIND FARM TOWER.</p>	<p>2. At least 1,200 feet <u>2.1 times the maximum blade tip height of the wind tower separation</u> from the exterior above-ground <u>center of the</u> base of a WIND FARM TOWER to <u>the nearest point on the outside wall of</u> any existing NON-PARTICIPATING DWELLING <u>or OCCUPIED COMMUNITY BUILDING OR PRINCIPAL BUILDING</u> provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations and provided that the separation distance meets or exceeds any separation recommendations of the manufacturer of the wind turbine used on the WIND FARM TOWER. <u>This separation is a statutory requirement by 55 ILCS</u></p>

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<p>C. Minimum Standard Conditions for Separations for WIND FARM TOWERS from adjacent USES and STRUCTURES <i>(continued)</i></p>	<p><u>5/5-12020 and shall not be increased except as may be required to comply with the applicable noise regulations of the Illinois Pollution Control Board.</u></p>
<p>3. The above separations may be reduced to a distance no less than 1.10 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) upon submission of a PRIVATE WAIVER signed by the owner of said DWELLING or BUILDING or adjacent property. The PRIVATE WAIVER must specify the agreed minimum separation and specifically acknowledge that the grantor accepts the resulting noise level caused by the WIND FARM.</p>	<p>3. The above separations may be reduced to a distance no less than 1.10 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) upon submission of a PRIVATE WAIVER signed by the owner of said <u>NON-PARTICIPATING</u> DWELLING or <u>OCCUPIED COMMUNITY</u> BUILDING or adjacent property. The PRIVATE WAIVER must specify the agreed minimum separation and specifically acknowledge that the grantor accepts the resulting noise level caused by the WIND FARM.</p>
<p>4. A separation distance equal to 1.10 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the exterior above-ground base of a WIND FARM TOWER to the nearest adjacent property line for property that is also part of the WIND FARM County Board SPECIAL USE Permit. This separation may be reduced upon submission of a PRIVATE WAIVER signed by the owner of the adjacent property. The PRIVATE WAIVER must specify the agreed minimum separation.</p>	<p>4. — A separation distance equal to 1.10 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the exterior above-ground base of a WIND FARM TOWER to the nearest adjacent property line for property that is also part of the WIND FARM County Board SPECIAL USE Permit. This separation may be reduced upon submission of a PRIVATE WAIVER signed by the owner of the adjacent property. The PRIVATE WAIVER must specify the agreed minimum separation.</p>
<p>5. A separation distance equal to 1.50 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the exterior above-ground base of a WIND FARM TOWER to the nearest public STREET RIGHT OF WAY unless the WIND FARM is located on both sides of the STREET in which case the minimum separation distance between a WIND FARM TOWER and the public STREET RIGHT OF WAY is equal to 1.10 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade).</p>	<p>54. A separation distance equal to <u>1.501.1</u> times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the <u>exterior above-ground center of the</u> base of a WIND FARM TOWER to the <u>nearest center point of the</u> public STREET RIGHT OF WAY, <u>unless the WIND FARM is located on both sides of the STREET in which case the minimum separation distance between a WIND FARM TOWER and the public STREET RIGHT OF WAY is equal to 1.10 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade).</u> This separation is a statutory requirement by 55 ILCS 5/5-12020 and shall not be increased.</p>
<p>6. A separation distance equal to 1.50 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the exterior above-ground base of a WIND FARM</p>	<p>65. A separation distance equal to <u>1.501.1</u> times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the <u>exterior above-ground center of the</u></p>

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<p>C. Minimum Standard Conditions for Separations for WIND FARM TOWERS from adjacent USES and STRUCTURES <i>(continued)</i></p> <p>TOWER to the nearest non-participating property. This separation may be reduced upon submission of a PRIVATE WAIVER signed by the owner of said non-participating property. The PRIVATE WAIVER must specify the agreed minimum separation.</p>	<p>base of a WIND FARM TOWER to the nearest non-participating property <u>line</u>. This separation may be reduced upon submission of a PRIVATE WAIVER signed by the owner of said non-participating property. The PRIVATE WAIVER must specify the agreed minimum separation. <u>This separation is a statutory requirement by 55 ILCS 5/5-12020 and shall not be increased.</u></p>
<p>7. A separation distance equal to 1.10 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the exterior above-ground base of a WIND FARM TOWER to the nearest easement for a GAS PIPELINE or HAZARDOUS LIQUID PIPELINE, and easement for an underground water main or to the actual water main if there is no easement, third party electrical transmission lines, communication towers, or railroad right of way. This separation may be reduced upon submission of a PRIVATE WAIVER signed by the owner of said electrical transmission line or communication tower or the pipeline or the relevant public street maintenance jurisdiction. The PRIVATE WAIVER must specify the agreed minimum separation.</p>	<p>76. A separation distance equal to 1.10 times the total WIND FARM TOWER height (measured to the tip of the highest rotor blade) from the exterior above-ground<u>center of the</u> base of a WIND FARM TOWER to the nearest easement for a GAS PIPELINE or HAZARDOUS LIQUID PIPELINE, and easement for an underground water main or to the actual water main if there is no easement, third party electrical transmission lines, communication towers, or railroad right of way. This separation may be reduced upon submission of a PRIVATE WAIVER signed by the owner of said electrical transmission line or communication tower or the pipeline or the relevant public street maintenance jurisdiction. The PRIVATE WAIVER must specify the agreed minimum separation. <u>This separation is a statutory requirement by 55 ILCS 5/5-12020 and shall not be increased.</u></p>
<p>8. Any PRIVATE WAIVER establishing an agreement for a lesser minimum separation as authorized above shall be submitted prior to the final determination by the Board and must be recorded as part of the chain of title in the deed to any relevant tract of land prior to authorization of any relevant ZONING USE PERMIT. No waiver of a standard condition shall be required in the event of a duly agreed and signed PRIVATE WAIVER.</p>	<p>87. Any PRIVATE WAIVER establishing an agreement for a lesser minimum separation as authorized above shall be submitted prior to the final determination by the Board and must be recorded as part of the chain of title in the deed to any relevant tract of land prior to authorization of any relevant ZONING USE PERMIT. No waiver of a standard condition shall be required in the event of a duly agreed and signed PRIVATE WAIVER.</p>
<p>No regulation.</p>	<p><u>8.</u> <u>At least 2.1 times the maximum blade tip height of the WIND TOWER to the nearest point on the property line of fish and wildlife areas and Illinois Nature Preserve Commission protected lands. This separation is a statutory requirement by 55 ILCS 5/5-12020 and shall not be increased.</u></p>

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<p>C. Minimum Standard Conditions for Separations for WIND FARM TOWERS from adjacent USES and STRUCTURES (continued)</p> <p>9. At least 1,200 feet separation from the exterior above-ground base of a WIND FARM TOWER to any wellhead or other above ground fixture that is accessory to a GAS PIPELINE or to any valve or other above ground fixture for any HAZARDOUS LIQUID PIPELINE, provided however, that if the relevant PIPELINE IMPACT RADIUS required by paragraph 4.3.4H. is greater than 1,200 feet then that PIPELINE IMPACT RADIUS shall be the minimum separation of any of the above. This separation may be reduced upon submission of a PRIVATE WAIVER signed by the owner of said pipeline. The PRIVATE WAIVER must specify the agreed minimum separation.</p>	<p>9. At least 1,200 feet separation from the exterior above-ground<u>center of the</u> base of a WIND FARM TOWER to any wellhead or other above ground fixture that is accessory to a GAS PIPELINE or to any valve or other above ground fixture for any HAZARDOUS LIQUID PIPELINE, provided however, that if the relevant PIPELINE IMPACT RADIUS required by paragraph 4.3.4H. is greater than 1,200 feet then that PIPELINE IMPACT RADIUS shall be the minimum separation of any of the above. This separation may be reduced upon submission of a PRIVATE WAIVER signed by the owner of said pipeline. The PRIVATE WAIVER must specify the agreed minimum separation.</p>
<p>10. At least 1,600 feet separation from the exterior above-ground base of a WIND FARM TOWER to any Liquefied Natural Gas Storage; or Liquefied Petroleum Gas Storage; or Gasoline and Volatile Oils Storage exceeding 10,000 gallons capacity in the aggregate.</p>	<p>10. At least 1,600 feet separation from the exterior above-ground<u>center of the</u> base of a WIND FARM TOWER to any Liquefied Natural Gas Storage; or Liquefied Petroleum Gas Storage; or Gasoline and Volatile Oils Storage exceeding 10,000 gallons capacity in the aggregate.</p>
<p>11. For any legal RESTRICTED LANDING AREA that existed on or for which there had been a complete SPECIAL USE Permit application received by April 22, 2010, there shall be a separation from the runway to the nearest tip of a blade of the nearest WIND FARM TOWER as follows:</p> <ol style="list-style-type: none"> a. The separation from the sides and ends of the runway shall be seven horizontal feet for each one foot of overall WIND FARM TOWER HEIGHT. b. An additional separation from the end of the runway shall be 15 feet for each one foot of overall WIND FARM TOWER HEIGHT in a trapezoidal shape that is the width of the runway approach zone based on the requirements of 92 III. Admin Code 14.520, except as follows: 	<p>11. For any legal RESTRICTED LANDING AREA that existed on or for which there had been a complete SPECIAL USE Permit application received by April 22, 2010, there shall be a separation from the runway to the nearest tip of a blade of the nearest WIND FARM TOWER as follows:</p> <ol style="list-style-type: none"> a. The separation from the sides and ends of the runway shall be seven horizontal feet for each one foot of overall WIND FARM TOWER HEIGHT. b. An additional separation from the end of the runway shall be 15 feet for each one foot of overall WIND FARM TOWER HEIGHT in a trapezoidal shape that is the width of the runway approach zone based on the requirements of 92 III. Admin Code 14.520, except as follows:

