

NOTICE OF PUBLIC HEARING
WILL COUNTY PLANNING AND ZONING SPECIAL MEETING FOR A SPECIAL USE PERMIT FOR A SOLAR FARM FACILITY ZONING CASE ZC-24-025

Notice is hereby given that Owner’s of Record, (see attached spreadsheet and map), AEUG Will Solar, LLC, Applicant, Brian Dunneback of Acciona Energy USA Global LLC d/b/a AEUG Will Solar, LLC; Agent, Christian Spesia of Spesia and Taylor, Attorney; have filed a petition before the Will County Planning and Zoning Commission for the following: Special use permit for commercial solar energy facility (3,590.06 acres); with multiple variances to construct a 300MW commercial solar energy

facility. (Custer Township/Sections 15, 22, 23, 25, 26, 27, 28, 30, 31, 33, 34, 35, 36; Reed Township/Sections 28 & 32); (see attached spreadsheet and map) PINs: See attached spreadsheet and map. Address: Multiple properties located in roughly the southwestern half of Custer Township and southeastern corner of Reed Township at the southern county line boundary. (Generally, south of Smiley Road, east of Essex Rd

(excepting two properties in Reed Township), north of the southern boundary of Will County of County Line Road, and along both sides of Ohlhues Road in this area.) The scheduled hearing date is August 20, 2024 at 5:00 p.m. at the Will County Office Building, 302 North Chicago Street, 2nd floor Board Room, Joliet, Illinois 60432. Should the meeting need to be continued to another day, it is anticipated this date would be August 21,

2024, at 5:00pm at the Will County Office Building, 302 North Chicago Street, 2nd floor Board Room, Joliet, Illinois 60432. The officials and jurisdictions copied on this email are invited to submit written comments. If possible, the Land Use Department requests that all comments be received a minimum of one week prior to the scheduled public hearing date. If you have any questions or comments, please do not hesitate to contact me via email or at (815) 774-3367.

