

# The Enclave on Powers at Copperstone Estate Zoning Proposal

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- Dan and Jennifer Davis
- February 27th 2026



# Proposal Details

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- Parcel PIN # 02-03-300-065 & 062.
  - Seeking approval for zoning classification of F2 Special Use Farming from 0040 Residential Improved Lot. Our home is excluded from this proposal.
  - The property (in its entirety) has been used as the Davis homestead, for private events and as a part of various hobby farming endeavors since acquisition in 2002.



# Project Narrative

The Enclave on Powers Private Estate | Invitation Only

The Enclave on Powers is a **privately owned, 40-acre estate** that has been intentionally cared for as a family retreat and working farm since 2002.

Rooted in **stewardship, respect for the land, and responsibility to neighbors**, the property has **never been open to the public** and runs under **strictly controlled, invitation-only access**, with every gathering personally vetted by the owners.

This Special Use Permit request does not introduce new development, infrastructure, or public activity; it simply aligns a **long-standing, low-impact private use** with county zoning.

The estate stays **owner-controlled, environmentally mindful, and purposefully preserved** to protect its rural character and surrounding community.



# Project Vision and Goals

## **Access & Use Policy**

- Strictly controlled, invitation-only access
- All gatherings pre-scheduled and personally vetted by property owners
- Attendance limited to individuals or groups known or carefully screened
- No open admission, ticketed entry, or walk-ins — now or in the future

## **Permitted Uses**

- Low-impact, private gatherings only:
  - Corporate retreats
  - Wellness & spiritual retreats
  - Family celebrations
  - Youth enrichment experiences
- Activities focus on education, reflection, environmental awareness, and connection to the land

## **Guiding Principles**

- Preservation, maintenance, and protection of the estate is highest priority
- Access granted only to those who demonstrate respect for the property, neighbors, and rural setting

# Target Audiences

Marketing will be focused upon demographics that share the value of the unique space and surrounding environment. All guests are by invitation only and are required to provide acknowledgement of unique features, landscape and responsibilities.



Health-oriented individuals, with a focus on organizational leaders and woman executives



Families looking for alternative venues to celebrate accomplishments, small birthdays, and celebrations of life.



Businesses focused on staff wellness, looking for retreat spaces focused on sustainable living.



School Groups or anyone looking to expand their knowledge of sustainability & natural living.



Not For Profit (NFP) staff looking for a retreat space and education



# Sustenance Farming Education



Our goal is to operate a **small-scale, net-zero, organic farming operation** using **sustainable mixed farming practices** that balance crops and limited livestock. The focus is on **education, stewardship, and self-sufficiency**, teaching practical subsistence farming methods that can be adapted to many locations.

The proposed use aligns with **Kane County's Resource Management goals**, emphasizing environmental sustainability, land preservation, and compatibility with surrounding rural uses, without introducing commercial agriculture, public access, or increased infrastructure.

# Sustenance Farm Animals

Sustenance farming includes limited livestock, selected based on space, productivity, cost, and suitability.



## Current Livestock:

- Bees
- Chickens
- Ducks

## Considered Animals:

- Llama
- Goats
- Sheep
- Rabbits
- Turkeys
- Fish
- Frogs
- Heard Dogs



# Tranquility Garden and Walking Paths

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Professionally designed site plan for all open spaces to integrate sculptured landscape with indigenous, native and natural plant life.

Site plan includes:

- Meditation/Prayer Gardens
- Recreation Areas
- Swimming and fishing pond





# Landscape Concept & Design

Overall site plan is designed to minimize the impact on the property and utilize the existing features. Each design is skillfully chosen to create an element of surprise in each element, allowing the guest to focus uniquely on each element of the journey.

Existing Elements :

- ❖ Fruit orchard
- ❖ Walking trails
- ❖ Outdoor Fire tables
- ❖ Hidden children's playing area
- ❖ Covered porch & Gazebo

Considerations Include:

- ❖ Rainwater collection for water features
- ❖ Farm animal interaction areas



# Exterior Site Features

All-encompassing property and guest experience

- Wooded walking trails and paths.
- Covered porch with fire pit and lounge seating.
- Gazebo for multi-function use.



