

IN THE MATTER OF THE APPLICATION OF )  
**TURNING POINT ENERGY, LLC, APPLICANT,** )  
 FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT ) LEGAL NOTICE OF PUBLIC HEARING  
 ORDINANCE OF MCHENRY COUNTY, ILLINOIS FOR A ) 2024-065  
**CONDITIONAL USE** )

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Zoning Board of Appeals**, in connection with this Ordinance, which would result in a **CONDITIONAL USE** for the following described real estate:

**PARCEL 1: THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALSO THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; ALSO THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 9, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS. EXCEPTING THEREFROM PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:**  
**COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 42.48 FEET TO THE EAST RIGHT OF WAY LINE OF CRYSTAL LAKE ROAD PER DOCUMENT NUMBER 148829 AND THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 16 MINUTES 45 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 329.28 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 7.40 FEET; THENCE NORTH 00 DEGREES 18 SECONDS WEST ALONG A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 70.72 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST PARALLEL WITH THE SOUTH LINE THEREOF 497.89 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 01 SECONDS EAST PARALLEL WITH THE WEST LINE THEREOF, 400.00 FEET TO THE SOUTH LINE OF THE SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 10 MINUTES 30 SECONDS WEST, ALONG SAID LINE, 505.42 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.**

**PIN #14-09-300-006 AND #14-09-400-002  
 AND**

**PARCEL 2: THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.**

**EXCEPT THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 18 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 659.22 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 18 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 180.66 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 06 SECONDS EAST, A DISTANCE OF 42.58 FEET TO THE EAST RIGHT OF WAY LINE OF CRYSTAL LAKE ROAD RECORDED AUGUST 29, 1940 AS DOCUMENT NUMBER 148828; THENCE NORTH 89 DEGREES 41 MINUTES 19**

**SECONDS EAST, A DISTANCE OF 24.85 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES 41 SECONDS EAST, A DISTANCE OF 65.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 19 SECONDS EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES 41 SECONDS EAST, A DISTANCE OF 114.34 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 09 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 142.42 FEET TO THE POINT OF BEGINNING. AND THAT LAND DEDICATED OR USED FOR HIGHWAY PURPOSES UNDER DOCUMENT 2011R0041256.**

**PIN #14-09-300-005**

The subject property is located **on the east side of S. Crystal Lake Road, approximately one thousand three hundred (1,300) feet south of its intersection with Mason Hill Road, in Nunda Township, Illinois.**

The subject property is presently zoned **“A-1” Agriculture District** and consists of approximately **112.9 acres** with **“A-1” Agriculture zoning to the north and east, “A-1” and “A-1C” Agriculture zoning to the south, and “E-1” Estate zoning and “A-2C” Agriculture zoning to the west.**

The Applicant is requesting a **CONDITIONAL USE of the subject property to allow for a commercial solar energy facility.**

The members of Applicant, Turning Point Energy, LLC d/b/a TPE Development through its affiliated entity TPE IL MH680, LLC, are as follows: Turning Point Energy, LLC (Jared Schoch - Managing Member, 747 S. Corona Street, Denver, Colorado); Lighthouse Advisers, LLC (Adam Beal - Managing Member, 3720 S. Dahlia Street, Denver, Colorado); Marshall Consulting, LLC (James Marshall - Managing Member, 3039 Chicago Street, San Diego, California); SolCom Energy, LLC (Salar Naini - Managing Member, 3915 East Elm Street, Phoenix, Arizona); and BT Energy Consulting, LLC (Bruce Tang - Managing Member, 84 Whitney Street, San Francisco, California). Bernard L. Weidner, as the sole trustee of the Bernard L. Weidner Non-Marital Revocable Trust, property owner, can be reached at 6351 Route 83, Long Grove, Illinois.

A hearing on this Petition will be held on the 20<sup>th</sup> day of November, 2024 at 1:30 P.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center Mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 30<sup>th</sup> DAY OF October, 2024.

By: Linnea Kooistra, Chair  
McHenry County Zoning Board of Appeals  
2200 N. Seminary Avenue  
Woodstock, IL 60098

**Petitions for all Zoning Board of Appeals hearings can be accessed at the following link: [www.mchenrycountyil.gov/county-government/new-meeting-portal](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the “Agenda” link for the specific meeting date.**

**Live audio streams of all Zoning Board of Appeals hearings can be accessed at the following link: [www.mchenrycountyil.gov/county-government/new-meeting-portal](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the “Video” link for the specific meeting date.**