

## LaSalle County

### CC. WIND POWER FACILITIES

Applications for special use for wind power facilities shall contain no more than 100 wind power turbine sites per

application. Only one application for special use under this section per wind power facilities' operator shall be

accepted in a one-year period from the date of approval or denial of the Special Use application by the LaSalle

County Board. All wind power facility turbines shall be in compliance with all applicable state and federal regulatory standards including the Uniform Building Code as adopted by the State of Illinois, the National Electrical

Code as adopted by the State of Illinois, FAA requirements, EPA regulations, and any other statutory or regulatory

requirements.

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Facility equipment shall conform to applicable industry standards including the American Wind Energy Association

standards for wind turbine design and related standards adopted by the American Standards Institute (ANSI).

Applications shall submit certificates from equipment manufacturers that the equipment is manufactured in compliance with industry standards.

#### 1. Description of Project.

This shall include a legal description for the planned location of the tower and/or substation, the location of property

lines of adjoining property owners (in the case of leased property, the location of property lines of property owners

adjoining the landlord's property), the number and capacity of turbines, height and diameter of turbine rotors,

turbine color, and rotor direction. All turbines shall be new equipment; no used, experimental or prototype

equipment shall be approved by the Director, County Planning and Zoning Department. All turbines to be installed

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. Mechanical brakes shall be operated in a failsafe

mode, whereby they are engaged in case of load loss on the generator. Stall regulation shall not be considered a

sufficient braking system for over-speed protection.

2. Site Plan:

The site plan shall detail the planned locations of the project area boundaries (i.e., the property lines if the site is

owned by the developer or the leased property lines if the site is leased), the turbines, roads, transformers, power

lines, communication lines, interconnection points with transmission lines, and other ancillary facilities or structures,

and must detail compliance with the following:

a) Setback Requirements.

Object Setback

Residence.....1200 feet

Property Line..... 1.25 times its height

Public Roads (from right-of-way)..... 1.50 times its height

Other Structures.....1.50 times its height

Distance shall be measured from the foundation at the base of the tower. A waiver of the setback requirement may

be granted for little used public roads. A waiver of the setback requirement may be granted for a residence or

structure of no less than 1.25 times the turbine height upon written consent of the property owner. A waiver of the

setback requirement may also be granted for the property line of an adjoining property owner upon written consent

of the property owner participating in the particular wind power facility being developed and who agrees to the

waiver.

b) Noise Standards.

Noise levels shall be regulated by the Illinois Pollution Control Agency rules and regulations and applicant shall

certify that applicant's facility is in compliance with said rules and regulations.

c) Waste Management.

Solid Waste. All solid waste, whether generated from supplies, equipment, parts, packaging, or operation of

maintenance of the facility, including old parts and equipment, shall be removed from the site immediately and

disposed of in an appropriate manner.

Hazardous Waste. All hazardous waste generated by the operation and maintenance of the facility, including but not

limited to lubricating materials, shall be removed consistent with all local, state and federal rules and regulations.

d) Signage.

Signage regulations are to be consistent with ANSI and AWEA standards. Signs warning of high voltage shall be

posted at the base of all pad mounted transformers and at substations.

e) Aesthetics.

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The following items are recommended standards to mitigate visual impact:

i. Coating and Coloring: Non-reflective, unobtrusive color. Black

blades are acceptable for mitigation of icing.

ii. Signage, including anything in the tower or nacelle, shall comply with other county ordinances pertaining to signage.

iii. Turbine Consistency: To the extent feasible, the 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.

iv. Lighting: Projects shall utilize minimal lighting. No tower lighting other than normal security lighting shall be permitted except as may be required by the FAA.

v. Intra-project Power and Communication Lines: All power lines used to collect power from individual turbines and all communication lines shall reach the property line or a substation adjacent to the property line.

f) Public Services.

Roads. Any proposed access roads that will be used for construction purposes shall be identified and approved by

the Township Road Commissioner and the County Engineer prior to the granting of the Special Use permit.

