

Shelby County Zoning  
315 1/2 East Main St.  
Shelbyville, IL 62565  
217-294-3876  
Email: shelbyzoning@shelbycounty-il.com

**Application for Special Use Building Permit  
for Wind Energy Conversion Systems**

Instructions to Applicants: All information requested below must be provided before any permits shall be issued. Applicants are encouraged to contact the office of the Zoning Administrator for any assistance needed in completing this form.

Name of Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Contact Preference: Phone \_\_\_\_\_ Email \_\_\_\_\_

Current mailing address of Applicant: \_\_\_\_\_

If different from Applicant:

Name of Landowner: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Contact Preference: Phone \_\_\_\_\_ Email \_\_\_\_\_

Current mailing address of Landowner: \_\_\_\_\_

Location of Proposed Site Construction: (Address or Parcel Number) \_\_\_\_\_

Township: \_\_\_\_\_

## Application Requirements

1. The following information shall be provided with all applications for a Special Use Building Permit for a Wind Energy Conversion System (WECS).
  - a. A Site plan with Project summary, including the general location of the project as well as individual location, quantity, and spacing of Wind Towers.
  - b. Existing property lines and property lines extending 250 feet from exterior boundaries, including the names of adjacent property owners.
  - c. Dimensional representation of the structural components of the wind tower construction including the base, footings, height, diameter, and blade tip height of each individual Wind Tower.
  - d. Planned location of underground and/or overhead electric lines, distribution lines, and communication lines connecting the wind energy conversion system to a building, substation, or other electric load.
  - e. Name plate generating capacity of each Wind Tower and the overall output of the Wind Energy Facility.
  - f. Public, private, and proposed access roads, showing widths of the roads and any associated easements.
  - g. Location and size of any abandoned wells, sewage treatment facilities, mines, or any other underground features that could result in subsidence.
  - h. Existing buildings and any impervious surfaces.
  - i. Waterways, watercourses, lakes, and public water wetlands including any delineated wetland boundaries.
  - j. Location of any pipelines within 500 feet of any WECS.
  - k. Manufacturer's contact information and specifications for each WECS as well as recommended installation methods for all major equipment.
  - l. Certification by a registered professional engineer that the tower design is sufficient to withstand wind load requirements for structure as defined by the Building Officials and Code Administrators.
  - m. Applicants must provide certification that all turbines shall be new equipment commercially available; no used, experimental, or prototype equipment, still in testing, shall be approved.

- n. The Applicant shall immediately notify Shelby County of any changes to the information provided in that occur while the special use permit application is pending.
2. For Facility Owners - All applications for a special use permit for a Wind Energy Facility shall also provide the following. A Facility means for wholesale or retail sale of Energy generated.
    - a. A copy of the underlying agreement with the landowner.
    - b. Executed interconnection agreements.
    - c. All contact information including name, phone number, and address of the Facility Owner, current property owner, lessor, lessee, the interconnecting utility company, and buyer of the power, if applicable and if this information can be disclosed publicly.
    - d. Upon application submission, Applicants shall provide proof of all applicable state and federal regulatory standards including the Uniform Building Code as adopted by the State of Illinois, The Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture, the National Electrical Code as adopted by the State of Illinois, The National Electrical Safety Code, Illinois Commerce Commission, Federal Energy Regulatory Commission, FAA requirements, EPA regulations (noise, hazardous waste, construction, storm water; etc.) and any other statutory or regulatory requirements.
    - e. Existing vegetation study including type and percent of coverage such as Cropland, grassland, wooded areas, etc.
    - f. The Facility Owner shall provide results and recommendations from the consultation with the Illinois Department of Natural Resources that are obtained through the Ecological Compliance Assessment Tool.
    - g. The Facility Owner shall provide results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor tool that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines.
    - h. The Facility Owner shall provide evidence of consultation with the Illinois State Historic Preservation Office in order to assess potential impacts on State-registered historic sites under the Illinois State Agency Historic Resources Preservation Act.
    - i. The Facility Owner, using a certified professional accepted by the Illinois Pollution Control Board, as part of the siting approval application process, shall appropriately demonstrate compliance with all applicable noise requirements set by the Illinois Pollution Control Board and provide contour maps at intervals of not greater than 5 feet on request by the Zoning Administrator or ZBA. The noise levels should be measured at least 25 feet from the property line noise source.
    - j. The Facility Owner, using a certified engineer in the State of Illinois, shall provide a vibration study determining the impact the WECS and supporting facilities will have on

nonparticipating property, local wells, mines, former mines, and pipelines. The study will include the project site and extend 1500 feet in all directions.

- k. At the expense of the Facility Owner the County may at any time seek certified third-party verification of any studies provided during the application process. These expenses shall be paid from, but not limited to, the fee schedule for the application.

By signing below, the Applicant:

Attests that all information given and any attached maps and drawings to be a true description for the proposed new or altered installation.

Agrees to all terms and conditions herein provided.

Agrees that the permit issued may be revoked without notice on any breach of representation or conditions.

Agrees that all Wind Energy Conversion Systems shall be considered permanent structures.

Understands that any permit issued on this Application will not grant right of privilege to erect any structure or to use any premises described for any purpose or in any manner prohibited by the Zoning Ordinance of Shelby County, any other regulations made by Shelby County, or by State or Federal regulations.

Date:

\_\_\_\_\_

Applicant(s):

\_\_\_\_\_

\_\_\_\_\_

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### Application Approval

The plans and specifications submitted with this application are in conformity with the Zoning Ordinance of Shelby County. Changes in plans or specifications shall not be made without written approval of the appropriate County officials. Failure to comply with the above shall constitute a violation of the provisions of the Zoning Ordinance. This permit shall be a final permit when signed by the Zoning Administrator after a required final inspection.

Permanent Parcel Number: \_\_\_\_\_ Current Zoning \_\_\_\_\_

Fee: \_\_\_\_\_ Fee paid date: \_\_\_\_\_

Application Approved ( ) YES ( ) NO

Permit Approval Number: \_\_\_\_\_

Date: \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_

### Certificate of Occupancy

The final inspection of the premises having been made and compliance with the original building permit and other County Zoning regulations having been indicated, the premise is hereby approved for occupancy in accordance with the Zoning of Shelby County.

Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_