# Occupancy Limits

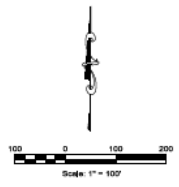
| Area                  | Configuration / Notes | Occupancy                     |
|-----------------------|-----------------------|-------------------------------|
| <b>Fieldhouse</b>     | Basketball – 1 court  | 20                            |
|                       | Basketball – 2 courts | 40                            |
|                       | Volleyball – 1 court  | 18                            |
|                       | Volleyball – 3 courts | 36                            |
|                       | Pickleball – 3 courts | 18                            |
|                       | General Gathering     | 200                           |
|                       | <b>Gathering Room</b> | Round, Square, or Long Tables |
| <b>Bowling Alley</b>  | Bowlers + Viewers     | 18                            |
| <b>Fitness Studio</b> | Athletes              | 15                            |
| <b>Meeting Spaces</b> | Rooms 1–3             | 8/Each                        |
|                       | Room 4                | 25                            |

**Total Maximum Occupancy: 200 people**

The usage will determine the quantity of people in each area. This chart shows the quantity of potential guests. Invited guests will use the different areas, with the maximum total of 200 or less at any given time.

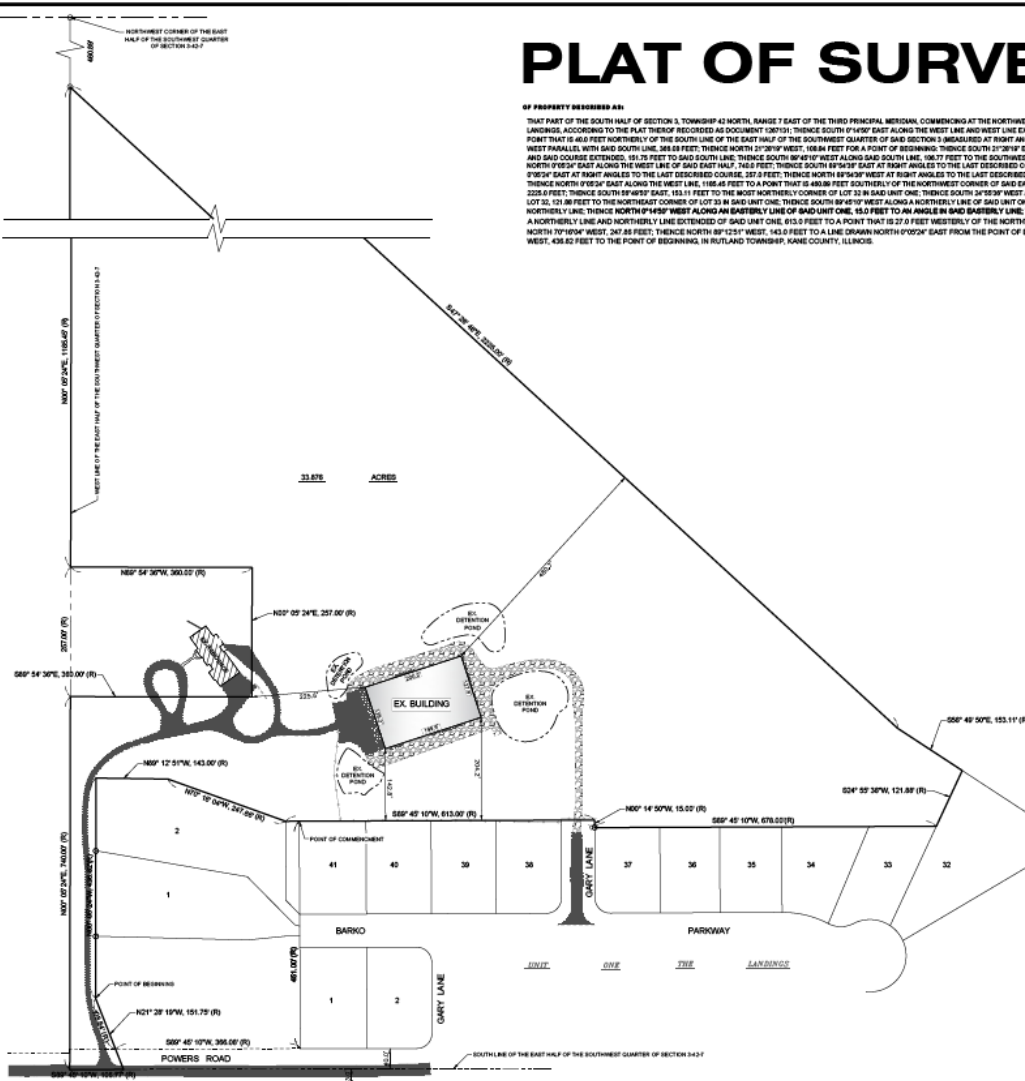
# PLAT OF SURVEY

**OF PROPERTY DESCRIBED AS:**  
 THAT PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF LOT 41 IN UNIT ONE, THE LANDINGS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1267131; THENCE SOUTH 0°14'50" EAST ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID LOT, 451.0 FEET TO A POINT THAT IS 40.0 FEET NORTHERLY OF THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH 89°45'10" WEST PARALLEL WITH SAID SOUTH LINE, 366.08 FEET; THENCE NORTH 21°28'19" WEST, 108.84 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 21°28'19" EAST ALONG THE LAST DESCRIBED COURSE AND SAID COURSE EXTENDED, 151.75 FEET TO SAID SOUTH LINE; THENCE SOUTH 89°45'10" WEST ALONG SAID SOUTH LINE, 106.77 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 0°05'24" EAST ALONG