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<p>C. Minimum Standard Conditions for Separations for WIND FARM TOWERS from adjacent USES and STRUCTURES <i>(continued)</i></p> <p>(1) that part of the separation that is more than 3,000 feet from the end of the runway may be a consistent width based on the widest point of the runway approach zone.</p>	<p>(1) that part of the separation that is more than 3,000 feet from the end of the runway may be a consistent width based on the widest point of the runway approach zone.</p>
<p>12. For any legal RESIDENTIAL AIRPORT that existed on or for which there had been a complete SPECIAL USE Permit application received by April 22, 2010 there shall be a separation from the runway to the nearest tip of a blade of the nearest WIND FARM TOWER as follows:</p> <p>a. The separation from the sides and ends of the runway shall be seven horizontal feet for each one foot of overall WIND FARM TOWER HEIGHT.</p> <p>b. An additional separation from the end of the runway and for a distance of 50 feet on either side of an end of the runway, shall be 20 feet for each one foot of overall WIND FARM TOWER HEIGHT in a trapezoidal shape that is the width of the runway approach zone based on the requirements of 92 Ill. Admin Code 14.520, except as follows:</p> <p>(1) that part of the required separation that is more than 3,000 feet from the end of the runway may be consistent width based on the widest part of the runway approach zone.</p>	<p>12. For any legal RESIDENTIAL AIRPORT that existed on or for which there had been a complete SPECIAL USE Permit application received by April 22, 2010 there shall be a separation from the runway to the nearest tip of a blade of the nearest WIND FARM TOWER as follows:</p> <p>a. The separation from the sides and ends of the runway shall be seven horizontal feet for each one foot of overall WIND FARM TOWER HEIGHT.</p> <p>b. An additional separation from the end of the runway and for a distance of 50 feet on either side of an end of the runway, shall be 20 feet for each one foot of overall WIND FARM TOWER HEIGHT in a trapezoidal shape that is the width of the runway approach zone based on the requirements of 92 Ill. Admin Code 14.520, except as follows:</p> <p>(1) that part of the required separation that is more than 3,000 feet from the end of the runway may be consistent width based on the widest part of the runway approach zone.</p>
<p>D. Standard Conditions for Design and Installation of WIND FARM TOWERS.</p> <p>1. Design Safety Certification</p> <p>a. WIND FARM TOWERS, turbines, and all related construction shall conform to applicable industry standards, including those of the American National Standards Institute (“ANSI”). Applicants shall submit certificates of design compliance that equipment manufacturers have obtained from Underwriters Laboratories (“UL”), Det Norske Veritas (“DNV”), Germanischer Lloyd Wind Energy (“GL”), or equivalent third party. Documentation of compliance</p>	<p>D. Standard Conditions for Design and Installation of WIND FARM TOWERS.</p> <p>1. Design Safety Certification</p> <p>a. WIND FARM TOWERS, turbines, and all related construction shall conform to applicable industry standards, including those of the American National Standards Institute (“ANSI”). Applicants shall submit certificates of design compliance that equipment manufacturers have obtained from Underwriters Laboratories (“UL”), Det Norske Veritas (“DNV”), Germanischer Lloyd Wind Energy (“GL”), or equivalent third party. Documentation of compliance</p>

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<p>D. Standard Conditions for Design and Installation of WIND FARM TOWERS <i>(continued)</i></p> <p>must be submitted prior to receiving a Zoning Compliance Certificate for either the WIND FARM or for any single WIND FARM TOWER.</p> <p>b. Each Zoning Use Permit Application for a WIND FARM TOWER shall include a certification by an Illinois Professional Engineer of Illinois Licensed Structural Engineer that the foundation and tower design of the WIND FARM TOWER is within accepted professional standards, given local soil and climate conditions.</p> <p>2. Controls and Brakes</p> <p>a. All WIND FARM TOWER turbines shall be equipped with a redundant braking system. This includes both aerodynamic over speed controls (including variable pitch, tip, and other similar systems) and mechanical brakes.</p> <p>b. Mechanical brakes shall be operated in fail-safe mode.</p> <p>c. Stall regulation shall not be considered a sufficient braking system for over speed protection.</p> <p>3. Electrical Components. All electrical components of the WIND FARM shall conform to applicable state and national codes including, any relevant national and international standards (e.g. ANSI and International Electrical Commission).</p> <p>4. The WIND FARM TOWER must be a monopole construction.</p>	<p>must be submitted prior to receiving a Zoning Compliance Certificate for either the WIND FARM or for any single WIND FARM TOWER.</p> <p>b. Each Zoning Use Permit Application for a WIND FARM TOWER shall include a certification by an Illinois Professional Engineer of Illinois Licensed Structural Engineer that the foundation and tower design of the WIND FARM TOWER is within accepted professional standards, given local soil and climate conditions.</p> <p>2. Controls and Brakes</p> <p>a. All WIND FARM TOWER turbines shall be equipped with a redundant braking system. This includes both aerodynamic over speed controls (including variable pitch, tip, and other similar systems) and mechanical brakes.</p> <p>b. Mechanical brakes shall be operated in fail-safe mode.</p> <p>c. Stall regulation shall not be considered a sufficient braking system for over speed protection.</p> <p>3. Electrical Components. All electrical components of the WIND FARM shall conform to applicable state and national codes including, any relevant national and international standards (e.g. ANSI and International Electrical Commission).</p> <p>4. The WIND FARM TOWER must be a monopole construction.</p>
<p>5. The total WIND FARM TOWER height (measured to the tip of the highest rotor blade) must be less than 500 feet.</p>	<p>5. The total WIND FARM TOWER height (measured to the tip of the highest rotor blade) must be less than 500 feet <u>receive a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR Part 77.</u></p>

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<p>D. Standard Conditions for Design and Installation of WIND FARM TOWERS <i>(continued)</i></p> <p>6. WIND FARM TOWERS, turbine nacelles, and blades shall be painted white or gray or another non-reflective, unobtrusive color as specified in the application and authorized by the Board.</p>	<p>6. WIND FARM TOWERS, turbine nacelles, and blades shall be painted white or gray or another non-reflective, unobtrusive color as specified in the application and authorized by the Board.</p>
<p>7. The WIND FARM shall comply with all applicable Federal Aviation Administration (FAA) requirements which shall be explained in the application. The minimum lighting requirement of the FAA shall not be exceeded except that all WIND FARM TOWERS are required to use ADLS (aircraft detection lighting system) or equivalent system to reduce the impact of nighttime lighting on nearby residents, communities and migratory birds in accordance with the FAA Advisory circular: 70/7460-IL section 14.1.</p>	<p><u>7. WIND FARMS shall utilize minimal lighting that is compliant with the applicable FAA regulations, as amended by the FAA. To the extent that such tower lighting is available, and is approved by the FAA for a WIND FARM project, the facility owner shall install Aircraft Detection Lighting Systems (ADLS) or other similar technology to reduce light pollution and visual impacts caused by the WIND FARMS.</u></p>
<p>8. Warnings</p> <p>a. A reasonably visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and Substations.</p> <p>b. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of 15 feet from the ground.</p>	<p>8. Warnings</p> <p>a. A reasonably visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and Substations.</p> <p>b. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of 15 feet from the ground.</p>
<p>9. All WIND FARM TOWERS must be protected from unauthorized climbing by devices such as fences at least six feet high with locking portals or anti-climbing devices 12 feet vertically from the base of the WIND FARM TOWER.</p>	<p>9. All WIND FARM TOWERS must be protected from unauthorized climbing by devices such as fences at least six feet high with locking portals or anti-climbing devices 12 feet vertically from the base of the WIND FARM TOWER.</p>
<p>E. Standard Conditions to Mitigate Damage to Farmland</p> <p>1. All underground wiring or cabling for the WIND FARM shall be at a minimum depth of 4 feet below grade or deeper if required to maintain a minimum one foot of clearance between the wire or cable and any agricultural drainage tile or a lesser depth if so authorized by the Agricultural Impact</p>	<p>1. All underground wiring or cabling for the WIND FARM shall be at a minimum depth of 4 feet below grade or deeper if required to maintain a minimum one foot of clearance between the wire or cable and any agricultural drainage tile or a lesser depth if so authorized <u>as established</u> by the</p>

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E. Standard Conditions to Mitigate Damage to Farmland (continued) Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.	Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph <u>6.1.5 S.</u>
<p>2. Protection of agricultural drainage tile</p> <p>a. The applicant shall endeavor to locate all existing agricultural drainage tile prior to establishing any construction staging areas, construction of any necessary WIND FARM TOWER access lanes or driveways, construction of any WIND FARM TOWERS, any common switching stations, substations, and installation of underground wiring or cabling. The applicant shall contact affected landowners and tenants for their knowledge of the tile line locations prior to the proposed construction. Drainage districts shall be notified at least two weeks prior to disruption of tile.</p> <p>b. All identified drainage district tile lines shall be staked or flagged prior to construction to alert construction crews of the possible need for tile line repairs unless this requirement is waived in writing by the drainage district.</p> <p>c. Any agricultural drainage tile located underneath construction stage areas, access lanes, driveways, any common switching stations, and substations shall be replaced as required in paragraph 7.2 of the <i>Champaign County Stormwater Management Policy</i>.</p>	<p>2. Protection of agricultural drainage tile</p> <p>a. <u>Protection of agricultural drainage tile shall comply with the Agriculture Impact Mitigation Agreement with the Illinois Department of Agriculture as required by Section 6.1.5 S.</u></p> <p>ab. The applicant shall endeavor to locate all existing agricultural drainage tile prior to establishing any construction staging areas, construction of any necessary WIND FARM TOWER access lanes or driveways, construction of any WIND FARM TOWERS, any common switching stations, substations, and installation of underground wiring or cabling. The applicant shall contact affected landowners and tenants for their knowledge of the tile line locations prior to the proposed construction. <u>A drainage district shall be notified at least two weeks prior to any likely disruption of a drainage district tile.</u></p> <p>bc. All identified drainage district tile lines shall be staked or flagged prior to construction to alert construction crews of the possible need for tile line repairs unless this requirement is waived in writing by the drainage district.</p> <p>d. <u>Overland crane crossings shall avoid crossing over drainage district tile as much as possible.</u></p> <p>ee. Any agricultural drainage tile located underneath construction stage areas, access lanes, <u>overland crane crossings</u>, driveways, any common switching stations, and substations shall be replaced as required in paragraph <u>7-26.3</u> of the <i>Champaign</i></p>