ID #	Landowner Name	Breakdown of Ownership Disclosure	Parcel ID	Legal Description	Section	Township	Acres	Sum Acres	Total Leased Acres	Idetification	Variance Requests	Special Use Permit Request: applies to entire area (S-24-015) Special use permit for a commercial solar facility.
1	A D Land Holdings, LLC - Wilmington	Dante Domenella, 31.17% interest; Gino Domenella, 31.17% interest; John Peritt, 31.17% interest	0124261000030000	THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL. COUNTY, ILLINOIS	26	Custer	39.921	759.52	760	a	(V-24-031) Variance for number of required mowing from five (5) times to one (1) time.	
			0124263000010000	THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26 IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS	26	Custer	79.841			a	(V-24-097) Variance for maximum ground cover plant height from 13 inches to 36 inches.	
			0124271000020000	ALL OF SECTION 27 IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST QUARTER OF SAID SECTION 27 PER DOCUMENT NUMBER R79-2642) AND ALSO (EXCEPT THE SOUTHEAST QUARTER OF SAID SECTION 27 PER DOCUMENT NUMBER R79-2642).	27	Custer	319.751			b	(V-24-032) Variance for number of required mowing from five (5) times to one (1) time.	
			0124273000010000	THE SOUTHWEST QUARTER OF SECTION 27 IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN.	27	Custer	160.123			b	(V-24-098) Variance for maximum ground cover plant height from 13 inches to 36 inches.	
			0124274000010000	THE SOUTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN.	27	Custer	159.888			c	(V-24-033) Variance for number of required mowing from five (5) times to one (1) time.	
2	Cunning, Dean E.	N/A	0125313000010000	THE SOUTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 32 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.	31	Custer	175.560	175.56	172.05	c	(V-24-099) Variance for maximum ground cover plant height from 13 inches to 36 inches.	
										d	(V-24-034) Variance for number of required mowing from five (5) times to one (1) time.	
3	Dougherty, Honey Trust Number 1	Glenda Marshall, daughter; Brenda Gamett, daughter; Julier Palmatur, daughter; William Dougherty, son	0124222000020000	THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN.	22	Custer	39.933	160.19	157	d	(V-24-100) Variance for maximum ground cover plant height from 13 inches to 36 inches.	
			0124222000030000	THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN.	22	Custer	39.966			e	(V-24-035) Variance for number of required mowing from five (5) times to one (1) time.	
			0124231000010000	THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN.	23	Custer	80.289			e	(V-24-101) Variance for maximum ground cover plant height from 13 inches to 36 inches.	
4	Duck Fam LLC	Rodney Duane Grant, 33.334%; Teresa G. Barker and Casey W. Barker (as joint tenants with right of survivorship), 33.333%; Dawn E Grant, 33.333%)	0124342000120000	THAT PART OF THE EAST HALF OF SECTION 34 TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 88 DEGREES 25 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,345 FEET; THENCE SOUTH 01 DEGREES 55 MINUTES 07 SECONDS EAST ALONG A LINE 1,291.97 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1452.02 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1,452 FEET WEST OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 23 MINUTES 58 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 69.69 FEET; THENCE SOUTH 01 DEGREES 55 MINUTES 07 SECONDS EAST 2,178.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 60 ACRES OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 88 DEGREES 18 MINUTES 01 SECONDS WEST ALONG THE SAID LINE, 1,423.38 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 01 DEGREES 46 MINUTES 53 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 988.33 FEET TO THE LEGAL CENTER OF SAID SECTION 34; THENCE CONTINUING NORTH 01 DEGREES 46 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 2,645.05 FEET TO THE POINT OF BEGINNING; (EXCEPT THE FOLLOWING: THAT PART OF THE NORTHEAST QUARTER OF SAID SECTION 34, DESCRIBED AS FOLLOWS: THE WEST 600 FEET OF THE EAST 2,557.93 FEET OF THE NORTH 1,452 FEET AND THE WEST 300 FEET OF THE EAST 1,957.93 FEET OF THE NORTH 2,613.60 FEET, IN WILL COUNTY, ILLINOIS.	34	Custer	77.99	171.75	170.62	a	(V-24-040) Variance for number of required mowing from five (5) times to one (1) time.	
			0124342000110000	THAT PART OF THE EAST HALF OF SECTION 34 IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 88 DEGREES 25 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,345 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 23 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,291.97 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREES 55 MINUTES 07 SECONDS ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2640.51 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE CONTINUING SOUTH 01 DEGREES 55 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, FOR A DISTANCE OF 988.34 TO THE SOUTH LINE OF THE NORTH 60 ACRES OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 18 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 60 ACRES OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,222.27 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 07 SECONDS WEST, 2178.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1,452 FEET OF THE SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 23 MINUTES 58 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 69.69 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 07 SECONDS WEST ALONG A LINE 1,291.97 FEET WEST OF AND PARALLEL WITH (MEASURED AT RIGHT ANGLES) THE LAST SAID LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1,452 FEET TO THE POINT OF BEGINNING; EXCEPTING THAT PART OF THE NORTHEAST QUARTER OF SAID SECTION 34, TOWNSHIP 32 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: THE WEST 900 FEET OF THE EAST 991.97 FEET OF THE NORTH 1,452.00 FEET THEREOF AND ALSO EXCEPTING THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE WEST 300 FEET OF THE EAST 1,291.97 FEET OF THE NORTH 1,452.00 FEET THEREOF. IN WILL COUNTY, ILLINOIS.	34	Custer	64.17			b	(V-24-041) Variance for number of required mowing from five (5) times to one (1) time.	
