

**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING**  
**Proposed Seedbox Solar and Energy Storage Project – Hamilton County, Illinois**

Notice is hereby given that the Hamilton County Board will hold a public hearing on Wednesday, November 18, 2026, at 4:30 p.m., in the courtroom of the Hamilton County Courthouse, 100 South Jackson Street, McLeansboro, Illinois 62859.

The Hamilton County Board will consider an Application for a special use permit pursuant to Hamilton County Ordinance No. 2026-05-01 to permit the siting of a commercial solar energy facility and a commercial energy storage facility, together with related facilities (collectively, the “Project”). The Application is brought by Zel Seedbox Solar, LLC (the “Applicant”), a Delaware limited liability company registered to transact business in the State of Illinois, with an address of c/o Zelestra US Holding, LLC, 2000 14th Street North, Suite 340, Arlington, Virginia 22201. The Applicant is acting on its own behalf and not as an agent, alter ego, or representative of any other principal. The Applicant is a wholly owned subsidiary of Zelestra US Holding, LLC, located at the same address, which holds all of the membership interests in the Applicant. The Applicant is not doing business under an assumed name.

The Project is a proposed solar energy generation facility of approximately 140 megawatts (MWac) with a battery energy storage facility of approximately 140 megawatts. It would be located on approximately 1,975 acres of privately owned land in Twigg and South Twigg Townships in unincorporated Hamilton County, generally east of County Road 675 E, west of County Road 895 E, north of County Road 100 N, and south of Dale Road E.

The property for which the special use permit is requested is located in parts of Sections 28, 29, 31, 32, and 33, Township 6 South, and Sections 4, 5, 6, and 9, Township 7 South, all in Range 6 East of the Third Principal Meridian, Hamilton County, Illinois, and consists of Hamilton County Parcel ID Nos. 11-28-100-001, 11-28-100-003, 11-28-300-001, 11-28-300-002, 11-28-300-003, 11-29-200-002, 11-29-200-003, 11-29-200-004, 11-29-400-001, 11-29-400-002, 11-29-400-003, 11-29-400-005, 11-31-400-003, 11-32-300-003, 11-32-400-007, a portion of 11-32-400-005, 11-33-100-001, 11-33-100-002, 11-33-300-002, 11-33-300-003, 11-33-300-006, 14-04-100-001, 14-04-100-003, 14-04-300-001, 14-04-300-002, 14-05-100-001, 14-05-100-002, 14-05-100-004, 14-05-100-007, 14-05-200-001, 14-05-300-002, 14-05-300-004, 14-05-400-001, 14-05-400-002, 14-06-200-006, and a portion of 14-09-100-004; and, for an underground utility line easement area only, portions of Parcel ID Nos. 11-33-200-001, 14-04-100-002, and 14-04-300-014. The legal descriptions of the Project parcels are set forth below.

A copy of the Application, including a list of the affected parcels and their legal descriptions, is available for public examination at the Hamilton County Clerk’s Office, Hamilton County Courthouse, 100 South Jackson Street, McLeansboro, Illinois 62859, Monday through Friday, 8:00 a.m. to 4:00 p.m.

All interested persons are invited to attend and be heard. Interested parties will be given an opportunity to present evidence and to cross-examine witnesses, and members of the public will be given an opportunity to provide public comment, subject to reasonable rules established by the Hamilton County Board.

## LEGAL DESCRIPTIONS OF PROJECT PARCELS

The parcels for which the special use permit is requested are listed below, with legal descriptions as set forth in the applicable site control agreements and title commitments. All parcels are located in Township 6 South (Twigg Township) or Township 7 South (South Twigg Township), Range 6 East of the Third Principal Meridian, Hamilton County, Illinois.

**Parcel ID No.:** 11-28-300-001 and 11-28-300-002

The following land described in the County of Hamilton, and State of Illinois: Township 6 South, Range 6 East of the 3rd P.M., Hamilton County, IL Section 28: NW/4 SW/4 and SW/4 SW/4

**Parcel ID No.:** 11-29-400-003

The following land described in the County of Hamilton, and State of Illinois: Township 6 South, Range 6 East of the 3rd P.M., Hamilton County, IL Section 29: NE/4 SE/4 and N/2 SE/4 SE/4

**Parcel ID No.:** 11-32-300-003

South  $\frac{3}{4}$  of the W/2 SW/4 of Section 32, Township 6 South, Range 6 East of the 3rd P.M., Hamilton County, Illinois.

**Parcel ID No.:** 11-29-400-001

The following land described in the Township of Twigg, County of Hamilton, and State of Illinois, to-wit: The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); and The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) all in Section Twenty-nine (29), Township six (6) South, Range Six (6) East of the Third Principal Meridian, Hamilton County, Illinois.

