



Economic Development Committee

215 S. East Street

Carlinville, IL 62626

<http://www.macoupincountyil.gov/>

Regular Meeting

~ Minutes ~

Wednesday, December 2, 2020

6:00 PM

County Board Room

I. CALL TO ORDER

PRESENT: Armour, Starr, Lewis (Remote), Rull, Schmidt, Vojas (Remote), Duncan

ABSENT: Reiher

II. AGENDA ITEMS

1. Update on Land Sale

Armour said they had contracted an appraiser out of Hillsboro who would do it for \$800. There is apparently an issue with the parcel and whether it was properly split back by the Assessors office when they created the business park. This had been referred to the State's Attorney to look into.

2. Seeking Bids for County Farmland Rentals

Armour said in the process of doing the research of sale of property, it was realized that the lease for the farm had expired this year. They needed to put out bids and look into doing an evergreen clause. They would need to seek bids to have a tenant.

Motion by Schmidt, seconded by Starr to seek out bids.

RESULT:	MOTION TO RECOMMEND [UNANIMOUS]
MOVER:	Larry Schmidt, Member
SECONDER:	Harry Starr, Vice Chair
AYES:	Armour, Starr, Lewis, Rull, Schmidt, Vojas
ABSENT:	Reiher

3. Wind Ordinance

Armour sought out input from the committee for putting in place a wind ordinance for wind turbine placements. The Farm Bureau had negotiated changes with the company. The committee had discussed this three other times so they were hoping to get some action. The decision of the committee was to give a copy to the State's Attorney to review and put together a final draft for the Board on Tuesday night and give everyone a chance to review before taking final action at the January meeting.

4. Enterprise Zone Administrator Stipend

Armour said the stipend had been paid to Mary Beth Bellm for administering the enterprise zone of \$1,500. Now that the enterprise zone had been renewed, they needed to continue having an administrator but they were going to reach out to the GIS Manager to see if he would be willing to take on that role.

Motion by Schmidt, seconded by Rull to table the issue until it could be discussed with the GIS Manager.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Larry Schmidt, Member
SECONDER:	Gary Rull, Member
AYES:	Armour, Starr, Lewis, Rull, Schmidt, Vojas
ABSENT:	Reiher

1. Tip height restriction

- a. The newly available technology is mostly higher than the currently suggested maximum tip height of 600', not even taking into account where the technology is expected to be in a few years. A maximum tip height would take away the capability to use the most modern technology and could take potential projects in Macoupin out of market competitiveness. Taller turbines also tend to have higher nameplate capacity which means fewer acres out of production and reduced ground impacts. There are agencies such as the FAA and DOD who already manage and regulate airspace – but if there are other concerns that the tip height restriction is intended to protect against, we'd love to learn more about those.

Farm Bureau – language in the proposed ordinance is negotiable. Perhaps a formula for determining maximum height. This should be left for the County Board to determine.

2. Shadow flicker waiver language

- a. The maximum of 30 hours of shadow flicker without the right of a participating landowner to waive this could cause landowners who want to participate and benefit from wind to miss out on the opportunity to host turbines and facilities. We'd recommend adding the clause that this setback can be waived if participants choose to do so.

Farm Bureau – willing to include in proposed ordinance language.

3. Decommissioning depth

- a. Decommissioning to a depth of 5' without a carve out for underground collection is concerning as it would cause a pretty large impact on existing drain tile in 30 years (or at the time of decommissioning). Most decommissioning agreements call for removal to a depth of 4' and do not call for underground collection lines to be removed - just the towers, bases, and roads at landowner's discretion.

Farm Bureau – Non-negotiable. Decommissioning depths are spelled out in Agricultural Impact Mitigation Agreement (AIMA) Section VI Paragraph N. Additionally, this is an integral part of Farm Bureau policy,

MACOUPIN COUNTY



"Improve the economic well-being of agriculture and enrich the quality of farm family life."

July 23, 2020

Todd Armour, Chairman
Economic Development Committee
Macoupin County Board
19969 Route 108 East
Carlinville, IL 62626

Dear Mr. Armour,

On behalf of Macoupin County Farm Bureau, I am writing to share my thoughts on a proposed wind ordinance for our county.

Farmers are experiencing tough financial times and I understand the need to look to alternative sources of revenue. Farm Bureau supports renewable energy sources like wind and solar as part of the overall supply of electricity we need. Our concern is for the protection of citizens, landowners, and farmers. That is why we are proposing that the Macoupin County board implement an ordinance for siting wind farms.

As an organization, Farm Bureau has worked with wind farm projects for many years across the State of Illinois. Macoupin County is an agricultural county where farmers and their neighbors have co-existed for generations. Taking care of the land is top of mind for everyone. Creating an ordinance for wind farms will establish requirements that protect the land.

However, there are additional requirements within ordinances we expect should get strong support from citizens. Decommissioning standards is one of those requirements. This may be the only protection individuals have if the wind developer stops using the site and abandons the wind farm. Leaving this protection out sets up a possible future financial burden for landowners and units of local government.

Macoupin County Farm Bureau is asking for the county to implement a wind ordinance that includes financial protections for decommissioning. It will help protect the land, citizens, and Macoupin County.

All my best,

Jason Boente
President
Macoupin County Farm Bureau

✓ CC Mark Dragovich

220 N. Broad St., P.O. Box 77
Carlinville, Illinois • 62626-0077
Phone: 217.854.2571 • Fax: 217.854.6796

Attachment: farmwindordinance (2150 : Wind Ordinance)

WIND ENERGY CONVERSION SYSTEMS SITING ORDINANCE

- I. INTRODUCTION
- II. DEFINITIONS
- III. APPLICABILITY
- IV. PROHIBITION
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- VI. DESIGN AND INSTALLATION
- VII. OPERATION
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- IX. LIABILITY INSURANCE AND INDEMNIFICATION
- X. DECOMMISSIONING AND SITE RECLAMATION PLAN REQUIRED
- XI. REMEDIES
- XII. FEE SCHEDULE AND PERMITTING PROCESS
- XIII. INTERPRETATION
- XIV. SEVERABILITY
- XV. EFFECTIVE DATE

I. INTRODUCTION

A. Title

This Ordinance shall be known, cited and referred to as the _____ County Wind Energy Siting Ordinance.

B. Authority and Adoption

C. Findings and Purpose

Findings and Purpose. This Ordinance has been adopted for the following purposes after the Board made the following determinations and findings:

1. To assure that any development and production of wind-generated electricity in _____ County is safe and effective;
2. To facilitate economic opportunities for local residents;
3. To promote the supply of wind energy in support of Illinois' statutory goal of increasing energy production from renewable energy sources;
4. To adopt regulations to govern the construction, installation, operation and removal of wind energy systems to enhance the protection of the health, safety and welfare of the County's residents, property owners, business owners and the public within the County's planning and zoning jurisdiction; and
5. To adopt the general zoning regulations and add certain new regulations, such as plan review fee reimbursement regulations, to ensure that the financial costs incurred by the County in the review of new development wind energy proposals are paid by developers of such projects.