THE WEST LINE OF SAID EAST HALF, 740.0 FEET; THENCE SOUTH 89°54'36" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 360.0 FEET; THENCE NORTH 0°05'24" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 257.0 FEET; THENCE NORTH 89°54'36" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 360.0 FEET TO SAID WEST LINE; THENCE NORTH 0°05'24" EAST ALONG THE WEST LINE, 1185.45 FEET TO A POINT THAT IS 460.89 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 47°26'46" EAST, 2225.0 FEET; THENCE SOUTH 56°49'50" EAST, 153.11 FEET TO THE MOST NORTHERLY CORNER OF LOT 32 IN SAID UNIT ONE; THENCE SOUTH 24°55'36" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 32, 121.88 FEET TO THE NORTHEAST CORNER OF LOT 33 IN SAID UNIT ONE; THENCE SOUTH 89°45'10" WEST ALONG A NORTHERLY LINE OF SAID UNIT ONE, 678.0.0 FEET TO AN ANGLE IN SAID NORTHERLY LINE; THENCE NORTH 0°14'50" WEST ALONG AN EASTERLY LINE OF SAID UNIT ONE, 15.0 FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE SOUTH 89°45'10" WEST ALONG A NORTHERLY LINE AND NORTHERLY LINE EXTENDED OF SAID UNIT ONE, 613.0 FEET TO A POINT THAT IS 27.0 FEET WESTERLY OF THE NORTHWEST CORNER OF SAID LOT 41; THENCE NORTH 70°16'04" WEST, 247.86 FEET; THENCE NORTH 89°12'51" WEST, 143.0 FEET TO A LINE DRAWN NORTH 0°05'24" EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 0°05'24" WEST, 436.82 FEET TO THE POINT OF BEGINNING, IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.



**LEGEND**

- Hatched existing wood/iron fence
- Hatched existing chain-link fence
- Existing concrete pavement
- ▨ Existing concrete footings
- ▤ Existing gravel
- Hatched non-vegetation pond
- Existing wellhead
- Existing light pole
- Existing sign
- Existing concrete retaining wall
- (X) Hatched pond dimension
- (X) Hatched wellhead dimension
- P.S. Point of Beginning
- R.O.K. Right of Way



STATE OF ILLINOIS  
 COUNTY OF KANE

I, David S. Heinz, Registered Land Surveyor No. 035-00355, do hereby certify that I have personally examined the above described plat and certify that the same is a true and correct representation of the actual survey made by me or under my direct supervision and that the same is in accordance with the laws of the State of Illinois.