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<p>E. Standard Conditions to Mitigate Damage to Farmland (continued)</p> <p>d. Any agricultural drainage tile that must be relocated shall be relocated as required in the <i>Champaign County Stormwater Management Policy</i>.</p> <p>e. Conformance of any relocation of drainage district tile with the <i>Champaign County Stormwater Management Policy</i> shall be certified by an Illinois Professional Engineer. Written approval by the drainage district shall be received prior to any backfilling of the relocated drain tile and a copy of the approval shall be submitted to the Zoning Administrator. As-built drawings shall be provided to both the relevant drainage district and the Zoning Administrator of any relocated district tile.</p>	<p style="text-align: right;"><i>County Stormwater Management Policy and Erosion Control Ordinance.</i></p> <p>ef. Any agricultural drainage tile that must be relocated shall be relocated as required in the <i>Champaign County Stormwater Management Policy and Erosion Control Ordinance and consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.</i></p> <p>g. <u>Any underground WIND FARM wiring to be installed in the vicinity of likely drainage district tiles shall be installed in an open trench rather than installed via plowing or knifed into the ground.</u></p> <p>h. <u>The applicant shall coordinate with the drainage district and provide a drainage district 48 hours to inspect all trenches and/or excavations in the vicinity of suspected drainage district tile locations in order to verify any damage or disturbance to drainage district tile.</u></p> <p>j. Conformance of any relocation <u>and/or repair</u> of drainage district tile with the <i>Champaign County Stormwater Management Policy and Erosion Control Ordinance</i> shall be certified by an Illinois Professional Engineer. Written approval by the drainage district shall be received prior to any backfilling of the relocated <u>and/or repaired</u> drain tile and a copy of the approval shall be submitted to the Zoning Administrator. As-built drawings <u>of any relocated and/or repaired district tile</u> shall be provided to both the relevant drainage district and the Zoning Administrator of any relocated district tile.</p>
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<p>E. Standard Conditions to Mitigate Damage to Farmland (continued)</p> <p>f. All tile lines that are damaged, cut, or removed shall be staked or flagged in such manner that they will remain visible until the permanent repairs are completed.</p> <p>g. All exposed tile lines shall be screened or otherwise protected to prevent the entry into the tile of foreign materials, loose soil, small mammals, etc.</p> <p>h. Permanent tile repairs shall be made within 14 days of the tile damage provided that weather and soil conditions are suitable or a temporary tile repair shall be made. Immediate temporary repair shall also be required if water is flowing through any damaged tile line. Temporary repairs are not needed if the tile lines are dry and water is not flowing in the tile provided the permanent repairs can be made within 14 days of the damage. All permanent and temporary tile repairs shall be made as detailed in the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R. and shall not be waived or modified except as authorized in the SPECIAL USE Permit.</p> <p>i. All damaged tile shall be repaired so as to operate as well after construction as before the construction began.</p> <p>j. Following completion of the WIND FARM construction the applicant shall be responsible for correcting all tile line repairs that fail, provided that the failed repair was made by the applicant.</p>	<p><u>i.</u> All tile lines that are damaged, cut, or removed shall be staked or flagged in such manner that they will remain visible until the permanent repairs are completed. <u>In addition, the location of damaged drain tile lines shall be recorded using Global Positioning Systems (GPS) technology.</u></p> <p><u>k.</u> All exposed tile lines shall be screened or otherwise protected to prevent the entry into the tile of foreign materials, loose soil, small mammals, etc.</p> <p><u>l.</u> Permanent tile repairs shall be made within 14 days of the tile damage provided that weather and soil conditions are suitable or a temporary tile repair shall be made. Immediate temporary repair shall also be required if water is flowing through any damaged tile line. Temporary repairs are not needed if the tile lines are dry and water is not flowing in the tile provided the permanent repairs can be made within 14 days of the damage. All permanent and temporary tile repairs shall be made as detailed in the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph <u>6.1.5 S.</u> and shall not be waived or modified except as authorized in the SPECIAL USE Permit.</p> <p><u>m.</u> All damaged tile shall be repaired so as to operate as well after construction as before the construction began.</p> <p><u>n.</u> Following completion of the WIND FARM construction the applicant shall be responsible for correcting all tile line repairs that fail, provided that the failed repair was made by the applicant.</p>
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<p>E. Standard Conditions to Mitigate Damage to Farmland <i>(continued)</i></p> <p>3. All soil conservation practices (such as terraces, grassed waterways, etc.) that are damaged by WIND FARM construction and/or decommissioning shall be restored by the applicant to the pre-WIND FARM construction condition in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.</p>	<p>3. All soil conservation practices (such as terraces, grassed waterways, etc.) that are damaged by WIND FARM construction and/or decommissioning shall be restored by the applicant to the pre-WIND FARM construction condition in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph <u>6.1.5 S.</u></p>
<p>4. Topsoil replacement</p> <p>For any open trenching required pursuant to WIND FARM construction, the topsoil shall be stripped and replaced as follows:</p> <p>a. The top 12 inches of topsoil shall first be stripped from the area to be trenched and from an adjacent area to be used for subsoil storage. The topsoil shall be stored in a windrow parallel to the trench in such a manner that it will not become intermixed with subsoil materials.</p> <p>b. All subsoil material that is removed from the trench shall be placed in the second adjacent stripped windrow parallel to the trench but separate from the topsoil windrow.</p> <p>c. In backfilling the trench, the stockpiled subsoil material shall be placed back into the trench before replacing the topsoil.</p> <p>d. The topsoil must be replaced such that after settling occurs, the topsoil's original depth and contour (with an allowance for settling) will be restored.</p> <p>e. All topsoil shall be placed in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.</p>	<p>4. Topsoil replacement</p> <p>For any open trenching required pursuant to WIND FARM construction, the topsoil shall be stripped and replaced as follows:</p> <p>a. The top 12 inches of topsoil shall first be stripped from the area to be trenched and from an adjacent area to be used for subsoil storage. The topsoil shall be stored in a windrow parallel to the trench in such a manner that it will not become intermixed with subsoil materials.</p> <p>b. All subsoil material that is removed from the trench shall be placed in the second adjacent stripped windrow parallel to the trench but separate from the topsoil windrow.</p> <p>c. In backfilling the trench, the stockpiled subsoil material shall be placed back into the trench before replacing the topsoil.</p> <p>d. The topsoil must be replaced such that after settling occurs, the topsoil's original depth and contour (with an allowance for settling) will be restored.</p> <p><u>ea.</u> All topsoil shall be placed in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph <u>6.1.5 S.</u></p>

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<p>E. Standard Conditions to Mitigate Damage to Farmland (continued)</p> <p>5. Mitigation of soil compaction and rutting</p> <p>a. The applicant shall not be responsible for mitigation of soil compaction and rutting if exempted by the WIND FARM lease.</p> <p>b. Unless specifically provided for otherwise in the WIND FARM lease, the applicant shall mitigate soil compaction and rutting for all areas of farmland that were traversed with vehicles and construction equipment or where topsoil is replaced in open trenches.</p> <p>c. All mitigation of soil compaction and rutting shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.</p>	<p>5. Mitigation of soil compaction and rutting</p> <p>a. The applicant shall not be responsible for mitigation of soil compaction and rutting if exempted by the WIND FARM lease.</p> <p>b. Unless specifically provided for otherwise in the WIND FARM lease, the applicant shall mitigate soil compaction and rutting for all areas of farmland that were traversed with vehicles and construction equipment or where topsoil is replaced in open trenches.</p> <p><u>ea.</u> All mitigation of soil compaction and rutting shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph <u>6.1.5 S.</u></p>
<p>6. Land leveling</p> <p>a. The applicant shall not be responsible for leveling of disturbed land if exempted by the WIND FARM lease.</p> <p>b. Unless specifically provided for otherwise in the WIND FARM lease, the applicant shall level all disturbed land as follows:</p> <p>(1) Following the completion of any open trenching, the applicant shall restore all land to its original pre-construction elevation and contour.</p> <p>(2) Should uneven settling occur or surface drainage problems develop as a result of the trenching within the first year after completion, the applicant shall again restore the land to its original pre-construction elevation and contour.</p>	<p>6. Land leveling</p> <p>a. The applicant shall not be responsible for leveling of disturbed land if exempted by the WIND FARM lease.</p> <p>b. Unless specifically provided for otherwise in the WIND FARM lease, the applicant shall level all disturbed land as follows:</p> <p>(1) Following the completion of any open trenching, the applicant shall restore all land to its original pre-construction elevation and contour.</p> <p>(2) Should uneven settling occur or surface drainage problems develop as a result of the trenching within the first year after completion, the applicant shall again restore the land to its original pre-construction elevation and contour.</p>

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<p>E. Standard Conditions to Mitigate Damage to Farmland (continued)</p> <p>c. All land leveling shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.</p>	<p>eb. All land leveling shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph <u>6.1.5 S.</u></p>
<p>7. Permanent Erosion and Sedimentation Control Plan</p> <p>a. Prior to the approval of any Zoning Use Permit, the Applicant shall provide a permanent soil erosion and sedimentation plan for all WIND FARM TOWER sites and access roads that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.</p> <p>b. As-built documentation of all permanent soil erosion and sedimentation improvements for all WIND FARM TOWER sites and access roads prepared by an Illinois Licensed Professional Engineer shall be submitted and accepted by the Zoning Administrator prior to approval of any Zoning Compliance Certificate.</p>	<p>7. Permanent Erosion and Sedimentation Control Plan</p> <p>a. Prior to the approval of any Zoning Use Permit, the Applicant shall provide a permanent soil erosion and sedimentation plan for all WIND FARM TOWER sites and access roads that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.</p> <p>b. As-built documentation of all permanent soil erosion and sedimentation improvements for all WIND FARM TOWER sites and access roads prepared by an Illinois Licensed Professional Engineer shall be submitted and accepted by the Zoning Administrator prior to approval of any Zoning Compliance Certificate.</p>
<p>F. Standard Conditions for Use of Public STREETS</p>	<p>No change.</p>
<p>G. Standard Conditions for Coordination with Local Fire Protection District</p> <p>1. The applicant shall submit to the local fire protection district a copy of the site plan.</p> <p>2. Upon request by the local fire protection district, the Owner or Operator shall cooperate with the local fire protection district to develop the fire protection district's emergency response plan.</p> <p>3. Nothing in this section shall alleviate the need to comply with all other applicable fire laws and regulations.</p>	<p>G. Standard Conditions for Coordination with Local Fire Protection District</p> <p>1. The applicant shall submit to the local fire protection district a copy of the site plan.</p> <p>2. Upon request by the local fire protection district, the Owner or Operator shall cooperate with the local fire protection district to develop the fire protection district's emergency response plan.</p> <p>3. Nothing in this section shall alleviate the need to comply with all other applicable fire laws and regulations.</p>

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<p>H. Standard Conditions to Mitigate Electromagnetic Interference</p> <ol style="list-style-type: none"> 1. The applicant shall provide the applicable microwave transmission providers and local emergency service provider(s) (911 operators) copies of the project summary and site plan. 2. To the extent that any relevant microwave transmission provider and local emergency service provider demonstrates a likelihood of interference with its communications resulting from the WIND FARM, the applicant shall take reasonable measures to mitigate such anticipated interference. 3. If, after construction of the WIND FARM, the Owner or Operator receives a written complaint related to the above-mentioned interference, the Owner or Operator shall take reasonable steps to respond to the complaint. 4. If, after construction of the WIND FARM, the Owner or Operator receives a written complaint related to interference with local broadcast residential television, the Owner or Operator shall take reasonable steps to respond to the complaint. 	<p>H. Standard Conditions to Mitigate Electromagnetic Interference</p> <ol style="list-style-type: none"> 1. The applicant shall provide the applicable microwave transmission providers and local emergency service provider(s) (911 operators) copies of the project summary and site plan. 2. To the extent that any relevant microwave transmission provider and local emergency service provider demonstrates a likelihood of interference with its communications resulting from the WIND FARM, the applicant shall take reasonable measures to mitigate such anticipated interference. 3. If, after construction of the WIND FARM, the Owner or Operator receives a written complaint related to the above-mentioned interference, the Owner or Operator shall take reasonable steps to respond to the complaint. 4. If, after construction of the WIND FARM, the Owner or Operator receives a written complaint related to interference with local broadcast residential television, the Owner or Operator shall take reasonable steps to respond to the complaint.
<p>I. Standard Conditions for Allowable Noise Level</p> <ol style="list-style-type: none"> 1. Noise levels from each WIND FARM TOWER or WIND FARM shall be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 <i>Illinois Administrative Code</i> Subtitle H: Noise Parts 900, 901, 910). 2. The applicant shall submit manufacturer’s wind turbine sound power level characteristics and other relevant data regarding wind turbine noise characteristics necessary for a competent noise analysis. 	<ol style="list-style-type: none"> 1. Noise levels from each WIND FARM TOWER or WIND FARM shall be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 <i>Illinois Administrative Code</i> Subtitle H: Noise Parts 900, 901, 910). <u>This is a statutory requirement by 55 ILCS 5/5-12020 shall not be changed.</u> This is a statutory requirement by 55 ILCS 5/5-12020 shall not be changed. 2. The applicant shall submit manufacturer’s wind turbine sound power level characteristics and other relevant data regarding wind turbine noise characteristics necessary for a competent noise analysis.