			0124351000070000	A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SAID SECTION 35; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD OVER A BOULDER AT THE NORTHWEST CORNER OF SAID SECTION 35, THENCE EASTERLY ON THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 388.00 FEET TO AN IRON ROD BEING THE POINT OF BEGINNING; THENCE EASTERLY ON THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 30.12 FEET TO AN IRON ROD; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1,089 FEET TO AN IRON ROD; THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 400 FEET TO AN IRON ROD; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1,552.90 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER; THENCE WESTERLY ON THE SOUTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 818.12 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER; THENCE NORTHERLY ON THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1,519.00 FEET TO AN IRON ROD; THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 388.00 FEET TO AN IRON ROD; THENCE NORTHERLY ON A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1,123.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.	35	Custer	29.99			c	(V-24-042) Variance for number of required mowing from five (5) times to one (1) time.	
5	FAVERO, RAYMOND MARY (RAYMOND L FAVERO ESTATE)	Mark Favero, Executor; Raymond J Favero, 50% interest; and Lori Kelly, 50% interest	0124153000110000	THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 (EXCEPT THE NORTH 215 FEET, AS MEASURED PERPENDICULARLY TO AND PARALLEL WITH THE NORTH LINE THEREOF), IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.	15	Custer	33.30	33.30	N/A			
6	Foley, Edward Trust	Edward Foley, Trustee	0224284000100000	PARCEL 2: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28 IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 88 DEGREES 39 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1,223.33 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY R76-011403, BEING A LINE DRAWN 4,050 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28; THENCE NORTH 01 DEGREES 54 MINUTES 36 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1417.92 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 34 SECONDS EAST, A DISTANCE OF 1,140.13 FEET TO A POINT 90 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 01 DEGREES 38 MINUTES 21 SECONDS EAST ALONG LINE PARALLEL SAID EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 381.08 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 34 SECONDS EAST, A DISTANCE OF 90 FEET TO THE SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST ALONG THE SAID EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1,026.25 FEET TO THE POINT OF BEGINNING. EXCEPTING THE SOUTH 66 FEET THEREOF, IN WILL COUNTY, ILLINOIS. PARCEL 3: THE SOUTH 66 FEET OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF PROPERTY CONVEYED BY DOCUMENT NUMBER R76-11403 AS EXTENDED SOUTH TO THE SOUTH LINE OF SAID SECTION, BEING A LINE DRAWN 4,050 FEET PERPENDICULARLY DISTANT EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28, IN WILL COUNTY, ILLINOIS.	28	Reed	38.977	274.42	257.29	a	(V-24-044) Variance for number of required mowing from five (5) times to one (1) time.	
			0224332000040000	THE EAST ONE-HALF OF SECTION 33 IN TOWNSHIP 32 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING TORINO MEADOWS UNIT ONE SUBDIVISION RECORDED AS DOCUMENT NO. R74-29910) AND EXCEPTING THEREFROM (TORINO MEADOWS UNIT TWO SUBDIVISION RECORDED AS DOCUMENT NO. R75-21270) AND THAT PART OF TORINO MEADOWS UNIT ONE AND TORINO MEADOWS UNIT TWO VACATED BY THAT PLAT OF VACATION RECORDED MARCH 5, 1976, AS DOCUMENT NO. R76-06077 AND (EXCEPT THOSE PORTIONS CONVEYED TO COMMONWEALTH EDISON COMPANY BY DEEDS RECORDED AS DOCUMENTS NOS R79-11989, R76-04451, AND R76-11988), IN WILL COUNTY, ILLINOIS.	33	Reed	235.44			b	(V-24-045) Variance for number of required mowing from five (5) times to one (1) time.	
		N/A	0124221000040000	BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22 IN IN TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 36 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,175.97 FEET TO A POINT, SAID POINT BEING 1,452 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 00 MINUTES 34 SECONDS WEST, A DISTANCE OF 1,209.02 FEET TO A POINT; THENCE SOUTH 89 DEGREES 29 MINUTES 13 SECONDS EAST, A DISTANCE OF 1,174.06 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 1,206.63 FEET TO THE POINT OF BEGINNING.	22	Custer	32.61			a	(V-24-046) Variance for number of required mowing from five (5) times to one (1) time.	
										a	(V-24-112) Variance for maximum ground cover plant height from 13 inches to 36 inches.	