Any road damage repairs caused by the transport of the facility's equipment, the installation of same, or the removal

of same, must be completed to the satisfaction of the Township Road Commissioner and the County Engineer. The

Township Road Commissioner and County Engineer may choose to require either remediation of road repair upon

completion of the project or are authorized to collect fees for oversized load permits. Further, a corporate surety

bond, or other comparable security such as escrow fund or letter of credit, in an amount to be fixed by the Township

Road Commissioner or the County Engineer may be required by the Township Road Commissioner or the County

Engineer to insure the township or the county that future repairs are completed to the satisfaction of the unit of local

government.

g) Fire.

The following permit standards shall be followed to reduce risk of fire:

i. Adherence to applicable electrical codes and standards.

ii. Removal of fuel sources, like vegetation, from immediate vicinity of electrical gear and connections.

iii. Utilization of twistable cables on turbines.

h) Sewer and Water.

Any facility shall comply with existing septic and well regulations as required by the LaSalle County Health

Department and the State of Illinois Department of Public Health.

i) Topographic Map.

The topographic map shall include the project site and the surrounding area.

j) Engineer's Certificate.

The engineer's certificate shall be completed by a structural engineer registered in the State of Illinois and shall

certify that the tower and foundation are compatible with the appropriate for the turbine to be installed and that the

specific soils at the site can support the apparatus. All commercially installed wind turbines must utilize selfsupporting,

tubular towers. Smaller co-generators of 40 kilowatts or less, however, may use lattice construction

towers, but must meet all other standards contained in this subsection BB.

k) Certificate of Contracts.

Certificate shall detail power purchase contracts and power transmission contracts, or documentation that the power

will be utilized on-site.

l) Decommissioning Plan.

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The decommissioning plan shall ensure that the facility is properly decommissioned upon the end of the project life

or facility abandonment. Decommissioning shall include: removal of all structures and debris to a depth of four (4)

feet, restoration of the soil, and restoration of vegetation (consistent and compatible with surrounding vegetation)

within six (6) months of the end of project life or facility abandonment. The decommissioning plan shall state how

the facility will be decommissioned, the structural engineer's estimated cost of decommissioning, the financial

resources to be used to accomplish decommissioning and the provision of sufficient security, to be determined by

the Zoning Director, to ensure that the project could be decommissioned if the applicant fails to fulfill the

decommissioning plan. The decommissioning plan shall also recite an agreement between the applicant and the

county that:

i. The Applicant shall provide sufficient security, in an amount determined by the Zoning Director, in the form of cash escrow, surety bond, an irrevocable letter of credit or other comparable security.

ii. Written documentation of the security arrangement and provided, establishing upon what conditions the funds may be disbursed.

iii. The county shall have access to the security for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within (6) months of the end of project life or facility abandonment.

iv. The county is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.

v. The county is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the county's right to seek reimbursement for applicant or applicant's successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount

of the excess of the security provided and to take all steps allowed by law to enforce said lien.

The decommissioning cost shall be determined by the county, considering the engineer's estimate, and the security

may be provided, by cash escrow, surety bond or irrevocable letter of credit or other comparable security.

New structures adjacent to wind power facilities shall maintain the same setbacks from those facilities as those

facilities themselves are required to observe hereunder.

All Special Use permits issued under this subsection BB shall be conditioned on the following:

- i. Each applicant, or successor in interest, shall have applicant's facility inspected annually by qualified wind power professionals, approved by the Zoning Director, and shall submit a certificate from said professionals reciting the annual maintenance done on the facility and stating that the facility is in good working condition and not a hazard to the public. Failure to submit such annual certificate shall be grounds for revocation of the Special Use permit by the Zoning Director.
- ii. Obtaining necessary assess easements and necessary utility easements, copies of which shall be submitted to the Zoning Director.
- iii. No appurtenances shall be connected to any wind tower except in accordance with the LaSalle County Zoning Ordinance.