The Board of _____ County, Illinois find that it is in the best interests of the County

Attachment: farmwindordinance (2150 : Wind Ordinance)

residents, the property owners and the businesses of the County, as well as the general public, to enact the Code Amendments as set forth below; and

II. DEFINITIONS

- A. "Applicant" means the entity who submits to the County, pursuant to Article V (Siting Approval Permit Application) of this Ordinance, an application for the siting and operation of any WECS or Substation. All references to Applicant in this Ordinance shall include Applicant's successors-in-interest and assigns, which includes a WECS Permittee (as defined below).
- B. "County Board" means the _____ County Board of _____ County.
- C. "Feeder Line" means any power line that carries electrical power from one or more wind turbines or individual transformers associated with individual wind turbines to the point of interconnection with the electric power grid.
- D. "Financial Assurance" or "Financial Security" or "Decommission Security" means assurance from a credit worthy party, examples of which include a surety bond (e.g., performance and payment bond), trust instrument, cash escrow, or irrevocable letter of credit.
- E. "Meteorological Tower" means those towers which are erected primarily to measure wind speed and direction plus other data relevant to siting and operation of a WECS Project. For purposes of this ordinance, Meteorological Towers do not include towers and equipment used by airports, the Illinois Department of Transportation, or other similar applications or government agencies, to monitor weather conditions.
- F. "Notice to Proceed" means a written document, named as such, stating that the Applicant expresses an intent to commence construction activities on a WECS Project and identifying the date on which the construction activities are scheduled to commence.
- G. "Operator" means the person or entity responsible for the day-to-day operation and maintenance of a wind energy conversion system, including any third-party subcontractors. The Operator must be a qualified wind power professional. All references to Operator in the Ordinance shall include Operator's successors-in-interest and assigns.
- H. "Owner" means the person or entity or entities with an equity interest in a wind energy conversion system, including their respective successors-in-interest and assigns. The Owner does not mean (i) the property owner from whom land is leased for locating a wind energy conversion system (unless the property owner has an equity interest in a wind energy conversion system); or (ii) any person holding a security interest in a wind energy conversion system solely to secure an extension of credit, or a person foreclosing on such security interest, provided that after foreclosure, such person seeks to sell a wind energy conversion system at the earliest practicable date.
- I. "Primary Structure" means, for each property, the structure that one or more persons occupy the majority of time on that property for either business or personal reasons. Primary Structure includes structures such as residences, commercial buildings,

hospitals, and day care facilities. Primary Structure excludes ancillary structures such as hunting sheds, storage sheds, pool houses, unattached garages and barns.

- J. "Professional Engineer" means a qualified individual who is licensed as a professional engineer in any state in the United States. Where a structural engineer is required to take some action under terms of this Ordinance, a Professional Engineer may serve as the structural engineer if he or she has the appropriate structural engineering certification.
- K. "Property Line" means the boundary line of the area over which the entity applying for a WECS permit has legal control for the purposes of installation of a WECS. This control may be attained through fee title ownership, lease, easement, or other appropriate contractual relationship between the Applicant and landowner.
- L. "Public Conservation Lands" means land owned in fee title by County, state or federal agencies and managed specifically for conservation purposes, including but not limited to County, state and federal parks, state and federal wildlife management areas, state scientific and natural areas, and federal wildlife refuges and waterfowl protection areas. Public conservation lands do not include private lands upon which conservation easements have been sold to government agencies or non-profit conservation organizations. Public conservation lands also do not include private lands for which the owners have entered into contractual relationships with government or non-profit conservation organizations for conservation purposes.
- P. "Siting Approval Permit" means a permit approved by the County Board, after a public hearing, allowing a particular use at a specified location subject to compliance with certain specified special conditions as may be required by the County Board.
- Q. "Substation" means the apparatus that collects and connects the electrical collection system of the WECS(s) and increases the voltage for connection with the utility's transmission lines.
- R. "Transmission Line" means those electrical power lines that carry voltages of at least 69,000 volts (69 KV) and are primarily used to carry electrical energy over medium to long distances rather than directly interconnecting and supplying electric energy to retail customers.
- S. "Wind Energy Conversion System" ("WECS") means all necessary devices that together convert wind energy into electricity, including the rotor, nacelle, generator, WECS Tower, electrical components, WECS foundation, transformer, and electrical cabling from the WECS Tower to the Substation(s).
- T. "WECS Permittee" means an Applicant who applies for and receives a Siting Approval Permit under this Ordinance for the siting and operation of any WECS or Substation. All references to a WECS Permittee in this Ordinance shall include a WECS Permittee's successors-in-interest and assigns.
- U. "WECS Project" means the collection of WECSs and Substations operations and maintenance buildings, and permanent Meteorological Towers, as specified in the Siting Approval Permit application pursuant to Article V (Siting Approval Permit Application) of this Ordinance.
- V. "WECS Tower" means the support structure to which the nacelle and rotor are attached.

- W. "WECS Tower Height" means the distance from the rotor blade at its highest point to the top surface of the WECS foundation.
- X. "WECS Building Permit" means a permit necessary for the commencement of work performed toward the construction, erection or installation of an approved WECS, Substation or operations and maintenance building in connection with a WECS Project. A WECS Building Permit may be issued by the _____ after a WECS Project has obtained a Siting Approval Permit from the County Board and the _____ determines that all conditions, if any, have been satisfied that are imposed by the Siting Approval Permit. The WECS Building Permit shall require the Applicant (WECS Permittee) to deliver a written "Notice to Proceed" for the WECS Project to the _____ prior to commencement of construction of the WECS Project. The term "commencement of construction", as used in this Ordinance, includes any site development work (e.g., demolition, grubbing, grading, excavation, road work, construction of Project-related structures and infrastructure improvements, etc.) regarding the WECS Project.
- Y. "Wind Turbine" means any piece of electrical generating equipment that converts the kinetic energy of moving wind into electrical energy through the use of airfoils or similar devices to capture the wind.
- III. APPLICABILITY
- A. This Ordinance governs the siting of WECS and Substations that generate electricity to be sold to wholesale or retail markets.
- B. Owners of WECS with an aggregate generating capacity of 0.5MW or less who locate the WECS(s) on their own property are not subject to this Ordinance.
- IV. PROHIBITION
- A. No WECS Project, WECS or Substation governed by Section III(A) (Applicability) of this Ordinance shall be constructed, erected, installed, or located within the County, unless prior siting approval has been obtained for each individual WECS Project, WECS and Substation or for a group of WECS Projects and Substations under a joint siting application pursuant to this Ordinance.
- V. SITING APPROVAL PERMIT APPLICATION
- A. To obtain siting approval, the Applicant must first submit a Siting Approval Permit application to the County.
- B. The Siting Approval Permit application shall contain or be accompanied by the following information:
1. A WECS Project Summary, including, to the extent available: (a) a general description of the project, including (i) its approximate overall name plate generating capacity, (ii) the potential equipment manufacturer(s), (iii) type(s) of WECS(s), (iv) the number of WECS, and name plate generating capacity of each WECS, (v) the maximum height of the WECS Tower(s) and maximum diameter of the WECS(s) rotor(s), (vi) the number of Substations, (vii) a project site plan, project phasing plan and project construction timeline plan, and (viii) the general location of the project; and (b) a description of the

