



# Kane County Development & Community Services

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

## ZONING APPLICATION: Special Use Permit (COMMERCIAL SOLAR FACILITY)

### APPLICANT

#### Name

Jacob

First Name

Clay

Last Name

#### Address

30 W Hubbard Street, Suite 400

Street Address

Chicago

City

IL

State

60654

Postal/Zip Code

#### Phone Number

313-207-9207

#### Email

clay@cultivate-power.com

#### Company

Anamite Solar, LLC

#### Website

cultivate-power.com

#### Authorized Agent / Primary Point of Contact



Yes, I am the Authorized Agent and Primary Point of Contact for this Zoning Petition Application.

### PROPERTY OWNER

#### Name

Alex

First Name

Jayne

Last Name

#### Address

10N206 Nesler Road

Street Address

Elgin

City

IL

State

60124

Postal/Zip Code

#### Phone Number

331-276-1400

#### Email

alexrjayne@gmail.com

#### Statement of Authorization (If Applicant is not the Property Owner)



I, THE SUBJECT PROPERTY OWNER, HEREBY AUTHORIZE THE LISTED AUTHORIZED AGENT TO ACT ON MY BEHALF IN THE PROCESSING OF THIS APPLICATION AND TO FURNISH, UPON REQUEST, SUPPLEMENTAL INFORMATION IN SUPPORT OF THIS ZONING PETITION APPLICATION. THIS PERSON WILL ACT ON MY BEHALF AS THE POINT OF CONTACT FOR ALL PETITION RELATED CORRESPONDENCE.



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## SUBJECT PROPERTY

### Street Address / Common Location

Nesler Road, Elgin, IL

### Parcel Identification Number(s)

0523400018, 0523400020, 0523400013, 0523400015 & 05

### Property Acres

57

### Township(s)

☐ 01 Hampshire (HA)

☐ 02 Rutland (RU)

☐ 03 Dundee (DU)

☐ 04 Burlington (BU)

☒ 05 Plato (PL)

☐ 06 Elgin (EL)

☐ 07 Virgil (VI)

☐ 08 Campton (CA)

☐ 09 St. Charles (SC)

☐ 10 Kaneville (KA)

☐ 11 Blackberry (BL)

☐ 12 Geneva/Batavia (GE/BA)

☐ 13 Big Rock (BR)

☐ 14 Sugar Grove (SG)

☐ 15 Aurora (AU)

### Current Zoning District(s)

F- Farming

For reference, see the [Kane County Zoning Atlas Maps](#).

### Current Land Use(s)

Agricultural

### 2040 Future Land Use Designation(s)

Resource Management

For reference, see the [Kane County 2040 Plan](#).

## PROPOSED SPECIAL USE

### Requested Special Use

Commercial Solar Energy Facility

### Area (Acres/S.F.) of Special Use

19

### Brief Project Description

Anamite Solar, LLC is a proposed 2.7MWac solar photovoltaic power generating facility, comprised of rows of solar panels and associated equipment and components.



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## ADDITIONAL SPECIAL USE INFORMATION

**1. How does the proposed use relate to the existing uses of property within the general area of the property in question?**

The proposed use as a commercial solar energy facility is compatible with the existing uses of the nearby properties used for farming and the recently permitted solar project immediately adjacent to the east. A ComEd line and railroad lie directly to the south of the property.

**2. What are the zoning classifications of properties in the general area of the property in question?**

The surrounding zoning classifications are Farming with a forest preserve immediately adjacent to the north, with some planned unit developments at a greater distance from this property in question.

**3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?**

The property is suitable for a commercial solar energy facility due to its proximity to available electrical infrastructure, and the Kane County Zoning Ordinance allowing commercial solar energy facilities as a special use in the F-Farming District.

**4. What is the trend of development, if any, in the general area of the property in question?**

Most immediately prior to this application, a neighboring parcel, immediately adjacent to the east has been granted a special use permit for Nesler Solar, LLC. Outside of that there has not been much in the way of new development in the general area recently.

**5. How does the projected use of the property relate to the Kane County 2040 Land Use Plan?**

The Kane County 2040 land use plan calls out these parcels as Resource Management. The proposed commercial solar energy facility is compatible with resource management as it will keep the character of the land by minimizing grading and being a low impact use of the property. After the useful life of the project the facility will be decommissioned and the land returned to its current state.



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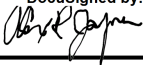
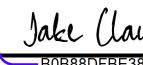
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## REQUIRED SUBMITTAL DOCUMENTS

See APPENDIX D: REQUIRED SUBMITTAL DOCUMENTS

## APPLICATION VERIFICATION

Undersigned certifies that all answers and information provided in this Zoning Application for a Special Use Permit and associated documents are true, correct and complete to the best of his/her knowledge.

|  |           |
|--|-----------|
| <div><div>Signed by:</div><div></div></div> | 6/19/2025 |
| <div><div>Record Owner</div><div><div>89908716588D6414...</div></div></div>  | Date      |
| <div><div>Signed by:</div><div></div></div> | 6/19/2025 |
| <div><div>Applicant or Authorized Agent</div><div><div>B0B88DFBE3854DB</div></div></div>                                     | Date      |