

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

To: **Environment and Land Use Committee**

From: **Susan Burgstrom**, Senior Planner
John Hall, Director & Zoning Administrator

Date: **June 29, 2018**

RE: **Zoning Ordinance Text Amendment Case 895-AT-18**

Request: **Amend the Champaign County Zoning Ordinance to add “Solar Farm” as a new principal use under the category “Industrial Uses: Electric Power Generating Facilities” and indicate that Solar Farm may be authorized by a County Board Special Use Permit in the AG-1 Zoning District and the AG-2 Zoning District; add requirements and fees for “Solar Farm”; add any required definitions; and make certain other revisions are made to the Ordinance as detailed in the full legal description in Attachment A.**

Petitioner: **Zoning Administrator**

STATUS

At the June 28, 2018, public hearing, the Zoning Board of Appeals voted 4 to 2 (with one member absent) to RECOMMEND ENACTMENT of this amendment. Attachment B is the Summary Finding of Fact approved by the ZBA.

The Champaign County Environment and Land Use Committee discussed this proposed amendment at the January 4, 2018 meeting and approved opening a ZBA public hearing for the amendment at the February 8, 2018 meeting. The amendment recommended by the ZBA differs from the current draft presented to ELUC. All revisions proposed since the February 8, 2018 ELUC meeting are shown in Attachment C: Proposed Amendment. A comparison table of the February 8, 2018 ELUC version and the ZBA recommended June 28, 2018 version can be found in Attachment D.

Standard protocol is for the Committee to make a preliminary recommendation on a proposed text amendment at the first Committee meeting following a ZBA recommendation, and then make a final recommendation to the County Board at the next regularly scheduled Committee meeting (August 9, 2018, in this instance). The one month delay in a final recommendation is intended to give municipalities and townships with plan commissions one month in which to provide comments or protests.

ATTACHMENTS

- A Legal advertisement
- B Summary Finding of Fact for Case 895-AT-18 as approved by ZBA on June 28, 2018
- C Proposed Amendment as approved by ZBA on June 28, 2018
- D Comparison table of ZBA recommendations to previous ELUC version dated June 29, 2018

LEGAL PUBLICATION: WEDNESDAY, FEBRUARY 14, 2018

CASE: 895-AT-18

**NOTICE OF PUBLIC HEARING REGARDING A PROPOSED AMENDMENT TO THE
CHAMPAIGN COUNTY ZONING ORDINANCE.**

CASE: 895-AT-18

The Champaign County Zoning Administrator, 1776 East Washington Street, Urbana, has filed a petition to change the text of the Champaign County Zoning Ordinance. The petition is on file in the office of the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, IL.

A public hearing will be held **Thursday, March 1, 2018, at 6:30 p.m.** prevailing time in the Lyle Shields Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL, at which time and place the Champaign County Zoning Board of Appeals will consider a petition to:

Amend the Champaign County Zoning Ordinance as follows:

Part A. Amend Section 3 by adding definitions including but not limited to “NOXIOUS WEEDS” and “SOLAR FARM”.

Part B. Add paragraph 4.2.1 C.5. to indicate that SOLAR FARM may be authorized by County Board SPECIAL USE permit as a second PRINCIPAL USE on a LOT in the AG-1 DISTRICT or the AG-2 DISTRICT.

Part C. Amend Section 4.3.1 to exempt SOLAR FARM from the height regulations except as height regulations are required as a standard condition in new Section 6.1.5.

Part D. Amend subsection 4.3.4 A. to exempt WIND FARM LOT and SOLAR FARM LOT from the minimum LOT requirements of Section 5.3 and paragraph 4.3.4 B. except as minimum LOT requirements are required as a standard condition in Section 6.1.4 and new Section 6.1.5.

Part E. Amend subsection 4.3.4 H.4. to exempt SOLAR FARM from the Pipeline Impact Radius regulations except as Pipeline Impact Radius regulations are required as a standard condition in new Section 6.1.5.

Part F. Amend Section 5.2 by adding “SOLAR FARM” as a new PRINCIPAL USE under the category “Industrial Uses: Electric Power Generating Facilities” and indicate that SOLAR FARM may be authorized by a County Board SPECIAL USE Permit in the AG-1 Zoning DISTRICT and the AG-2 Zoning DISTRICT and add new footnote 15. to exempt a SOLAR FARM LOT from the minimum LOT requirements of Section 5.3 and paragraph 4.3.4 B. except as minimum LOT requirements are required as a standard condition in new Section 6.1.5.

Part G. Add new paragraph 5.4.3 F. that prohibits the Rural Residential OVERLAY DISTRICT from being established inside a SOLAR FARM County Board SPECIAL USE Permit.

Part H. Amend Subsection 6.1.1 A. as follows:

1. Add SOLAR FARM as a NON-ADAPTABLE STRUCTURE and add references to the new Section 6.1.5 where there are existing references to existing Section 6.1.4.
2. Revise subparagraph 6.1.1 A.11.c. by deleting reference to Section 6.1.1A. and add reference to Section 6.1.1A.2.

Part I. Add new subsection 6.1.5 SOLAR FARM County Board SPECIAL USE Permit with new standard conditions for SOLAR FARM.

Part J. Add new subsection 9.3.1 J. to add application fees for a SOLAR FARM zoning use permit.

Part K. Add new subparagraph 9.3.3 B.8. to add application fees for a SOLAR FARM County Board SPECIAL USE permit.

All persons interested are invited to attend said hearing and be heard. The hearing may be continued and reconvened at a later time.

Catherine Capel, Chair
Champaign County Zoning Board of Appeals

TO BE PUBLISHED: WEDNESDAY, FEBRUARY 14, 2018 ONLY

Send bill and one copy to: Champaign County Planning and Zoning Dept.
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802
Phone: 384-3708

Case 895-AT-18

Summary Finding of Fact

APPROVED BY ZBA ON JUNE 28, 2018

SUMMARY FINDING OF FACT

1. The proposed Zoning Ordinance text amendment ***IS NECESSARY TO ACHIEVE*** the Land Resource Management Plan because:
 - A. The proposed Zoning Ordinance text amendment ***IS NECESSARY TO ACHIEVE*** LRMP Goal 9 Energy Conservation as follows (see item 14. in the Finding of Fact) because LRMP Objective 9.5 that states Champaign County will encourage the development and use of renewable energy sources where appropriate and compatible with existing land uses. The proposed amendment encourages the development of solar farms in the following ways:
 - (1) The amendment adds requirements for “photovoltaic solar farms” (PV SOLAR FARM) with the intention that establishing clear and reasonable requirements will encourage developers to build PV SOLAR FARMS in Champaign County.
 - (2) The amendment is limited to “photovoltaic solar farms” (PV SOLAR FARM) because the regulations are intended only to be applicable to solar farms that employ photovoltaic solar arrays and no other type of technology.
 - (3) The amendment is based on the Future Energy Jobs Act (Public Act 99-0906) and in addition to “PV SOLAR FARM,” the amendment also provides for “COMMUNITY PV SOLAR FARM,” which is a solar farm that the Future Energy Jobs Act limits to no more than 2 megawatts of name plate capacity or a total of 4 megawatts under co-location. Where feasible, the amendment establishes lower standards for COMMUNITY PV SOLAR FARM, but that is only applicable to the Roadway Upgrade and Maintenance Agreement requirements in Section 6.1.5 G. and the noise requirements in Section 6.1.5 I.
 - (4) The amendment is not relevant to and/or will not impede the other Objectives under Goal 9.
 - B. The proposed Zoning Ordinance text amendment will ***HELP ACHIEVE*** LRMP Goals 2, 3, 4, 6, 7, 8, and 9 as follows:
 - (1) The proposed Zoning Ordinance text amendment will ***HELP ACHIEVE*** LRMP Goal 2 Governmental Coordination as follows:
 - a. The amendment will ***HELP ACHIEVE*** Objective 2.1 and policy 2.1.2 because the amendment ensures that solar farm locations within one-and-one-half miles of any zoned municipality will be coordinated with that municipality as follows (see item 7. in the Finding of Fact):
 - (a) The amendment prevents the encroachment of PV SOLAR FARM development into the most developable portions of the one-and-one-half-mile area around a zoned municipality, including the Contiguous Urban Growth Area identified in the LRMP and land within one-half mile of any municipality, while still allowing the possibility of PV SOLAR FARM development in the rest of the one-and-one-half mile area around a municipality.
 - (b) The proposed amendment requires that a municipality that is located less than one-and-one-half-miles from any proposed PV SOLAR FARM must be made aware of the proposed PV SOLAR FARM

Case 895-AT-18

Summary Finding of Fact

APPROVED BY ZBA ON JUNE 28, 2018

prior to the public hearing at the County Zoning Board of Appeals, and must be made aware of the meeting dates for consideration of the PV SOLAR FARM SPECIAL USE Permit at both the Environment and Land Use Committee and at the County Board.

- (c) Numerous public comments about governmental coordination were received during the public hearing. All emails are listed as Documents of Record and all testimony is summarized in the Finding of Fact (particularly item 7.A.(2)a.) and is in greater detail in the approved Minutes.
- (2) The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goal 3 Prosperity as follows:
- a. The amendment will **HELP ACHIEVE** Objective 3.1 because facilitating solar farm development will potentially:
 - (a) Enable the County to attract significant new private development, which may provide local construction jobs and material sales;
 - (b) Provide access to Federal income tax credits for local citizens who choose to participate in COMMUNITY PV SOLAR FARMS;
 - (c) Enable the County to secure recurring benefits from increased income from land rents, subscriber utility bill credits and increased property taxes;
 - (d) Enable the County and its various taxing bodies to maintain competitive property tax rates and/or levels of public services and infrastructure; and
 - (e) Allow the County to recapture some of the higher utility rates being paid by local utility customers that would otherwise go to projects in other counties.
- (3) The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goal 4 Agriculture as follows:
- a. The amendment will **HELP ACHIEVE** Objective 4.3 and policies 4.3.1, 4.3.2, 4.3.3, 4.3.4, and 4.3.5 PV because PV SOLAR FARM development in Champaign County is likely to be on best prime farmland and the amendment will ensure that any PV SOLAR FARM on best prime farmland is at a location that is well-suited overall for the development of the PV SOLAR FARM as follows (see items 9.C.(1)-(5) in the Finding of Fact):
 - (a) Section 6.1.5 D. requires minimum separations from existing uses and structures.
 - (b) Section 6.1.5 F. details requirements to mitigate damage to farmland including new requirements to protect drainage district tile and a requirement to minimize disturbance of best prime farmland, including a requirement to establish a vegetative ground cover on

Case 895-AT-18

Summary Finding of Fact

APPROVED BY ZBA ON JUNE 28, 2018

- best prime farmland that shall serve a secondary habitat purpose as much as possible.
- (c) Section 6.1.5 G. requires a Roadway Upgrade and Maintenance Agreement with the relevant highway authority.
 - (d) Section 6.1.5 H. requires coordination with the local Fire Protection District.
 - (e) Sections 6.1.5 J., K., and M. require endangered species consultation with the State of Illinois; historic and archaeological resources review with the State of Illinois; and mitigation of the impacts to wildlife.
 - (f) Section 6.1.5 Q. requires a Decommissioning Plan and Site Reclamation Plan to ensure that if the PV SOLAR FARM ever stops being a solar farm, the land will be reclaimed for agriculture.
 - (g) Section 6.1.5 R. requires an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
 - (h) The amendment requires any PV SOLAR FARM to be approved as a SPECIAL USE Permit by the County Board, which will allow for site specific approval of any PV SOLAR FARM.
- b. The amendment will **HELP ACHIEVE** Objective 4.2 and policies 4.2.1, 4.2.2, 4.2.3, and 4.2.4, because the amendment will ensure that PV SOLAR FARM development in Champaign County will not interfere with agricultural operations as follows (see items 9.B.(1)-(2) in the Finding of Fact):
- (a) Section 6.1.5 B.(4) will include a standard condition regarding the Right to Farm Resolution 3425 to ensure compliance with policy 4.2.3.
 - (b) Section 6.1.5 D. requires perimeter fencing to be at least 10 feet off the property line to reduce the chance for interference with agricultural operations.
 - (c) Section 6.1.5 F. details requirements to mitigate damage to farmland, including new requirements to protect drainage district tile.
 - (d) Section 6.1.5 G. requires a Roadway Upgrade and Maintenance Agreement with the relevant highway authority.
 - (e) Section 6.1.5 Q. requires an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.

Case 895-AT-18

Summary Finding of Fact

APPROVED BY ZBA ON JUNE 28, 2018

-
- (f) The amendment requires any PV SOLAR FARM to be approved as a SPECIAL USE Permit by the County Board, which will allow for site specific approval of any PV SOLAR FARM.
- c. The amendment will **HELP ACHIEVE** Objective 4.1 and policies 4.1.1 and 4.1.6 by minimizing the fragmentation of the County's agricultural land base and conserving farmland, including more stringent development standards on best prime farmland as follows (see items 9.A.(1) and (2) in the Finding of Fact):
- (a) The payment that a landowner receives for leasing land to the PV SOLAR FARM exceeds the value of the crop that could otherwise be produced and the lease for a PV SOLAR FARM will keep the land from being divided.
- (b) The amendment ensures that any PV SOLAR FARM on best prime farmland is at a location that is well-suited overall for the development of the PV SOLAR FARM (see Objective 4.3) and that PV SOLAR FARM development in Champaign County will not interfere with agricultural operations (see Objective 4.2)
- (c) Section 6.1.5 F. details requirements to mitigate damage to farmland, including a requirement to protect drainage district tile and a requirement to minimize disturbance of best prime farmland, including a requirement to establish a vegetative ground cover on best prime farmland that shall serve a secondary habitat purpose as much as possible.
- (d) Section 6.1.5 Q. requires a Decommissioning Plan and Site Reclamation Plan to ensure that if the PV SOLAR FARM ever stops being a solar farm, the land will be reclaimed for agriculture.
- (e) Note that Policy 4.1.6 contains no limit on the use of best prime farmland for discretionary non-residential development.
- (f) The amendment requires any PV SOLAR FARM to be approved as a SPECIAL USE Permit by the County Board which will allow for site specific approval of any PV SOLAR FARM.
- (g) Numerous public comments regarding the use of best prime farmland for development of solar farms were received from diverse viewpoints during the public hearing. All emails are listed as Documents of Record and all testimony is summarized in the Finding of Fact and is in greater detail in the approved Minutes.
- d. The amendment is not relevant and/or will not impede the other Objectives under Goal 4.