- Applicant, Owner and Operator, including their respective business structures;
2. The name(s), address(es), and phone number(s) of the Applicant(s), Owner and Operator, and all property owner(s), if known, and documentation demonstrating land ownership or legal control of the property;
 3. A site plan for the WECS Project showing the planned location of each WECS Tower, including legal descriptions for each site, guy lines and anchor bases (if any), Primary Structure(s), parcel boundary lines (including identification of adjoining properties), setback lines, public access roads and turnout locations, Substation(s), operations and maintenance buildings, and permanent Meteorological Towers, electrical cabling from the WECS Tower to the Substation(s), ancillary equipment, third party transmission lines, the location of any wetlands, flood plain, drainage structures including surface ditches and subsurface drainage lines, underground mines, scenic and natural areas within one thousand five hundred {1,500} feet of the proposed WECS, the location of all known communications towers within two (2) miles of the proposed WECS, and the layout of all structures within the geographical boundaries of any applicable setback;
 4. A permit application filed with the Federal Aviation Administration;
 5. A proposed Decommissioning Plan for the WECS Project;
 6. All required studies, reports, certifications, and approvals demonstrating compliance with the provisions of this Ordinance;
 7. An Agricultural Impact Mitigation Agreement (AIMA) executed between the Applicant and the Illinois Department of Agriculture;
 8. The topographic map shall include the WECS Project site and the surrounding area;
 9. Any other information normally required by the County as part of its permitting requirements for siting buildings or other structures;
 10. Waivers from the setback requirements of Article VI (Design and Installation), Subsection H (Setback) below executed by the participating land owners and/or the non-participating property owners bearing a file stamp from the County Recorder of Deeds Office confirming that the waiver was recorded against title to the affected real property.
 11. Any other information requested by the County or the County consultants that is necessary to evaluate the siting application and operation of the WECS Project and to demonstrate that the WECS Project meets each of the regulations in this Ordinance, including the Siting Approval Permit standards set forth below.
- C. The Applicant shall notify the County by delivering notice to the _____ County _____ of any changes to the information provided in Section V(B) above that occur while the Siting Approval Permit application is pending; and

- D. The Applicant shall submit twelve (12) copies of the Siting Approval Permit application to the _____ County_____.

VI. DESIGN AND INSTALLATION

A Design Safety Certification

1. WECSs 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 Energie ("CGL"), or an equivalent third party. All turbines shall be new equipment commercially available; no used or experimental equipment shall be used in the WECS Project without the approval of a variance by the County Board.
2. Following the granting of siting approval under this Ordinance, a structural engineer shall certify, as part of the WECS Building Permit application process, that the foundation and tower design of the WECS is within accepted professional standards, given local soil, subsurface and climate conditions.

B. Controls and Brakes

All WECSs shall be equipped with a redundant braking system. This includes both aerodynamic overspeed controls (including variable pitch, tip, tilt, and other similar systems) and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for overspeed protection.

C. Electrical Components

All electrical components of the WECS shall conform to applicable local, state, and national codes, and relevant national and international standards (e.g. **ANSI** and International Electrical Commission).

D. Aesthetics and Lighting

The following items are recommended standards to mitigate visual impact:

1. Coatings and Coloring: Towers and blades shall be painted white or gray or another non-reflective, unobtrusive color.
2. Turbine Consistency: To the extent feasible, the WECS Project shall consist of turbines of similar design and size, including tower height. Further, all turbines shall rotate in the same direction. Turbines shall also be consistent in color and direction with nearby facilities.
3. Lighting: WECS Projects 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 WECS

Project, the Applicant shall install Aircraft Detection Lighting Systems ("ADLS") or other similar technology to reduce light pollution and visual impacts caused by the WECS Towers.

4. Intra-project Power and Communication Lines: All power lines used to collect power from individual turbines and all communication lines shall be buried underground at a depth in accordance with the Agricultural Impact Mitigation Agreement required by Section VI Paragraph N until same reach the property line or a substation adjacent to the property line.

E. Compliance with the Federal Aviation Administration (FAA)

The Applicant for the WECS shall comply with all applicable FAA requirements and shall provide documentation evidencing compliance to the_____.

F. Warnings

1. A reasonably visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and Substations.
2. Visible, reflective, colored objects, such as flags, plastic sleeves, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of fifteen (15) feet from the ground.

G. Climb Prevention

1. All WECS Towers must be unclimbable by design or protected by anti-climbing devices such as:
 - a. Fences with locking portals at least six (6) feet high; or
 - b. Anti-climbing devices twelve (12) feet vertically from the base of the WECS Tower.

H. Setback Requirements

1. WECS Towers shall be set back at least one thousand five hundred (1,500) feet from any Primary Structure. The distance for the above setback shall be measured from the point of the Primary Structure foundation closest to the WECS Tower to the center of the WECS Tower foundation. The owner of the Primary Structure may waive this setback requirement; but in no case shall a WECS Tower be located closer to a Primary Structure than one and one-tenth (1.10) times the WECS Tower. Each waiver of the above setback requirements shall be set forth in a written waiver executed by the participating land owner and/or the non-participating property owner and filed with the County Recorder of Deeds Office against title to the affected real property.
2. All WECS Towers shall be set back a distance of at least one and one-tenth (1.10) times the WECS Tower Height from public roads, third party utility distribution and transmission lines, and communication towers in existence as of the approval date of the WECS Tower application unless waived in writing by the affected property owners and utility. Distance shall be

measured from the center of the WECS Tower foundation to the closest point on such above-ground public electric power line, third party transmission line, telephone line and center of the base of the communication tower.

3. All WECS Towers shall be set back a distance of at least one and one-tenth (1.10) times the WECS Tower Height from adjacent parcel boundary lines. The affected adjacent property owner may waive this setback requirement. Each waiver of the above setback requirement shall be set forth in a written waiver executed by the participating land owner and/or the non-participating property owner and filed with the County Recorder of Deeds Office against title to the affected real property.
4. The Applicant does not need to obtain a variance from the County upon waiver by the property owner of any of the above setback requirements. Any waiver of any of the above setback requirements shall run with the land and be recorded as part of the chain of title in the deed of the subject property.

I. Compliance with Additional Regulations

Nothing in this Ordinance is intended to preempt other applicable state and federal laws and regulations.

J. Use of Public Roads

1. An Applicant proposing to use any County, municipality, township or village road(s), for the purpose of transporting WECS or Substation parts and/or equipment for construction, operation, or maintenance of the WECS(s) or Substation(s), shall:
 - a. Identify all such public roads; and
 - b. Obtain applicable weight and size permits from relevant government agencies prior to construction.
2. To the extent an Applicant must obtain a weight or size permit from the County, municipality, township or village, the Applicant shall:
 - a. Conduct a pre-construction baseline survey to determine existing road conditions for assessing potential future damage; and
 - b. Any proposed public roads that will be used for construction purposes shall be identified and approved by the respective Road District Commissioner and the County Engineer prior to the granting of the Siting Approval Permit. Traffic for construction purposes shall be limited to these roads. All overweight and/or oversized loads to be transported on public roads may require a permit from the respective highway authority. Any road damage caused by the transport of the facility's equipment, the installation, maintenance, or removal, must be completely repaired to the satisfaction of the Road District Commissioner and the County Engineer. The Road District Commissioner and County Engineer may choose to require either remediation of road repair upon completion of the WECS Project or

- are authorized to collect fees for overweight and/or oversized load permits. Further, financial assurance in an amount to be fixed by the Road District Commissioner to ensure the Road District or the County that future repairs are completed to their satisfaction shall be provided. Applicant shall submit a draft form of said financial assurance with application for Siting Approval Permit.
- c. Enter into a road use agreement with the County and each affected Road District that includes the following provisions, at a minimum:
 - i. Project layout map;
 - ii. Transportation impact analysis;
 - iii. Pre-construction plans'
 - iv. Project traffic map;
 - v. Project scope of repairs;
 - vi. Post-construction repairs;
 - vii. Insurance;
 - viii. Financial Security in forms and amounts acceptable to the County;
 - ix. Construction phase;
 - x. Operations phase; and
 - xi. Decommissioning phase.
3. All repairs and improvements to public roads and roadway appurtenances shall be subject to the prior approval of the County before being made and shall also be subject to inspection and acceptance by the County after such repairs and improvements are completed. The County's Road Agreement, and any further agreements contemplated therein, regarding the maintenance and repair of public roads and highways, must be approved by the County Board prior to the Board's approval of any WECS Building Permit applications related to the construction of the proposed WECS Project.

