

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: February 2, 2012
Time: **6:30 P.M.**
Place: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

*Note: NO ENTRANCE TO BUILDING
FROM WASHINGTON STREET PARKING
LOT AFTER 4:30 PM.
Use Northeast parking lot via Lierman Ave.,
and enter building through Northeast
door.*

*If you require special accommodations please notify the Department of Planning & Zoning at
(217) 384-3708*

EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings
6. New Public Hearings
Case 701-AT-11 Petitioner: **Zoning Administrator**

*Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.*

- Request: **Part A. Revise paragraph 6.1.4 D. 1 to require that documentation of design compliance with applicable industry standards be submitted prior to receiving a Zoning Compliance Certificate for either a WIND FARM or for any single WIND FARM TOWER.**
- Part B. Revise paragraph 6.1.4 F. as follows:**
1. Revise subparagraph 6.1.4 F.1. to require that agreements between the Applicant and the County Engineer shall not be forwarded to the County Board before the special use permit is forwarded and that all other agreements shall be executed prior to the close of the public hearing before the BOARD.
 2. Delete subparagraph 6.1.4 F. 1.u.
 3. Add new subparagraph 6.1.4 F. 3. to require at the time of decommissioning a Roadway Use and Repair Agreement with the appropriate highway authority.
- Part C. Revise paragraph 6.1.4 J. to require the Applicant to submit a copy of the Agency Action Report or the Detailed Action Report, if applicable that is submitted to the Endangered Species Program of the IDNR as well as the response from IDNR.**
- Part D. Add new subparagraph 6.1.4 E. 7. to require that a permanent soil erosion and sedimentation plan be submitted for all WIND FARM TOWER sites and access roads.**
- Part E. Revise subparagraph 6.1.4 S. 1. (c)(3) to authorize flexibility in the locations of WIND TOWERS from what is indicated on the site plan provided that the final locations comply with any required waivers or special conditions of approval.**
- Part F. Strike the requirement for “reclamation agreement” for NON-ADAPTABLE STRUCTURES and WIND FARMS and replace with a requirement of “site reclamation plan” and add certain other related requirements as follows:**
1. Section 3 revise the definition of “NON-ADAPTABLE STRUCTURE” to include a WIND TURBINE TOWER and a WIND FARM TOWER as currently defined in Section 3.
 2. Make the following revisions to paragraph 6.1.1A.:
 - a. Strike references to “reclamation agreement” and replace with “site reclamation plan”

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Case 701-AT-11 cont:

- b. Revise subparagraphs 6.1.1 A. 1. through 5 as follows:
 - (1) Require a site reclamation plan for NON-ADAPTABLE STRUCTURES
 - (2) Require the site reclamation plan to be binding upon all successors of title to the land and require reclamation work be performed and that a letter of credit be provided for financial assurance.
 - (3) Limit consideration of salvage value to be as limited by Paragraph 6.1.4P.
- c. Revise subparagraph 6.1.1 A.6 to strike “120 days” and replace with “180 days” and insert “or applicant” after “landowner”.
- d. Revise paragraph 6.1.1A. to add other related requirements
- 3. Revise paragraph 6.1.4P as follows:
 - a. Revise paragraph 6.1.4P to strike references to “reclamation agreement” and replace with “site reclamation plan.”
 - b. Delete subparagraphs 6.1.4P.3.(d), (e), and (f) and add new subparagraphs to require the following:
 - (1) At the time of decommissioning a Roadway Use and Repair Agreement.
 - (2) The depth of removal of foundation concrete below ground shall be a minimum of 54 inches and require that replacement soil shall meet specified minimum standards of soil quality; depth; compaction; and drainage.
 - c. Revise subparagraph 6.1.4 P.4. (a) to require an irrevocable letter of credit and an escrow account as financial assurance to be provided for the site reclamation plan.
 - d. Insert new subparagraph 6.1.4 P.4.(b) to require the following:
 - (1) Authorize salvage value to be deducted from decommissioning costs, subject to meeting specified standards.
 - (2) Add requirements for determining estimated net salvage value based on the average salvage price of the past five years and including any deconstruction costs.
 - (3) Add a limit of 70% for the amount of estimated salvage value that may be deducted from estimated decommissioning costs.
 - (4) Require the site reclamation plan to provide for legal transfer of the STRUCTURE to the demolisher should the reclamation work be performed.
 - (5) Limit the maximum allowable credit for the salvage value of any WIND FARM TOWER to no more than the estimated decommissioning cost of removal of the above ground portions of that WIND FARM TOWER.
 - e. Renumber existing subparagraph 6.1.4 P.4. (b)(5) to become new subparagraph 6.1.4 P.4. (d) and revise to require regular adjustment to the amount of financial assurance to ensure that it reflects current information by requiring an Illinois Professional Engineer to provide an updated report of estimates of decommissioning costs and salvage values.
 - f. Revise paragraph 6.1.4P to add other related requirements.

***Note: The description of the Request has been simplified from the legal advertisement. See the legal advertisement included with the memorandum.**

7. Staff Report

8. Other Business

- A. October, November and December 2011 Monthly Report
- B. FOIA training
- C. Review of ZBA Docket

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

*** Administrative Hearing. Cross Examination allowed.**