Case 895-AT-18

Summary Finding of Fact

APPROVED BY ZBA ON JUNE 28, 2018

-
- (4) The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goal 6 Public Health and Safety as follows (see item 11. in the Finding of Fact):
- a. The amendment will **HELP ACHIEVE** Objective 6.1 and policy 6.1.3 by preventing any nuisance created by light and glare, because Section 6.1.5 N. requires the design and construction of a PV SOLAR FARM to minimize glare and provides that ELUC may require the PV SOLAR FARM owner or operator to take reasonable steps to mitigate any excessive glare.
 - b. The amendment is not relevant and/or will not impede the other Objectives under Goal 6.
- (5) The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goal 7 Transportation as follows (see item 12. in the Finding of Fact):
- a. The amendment will **HELP ACHIEVE** Objective 7.1 and policy 7.1.1 by requiring traffic impact analysis in significant discretionary approvals, because Section 6.1.5 G. requires a Roadway Upgrade and Maintenance Agreement with the relevant highway authority, including a Transportation Impact Analysis.
 - b. The amendment is not relevant and/or will not impede the other Objective under Goal 7.
- (6) The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goal 8 Natural Resources as follows (see item 13. in the Finding of Fact):
- a. The amendment will **HELP ACHIEVE** Objective 8.2 by striving to conserve the County's soil resources to provide the greatest benefit to current and future generations, because Section 6.1.5 Q. requires the applicant to submit a Decommissioning Plan, which includes protections for soil resources and ensures that the land will be returned to its original condition.
 - b. The amendment will **HELP ACHIEVE** Objective 8.8 by potentially reducing annual air pollution emissions.
 - c. A SOLAR FARM is not an authorized use within the CR District, and Section 6.1.5 B.(2)b. does not allow a SOLAR FARM to be located within one-half mile of the CR District.
 - d. The amendment is not relevant to and/or will not impede the other Objectives under Goal 8.
- (7) The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goal 9 Natural Resources because of the following:
- a. The amendment will **HELP ACHIEVE** Objective 9.1 by reducing greenhouse gases.
2. The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance as follows (see item 16. in the Finding of Fact):

Case 895-AT-18

Summary Finding of Fact

APPROVED BY ZBA ON JUNE 28, 2018

- A. The proposed amendment will **HELP** to conserve the value of land, buildings, and structures throughout the County as follows (see items 16.B.(1) - (13) in the Finding of Fact):
- (1) The ZBA reviewed two property value impact studies and found no direct evidence indicating that solar farms have a negative effect on property values (see item 16.B.(2) in the Finding of Fact).
 - (2) There will be positive effects on Equalized Assessed Valuation that will benefit taxing districts (see item 16.B.(3) in the Finding of Fact).
 - (3) Sections 6.1.5 D.(3)a. and b. require minimum separations between a PV SOLAR FARM and adjacent properties and land uses that will help provide greater compatibility between the solar farm and adjacent properties and uses.
 - (4) Section 6.1.5 M.(2)a.(a) requires a vegetative visual screen around the perimeter of the PV SOLAR FARM that is visible to and located within 1,000 feet of any dwelling.
 - (5) Section 6.1.5 Q. requires a Decommissioning Plan and Site Reclamation Plan to ensure that if the PV SOLAR FARM ever stops being a solar farm, the land will be reclaimed for agriculture (see item 16.B.(4) in the Finding of Fact). Regarding decommissioning:
 - a. A Decommissioning Plan and Site Reclamation Plan are essential to prevent a non-functional PV SOLAR FARM from becoming a blight on the community.
 - b. The decommissioning requirements recommended by the ZBA are much improved from the Zoning Ordinance decommissioning requirements for wind farms and can be summarized as follows:
 - (a) Total financial assurance is required in the amount of 125% of the decommissioning costs (after deduction of any salvage value) but not less than \$1,000 per acre. See paragraph 6.1.5 Q.(4)a. of the amendment.
 - (b) If the SOLAR PV modules have a 10-year unlimited and 25-year limited warranty then the financial assurance may be provided in a phased manner similar to the Illinois Department of Agriculture's Agriculture Impact Mitigation Agreement as follows:
 - i. In years 1-5 the financial assurance must cover 12.5% of the decommissioning costs (see paragraph 6.1.5 Q.(4)a.(a) of the amendment); and
 - ii. On or before the sixth anniversary of the Commercial Operation Date the financial assurance shall cover 62.5% of the decommissioning costs (see paragraph 6.1.5 Q.(4)a.(b) of the amendment); and
 - iii. On or before the eleventh anniversary of the Commercial Operation Date the financial assurance shall cover 125% of

Case 895-AT-18

Summary Finding of Fact

APPROVED BY ZBA ON JUNE 28, 2018

the decommissioning costs (see paragraph 6.1.5 Q.(4)a.(c) of the amendment).

- (c) If the SOLAR PV modules have a 10-year unlimited and 25-year limited warranty then the conversion from letter of credit to escrow account shall be made in years 21 through 25. See paragraph 6.1.5Q.(4)e. of the amendment.
 - (d) The Zoning Board of Appeals understands that the County Board may decide based on the evidence, to not require an escrow account, in which case the Zoning Board of Appeals sees no need for this amendment case to be remanded.
- (6) Numerous public comments regarding this purpose were received from diverse viewpoints during the public hearing. All emails are listed as Documents of Record and all testimony is summarized in the Finding of Fact and is in greater detail in the approved Minutes.
- B. The proposed amendment will **HELP** to promote the public health, safety, comfort, morals, and general welfare as follows (see items 16.E.(1) - (9) in the Finding of Fact):
- (1) Section 6.1.5 M.(1)a. requires a 7 feet tall perimeter fence to prevent trespass and to ensure public safety from high voltages.
 - (2) In regards to the noise impacts of a PV SOLAR FARM:
 - a. The ZBA reviewed one noise study of a PV SOLAR FARM that was published by the Massachusetts Clean Energy Center in 2012. Among other findings, the study concluded that “any sound from the PV array and equipment was inaudible and sound levels are at background levels at distances of 50 to 150 feet from the boundary.”
 - b. Regarding separations that help mitigate noise impacts:
 - (a) Sections 6.1.5 D.(3)a. and b. require a minimum separation distance of 240 feet between adjacent properties 10 acres or less in area and the fence of a PV SOLAR FARM, and a minimum separation distance of 255 between any existing dwelling on a lot that is more than 10 acres in area and the fence of a PV SOLAR FARM, when the SOLAR FARM borders that adjacent property on no more than two sides. Properties and uses that are bordered on more than two sides by a PV SOLAR FARM will be provided a greater separation as deemed necessary by the ZBA.
 - (b) Section 6.1.5 D.(6) requires electrical inverters in a PV SOLAR FARM to be 275 feet from the fence. Electrical inverters are the primary source of noise in a solar farm.
 - (c) Based on the above separations, the total separation distance between a PV SOLAR FARM electrical inverter and an adjacent property and/or use that is bordered on no more than two sides by

Case 895-AT-18

Summary Finding of Fact

APPROVED BY ZBA ON JUNE 28, 2018

8

the SOLAR FARM should ensure that noise levels are well below the Illinois Pollution Control Board maximum allowed sound levels (see item 16.E.(9)d. in the Finding of Fact).

- c. Section 6.1.5 I requires noise from a PV SOLAR FARM to be in compliance with the applicable Illinois Pollution Control Board noise regulations and compliance must be demonstrated via a computerized noise analysis for any larger PV SOLAR FARM and the ZBA may require the same analysis for any COMMUNITY PV SOLAR FARM.
 - d. Testimony was received that encouraged the County to adopt noise regulations that are more strict than the Illinois Pollution Control Board noise regulations (see items 16.E.(1)a., (2)c., and (5)c. in the Finding of Fact), but the IPCB regulations are still used in the amendment as a minimum requirement because they also provide the methodology to measure noise that no other requirements have been found to provide. Increased separations were used in addition to the IPCB regulations to ensure a more desirable noise level for PV SOLAR FARM neighbors.
 - e. Numerous public comments regarding noise were received from diverse viewpoints during the public hearing. All emails are listed as Documents of Record and all testimony is summarized in the Finding of Fact and is in greater detail in the approved Minutes.
- (3) Section 6.1.5 M.(1)c. requires that noxious weeds be controlled in the PV SOLAR FARM consistent with the Illinois Noxious Weed Law, and that the control of noxious weeds be explained in the application.
 - (4) Section 6.1.5 M.(2)a.(a) requires a vegetative visual screen around those parts of the perimeter of the PV SOLAR FARM that are visible to and located within 1,000 feet of any dwelling.
 - (5) Section 6.1.5 N. requires the design and construction of a PV SOLAR FARM to minimize glare and provides that ELUC may require the PV SOLAR FARM owner or operator to take reasonable steps to mitigate any excessive glare.
 - (6) Section 6.1.5 O. requires that a PV SOLAR FARM have liability insurance.
 - (7) Numerous public comments regarding this purpose were received from diverse viewpoints during the public hearing. All emails are listed as Documents of Record and all testimony is in the approved Minutes.
- C. The proposed amendment is consistent with all other Zoning Ordinance purposes.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated
June 28, 2018

1. Add the following to Section 3.0 Definitions (somewhat similar to the definition of WIND FARM):

NOXIOUS WEEDS: any of several plants designated pursuant to the Illinois Noxious Weed Law (505 ILCS 100/1 et seq.) and that are identified in 8 Illinois Administrative Code 220.

PHOTOVOLTAIC (PV): A type of solar energy system that produces electricity by the use of photovoltaic cells that generate electricity when struck by light.

PV SOLAR FARM: A unified development intended to convert sunlight into electricity ~~whether~~ by photovoltaic (PV) devices, ~~concentrating solar thermal devices (CST), or other conversion technology using other types of solar devices,~~ for the primary purpose of wholesale sales of generated electricity. A PV SOLAR FARM is under a common ownership and operating control even though parts of the PV SOLAR FARM may be located on land leased from different owners. A PV SOLAR FARM includes all necessary components including access driveways, solar devices, electrical inverter(s), electrical transformer(s), cabling, a common switching station, maintenance and management facilities, and waterwells. PV SOLAR FARM should be understood to include COMMUNITY PV SOLAR FARM unless specified otherwise in the relevant section or paragraph.

PV SOLAR FARM, COMMUNITY: A PV SOLAR FARM of not more than 2,000 kilowatt nameplate capacity that meets the requirements of ~~Public Act 99-0906-20~~ ILCS 3855/1-10 for a “community renewable generation project” and provided that two COMMUNITY PV SOLAR FARMS may be co-located on the same or contiguous parcels as either a) two 2-MW projects on one parcel, or b) one 2-MW project on each of two contiguous parcels, as authorized by the Illinois Commerce Commission in Final Order 17-0838 on April 3, 2018.

2. Add new subparagraph 4.2.1 C.4. as follows:

4. A PV SOLAR FARM may be authorized as a County Board SPECIAL USE permit in the AG-1, Agriculture Zoning District or the AG-2 Agriculture Zoning District as a second PRINCIPAL USE on a LOT with another PRINCIPAL USE.

3. Add new subparagraph 4.3.4 H.4.i. as follows (similar to existing 4.3.4 H.4.h. for wind farms):

- i. PV SOLAR FARM except as PIPELINE IMPACT RADIUS regulations are required in Subsection 6.1.5.

4. Amend Section 5.2 as follows (similar to existing WIND FARM designation):

Add “PV SOLAR FARM” as a COUNTY BOARD Special Use Permit in the AG-1 District and AG-2 District by a “B”.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

5. Add the following as footnote 15 under the Special Provisions for the AG-1 District in Section 5.3 (similar to existing footnote 14 for LOTS in a WIND FARM):

15. LOTS in a PV SOLAR FARM County Board SPECIAL USE Permit and intended for PV SOLAR FARM, related substations, and PV SOLAR FARM maintenance and management facilities are exempt from the requirements of Section 5.3 except as such regulations are required by Subsection 6.1.5.

6. Add new paragraph 5.4.3 F. as follows:

- F. The Rural Residential Overlay Zoning District is prohibited from being established within a PV SOLAR FARM County Board SPECIAL USE Permit.

7. Amend Section 6.1.1 to read as follows:

- A. Decommissioning and Site Reclamation Plan for NON-ADAPTABLE STRUCTURES
1. In the course of BOARD review of a SPECIAL USE request, the BOARD may find that a proposed STRUCTURE is a NON-ADAPTABLE STRUCTURE. Any WIND FARM and any PV SOLAR FARM shall be a NON-ADAPTABLE STRUCTURE. The Applicant for the SPECIAL USE request for a NON-ADAPTABLE STRUCTURE shall submit a decommissioning and site reclamation plan to the BOARD for the subject site.
 2. The decommissioning and site reclamation plan shall be binding upon all successors of title, lessees, and solar operators to the land to any operator and/or owner of a NON-ADAPTABLE STRUCTURE, and to all parties to the decommissioning and site reclamation plan. Prior to the issuance of a SPECIAL USE Permit for such NON-ADAPTABLE STRUCTURES, the landowner or applicant shall also record a covenant incorporating the provisions of the decommissioning and site reclamation plan on the deed subject to the LOT, requiring that the reclamation work be performed and that a letter of credit be provided for financial assurance.
 3. Separate cost estimates for Section 6.1.1 A.4.a., 6.1.1 A.4.b., and 6.1.1 A.4.c. shall be provided by an Illinois Licensed Professional Engineer.
 - a. Cost estimates provided shall be subject to approval of the BOARD.
 - b. Except as provided in Section 6.1.4 P. and Section 6.1.5 Q., the salvage value of the components of the NON-ADAPTABLE STRUCTURE shall not be credited to the cost estimates.
 4. The decommissioning and site reclamation plan shall provide for:
 - a. removal of above-ground portion of any STRUCTURE on the subject site; site grading; and, interim soil erosion control;

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated
June 28, 2018

- b. below-ground restoration, including final grading and surface treatment;
 - c. any environmental remediation required by State or Federal law;
 - d. provision and maintenance of a letter of credit, as set forth in Section 6.1.1 A.5.
5. No Zoning Use Permit for such SPECIAL USE will be issued until the applicant provides the COUNTY with an irrevocable letter of credit to be drawn upon a federally insured financial institution within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.
- a. ~~Unless specified elsewhere in this Ordinance, the~~ irrevocable letter of credit shall be in the amount of one hundred fifty percent (150%) of an independent engineer's cost estimate to complete the work described in Section 6.1.1 A.4.a., Section 6.1.1 A.4.b., and Section 6.1.1 A.4.c.; ~~except~~
 - b. ~~The provisions of this subparagraph notwithstanding, a different amount may be required as a standard-special condition, in Section 6.1.4 P. and Section 6.1.5 Q.~~
 - c. ~~This~~~~The~~ letter of credit, or a successor letter of credit pursuant to Section 6.1.1 A.6. or 6.1.1 A. ~~1412.~~, shall remain in effect and shall be made available to the COUNTY for a term specified as a standard condition elsewhere in this ordinance, ~~for an indefinite term,~~ or for a different term that may be required as a standard-special condition. ~~in paragraph 6.1.4 P and 6.1.5 Q.~~
6. One hundred eighty (180) days prior to the expiration date of an irrevocable letter of credit submitted pursuant to this Section, the Zoning Administrator shall notify the landowner or applicant in writing and request information about the landowner or applicant's intent to renew the letter of credit, or remove the NON-ADAPTABLE STRUCTURE. The landowner or applicant shall have thirty (30) days to respond in writing to this request. If the landowner or applicant's intention is to remove the NON-ADAPTABLE STRUCTURE, the landowner or applicant will have a total of ninety (90) days from the date of response to remove it in accordance with Section 6.1.1 A.4.a. At the end of ninety (90) days, the Zoning Administrator shall have a period of sixty (60) days to either:
- a. confirm that the bank has renewed the letter of credit; or
 - b. inspect the subject property for compliance with Section 6.1.1 A.4.a.;

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

-
- c. draw on the letter of credit and commence the bid process to have a contractor remove the NON-ADAPTABLE STRUCTURE pursuant to Section 6.1.1 A.4.a.
7. The Zoning Administrator may find a NON-ADAPTABLE STRUCTURE abandoned in place. Factors to be considered in making this finding include, but are not limited to:
- a. the nature and frequency of use as set forth in the application for SPECIAL USE;
 - b. the current nature and frequency of use;
 - c. whether the NON-ADAPTABLE STRUCTURE has become a public nuisance, or otherwise poses a risk of harm to public health or safety;
 - d. whether the NON-ADAPTABLE STRUCTURE has been maintained in a manner which allows it to be used for its intended purpose, with no greater effects on surrounding properties and the public as a whole than was originally intended.
 - e. A court of law, an arbitrator, mediator, or any state or Federal agency charged with enforcing State or Federal law has made a finding that either said NON-ADAPTABLE STRUCTURE or the structures supporting said NON-ADAPTABLE STRUCTURE and/or any related site grading and soil erosion controls or lack of same, constitutes a public nuisance or otherwise violates State or Federal law, or any State or Federal agency charged with enforcing State or Federal law has made a final determination either imposing an administrative sanction on any person associated with the NON-ADAPTABLE STRUCTURE relating to its use or denying the NON-ADAPTABLE STRUCTURE a permit necessary for its lawful operation.
8. Once the Zoning Administrator has made a finding that a NON-ADAPTABLE STRUCTURE is abandoned in place, the Zoning Administrator shall issue ~~noted notice~~ to the land owner at the owner's last known address, lessees, any operator and/or owner of a NON-ADAPTABLE STRUCTURE, and to all parties to the decommissioning and site reclamation plan, that the COUNTY will draw on the performance guarantee within thirty (30) days unless the owner appeals the Zoning Administrator's finding, pursuant to Section 9.1.8 or enters into a written agreement with the COUNTY to remove such NON-ADAPTABLE STRUCTURE in accordance with Section 6.1.1 A.4. within ninety (90) days and removes the NON-ADAPTABLE STRUCTURE accordingly.
9. The Zoning Administrator may draw on the funds to have said NON-ADAPTABLE STRUCTURE removed as per Section 6.1.1 A.4. of the

