

## Setbacks

1. All WECS Turbines shall be setback a distance of at least 1.5 miles (7,920 feet) from any incorporated municipality's boundaries unless that municipality chooses to exercise its siting authority pursuant to Illinois law.
2. All WECS Turbines shall be set back at least 1,400 feet or 3.2 times the WECS Turbine height, whichever is greater, from any Primary Structure, school, church or public building located on a nonparticipating parcel. The distance for the above setback shall be measured from the point of the residence foundation closest to the WECS Turbine to the base of the WECS Tower at ground level. The WECS Project Applicant may negotiate a setback easement to reduce this setback requirement.
3. All WECS Turbines shall be set back at least 1,400 feet or 3.2 times the WECS Turbine height, whichever is greater, from the boundary of any Lot, which, as of the date of the approval of the Special Use Petition, is in a Platted Subdivision.
4. All WECS Turbines shall be set back a distance of at least 1.10 times the WECS Tower Turbine height from public roads, third party transmission lines, and communication towers.
5. All WECS Turbines shall be set back a distance of at least 1.1 times the WECS Turbine height from the property lines of a nonparticipating parcel. The WECS Project Applicant may negotiate a setback easement with an adjacent project parcel owner and/or nonparticipating parcel owner to reduce this setback requirement.
6. No setback shall be required for a WECS Turbine to a residence located on a Project Parcel.
7. The WECS Project Applicant does not need to obtain a variance from the County of Lee upon the granting of a setback easement by a parcel owner of any of the above setback requirements. Any negotiated setback easement(s) shall run with the land and be recorded with the Lee County Recorder as part of the chain of title in the deed of the parcel granting said setback easement(s).

## Other Setbacks

1. Natural Resource Areas & Bird and Bat Migration Paths: All WECS at the time of application for Special Use Petition shall demonstrate that consultation has been initiated with the Illinois Department of Natural Resources (IDNR) and United States Fish and Wildlife Services (USFWS) per Section III, paragraph P of this Ordinance. Prior to issuance of the Special Use Petition, Lee County shall consider any setback recommended by these agencies, to the extent they wish to be consulted, with respect to natural resource areas (such as Illinois Natural Areas Inventory Site (INAI), Natural Land Institute (NLI) site, Nature Conservancy (TNC) site, or public forest, public forest preserve, or public park) or Bird and Bat Migration Paths. Evidence supporting adherence to this requirement, which may include a letter from the IDNR or the USFWS, shall be provided as part of the application for Special Use Petition for the consultation to date, and prior to the issuance of the Special Use Petition.
2. The WECS Project Applicant may negotiate a Setback Easement Agreement for any of the above "Other Setbacks" requirements.