



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

Kane County Government Center
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

ZONING PETITION SUMMARY

MTG DATE: August 5, 2025
TO: Kane County Zoning Board of Appeals
FROM: Natalie Zine, *Zoning Planner* | P: 630-232-3494 E: zinenatalie@kanecountyil.gov
SUBJECT: Zoning Petition No. 4664 "Anamite Solar"

GENERAL INFORMATION

APPLICANT

Jacob Clay on behalf of Anamite Solar, LLC

PROPERTY OWNER

Alex Jayne

REQUESTED ACTION

A Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility.

SUBJECT PROPERTY

Approximately 19 acres located in Plato Township approximately ½ mile west of Nesler Road, north of the C.C. & P.R.R. railroad tracks (PINs 05-23-400-018; 05-23-400-020; 05-23-400-013; 05-23-400-015; 05-23-400-012).

PROJECT DESCRIPTION

The Applicant is requesting zoning approval for a Special Use Permit (SUP) to allow for the development of a 2.7 MW ac ground-mounted photovoltaic solar facility. See 'Project Narrative' for more information.

SUBMITTAL DOCUMENTS

An application requesting the Special Use was received by the County on June 20, 2025. All received application documents for Petition 4664 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website. See also "Exhibit A" Zoning Petition No. 4664 Submittal Documents attached.

PUBLIC NOTICE

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on July 17, 2025. Notice was published in the Daily Herald newspaper on July 19, 2025. And, a public hearing sign was posted on the subject property on July 17, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Plato Township Highway Commissioner and Township Supervisor, City of Elgin City Administrator & Community Development Director, KDOT, School District 301, and the Pingree Grove & Countryside Fire Protection District.

REVIEW & ANALYSIS

ZONING

The subject property is currently zoned F-Farming District and is bordered to the north by the Fitchie Creek Forest Preserve, to the east by F-District Farming with a Special Use Permit for Solar, to the south by the C.C. & P.R.R. railroad tracks and PUD residential beyond that, and to the west by F-District Farming. There have been no other zoning actions granted on the subject property in the past.



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Section 25-8-1-2 of the Kane County Zoning Ordinance provides that "Solar Utility" is a Special Use in the F-Farming District; Section 25-5-4-9 of the Zoning Ordinance stipulates the rules and regulations for Commercial Solar Facilities.

Per Section 25-5-4-9, the site plan for a commercial solar energy facility must meet the following criteria:

1. Occupied residential dwellings on nonparticipating properties shall be located no less than one hundred fifty (150) feet to the nearest point on the outside wall of the structure.
2. Boundary lines of participating property: none.
3. Boundary lines of nonparticipating property: fifty (50) feet to the nearest point on the property line of the nonparticipating property.
4. Public road rights-of-way: fifty (50) feet to the nearest edge of the public road right-of-way.
5. No component of a solar panel, cell or modules may exceed twenty (20) feet in height above the ground at full tilt.
6. Vegetative screening shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence(s).
7. Landscaping screening shall be located between the required fencing and the property line of the participating parcel upon which the facility sits.
8. The vegetative screening shall include a continuous line of native evergreen foliage and/or native shrubs and/or native trees and/or any existing wooded area and/or plantings of tall native grasses and other native flowering plants.
9. A fence shall be installed around the perimeter of the facility area with a minimum height of eight (8) feet and not more than twenty-five (25) feet.

FUTURE LAND USE

The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas. The proposed installation of the solar array would likely limit the conversion of the site from an agricultural use to a commercial or other non-agricultural use for the duration of the renewable energy lease term. The Resource Management land use category is intended to preserve open space within planned unit developments and be adaptive to municipal land use planning goals.

The City of Elgin identifies the site area as planned for a combination of Single Family Detached, Neighborhood Commercial, and Transition Residential within its extraterritorial land use planning jurisdiction.

WATER RESOURCES

The Water Resources department has reviewed the Zoning Petition and recommends the following twelve (12) stipulations for approval:

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Determination of the Base Flood Elevation will be required.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site based on this calculation and drainage in the area.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs



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- may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
 8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
 9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
 10. 80% vegetative coverage for plantings will be a requirement for the site.
 11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
 12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

TRANSPORTATION

The Kane County Department of Transportation (KDOT) and the Plato Township Highway Commissioner reviewed this Petition. Per their comments, Nesler Road is under the jurisdiction of Plato Township. The Township indicated that the access that Anamite Solar will be using is existing, acceptable for the petitioner's needs, and that no additional access permits will be required.

ENVIRONMENTAL HEALTH

The Kane County Health Department reviewed this Petition and had no comments regarding the proposed use or site plan.

FIRE PROTECTION DISTRICT

The Pingree Grove & Countryside Fire Protection District reviewed this Petition and indicated "[their] only concern is the access road. Since it is located a long distance off Nesler Road, we would need to ensure it is installed to support access by our fire equipment, as outlined in our ground solar array code; the road needs to support 60,000 lbs. There may be other concerns once we see a more comprehensive set of plans."