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated
June 28, 2018

decommissioning and site reclamation plan agreement when any of the following occur:

- a. no response is received from the land owner within thirty (30) days from initial notification by the Zoning Administrator;
 - b. the land owner does not enter, or breaches any term of a written agreement with the COUNTY to remove said NON-ADAPTABLE structure as provided in Section 6.1.1 A.8.;
 - c. any breach or performance failure of any provision of the decommissioning and site reclamation plan agreement;
 - d. the owner of record has filed a bankruptcy petition, or compromised the COUNTY's interest in the letter of credit in any way ~~to~~ specifically allowed by the decommissioning and site reclamation plan agreement;
 - e. a court of law has made a finding that a NON-ADAPTABLE STRUCTURE constitutes a public nuisance;
 - f. the owner of record has failed to replace an expiring letter of credit within the deadlines set forth in Section 6.1.1 A.6.; or
 - g. any other conditions to which the COUNTY and the land owner mutually agree, as set forth in the decommissioning and site reclamation plan agreement.
10. Once the letter of credit has been drawn upon, and the site has been restored to its original condition, as certified by the Zoning Administrator, the covenant entered into pursuant to Section 6.1.1. A.2. shall expire, and the COUNTY shall act to remove said covenant from the record of the property at the Recorder of Deeds within forty-five (45) days.
11. The proceeds of the letter of credit may only be used by the COUNTY to:
- a. remove the NON-ADAPTABLE STRUCTURE and return the site to its condition prior to the placement of the NON-ADAPTABLE STRUCTURE, in accordance with the most recent decommissioning and site reclamation plan agreement submitted and accepted in relation to the NON-ADAPTABLE STRUCTURE;
 - b. pay all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation work, which shall include, but not be limited to, attorney's fees; construction management and other professional service fees; and the costs of preparing request for proposal and bidding documents

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

required to comply with state law or Champaign County purchasing policies; and

- c. remove any covenants placed on the title in conjunction with Section 6.1.1. A.2.

The balance of any proceeds remaining after the site has been reclaimed shall be returned to the issuer of the letter of credit.

12. No dispute as to the necessity or reasonableness of any costs of performing the site reclamation work identified in Section 6.1.1 A.11. shall impair the ability of Champaign County to draw on the Financial Assurance.

13. In accordance with the provisions of the Illinois Mechanic's Lien Act, 770 ILCS 60/1 and 60/7, the Applicant or successors in interest agree that any contractor retained by Champaign County to perform the decommissioning and site reclamation work in Section 6.1.1 A.11. shall have a lien upon the Project to the full extent of all costs of performing the decommissioning and site reclamation work identified in Section 6.1.1 A.11., and that such lien shall be superior to any claim or lien of any other creditor, incumbrancer or purchaser.

~~1214.~~ Upon transfer of any property subject to a letter of credit pursuant to this Section, the new owner or applicant of record shall submit a new irrevocable letter of credit of same or greater value to the Zoning Administrator, prior to legal transfer of title, and shall submit a new decommissioning and site reclamation plan, pursuant to Section 6.1.1 A.4.a., and, for WIND FARMS, Section 6.1.4 P., and for PV SOLAR FARMS, 6.1.5 Q. Once the new owner or applicant of record has done so, the letter of credit posted by the previous owner or applicant shall be released, and the previous owner shall be released from any further obligations under the decommissioning and site reclamation plan.

~~1315.~~ The Applicant shall provide evidence of any new, additional, or substitute financial assurance to the Zoning Administrator throughout the operating lifetime of the NON-ADAPTABLE STRUCTURE.

~~1416.~~ Should the decommissioning and site reclamation plan, or any part of it, be deemed invalid by a court of competent jurisdiction, the associated SPECIAL USE permit shall be deemed void.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

8. Add new subsection 6.1.5 as follows (NOTE: the following new subsection is based on the existing subsection 6.1.4 for "WIND FARM"):**6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM County Board SPECIAL USE permit**

A PHOTOVOLTAIC (PV) SOLAR FARM County Board SPECIAL USE permit may only be authorized in the AG-1 Zoning District or the AG-2 Agriculture Zoning District subject to the following standard conditions.

A. In what follows, PV SOLAR FARM should be understood to include COMMUNITY PV SOLAR FARM unless specified otherwise in the relevant section or paragraph.

AB. General Standard Conditions

- (1) The area of the PV SOLAR FARM County Board SPECIAL USE permit must include the following minimum areas:
 - a. All land that will be exposed to a noise level greater than that authorized to Class A land as established by 35 Ill. Admin. Code Parts 900, 901 and 910 under paragraph 6.1.5 I.
 - b. All necessary access lanes or driveways and any required new PRIVATE ACCESSWAYS. For purposes of determining the minimum area of the special use permit, access lanes or driveways shall be provided a minimum 40 feet wide area.
 - c. All necessary PV SOLAR FARM STRUCTURES and ACCESSORY STRUCTURES including electrical distribution lines, inverters, transformers, common switching stations, and substations not under the ownership of a PUBLICLY REGULATED UTILITY and all waterwells that will provide water for the PV SOLAR FARM. For purposes of determining the minimum area of the special use permit, underground cable installations shall be provided a minimum 40 feet wide area.
 - d. All aboveground STRUCTURES and facilities shall be of a type and shall be located in a manner that is consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R.
- (2) The PV SOLAR FARM County Board SPECIAL USE permit shall not be located in the following areas:
 - a. Less than one-and-one-half miles from an incorporated municipality that has a zoning ordinance unless the following is provided:
 - (a) No part of a PV SOLAR FARM shall be located within a contiguous urban growth area (CUGA) as indicated in the most recent update of the CUGA in the Champaign County

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

Land Resource Management Plan, and there shall be a separation of one-half mile from the a proposed PV SOLAR FARM to a municipal boundary at the time of application for the SPECIAL USE Permit, except for any power lines of 34.5 kVA or less and except for any proposed PV SOLAR FARM substation and related proposed connection to an existing substation.

- (b) The PV SOLAR FARM SPECIAL USE permit application shall include documentation that the ~~application applicant~~ has provided a complete copy of the SPECIAL USE permit application to any municipality within one-and-one-half miles of the proposed PV SOLAR FARM.
- (c) A municipal ~~Resolution of Non-opposition to resolution regarding~~ the PV SOLAR FARM by any ~~relevant~~-municipality located within one-and-one-half miles of the PV SOLAR FARM must be submitted to the ZONING ADMINISTRATOR prior to the consideration of the PV SOLAR FARM SPECIAL USE permit by the Champaign County Board or, in the absence of such a resolution, the ZONING ADMINISTRATOR shall provide documentation to the County Board that any municipality within one-and-one-half miles of the PV SOLAR FARM was provided notice of the meeting dates for consideration of the proposed PV SOLAR FARM SPECIAL USE Permit for both the Environment and Land Use Committee and the County Board.

- b. Less than one-half mile from the CR Conservation Recreation Zoning District.

moved to 6.1.5 E.(5) per John Hall:

~~e. Any easement for a GAS PIPELINE or HAZARDOUS LIQUID PIPELINE; or any easement for an underground water main; or any easement for a drainage district, unless a crossing agreement has been entered into with the relevant party.~~

- (3) Interconnection to the power grid
- a. The PV SOLAR FARM SPECIAL USE permit application shall include documentation that the applicant or PV SOLAR FARM is in the queue to acquire an interconnection agreement to the power grid.
- b. Documentation of an executed interconnection agreement with the appropriate electric utility shall be provided prior to issuance of a Zoning Compliance Certificate to authorize operation of the PV SOLAR FARM.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

(4) Right to farm

- a. The owners of the subject property and the Applicant, its successors in interest, and all parties to the decommissioning plan and site reclamation plan hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.

BC. Minimum Lot Standards

- (1) There are no minimum LOT AREA, AVERAGE LOT WIDTH, SETBACK, YARD, or maximum LOT COVERAGE requirements for a PV SOLAR FARM or for LOTS for PV SOLAR FARM substations and/ or PV SOLAR FARM maintenance and management facilities.
- (2) There is no maximum LOT AREA requirement on BEST PRIME FARMLAND.

CD. Minimum Standard Conditions for Separations for PV SOLAR FARM from adjacent USES and STRUCTURES

The location of each PV SOLAR FARM shall provide the following required separations as measured from the exterior of the above ground portion of the PV SOLAR FARM STRUCTURES and equipment including fencing-except for fencing:

- (1) ~~[moved from 6.1.5 M.(1)c. per John Hall:] The PV SOLAR FARM perimeter fencing shall be set back from the street centerline a minimum of 10 feet from a SIDE or REAR LOT LINE but not less than 25 feet from the property line of any adjacent LOT that is three acres or less in area and a minimum of ~~100~~ 55 40 feet from a MINOR STREET and a minimum of ~~120~~ 75 55 feet from a COLLECTOR STREET and a minimum of ~~130~~ 85 60 feet from a MAJOR STREET unless a greater separation is required by Section 6.1.5 D. and/or unless a greater separation is required for screening pursuant to Section 6.1.5 M.(2)a., but in no case shall the perimeter fencing be less than 10 feet from the RIGHT OF WAY of any STREET. A ~~SETBACK of 55 feet from a MINOR STREET and a SETBACK of 75 feet from a COLLECTOR STREET and a SETBACK of 85 feet from a MAJOR STREET.~~~~
- (2) For properties participating in the solar farm: No required separation from any existing DWELLING or existing PRINCIPAL BUILDING except as required to ensure that a minimum zoning lot is provided for the existing DWELLING or PRINCIPAL BUILDING.
- (3) For properties not participating in the solar farm:
- a. For any adjacent LOT that is ~~three five~~ 10 acres or less in area (not including the STREET RIGHT OF WAY):

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

- (a) For any adjacent LOT that is bordered (directly abutting and/or across the STREET) on no more than two sides by the PV SOLAR FARM, at least 100-250 feet from any existing DWELLING or existing PRINCIPAL BUILDING and not less than 50-the separation shall be no less than 240 feet {200 / 260 / 300 / 330} from the property line, and provided that the noise level caused by the PV SOLAR FARM complies with the applicable Illinois Pollution Control Board regulations. This separation distance applies to properties that are adjacent to or across a STREET from a SOLAR FARM.
- (b) For any adjacent LOT that is bordered (directly abutting and/or across the STREET) on more than two sides by the PV SOLAR FARM, the separation shall exceed 200 240 feet as deemed necessary by the BOARD, provided that the noise level caused by the PVSOLAR FARM complies with the applicable Illinois Pollution Control Board regulations.
- b. For any adjacent LOT that is ~~five~~ more than 10 acres in area (not including the STREET RIGHT OF WAY), at least 100-the separation shall be no less than 255 feet {250 / 290 / 310 / 350 / 380} from any existing DWELLING or existing PRINCIPAL BUILDING and otherwise the perimeter fencing shall be a minimum of 10 feet from a SIDE or REAR LOT LINE. from any existing DWELLING or existing PRINCIPAL BUILDING and not less than 50 feet from the property line of any adjacent LOT that is three-greater than five acres in area and provided that the noise level caused by the SOLAR FARM complies with the applicable Illinois Pollution Control Board regulations. This separation distance applies to properties that are adjacent to or across a STREET from a PV SOLAR FARM.
- c. Additional setback-separation may be required to ensure that the noise level required by 35 Ill. Admin. Code Parts 900, 901 and 910 is not exceeded or for other purposes deemed necessary by the BOARD.
- (4) A separation of at least 500 feet from any of the following unless the SPECIAL USE permit application includes results provided from an analysis using the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, Federal Aviation Administration (FAA) Review of Solar Energy Projects on Federally Obligated Airports, or the most recent version adopted by the FAA, and the SGHAT results show no detrimental affect with less than a 500 feet separation from any of the following:

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

-
- a. any AIRPORT premises or any AIRPORT approach zone within five miles of the end of the AIRPORT runway; or
 - b. any RESTRICTED LANDING AREA that is NONCONFORMING or which has been authorized by SPECIAL USE permit and that existed on or for which there had been a complete SPECIAL USE permit application received by April 22, 2010, or any approach zone for any such RESTRICTED LANDING AREA; or
 - c. any RESIDENTIAL AIRPORT that existed on or for which there had been a complete SPECIAL USE permit application received by April 22, 2010, or any approach zone for any such RESIDENTIAL AIRPORT.

(5) A separation of at least 500 feet between substations and transmission lines of greater than 34.5 kVA to adjacent dwellings and residential DISTRICTS.

(6) Electrical inverters shall be located as far as possible from property lines and adjacent DWELLINGS consistent with good engineering practice. Inverter locations that are less than 275 feet from the perimeter fence shall require specific approval and may require special sound deadening construction and noise analysis.

(7) Separation distances for any PV SOLAR FARM with solar equipment exceeding 8 feet in height, with the exception of transmission lines which may be taller, shall be determined by the BOARD on a case-by-case basis.

(8) PV SOLAR FARM solar equipment other than inverters shall be no less than 26 feet from the property line of any lot more than 510 acres in area.

DE. Standard Conditions for Design and Installation of any PV SOLAR FARM.

(1) Any building that is part of a PV SOLAR FARM shall include as a requirement for a Zoning Compliance Certificate a certification by an Illinois Professional Engineer or Illinois Licensed Structural Engineer or other qualified professional that the constructed building conforms to Public Act 96-~~074~~-704 regarding building code compliance and conforms to the Illinois Accessibility Code.

(2) Electrical Components

a. All electrical components of the PV SOLAR FARM shall conform to the National Electrical Code as amended and shall comply with Federal Communications Commission (FCC) requirements.

b. Burying All power and communication wiring shall be buried underground except for connections that must be above ground shall

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

be minimized consistent with best management practice regarding PV solar farm construction and minimizing impacts on agricultural drainage tile.

- (3) Maximum height. The height limitation established in Section 5.3 shall not apply to a PV SOLAR FARM. The maximum height of all above ground STRUCTURES shall be identified in the application and as approved in the SPECIAL USE permit.
- (4) Warnings
- a. A reasonably visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

~~(5)~~ [moved from 6.1.5 A.(2)c. per John Hall:] No construction may intrude on any ~~Any~~ easement or right of way for a GAS PIPELINE or HAZARDOUS LIQUID PIPELINE; ~~or, any easement for an underground water main or sanitary sewer;~~ or any easement for a drainage district ditch or tile, or any other public utility facility; unless specifically authorized by a crossing agreement that has been entered into with the relevant party.

