



SPECIAL USE PERMIT STANDARDS

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

INTERNAL USE ONLY

CV Project No.:

Zoning Petition No.:

Date Received:

PETITIONER NAME: Anamite Solar, LLC

SIGNATURE:

Signed by:

Jake Clay

B0B88DFBE3854DB...

DATE:

6/19/2025

STANDARDS OF A SPECIAL USE (ZONING CODE SECTION 25-4-8-2)

Special Uses, as defined by the Zoning Ordinance, shall be considered at a public hearing before the Zoning Board of Appeals (ZBA). The ZBA shall make a recommendation to the County Board based on their Findings of Fact in regards to the Standards of a Special Use. The ZBA shall not recommend approval of a Special Use Permit unless it finds the following the statements to be true and accurate. **Please respond to the following statements A - F by explaining how your proposed Special Use relates to each of these factors. Responses should be as detailed as possible – if you require additional space, you may submit a separate sheet of paper.**

A. 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.

The proposed project will not have a negative impact on public health, safety, morals, comfort, or welfare. The project is self-contained and pollution free, and solar is a safe, proven technology. The project is designed with industry best practices following all local, state, and federal codes.

The proposed Project will maintain existing drainage patterns on site and reduce the amount of stormwater runoff that will leave the site. The project will analyze the existing subsurface drain tile network, and protect or reroute subsurface drains that serve neighboring parcels. The Project will have a security fence and lockable gates to protect the public.

The proposed project will be a quiet neighbor, complying with the Illinois Pollution Control Board standards and generating no additional noise at the fenceline of the project.

B. 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.

The proposed use will be constructed and operated so as not to interfere with the use and enjoyment of other property in the immediate vicinity for the purpose already permitted. There has been no demonstrated measurable loss in property value of homes located near commercial solar energy facilities. Please see the Property Value Solar Impact Report prepared by Cohn Reznick, which is attached to the Special Use Permit Application. The conclusion within the report is that solar energy facilities have not been shown to diminish or impair property values or adjacent properties.

C. 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.

The proposed project is being developed on existing farmland, immediately adjacent to another proposed solar project that was granted a special use permit in 2024. The Anamite project will be self contained within a fence and will not impede any proposed additional development in the surrounding area.

D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.

An existing farm access drive will be utilized to gain access to the property. The project will coordinate with ComEd for the electrical connection to the existing ComEd grid along Nesler Road. Outside of that, the proposed project will not require any utilities. The proposed project will utilize existing drainage patterns and will comply with all requirements of the Kane County Stormwater Ordinance.

E. 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.

The proposed project will utilize an existing farm access drive. The project will create a minor uptick in traffic during the construction period. Post construction, the project will be limited to vehicles accessing the site for maintenance approximately 5-9 times per year, significantly less than typical residential use. The project will enter into Road Use Agreements with the County and Plato Township prior to construction or request confirmation that a Road Use Agreement is not required.

F. 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.

The proposed project has been designed in accordance with all regulations of Kane County Zoning Code, as well as all state and federal regulations.