K. Site Assessment

To ensure that the subsurface conditions of the site will provide proper support for the WECS Towers and soil restoration, the Applicant, at its expense, shall provide soil and geotechnical boring reports to the County Engineer with respect to each WECS Tower location, as part of its WECS Building Permit. The Applicant shall follow the guidelines for Conservation Practices Impact Mitigation submitted by the _____ County Soil and Water Conservation District (or equivalent regulatory agency). Also the Applicant shall submit grading plans for the proposed Substations for review and comment by the _____ County Soil and Water Conservation District prior to the issuance of any WECS Building Permit for the construction of said substations.

L. Communications Analysis; Interference

1. The Applicant, at its expense, shall have a third party, qualified professional (after submission of resume and relevant work experience) conduct an appropriate analysis of the television reception documenting the television stations that are received within one and one-half (1 ½) miles of the footprint of the WECS Project. The results of said study shall be public record and will serve as a baseline reading for television reception conditions prior to the construction of the WECS Project and shall be submitted as part of the Siting Approval Permit application.

2. The Applicant, at its expense, shall have a third party, qualified professional (after submission of resume and relevant work experience), conduct a communications analysis that indicates that the E9-1-1 communications, emergency communications or official County and local municipal communications reception shall not be negatively impacted or influenced by the proposed wind power facility. Said communication analysis shall be a public record and shall be submitted as part of the Siting Approval Permit application.

3. The Applicant and the Operator, at the Applicant's expense, shall take immediate actions to minimize or mitigate interference with electromagnetic communications, such as radio, telephone, microwaves or television signals and to eliminate any such interference that impacts local government public safety (police, fire, emergency medical services, emergency management services, 911 dispatch) communications, caused by the operation of the WECS. The Applicant shall provide the applicable microwave transmission providers and local emergency service provider(s) (911 operators) copies of the WECS Project Summary and Site Plan, as set forth in Section V(B)(1) and V(B)(3) of this Ordinance. To the extent that the above provider(s) demonstrate a likelihood of interference with its communications resulting from the WECS(s), the Applicant and the Operator, at Applicant's expense, shall take reasonable measures to minimize and mitigate such anticipated interference and with regard to interference with local, government public safety (police, fire, emergency medical services, emergency management services, 911 dispatch) communications, the Applicant and the Operator, at Applicant's expense, shall take all necessary and available commercial measures to eliminate any such interference. If, after construction of the WECS, the Applicant (WECS Permittee) or Operator receives a written complaint related to the above-mentioned interference, the Applicant (WECS Permittee) shall take commercially reasonable steps to respond to the complaint, except in the case of a complaint of interference with local, government public safety (police, fire, emergency medical services, emergency management services, 911 dispatch) communications. In the case of local, government public safety communications, the Applicant (WECS Permittee) and the Operator, at the Applicant's expense, shall immediately take all necessary and available commercial measures to eliminate any such interference.

4. If, after construction of the WECS, the Applicant (WECS Permittee) or Operator receives a written complaint related to interference with local broadcast residential television, the Applicant (WECS Permittee) shall take commercially reasonable steps to respond to the complaint. A summary of complaint and subsequent response from Applicant shall be forwarded to the _____ County Board for review. Once the construction is complete and a television reception complaint is received by the _____, who will have thirty (30) calendar days to verify the complaint, the Applicant (WECS Permittee) will be given fifteen (15) calendar days to respond, in writing (validation date). Said response shall be addressed and forwarded to both the _____ and the complainant. Such response shall include but not be limited to the following: an acknowledgment that a complaint was made and evaluated by the Applicant (WECS Permittee). If considered valid by the

Applicant (WECS Permittee): an explanation, including a timeline, as to what the Applicant (WECS Permittee) intends to do about the complaint. The Applicant (WECS Permittee) of the wind power facility will be given an additional fifteen (15) calendar days from the validation date to resolve said TV reception issue. If considered invalid by the Applicant (WECS Permittee), an explanation, including supporting documentation and expert opinions, as to why the Applicant (WECS Permittee) believes the complaint is not valid. Television reception complaints must be filed within six (6) months from the date each wind turbine generator goes online.

M. Noise Levels

Noise levels from each WECS or WECS Project shall be in compliance with applicable Illinois Pollution Control Board (IPCB) regulations. 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. The Applicant, through the use of a qualified professional, as part of the Siting Approval Permit application process, shall appropriately demonstrate compliance with the applicable noise requirements.

N. Agricultural Impact Mitigation

Pursuant to 505 ILCS 147/15(a), the Applicant, at its expense, shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture prior to any public hearing required before a siting decision on the WECS Project application. All impacted agricultural land, whether impacted during construction, operation, or decommissioning activities, must be remediated by the Applicant pursuant to the terms of the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.

O. Avian and Wildlife Impact Study

The Applicant, at its expense, shall have a third party, qualified professional (after submission of resume and relevant work experience) conduct an avian and wildlife impact study and submit said study to the _____ as part of the Siting Approval Permit application. Each WECS or WECS Project shall be located, designed, constructed, and operated so as to avoid and if necessary mitigate the impacts to wildlife.

P. Height

The total height of a WECS tower shall be six hundred (600) feet or less.

Q. As-Built Map and Plans

Within sixty (60) calendar days of completion of construction of the WECS Project, the Applicant (WECS Permittee) or Operator shall deliver "as-built" maps, site plan and engineering plans for the WECS Project that have been signed and stamped by a Professional Engineer and a licensed surveyor.

R. Engineer's Certificate

The WECS Project engineer's certificate shall be completed by a structural engineer registered in the State of Illinois or by a Professional Engineer with a certification from a structural engineer registered in the State of Illinois and shall certify that the

WECS tower and foundation design is compatible with and appropriate for each turbine design proposed to be installed and that the specific soils and subsurface conditions at the site can support the apparatus, given local soil, subsurface and climate conditions. All commercially installed wind turbines must utilize self-supporting, tubular towers. The WECS Project engineer's certificate shall be a public record and shall be submitted as part of the Siting Approval Permit application.