David S. Heinz, Registered Land Surveyor No. 035-00355  
 DANIEL HEINZ  
 Registered Land Surveyor No. 184-033348

FIELD WORK COMPLETED ON: 05-09-2025

GERALD L. HEINZ & ASSOCIATES, INC.  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 206 NORTH HYPER STREET  
 CHICAGO, ILLINOIS 60610

40W704 POWERS ROAD  
 HUNTLEY, ILLINOIS

PLAT OF SURVEY

DATE: 04/23/25  
 JOB NO.: E-2990  
 SCALE: 1" = 100'

THAT PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF LOT 41 IN UNIT ONE, THE LANDINGS, ACCORDING TO THE PLAT THEROF RECORDED AS DOCUMENT 1267131; THENCE SOUTH 0°14'50" EAST ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID LOT, 451.0 FEET TO A POINT THAT IS 40.0 FEET NORTHERLY OF THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH 89°45'10" WEST PARALLEL WITH SAID SOUTH LINE, 366.08 FEET; THENCE NORTH 21°28'19" WEST, 108.84 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 21°28'19" EAST ALONG THE LAST DESCRIBED COURSE AND SAID COURSE EXTENDED, 151.75 FEET TO SAID SOUTH LINE; THENCE SOUTH 89°45'10" WEST ALONG SAID SOUTH LINE, 106.77 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 0°05'24" EAST ALONG THE WEST LINE OF SAID EAST HALF, 740.0 FEET; THENCE SOUTH 89°54'36" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 360.0 FEET; THENCE NORTH 0°05'24" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 257.0 FEET; THENCE NORTH 89°54'36" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 360.0 FEET TO SAID WEST LINE; THENCE NORTH 0°05'24" EAST ALONG THE WEST LINE, 1185.45 FEET TO A POINT THAT IS 460.89 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 47°26'46" EAST, 2225.0 FEET; THENCE SOUTH 56°49'50" EAST, 153.11 FEET TO THE MOST NORTHERLY CORNER OF LOT 32 IN SAID UNIT ONE; THENCE SOUTH 24°55'36" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 32, 121.88 FEET TO THE NORTHEAST CORNER OF LOT 33 IN SAID UNIT ONE; THENCE SOUTH 89°45'10" WEST ALONG A NORTHERLY LINE OF SAID UNIT ONE, 678.0.0 FEET TO AN ANGLE IN SAID NORTHERLY LINE; THENCE NORTH 0°14'50" WEST ALONG AN EASTERLY LINE OF SAID UNIT ONE, 15.0 FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE SOUTH 89°45'10" WEST ALONG A NORTHERLY LINE AND NORTHERLY LINE EXTENDED OF SAID UNIT ONE, 613.0 FEET TO A POINT THAT IS 27.0 FEET WESTERLY OF THE NORTHWEST CORNER OF SAID LOT 41; THENCE NORTH 70°16'04" WEST, 247.86 FEET; THENCE NORTH 89°12'51" WEST, 143.0 FEET TO A LINE DRAWN NORTH 0°05'24" EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 0°05'24" WEST, 436.82 FEET TO THE POINT OF BEGINNING, IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

# Existing Site Plan

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## Property Address:

