



# Anamite Solar, LLC Commercial Solar Energy Facility

Prepared by: Anamite Solar, LLC  
Special Use Permit Application for Kane County  
June 18<sup>th</sup>, 2025



## Introduction

Anamite Solar, LLC (“**Anamite Solar**” or “**Applicant**”) is a limited liability company owned by Cultivate Power, LLC. Applicant has prepared this application for a 2.7 megawatt (MW) commercial solar energy facility in unincorporated Kane County, Illinois. The commercial solar energy facility may be referred to herein as “Anamite Solar” or “Project.”

We are applying for a Special Use Permit with Kane County on behalf of the property owners, Alex and Linda Jayne, co-trustees of the Alex R Jayne Trust. Cultivate Power, LLC, or another qualified solar farm owner and operator, will provide the financial backing and technical expertise to ensure the success of Anamite Solar. Cultivate Power is a dedicated distributed generation solar developer focused on Illinois. Our team has a combined 100 years of experience developing and financing solar projects and we are excited to bring solar to Kane County.

We are excited by the opportunity to provide Kane County with a long-term source of clean, sustainable energy. Beyond that, the Project will significantly increase the local tax base for Kane County, bring significant economic benefits to the county, and create an opportunity for ComEd customers to subscribe to power at or below market rates. Anamite Solar is not expected to negatively impact public health, safety or general welfare, or affect the comfort and convenience of the public or the immediate neighborhood.

Below, please find Project details as they pertain to our request. We thank you for your consideration and look forward to working together to bring the benefits of a solar energy facility to the area. Please let me know if I can provide additional information or assistance.

Sincerely,

Jake Clay  
313-207-9207  
clay@cultivate-power.com  
Cultivate Power



## I. Project Overview

Project Names: Anamite Solar, LLC,  
Project Address: Nesler Road, Elgin, IL  
PINs: 05-23-400-018, 05-23-400-020, 05-23-400-013, 05-23-400-015 & 05-234-00-012  
Nearest Cross Streets: Bowes Road and Nesler Road  
Size: 2.7 MWac  
Proposed Project Area: 19 acres

## II. Key Features

### A. Location

Anamite Solar, LLC was determined as an ideal location for solar farm development for a variety of factors including proximity to relevant electrical and road infrastructure, unlikelihood of protected landforms or species, slope of land and direction of this slope, and surrounding uses.

The Project is located on several parcels that have been historically used for agricultural purposes and is not expected to have significant impact on surrounding properties. The project will be fully removed at end of life and returned to agricultural use.

The anticipated power output of the project is approximately 4,160,000 kilo-watt hours (kWh) annually; enough to power approximately 220 single-family homes.<sup>1</sup> Anamite Solar, LLC will create local prevailing wage jobs during construction and significantly increase property tax revenue over the lifetime of the project.

Cultivate Power is a proud partner of each community that we work with, and we look forward to a continued relationship with Kane County and the surrounding community.

### B. Solar Technology

#### *Overview*

The Projects will contain rows of Photovoltaic (PV) cell modules mounted on posts set in the ground. These rows of modules are referred to as “solar arrays” mounted on posts set in the ground., and are no more than five (20) feet high. Solar components will comply with the current edition of the National Electric Code, are UL Listed or equivalent, and will have an anti-reflective coating.

#### *Components of the Solar Energy Facility*

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<sup>1</sup> <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>



The basic components of any solar energy facility include: PV modules, inverters, combiner boxes, transformers, wires and conductor cables, structural racking system for PV modules, an access road, and perimeter fencing. Solar electricity production includes the following five components:

- 1) Electrical Power Generation. Sunlight strikes the PV module cells, which convert photons of light into electrons, producing low-voltage, Direct Current (DC) electricity.
- 2) Combiner Boxes. The low-voltage, DC electricity is fed through cables from each PV module to a combiner box.
- 3) Inverters. The low-voltage, DC electricity is fed through cables from the combiner box to an inverter, where it is converted to low-voltage, Alternating Current (AC) electricity.
- 4) Transformers. The transformer steps up the low-voltage, AC electricity to the appropriate voltage so that it can be fed into the electrical transmission system.
- 5) Utility Distribution. Electricity is sent through the electrical sub-transmission lines to utility distribution systems for delivery to ratepayers.