S. Conformance with Approved Application and Plans

The Applicant (WECS Permittee) shall construct and operate the WECS Project in substantial conformance with the construction plans contained in a County- approved submitted Siting Approval Permit application(s) and all accompanying plan(s) and design documents. Nothing contained herein shall be deemed to preclude the agricultural, commercial, or industrial use of the balance of the subject property not occupied by the WECS Project. Said agricultural use will be considered as being the principal use of the subject property notwithstanding adoption of a special use ordinance and the construction and operation of one or more WECS on a given lot or parcel of land, at locations approved by the County pursuant to Siting Approval Permit approval on a Site Plan Map.

T. Additional Terms and Conditions

1. All technical submissions as defined in the Professional Engineering Practice Act of 1989 (225 ILCS 325/4(w)) and contained in the Siting Approval Permit Application shall be prepared and signed by an Illinois Professional Engineer (or structural engineer) for the relevant discipline.
2. The County may retain a qualified, independent code inspector or professional engineer both to make appropriate inspections of the WECS Project during and after construction and to consult with the County to confirm that the construction, substantial repair, replacement, repowering and/or decommissioning of the WECS Project is performed in compliance with applicable electrical and building codes. The cost and fees so incurred by the County in retaining said inspector or engineer shall be promptly reimbursed by the Applicant (WECS Permittee) of the WECS Project.
3. The Applicant shall provide locked metal gates or a locked chain are installed at the access road entrances of all the wind turbine generator locations if requested by the landowner. An exception may be made when the landowner has filed a written statement with the _____ which states that the owner does not want a locked metal gate installed and has provided a signed liability waiver to the County.
4. The Siting Approval Permit granted to the Applicant shall bind and inure to the benefit of the Applicant, its successors-in-interest and assigns. If any provision in this Ordinance is held invalid, such invalidity shall not affect any other provision of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions in this Ordinance are severable.
5. The Applicant shall supply written proof of an approved entrance, from the appropriate governing road and highway jurisdictions or the Illinois Department of Transportation, to the _____ prior to the issuance of any WECS Building Permit or prior to construction of the WECS Project.

6. No wind turbine generator shall be installed in any location where its proximity with existing fixed broadcast, retransmission, or reception antenna for radio, television, or wireless phone or other personal communication systems would produce electromagnetic interference with signal transmission or reception. The wind turbine generator shall not be installed in a location along the major axis of existing microwave communications link where its operation is likely to produce electromagnetic interference in the link's operation.
7. The Applicant of the WECS Project shall use two (2) methods to detect icing conditions on turbine blades: (1) sensors that detect when blades become imbalanced or create vibration due to ice accumulation; and (2) meteorological data from on-site meteorological towers, on-site anemometers, and other relevant weather sources that will be used to determine if ice accumulation is occurring. These control systems will either automatically shut down the turbines(s) in icing conditions or the Applicant will manually shut down the turbine(s) if icing conditions are identified.

VII. OPERATION

A. Maintenance

1. Annual Report. The Applicant (WECS Permittee) must submit, on an annual basis on the anniversary date of the siting approval application, an operation and maintenance report to the County. The report shall contain the following information: (i) a general description of any physical repairs, replacements or modification(s) to the WECS and/or its infrastructure; (ii) complaints pertaining to setbacks, noise, appearance, safety, lighting and use of any public roads received by the Applicant concerning the WECS and the resolution of such complaints; (iii) calls for emergency services; (iv) status of liability insurance; and (v) a general summary of service calls to the WECS. Failure to provide the annual report shall be considered a material violation of this Ordinance and subject to Article XI (Remedies).
 2. Re-Certification. Any physical modification to the WECS that alters the mechanical load, mechanical load path, or major electrical components shall require re-certification under Section VI(A)(1) of this Ordinance. Like-kind replacements and modifications that are made in the ordinary course of operations, including expected repairs and warranty items, shall not require re-certification. Prior to making any physical modification (other than a like-kind replacement or other modifications made in the ordinary course of operations), the Applicant shall confer with a relevant third-party certifying entity identified in Section VI(A)(1) of this Ordinance to determine whether the physical modification requires re-certification.
8. Coordination with Emergency Responders:
1. The Applicant shall submit to the local emergency responders a copy of the Site Plan, Standard Operating Procedures (SOPs) and Standard Operating Guidelines (SOGs), and any amendments to such documents, for the wind power facility so that the local law enforcement, fire protection district and rescue units, emergency medical service providers and emergency management service providers that have jurisdiction over each tower site may evaluate and coordinate their emergency response plans with the Applicant of the WECS Project.

2. The Applicant, at its expense, shall provide annual training for, and the necessary equipment to, the Operator and local emergency response authorities and their personnel so that they can properly respond to a potential emergency at the WECS Project. Special equipment to be provided includes, but is not limited to, permanently installed rescue equipment such as winches, pulleys, harnesses, etc.
3. The Applicant and the Operator shall cooperate with all local emergency responders to develop an emergency response plan. The plan shall include, at a minimum, 24 hour contact information (names, titles, email addresses, cell phone numbers) for the Applicant and the Operator and at least three (3) designated WECS Project representatives (a primary representative with two (2) alternate representatives, each of whom are on-call "24 hours per day / 7 days per week / 365 days per year"). Any change in the designated WECS Project representative or his/her contact information shall be promptly communicated to the _____. The content of the emergency response plan, including the 24-hour contact information, shall be reviewed and updated on an annually basis.
4. Nothing in this section shall alleviate the need to comply with all other applicable life safety, fire / emergency laws and regulations.

C. Water, Sewer, Materials Handling, Storage and Disposal

1. All solid wastes related to the construction, operation and maintenance of the WECS shall be removed from the site promptly and disposed of in accordance with all federal, state and local laws.
2. All hazardous materials related to the construction, operation and maintenance of the WECS shall be handled, stored, transported and disposed of in accordance with all applicable local, state and federal laws.
3. The WECS Project shall comply with existing septic and well regulations as required by the _____ County Health Department and the State of Illinois Department of Public Health.

D. Shadow Flicker

Prior to the issuance of a Siting Approval Permit, the Applicant must present to the County Board a Model 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. Shadow flicker that exceeds the above standards shall be mitigated by any means such as landscaping, awnings, or fencing.

E. Signage

Signage regulations are to be consistent with ANSI and AWEA standards. A reasonably visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

F. Drainage Systems

The Applicant (WECS Permittee), at its expense, will repair, in a prompt and timely

manner, all waterways, drainage ditches, agricultural drainage systems, field tiles, or any other private and public infrastructure improvements damaged during construction, maintenance and operation phases of the WECS Project. A drainage plan sufficient to provide remediation shall be submitted by the Applicant (WECS Permittee) for review and approval by the County. The drainage plan and repairs must be in accordance with the Agricultural Impact Mitigation Agreement required in Section VI Paragraph N.

G. Complaint Resolution

The Applicant (WECS Permittee) shall, at its expense and in coordination with the County, develop a system for logging and investigating complaints related to the WECS Project. The Applicant (WECS Permittee) shall resolve such complaints on a case-by-case basis and shall provide written confirmation to the _____. All costs and fees incurred by the County in attempting to or resolving complaints shall be reimbursed by the Applicant (WECS Permittee) of the WECS Project. The Applicant (WECS Permittee) shall also designate and maintain for the duration of the WECS Project either a local telephone number or a toll-free telephone number and an email address as its public information / inquiry / and complaint "hotline" which shall be answered by a customer service representative 24/7 basis. The Applicant (WECS Permittee) shall post the telephone number(s) and email address(es) for the customer service representative(s) in an prominent, easy to find location on their websites and at the WECS Project site on signage.

