



**DEWITT COUNTY ZONING
Angela Sarver, Administrator**

Dewitt County Building
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"ATTACHMENT A"

CASE #A-26-2017

Text Amendment Change to Chapter 153.10

§ 153.10 FEES CHARGED FOR BUILDING PERMIT.

The fees for processing of the building permit applications for a WESF shall be collected by the Zoning Administrator who shall be accountable to the county for the fees:

- (A) Special use permit required;
- (B) A building permit fee for each special use permit issued in the amount of \$2,000 per tower constructed or erected; and
- (C) A building permit fee for conventional structures in accordance with county ordinances.
(Ord. passed 4-23-2009)

CHANGED TO:

§ 153.10 FEES CHARGED FOR BUILDING PERMIT.

- (A) A Special Use Permit is required prior to obtaining a building permit.
- (B) A building permit is required for the installment of each tower located within the unincorporated lands within the boundaries of DeWitt County. The building permit must be submitted to the DeWitt County Zoning Administrator on the approved application form.
- (C) All WECS building/construction plan shall include a certification by an Illinois Licensed Structural Engineer that the foundation and tower design of the WECS is within accepted professional standards, given local soil and climate conditions.

(D) Site plan with all of the following items to the extent that items mentioned below are identifiable by landowner of ALTA survey:

- Electrical cabling from the WECS Tower to the substation;
- Ancillary Equipment;
- Third party transmission lines;
- Wells;
- Septic Fields;
- Field tile location;
- Existing easements;
- Floodplain location and elevation, if applicable;
- Wetland location, if any

(E) Letter from the FAA stating the project is in compliance with FAA Height and lighting requirements.

(F) A building permit fee is required in the amount of \$2,000 per tower constructed or erected; and building permit fee for conventional structures in accordance with county ordinances.

(G) The owner or operator of the WECS must submit, on a yearly basis, a summary of:

- the operation and maintenance reports;
- any physical modifications to the WECS;
- complaints pertaining to setbacks, noise, appearance, safety, lighting, use of roads, shadow flicker, etc.

Text Amendment Change to Chapter 153.25 (C)

(C) Submit a site plan for the installation of WESFs showing the planned location of each WECS tower, guy lines and anchor bases (if any), primary structure(s), property lines (including identification of adjoining properties and owners), setback lines, public access roads and turnout locations, substation(s), all buried and overhead electrical cabling from the towers to the substation(s), ancillary equipment, third party transmission lines and layout of all structures within the geographical boundaries of any applicable setbacks. The site plan shall include a legal description and plat of the WESF to be prepared by a licensed surveyor. The plat of survey to be furnished shall be a certified copy in recordable form.

CHANGED TO;

- (C) Submit a site plan for the installation of WESFs showing:
- Boundaries of the project;
 - Location of each WECS tower, guy lines and anchor bases (if any);
 - All WECS structures including, but not limited to, the project substations, interconnect substation and location and voltage of any buried and overhead transmission lines;
 - Property lines (including identification of adjoining properties and owners);
 - Setback lines;
 - Public access roads and turnout locations;
 - Location of all existing structures with Principal Residential Structures identified;
 - Land use, zoning, public roads and structures indicating the required setbacks for the WECS site.

The site plan shall include a legal description and plat of the WESF to be prepared by a licensed surveyor. The plat of survey to be furnished shall be a certified copy in recordable form.

Text Amendment Change to Chapter 153.25 (G)

(G) A special use permit is required for each tower constructed or erected as part of the WESF;

CHANGED TO:

(G) A special use permit is required for towers constructed or erected as part of the WESF with a special use application fee of:

1. \$200.00 if 2.0 acres or less
2. \$250.00 if greater than 2.0 acres and no more than 10 acres.
3. \$300.00 if greater than 10 acres and more than 25 acres.
4. 26 Acres and over \$100.00 plus
\$10.00 per acre.

A single special use application may be submitted for multiple towers.
This fee calculation shall supersede any other fee calculation for special use permits.

Text Amendment Change to CHAPTER 153.27 (B)(2)

(2) Wind turbine towers shall be set back a distance of no less than three times their total height from the nearest residence, school, hospital or church unless waived in writing by the affected property owner or owners. In no event shall the setback be less than 1.1 times the total height of the wind energy conversion system.

CHANGED TO:

(2) Wind turbine towers shall be set back a distance of no less than the greater of 1,500 feet or three times their total height from the nearest participating residence, non-participating residence, school, hospital or church unless waived in writing by the affected property owner or owners. In no event shall the setback be less than 1.1 times the total height of the wind energy conversion system.

Text Amendment Change to Chapter 155.126 (C)(1)(f)

(f) Special Use application:

1. Two hundred dollars if two acres or less:
2. Two hundred fifty dollars if 2.01 acres to 10.0 acres; and
3. Three hundred dollars if 10.01 acres or more.

CHANGED TO:

(f) Special Use application:

1. \$200.00 if 2.0 acres or less
2. \$250.00 if greater than 2.0 acres and no more than 10 acres.
3. \$300.00 if greater than 10 acres and more than 25 acres.
4. 26 Acres and over \$100.00 plus
\$10.00 per acre.