40W702 Powers Road

## Parcel Identification #:

02-03-300-065

## Acreage:

Total 33.98 Acres

## Current Zoning:

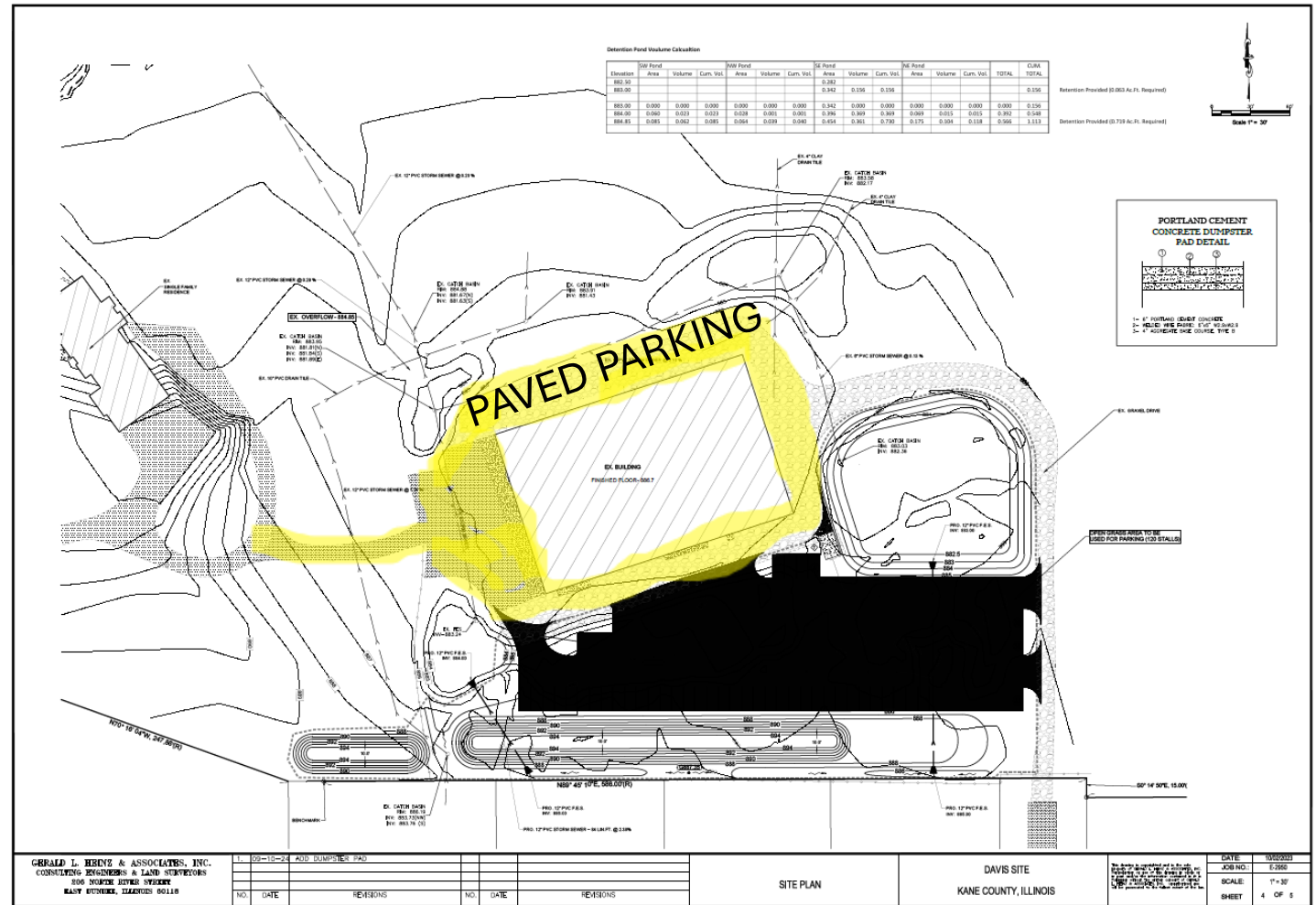
0040 Residential Improved Lot



# Existing Site Plan

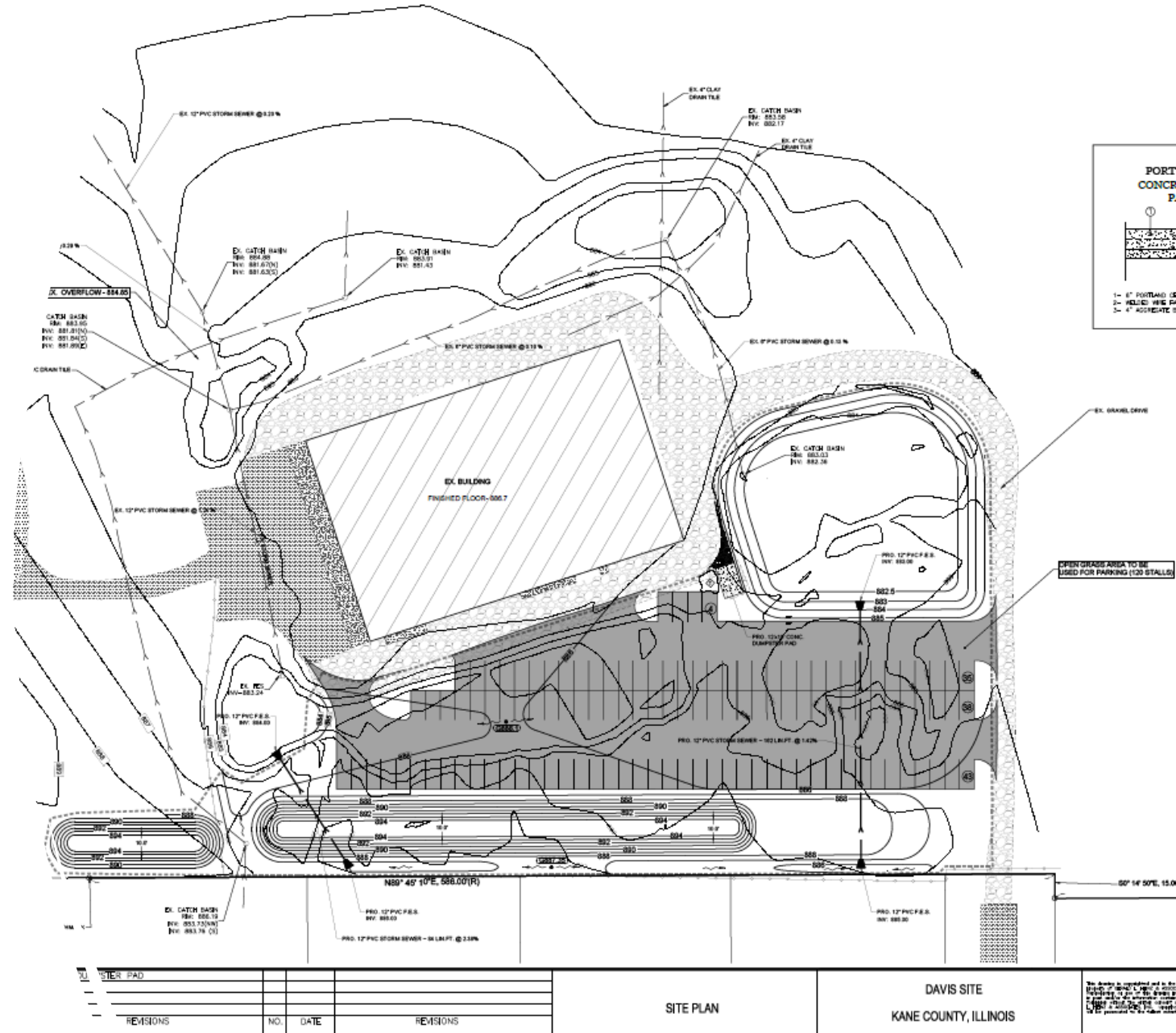
Current site plan of impervious surfaces, non-impervious parking area and detention. The area highlighted in yellow represents the paving that was added all the way around the building. The blacked-out area shows our grass overflow parking lot as well as the emergency vehicle only access.

No additional construction or improvements are planned.