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<p>I. Standard Conditions for Allowable Noise Level <i>(continued)</i></p> <p>3. The applicant, through the use of a qualified professional, as part of the siting approval application process, shall appropriately demonstrate compliance with the above noise requirements.</p> <p>4. The applicant shall submit a map of the relevant noise contours for the proposed WIND FARM and indicate the proposed WIND FARM TOWERS and all existing PRINCIPAL BUILDINGS within at least 1,500 feet of any WIND FARM TOWER or within the coverage of the relevant noise contours.</p> <p>5. If a computer model is used to generate the required noise contours the applicant shall clearly state the assumptions of the model's construction and algorithms so that a competent and objective third party can as simply as possible verify the noise contours and noise data.</p> <p>6. After construction of the WIND FARM the Zoning Administrator shall take appropriate enforcement action as necessary to investigate noise complaints in order to determine the validity of the complaints and take any additional enforcement action as proves warranted to stop any violation that is occurring, including but not limited to the following:</p> <p style="margin-left: 20px;">a. The Zoning Administrator may seek authorization from the County Board to hire a noise consultant to determine the noise produced by the WIND FARM in a manner consistent with the Illinois Pollution Control Board (IPCB) regulations (35 <i>Illinois Administrative Code</i> Subtitle H: Noise Parts 900, 901, 910).</p> <p style="margin-left: 20px;">b. The Zoning Administrator may require the WIND FARM owner to cooperate fully with the noise consultant in the enforcement action including shutting down all wind turbines to allow documentation of ambient noise levels.</p>	<p>3. The applicant, through the use of a qualified professional, as part of the siting approval application process, shall appropriately demonstrate compliance with the above noise requirements.</p> <p>4. The applicant shall submit a map of the relevant noise contours for the proposed WIND FARM and indicate the proposed WIND FARM TOWERS and all existing PRINCIPAL BUILDINGS within at least 1,500 feet of any WIND FARM TOWER or within the coverage of the relevant noise contours.</p> <p>5. If a computer model is used to generate the required noise contours the applicant shall clearly state the assumptions of the model's construction and algorithms so that a competent and objective third party can as simply as possible verify the noise contours and noise data.</p> <p>6. After construction of the WIND FARM the Zoning Administrator shall take appropriate enforcement action as necessary to investigate noise complaints in order to determine the validity of the complaints and take any additional enforcement action as proves warranted to stop any violation that is occurring, including but not limited to the following:</p> <p style="margin-left: 20px;">a. The Zoning Administrator may seek authorization from the County Board to hire a noise consultant to determine the noise produced by the WIND FARM in a manner consistent with the Illinois Pollution Control Board (IPCB) regulations (35 <i>Illinois Administrative Code</i> Subtitle H: Noise Parts 900, 901, 910).</p> <p style="margin-left: 20px;">b. The Zoning Administrator may require the WIND FARM owner to cooperate fully with the noise consultant in the enforcement action including shutting down all wind turbines to allow documentation of ambient noise levels.</p>
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WIND FARM ORDINANCE COMPARISON

<p>I. Standard Conditions for Allowable Noise Level <i>(continued)</i></p> <p>c. In the event that a violation of the IPCB noise regulations is identified the Zoning Administrator may require the WIND FARM owner to take whatever actions are necessary to stop the violation and comply with the noise regulations. The Zoning Administrator may seek direction from the Environment and Land Use Committee regarding the actions necessary to stop the violation.</p> <p>d. Further, in the event that a violation of IPCB noise regulations is identified the WIND FARM owner shall reimburse to the County the cost of the noise consultant.</p>	<p>c. In the event that a violation of the IPCB noise regulations is identified the Zoning Administrator may require the WIND FARM owner to take whatever actions are necessary to stop the violation and comply with the noise regulations. The Zoning Administrator may seek direction from the Environment and Land Use Committee regarding the actions necessary to stop the violation.</p> <p>d. Further, in the event that a violation of IPCB noise regulations is identified the WIND FARM owner shall reimburse to the County the cost of the noise consultant.</p>
<p>J. Standard Conditions for Endangered Species Consultation</p>	<p>No change.</p>
<p>K. Standard Conditions for Historic and Archaeological Resources Review</p>	<p>No change.</p>
<p>L. Standard Conditions for Acceptable Wildlife Impacts</p> <p>1. The WIND FARM shall be located, designed, constructed, and operated so as to avoid and if necessary mitigate the impacts to wildlife to a sustainable level of mortality including the following:</p> <p>a. Avoid locating WIND FARM TOWERS in known bird and bat migration pathways and daily movement flyways and known hibernacula and flight paths between bat colonies and bat feeding areas.</p> <p>b. Site WIND FARM TOWERS and design mitigation measures in a manner that will achieve a level of mortality to birds and bats that will protect sustainability of populations.</p> <p>2. A qualified professional, such as an ornithologist or wildlife biologist, shall conduct a pre-construction site risk assessment study to estimate the impacts of the construction</p>	<p>L. Standard Conditions for Acceptable-Fish and Wildlife Impacts</p> <p><u>1. The applicant shall apply for consultation with the United States Fish and Wildlife Service’s Information for Planning and Consulting environmental review or a comparable successor tool that is consistent with the “U.S. Fish and Wildlife Services’s Land-Based Wind Energy Guidelines.”</u></p>

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<p>L. Standard Conditions for Acceptable Wildlife Impacts <i>(continued)</i></p> <p>and operation of the proposed WIND FARM on birds and bats. The pre-construction site risk shall be submitted with the application and shall include the following minimum information:</p> <ul style="list-style-type: none">a. A literature review of existing information on species and potential habitats and results of agency database queries or records of rare, threatened, and endangered species and important habitats in the vicinity of the proposed WIND FARM area.b. A mapping of the general vegetation and land cover types, wildlife habitat and quality, and physical characteristics of the proposed WIND FARM area.c. A field examination that verifies results of the literature review and agency queries and documents general site habitat conditions.d. A review of existing literature of avian and bat mortality field results within North America and in similar physiographic settings as the proposed WIND FARM.e. If the risk assessment indicated risk may be low, no further surveys are required.f. If the risk assessment indicates risk may be high enough to potentially adversely affect the sustainability of bird or bat populations, a full year of site specific bird and bat use surveys may be required to address those species and conditions representing high risk from the beginning of the spring migration for birds or bats, and extending through the end of the fall migration for birds or bats and include both the spring and fall migration for both birds and bats in the proposed WIND FARM area.	
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<p>L. Standard Conditions for Acceptable Wildlife Impacts <i>(continued)</i></p> <ul style="list-style-type: none">g. The site specific bird and bat use surveys may include surveys focused upon state or federal threatened or endangered or sensitive-status species in the proposed WIND FARM area during the appropriate seasons to determine the potential adverse impact.h. The results of the surveys shall be used to design siting and mitigation measures to lower risk to a sustainable level of mortality. <p>3. A qualified professional, such as an ornithologist or wildlife biologist, shall also conduct a post-construction mortality monitoring study to quantify the mortality impacts of the WIND FARM on birds and bats. The post-construction mortality monitoring study shall consist of the following information at a minimum:</p> <ul style="list-style-type: none">a. At least two full years of site specific mortality monitoring from the beginning of the spring migration for birds or bats, and extend through the end of the fall migration for birds or bats and include both the spring and fall migration for both birds and bats in the immediate vicinity of some or all of the WIND FARM TOWERS.b. The application shall include a specific proposal for the degree of precision of the mortality monitoring study including how many days the monitoring is done, at how many towers, for how long each day, and at what radius around the tower, and the extent of monitoring outside of the spring and fall migrations.c. A written report on avian and bat mortality shall be submitted to the Environment and Land Use Committee at the end of the first two full years of WIND FARM operations. The mortality rate	
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<p>L. Standard Conditions for Acceptable Wildlife Impacts <i>(continued)</i></p> <p>estimates should reflect consideration of carcass removal by scavengers and predators.</p> <p>d. If the Environment and Land Use Committee determines the mortality level does not threaten the population of protected species, no further post-construction mortality monitoring will be required.</p> <p>e. If the Environment and Land Use Committee determines there are legitimate mortality to bird or bat species indicated by the post-construction mortality monitoring study shall continue in full year increments until the monitoring indicates that the mortality concerns are resolved. When mortality concerns cannot be resolved in any other way, the Environment and Land Use Committee may require particular WIND FARM TOWERS to be shut down to lower mortality of birds or bats to an acceptable level.</p>	
<p>M. Standard Conditions for Shadow Flicker</p> <p>1. The applicant shall submit the results of a study on potential shadow flicker. The shadow flicker study shall identify the locations of both summer and winter shadow flicker that may be caused by the project with an expected duration of 30 hours or more per year.</p> <p>2. Shadow flicker that exceeds the above standards shall be mitigated by any means such as landscaping, awnings, or fencing.</p>	<p>M. Standard Conditions for Shadow Flicker</p> <p>1. The applicant shall submit the results of a study on potential shadow flicker. The shadow flicker study shall identify the locations of both summer and winter shadow flicker that may be caused by the project with an expected duration of 30 hours or more per year.</p> <p>2. Shadow flicker that exceeds the above standards shall be mitigated by any means such as landscaping, awnings, or fencing. <u>No OCCUPIED COMMUNITY BUILDING or NON-PARTICIPATING DWELLING shall experience more than 30 hours per year of shadow flicker under planned operating conditions. This duration is a statutory requirement by 55 ILCS 5/5-12020 and shall not be decreased.</u></p>

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<p>No regulation.</p>	<p><u>N.</u> Ice Throw</p> <ol style="list-style-type: none"> 1. <u>As part of the Special Use Permit Application, the Applicant shall provide a current risk level assessment of ice fall and ice throw for the current turbine model to be used and includes public roads and parts of non-participating properties used for residential purposes and for other structures. The methodology shall be equivalent to that in the International Energy Agency (IEA) Wind Technology Collaboration Programme (TCP) Task 19 Technical Report <i>International Recommendations for Ice Fall and Ice Throw Risk Assessments</i> dated April 2022.</u> 2. <u>If the risk of ice fall and ice throw is above 10⁻⁵ (1/100,000) it shall be considered unacceptable and extensive risk reduction measures (e.g., relocation or change of turbine specifications or temporarily shutting down the turbine) shall be taken by the WIND FARM developer. The property owner can waive this requirement. Signed written waivers must be presented with the application for a Zoning Use Permit.</u> 3. <u>If a non-participating structure is built within a distance from a WIND FARM TOWER of 1.5 times the height of the WIND FARM TOWER after the Special Use PERMIT approval, the WIND FARM developer shall mitigate ice fall and/or ice throw that could potentially impact the structure and the immediate surrounding area within 100 feet of the structure.</u>
<p>N. Standard Condition for Liability Insurance</p> <ol style="list-style-type: none"> 1. The Owner or Operator of the WIND FARM shall maintain a current general liability policy covering bodily injury and property damage with minimum limits of at least \$5 million per occurrence and \$5 million in the aggregate. The amount of the limit shall be increased annually to account for the effects of inflation. 2. The general liability policy shall identify landowners in the SPECIAL USE Permit as additional insured. 	<p><u>O.</u> Standard Condition for Liability Insurance</p> <ol style="list-style-type: none"> 1. The Owner or Operator of the WIND FARM shall maintain a current general liability policy covering bodily injury and property damage with minimum limits of at least \$5 million per occurrence and \$5 million in the aggregate. The amount of the limit shall be increased annually to account for the effects of inflation. 2. The general liability policy shall identify landowners in the SPECIAL USE Permit as additional insured.