EF. Standard Conditions to Mitigate Damage to Farmland

- (1) All underground wiring or cabling for the PV SOLAR FARM shall be at a minimum depth of ~~4~~ 5 feet below grade or deeper if required to maintain a minimum one foot of clearance between the wire or cable and any agricultural drainage tile or a lesser depth if so authorized by the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R.
- (2) Protection of agricultural drainage tile
- a. The applicant shall endeavor to locate all existing agricultural drainage tile prior to establishing any construction staging areas, construction of any necessary PV SOLAR FARM access lanes or driveways, construction of any PV SOLAR FARM STRUCTURES, any common switching stations, substations, and installation of underground wiring or cabling. The applicant shall contact affected landowners and tenants and the Champaign County Soil and Water Conservation District and any relevant drainage district for their knowledge of tile line locations prior to the proposed construction. Drainage districts shall be notified at least two weeks prior to disruption of tile.
- b. The location of drainage district tile lines shall be identified prior to any construction and drainage district tile lines shall be protected from disturbance as follows:

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

-
- (a) All identified drainage district tile lines **and any known existing drainage district tile easement** shall be staked or flagged prior to construction to alert construction crews of the **presence of drainage district tile and the related easement.** ~~possible need for tile line repairs unless this requirement is waived in writing by the drainage district.~~
- (b) Any drainage district tile for which there is no existing easement shall be protected from disturbance by a 30-foot wide no-construction buffer on either side of the drainage district tile. The no-construction buffer shall be staked or flagged prior to the start of construction and shall remain valid for the lifetime of the PV SOLAR FARM SPECIAL USE Permit and during any deconstruction activities that may occur pursuant to the PV SOLAR FARM SPECIAL USE Permit.
- (c) Construction shall be prohibited within any existing drainage district easement and also prohibited within any 30-foot wide no-construction buffer on either side of drainage district tile that does not have an existing easement unless specific construction is authorized in writing by all commissioners of the relevant drainage district. A copy of the written authorization shall be provided to the Zoning Administrator prior to the commencement of construction.
- c. Any agricultural drainage tile located underneath construction staging areas, access lanes, driveways, any common switching stations, and substations shall be replaced as required in Section 6.3 of the Champaign County Champaign County Storm Water Management and Erosion Control Ordinance.
- d. Any agricultural drainage tile that must be relocated shall be relocated as required in the Champaign County Champaign County Storm Water Management and Erosion Control Ordinance.
- e. Conformance of any relocation of drainage district tile with the Champaign County Champaign County Storm Water Management and Erosion Control Ordinance shall be certified by an Illinois Professional Engineer. Written approval by the drainage district shall be received prior to any backfilling of the relocated drain tile and a copy of the approval shall be submitted to the Zoning Administrator. As-built drawings shall be provided to both the relevant drainage district and the Zoning Administrator of any relocated drainage district tile.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

-
- f. All tile lines that are damaged, cut, or removed shall be staked or flagged in such manner that they will remain visible until the permanent repairs are completed.
 - g. All exposed tile lines shall be screened or otherwise protected to prevent the entry into the tile of foreign materials, loose soil, small mammals, etc.
 - h. Permanent tile repairs shall be made within 14 days of the tile damage provided that weather and soil conditions are suitable or a temporary tile repair shall be made. Immediate temporary repair shall also be required if water is flowing through any damaged tile line. Temporary repairs are not needed if the tile lines are dry and water is not flowing in the tile provided the permanent repairs can be made within 14 days of the damage. All permanent and temporary tile repairs shall be made as detailed in the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R. and shall not be waived or modified except as authorized in the SPECIAL USE Permit.
 - i. All damaged tile shall be repaired so as to operate as well after construction as before the construction began.
 - j. Following completion of the PV SOLAR FARM construction, the applicant shall be responsible for correcting all tile line repairs that fail, provided that the failed repair was made by the Applicant.
- (3) All soil conservation practices (such as terraces, grassed waterways, etc.) that are damaged by PV SOLAR FARM construction and/or decommissioning shall be restored by the applicant to the pre-PV SOLAR FARM construction condition in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R.
- (4) Topsoil replacement

For any open trenching required pursuant to PV SOLAR FARM construction, the topsoil shall be stripped and replaced as follows:

- a. The top 12 inches of topsoil shall first be stripped from the area to be trenched and from an adjacent area to be used for subsoil storage. The topsoil shall be stored in a windrow parallel to the trench in such a manner that it will not become intermixed with subsoil materials.
- b. All subsoil material that is removed from the trench shall be placed in the second adjacent stripped windrow parallel to the trench but separate from the topsoil windrow.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

-
- c. In backfilling the trench, the stockpiled subsoil material shall be placed back into the trench before replacing the topsoil.
 - d. The topsoil must be replaced such that after settling occurs, the topsoil's original depth and contour (with an allowance for settling) will be restored.
 - e. All topsoil shall be placed in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R.

(5) Mitigation of soil compaction and rutting

- a. The Applicant shall not be responsible for mitigation of soil compaction and rutting if exempted by the PV SOLAR FARM lease.
- b. Unless specifically provided for otherwise in the PV SOLAR FARM lease, the Applicant shall mitigate soil compaction and rutting for all areas of farmland that were traversed with vehicles and construction equipment or where topsoil is replaced in open trenches.
- c. All mitigation of soil compaction and rutting shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R.

(6) Land leveling

- a. The Applicant shall not be responsible for leveling of disturbed land if exempted by the PV SOLAR FARM lease.
- b. Unless specifically provided for otherwise in the PV SOLAR FARM lease, the Applicant shall level all disturbed land as follows:
 - (a) Following the completion of any open trenching, the applicant shall restore all land to its original pre-construction elevation and contour.
 - (b) Should uneven settling occur or surface drainage problems develop as a result of the trenching within the first year after completion, the applicant shall again restore the land to its original pre-construction elevation and contour.
- c. All land leveling shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

(7) Permanent Erosion and Sedimentation Control Plan

- a. Prior to the approval of any Zoning Use Permit, the Applicant shall provide a permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.
- b. As-built documentation of all permanent soil erosion and sedimentation improvements for the PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer shall be submitted and accepted by the Zoning Administrator prior to approval of any Zoning Compliance Certificate.

(8) Retention of all topsoil

No topsoil may be removed, stripped, or sold from the proposed SPECIAL USE Permit site pursuant to or as part of the construction of the PV SOLAR FARM.

(9) Minimizing disturbance to BEST PRIME FARMLAND

a. Any PV SOLAR FARM to be located on BEST PRIME FARMLAND shall minimize the disturbance to BEST PRIME FARMLAND as follows:

(a) The disturbance to BEST PRIME FARMLAND caused by construction and operation of the PV SOLAR FARM shall be minimized at all times consistent with good engineering practice.

~~(b) The total amount of disturbance to BEST PRIME FARMLAND due to construction of solar photovoltaic arrays, interior access roads, equipment pads, underground cabling, transmission lines, and substations shall not exceed the disturbance that might otherwise occur due to construction of DWELLINGS that are permissible by right absent the construction of the PVPV SOLAR FARM. The disturbance caused by construction of the DWELLINGS shall assume DWELLINGS of typical size and related construction of driveways, septic systems (both active and reserve), and ACCESSORY BUILDINGS of typical size and quantity.~~

(b) Disturbance to BEST PRIME FARMLAND shall be offset by establishment of a vegetative ground cover within the PV SOLAR FARM that includes the following:

i. The vegetative ground cover shall use native plant species as much as possible and shall be based on a site assessment of the site geography and soil conditions.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

- ii. The species selected shall serve a secondary habitat purpose as much as possible.
- iii. Maintenance of the vegetative ground cover shall use a combination of management approaches to ensure safe, cost-effective, reliable maintenance while minimizing environmental risks.
- iv. The plan to establish and maintain a vegetative ground cover that includes native plant species as much as possible shall be detailed in a landscape plan included in the PV SOLAR FARM SPECIAL USE permit application. The landscape plan shall include the weed control plan required by Section 6.1.5 P.(3).

FG. Standard Conditions for Use of Public Streets

Any PV SOLAR FARM Applicant proposing to use any County Highway or a township or municipal STREET for the purpose of transporting PV SOLAR FARM or Substation parts and/or equipment for construction, operation, or maintenance of the PV SOLAR FARM or Substations(s), shall identify all such public STREETS and pay the costs of any necessary permits and the costs to repair any damage to the STREETS caused by the PV SOLAR FARM construction, as follows:

- (1) Prior to the close of the public hearing before the BOARD, the Applicant shall enter into a Roadway Upgrade and Maintenance agreement approved by the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, except for any COMMUNITY PV SOLAR FARM for which the relevant highway authority has agreed in writing to waive the requirements of subparagraphs 6.1.5 GF.(1), (2), and (3), and the signed and executed Roadway Upgrade and Maintenance agreements must provide for the following minimum conditions:
 - a. The applicant shall agree to conduct a pre-PV SOLAR FARM construction baseline survey to determine existing STREET conditions for assessing potential future damage including the following:
 - (a) A videotape of the affected length of each subject STREET supplemented by photographs if necessary.
 - (b) Pay for costs of the County to hire a consultant to make a study of any structure on the proposed route that the County Engineer feels may not carry the loads likely during the PV SOLAR FARM construction.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

-
- (c) Pay for any strengthening of STREET structures that may be necessary to accommodate the proposed traffic loads caused by the PV SOLAR FARM construction.
- b. The Applicant shall agree to pay for costs of the County Engineer to hire a consultant to make a study of any structure on the proposed route that the County Engineer feels may not carry the loads likely during the PV SOLAR FARM construction and pay for any strengthening of structures that may be necessary to accommodate the proposed traffic loads caused by the PV SOLAR FARM construction.
- c. The Applicant shall agree upon an estimate of costs for any other necessary roadway improvements prior to construction.
- d. The Applicant shall obtain any necessary approvals for the STREET improvements from the relevant STREET maintenance authority.
- e. The Applicant shall obtain any necessary Access Permits including any required plans.
- f. The Applicant shall erect permanent markers indicating the presence of underground cables.
- g. The Applicant shall install marker tape in any cable trench.
- h. The Applicant shall become a member of the Illinois state wide One-Call Notice System (otherwise known as the Joint Utility Locating Information for Excavators or "JULIE") and provide JULIE with all of the information necessary to update its record with respect to the PV SOLAR FARM.
- i. The Applicant shall use directional boring equipment to make all crossings of County Highways for the cable collection system.
- ~~(j) The Applicant shall provide plans for the widening of any corner radius that is necessary to facilitate the turning movements of the transport trucks used by the Applicant.~~
- ~~(k) The Applicant shall pay for the necessary temporary STREET improvements for the widened corner radii and pay for the cost to return the widened radii to their original lines and grades when no longer needed for the SOLAR FARM construction unless the STREET maintenance authority requests that the widened radii remain as improved.~~
- j. The Applicant shall notify the STREET maintenance authority in advance of all oversize moves and crane crossings.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

-
- k. The Applicant shall provide the County Engineer with a copy of each overweight and oversize permit issued by the Illinois Department of Transportation for PV SOLAR FARM construction.
- l. The Applicant shall transport the PV SOLAR FARM loads so as to minimize adverse impact on the local traffic including farm traffic.
- m. The Applicant shall schedule PV SOLAR FARM construction traffic in a way to minimize adverse impacts on emergency response vehicles, rural mail delivery, school bus traffic, and local agricultural traffic.
- n. The Applicant shall provide as much advance notice as is commercially reasonable to obtain approval of the STREET maintenance authority when it is necessary for a STREET to be closed due to a crane crossing or for any other reason. Notwithstanding the generality of the aforementioned, the Applicant will provide 48 hours notice to the extent reasonably practicable.
- o. The Applicant shall provide signs indicating all highway and STREET closures and work zones in accordance with the Illinois Department of Transportation Manual on Uniform Traffic Control Devices.
- p. The Applicant shall establish a single escrow account and a single Irrevocable Letter of Credit for the cost of all STREET upgrades and repairs pursuant to the PV SOLAR FARM construction.
- q. The Applicant shall notify all relevant parties of any temporary STREET closures.
- r. The Applicant shall obtain easements and other land rights needed to fulfill the Applicant's obligations under this Agreement.
- s. The Applicant shall agree that the County shall design all STREET upgrades in accordance with the most recent edition of the IDOT Bureau of Local Roads and Streets Manual, ~~2005 edition.~~
- t. The Applicant shall provide written Notice to Proceed to the relevant STREET maintenance authority by December 31 of each year that identifies the STREETS to be upgraded during the following year.
- u. The Applicant shall provide dust control and grading work to the reasonable satisfaction of the County Engineer on STREETS that become aggregate surface STREETS.
- v. The Applicant shall conduct a post-PV SOLAR FARM construction baseline survey similar to the pre-PV SOLAR FARM construction

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

baseline survey to identify the extent of repairs necessary to return the STREETS to the pre-PV SOLAR FARM construction condition.

- w. The Applicant shall pay for the cost of all repairs to all STREETS that are damaged by the Applicant during the construction of the PV SOLAR FARM and restore such STREETS to the condition they were in at the time of the pre-PV SOLAR FARM construction inventory.
 - x. All PV SOLAR FARM construction traffic shall exclusively use routes designated in the approved Transportation Impact Analysis.
 - y. The Applicant shall provide liability insurance in an acceptable amount to cover the required STREET construction activities.
 - z. The Applicant shall pay for the present worth costs of life consumed by the construction traffic as determined by the pavement management surveys and reports on the roads which do not show significant enough deterioration to warrant immediate restoration.
 - aa. Provisions for expiration date on the agreement.
 - bb. Other conditions that may be required.
- (2) A condition of the County Board Special Use Permit approval shall be that the Zoning Administrator shall not authorize a Zoning Use Permit for the PV SOLAR FARM until the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, has approved a Transportation Impact Analysis provided by the Applicant and prepared by an independent engineer that is mutually acceptable to the Applicant and the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, that includes the following:
- a. Identify all such public STREETS or portions thereof that are intended to be used by the Applicant during construction of the PV SOLAR FARM as well as the number of loads, per axle weight of each load; and type of equipment that will be used to transport each load.
 - b. A schedule of the across road culverts and bridges affected by the project and the recommendations as to actions, if any, required with respect to such culverts and bridges and estimated of the cost to replace such culverts and bridges;
 - c. A schedule of the anticipated STREET repair costs to be made in advance of the PV SOLAR FARM construction and following construction of the PV SOLAR FARM.
 - d. The Applicant shall reimburse the County Engineer; or Township Highway Commissioner; or municipality where relevant, for all

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

reasonable engineering fees including the costs of a third party consultant, incurred in connection with the review and approval of the Transportation Impact Analysis.

- (3) At such time as decommissioning takes place, the Applicant or its successors in interest shall enter into a Roadway use and Repair Agreement with the appropriate highway authority.

~~H. Standard Conditions to Mitigate Electromagnetic Interference~~

- ~~1. The Applicant shall provide the applicable microwave transmission providers and local emergency service provider(s) (911 operators) copies of the project summary and site plan.~~
- ~~2. To the extent that any relevant microwave transmission provider and local emergency service provider demonstrates a likelihood of interference with its communications resulting from the SOLAR FARM, the Applicant shall take reasonable measures to mitigate such anticipated interference.~~
- ~~3. If, after construction of the SOLAR FARM, the Owner or Operator receives a written complaint related to the above mentioned interference, the Owner or Operator shall take reasonable steps to respond to the complaint.~~
- ~~4. If, after construction of the SOLAR FARM, the Owner or Operator receives a written complaint related to interference with local broadcast residential television, the Owner or Operator shall take reasonable steps to respond to the complaint.~~

~~GH.~~ Standard Conditions for Coordination with Local Fire Protection District

- (1) The Applicant shall submit to the local fire protection district a copy of the site plan.
- (2) Upon request by the local fire protection district, the Owner or Operator shall cooperate with the local fire protection district to develop the fire protection district's emergency response plan.
- (3) Nothing in this section shall alleviate the need to comply with all other applicable fire laws and regulations.

~~HI.~~ Standard Conditions for Allowable Noise Level

- (1) Noise levels from any ~~PV~~ SOLAR FARM shall be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 *Illinois Administrative Code* Subtitle H: Noise Parts 900, 901, 910).