**Parcel ID No.:** 11-29-400-005 and 11-33-100-001

The following land described in the Township of Twigg, County of Hamilton, State of Illinois: THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH RANGE 6 EAST OF THE 3RD P.M. AND THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 6, EAST OF THE 3RD P.M. AND THE EAST HALF (E 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP [sic] SIX (6) SOUTH, RANGE SIX (6) EAST OF THE THIRD PRINCIPAL MERIDIAN.

**Parcel ID No.:** 11-28-100-001

Township Six South, Range Six East of the Third Principal Meridian, Hamilton County, and State of Illinois, as described: West Ninety-one acres of the Northwest Quarter of Section 28

**Parcel ID No.:** 11-28-100-003

The East Thirty-four and one-half (34 1/2) acres of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Six (6) South, Range Six (6) East of the Third Principal Meridian, Hamilton County, Illinois.

**Parcel ID No.:** 11-28-300-003

Township Six South, Range Six East of the Third Principal Meridian, Hamilton County, and State of Illinois, as described: Northeast Quarter of the Southwest Quarter of Section 28

**Parcel ID No.:** 11-29-200-002

Township Six South, Range Six East of the Third Principal Meridian, Hamilton County, and State of Illinois, as described: Northeast Quarter of the Northeast Quarter of Section 29

**Parcel ID No.:** 11-29-200-003 and 11-29-200-004

The South Half of the Northeast Quarter of Section Twenty-nine, Township Six South, Range Six East of the Third Principal Meridian, Hamilton County, Illinois.

**Parcel ID No.:** 11-33-300-002 and 11-33-300-003

The East Half (E/2) of the Northwest Quarter (NW4) of the Southwest Quarter (SW4) of Section Thirty-three (33), Township Six (6) South, Range Six (6) East of the Third Principal Meridian. Situated in Hamilton County, Illinois.

**Parcel ID No.:** 11-31-400-003

The West Half (W/2) of the East Half (E/2) of the Southeast Quarter (SE4) and the Southeast Quarter (SE4) of the Southeast Quarter (SE4) of the Southeast Quarter (SE4) of Section Thirty-one (31), Township Six (6) South, Range Six (6) East of the Third Principal Meridian. Situated in Hamilton County, Illinois.

**Parcel ID No.:** 14-04-100-001

The Northwest Quarter (NW4) of the Northwest Quarter (NW4) of Section Four (4), Township Seven (7) South, Range Six (6) East of the Third Principal Meridian. Situated in Hamilton County, Illinois.

**Parcel ID No.:** 14-05-100-002

The Northeast Quarter (NE4) of the Northwest Quarter (NW4) of Section Five (5), Township Seven (7) South, Range Six (6) East of the Third Principal Meridian. Situated in Hamilton County, Illinois.

**Parcel ID No.:** 14-04-100-003, 14-04-300-001, 14-04-300-002, 14-05-100-001, 14-05-100-004, 14-05-200-001, 14-05-300-002, 14-05-400-001, and 14-05-400-002