Current photovoltaic modules are typically Crystalline Silicone (C-Si) and Thin Film (TF). The solar PV modules function as a solid state, inert crystal, similar to a pane of solid glass. The modules do not corrode and do not produce any emissions. The technology is encapsulated in layers of plastic and glass to prevent air and moisture from entering the cell and conversely prevents the release of materials out of the module and into the environment. The solar panels are expected to work upwards of 40 years before they are recycled to recover the valuable materials contained inside. The solar

#### C. Glare

Photovoltaic solar energy systems are designed to reduce reflection and have low potential to produce hazardous glare. Modules are covered with anti-reflective coating and demonstrate less glare than windows and water.<sup>2</sup>

#### D. Sound

The solar energy system produces minimal sound during the day and no sound overnight. The main source of noise is from the inverter, but this noise cannot be heard beyond the Project boundary. The inverter rated at 67 decibels, about the volume of an air conditioner unit, at 10 meters. Further, the project complies with noise standards in accordance with the Illinois Noise Pollution Control Board. A noise analysis is attached as required by Appendix D.

#### E. Environmental and Agricultural Impact

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<sup>2</sup> <https://www.nrel.gov/state-local-tribal/blog/posts/research-and-analysis-demonstrate-the-lack-of-impacts-of-glare-from-photovoltaic-modules.html>



### *Commitment to Minimizing Environmental Impact*

The Project will contract environmental consultants to perform field investigations, literature reviews, and agency consultations to identify and assess existing environmental conditions at the project site. Information derived from the environmental diligence is used by Cultivate to avoid and minimize effects to environmental resources during the design process. Full compliance with federal, state, and local regulations will ensure the Project will minimize adverse impacts to environmental resources. Additionally, Anamite Solar requested an EcoCAT with the Illinois Department of Natural Resources, and the findings concluded that adverse effects on protected resources are unlikely.

### *Commitment to Preserving Agricultural Integrity*

As required by state law, Anamite Solar has entered into an Agricultural Impact Mitigation Agreement (“AIMA”) with the Illinois Department of Agriculture to help preserve the integrity of agricultural land. Accordingly, Anamite Solar will ensure that the required decommissioning bond meets current standards under the AIMA. Moreover, Cultivate Power is committed to maintaining the integrity of existing drain tile conditions. Field tile will be surveyed prior to construction and repaired or replaced if impacted.

### *Soil, Grading, and Vegetation*

Most sites require minimal grading and an entire facility can often be installed with minimal soil disturbance. Soil will not be removed from the site except in the case of remediation. Structural frames are driven into the ground, atop the frames are steel beams on which PV modules are mounted. The inverters and transformers are mounted on top of small concrete pads – the only concrete on the project. The project area will be seeded with native plantings.

### *Avoidance of Wetlands*

The Level 1 Wetland Delineation did not map any wetlands within the proposed project area. Following approval, the project will conduct an onsite assessment of wetlands and waterways and will then approach the US Army Corps of Engineers for the appropriate documentation whether that be Letter of No Objection or other.

## F. Safety

The Project will be a safe facility that is not expected to significantly impact the well-being of neighbors or residents of Kane County. Solar energy facilities are very safe, with simple and proven technologies. The Project will be constructed according to all required building and electrical codes and safety measures and thereafter operated and monitored 24/7 remotely. Site plans will be approved by all applicable local authorities and regularly visited throughout construction as



required by the building codes of Kane County or the State of Illinois. Energized system components, such as inverters, will be commissioned by the approved technicians.

The Project will employ required lock-out measures and safety warnings. An 8' ft. tall security perimeter fence per National Electrical Code regulations will prevent trespassing and vandalism. Knox Boxes will be available on site and access codes to the gate will be provided to Law Enforcement, Fire Department, and emergency service providers. Vehicular access to the site is adequate for the use proposed and for emergency services. Regular vegetation control methods will prevent buildup of debris that could otherwise pose risk of fire material. Thus, the Project are not expected to pose an increased risk of fires to the surrounding areas.

The Project will continue to coordinate with all necessary Federal, State, and County agencies and other entities throughout the planning process to ensure that all safety standards and precautions are met.

#### G. Traffic Impacts

No significant traffic impacts are anticipated due to the Project. After a brief construction period, no more than 5-9 vehicle visits per year on average are expected. The Project will not be a significant traffic generator and will not cause undue harm to the surrounding road networks, local responders, or to the Illinois Department of Transportation.