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

-
- (2) The Applicant shall submit manufacturer's sound power level characteristics and other relevant data regarding noise characteristics of proposed PV SOLAR FARM equipment necessary for a competent noise analysis.
- (3) The Applicant, through the use of a qualified professional, as part of the siting approval application process, shall appropriately demonstrate compliance with the above noise requirements as follows:
- a. The SPECIAL USE permit application for other than a COMMUNITY PV SOLAR FARM shall include a noise analysis that includes the following:
- (a) The pre-development 24-hour ambient background sound level shall be identified at representative locations near the site of the proposed PV SOLAR FARM.
- (b) Computer modeling shall be used to generate the anticipated sound level resulting from the operation of the proposed PV SOLAR FARM at all DWELLINGS and other PRINCIPAL STRUCTURES within 1,500 feet of the proposed PV SOLAR FARM.
- (c) Results of the ambient background sound level monitoring and the modeling of anticipated sound levels shall be clearly stated in the application and the application shall include a map of the modeled noise contours within 1,500 feet of the proposed PV SOLAR FARM.
- (d) The application shall also clearly state the assumptions of the computer model's construction and algorithms so that a competent and objective third party can as simply as possible verify the anticipated sound data and sound levels.
- b. For a COMMUNITY PV SOLAR FARM the Board may require submission of a noise analysis that meets the standard of paragraph 6.1.5 I.(3)a.
- (4) After construction of the PV SOLAR FARM, the Zoning Administrator shall take appropriate enforcement action as necessary to investigate noise complaints in order to determine the validity of the complaints and take any additional enforcement action as proves warranted to stop any violation that is occurring, including but not limited to the following:
- a. The Zoning Administrator shall make the Environment and Land Use Committee aware of complaints about noise that have been received by the Complaint Hotline.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

- b. If the Environment and Land Use Committee determines that the noise is excessive, the Environment and Land Use Committee shall require the Owner or Operator to take reasonable steps to mitigate the excessive noise.

IJ. Standard Conditions for Endangered Species Consultation

The Applicant shall apply for consultation with the Endangered Species Program of the Illinois Department of Natural Resources. The Application shall include a copy of the Agency Action Report from the Endangered Species Program of the Illinois Department of Natural Resources or, if applicable, a copy of the Detailed Action Plan Report submitted to the Endangered Species Program of the Illinois Department of Natural Resources and a copy of the response from the Illinois Department of Natural Resources.

JK. Standard Conditions for Historic and Archaeological Resources Review

The Applicant shall apply for consultation with the State Historic Preservation Officer of the Illinois Department of Natural Resources. The Application shall include a copy of the Agency Action Report from the State Historic Preservation Officer of the Illinois Department of Natural Resources.

KL. Standard Conditions for Acceptable Wildlife Impacts

The **PV** SOLAR FARM shall be located, designed, constructed, and operated so as to avoid and if necessary mitigate the impacts to wildlife to a sustainable level of mortality.

LM. Screening and fencing

(1) Perimeter fencing

- a. **PV** SOLAR FARM equipment and structures shall be fully enclosed and secured by a fence with a minimum height of 7 feet.
- b. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.

~~e. [moved to 6.1.5 D.(1) per John Hall:] The **PV SOLAR FARM** perimeter fencing shall be set back from the street centerline a minimum of 10 feet from a **SIDE or REAR LOT LINE** but not less than 25 feet from the property line of any adjacent **LOT** that is three acres or less in area and a minimum of 40 feet from a **MINOR STREET** and a minimum of 55 feet from a **COLLECTOR STREET** and a minimum of 60 feet from a **MAJOR STREET** unless a greater separation is required by Section 6.1.5 D. and/or unless a greater separation is required for screening~~

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

~~pursuant to Section 6.1.5 M.(2)a., but in no case shall the perimeter fencing be less than 10 feet from the RIGHT OF WAY of any STREET.~~

- ~~dc.~~ Vegetation between the fencing and the LOT LINE shall be maintained such that NOXIOUS WEEDS are controlled or eradicated consistent with the Illinois Noxious Weed Law (505 ILCS 100/1 et seq.). Management of the vegetation shall be explained in the application.

(2) Screening

- a. A ~~30 feet wide~~ visual screen ~~buffer~~ shall be provided ~~inside~~ around the perimeter ~~fencing~~ of the PV SOLAR FARM as follows:

(a) The visual screen shall be provided for any part of the PV SOLAR FARM that is visible to and located within 5001,000 feet of an existing DWELLING or residential DISTRICT except that the visual screen may not be required within the full 1,000 feet of an existing DWELLING or residential DISTRICT provided the applicant submits a landscape plan prepared by an Illinois Registered Landscape Architect and the BOARD finds that the visual screen in the landscape plan provides adequate screening. However, the visual screen shall not be required if the PV SOLAR FARM is not visible to a DWELLING or residential DISTRICT by virtue of the existing topography.

(b) The visual screen shall be waived if the owner(s) of a relevant DWELLING(S) have agreed in writing to waive the screening requirement and a copy of the written waiver is submitted to the BOARD or GOVERNING BODY.

(c) The visual screen shall ~~either be opaque fencing consistent with subparagraph 6.1.5 L.1. or a vegetated buffer as follows:~~

- i. A vegetated ~~The~~ visual screen buffer shall include a continuous line of native evergreen foliage ~~and/or an earthen berm and/or native shrubs and/or native trees~~ and/or any existing wooded area and/ or ~~tallgrass prairie~~ plantings of tall native grasses and other native flowering plants and/or an area of agricultural crop production that will conceal the PV SOLAR FARM from view from adjacent abutting property may be authorized as an alternative visual screen subject to specific conditions.
- ii. Any vegetation that is part of the approved visual screen buffer shall be maintained in perpetuity of the

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

PV SOLAR FARM. If the evergreen foliage below a height of 7 feet disappears over time, the screening shall be replaced.

- iii. The continuous line of native evergreen foliage and/or native shrubs and/or native trees shall be planted at a minimum height of 3 5 feet tall and shall be planted in multiple rows as required to provide a continuous line of foliage upon initial planting 50% screen within 2 years of planting. If the evergreen foliage below a height of 7 feet disappears over time the screening shall be replaced. The planting shall otherwise conform to Natural Resources Conservation Service Practice Standard 380 Windbreak/Shelterbreak Establishment except that the planting shall be located as close as possible to the PV SOLAR FARM fence while still providing adequate clearance for maintenance.
- iv. A tallgrass prairie planting of tall native grasses and other native flowering plants may be used as a visual screen buffer for any PV module installation that is no more than 8 feet tall provided that and the width of planting shall be as authorized by the BOARD and the planting at least 10 30 feet wide in depth and shall otherwise be planted and maintained per the recommendations of the Natural Resources Conservation Service Practice Standard 327 Conservation Cover and further provided that the PV SOLAR FARM perimeter fence is opaque.
- ~~(d) Any earthen berm used as for the visual screen buffer shall be a minimum height of 8 feet high measured relative to the adjacent grade.~~
- v. An area of agricultural crop production that is at least 30 feet in depth and may also be authorized by the BOARD as an alternative visual screen buffer with a width of planting as authorized by the BOARD provided that the PV SOLAR FARM perimeter fence is opaque. Any area of crop production that is used as a vegetated visual screen shall be planted annually and shall be replanted as necessary to ensure a crop every year regardless of weather or market conditions.
- vi. The visual Any vegetated screen buffer shall be detailed in a landscape plan drawing that shall be included with the PV SOLAR FARM SPECIAL USE permit application.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

MN. Standard Conditions to Minimize Glare

- (1) The design and construction of the **PV** SOLAR FARM shall minimize glare that may affect adjacent properties and the application shall include an explanation of how glare will be minimized.
- ~~2. The application shall include a visual impact assessment that shall include the following:~~
 - ~~a. A computer generated “zone of visibility map” shall be created to illustrate locations within a one-mile radius from the proposed SOLAR FARM, from which the proposed SOLAR FARM may be seen.~~
 - ~~b. Pictorial representations of “before and after” views of the proposed SOLAR FARM from representative locations indicated on the “zone of visibility map”. Representative locations shall include any DWELLING located within a one-mile radius and/or any municipality within a one-mile radius and/or any public SREET within a one-mile radius.~~
- (2) After construction of the **PV** SOLAR FARM, the Zoning Administrator shall take appropriate enforcement action as necessary to investigate complaints of glare in order to determine the validity of the complaints and take any additional enforcement action as proves warranted to stop any significant glare that is occurring, including but not limited to the following:
 - a. The Zoning Administrator shall make the Environment and Land Use Committee aware of complaints about glare that have been received by the Complaint Hotline.
 - b. If the Environment and Land Use Committee determines that the glare is excessive, the Environment and Land Use Committee shall require the Owner or Operator to take reasonable steps to mitigate the excessive glare such as the installation of additional screening.

NO. Standard Condition for Liability Insurance

- (1) The Owner or Operator of the **PV** SOLAR FARM shall maintain a current general liability policy covering bodily injury and property damage with minimum limits of a least \$5 million per occurrence and \$5 million in the aggregate. ~~The amount of the limit shall be increased annually to account for the effects of inflation.~~
- (2) The general liability policy shall identify landowners in the SPECIAL USE permit as additional insured.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

P. Operational Standard Conditions**(1) Maintenance**

- a. The Owner or Operator of the **PV** SOLAR FARM must submit, on an annual basis, a summary of ~~the~~ operation and maintenance reports to the Environment and Land Use Committee and any other operation and maintenance reports as the Environment and Land Use Committee reasonably requests.
- b. Any physical modification to the **PV** SOLAR FARM that increases the number of solar conversion devices or structures and/or the land area occupied by the **PV** SOLAR FARM shall require a new County Board SPECIAL USE Permit. Like-kind replacements shall not require re-certification nor will replacement of transformers, cabling, etc. provided replacement is done in a fashion similar to the original installation.
- c. The Application shall explain methods and materials used to clean the **PV** SOLAR FARM equipment including an estimation of the daily and annual gallons of water used and the source of the water and the management of wastewater. The BOARD may request copies of well records from the Illinois State Water Survey and may require an estimate by a qualified hydrogeologist of the likely impact on adjacent waterwells.

(2) Materials Handling, Storage and Disposal

- a. All solid wastes related to the construction, operation and maintenance of the **PV** SOLAR FARM shall be removed from the site promptly and disposed of in accordance with all federal, state and local laws.
- b. All hazardous materials related to the construction, operation and maintenance of the **PV** SOLAR FARM shall be handled, stored, transported and disposed of in accordance with all applicable local, state and federal laws.

(3) Vegetation management

- a. The **PV** SOLAR FARM SPECIAL USE permit application shall include a weed control plan for the total area of the SPECIAL USE permit including areas both inside of and outside of the perimeter fencing.
- b. The weed control plan shall ensure the control and/or eradication of NOXIOUS WEEDS consistent with the Illinois Noxious Weed Law (505 ILCS 100/1 et seq.)
- c. The weed control plan shall be explained in the application.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

PQ. Standard Condition for Decommissioning ~~Plan~~ and Site Reclamation Plan

- (1) The Applicant shall submit a signed decommissioning and site reclamation plan conforming to the requirements of paragraph 6.1.1 A.
- (2) In addition to the purposes listed in subparagraph 6.1.1 A.4. the decommissioning and site reclamation plan shall also include provisions for anticipated repairs to any public STREET used for the purpose of reclamation of the PV SOLAR FARM and all costs related to removal of access driveways.
- (3) The decommissioning and site reclamation plan required in paragraph 6.1.1 A. shall also include the following:
 - a. A stipulation that the applicant or successor shall notify the GOVERNING BODY by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of the proceeding.
 - b. A stipulation that the applicant shall agree that the sale, assignment in fact or law, or such other transfer of applicant's financial interest in the PV SOLAR FARM shall in no way affect or change applicant's obligation to continue to comply with the terms of this plan. Any successor in interest, or assignee, and all parties to the decommissioning and site reclamation plan shall assume the terms, covenants, and obligations of this plan and agrees to assume all reclamation liability and responsibility for the PV SOLAR FARM.
 - c. Authorization for the GOVERNING BODY and its authorized representatives for right of entry onto the PV SOLAR FARM premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.
 - d. A stipulation that at such time as decommissioning takes place the applicant, ~~or~~ its successors in interest, and all parties to the decommissioning and site reclamation plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
 - e. A stipulation that the Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.
 - f. A stipulation that the Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall be obliged to perform the work in the decommissioning and site

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

reclamation plan before abandoning the PV SOLAR FARM or prior to ceasing production of electricity from the PV SOLAR FARM, after it has begun, other than in the ordinary course of business. This obligation shall be independent of the obligation to pay financial assurance, and shall not be limited by the amount of financial assurance. The obligation to perform the reclamation work shall constitute a covenant running with the land.

- g. The decommissioning and site reclamation plan shall provide for payment of any associated costs that Champaign County may incur in the event that decommissioning is actually required. Associated costs include all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation work and shall include but not be limited to attorney's fees; construction management and other professional service fees; and the costs of preparing requests for proposals and bidding documents required to comply with state law or Champaign County purchasing policies.
- h. The depth of removal of foundation concrete below ground shall be a minimum of 54 inches. The depth of removal of foundation concrete shall be certified in writing by an Illinois Licensed Professional Engineer and the certification shall be submitted to the Zoning Administrator.
- i. Underground electrical cables at a depth of 5 feet or greater may be left in place.
- j. The hole resulting from the removal of foundation concrete during decommissioning shall be backfilled as follows:
 - (a) The excavation resulting from the removal of foundation concrete shall only be backfilled with subsoil and topsoil in similar depths and similar types as existed at the time of the original PV SOLAR FARM construction except that a lesser quality topsoil or a combination of a lesser quality topsoil and a subsoil that is similar to the native subsoil may be used at depths corresponding to the native subsoil but not less than 12 inches below grade.
 - (b) The native soils excavated at the time of the original PV SOLAR FARM construction may be used to backfill the concrete foundation excavations at the time of decommissioning provided that the soils are adequately stored throughout the operating lifetime of the PV SOLAR FARM. The methods for storing the excavated native soils during the operating lifetime of the PV

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

SOLAR FARM shall be included in the decommissioning and site reclamation plan.

- (c) If the excavated native soils are not stored for use for backfilling the concrete foundation excavations, a qualified soil scientist or Illinois Licensed Professional Engineer shall certify that the actual soils used to backfill the concrete foundation excavations are of equal or greater quality than the native soils or that, in the case of subsoil, the backfill soil meets the requirements of this paragraph. The certification shall be submitted to the Zoning Administrator.
- (d) An Illinois Licensed Professional Engineer shall certify in writing that the concrete foundation excavations have been backfilled with soil to such a depth and with a minimum of compaction that is consistent with the restoration of productive agricultural use such that the depth of soil is expected to be no less than 54 inches within one year after backfilling.
- k. A stipulation that should the decommissioning and site reclamation plan be deemed invalid by a court of competent jurisdiction the PV SOLAR FARM SPECIAL USE permit shall be deemed void.
- l. A stipulation that the Applicant's obligation to complete the decommissioning and site reclamation plan and to pay all associated costs shall be independent of the Applicant's obligation to provide financial assurance.
- m. A stipulation that the liability of the Applicant's failure to complete the decommissioning and site reclamation plan or any breach of the decommissioning and site reclamation plan requirement shall not be capped by the amount of the financial assurance.
- n. If the Applicant desires to remove equipment or property credited to the estimated salvage value without the concurrent replacement of the property with property of equal or greater salvage value, or if the Applicant installs equipment or property increasing the cost of decommissioning after the PV SOLAR FARM begins to produce electricity, at any point, the Applicant shall first obtain the consent of the Zoning Administrator. If the Applicant's lien holders remove equipment or property credited to the salvage value, the Applicant shall promptly notify the Zoning Administrator. In either of these events, the total financial assurance shall be adjusted to reflect any change in total salvage value and total decommissioning costs resulting from any such removal or installation.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

(4) To comply with paragraph 6.1.1 A.5., the Applicant shall provide financial assurance in the form of an irrevocable letter of credit and an escrow account as follows:

a. At the time of Special Use Permit approval, the amount of financial assurance to be provided for the decommissioning and site reclamation plan shall be ~~210 150~~ 125% of the decommissioning cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Sections 6.1.1 A.4.a. and 6.1.1 A.4.b. and 6.1.1 A.4.c. and shall otherwise be compliant with Section 6.1.1.A.5. except that if the SOLAR PV modules have an unlimited warranty of at least 10 years and also have a limited power warranty to provide not less not than 80% nominal power output up to 25 years and proof of that warranty is provided at the time of Zoning Use Permit approval, financial assurance may be provided for the decommissioning and site reclamation plan as follows:

(a) No Zoning Use Permit to authorize construction of the SOLAR FARM shall be authorized by the Zoning Administrator until the SOLAR FARM owner shall provide the County with Financial Assurance to cover 12.5% ~~25%~~ ~~50%~~ of the decommissioning cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Sections 6.1.1 A.4.a. and 6.1.1 A.4.b. and 6.1.1 A.4.c. and otherwise compliant with Section 6.1.1 A.5.

