

**COMMERCIAL WIND ENERGY CONVERSION SYSTEMS PROJECT
SPECIAL USE PERMIT APPLICATION REQUIREMENTS**

- A. All applications for Special Use Permit shall be made on forms provided by the Planning & Zoning Department and be accompanied by the required fee.
- B. The application for Special Use Permit shall include a site plan containing the following information and meeting the following requirements:
 - 1. The boundaries of all WECS Project parcels and participating parcels.
 - 2. The boundaries of all non-participating parcels located adjacent to the boundary of the WECS Project parcels.
 - 3. The names and addresses of the owners of all WECS Project parcels and participating parcels.
 - 4. The names and addresses of the owners of all non-participating parcels that adjoin the WECS Project and participating parcels.
 - 5. Existing zoning of each WECS Project parcel and all required setbacks on each WECS Project parcel.
 - 6. The proposed location of all components of the proposed WECS Project, including but not limited to the WECS turbine, WECS tower, access roads, control facilities, construction staging area(s), maintenance facility or facilities, and all power collection and transmission systems.
 - 7. The location and description of all structures located on WECS Project parcels, participating parcels, and any non-participating parcel located adjacent to the boundary of a WECS Project parcel and participating parcel or where said structures are located within 2,000 feet of a WECS Turbine.
 - 8. The location of all major above- and below-ground utility lines, telephone lines, and railroad rights-of-way located within and adjacent to the WECS Project, and within 1000 feet of, or three times the total height of a proposed WECS, whichever is greater.
 - 9. The location of all public roads and right-of-way located within and adjacent to the WECS Project parcels, and within 1,000 feet of, or three times the total height of a proposed WECS, whichever is greater.
 - 10. Municipal boundaries, 1.5 mile municipal extraterritorial jurisdiction radii, civil township boundaries, county boundaries, and school district boundaries.
 - 11. The location of all mapped wetlands (per USFWS National Wetlands Inventory) and Special Flood Hazard Areas (per the Ogle County Flood Insurance Rate Maps) within the WECS Project.
 - 12. Dimensional representation and sizes of the structural components of the WECS construction including the base, footings, tower, and blades.

13. Schematic of electrical systems associated with the proposed WECS Project including all existing and proposed electrical connections.
 14. WECS manufacturer's specifications (including nameplate capacity) and installation and operation instructions, or specific WECS design information (in English), including whether or not proposed equipment is new or used.
 15. The size and scale of the site plan shall be as determined by the Planning & Zoning Administrator. The scale map shall include a north arrow, the date, the scale, and reference to a section corner. The site plan shall include such additional information as the Planning & Zoning Administrator or County Engineer may require.
 16. Environmental Sound Impact Study pursuant to Section IV. Operation, Paragraph L. Sound Levels herein.
 17. Shadow Flicker Analysis: The applicant shall conduct and submit an analysis (both worst-case and real-case/expected) on potential shadow flicker occurring on or within 200 feet of dwellings, schools, daycare facilities, churches or public buildings. The analysis shall identify the locations of shadow flicker that may be caused by the project and the expected durations of the flicker at these locations from sun-rise to sun-set over the course of a year. The analysis shall identify problem areas where shadow flicker may affect the occupants of the structures and describe measures that shall be taken to eliminate or mitigate the problems.
 18. Other information as required herein and/or reasonably required by the Planning & Zoning Administrator.
- C. The following digital geographic information shall be provided to the Planning & Zoning Administrator in ESRI shapefile format, projected to the Ogle County GIS Partnership coordinate system (NAD 1983 State Plane IL West Zone):
1. WECS (point file).
 2. WECS Project parcels and participating parcels (polygon file).
 3. Non-participating parcels adjacent to the WECS Project and participating parcels (polygon file).
 4. Other digital information as reasonably required by the Planning & Zoning Administrator or County Engineer.
- D. The application for Special Use Permit shall include mailing labels printed with the name and correct mailing address for all property owners that are required to receive legal notification of the Special Use Permit application and public hearing pursuant to State law and this Ordinance.
- E. An application will not be considered as officially filed and will not be processed by the Planning & Zoning Department until the completed application and all supporting documentation is received by the Planning & Zoning Department.