A part of Section 4 and a part of Section 5 in Township 7 South, Range 6 East of the Third Principal Meridian, more particularly described as beginning at an iron pin marking the Northwest corner of the said Section 5 and running thence S 00°23'05"W, along the West line thereof, for a distance of 660.88 feet to an iron pin marking the Southwest corner of the North 20.00 acres of the Northwest One Fourth of the Northwest Quarter of the said Section 5; thence running East, along the South line of said North 20.00 acres, for a distance of 315.00 feet to the centerline of an existing drainage ditch as shown on a plat of survey recorded in Deed Book 164 at page 486 (Plat Record 1, page 35A) in the office of the Recorder of Hamilton County, Illinois; thence running Southerly, following the centerline of the said drainage ditch, for a distance of 2138.48 feet to the South line of the Southwest One Fourth of the said Northwest Quarter; thence running S 89°17'58"E, along the South line of the said Southwest One Fourth of the Northwest Quarter for a distance of 306.63 feet to the Northwest corner of the East One Half of the Northwest One Fourth of the Southwest Quarter of the said Section 5; thence running S 00°44'45"W, for a distance of 1319.39 feet to the Southwest corner of the said East One Half; thence running S 89°21'24"E, along the South line of the said East One Half, for a distance of 664.70 feet to the Southeast corner thereof; thence continuing S 89°21'24"E, for a distance of 343.97 feet to the extended centerline of an existing public roadway; thence running S 00°22'42"W, along the centerline of the said Public roadway, for a distance of 1318.39 feet to the South line of the Southeast One Fourth of the Southwest Quarter of the said Section 5; thence running S 89°24'48"E, along the South line of the said Section 5, for a distance of 3624.37 feet to the Southeast corner of the said Section 5 and the Southwest corner of the said Section 4; thence running N 00°44'24" E, along the West line of the said Section 4, for a distance of 243.35 feet to the Northerly right of way line of a public roadway known as the Walpole Blacktop; thence running N 67°01'02"E, along the said Northerly right of way line, for a distance of 6.70 feet to a point; thence running S 22°58'58"E, along the said Northerly right of way line, for a distance of 15.00 feet to a point; thence running Northeasterly, along a curve to the right, having a radius of 1256.36 feet, an arc distance of 431.47 feet and a chord bearing of N 76°51'21" E, to a point; thence running N 00°44'24"E, parallel with the West line of the said Section 4, for a distance of 551.45 feet to a point; thence running S 88°57'09" E, parallel with the North line of the Southwest One Fourth of the Southwest Quarter of the said Section 4, for a distance of 873.48 feet to the East line of the said Quarter-Quarter; thence running N 00°20'29" E, along the said East line, for a distance of 425.70 feet to the Northeast corner thereof; thence running N 00°20'29" E, along the East line of the Northwest One Fourth of the Southwest Quarter, of the said Section 4, for a distance of 1320.71 feet to the Northeast corner thereof; thence running N 00°09'35" E, along the East line of the Southwest One Fourth of the Northwest Quarter of the said Section 4, for a distance of 1428.55 feet to the Northeast corner thereof; thence running N 89°27'35" W, along the North line of the said Southwest One Fourth of the Northwest Quarter, for a distance of 1284.91 feet to the Southwest corner of the Northwest One Fourth of the Northwest Quarter of the said Section 4; thence running N 00°22'29" E, along the West line of the said Northwest One Fourth of the Northwest Quarter, for a distance of 1422.96 feet to the Northwest corner of the said Section 4; thence running N 89°43'43" W, along the North line of the Northeast Quarter of the said Section 5, for a distance of 2648.29 feet to the North Quarter corner of the said Section 5; thence running S 00°28'34" W, along the East line of the Northeast One Fourth of the Northwest Quarter of the said Section 5, for a distance of 1413.01 feet to the Southeast corner thereof; thence running N 89°35'13"

W, along the South line of the said Northeast One Fourth of the Northwest Quarter, for a distance of 1325.94 feet to the Southwest corner thereof; thence running N 00°26'53" E, along the West line of the said Northeast One Fourth of the Northwest Quarter, for a distance of 1404.44 feet to the Northeast corner of the Northwest One Fourth of the Northwest Quarter of the said Section 5; thence running N 89°57'25" W, along the North line of the said Northwest One Fourth of the Northwest Quarter, for a distance of 1326.66 feet to the point of beginning. All being situated in Hamilton County, Illinois and containing 631.33 acres more or less therein.

**Parcel ID No.: 11-29-400-002**

The following land described in the County of Hamilton and State of Illinois: The North Three Fourths (N 3/4) of the East One Half (E 1/2) of the West One Half (W 1/2) of the Southeast One Fourth (SE 1/4) OF [sic] Section Twenty Nine (29), Township Six (6) South, Range Six (6) East of the Third Principal Meridian, Hamilton County, Illinois

**Parcel ID No.: 11-33-100-002**

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-three (33), Township Six (6) South, Range Six (6) East of the Third Principal Meridian, Hamilton County, Illinois, EXCEPT the following described real estate: The East Half (E 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-three (33), Township Six (6) South, Range Six (6) East of the Third Principal Meridian, Hamilton County, Illinois.

**Parcel ID No.: 14-06-200-006**

The East Half (E/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), and the Northwest Quarter (NW/4) of the of [sic] the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), all in Section Six (6), Township Seven South (T7S), Range Six East (R6E) of the Third Principal Meridian, Hamilton County, Illinois, containing 32.15 acres, more or less; PIN 14-06-200-006; Subject to existing restrictions, covenants, easements, rights of way, roadways, and mineral reservations and mineral exceptions of record.

**Parcel ID No.: 14-05-300-004**

46 Acres – The West 10 Acres of the Southeast Fourth of the Southwest Quarter, EXCEPT 2 Acres out of the North end; and the Southwest Fourth of the Southwest Quarter, EXCEPT 2 Acres out of the Northeast Corner in about a square, all in Section 5, Township 7 South, Range 6 East of the Third P.M., Hamilton County, IL, containing 46 Acres, more or less, EXCEPT the coal, oil, gas and other minerals underlying said premises. SUBJECT TO existing restrictions, covenants, easements, rights-of-ways, roadways and mineral reservations and mineral exceptions of record.