#### H. Tax Benefits to the Community

Based on prevailing tax rates as of date, Applicant has forecasted that the Project will bring approximately \$414,000 of additional taxes to the local taxing districts over 40 years. Below is the projected calculation and distribution of taxes in year 1 of the solar farm, subject to further confirmation by the relevant taxing authority:

##### Anamite Solar – Estimated Property Tax Benefits (Year 1)<sup>3</sup>

##### Year 1 Solar Taxes - Assessed Value of \$241,091

Taxing Jurisdiction	Tax rate	Total Tax Amount (\$)
CENTRAL SCH DIST 301	5.893253%	\$14,208.10
PINGREE GROVE FIRE DIST	0.649416%	\$1,565.68
GAIL BORDEN LIBRARY	0.424948%	\$1,024.51
ELGIN COLLEGE 509	0.386816%	\$932.58
KANE COUNTY	0.287842%	\$693.96
PLATO TWP ROAD DIST	0.233706%	\$563.44
KANE FOREST PRESERVE	0.146808%	\$353.94
PLATO TOWNSHIP	0.083870%	\$202.20

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<sup>3</sup> Solar farms are taxed according to their MW size, per Public Act 100-0781.



PLATO CEMETERY	0.002576%	\$6.21
NW KANE AIRPORT AUTHORITY	0.000000%	\$0.00
<b>Total</b>	<b>8.1092350%</b>	<b>\$19,550.64</b>

#### I. Construction Overview

##### *Timeline*

The Project is expected to start construction in 2026 and will take approximately 4-6 months to complete using standard solar construction procedures. Ameren's engineering, procurement, and construction of the interconnection facilities will be complete just before the construction of the solar farm itself. Finally, the solar farm will go through 2-3 weeks of commissioning before reaching commercial operation. Post construction, the project will be limited to vehicles accessing the site for maintenance 5-9 times per year.

##### *Drain Tile Mitigation*

The project has entered into an Agricultural Mitigation Agreement with the Illinois Department of Agriculture and is required to mitigate any damage caused by construction activities promptly. Prior to applying for a building permit, the Project will conduct a comprehensive physical drain tile survey to map existing drain tile. Based upon conversations with the landowner there are 3 existing drain tiles on the property currently, centrally located on the property about 4 feet deep, please see the Preliminary Drain Tile Exhibit for the approximate location.

#### J. Operations and Maintenance

Once constructed, the project will be monitored remotely 24/7 and will require minimal maintenance, anticipated 5-9 site visits per year. The project will not require on-site manning, nor will it require sewer, water, or other services.

The project will undergo occasional planned inspections. Beyond those, technicians will service the site on an as-needed basis when monitoring identifies site-specific issues. The project operations center will have a 24/7 contact number in case of emergency.

Anamite Solar is committed to landscaping best practices that stabilize the soil to add strength and durability for the long-term success of the project and the health of the land.

## Kane County Commercial Solar Energy Facility Requirements

### Chapter 25-5-4-9 Commercial Solar Energy Facility

Attached hereto, you will find the required documentation for a solar Project Permit Application Submittal as required by Appendix D: Required Submittal Documents Below I have provided the



names, addresses and phone numbers for the Applicant, Owner and Operator and Property Owner as required by Appendix D: Required Submittal Documents

3b. The name(s), address(es), and phone number(s) of the Applicant(s), Owner and Operator, and all property owner(s), if known, and documentation demonstrating land ownership or legal control of the property;

Applicant	Owner and Operator	Property Owners
Anamite Solar, LLC 30 W Hubbard Street Suite 400 Chicago, IL 60654 313-207-9207	Cultivate Power, LLC 30 W Hubbard Street, Suite 400 Chicago, IL 60654 313-207-9207	Alex Jayne 10N206 Nesler Road Elgin, IL 60124 331-276-1400

#### Appendix D: Required Submittal Documents

Below please see the document number corresponding to Appendix D, and the document title that provides that information.

Document Number	Document Title
1	Anamite Zoning Application
2	Anamite SUP Standard Worksheet
3	Kane Anamite SUP Application
4	Anamite Lease
5	Anamite ALTA
6	Manufacturer's Spec Sheets
7	Anamite Noise Analysis
8	Anamite Decom Plan
9	Decommissioning Bond Form
10	Not required
11	Not required
12	Not required
13	Anamite Legal Description
14	Anamite Neighbor List
15	Certification of Notice to Adjacent Property Owners
16	Anamite Neighbor Letter
17	Anamite Zoning Site Plan
18	Anamite Zoning Site Plan
19	Not required
20	Anamite EcoCat
21	Anamite SHPO Submission
22	Anamite NRI Report
23	Anamite USFWS No Effect Memo
24	Kane Anamite SUP Application
25	Anamite Solar, LLC (Kane) 2025 AIMA





26	Anamite Zoning Site Plan
27	Anamite Roadway Approval
28	Structural Engineer's Certificate
29	Anamite Zoning Site Plan
30	Anamite Level 1 Wetland Delineation
31	Anamite Zoning Site Plan
32	Preliminary Drain Tile Exhibit
33	Anamite Stormwater Report

