

Comm. 1
ZA-16-01
McLean County Farm Bureau

APPLICATION FOR **AMENDMENT** UNDER THE REGULATIONS OF THE McLEAN COUNTY ZONING ORDINANCE

APPLICANT	FOR OFFICIAL USE ONLY	
NAME: McLean County Farm Bureau ADDRESS: 2242 Westgate Drive Bloomington, IL 61705 PHONE - home: work: 309-663-6497	CASE NO. <u> </u> ZA-16-01	
ATTORNEY NAME: Garrett Thalgott ADDRESS: 1701 Towanda Ave, P.O. Box 2901 Bloomington, IL 61702 PHONE - home: work: 309-557-2096	FILING FEE \$ <u>520.00</u> RECEIPT NO. <u>7074</u> PUB. COSTS \$ <u>94.48</u> RECEIPT NO. <u>1029</u> HEARING DATE <u>6-7-16</u> HEARING TIME <u>7:30 p.m.</u> DECISION DATE <u>6-21-16</u>	RECEIVED MAY 09 2016 ZONING FILE STAMP

Application is hereby made to amend Section 303; 601; 602; 802 of
the text of the McLean County Zoning Ordinance as attached.

(Please attach amendment in exact language proposed.)

Wind Ordinance – Text Amendment Proposal

Additions are indicated by text and stricken material by ~~text~~

Section 350-26. Definitions.

<u>Financial assurance</u>	<u>Reasonable assurance from a credit worthy party, examples of which include cash, escrow, or irrevocable letter of credit.</u>
<u>Professional engineer</u>	<u>A qualified individual who is licensed as a professional civil and/or electrical engineer in Illinois.</u>
Utility, Major	Generating plants; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; and radio, television and microwave transmission towers; and similar facilities of agencies that are under public franchise or ownership to provide the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service, <u>Wind Energy Conversion Systems (WECS)</u> , wind and solar power generating facilities, including wholesale generators and/or qualifying facilities. The term "utility" shall not be construed to include corporate or general offices; gas or oil processing; manufacturing facilities; postal facilities; or other uses defined herein. In addition, utilities that are exempt as specified in Article <u>I</u> of these regulations shall not be considered to be major utilities as defined herein. [Amended 6-16-2015]
<u>Wind energy conversion system (WECS)</u>	<u>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 substations.</u> <ul style="list-style-type: none"> • <u>WECS tower—the support structure to which the nacelle and rotor are attached.</u> • <u>WECS tower height—the distance from the tip of the rotor blade at its highest point to the top surface of the WECS foundation.</u>

350-43 USE STANDARDS

OO. Utility, major (if not a regional pollution control facility or otherwise exempted in Article I of these regulations).

- (1) Major utilities that are not regional pollution control facilities or otherwise exempted in Article I of these regulations shall not be located within 200 feet of a boundary line of an R-1 or R-2 District.
- (2) However, WECS shall also conform to the following requirements:
 - (a) No building or tower that is part of a WECS shall encroach onto any recorded easement prohibiting the use of said easement unless the grantees of the easement have given their approval.
 - (b) Any WECS located in a special flood hazard area or wetlands shall comply with the requirements of the FP Floodplain Overlay District and Illinois Department of Natural Resources.
 - (c) A tower that is part of a WECS shall require professional certification by a registered engineer.
 - (d) Documentation, approved by the Director of Building and Zoning, shall be provided which verifies that the site and design are acceptable to the FAA.
 - (e) A wind power generation facility may be located on the same lot as one or more structures or uses.
 - (f) WECS development plan and site area shall include the information required by the Director of Building and Zoning. Required information may include, but need not be limited to:
 1. A general description of the project, including its approximate name plate generating capacity; the potential equipment manufacturers, types of WECS, number of WECSs, and name plate generating capacity of each WECS; and the maximum height of the WECS towers;
 2. The location of the project;
 3. A description of the Applicant, Owner and wind project operator of the project, including their respective business structures;
 4. The names, addresses, and phone numbers of the Applicants, Owner and wind project operator of the project, and a list of all property owners that have entered into easement, leases, or any other agreements with the Applicant related to the WECS;
 5. A site plan for the installation of WECS showing the planned location of each WECS tower, guy lines and anchor bases, primary structures, property lines (including identification of adjoining properties), setback lines, public and private access roads and turnout entrance locations, substations, electrical cabling from the WECS tower to the substations, ancillary equipment, third party transmission lines, layout of all structures within the geographical boundaries of any applicable setback and the location of any construction staging areas;

6. All required studies, reports, certification, and approvals demonstrating compliance with the provisions of this article;
7. A copy of any agreements between the Owner or operator of the project and any state or federal agency governing any construction mitigation activities or requirements; and

(g) Design and installation

1. Design safety certification.
 - A. 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). Utility lines connecting the towers, substations, etc., shall be placed underground where practical
 - B. Following the granting of special use permit approval under this chapter, a professional engineer shall certify, as part of the building permit application, that the foundation and tower design of the WECS is within accepted professional standards, given local soil and climate conditions.
2. Controls and brakes. Braking system shall conform to applicable local, state, and national codes, and relevant national and international standards.
3. Color. Towers and blades shall be painted a non-reflective, unobtrusive color that mitigates the visual impact of the structure. No advertisement shall be visible on the blades or tower.
4. Compliance with the Federal Aviation Administration. The Applicant for the WECS shall comply with all applicable Federal Aviation Administration (FAA) requirements.
5. Warnings.
 - A. A reasonably visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
 - 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.
6. Crop Dusting. WECS towers should be located to minimize interference with crop dusting landing strips in the area.
7. Climb prevention. All WECS towers must be externally unclimbable by design or protected by anti-climbing devices.