ADDITIONAL REPORTS & ANALYSIS

- Results and recommendations from the Illinois Department of Natural Resources (IDNR) obtained through the **Ecological Compliance Assessment Tool (EcoCAT)** – *The IDNR evaluated this information and concluded that adverse effects are unlikely. However, the Department recommends:*
 - *Establishing pollinator-friendly habitat as groundcover wherever feasible.*
 - *The site should be de-compacted before planting.*
 - *Long term management of the site should be planned for prior to development to ensure successful native pollinator habitat establishment and prevent the spread of invasive species throughout the lifetime of this project. An experienced ecological management consultant should be hired to assist with long-term management.*
 - *Required fencing, excluding areas near or adjacent to public access areas, should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used. Barbed wire should be avoided.*
 - *Trees should be cleared between November 1st and March 31st.*
- Resource Preservation Review from the **Illinois State Historic Preservation Office (SHPO)** – *No historic properties were identified within the area of potential visual effects. Additionally, our files do not identify any known archaeological sites within the area of potential direct effects, nor is it within a high probability area for archaeological resources as defined in the Act. Accordingly, this project is EXEMPT from archaeological survey requests pursuant to Section 6 of the Act. An archaeological survey is not required under state law as there is no public funding nor is it on public land.*



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- **Natural Resources Inventory (NRI) Report** from the Kane-DuPage Soil & Water Conservation District (SWCD) – *Based upon the LESA score and the Kane County Land Evaluation and Site Assessment, this tract warrants Low Protection effort from development.*
- Results of any **United States Fish and Wildlife Service's** Information for Planning and Consulting environmental review – A report by Kimley Horn that while four (4) threatened or endangered species are listed and may be present in the project vicinity, minimal suitable habitat was identified within the Project area; therefore, no adverse effects are anticipated to the listed species. Based on the proposed project, [Kimley Horn] concludes that the Anamite Solar Project will have “no effect” on federally listed species, their habitats, or designated critical habitat. No “incidental take” is anticipated; thus, no consultation with the USFWS is required based on the current Project.
- Executed **Agricultural Impact Mitigation Agreement (AIMA)** with the Illinois Department of Agriculture.
- Documentation demonstrating avoidance of protected lands as identified by IDNR and the Illinois **Nature Preserve Commission (INPC)** – *No information was provided in Submittal Packet.*

Copies of each of the complete reports listed above are provided on the Kane County website under the applicable petition number on the [Pending Zoning Petitions](#) page.

PUBLIC COMMENT

Copies of any submitted public comments will be uploaded to the Kane County website under the applicable petition number on the [Pending Zoning Petitions](#) page.

RECOMMENDED STIPULATIONS

Should the Zoning Board of Appeals make a motion to recommend approval of this zoning request, staff recommends the following stipulations:

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Determination of the Base Flood Elevation will be required.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site based on this calculation and drainage in the area.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 80% vegetative coverage for plantings will be a requirement for the site.



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11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

ZONING STANDARDS

Section 25-4-8-2 of the Kane County Zoning Ordinance provides Standards for Special Use Permits; responses to these Standards have been provided by the Petitioner with their Zoning Application. The Zoning Board of Appeals shall not recommend approval of a special use unless it finds:

- A. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads;
- F. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

NEXT STEPS

Petition 4664, the subject of this public hearing, will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, August 19, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee must signify their intention to do so by signing a sheet provided for such purpose at the meeting at which such petition is to be considered.

Petition 4664, the subject of this public hearing, will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Tuesday, September 9, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.

ATTACHMENTS

- Exhibit A - Zoning Petition No. 4664 Submittal Documents



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"Exhibit A" Zoning Petition No. 4664 Submittal Documents

4664 - Anamite Solar SUP | [Jon Gripe](#)

Document	Meeting Date
4664_01 Anamite Zoning Application (06-20-2025).pdf	8/5/2025 7:00 PM
4664_02 AnamiteSUP Standards Worksheet (06-20-2025).pdf	8/5/2025 7:00 PM
4664_03 Kane Anamite SUP Project Narrative (06-18-2025).pdf	8/5/2025 7:00 PM
4664_04 Anamite Lease (09-17-2024).pdf	8/5/2025 7:00 PM
4664_05 Anamite ALTA (05-05-2025).pdf	8/5/2025 7:00 PM
4664_06 Manufacturers Spec Sheets (06-20-2025).pdf	8/5/2025 7:00 PM
4664_07 Anamite Noise Analysis (06-16-2025).pdf	8/5/2025 7:00 PM
4664_08 Anamite Decom Plan (June 2025).pdf	8/5/2025 7:00 PM
4664_09 Decommissioning bond form (06-20-2025).pdf	8/5/2025 7:00 PM
4664_13 Anamite Legal Description (06-20-2025).pdf	8/5/2025 7:00 PM
4664_15 Anamite Certification of Notice (06-20-2025).pdf	8/5/2025 7:00 PM
4664_16 Anamite Neighbor Letter (06-18-2025).pdf	8/5/2025 7:00 PM
4664_17-18-29-31 Anamite Zoning Site Plan (04-22-2025).pdf	8/5/2025 7:00 PM
4664_20 Anamite EcoCat (05-09-2025).pdf	8/5/2025 7:00 PM
4664_21 Anamite SHPO Review (06-12-25).pdf	8/5/2025 7:00 PM
4664_22 Anamite NRI Report (04-25-2025).pdf	8/5/2025 7:00 PM
4664_23 Anamite Solar USFWS Review (05-30-2025).pdf	8/5/2025 7:00 PM
4664_25 Anamite Solar, LLC (Kane) AIMA (04-16-2025).pdf	8/5/2025 7:00 PM
4664_26 Plato Township Road Use Approval (06-19-2025).pdf	8/5/2025 7:00 PM
4664_27 KDOT Route Proposal Approval (06-20-2025).pdf	8/5/2025 7:00 PM
4664_28 Anamite IL SE Certification (06-19-2025).pdf	8/5/2025 7:00 PM
4664_30 Anamite Level 1 Wetland Delineation (06-03-2025).pdf	8/5/2025 7:00 PM
4664_32 Preliminary Drain Tile Exhibit (04-22-2025).pdf	8/5/2025 7:00 PM
4664_33 Anamite Stormwater Report (06-13-2025).pdf	8/5/2025 7:00 PM
4664_34 Property Value Solar Impact Report (03-06-2023).pdf	8/5/2025 7:00 PM