VIII. PUBLIC PARTICIPATION

Nothing in this Ordinance is meant to augment or diminish existing opportunities for public participation.

IX. LIABILITY INSURANCE AND INDEMNIFICATION

Commencing with the issuance of a WECS Building Permit, the Applicant shall maintain a current general comprehensive liability policy and automobile liability coverage covering bodily injury, death and illness, and property damage with limits of at least Five Million Dollars (\$5,000,000.00) per occurrence and in the aggregate; and, shall further maintain the above-stated lines of insurance from delivery of the "Notice to Proceed by the Applicant under the turbine supply and/or balance of plant construction contract(s) for the WECS Project, in coverage amounts of at least Five Million Dollars (\$5,000,000.00) per occurrence and Twenty Million Dollars (\$20,000,000.00) in the aggregate during the life of the WECS Project. The Applicant shall file the original certificate of insurance with the _____—upon commencement of project construction prior to the issuance of a WECS Building Permit, corresponding policies and endorsements to be provided within sixty (60) days of issuance, and at each subsequent renewal, at least annually thereafter.

The Applicant (WECS Permittee) shall defend, indemnify and hold harmless the County and its officers, appointed and elected officials, employees, attorneys, engineers and agents (collectively and individually, the "Indemnified Parties") from and against any and all claims, demands, losses, suits, causes of action, damages, injuries, costs, expenses and liabilities whatsoever, including reasonable attorney's fees relating to or arising out of the issuance of the Siting Approval Permit or the construction, operation, maintenance and removal of the WECS and affiliated equipment including, without limitation, liability for property damage or personal injury (including death or illness), whether said liability is premised on contract or on tort (including without limitation strict liability or negligence) or any acts or omissions of the Applicant (WECS Permittee), the Owner or the Operator under this Ordinance or the Siting Approval Permit, except to the extent any such claims, demands, losses, suits, causes of action, damages, injuries, costs, expenses and liabilities arise from the negligence or intentional acts of such Indemnified Parties. This general

indemnification shall not be construed as limiting or qualifying the County's other indemnification rights available under the law.

X. DECOMMISSIONING AND SITE RECLAMATION PLAN REQUIRED

At the time of Siting Approval Permit application, the County and the Applicant must formulate a Decommissioning and Site Reclamation Plan to ensure that the WECS Project is properly decommissioned. The Decommissioning and Site Reclamation Plan shall be binding upon the Applicant (WECS Permittee), and its successors-in-interest and assigns, and shall apply to all participating parcels in the WECS Project, irrespective of the owner of title to such parcels. A signed Decommissioning and Site Reclamation Plan must be submitted to the _____ prior to the granting of the Siting Approval Permit. The Applicant shall ensure that the WECS facilities are properly decommissioned within twelve (12) months of the end of the WECS Project life or the facility abandonment; however, upon written request supported by evidence that the Applicant has diligently pursued activities toward decommissioning the WECS Project and that any delay in completion of decommissioning the WECS Project is due to conditions out of its control, the Applicant shall receive a day-for-day extension of the aforementioned twelve (12)-month deadline for any such documented delay. Subject to compliance with removal requirements of Subsection X.C(1) below, the Applicant shall include removal of all physical material of the project improvements to a depth of sixty (60) inches beneath the soil surface and the restoration of the area in accordance with the Agricultural Impact Mitigation Agreement required by Section VI Paragraph N.

- A A Decommissioning and Site Reclamation Plan shall be prepared by an independent Illinois Certified Professional Engineer and shall include:
1. A description of the methodology and cost to remove all above ground and below ground WECS facilities of the approved Siting Approval Permit;
 2. Provisions for the removal of all above ground and below ground WECS facilities of the approved Siting Approval Permit;
 3. Methodology and cost to restore all areas used for construction, operation and access to a condition equivalent to the land prior to the WECS construction;
 4. A work schedule and a permit list necessary to accomplish the required work;
 5. Methodology to identify and manage any hazardous or special materials.
 6. Submission of a draft form of Financial Security to the County in the form of a surety bond (performance and payment bond), irrevocable letter of credit or a cash escrow account that names _____ County as the beneficiary, or other type of Financial Security that is approved by the County. If an irrevocable letter of credit or surety bond (performance and payment bond) is selected, the original of the irrevocable letter of credit or surety bond shall be held by the County. If a cash escrow is selected, the cash escrow shall be held and managed by an independent third party (e.g., escrow agent or title company) on behalf of the County, subject to escrow instructions that incorporate the applicable decommissioning and repair / replacement / restoration obligations of this Agreement as executed by the County and the Applicant. The amount of Financial Security shall be equal to the total cost of all decommissioning and restoration work. To determine that amount, the Applicant and the _____ County Board shall: (a) obtain bid specifications provided by a

professional structural engineer; (b) request estimates from construction / demolition companies capable of completing the decommissioning of the WECS Project; and (c) certification of the selected estimate by a professional structural engineer. The _____ County engineer, an independent engineer of the County's choosing, and the _____ will review all estimates and make a recommendation to the _____ County Board for an acceptable estimate. _____ County reserves the right to pursue other estimates. All costs to secure the estimates will be funded by the Applicant.

7. A provision that the terms of the Decommissioning and Site Reclamation Plan shall be binding upon the Applicant (which, for the avoidance of doubt, including any of its successors-in-interest and assigns);
 8. Confirmation by affidavit that the obligation to decommission the WECS facilities is included in the lease agreement for every parcel included in the Siting Approval Permit application. A list of all landowners should be kept current and affidavits shall be secured from Applicant and landowners stating their financial understanding;
 9. A provision that allows for the County to have the legal right to transfer applicable WECS material to salvage firms;
 10. Identification of and procedures for _____ County to access the Financial Assurances; and
 11. A provision that _____ County shall have access to the site, pursuant to reasonable notice to affect or complete decommissioning. A portion of the Decommission Security will be required to be held for one (1) year past the decommissioning to settle any potential disputes.
- B. Provisions triggering the decommissioning of any portion of the WECS Project due to abandonment:
1. Inactive construction for twelve (12) consecutive months.
 2. If no electricity is generated by the WECS Project for twelve (12) consecutive months after electricity is initially generated, unless the inactivity is due to required or ongoing, active maintenance, repairs, replacement or rehabilitation work and written proof is provided that new parts have been ordered and will be received within six (6) months.
 3. The Applicant dissolves or abandons the WECS Project without first transferring the WECS Project to a successor-in-interest or assign.
 4. If any part of an individual turbine or the WECS Project falls into disrepair, is in threat of collapsing or any other health and safety issue.
- C. Provisions for the removal of structures, debris and cabling; both above and below the soil surface:
1. Items required to be removed include but are not limited to: turbines, transformers, foundation pads, electrical collection systems and transporters, underground cables, fencing, access roads and culverts. A landowner must sign

an agreement if they wish for the access roads or culverts to remain.