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O. Operational Standard Conditions	P. Operational Standard Conditions
<p>1. Maintenance</p> <p>a. The Owner or Operator of the WIND FARM must submit, on an annual basis, a summary of the operation and maintenance reports to the Environment and Land Use Committee and any other operation and maintenance reports as the Environment and Land Use Committee reasonably requests.</p> <p>b. Any physical modification to the WIND FARM that alters the mechanical load, mechanical load path, or major electrical components shall require a new County Board SPECIAL USE Permit. Like-kind replacements shall not require re-certification nor will replacement of transformers, cabling, etc. provided replacement is done in a fashion similar to the original installation. Prior to making any physical modification (other than a like-kind replacement), the Owner or Operator shall confer with a relevant third-party certifying entity identified in subparagraph 6.1.4D.1.(a) to determine whether the physical modification requires re-certification.</p>	<p>1. Maintenance</p> <p>a. The Owner or Operator of the WIND FARM must submit, on an annual basis, a summary of the operation and maintenance reports to the Environment and Land Use Committee and any other operation and maintenance reports as the Environment and Land Use Committee reasonably requests.</p> <p>b. Any physical modification to the WIND FARM that alters the mechanical load, mechanical load path, or major electrical components shall require a new County Board SPECIAL USE Permit. Like-kind replacements shall not require re-certification nor will replacement of transformers, cabling, etc. provided replacement is done in a fashion similar to the original installation. Prior to making any physical modification (other than a like-kind replacement), the Owner or Operator shall confer with a relevant third-party certifying entity identified in subparagraph 6.1.4D.1.(a) to determine whether the physical modification requires re-certification.</p>
<p>2. Materials Handling, Storage and Disposal</p> <p>a. All solid wastes related to the construction, operation and maintenance of the WIND FARM shall be removed from the site promptly and disposed of in accordance with all federal, state and local laws.</p> <p>b. All hazardous materials related to the construction, operation and maintenance of the WIND FARM shall be handled, stored, transported and disposed of in accordance with all applicable local, state and federal laws.</p>	<p>2. Materials Handling, Storage and Disposal</p> <p>a. All solid wastes related to the construction, operation and maintenance of the WIND FARM shall be removed from the site promptly and disposed of in accordance with all federal, state and local laws.</p> <p>b. All hazardous materials related to the construction, operation and maintenance of the WIND FARM shall be handled, stored, transported and disposed of in accordance with all applicable local, state and federal laws.</p>

WIND FARM ORDINANCE COMPARISON

P. Standard Condition for Decommissioning Plan and Site Reclamation Plan	Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan
<p>1. The applicant shall submit a signed site reclamation plan conforming to the requirements of paragraph 6.1.1 A.</p> <p>2. In addition to the purposes listed in subparagraph 6.1.1 A.4. the reclamation agreement shall also include provisions for anticipated repairs for any public STREET used for the purpose of reclamation of the WIND FARM and all costs related to removal of access driveways.</p> <p>3. The Site Reclamation Plan required in paragraph 6.1.1 A. shall also include the following:</p> <ul style="list-style-type: none">a. A stipulation that the applicant shall notify the GOVERNING BODY by certified mail of the commencement of a voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of the proceeding.b. A stipulation that the applicant shall agree that the sale, assignment in fact or at law, or such other transfer of applicant's financial interest in the WIND FARM shall in no way affect or change applicant's obligation to continue to comply with the terms of this agreement. Any successor or assignee shall assume the terms, covenants and obligations of this Agreement and agrees to assume all reclamation liability and responsibility for the WIND FARM.	<p>1. The applicant shall submit a signed site reclamation plan conforming to the requirements of paragraph 6.1.1 A. <u>and matching the overall deconstruction and land restoration requirements of the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture. The decommissioning and deconstruction requirements of the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture are a statutory requirement by 55 ILCS 5/5-12020 and shall not be changed.</u></p> <p>2. In addition to the purposes listed in subparagraph 6.1.1 A.4. the reclamation agreement shall also include provisions for anticipated repairs for any public STREET used for the purpose of reclamation of the WIND FARM and all costs related to removal of access driveways.</p> <p>3. The Site Reclamation Plan required in paragraph 6.1.1 A. shall also include the following:</p> <ul style="list-style-type: none">a. A stipulation that the applicant shall notify the GOVERNING BODY by certified mail of the commencement of a voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of the proceeding.b. A stipulation that the applicant shall agree that the sale, assignment in fact or at law, or such other transfer of applicant's financial interest in the WIND FARM shall in no way affect or change applicant's obligation to continue to comply with the terms of this agreement. Any successor or assignee shall assume the terms, covenants and obligations of this Agreement and agrees to assume all reclamation liability and responsibility for the WIND FARM.

WIND FARM ORDINANCE COMPARISON

<p>P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i></p> <p>c. Authorization for the GOVERNING BODY and its authorized representatives for right of entry onto the WIND FARM premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.</p> <p>d. A stipulation that at such time as decommissioning takes place, the Applicant or it's successors in interest are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.</p> <p>e. A stipulation that the Applicant shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.</p> <p>f. A stipulation that the Applicant shall be obliged to perform the work in the site reclamation plan before abandoning the WIND FARM or prior to ceasing production of electricity from the WIND FARM, after it has begun, other than in the ordinary course of business. This obligation shall be independent of the obligation to pay financial assurance, and shall not be limited by the amount of financial assurance. The obligation to perform the reclamation work shall constitute a covenant running with the land.</p> <p>g. The site reclamation plan shall provide for payment of any associated costs that Champaign County may incur in the event that decommissioning is actually required. Associated costs include all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation</p>	<p>Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i></p> <p>c. Authorization for the GOVERNING BODY and its authorized representatives for right of entry onto the WIND FARM premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.</p> <p>d. A stipulation that at such time as decommissioning takes place, the Applicant or it's successors in interest are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.</p> <p>e. A stipulation that the Applicant shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.</p> <p>f. A stipulation that the Applicant shall be obliged to perform the work in the site reclamation plan before abandoning the WIND FARM or prior to ceasing production of electricity from the WIND FARM, after it has begun, other than in the ordinary course of business. This obligation shall be independent of the obligation to pay financial assurance, and shall not be limited by the amount of financial assurance. The obligation to perform the reclamation work shall constitute a covenant running with the land.</p> <p>g. The site reclamation plan shall provide for payment of any associated costs that Champaign County may incur in the event that decommissioning is actually required. Associated costs include all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation</p>
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WIND FARM ORDINANCE COMPARISON

P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>	Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>
<p>work and shall include but not be limited to attorney’s fees; construction management and other professional service fees; and the costs of preparing request for proposals and bidding documents required to comply with State law or Champaign County purchasing policies.</p> <p>h. The depth of removal of foundation concrete below ground shall be a minimum of 54 inches. The depth of removal of foundation concrete shall be certified in writing by an Illinois Licensed Professional Engineer and the certification shall be submitted to the Zoning Administrator.</p> <p>i. The hole resulting from the removal of foundation concrete during decommissioning shall be backfilled as follows:</p> <p>(1) The excavation resulting from the removal of foundation concrete shall only be backfilled with subsoil and topsoil in similar depths and similar types as existed at the time of the original WIND FARM construction except that a lesser quality topsoil or a combination of a lesser quality topsoil and a subsoil that is similar to the native subsoil may be used at depths corresponding to the native subsoil but not less than 12 inches below grade.</p> <p>(2) The native soils excavated at the time of the original WIND FARM construction may be used to backfill the concrete foundation</p>	<p>work and shall include but not be limited to attorney’s fees; construction management and other professional service fees; and the costs of preparing request for proposals and bidding documents required to comply with State law or Champaign County purchasing policies.</p> <p>h. The depth of removal of foundation concrete below ground shall be a minimum of 54 inches as required in the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture. The depth of removal of foundation concrete shall be certified in writing by an Illinois Licensed Professional Engineer and the certification shall be submitted to the Zoning Administrator.</p> <p>i. The hole resulting from the removal of foundation concrete during decommissioning shall be backfilled as follows: as required in the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.</p> <p>(1) The excavation resulting from the removal of foundation concrete shall only be backfilled with subsoil and topsoil in similar depths and similar types as existed at the time of the original WIND FARM construction except that a lesser quality topsoil or a combination of a lesser quality topsoil and a subsoil that is similar to the native subsoil may be used at depths corresponding to the native subsoil but not less than 12 inches below grade.</p> <p>(2) The native soils excavated at the time of the original WIND FARM construction may be used to backfill the concrete foundation</p>