(h) Setbacks.

1. WECS towers and substations may not be located within 2,000 feet of a boundary line of an R-1 or R-2 district.
 2. All WECS towers shall be set back three times the height of the tower or 1,500 feet, whichever is greater, from any occupied residence. The distance for the above setback shall be measured from the point of the occupied residence foundation closest to the WECS tower to the center of the WECS tower foundation. The Owner of the occupied residence may waive this setback requirement; but in no case shall a WECS tower be located closer to a occupied residence then 1.10 times the WECS tower height.
 3. All WECS towers shall be set back a distance of at least 1.10 times the WECS tower height from public roads, third party transmission lines, and communication towers. The county may waive this setback requirement.
 4. All WECS towers shall be set back a distance of at least 1.10 times the WECS tower height from adjacent property lines, as measured from the center of the tower foundation. The affected adjacent property owner may waive this setback requirement.
 5. An incorporated village or municipality must approve of the location of any WECS tower to be located within 1.5 miles of the corporate limits of such incorporated village or municipality.
 6. No part of a WECS tower or foundation shall encroach on a public or private sewage disposal (septic) system.
- (i) Use of public roads.
1. An Applicant, Owner, or wind project operator proposing to use any county, township or municipal road, for the purpose of transporting and installation of WECS or substation parts and/or equipment for construction, operation, or maintenance of the WECS or substations, shall:
 - A. Identify all such public roads; and
 - B. Obtain applicable over weight and over size permits from relevant government agencies prior to such use.
 2. To the extent an Applicant, Owner, or wind project operator must obtain a over weight or over size permit from the county, or municipality, township, state, the Applicant, Owner, or operator shall enter into a road use agreement with agencies having jurisdiction of the roads to be used for the construction, operation, and maintenance of the WECS, which shall include at a minimum the following:
 - A. Conduct a preconstruction baseline survey to determine existing road conditions for assessing potential future damage;

- B. Secure financial assurance, in a reasonable amount agreed to by the relevant parties, for the purpose of repairing any damage to public roads caused by constructing, operating or maintaining the WECS; and
 - C. Provide the Director of Building and Zoning with signed copy of any agreements pertaining to the use of public roads.
- (j) Height. The permitted maximum height of a WECS shall not exceed 499 feet, except if the facility is located within one and one-half miles of the corporate limits of a municipality with a population of 25,000 or more, the height of the facility shall not exceed 200 feet.
- (k) Lighting. Lighting shall be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, all lighting shall be shielded so that no glare extends substantially beyond the boundaries of a facility.
- (l) Agricultural impact mitigation. All impacted agricultural land must be remediated pursuant to the terms of any applicable agreements between the Owner or wind project operator and any state or federal agency. Impacts may include, but are not limited to, compaction and rutting, removal or displacement of topsoil, and damaged drainage tile. Applicants, Owners and operators must take steps toward erosion and sediment control as required by the Director of Building and Zoning and provide remediation when notified to do so by the Director of Building and Zoning.
- (m) Operation.
 - 1. Interference.
 - A. The Applicant shall provide a microwave beam path analysis, telecommunications analysis and a land use planning report. To the extent that the providers in this subsection demonstrate a likelihood of interference with its communications resulting from the WECSs, the Applicant shall take measures to mitigate such anticipated interference. The Owner or wind project operator must rectify any complaint related to the above-mentioned interference
 - B. The applicant shall rectify any television and internet connection problems in the project area and return them to at least the level of service that occurred before the turbines were installed.
 - 2. Coordination with local fire department.
 - A. The Applicant, Owner or wind project operator shall submit to the local fire department a copy of the site plan. Upon request by the local fire department, the Owner or wind project operator shall

- cooperate with the local fire department to develop the fire department's emergency response plan.
- B. Nothing in this section shall alleviate the need to comply with all other applicable fire laws and regulations.
- (n) Noise levels: Noise levels from each WECS shall be in compliance with applicable state pollution control board (IPCB) regulations. The Applicant, through the use of a qualified professional, as part of the siting approval application process, shall appropriately demonstrate compliance with the noise requirements of this section.
- (o) Wildlife: A qualified professional, shall conduct an environmental study of the project area to determine the environmental impact. Decommissioning plan.
1. Prior to receiving special use permit approval under this article, the Applicant, Owner, and/or wind project operator must formulate a decommissioning plan to ensure that the WECS Project is properly decommissioned. In addition to complying with all other state and federal decommissioning laws and/or agreements with any state or federal agency, the decommissioning plan shall include:
- A. Provisions describing the triggering events for decommissioning the WECS project;
- B. Provisions for the removal of structures debris and cabling, including those below the soil surface. The Owner or wind project operator shall remove the project infrastructure, restore the leased premises to its original condition, and remove the foundation pedestal to 60 inches below grade following the project's useful life according to the decommissioning plan as submitted with this application;
- C. Provisions for the restoration of the soil and vegetation;
- D. An estimate of the decommissioning costs certified by a professional engineer;
- E. Financial assurance, secured by the Owner or wind project operator, for the purpose of adequately performing decommissioning, in an amount equal to the professional engineer's certified estimate of the decommissioning costs.
- F. A provision that the terms of the decommissioning plan shall be binding upon the Owner or wind project operator and any of his successors, assigns, or heirs.