D. Provisions for the restoration of soil and vegetation:

1. All affected areas shall be inspected, thoroughly cleaned and all construction related debris shall be removed.
2. All affected areas must be remediated pursuant to the terms of the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture required by Section VI Paragraph N.
3. Items required to be restored include but are not limited to: windbreaks, waterways, site grading, drainage tile systems and topsoil to former productive levels.
 - a. In work areas involving decommission from expansion of turbine crane pads, widening access roads or any other work areas, the topsoil must be first removed, identified and stored separate from other excavated material for later replacement as applicable.
 - b. The 60-inch below-surface excavation area shall be filled with clean sub-grade material of similar quality to that in the immediate surrounding area.
 - c. All sub-grade material will be compacted to a density similar to surrounding grade material.
 - d. All unexcavated areas compacted by equipment used in decommissioning shall be de-compacted in a manner that adequately restores the topsoil and sub-grade material to the proper density consistent and compatible with the surrounding area.
 - e. Where possible, the topsoil shall be replaced to its original depth and surface contours.
 - f. Any topsoil deficiency and trench settling shall be mitigated with imported topsoil that is consistent with the quality of the effected site.
4. Disturbed areas shall be reseeded to promote re-vegetation of the area to a condition reasonably similar to the original condition.
5. Restoration measurements shall include: leveling, terracing, mulching and other necessary steps to prevent soil erosion; to ensure establishment of suitable grasses and forbs; and to control noxious weeds and pests.
6. Items required to be repaired after decommissioning include but are not limited to: roads, bridges and culverts.
7. An independent drainage engineer shall be present to ensure drainage tiles, waterways, culverts, etc. are repaired as work progresses.
8. A soil erosion control plan shall be approved by the _____ County Soil and Water Conservation District.

9. All applicable stormwater management, floodplain and other surface water rules, regulations and ordinances shall be followed.
- E. Estimating the costs of decommissioning:
1. Costs shall include but not be limited to engineering fees, legal fees, accounting fees, insurance costs, decommissioning and site restoration.
 2. Adjustments to the financial assurance amount that reflect changes in the decommissioning costs shall be submitted every five (5) years after the initial ten (10) years of operation, subject to the provisions of Subsection VI.J.4 (Design and Installation; use of Public Roads; Financial Security) above and shall be adjusted for inflation and other factors. The amount of the Decommission Security shall be adjusted accordingly within six (6) months of receiving the updated information as determined by an Illinois professional engineer. Failure to provide financial assurance as outlined herein shall be considered a cessation of operation.
- F. Financial assurance:
1. The Applicant shall post the Financial Security for the WEC Project, including the Decommission Security, to be eligible to receive a WECS Building Permit.
 2. The County shall have immediate access, upon written notice to the Applicant, to use the Decommission Security if:
 - a. After abandonment of the Project, the Applicant, upon a reasonable determination by the County Board, fails to address a health and safety issue in a timely manner; or
 - b. The Applicant fails to decommission the abandoned turbine(s) or the entire WECS Project in accordance with the Decommissioning and Site Reclamation Plan.
 2. If possible for the type of Decommission Security provided, the Applicant shall grant perfected security in the Decommission Security 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/ *et seq.*
 3. The County Board or its escrow agent shall release the Decommission Security when the Applicant has demonstrated and _____ County concurs that decommissioning has been satisfactorily completed, or upon written approval of the County to implement the decommissioning plan. Ten percent (10%) of the Decommission Security shall be retained one (1) year past the date to settle any outstanding concerns.
 4. Any interest accrued on the Decommission Security that is over and above the total value as determined by the Illinois professional structural engineer shall go to the Applicant.
 5. The Applicant shall identify procedures for _____ County to assess the financial assurances, particularly if it is determined that there is a health

and/or safety issue with the WECS and the principal company fails to adequately respond as reasonably determined by the County Board.

6. The County shall be listed as a debtor in connection with any proceeding in insolvency or bankruptcy, but shall not be responsible for any claims against the Applicant.
7. The Applicant shall agree that the obligations and liabilities under a Siting Approval Permit shall be binding upon the Applicant (which, for the avoidance of doubt, includes its successors-in-interest and assignees, such as the WECS Permittee) and the Operator. The Applicant further shall agree that the sale, assignment in fact or at law, or other transfer of the Applicant's financial interest in the WECS shall in no way effect or change the Applicant's obligation to continue to comply with the terms, covenants and obligations of a Siting Approval Permit unless such successor-in-interest or assignee agrees to assume all obligations of the Siting Approval Permit, including but not limited to the decommissioning obligations associated with the WECS.
8. _____ County and its authorized representatives have the right of entry onto the WECS premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.

XI. REMEDIES

- A. The Applicant's failure to materially comply with any of the provisions under the Siting Approval Permit granted herein shall be a default and shall be grounds for revocation of the Siting Approval Permit by the County Board.
- B. Prior to implementation of the applicable County procedures for the resolution of default(s), the County Board must first provide written notice to the Applicant and Operator, setting forth the alleged default(s) and provide an opportunity for the Applicant (WECS Permittee) or the Operator to cure the default(s) within a thirty (30) calendar day period from the date of the notice. Should the Applicant (WECS Permittee) commence the cure within that 30-day cure period, and diligently pursues a cure, then the Applicant (WECS Permittee) shall receive an additional sixty (60) days to continue to pursue the cure before the County pursues procedures for the resolution of default. If the default relates to a life safety issue or interference with local, government public safety (police, fire, emergency medical services, emergency management services, 911 dispatch) communications, the Applicant (WECS Permittee) or the Operator shall take all necessary and available commercial measures to immediately cure the default. If the Applicant or Operator cannot cure the default(s) or resolve the alleged default(s) within the cure period, then applicable County ordinance provisions addressing the resolution of such default(s) shall govern.

XII. FEE SCHEDULE AND PERMITTING PROCESS

- A. Fees
 1. Upon submittal of the application for a WECS Siting Approval Permit, the Applicant shall submit a check to _____ County in the amount of _____ Dollars (\$XXXXXXX) ("Plan Review Deposit"). These funds shall be placed in a guaranteed money market account and will be used to compensate and reimburse the County for actual, documented costs incurred during the review process for the WECS application. Should the actual, documented costs to the County exceed _____ Dollars (\$XXXXXXX), the Applicant shall be

responsible for those additional costs and shall remit additional funds to the County within fifteen (15) calendar days of receipt of a request from the County. Any amount remaining in the money market account after the County completes the application process and pays all bills and invoices shall be refunded to the Applicant.

2. The application for a Siting Approval Permit must be accompanied by a consideration fee in the amount of _____ Dollars (\$XXXX), required for each wind tower with turbine.
3. Upon approval of a Siting Approval Permit by the County Board, a fee of _____ Dollars (\$XXXX) per vertical foot, (being the measurement from the base of the wind turbine to the hub), per turbine, shall be paid in connection with the submittal of the WECS Building Permit application(s) for a WECS Project(s) by the Applicant of the WECS Project(s) to the _____.