WIND FARM ORDINANCE COMPARISON

<p>P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i></p> <p>excavations at the time of decommissioning provided that the soils are adequately stored throughout the operating lifetime of the WIND FARM. The methods for storing the excavated native soils during the operating lifetime of the WIND FARM shall be included in the site reclamation plan.</p> <p>(3) If the excavated native soils are not stored for use for backfilling the concrete foundation excavations, a qualified soil scientist or Illinois Licensed Professional Engineer shall certify that the actual soils used to backfill the concrete foundation excavations are of equal or greater quality than the native soils or that, in the case of subsoil, the backfill soil meets the requirements of this paragraph. The certification shall be submitted to the Zoning Administrator.</p> <p>(4) An Illinois Licensed Professional Engineer shall certify in writing that the concrete foundation excavations have been backfilled with soil to such a depth and with a minimum of compaction that is consistent with the restoration of productive agricultural use such that the depth of soil is expected to be no less than 54 inches within one year after backfilling.</p> <p>j. A stipulation that should the site reclamation plan be deemed invalid by a court of competent jurisdiction the WIND FARM SPECIAL USE Permit shall be deemed void.</p>	<p>excavations at the time of decommissioning provided that the soils are adequately stored throughout the operating lifetime of the WIND FARM. The methods for storing the excavated native soils during the operating lifetime of the WIND FARM shall be included in the site reclamation plan.</p> <p>(3) If the excavated native soils are not stored for use for backfilling the concrete foundation excavations, a qualified soil scientist or Illinois Licensed Professional Engineer shall certify that the actual soils used to backfill the concrete foundation excavations are of equal or greater quality than the native soils or that, in the case of subsoil, the backfill soil meets the requirements of this paragraph. The certification shall be submitted to the Zoning Administrator.</p> <p>(4) An Illinois Licensed Professional Engineer shall certify in writing that the concrete foundation excavations have been backfilled with soil to such a depth and with a minimum of compaction that is consistent with the restoration of productive agricultural use such that the depth of soil is expected to be no less than 54 inches within one year after backfilling.</p> <p>j. A stipulation that should the site reclamation plan be deemed invalid by a court of competent jurisdiction the WIND FARM SPECIAL USE Permit shall be deemed void.</p>
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WIND FARM ORDINANCE COMPARISON

P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>	Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>
<p>k. A stipulation that the Applicant’s obligation to complete the site reclamation plan and to pay all associated costs shall be independent of the Applicant’s obligation to provide financial assurance.</p> <p>l. A stipulation that the liability of the Applicant’s failure to complete the site reclamation plan or any breach of the site reclamation plan requirement shall not be capped by the amount of the financial assurance.</p> <p>m. If the Applicant desires to remove equipment or property credited to the estimated salvage value without the concurrent replacement of the property with property of equal or greater salvage value or if the Applicant installs equipment or property increasing the cost of decommissioning after the WIND FARM begins to produce electricity, at any point, the Applicant shall first obtain the consent of the Zoning Administrator. If the Applicant’s lien holders remove equipment or property credited to the salvage value the Applicant shall promptly notify the Zoning Administrator. In either of these events the total financial assurance shall be adjusted to reflect any change in total salvage value and total decommissioning costs resulting from any such removal or installation.</p> <p>4. To comply with paragraph 6.1.1A.5., the Applicant shall provide financial assurance in the form of an irrevocable letter of credit and an escrow account as follows:</p> <p>a. At the time of SPECIAL USE Permit approval the amount of financial assurance to be provided for the site reclamation plan shall be 210% of the</p>	<p>k. A stipulation that the Applicant’s obligation to complete the site reclamation plan and to pay all associated costs shall be independent of the Applicant’s obligation to provide financial assurance.</p> <p>l. A stipulation that the liability of the Applicant’s failure to complete the site reclamation plan or any breach of the site reclamation plan requirement shall not be capped by the amount of the financial assurance.</p> <p>m. If the Applicant desires to remove equipment or property credited to the estimated salvage value without the concurrent replacement of the property with property of equal or greater salvage value or if the Applicant installs equipment or property increasing the cost of decommissioning after the WIND FARM begins to produce electricity, at any point, the Applicant shall first obtain the consent of the Zoning Administrator. If the Applicant’s lien holders remove equipment or property credited to the salvage value the Applicant shall promptly notify the Zoning Administrator. In either of these events the total financial assurance shall be adjusted to reflect any change in total salvage value and total decommissioning costs resulting from any such removal or installation.</p> <p>4. To comply with paragraph 6.1.1A.5., the Applicant shall provide financial assurance in the form of an irrevocable letter of credit and an escrow account as follows:</p> <p>a. At the time of SPECIAL USE Permit approval the amount of financial assurance to be provided for the site reclamation plan shall be 210% of the</p>

WIND FARM ORDINANCE COMPARISON

<p>P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i></p> <p>decommissioning costs as determined in the independent engineer's cost estimate to complete the decommissioning work described in Section 6.1.1A.4.a. and 6.1.1A.4.b and 6.1.1A.4.c.</p>	<p>decommissioning costs as determined in the independent engineer's cost estimate to complete the decommissioning work described in Section 6.1.1A.4.a. and 6.1.1A.4.b and 6.1.1A.4.c. No Zoning Use Permit to authorize construction of the WIND FARM shall be authorized by the Zoning Administrator until the WIND FARM owner shall provide the COUNTY with financial assurance to cover 12.5% 10% of the decommissioning and site reclamation cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Sections 6.1.1A.4.a. and 6.1.1A.4.b. and 6.1.1A.4.c. and otherwise compliant with Section 6.1.1A.5.</p> <p><u>b. On or before the sixth anniversary of the Commercial Operation Date, the WIND FARM Owner shall provide the COUNTY with Financial Assurance to cover 62.5% 50% of the decommissioning cost and site reclamation cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Sections 6.1.1A.4.a. and 6.1.1A.4.b. and 6.1.1A.4.c. and otherwise compliant with Section 6.1.1A.5.</u></p> <p><u>c. On or before the eleventh anniversary of the Commercial Operation Date, the WIND FARM Owner shall provide the COUNTY with Financial Assurance to cover 125% 100% of the decommissioning and site reclamation cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Sections 6.1.1A.4.a. and 6.1.1A.4.b. and 6.1.1A.4.c. and otherwise compliant with Section 6.1.1A.5. and as determined in the updated decommissioning and site</u></p>
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WIND FARM ORDINANCE COMPARISON

P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>	Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>
<p data-bbox="300 375 884 440">b. Net salvage value may be deducted from decommissioning costs as follows:</p> <p data-bbox="394 483 1037 1187">(1) One of the following standards shall be met:</p> <ul style="list-style-type: none"><li data-bbox="489 521 1037 727">i. The Applicant shall maintain the WIND FARM TOWERS free and clear of liens and encumbrances, including financing liens and shall provide proof of the same prior to issuance of the SPECIAL USE Permit; or<li data-bbox="489 768 1037 906">ii. The Applicant shall deduct from the salvage value credit the amount of any lien or encumbrance on each WIND FARM TOWER; or<li data-bbox="489 946 1037 1187">iii. Any and all financing and/or financial security agreements entered into by the Applicant shall expressly provide that the agreements are subject to the covenant required by Section 6.1.1A.2 that the reclamation work be done. <p data-bbox="394 1230 1037 1437">(2) The applicant shall provide proof of compliance with paragraph 6.1.4 P.4(b)(1) prior to issuance of any Zoning Use Permit and upon every renewal of the financial assurance and at any other time upon the request of the Zoning Administrator.</p>	<p data-bbox="1350 269 1959 334" style="color: red;"><u>reclamation plan filed with the County on or before the end of the tenth year of commercial operation.</u></p> <p data-bbox="1255 375 1839 440">b.d. Net salvage value may be deducted from decommissioning costs as follows:</p> <p data-bbox="1350 483 1992 1187">(1) One of the following standards shall be met:</p> <ul style="list-style-type: none"><li data-bbox="1444 521 1992 727">i. The Applicant shall maintain the WIND FARM TOWERS free and clear of liens and encumbrances, including financing liens and shall provide proof of the same prior to issuance of the SPECIAL USE Permit; or<li data-bbox="1444 768 1992 906">ii. The Applicant shall deduct from the salvage value credit the amount of any lien or encumbrance on each WIND FARM TOWER; or<li data-bbox="1444 946 1992 1187">iii. Any and all financing and/or financial security agreements entered into by the Applicant shall expressly provide that the agreements are subject to the covenant required by Section 6.1.1A.2 that the reclamation work be done. <p data-bbox="1350 1230 1992 1437">(2) The applicant shall provide proof of compliance with paragraph 6.1.5 L.4(b)(1) prior to issuance of any Zoning Use Permit and upon every renewal of the financial assurance and at any other time upon the request of the Zoning Administrator.</p>

WIND FARM ORDINANCE COMPARISON

P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>	Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>
<p>(3) The Applicant shall provide in the site reclamation plan for legal transfer of the STRUCTURE to the demolisher to pay the costs of reclamation work, should the reclamation work be performed.</p>	<p>(3) The Applicant shall provide in the site reclamation plan for legal transfer of the STRUCTURE to the demolisher to pay the costs of reclamation work, should the reclamation work be performed.</p>
<p>(4) The net estimated salvage value that is deducted from the estimated decommissioning costs shall be the salvage value that results after all related costs for demolition and any required preparation for transportation for reuse or recycling or for simple disposal and other similar costs including but not limited to the decommissioning of the tower, the hub assembly, the bed plate, the nacelle, the turbine, the blades, the tower cabling and internal wiring, the transformers, the foundation, the access roads.</p>	<p>(4) The net estimated salvage value that is deducted from the estimated decommissioning costs shall be the salvage value that results after all related costs for demolition and any required preparation for transportation for reuse or recycling or for simple disposal and other similar costs including but not limited to the decommissioning of the tower, the hub assembly, the bed plate, the nacelle, the turbine, the blades, the tower cabling and internal wiring, the transformers, the foundation, the access roads.</p>
<p>(5) Estimated salvage value shall be based on the average salvage price of the past five years as published in a reputable source for salvage values and shall reflect sound engineering judgment as to anticipated changes in salvage prices prior to the next update of estimated net salvage value.</p>	<p>(5) Estimated salvage value shall be based on the average salvage price of the past five years as published in a reputable source for salvage values and shall reflect sound engineering judgment as to anticipated changes in salvage prices prior to the next update of estimated net salvage value.</p>
<p>(6) The deduction from the estimated decommissioning costs for net estimated salvage value shall be capped at 70% of the total net estimated salvage value even though the total actual salvage value shall be available in the event that decommissioning is actually required.</p>	<p>(6) The deduction from the estimated decommissioning costs for net estimated salvage value shall be capped at 70% of the total net estimated salvage value even though the total actual salvage value shall be available in the event that decommissioning is actually required.</p>