(b) On or before the sixth anniversary of the Commercial Operation Date, the SOLAR FARM Owner shall provide the County with Financial Assurance to cover 62.5% of the decommissioning cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Sections 6.1.1 A.4.a. and 6.1.1 A.4.b. and 6.1.1 A.4.c. and otherwise compliant with Section 6.1.1 A.5.

(c) On or before the eleventh anniversary of the Commercial Operation Date, the SOLAR FARM Owner shall provide the County with Financial Assurance to cover 125% of the decommissioning cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Sections 6.1.1 A.4.a. and 6.1.1 A.4.b. and 6.1.1 A.4.c. and otherwise compliant with Section 6.1.1 A.5.

b. Net salvage value may be deducted from decommissioning costs as follows:

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

-
- (a) One of the following standards shall be met:
- i. The Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall maintain the PV SOLAR FARM free and clear of liens and encumbrances, including financing liens and shall provide proof of the same prior to issuance of the SPECIAL USE Permit; or
 - ii. The Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall deduct from the salvage value credit the amount of any lien or encumbrance on the PV SOLAR FARM; or
 - iii. Any and all financing and/or financial security agreements entered into by the Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall expressly provide that the agreements are subject to the covenant required by Section 6.1.1 A.2 that the reclamation work be done.
- (b) The Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide proof of compliance with paragraph ~~6.1.5P.4.(b)(1)~~ 6.1.5. Q.(4)b.(a) prior to issuance of any Zoning Use Permit and upon every renewal of the financial assurance and at any other time upon the request of the Zoning Administrator.
- (c) The Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide in the decommissioning and site reclamation plan for legal transfer of the STRUCTURE to the demolisher to pay the costs of reclamation work, should the reclamation work be performed.
- (d) The net estimated salvage value that is deducted from the estimated decommissioning costs shall be the salvage value that results after all related costs for demolition and any required preparation for transportation for reuse or recycling or for simple disposal and other similar costs including but not limited to the decommissioning of the PV SOLAR FARM STRUCTURES, equipment, and access roads.
- (e) Estimated salvage value shall be based on the average salvage price of the past five years as published in a reputable source

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

for salvage values and shall reflect sound engineering judgment as to anticipated changes in salvage prices prior to the next update of estimated net salvage value.

- (f) The deduction from the estimated decommissioning costs for net estimated salvage value shall be capped at 70% of the total net estimated salvage value even though the total actual salvage value shall be available in the event that decommissioning is actually required.
- (g) The total financial assurance after deduction of the net estimated salvage value shall not be less than \$1,000 per acre.
- (h) The credit for net estimated salvage value attributable to any PV SOLAR FARM may not exceed the estimated cost of removal of the above-ground portion of that PV SOLAR FARM on the subject site.
- c. The GOVERNING BODY has the right to require multiple letters of credit based on the regulations governing federal insurance for deposits.
- d. The Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall adjust the amount of the financial assurance to ensure that it reflects current and accurate information as follows:
- (a) At least once every three years for the first 12 years of the financial assurance and at least once every two years thereafter or, if the SOLAR PV modules have an unlimited warranty of at least 10 years and also have a limited power warranty to provide not less than 80% nominal power output up to 25 years and proof of that warranty is provided at the time of Zoning Use Permit approval, then at least once every five years for the first 25 years of the financial assurance and at least once every two years thereafter, the Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall use an independent Illinois Licensed Professional Engineer to provide updated estimates of decommissioning costs and salvage value, by including any changes due to inflation and/or change in salvage price. The Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall, upon receipt, provide a copy of the adjusted Professional Engineer's report to the Zoning Administrator.
- (b) At all times, the total combined value of the irrevocable letter of credit and the escrow account shall equal or exceed the amount of the independent engineer's cost estimate as increased by

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

known and documented rates of inflation based on the Consumer Price Index since the PV SOLAR FARM was approved ~~;~~ and an amount for any future years left in the anticipated 25 year life span of the SOLAR FARM at an assumed minimum rate of inflation of 3% per year.

- e. The applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan ~~or SOLAR FARM owner~~ shall gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account in equal annual installments over the first 13 years of the PV SOLAR FARM operation except that if the SOLAR PV modules have an unlimited warranty of at least 10 years and also have a limited power warranty to provide not less not than 80% nominal power output up to 25 years and proof of that warranty is provided at the time of Zoning Use Permit approval, the applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan owner may gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account in equal annual installments over the 20th 21st through the 25th years of the SOLAR FARM operation, as follows:
- (a) The applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan ~~or SOLAR FARM owner~~ and the GOVERNING BODY shall agree on a mutually acceptable financial institution at which an escrow account shall be established.
 - (b) The GOVERNING BODY shall be the beneficiary of the escrow account for the purpose of the reclamation of the PV SOLAR FARM in the event that the PV SOLAR FARM owner is incapable of decommissioning the PV SOLAR FARM.
 - (c) The applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan ~~or SOLAR FARM owner~~ shall grant perfected security in the escrow account by use of a control agreement establishing the County as an owner of record, pursuant to the Secured Transactions Article of the Uniform Commercial Code, 810 ILCS 9/101 et seq.
 - (d) The applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan ~~or SOLAR FARM owner~~ shall make equal annual deposits to the escrow account over a 12-time period as required in Section 6.1.5 Q.(4)e. and shall simultaneously provide a replacement irrevocable letter of credit that is reduced accordingly.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

- (e) At all times the total combined value of the irrevocable letter of credit and the escrow account shall be increased annually as necessary to reflect actual rates of inflation over the life span of the PV SOLAR FARM and the amount shall be equal to or exceed ~~the following:~~
- ~~i. 150 125% of the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the PV SOLAR FARM was approved; plus~~
 - ~~ii. an amount for any future years left in the anticipated life span of the SOLAR FARM at an assumed minimum rate of inflation of 3% per year.~~
- (f) Any interest accrued on the escrow account that is over and above the total value required by subparagraph ~~6.1.5P.4.(b)(4)~~ 6.1.5 Q.(4)b. shall go to the PV SOLAR FARM owner.
- (g) In order to provide funding for decommissioning at the time of decommissioning, the PV SOLAR FARM applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan ~~or SOLAR FARM owner~~ may exchange a new irrevocable letter of credit in an amount equal to the amount in the escrow account in exchange for the GOVERNING BODY agreeing to a release of the full amount of the escrow account.
- f. Should the salvage value of components be adjusted downward or the decommissioning costs adjusted upward pursuant to paragraph ~~6.1.5P.4.(d)~~ 6.1.5 Q.(4)d., the amount to be placed in the escrow account pursuant to this paragraph ~~6.1.5.P.4.~~ 6.1.5 Q.(4) shall be increased to reflect the adjustment, as if the adjusted estimate were the initial estimate.
- ~~g. Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R. shall count towards the total financial assurance required for compliance with paragraph 6.1.1 A.5.~~
- ~~h. Unless the Governing Body approves otherwise, the Champaign County State's Attorney's Office shall review and approve every Letter of Credit and every agreement regarding the Escrow Account prior to acceptance by the Zoning Administrator.~~

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

-
- (5) In addition to the conditions listed in subparagraph 6.1.1 A.9. the Zoning Administrator may also draw on the funds for the following reasons:
- a. In the event that any PV SOLAR FARM or component thereof ceases to be functional for more than six consecutive months after it starts producing electricity and the Owner is not diligently repairing such PV SOLAR FARM or component.
 - b. In the event that the Owner declares ~~the PV SOLAR FARM any wind turbine or other~~ or any PV SOLAR FARM component to be functionally obsolete for tax purposes.
 - c. There is a delay in the construction of any PV SOLAR FARM of more than 6 months after construction on that PV SOLAR FARM begins.
 - d. Any PV SOLAR FARM or component thereof that appears in a state of disrepair or imminent collapse and/or creates an imminent threat to the health or safety of the public or any person.
 - e. Any PV SOLAR FARM or component thereof that is otherwise derelict for a period of 6 months.
 - f. The PV SOLAR FARM is in violation of the terms of the PV SOLAR FARM SPECIAL USE permit for a period exceeding ninety (90) days.
 - g. The Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan has failed to maintain financial assurance in the form and amount required by the special use permit or compromised the COUNTY's interest in the decommissioning and site reclamation plan.
 - h. The COUNTY discovers any material misstatement of fact or misleading omission of fact made by the Applicant in the course of the special use permit zoning case.
 - i. The Applicant has either failed to receive a copy of the certification of design compliance required by paragraph 6.1.5 D. or failed to submit it to the County within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Applicant to obtain such certification.
- (6) The Zoning Administrator may, but is not required to, deem the PV SOLAR FARM abandoned, or the standards set forth in Section 6.1.5 PQ.(5) met, with respect to some, but not all, of the PV SOLAR FARM. In that event, the Zoning Administrator may draw upon the financial assurance to perform the reclamation work as to that portion of the PV SOLAR FARM only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining PV SOLAR FARM.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated
June 28, 2018

- (7) The Decommissioning and Site Reclamation Plan shall be included as a condition of approval by the BOARD and the signed and executed irrevocable letter of credit and evidence of the escrow account must be submitted to the Zoning Administrator prior to any Zoning Use Permit approval.

QR. Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.

- (1) If provided by state law, the Applicant shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
- (2) The Applicant shall bear full responsibility for coordinating any special conditions required in the SPECIAL USE Permit in order to ensure compliance with the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
- (3) All requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall become requirements of the County Board SPECIAL USE Permit.
- (4) Champaign County shall have the right to enforce all requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.

RS. Complaint Hotline

- (1) Prior to the commencement of construction on the PV SOLAR FARM and during the entire term of the County Board SPECIAL USE permit and any extension, the Applicant and Owner shall establish a telephone number hotline for the general public to call with any complaints or questions.
- (2) The telephone number hotline shall be publicized and posted at the operations and maintenance center and the construction marshalling yard.
- (3) The telephone number hotline shall be manned during usual business hours and shall be an answering recording service during other hours.
- (4) Each complaint call to the telephone number hotline shall be logged and identify the name and address of the caller and the reason for the call.
- (5) All calls shall be recorded and the recording shall be saved for transcription for a minimum of two years.
- (6) A copy of the telephone number hotline shall be provided to the Zoning Administrator on a monthly basis.

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

- (7) The Applicant and Owner shall take necessary actions to resolve all legitimate complaints.

ST. Standard Condition for Expiration of **PV** SOLAR FARM County Board SPECIAL USE Permit

A **PV** SOLAR FARM County Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.

FU. Application Requirements

- (1) In addition to all other information required on the SPECIAL USE Permit application and required by Section 9.1.11 A.2., the application shall contain or be accompanied by the following information:
- a. A **PV** SOLAR FARM Project Summary, including, to the extent available:
 - (a) A general description of the project, including its approximate DC and AC generating capacity; the maximum number and type of solar devices; and the potential equipment manufacturer(s).
 - (b) The specific proposed location of the **PV** SOLAR FARM including all tax parcels on which the **PV** SOLAR FARM will be constructed.
 - (c) The specific proposed location of all tax parcels required to be included in the **PV** SOLAR FARM County Board SPECIAL USE Permit.
 - (d) A description of the Applicant; Owner and Operator, including their respective business structures.
 - b. The name(s), address(es), and phone number(s) of the Applicant(s), Owner and Operator, and all property owner(s) for the **PV** SOLAR FARM County Board SPECIAL USE permit.
 - c. A site plan for the SOLAR FARM indicating the following:
 - (a) The approximate planned location of all **PV** SOLAR FARM STRUCTURES, property lines (including identification of adjoining properties), required separations, public access roads and turnout locations, access driveways, solar devices, electrical inverter(s), electrical transformer(s), cabling, switching station, electrical cabling from the **PV** SOLAR FARM to the Substations(s), ancillary equipment, screening and fencing, third party transmission lines, meteorological station, maintenance and

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

management facilities, and layout of all structures within the geographical boundaries of any applicable setback.

- (b) The site plan shall clearly indicate the area of the proposed PV SOLAR FARM County Board SPECIAL USE Permit as required by subparagraph ~~6.1.4 A.1.~~ 6.1.5 A.(1).
- (c) The location of all below-ground wiring.
- (d) The location, height, and appearance of all above-ground wiring and wiring structures.
- (e) The separation of all PV SOLAR FARM structures from adjacent DWELLINGS and/or PRINCIPAL BUILDINGS or uses shall be dimensioned on the approved site plan and that dimension shall establish the effective minimum separation that shall be required for any Zoning Use Permit. Greater separation and somewhat different locations may be provided in the approved site plan for the Zoning Use Permit provided that that the greater separation does not increase the noise impacts and/or glare that were approved in the PV SOLAR FARM County Board SPECIAL USE Permit. PV SOLAR FARM structures includes substations, third party transmission lines, maintenance and management facilities, or other significant structures.
- d. All other required studies, reports, certifications, and approvals demonstrating compliance with the provisions of this Ordinance.
- e. The PV SOLAR FARM SPECIAL USE permit application shall include documentation that the ~~application~~-applicant has provided a complete copy of the SPECIAL USE permit application to any municipality within one-and-one-half miles of the proposed PV SOLAR FARM as required by Section 6.1.5 B.(2)a.(b).
- f. A municipal resolution regarding the PV SOLAR FARM by any municipality located within one-and-one-half miles of the PV SOLAR FARM must be submitted to the ZONING ADMINISTRATOR prior to the consideration of the PV SOLAR FARM SPECIAL USE permit by the Champaign County Board or, in the absence of such a resolution, the ZONING ADMINISTRATOR shall provide documentation to the County Board that any municipality within one-and-one-half miles of the PV SOLAR FARM was provided notice of the meeting dates for consideration of the proposed PV SOLAR FARM SPECIAL USE Permit for both the Environment and Land Use Committee and the County Board as required by Section 6.1.5 B.(2)a.(c).

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated
 June 28, 2018

g. Documentation of an executed interconnection agreement with the appropriate electric utility shall be provided prior to issuance of a Zoning Compliance Certificate to authorize operation of the PV SOLAR FARM as required by Section 6.1.5 B.(3)b.

(2) The Applicant shall notify the COUNTY of any changes to the information provided above that occurs while the County Board SPECIAL USE permit application is pending.

(3) The Applicant shall include a copy of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture with the Zoning Use Permit Application to authorize construction.