**Parcel ID No.: A portion of 14-09-100-004**

40 Acres – The Northwest Quarter of the Northwest Quarter of Section 9, all in Township 7 South, Range 6 East of the Third P.M., Hamilton County, IL containing 40 Acres, more or less. SUBJECT TO existing restrictions, covenants, easements, rights-of-ways, roadways and mineral reservations and mineral exceptions of record.

**Parcel ID No.: 14-05-100-007**

All that part of the South 22.3 acres of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) and all that part of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section 5, Township 7 South, Range 6 East of the Third Principal Meridian, Hamilton County, Illinois lying West of the drainage ditch, as more particularly described by the plat of survey recorded in Deed Book 164 at page 486 (Plat Record 1, page 35A) in the Office of the Recorder of Hamilton County, Illinois; EXCEPT a part of the Southwest Quarter of the Northwest Quarter of Section Five (5), Township Seven (7) South, Range Six (6) East of the Third Principal Meridian, Hamilton County, Illinois, lying West of the drainage ditch and more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section Five (5), thence North parallel with land lines a distance of 244 feet, thence East parallel with the South line of quarter-quarter section a distance of 356 feet, thence South parallel with the West line of said quarter-quarter section a distance

of 244 feet to the South line of said quarter-quarter section line. Thence West along the South line of said quarter-quarter section line a distance of 356 feet to the point of beginning, containing 1.99 acres, more or less;

**Easement Area:** An underground utility line easement up to one hundred (100) feet in width over and across a portion of Landowner's Property, as depicted in the Option to Purchase Easement. Landowner's Property is described below for reference only; the special use permit is requested for the easement area only.

**Landowner's Property:** That certain real property located in Hamilton County, IL, described as follows:

**Parcel ID No.:** 11-33-200-001 (easement area only)

Parcel 1: Part of Section 33, Township 6 South, Range 6 East of the Third Principal Meridian, Hamilton County, Illinois, described as follows: The East Three-Quarters of the North Quarter, except the East 10 acres thereof; the Southwest Quarter of the Northeast Quarter; the East Three-Quarters of the North Half of the South Half, except 1.75 acres in the Northeast corner thereof; the Southeast Quarter of the Southwest Quarter, except the Southwest Quarter of the Southeast Quarter of the Southwest Quarter thereof; and the Southwest Quarter of the Southeast Quarter.

**Parcel ID No.:** 14-04-100-002 (easement area only)

Parcel 2: The Northeast Quarter of the Northwest Quarter of Section 4, Township 7 South, Range 6 East of the Third Principal Meridian, Hamilton County, Illinois, together with the North Quarter of the Southeast Quarter of the Northwest Quarter of said Section 4, except the coal, oil, gas and other minerals together with the right to mine and remove the same.

**Parcel ID No.:** 14-04-300-014 (easement area only)

**Easement Area:** The approximate location of the Easement is described as follows: A strip of land 35.00 feet in width lying immediately easterly of and adjacent to the west boundary line of Landowner's Property, extending the full length [of] Landowner's Property.

**Landowner's Property:** That certain real property located in Hamilton County, IL, described as follows: The Surface only of all that part of the following described tract of land lying South and East of the cemetery road in the Southwest Quarter of the Southwest Quarter of Section 4, Township 7 South, Range 6 East of the Third Principal Meridian, Hamilton County, Illinois, described by metes and bounds as follows: Beginning at a stone at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 4, thence East 26 rods to a stake; thence North 43 1/5 rods to a stake; thence West 26 rods to a stake; thence South 43 1/5 rods to the place of beginning. EXCEPT however, a tract described as a part of the Southwest Quarter of the Southwest Quarter of Section 4, Township 7 South, Range 6 East of the Third Principal Meridian, described as follows: Commencing at a point 48 feet West of the Northwest Corner of Lot 57 of the Village of Walpole, Hamilton County, Illinois, thence South 136 feet, thence West 51 feet, thence North 136 feet, thence East 51 feet to the place of beginning. Containing after said exception, 2.08 acres

**Parcel ID No.:** 11-32-400-007

The Surface Only of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Two (32), Township Six (6) South, Range Six (6) East of the Third Principal Meridian, Hamilton County, Illinois.

**Parcel ID No.:** A portion of 11-32-400-005

The Surface Only of the South One-Half (S1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Two (32), Township Six (6) South, Range Six (6) East of the Third Principal Meridian, Hamilton County, Illinois.

**Parcel ID No.:** 11-33-300-006

The South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-three (33), Township Six (6) South, Range Six (6) East of the Third Principal Meridian, Hamilton County, Illinois.

Dated this 22nd day of October, 2026.

Scott Groux  
Project Development Manager

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