WIND FARM ORDINANCE COMPARISON

<p>P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i></p> <p>(7) The credit for net estimated salvage value attributable to any WIND FARM TOWER may not exceed the estimated cost of removal of the above-ground portion of that WIND FARM TOWER on the subject site.</p> <p>c. The GOVERNING BODY has the right to require multiple letters of credit based on the regulations governing federal insurance for deposits.</p> <p>d. The Applicant shall adjust the amount of the financial assurance to ensure that it reflects current and accurate information as follows:</p> <p>(1) At least once every three years for the first 12 years of the financial assurance and at least once every year thereafter the Applicant shall use an independent Illinois Licensed Professional Engineer to provide updated estimates of decommissioning costs and salvage value, by including any changes due to inflation and/or change in salvage price. The Applicant shall, upon receipt, provide a copy of the adjusted Professional Engineer’s report to the Zoning Administrator.</p>	<p>Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i></p> <p>(7) The credit for net estimated salvage value attributable to any WIND FARM TOWER may not exceed the estimated cost of removal of the above-ground portion of that WIND FARM TOWER on the subject site.</p> <p>e. The GOVERNING BODY has the right to require multiple letters of credit <u>escrow accounts</u> based on the regulations governing federal insurance for deposits.</p> <p>f. The Applicant <u>and its successors in interest</u> shall adjust the amount of the financial assurance to ensure that it reflects current and accurate information as follows:</p> <p>(1) At least once every three years for the first 12 years of the financial assurance and at least once every year thereafter the Applicant shall use an independent Illinois Licensed Professional Engineer to provide updated estimates of decommissioning costs and salvage value, by including any changes due to inflation and/or change in salvage price. The Applicant shall, upon receipt, provide a copy of the adjusted Professional Engineer’s report to the Zoning Administrator. <u>The Applicant or its successors in interest shall file an updated decommissioning and site reclamation plan with the County on or before the end of the tenth year of commercial operation.</u></p> <p>(2) The County shall reevaluate the estimated costs of decommissioning and site reclamation every five years after the tenth</p>
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WIND FARM ORDINANCE COMPARISON

P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>	Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>
<p>(2) At all times the total combined value of the irrevocable letter of credit and the escrow account shall equal or exceed the amount of the independent engineer’s cost estimate as increased by known and documented rates of inflation since the WIND FARM was approved; and an amount for any future years left in the anticipated 25 year life span of the WIND FARM at an assumed minimum rate of inflation of 3% per year.</p> <p>e. The applicant or WIND FARM owner shall gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account over the first 13 years of the WIND FARM operation as follows:</p> <p>(1) The applicant or WIND FARM owner and the GOVERNING BODY shall agree on a mutually acceptable financial institution at which an escrow account shall be established.</p> <p>(2) The GOVERNING BODY shall be the beneficiary of the escrow account for the purpose of the reclamation of the WIND FARM in the event that the WIND FARM</p>	<p><u>anniversary of the commercial operation date. The solar farm owner shall provide an updated estimated cost of decommissioning and site reclamation that is provided by an independent Illinois licensed professional engineer.</u></p> <p>(3) <u>At all times after the tenth anniversary of the commercial operation date, the total combined value of the irrevocable letter of credit and the</u> escrow account shall equal or exceed the amount of the independent engineer’s cost estimate as increased by known and documented rates of inflation since the WIND FARM was approved;and an amount for any future years left in the anticipated 25 year life span of the WIND FARM at an assumed minimum rate of inflation of 3% per year.</p> <p>g. The applicant or WIND FARM owner shall gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account over the first 13 years of the WIND FARM operation <u>provide an escrow account</u> as follows:</p> <p>(1) The applicant or WIND FARM owner and the GOVERNING BODY shall agree on a mutually acceptable financial institution at which an escrow account shall be established.</p> <p>(2) The GOVERNING BODY shall be the beneficiary of the escrow account for the purpose of the reclamation of the WIND FARM in the event that the WIND FARM</p>

WIND FARM ORDINANCE COMPARISON

P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>	Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>
<p>owner is incapable of decommissioning the WIND FARM.</p> <p>(3) The applicant or WIND FARM owner shall grant perfected security in the escrow account by use of a control agreement establishing the County as an owner of record, pursuant to the Secured Transit Article of the Uniform Commercial Code, 810 ILCS 9/101 <i>et seq.</i></p> <p>(4) The applicant or WIND FARM owner shall make annual deposits to the escrow account over a 12 year period and shall simultaneously provide a replacement irrevocable letter of credit that is reduced accordingly.</p> <p>(5) At all times the total combined value of the irrevocable letter of credit and the escrow account shall be increased annually as necessary to reflect actual rates of inflation over the life span of the WIND FARM and the amount shall be equal to or exceed the following:</p> <ul style="list-style-type: none"> i. the amount of the independent engineer’s cost estimate as increased by known and documented rates of inflation since the WIND FARM was approved; plus ii. an amount for any future years left in the anticipated life span of the WIND FARM at an assumed minimum rate of inflation of 3% per year. 	<p>owner is incapable of decommissioning the WIND FARM.</p> <p>(3) The applicant or WIND FARM owner shall grant perfected security in the escrow account by use of a control agreement establishing the County as an owner of record, pursuant to the Secured Transit Article of the Uniform Commercial Code, 810 ILCS 9/101 <i>et seq.</i></p> <p>(4) The applicant or WIND FARM owner shall make annual deposits to the escrow account over a 12 year period and shall simultaneously provide a replacement irrevocable letter of credit that is reduced accordingly.</p> <p>(5) At all times the total combined value of the irrevocable letter of credit and the escrow account shall be increased annually as necessary to reflect actual rates of inflation over the life span of the WIND FARM and the amount shall be equal to or exceed the following:</p> <ul style="list-style-type: none"> i. the amount of the independent engineer’s cost estimate as increased by known and documented rates of inflation since the WIND FARM was approved; plus ii. an amount for any future years left in the anticipated life span of the WIND FARM at an assumed minimum rate of inflation of 3% per year.

WIND FARM ORDINANCE COMPARISON

P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>	Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i>
<p>(6) Any interest accrued on the escrow account that is over and above the total value required by subparagraph 6.1.4 P.3.(b) (4) shall go to the WIND FARM owner.</p> <p>(7) In order to provide funding for decommissioning at the time of decommissioning, the WIND FARM applicant or WIND FARM owner may exchange a new irrevocable letter of credit in an amount equal to the amount in the escrow account in exchange for the GOVERNING BODY agreeing to a release of the full amount of the escrow account.</p> <p>f. Should the salvage value of components be adjusted downward or the decommissioning costs adjusted upward pursuant to paragraph 6.1.4P.4.(d), the amount to be placed in the escrow account pursuant to this paragraph 6.1.4P.4. shall be increased to reflect the adjustment, as if the adjusted estimate were the initial estimate.</p> <p>g. Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R. shall count towards the total financial assurance required for compliance with paragraph 6.1.1A.5.</p> <p>5. In addition to the conditions listed in subparagraph 6.1.1A.9. the Zoning Administrator may also draw on the funds for the following reasons:</p>	<p>(4) Any interest accrued on the escrow account that is over and above the total value required by subparagraph <u>6.1.5 P.4</u> shall go to the WIND FARM owner.</p> <p>(5) In order to provide funding for decommissioning at the time of decommissioning, the WIND FARM applicant or WIND FARM owner may exchange a new irrevocable letter of credit in an amount equal to the amount in the escrow account in exchange for the GOVERNING BODY agreeing to a release of the full amount of the escrow account.</p> <p>h. Should the salvage value of components be adjusted downward or the decommissioning costs adjusted upward pursuant to paragraph 6.1.5 L.4.(d), the amount to be placed in the escrow account pursuant to this paragraph 6.1.5 L.4. shall be increased to reflect the adjustment, as if the adjusted estimate were the initial estimate.</p> <p>i. Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 M. shall count towards the total financial assurance required for compliance with paragraph 6.1.1A.5.</p> <p>5. In addition to the conditions listed in subparagraph 6.1.1A.9. the Zoning Administrator may also draw on the funds for the following reasons:</p>

WIND FARM ORDINANCE COMPARISON

<p>P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i></p> <ul style="list-style-type: none"> a. In the event that any WIND FARM TOWER or component thereof ceases to be functional for more than six consecutive months after it starts producing electricity and the Owner is not diligently repairing such WIND FARM TOWER or component. b. In the event that the Owner declares any wind turbine or other component to be functionally obsolete for tax purposes. c. There is a delay in the construction of any WIND FARM TOWER of more than 6 months after construction on that WIND FARM TOWER begins. d. Any WIND FARM TURBINE appears in a state of disrepair or imminent collapse and/or creates an imminent threat to the health or safety of the public or any person. e. Any WIND FARM TURBINE is otherwise derelict for a period of 6 months. f. The WIND FARM is in violation of the terms of the WIND FARM SPECIAL USE permit for a period exceeding ninety (90) days. g. The Applicant has failed to maintain financial assurance in the form and amount required by the SPECIAL USE Permit or compromised the COUNTY's interest in the site reclamation plan. h. The COUNTY discovers any material misstatement of fact or misleading omission of fact made by the Applicant in the course of the SPECIAL USE Permit zoning case. 	<p>Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i></p> <ul style="list-style-type: none"> a. In the event that any WIND FARM TOWER or component thereof ceases to be functional for more than six consecutive months after it starts producing electricity and the Owner is not diligently repairing such WIND FARM TOWER or component. b. In the event that the Owner declares any wind turbine or other component to be functionally obsolete for tax purposes. c. There is a delay in the construction of any WIND FARM TOWER of more than 6 months after construction on that WIND FARM TOWER begins. d. Any WIND FARM TURBINE appears in a state of disrepair or imminent collapse and/or creates an imminent threat to the health or safety of the public or any person. e. Any WIND FARM TURBINE is otherwise derelict for a period of 6 months. f. The WIND FARM is in violation of the terms of the WIND FARM SPECIAL USE permit for a period exceeding ninety (90) days. g. The Applicant has failed to maintain financial assurance in the form and amount required by the SPECIAL USE Permit or compromised the COUNTY's interest in the site reclamation plan. h. The COUNTY discovers any material misstatement of fact or misleading omission of fact made by the Applicant in the course of the SPECIAL USE Permit zoning case.
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<p>P. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i></p> <ul style="list-style-type: none"> i. The Applicant has either failed to receive a copy of the certification of design compliance required by paragraph 6.1.4D.1.(a) or failed to submit it to the COUNTY within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Applicant to obtain such certification. <p>6. The Zoning Administrator may, but is not required to, deem the WIND FARM abandoned, or the standards set forth in Section 6.1.4P.5. met, with respect to some, but not all, of the WIND FARM TURBINES in the WIND FARM. In that event the Zoning Administrator may draw upon the financial assurance to perform the reclamation work as to those WIND FARM TURBINES only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining WIND FARM TURBINES in the WIND FARM.</p> <p>7. The Site Reclamation Plan shall be included as a condition of approval by the BOARD and the signed and executed irrevocable letter of credit and evidence of the escrow account must be submitted to the Zoning Administrator prior to any Zoning Use Permit approval.</p>	<p>Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan <i>(continued)</i></p> <ul style="list-style-type: none"> i. The Applicant has either failed to receive a copy of the certification of design compliance required by paragraph 6.1.4D.1.(a) or failed to submit it to the COUNTY within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Applicant to obtain such certification. <p><u>5.</u> The Zoning Administrator may, but is not required to, deem the WIND FARM abandoned, or the standards set forth in Section 6.1.5 L.5. met, with respect to some, but not all, of the WIND FARM TURBINES in the WIND FARM. In that event the Zoning Administrator may draw upon the financial assurance to perform the reclamation work as to those WIND FARM TURBINES only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining WIND FARM TURBINES in the WIND FARM.</p> <p><u>6.</u> The Site Reclamation Plan shall be included as a condition of approval by the BOARD and the signed and executed irrevocable letter of credit and evidence of the escrow account must be submitted to the Zoning Administrator prior to any Zoning Use Permit approval.</p>
<p>Q. Complaint Hotline</p> <ul style="list-style-type: none"> 1. Prior to the commencement of construction on the WIND FARM and during the entire term of the County Board SPECIAL USE permit and any extension, the applicant and Owner shall establish a telephone number hotline for the general public to call with any complaints or questions. 2. The telephone number hotline shall be publicized and posted at the operations and maintenance center and the construction marshalling yard. 	<p>R. Complaint Hotline</p> <ul style="list-style-type: none"> 1. Prior to the commencement of construction on the WIND FARM and during the entire term of the County Board SPECIAL USE permit and any extension, the applicant and Owner shall establish a telephone number hotline for the general public to call with any complaints or questions. 2. The telephone number hotline shall be publicized and posted at the operations and maintenance center and the construction marshalling yard.