9. Add the following paragraph 9.3.1 J. for Zoning Use Permit fee:

- J. PV SOLAR FARM with not more than 7.5 megawatt nameplate rating.....\$2,000 \$1,800 per megawatt (includes COMMUNITY PV SOLAR FARM)
- PV SOLAR FARM with nameplate rating of more than 7.5 megawatts.... \$13,500 plus \$1,260 for each megawatt more than 7.5 megawatts

10. Revise subsection 9.3.3 as follows:

9.3.3 Zoning Case Filing Fees

A. General Provisions

- (1) No zoning case filing shall be accepted until the filing fee has been paid.
- (2) No zoning case filing fee shall be waived unless the Zoning Administrator determines that the petition is the only means reasonably available to bring a property into compliance with the provisions of this ordinance and the non-compliance is due solely to staff error.
- (3) No zoning case filing fee shall be refunded after required legal notice has been made by mail or publication unless the Zoning Administrator determines such filing to have been based solely upon staff error.
- (4) No amendment to any petition which requires new legal notice shall be considered until an amended petition fee has been received unless the Zoning Administrator determines such amendment to be required due solely to staff error.
- (5) The fee for SPECIAL USE permits shall be determined based on the larger of the following (except for County Board WIND FARM or PV SOLAR FARM SPECIAL USE Permits):

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated
June 28, 2018

- a. the area of farmland taken out of production as a result of the SPECIAL USE; or
 - b. when farmland will not be taken out of production as a result of the SPECIAL USE, the land area taken up by the existing STRUCTURES and all proposed CONSTRUCTION proposed in the SPECIAL USE application.
- (6) When some combination of VARIANCE, SPECIAL USE and Map Amendment cases is required simultaneously for the same property, the total filing fee shall include the following (except for County Board WIND FARM or PV SOLAR FARM Special Use Permits):
- a. The standard fee for the most expensive individual zoning case; and
 - b. one-half of the standard fee for any other required VARIANCE, SPECIAL USE, or Map Amendment provided that
 - c. no additional fees shall be included for multiple zoning cases of the same type that can be advertised in the same legal advertisement.

B. Fees

- (1) VARIANCES
 - a. ADMINISTRATIVE VARIANCES..\$100
 - b. Minor or Major VARIANCES.....\$200
- (2) SPECIAL USE permits and Map Amendments (except for County Board WIND FARM or PV SOLAR FARM Special Use Permit)
 - a. Two acres or less and Base Fee for larger areas\$400
 - b. More than two acres but no more than 12 acres add \$40 per acre to Base Fee for each acre over two acres
 - c. More than 12 acres add \$10 per acre for each acre over 12 acres and add to fees in a. and b. above
- (3) Appeals and Interpretations.....\$200
- (4) Change of Nonconforming Use.....\$100
- (5) Amendment to Petitions (requiring new legal notice)\$100

Attachment C. Revised Proposed Amendment as Recommended by ZBA - Annotated

June 28, 2018

-
- (6) County Board WIND FARM Special Use Permit..... \$20,000 or \$440 per WIND FARM TURBINE TOWER, whichever is greater
 - (7) BIG WIND TURBINE TOWER SPECIAL USE Permit per BIG WIND TURBINE TOWER.....\$3,300
 - (8) County Board PV SOLAR FARM Special Use Permit.....~~\$5,000 or \$440 per megawatt, whichever is greater~~
 - PV SOLAR FARM with not more than 7.5 megawatt nameplate rating..... \$1,320 per megawatt (includes COMMUNITY PV SOLAR FARM)
 - PV SOLAR FARM with nameplate rating of more than 7.5 megawatts to 112.5 megawatts.....\$9,240 plus \$102 for each megawatt more than 7.5 megawatts and up to 112.5 megawatts
 - PV SOLAR FARM with more than 112.5 megawatt nameplate rating..... \$180 per megawatt

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation
June 29, 2018

<p align="center">1/31/18 ELUC Proposal (brief summary only- not the full ordinance)</p>	<p align="center">ZBA Recommendation (brief summary of changes only-not the full recommendation)</p>	<p align="center">Notes</p>
<p>6.1.5 "SOLAR FARM County Board SPECIAL USE Permit"</p>	<p>"PV SOLAR FARM County Board SPECIAL USE Permit"</p>	<p>Recommendation limited only to "photovoltaic (PV) solar farm". See definitions in amendment.</p>
<p>6.1.5A. General Standard Conditions</p>	<p>6.1.5B. General Standard Conditions</p>	
<p>6.1.5A.1.(a)-(c)</p>	<p>6.1.5B.(1)a.-c. NO CHANGE</p>	
<p align="center">NO PREVIOUS REQUIREMENT</p>	<p>6.1.5B.(1)d. All STRUCTURES and facilities shall be...consistent with the Agricultural Impact Mitigation Agreement with Illinois Department of Agriculture</p>	
<p>6.1.5A.2.a. The SOLAR FARM shall not be less than 1.5 miles from an incorporated municipality with zoning unless: 6.1.5A.2.a.(1) The application includes a copy of a notice to the municipality; 6.1.5A.2.a.(2) A municipal resolution of non-opposition must be submitted prior to the County Board vote.</p>	<p>6.1.5B.(2)a.The PV SOLAR FARM shall not be less than 1.5 miles from an incorporated municipality with zoning unless: 6.1.5B.(2)a.(a) No part of a solar farm may be within a Contiguous Urban Growth Area identified in County Land Resource Management Plan and no part of solar farm less than ½ mile to municipal boundary except for power lines and substation 6.1.5B.(2)a.(b) SUP application includes copy of notice to municipality; 6.1.5B.(2)a.(c) A municipal resolution regarding the solar farm must be received prior to County Board vote or document that municipality had notice of meetings.</p>	
<p>6.1.5A.2.b. No solar farm less than ½ mile from CR District</p>	<p>6.1.5B.(2)b. NO CHANGE</p>	
<p>6.1.5A.2.c. No solar farm within easement for a gas pipeline, water main, or drainage district</p>	<p>Moved to 6.1.5E.(5) NO CHANGE</p>	
<p>6.1.5A.3. Interconnection to the power grid</p>	<p>6.1.5B.(3) NO CHANGE</p>	
<p align="center">NO PREVIOUS REQUIREMENT</p>	<p>6.1.5B(4) The Applicant recognizes the right of agricultural activities to continue on adjacent land.</p>	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation
June 29, 2018

<p align="center">1/31/18 ELUC Proposal (brief summary only- not the full ordinance)</p>	<p align="center">ZBA Recommendation (brief summary of changes only-not the full recommendation)</p>	<p align="center">Notes</p>
<p>6.1.5B. Minimum Lot Standards</p>	<p>6.1.5C. NO CHANGE</p>	
<p>6.1.5C. Minimum Standard Conditions for Separations The following separations shall be provided from SOLAR FARM equipment except for fencing:</p>	<p>6.1.5D. Minimum Standard Conditions for Separations The following separations shall be provided from the exterior of the PV SOLAR FARM fencing:</p>	
<p>6.1.5 C.1. 100 feet from MINOR STREET; 120 feet from COLLECTOR STREET; 130 feet from MAJOR STREET</p> <p>6.1.5C.2. SOLAR FARM equipment except for fencing must be at least 100 feet from existing DWELLING or PRINCIPAL USE</p>	<p>6.1.5D.(1) unless a greater separation is required for screening in Sec. 6.1.5M.(2)a.: 40 feet from MINOR STREET; 55 feet from COLLECTOR STREET; 60 feet from MAJOR STREET</p> <p>6.1.5D.(2) For participating properties, no required separation from existing DWELLING or PRINCIPAL USE except as may be required to ensure the minimum zoning lot dimensions</p> <p>6.1.5D.(3) For non-participating properties: a. For a lot that is 10 acres or less in area (not including right of way): (a) if bordered on no more than two sides by the PV SOLAR FARM, the fencing must be no less than 240 feet from an existing DWELLING or PRINCIPAL USE (b) if bordered on more two sides the separation shall exceed 240 feet as deemed necessary by the BOARD (ZBA) b. For a lot that is more than 10 acres in area, the fencing must be no less than 255 feet from an existing DWELLING or PRINCIPAL USE and otherwise not less than 10 feet from the property line c. additional separation may be required</p>	<p>The net decrease in setback for equipment from the street is 46 to 54 feet and the less land is used as a result.</p>

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation

June 29, 2018

1/31/18 ELUC Proposal (brief summary only- not the full ordinance)	ZBA Recommendation (brief summary of changes only-not the full recommendation)	Notes
6.1.5C.3. SOLAR FARM equipment except for fencing shall have a separation of 500 feet from any of the following unless a glare analysis show no detrimental effect with less than 500 feet separation from the following: (a) Any AIRPORT or AIRPORT approach zone (b) Any legal RLA (c) Any legal RESIDENTIAL AIRPORT	6.1.5D.(4) NO CHANGE	
NO PREVIOUS REQUIREMENT	6.15D.(5) 500 feet separation between substation & transmission lines of greater than 34.5kV and DWELLINGS & residential DISTRICT	
NO PREVIOUS REQUIREMENT	6.1.5D.(6) 275 feet separation between perimeter fence and PV SOLAR FARM inverters (inside the solar farm)	
NO PREVIOUS REQUIREMENT	6.1.5D.(7) minimum separations are for PV SOLAR FARM with equipment not exceeding 8 feet in height; separations for greater heights determined on a case by case basis	
NO PREVIOUS REQUIREMENT	6.1.5D.(8) PV SOLAR FARM equipment shall be no less than 26 feet from the property line of	
6.1.5D. Standard Conditions for Design and Installation 6.1.5D.1. Any building shall conform to PA 96-704 regarding building codes 6.1.5D.2. Electrical components 6.1.5D.2.(a) shall conform to NEC	6.1.5E. Standard Conditions for Design and Installation 6.1.5E.(1) NO CHANGE 6.1.5E.(2) Electrical components 6.1.5E.(2)a. shall conform to NEC and to Federal Communications Commission requirements	
6.1.5D.2.(b) all wiring buried underground except for connections that must be above ground	6.1.5E.(2)b. burying wiring underground shall be minimized consistent with best management practice regarding solar farm construction and minimizing impacts on agricultural drainage tile	
6.1.5D.3. shall comply w/ applicable FAA requirements	DELETED (NO KNOWN FAA REQUIREMENTS)	
6.1.5D.4. maximum height in Sec. 5.3 does not apply and must be as approved in the SUP	6.1.5E.(3) NO CHANGE	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation
June 29, 2018

<p align="center">1/31/18 ELUC Proposal (brief summary only- not the full ordinance)</p>	<p align="center">ZBA Recommendation (brief summary of changes only-not the full recommendation)</p>	<p align="center">Notes</p>
<p>6.1.5D.5. a warning sign must be placed at all pad mounted transformers and substations</p>	<p>6.1.5E.(4) NO CHANGE</p>	
<p>(see previous 6.1.5A.2.c.)</p>	<p>6.1.5E.(5) No PV SOLAR FARM within easement for a gas pipeline, water main, or drainage district unless authorized by crossing agreement</p>	
<p>6.1.5E. Standard Conditions to Mitigate Damage to Farmland</p>	<p>6.1.5F. Standard Conditions to Mitigate Damage to Farmland</p>	
<p>6.1.5E.1. underground wiring shall be at least 4 feet deep or deeper if required</p>	<p>6.1.5F.(1) underground wiring shall be at least 5 feet deep or deeper if required or less if so authorized by the Agricultural Impact Mitigation Agreement (AIMA) with Illinois Department of Agriculture (IDAG)</p>	
<p>6.1.5E.2. Protection of agricultural drainage tile</p>	<p>6.1.5F.(2) Protection of agricultural drainage tile</p>	
<p>6.1.5E.2.(a) The applicant shall endeavor to locate all existing agricultural drainage tile shall be located prior to establishing...</p>	<p>6.1.5F.(2)a. The Champaign County Soil and Water Conservation District and relevant drainage district were added as contacts</p>	
<p>6.1.5E.2.(b) All identified drainage district tile lines shall be staked or flagged prior to construction...</p>	<p>6.1.5F.(2)b. The location of drainage district tile lines shall be identified prior to any construction and shall be protected as follows:</p>	
<p align="center">NO PREVIOUS REQUIREMENT</p>	<p>6.1.5F.(2)b.(a) All identified drainage district tile lines and any known tile easement shall be staked or flagged prior to construction.</p>	
<p align="center">NO PREVIOUS REQUIREMENT</p>	<p>6.1.5F.(2)b.(b) Any drainage district tile for which there is no known easement shall be protected from disturbance by a 30-foot wide no-construction buffer on either side of the tile and the buffer shall be staked or flagged prior to start of construction.</p>	
<p align="center">NO PREVIOUS REQUIREMENT</p>	<p>6.1.5F.(2)b.(c) Construction shall be prohibited within any existing drainage district easement and within any no-construction buffer unless specific construction is authorized in writing by the drainage district and a copy is provided to the Zoning Administrator.</p>	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation

June 29, 2018

1/31/18 ELUC Proposal (brief summary only- not the full ordinance)	ZBA Recommendation (brief summary of changes only-not the full recommendation)	Notes
6.1.5E.2.(c)- (g) various requirements for protection of agricultural tile	6.1.5F.(2)c.-g. NO CHANGE	
6.1.5E.2.(h) Deadline requirements for permanent repairs to tile and temporary tile repairs.	6.1.5F.(2)h. ADDED: all tile repairs shall be made as detailed in the Agricultural Impact Mitigation Agreement with Illinois Department of Agriculture and shall not be waived unless authorized in the SUP	
6.1.5E.2.(i)&(j) more requirements for correcting tile	6.1.5F.(2)i.& j. NO CHANGE	
6.1.5E.3. soil conservation practices shall be restored if damaged by SOLAR FARM construction	6.1.5F.(3) soil conservation practices shall be restored if damaged by SOLAR FARM construction or decommissioning	
6.1.4E.4. Topsoil replacement	6.1.5F.(4) ADDED: topsoil replacement shall be consistent with the Agricultural Impact Mitigation Agreement with Illinois Department of Agriculture	
6.1.4E.5. Mitigation of compaction and rutting	6.1.5F.(5) ADDED: mitigation shall be consistent with the Agricultural Impact Mitigation Agreement with Illinois Department of Agriculture	
6.1.4E.6. Land leveling	6.1.5F.(6) ADDED: leveling shall be consistent with the Agricultural Impact Mitigation Agreement with Illinois Department of Agriculture	
6.1.4E.7. Permanent Erosion and Sedimentation Control Plan	6.1.5F.(7) NO CHANGE	
NO PREVIOUS REQUIREMENT	6.1.5F.(8) Retention of all topsoil No topsoil may be removed, stripped, or sold from the proposed site pursuant to or as part of PV SOLAR FARM construction.	
NO PREVIOUS REQUIREMENT	6.1.5F.(9) Minimizing disturbance to BEST PRIME FARMLAND	
NO PREVIOUS REQUIREMENT	6.1.5F.(9)a.(a) Disturbance to BEST PRIME FARMLAND shall be minimized consistent with good engineering practice.	
NO PREVIOUS REQUIREMENT	6.1.5F.(9)a.(a) Disturbance to BEST PRIME FARMLAND shall be offset by establishment of a vegetative ground cover with the PV SOLAR FARM. See text for details.	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation
June 29, 2018