B. Review and Consideration of Siting Approval Permit Application

1. Review by the County Board:
 - a. The _____ shall review the application for completeness with the requirements of this Ordinance in a preliminary investigation and issue a written report to the County Board.
 - b. Upon completion of this preliminary investigation and report, the _____ shall schedule a date for a public hearing before the County Board.
 - c. Notice Requirements: The County shall comply with the public hearing notice requirements contained in Section 5-12020 (Wind Farms) of the Illinois Counties Code (55 ILCS 5/5-12020). In the event that Section 5-12020 does not provide specific notice requirements, then the County will provide at least thirty (30) calendar days' notice before the hearing. The notice will include the time, place and date of the hearing and must be published in a newspaper published in the township or road district where the property is located. If there is no newspaper published in the township or road district where the property is located, the notice will be published in a newspaper of general circulation in the County. The notice will also contain: (i) the particular location of the property for which the Siting Approval Permit is requested by legal description and by street address, or if there is no street address, by locating the property with reference to any well-known landmark, highway, road, thoroughfare, or intersection; (ii) whether the petitioner or applicant is acting for himself or herself or as an agent, alter ego, or representative of a principal and the name and address of the principal; (iii) whether the petitioner or applicant is a corporation, and, if so, the correct names and addresses of all officers and directors of the corporation and of all stockholders or shareholders owning any interest in excess of 20% of all of the outstanding stock or shares of the corporation; (iv) whether the petitioner or applicant, or his or her principal, is a business or entity doing business under an assumed name, and, if so, the name and residence of all actual owners of the business or entity; (v) whether the petitioner or applicant, or his or her principal, is a partnership,

joint venture, syndicate or an unincorporated voluntary association, and, if so, the names and addresses of all partners or members of the partnership, joint venture, syndicate or unincorporated voluntary association; and (vi) a descriptive statement of the proposed WECS Project.

In addition to any other notice required by this Section, the County must give at least fifteen (15) calendar days' notice before the hearing to: (i) any municipality whose boundaries are within 1-1/2 miles of any part of the property proposed as a WECS Project; and (ii) the owner or owners of any land adjacent to or immediately across any street, alley or public right-of-way from the property proposed as a WECS Project.

The petitioner or applicant must pay the cost of the publication of the notice required by this Section.

- d. If the County Board approves the application, it shall approve by ordinance a Siting Approval Permit with or without conditions and restrictions and affix the Board's seal upon the ordinance approving the Siting Approval Permit together with the signature of the County Board's Chairman and the _____ County Clerk. If it disapproves, the County Board shall set forth its reasons in its records and provide the applicant with a copy.

C. Siting Approval Permits for WECS Projects

1. Siting Approval Permit and Standards. Pursuant to 55 ILCS 5/5-12020, this Ordinance establishes permit standards for the siting approval of a WECS Project, each WECS Tower(s) and its Substation(s) and related facilities, which require approval of the County Board, after at least one (1) public hearing, before a WECS Project, WECS Tower, Substation and related facilities can be constructed, installed and operated within ____ County.
2. Authority and Public Hearing. The County Board shall render final decisions on all WECS Siting Approval Permit applications. If a WECS siting application is approved, the County Board will pass an ordinance that confirms the approval and may stipulate in the ordinance any conditions and restrictions imposed on the WECS Project. Prior to the County Board issuing its final decision on a WECS Siting Approval Permit application, the County Board shall hold a public hearing on the application in accordance with the applicable provisions of the Illinois Counties Code, including but not limited to Section 5-12020 (Wind Farms) (55 ILCS 5/5-12020) and the provisions of this Ordinance, including Article XII (Fee Schedule And Permitting Process) below.
3. Siting Approval Permit Standards. The County Board may approve a WECS Project Siting Approval Permit application, if it finds:
 - a. The establishment, maintenance or operation of the WECS Project will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 - b. The WECS Project will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values of

- surrounding properties;
- c. The establishment of the WECS Project will not impede the normal and orderly development and improvement of the surrounding properties;
 - d. Adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
 - e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
 - f. The proposed WECS Project is not contrary to the objectives of the current comprehensive plan of the County (if any); and
 - g. The WECS Project shall, in all other respects, conform to the applicable regulations of this Ordinance and the zoning district in which it is located (if a zoning ordinance is in effect), except as such regulations may, in each instance, be modified pursuant to the recommendations of and approved by the County Board.
4. Siting Approval Permit Conditions and Restrictions. The County Board may stipulate conditions, guarantees and restrictions, upon the establishment, location, construction, maintenance, and operation of the WECS Project as are deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements of this Ordinance.
 5. Revocation.
 - a. In any case where a Siting Approval Permit has been approved for a WECS Project, the Applicant shall apply for a WECS Building Permit from the County and all other permits required by other government or regulatory agencies to commence construction, and commence and actively pursue construction of the Project within thirty-six (36) months from the date of the granting of the Siting Approval Permit. If the Applicant fails to apply for a WECS Building Permit from the County and all other permits required by other government or regulatory agencies prior to construction and/or fails to commence and actively pursue construction of the Project within the thirty-six (36) month period, then without further action by the County Board, the Siting Approval Permit authorizing the construction and operation of the WECS Project shall be automatically revoked and void. Upon written request supported by evidence that the Applicant has diligently pursued issuance of all necessary government and regulatory permits for the Project required to commence construction and that any delay in commencement of construction of the Project is due to conditions out of his/her/its control, the County Board, in its sole discretion, may extend the above thirty-six (36) month period by passage of an ordinance that amends the Siting Approval Permit.
 - b. The Siting Approval Permit shall be subject to revocation if the Applicant (WECS Permittee) dissolves or ceases to do business, abandons the WECS Project or the WECS ceases to operate for more than twelve (12) consecutive months for any reason.
 - c. Subject to the provisions of Article XI (Remedies), a Siting Approval Permit may be revoked by the County Board if the WECS Project is not constructed, installed and/or operated in substantial conformance with the County-approved Project plans, the regulations of this Ordinance and the stipulated Siting Approval Permit conditions and restrictions.
 6. Transferability; Owner or WECS Permittee. The Applicant (WECS Permittee) shall provide written notification to the County Board at least thirty (30) days prior to any

change in ownership of a WECS Project of any such change in ownership. The phrase "change in ownership of a WECS Project" includes any kind of assignment, sale; lease, transfer or other conveyance of ownership or operating control of the Applicant (WECS Permittee), the WECS Project or any portion thereof. The Applicant (WECS Permittee) or successors-in-interest or assignees of the Siting Approval Permit, as applicable, shall remain liable for compliance with all conditions, restrictions and obligations contained in the Siting Approval Permit, the provisions of this Ordinance and applicable County, state and federal laws.

7. Modification. Any modification of a WECS Project that alters or changes the essential character or operation of the WECS Project in a way not intended at the time the Siting Approval Permit was granted, or as subsequently amended, shall require a new Siting Approval Permit. The Applicant or authorized representative, shall apply for an amended Siting Approval Permit prior to any modification of the WECS Project.
8. Permit Effective Date: The Siting Approval Permit shall become effective upon approval of the ordinance by the County Board.

XIII. INTERPRETATION

The provisions of these regulations shall be held to the minimum requirements adopted for the promotion and preservation of public health, safety and general welfare of _____ County. These regulations are not intended to repeal, abrogate, annul or in any manner interfere with existing regulations or laws of the _____ County nor conflict with any statutes of the State of Illinois, except that these regulations shall prevail in cases where these regulations impose a greater restriction than is provided by existing statutes, laws or regulations.

XIV. SEVERABILITY

If any section, paragraph, clause, phrase or part of this Ordinance is for any reason held invalid by any court or competent jurisdiction, such decision shall not affect the validity of the remaining provisions of these regulations.

XV. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, publication and approval as required by law.