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<p>Q. Complaint Hotline (continued)</p> <p>3. The telephone number hotline shall be manned during usual business hours and shall be an answering recording service during other hours.</p> <p>4. Each complaint call to the telephone number hotline shall be logged and identify the name and address of the caller and the reason for the call.</p> <p>5. All calls shall be recorded and the recording shall be saved for transcription for a minimum of two years.</p>	<p>R. Complaint Hotline (continued)</p> <p>3. The telephone number hotline shall be manned during usual business hours and shall be an answering recording service during other hours.</p> <p>4. Each complaint call to the telephone number hotline shall be logged and identify the name and address of the caller and the reason for the call.</p> <p>5. All calls shall be recorded and the recording shall be saved for transcription for a minimum of two years.</p>
<p>R. Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture</p> <p>1. If provided by state law, the Applicant shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.</p> <p>2. The Applicant shall bear full responsibility for coordinating any special conditions required in the SPECIAL USE Permit in order to ensure compliance with the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.</p> <p>3. All requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall become requirements of the COUNTY Board SPECIAL USE Permit.</p> <p>4. Champaign County shall have the right to enforce all requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.</p>	<p>S. Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture</p> <p>1. If provided by state law, the <u>The</u> Applicant shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.</p> <p>2. The Applicant shall bear full responsibility for coordinating any special conditions required in the SPECIAL USE Permit in order to ensure compliance with the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.</p> <p>3. All requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall become requirements of the COUNTY Board SPECIAL USE Permit.</p> <p>4. Champaign County shall have the right to enforce all requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.</p>
<p>S. Standard Condition for Expiration of WIND FARM County Board SPECIAL USE Permit</p> <p>A WIND FARM County Board SPECIAL USE Permit designation shall expire pursuant to any time limit included in the Roadway Upgrade</p>	<p>I. Standard Condition for Expiration of WIND FARM County Board SPECIAL USE Permit</p> <p>A WIND FARM County Board SPECIAL USE Permit designation shall expire pursuant to any time limit included in the Roadway Upgrade</p>

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<p>S. Standard Condition for Expiration of WIND FARM County Board SPECIAL USE Permit <i>(continued)</i> and Maintenance agreement required by paragraph 6.1.4 G. or in 10 years if no Zoning Use Permit is granted.</p>	<p><u>T.</u> Standard Condition for Expiration of WIND FARM County Board SPECIAL USE Permit <i>(continued)</i> and Maintenance agreement required by paragraph <u>6.1.5 F.</u> or in 10 years if no Zoning Use Permit is granted.</p>
<p>T. Application Requirements</p> <p>1. In addition to all other information required on the SPECIAL USE Permit application and required by Section 9.1.1 A.2. the application shall contain or be accompanied by the following information:</p> <p>a. A WIND FARM Project Summary, including, to the extent available:</p> <ul style="list-style-type: none"> (1) A general description of the project, including its approximate name plate generating capacity; the potential equipment manufacturer(s), type(s) of wind turbines, number of wind turbines, and name plate generating capacity of each wind turbine; the maximum height of the WIND FARM TOWER(S); and the maximum diameter of the WIND FARM TOWER rotor(s). (2) The specific proposed location of the WIND FARM including all tax parcels on which the WIND FARM will be constructed. (3) The specific proposed location of all tax parcels required to be included in the WIND FARM County Board SPECIAL USE Permit. (4) A description of the applicant; Owner and Operator, including their respective business structures. <p>b. The name(s), address(es), and phone number(s) of the applicant(s), Owner and Operator, and all</p>	<p><u>U.</u> Application Requirements</p> <p>1. In addition to all other information required on the SPECIAL USE Permit application and required by Section 9.1.1 A.2. the application shall contain or be accompanied by the following information:</p> <p>a. A WIND FARM Project Summary, including, to the extent available:</p> <ul style="list-style-type: none"> (1) A general description of the project, including its approximate name plate generating capacity; the potential equipment manufacturer(s), type(s) of wind turbines, number of wind turbines, and name plate generating capacity of each wind turbine; the maximum height of the WIND FARM TOWER(S); and the maximum diameter of the WIND FARM TOWER rotor(s). (2) The specific proposed location of the WIND FARM including all tax parcels on which the WIND FARM will be constructed. (3) The specific proposed location of all tax parcels required to be included in the WIND FARM County Board SPECIAL USE Permit. (4) A description of the applicant; Owner and Operator, including their respective business structures. <p>b. The name(s), address(es), and phone number(s) of the applicant(s), Owner and Operator, and all</p>

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T. Application Requirements <i>(continued)</i>	U. Application Requirements <i>(continued)</i>
<p>property owner(s) for the WIND FARM County Board SPECIAL USE Permit.</p> <p>c. A site plan for the installation of all WIND FARM TOWERS indicating the following:</p> <p>(1) The approximate planned location of each WIND FARM TOWER, other PRINCIPAL STRUCTURES, property lines (including identification of adjoining properties), required separations, public access roads and turnout locations, substation(s), electrical cabling from the WIND FARM TOWER to the Substation(s), ancillary equipment, third party transmission lines, maintenance and management facilities, and layout of all structures within the geographical boundaries of any applicable setback.</p> <p>(2) The site plan shall clearly indicate the area of the proposed WIND FARM County Board SPECIAL USE Permit as required by subparagraph 6.1.4 A.1.</p> <p>(3) The separation of all WIND FARM structures from adjacent NON-PARTICIPATING DWELLINGS OR PRINCIPAL BUILDINGS or uses shall be shown or dimensioned on the approved site plan for the SPECIAL USE Permit unless the Board authorizes a lesser separation in a special condition of approval or any required and duly authorized waivers of paragraph 6.1.4C. Authorization of a separation of less than 90% of that indicated on the approved site plan for the SPECIAL USE Permit shall require an updated noise study meeting the requirements of paragraph</p>	<p>property owner(s) for the WIND FARM County Board SPECIAL USE Permit.</p> <p>c. A site plan for the installation of all WIND FARM TOWERS indicating the following:</p> <p>(1) The approximate planned location of each WIND FARM TOWER, other PRINCIPAL STRUCTURES, property lines (including identification of adjoining properties), required separations, public access roads and turnout locations, substation(s), electrical cabling from the WIND FARM TOWER to the Substation(s), ancillary equipment, third party transmission lines, maintenance and management facilities, and layout of all structures within the geographical boundaries of any applicable setback.</p> <p>(2) The site plan shall clearly indicate the area of the proposed WIND FARM County Board SPECIAL USE Permit as required by subparagraph 6.1.4 A.1.</p> <p>(3) The separation of all WIND FARM structures from adjacent NON-PARTICIPATING DWELLINGS OR PRINCIPAL BUILDINGS or uses shall be shown or dimensioned on the approved site plan for the SPECIAL USE Permit unless the Board authorizes a lesser separation in a special condition of approval or any required and duly authorized waivers of paragraph 6.1.4C. Authorization of a separation of less than 90% of that indicated on the approved site plan for the SPECIAL USE Permit shall require an updated noise study meeting the requirements of paragraph</p>

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<p>T. Application Requirements <i>(continued)</i></p> <p>6.1.4I. to be submitted with the Zoning Use Permit application. WIND FARM structures include WIND FARM TOWERS, substations, third party transmission lines, maintenance and management facilities, or other significant structures.</p> <p>d. The Applicant shall include a copy of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture with the Zoning Use Permit Application to authorize construction.</p> <p>e. All other required studies, reports, certifications, and approvals demonstrating compliance with the provisions of this Ordinance.</p> <p>2. The applicant shall notify the COUNTY of any changes to the information provided above that occurs while the County Board SPECIAL USE Permit application is pending.</p>	<p>U. Application Requirements <i>(continued)</i></p> <p>6.1.4I. to be submitted with the Zoning Use Permit application. WIND FARM structures include WIND FARM TOWERS, substations, third party transmission lines, maintenance and management facilities, or other significant structures.</p> <p>d. The Applicant shall include a copy of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture with the Zoning Use Permit Application to authorize construction.</p> <p>e. All other required studies, reports, certifications, and approvals demonstrating compliance with the provisions of this Ordinance.</p> <p>2. The applicant shall notify the COUNTY of any changes to the information provided above that occurs while the County Board SPECIAL USE Permit application is pending.</p>
<p>No regulation.</p>	<p>V. <u>The approval of a WIND FARM shall not be conditioned on a property value guarantee and shall not require a facility owner to pay into a neighboring property devaluation escrow account. This is a statutory requirement by 55 ILCS 5/5-12020 and shall not be changed.</u></p>
<p>No regulation.</p>	<p>W. <u>Deadlines for Start of Public Hearing and Governing Body Determination</u></p> <p>1. <u>A public hearing for a WIND FARM shall begin within 45 days of filing a complete SPECIAL USE Permit application. This requirement is imposed by Public Act 102-1123 and the number of days shall not be increased or eliminated unless waived by the developer.</u></p> <p>2. <u>A decision on the SPECIAL USE Permit shall be made within 30 days after the conclusion of the public hearing. This requirement is imposed by Public Act 102-1123 and the</u></p>

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	<p><u>W. Deadlines for Start of Public Hearing and Governing Body Determination</u> <i>(continued)</i> <u>number of days shall not be increased or eliminated unless waived by the developer.</u></p>
<p>No regulation.</p>	<p><u>X. Should the Illinois Supreme Court find P.A. 102-1123 invalid or should an Illinois Appellate Court find P.A. 102-1123 invalid, and that declaration is not appealed to the Illinois Supreme Court or the Illinois Supreme Court declines to hear an appeal of the Appellate Court’s finding and no public hearing for a proposed WIND FARM has begun, the text of this amendment shall be stricken and the text adopted by the Champaign County Board on August 18, 2022 shall be reinstated and shall govern WIND FARMS in Champaign County.</u></p>