1/31/18 ELUC Proposal (brief summary only- not the full ordinance)	ZBA Recommendation (brief summary of changes only-not the full recommendation)	Notes
6.1.5F. Standard Conditions for Use of Public Streets	6.1.5G. Standard Conditions for Use of Public Streets	
6.1.5F.1. the Applicant shall enter into a Roadway Upgrade and Maintenance agreement with the relevant highway jurisdiction	6.1.5G.(1) the Applicant shall enter into a Roadway Upgrade and Maintenance agreement with the relevant highway jurisdiction except that for any COMMUNITY PV SOLAR FARM the relevant highway authority may waive the requirement in writing	
6.1.5F.1.a.- bb. Minimum requirements for the Roadway Upgrade and Maintenance agreement	6.1.5G.(1)a.-bb. NO CHANGE	
6.1.5F.2.(a)-(d) the Applicant shall submit a Transportation Impact Analysis to be approved by the relevant highway authority	6.1.5G.(2)a.-d. NO CHANGE	
6.1.5F.3. the Applicant shall enter into a Roadway use and Repair Agreement for decommissioning	6.1.5G.(3) NO CHANGE (THE ELUC MEMO of 1/31/18 INCLUDED THE PROVISION FOR WAIVER OF THE ROADWAY USE AND REPAIR AGREEMENT FOR A "COMMUNITY SOLAR FARM")	
6.1.5G.1.-3. Standard Conditions for Coordination with Local Fire Protection District	6.1.5H.(1)- (3) NO CHANGE	
6.1.5H.1.- 4.Standard Conditions to Mitigate Electromagnetic Interference	DELETED (DELETION BASED ON ELUC DISCUSSION AT FEBRUARY 8, 2018, MEETING)	
6.1.5I. 1.- 4.Standard Conditions for Allowable Noise Level	6.1.5I.(1)- (4) Standard Conditions for Allowable Noise Level 6.1.4I.(3) a. ADDED: any SUP application for a PV SOLAR FARM other than a COMMUNITY PV SOLAR FARM shall include a noise analysis that includes the following: (a) predevelopment 24-hour ambient background sound level	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation
June 29, 2018

<p align="center">1/31/18 ELUC Proposal (brief summary only- not the full ordinance)</p>	<p align="center">ZBA Recommendation (brief summary of changes only-not the full recommendation)</p>	<p align="center">Notes</p>
	<p>(b) computer modeling to generate anticipated could level from operation of PV SOLAR FARM</p> <p>(c) results of ambient background sound level monitoring and modeling of anticipated sound level shall be clearly stated and include a map of modeled noise contours within 1,500 feet of PV SOLAR FARM</p> <p>(d) the application shall clearly state assumptions of the computer model</p> <p>6.1.4I.(3) b. ADDED: the BOARD may require a COMMUNITY PV SOLAR FARM to submit a noise analysis</p>	
<p>6.1.5J. Standard Conditions for Endangered Species Consultation</p>	<p>6.1.5J. Standard Conditions for Endangered Species Consultation</p> <p align="center">NO CHANGE</p>	
<p>6.1.5K. Standard Conditions for Historic and Archaeological Resources Review</p>	<p>6.1.5K. Standard Conditions for Historic and Archaeological Resources Review</p> <p align="center">NO CHANGE</p>	
<p>6.1.5L. Standard Conditions for Acceptable Wildlife Impacts</p>	<p>6.1.5L. Standard Conditions for Acceptable Wildlife Impacts</p> <p align="center">NO CHANGE</p>	
<p>6.1.5M. Screening and Fencing</p>	<p>6.1.5M. Screening and Fencing</p>	
<p>6.1.5m.1. Perimeter fencing</p>	<p>6.1.5M.(1) Perimeter fencing</p>	
<p>6.1.5M.1.a.-b. Minimum required 7 feet fence height and knox boxes w/ keys</p>	<p>6.1.5M.(1)a.-b. NO CHANGE</p>	
<p>6.1.5M.1.d. must control NOXIOUS WEEDS</p>	<p>6.1.5M(1)c. NO CHANGE</p>	
<p>6.1.5M.2.Screening</p> <p>6.1.5M.2.a. A 30 feet wide visual screen buffer shall be provided inside the perimeter fencing of the SOLAR FARM as follows:</p> <p>6.1.5M.2.a.(1) The visual screen buffer shall include a continuous line of evergreen foliage and/or an earthen berm and/or any existing wooded area...</p>	<p>6.1.5M.(2) Screening</p> <p>6.1.5M.(2)a.(a) A visual screen shall be provided for any part of the PV SOLAR FARM that is visible to and located within 1,000 feet of an existing DWELLING or residential DISTRICT except that the visual screen may not be required within the full 1,000 feet of an existing DWELLING or</p>	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation
June 29, 2018

<p align="center">1/31/18 ELUC Proposal (brief summary only- not the full ordinance)</p>	<p align="center">ZBA Recommendation (brief summary of changes only-not the full recommendation)</p>	<p align="center">Notes</p>
<p>6.1.5M.2.a.(2) The a continuous line of evergreen foliage shall be planted at a minimum height of 3 feet and shall be planted in multiple rows as required to provide a continuous line of foliage upon planting.</p> <p>6.1.5M.2.a.(3) Any vegetation that is part of the approved visual screen buffer shall be maintained in perpetuity.</p> <p>6.1.5M.2.a.(4) Any earthen berm shall be 8 feet tall...</p> <p>6.1.5M.2.a.(5) The visual screen buffer shall be detailed in a landscape plan drawing...</p>	<p>residential DISTRICT provided the applicant submits a landscape plan prepared by an Illinois Registered Landscape Architect and the BOARD finds that the visual screen in the landscape plan provides adequate screening.</p> <p>6.1.5M.(2)a.(b) The visual screen shall be waived if the owner(s) of the relevant DWELLING(S) agree in writing...</p> <p>6.1.5M.(2)a.(c) The visual screen shall be a vegetated buffer as follows:</p> <p>6.1.5M.(2)a.(c)i. A vegetated visual screen shall include a continuous line of native evergreen foliage and/or native shrubs and/or native trees and/or nay existing wooded area and/or planting of tall native grasses and other flowering plants and/or agricultural crop production...</p> <p>6.1.5M.(2)a.(c)ii. Any vegetation that is part of the approved visual screen bugger shall be maintained in perpetuity and any evergreen foliage below a height of 7 feet that disappears over time shall be replaced...</p> <p>6.1.5M.(2)a.(c)iii. The continuous line of native evergreen foliage and/or native shrubs and/or native trees shall be planted at a minimum height of 5 feet tall and shall be planted in multiple rows as required to provide a 50% screen within 2 years of planting. The planting shall otherwise conform to Natural</p>	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation
June 29, 2018

<p align="center">1/31/18 ELUC Proposal (brief summary only- not the full ordinance)</p>	<p align="center">ZBA Recommendation (brief summary of changes only-not the full recommendation)</p>	<p align="center">Notes</p>
	<p>Resources Conservation Service Practice Standard 380 Windbreak/Shelterbreak Establishment except that the planting shall be located as close as possible to the PV SOLAR FARM fence while still providing adequate clearance for maintenance.</p>	
	<p>6.1.5M.(2)a.(c)iv. A planting of tall native grasses and other native flowering plants may be used as a visual screen buffer for any PV module installation that is no more than 8 feet tall provided that the width of planting shall be as authorized by the BOARD and the planting shall otherwise be planted and maintained per the recommendations of the Natural Resources Conservation Service Practice Standard 327 Conservation Cover and further provided that the PV SOLAR FARM perimeter fence is opaque.</p>	
	<p>6.1.5M.(2)a.(c)v. An area of agricultural crop production may also be authorized by the BOARD as an alternative visual screen buffer with a width of planting as authorized by the BOARD provided that the PV SOLAR FARM perimeter fence is opaque. Any area of crop production that is used as a vegetated visual screen shall be planted annually and shall be replanted as necessary to ensure a crop every year regardless of weather or market conditions.</p> <p>6.1.5M.(2)a.(c)vi. Any vegetated screen buffer shall be detailed in a landscape plan drawing that shall be included with the PV SOLAR FARM SPECIAL USE permit application.</p>	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation

June 29, 2018

1/31/18 ELUC Proposal (brief summary only- not the full ordinance)	ZBA Recommendation (brief summary of changes only-not the full recommendation)	Notes
6.1.5.N. Standard Conditions to Minimize Glare	6.1.5.N. Standard Conditions to Minimize Glare	
6.1.5.N.1. The design and construction shall minimize glare and the application shall include an explanation of how glare will be minimized.	6.1.5.N.(1) The design and construction shall minimize glare and the application shall include an explanation of how glare will be minimized.	
6.1.5.N.2. The application shall include a visual impact assessment that shall include the following:	DELETED (BASED ON ELUC DISCUSSION AT FEBRUARY 8, 2018, ELUC MEETING)	
6.1.5.N.2.a. A computer generated “zone of visibility map” to illustrate locations within a one-mile radius from the proposed solar farm from which the solar farm may be seen...	DELETED (BASED ON ELUC DISCUSSION AT FEBRUARY 8, 2018, ELUC MEETING)	
6.1.5.N.2.b. Pictorial representations of “before and after” views of the proposed solar farm from representative locations indicated on the “zone of visibility map” including any dwelling within a one-mile radius...	DELETED (BASED ON ELUC DISCUSSION AT FEBRUARY 8, 2018, ELUC MEETING)	
6.1.5N.3. After construction the Zoning Administrator shall take appropriate enforcement action to investigate complaints of glare...including:	6.1.5N.(2) After construction the Zoning Administrator shall take appropriate enforcement action to investigate complaints of glare...including:	
6.1.5N.3.(a) The Zoning Administrator shall make the Environment and Land Use Committee aware of complaints about glare...	6.1.5N.(2)a. The Zoning Administrator shall make the Environment and Land Use Committee aware of complaints about glare...	
6.1.5N.3.(b) If ELUC determines the glare to be excessive ELUC may require the owner or operator to take reasonable steps to mitigate excessive glare such as the installation of additional screening.	6.1.5N.(2)b. If ELUC determines the glare to be excessive ELUC may require the owner or operator to take reasonable steps to mitigate excessive glare such as the installation of additional screening.	
6.1.5O. Standard Condition for Liability Insurance	6.1.5O. Standard Condition for Liability Insurance NO CHANGE	
6.1.5P. Operational Standard Conditions	6.1.5P. Operational Standard Conditions NO CHANGE	
6.1.5Q. Standard Condition for Decommissioning Plan and Site Reclamation Plan	6.1.5Q. Standard Condition for Decommissioning and Site Reclamation Plan	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation
June 29, 2018

<p align="center">1/31/18 ELUC Proposal (brief summary only- not the full ordinance)</p>	<p align="center">ZBA Recommendation (brief summary of changes only-not the full recommendation)</p>	<p align="center">Notes</p>
<p>6.1.5Q. 1,2,3</p>	<p>6.1.5Q.(1), (2), (3) NO CHANGE</p>	
<p>6.1.5Q.4. To comply with 6.1.1A.5, the Applicant shall provide financial assurance in the form of an irrevocable letter of credit and an escrow account as follows:</p>	<p>6.1.5Q.(4) NO CHANGE</p>	
<p>6.1.5q.4.(a) ...the amount of financial assurance to be provided shall be 210% of the decommissioning cost...</p>	<p>6.1.5q.4.(a) ...the amount of financial assurance to be provided shall be 125% of the decommissioning cost except that if the SOLAR PV modules have an unlimited warranty of at least 10 years and also have a limited power warranty to provide not less than 80% nominal power output up to 25 years and proof of that warranty is provided at the time of Zoning Use Permit approval, financial assurance may be provided for the site reclamation plan as follows:</p> <p>6.1.5Q.(4)a.(a) No Zoning Use Permit to authorize construction of the SOLAR FARM shall be authorized by the Zoning Administrator until the SOLAR FARM owner shall provide the County with Financial Assurance to cover 12.5% of the decommissioning cost...</p> <p>6.1.5Q.(4)a.(b) On or before the sixth anniversary of the Commercial Operation Date, the SOLAR FARM Owner shall provide the County with Financial Assurance to cover 62.5% of the decommissioning cost...</p> <p>6.1.5Q.(4)a.(c) On or before the eleventh anniversary of the Commercial Operation Date, the SOLAR FARM Owner shall provide the County with Financial Assurance to cover 125% of the decommissioning cost...</p>	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation

June 29, 2018

1/31/18 ELUC Proposal (brief summary only- not the full ordinance)	ZBA Recommendation (brief summary of changes only-not the full recommendation)	Notes
6.1.5Q.4.(b)(1)-(7)	6.1.5Q.(4)b.(a)-(H) NO CHANGE (THE 1/31/18 ELUC MEMO INCLUDED THE PROVISION FOR A MINIMUM \$1,000 PER ACRE FOR THE FINANCIAL ASSURANCE THAT IS REQUIRED BY SEC. 6.1.5Q.(4)b.(g))	
6.1.5Q.4.(c)	6.1.5Q.(4)c. NO CHANGE	
6.1.5Q.4.(d) The Applicant shall adjust the amount of financial assurance...as follows: 6.1.5Q.4.(d)(1) At least once every three years for the first 12 years and at least once every year thereafter...	6.1.5Q.(4)d. The Applicant shall adjust the amount of financial assurance...as follows: 6.1.5Q.(4)d.(a) At least once every three years for the first 12 years of the financial assurance and at least once every two years thereafter or, if the SOLAR PV modules have an unlimited warranty of at least 10 years and also have a limited power warranty to provide not less not than 80% nominal power output up to 25 years and proof of that warranty is provided at the time of Zoning Use Permit approval, then at least once every five years for the first 25 years of the financial assurance and at least once every two years thereafter...	
6.1.5Q.4.(d)(2)	6.1.5Q.(4)d.(b) NO CHANGE	
6.1.5Q.4.(e) The applicant or PV SOLAR FARM owner shall gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account in equal annual installments over the first 13 years of the PV SOLAR FARM operation as follows:	6.1.5Q.(4)e. The applicant or PV SOLAR FARM owner shall gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account in equal annual installments over the first 13 years of the PV SOLAR FARM operation except that if the SOLAR PV modules have an unlimited warranty of at least 10 years and also have a limited power warranty to provide not less not than 80% nominal power output up to 25 years and proof of	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation

June 29, 2018

1/31/18 ELUC Proposal (brief summary only- not the full ordinance)	ZBA Recommendation (brief summary of changes only-not the full recommendation)	Notes
	that warranty is provided at the time of Zoning Use Permit approval, the applicant or SOLAR FARM owner may gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account in equal annual installments over the 21st through the 25th years of the SOLAR FARM operation, as follows:	
6.1.5Q.4.(e)(1)-(7)	6.1.5Q.(4)e.(a)-(g) NO CHANGE	
6.1.5Q.4.(f)	6.1.5Q.(4)f. NO CHANGE	
NO PREVIOUS REQUIREMENT	6.1.5Q.(4)g. Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall count towards the total financial assurance	
NO PREVIOUS REQUIREMENT	6.1.5Q.(4)h. The Champaign County State's Attorney's Office shall approve every letter of credit and every escrow agreement	
6.1.5Q.5.	6.1.5Q.(5) NO CHANGE	
NO PREVIOUS REQUIREMENT	6.1.5R. Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture 6.1.5R.(1) If provided by state law the Applicant shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture... 6.1.5R.(2) The Applicant shall bear full responsibility for coordinating any special conditions required by the SPECIAL USE Permit in order to ensure compliance...	

Zoning Case 895-AT-18 Abbreviated Comparison of 1/31/18 ELUC Proposal to ZBA Recommendation

June 29, 2018

1/31/18 ELUC Proposal (brief summary only- not the full ordinance)	ZBA Recommendation (brief summary of changes only-not the full recommendation)	Notes
	<p>6.1.5R.(3) All requirements of the Applicant shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall become requirements of the SPECIAL USE Permit...</p> <p>6.1.5R.(4) The County shall have the right to enforce all requirements of the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.</p>	
6.1.5 R. Complaint Hotline	6.1.5 S. Complaint Hotline NO CHANGE	
6.1.5 S. Standard Condition for Expiration of SOLAR FARM County Board SPECIAL USE Permit	6.1.5 T. Standard Condition for Expiration of PV SOLAR FARM County Board SPECIAL USE Permit NO CHANGE	