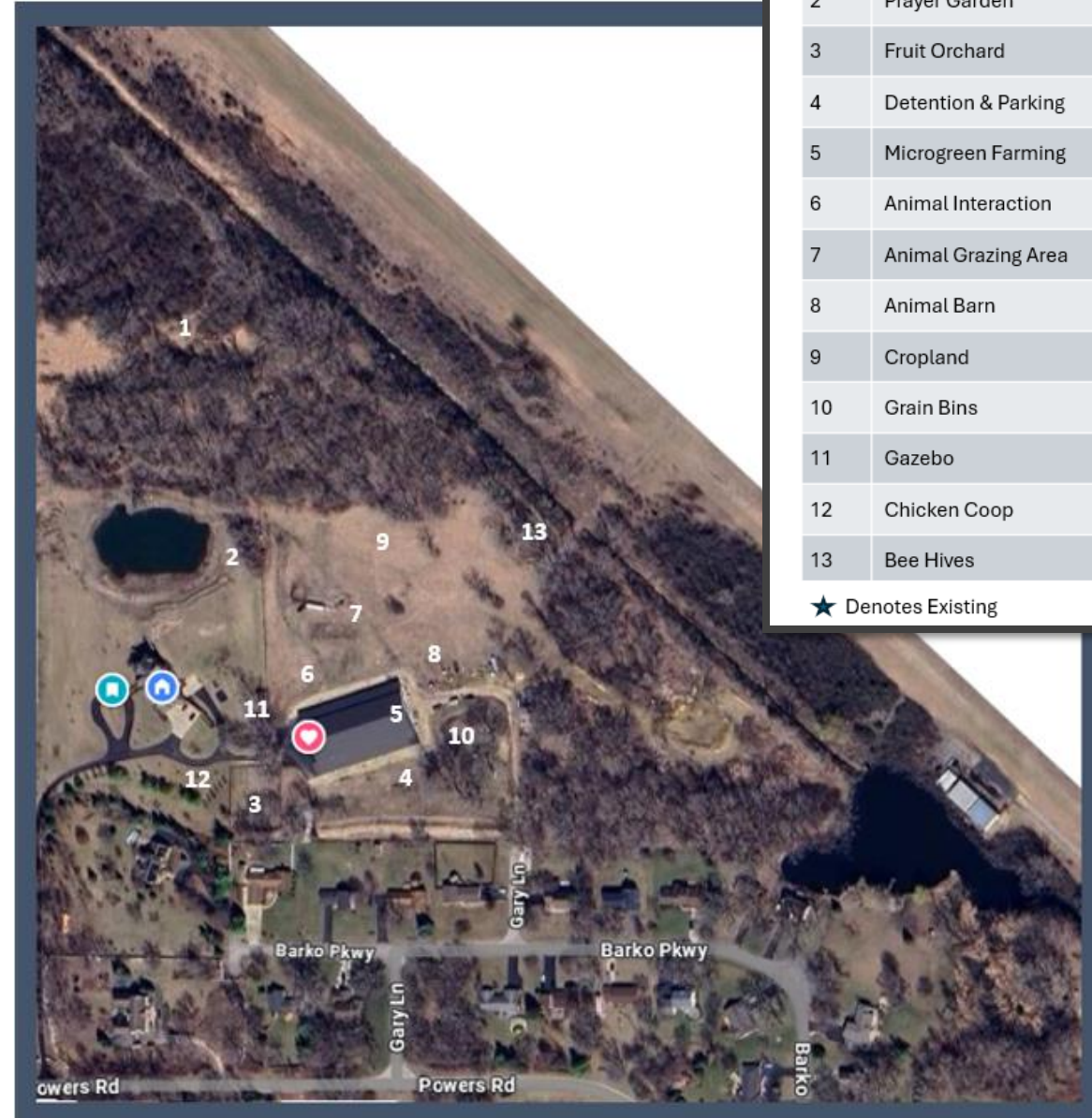
# Privacy Screening Berm

- To mitigate neighborhood impact, the property has been improved to add additional berms that create a natural noise and activity barrier from the Landing Subdivision.
- This berm was extended and heightened repeatedly in the construction process. Planting and trees have been added to increase the breath and impact of the berm.



# Site Use Plan

Site plan utilizes existing use elements of the property, with the intention to add additional features as resources/need becomes evident.



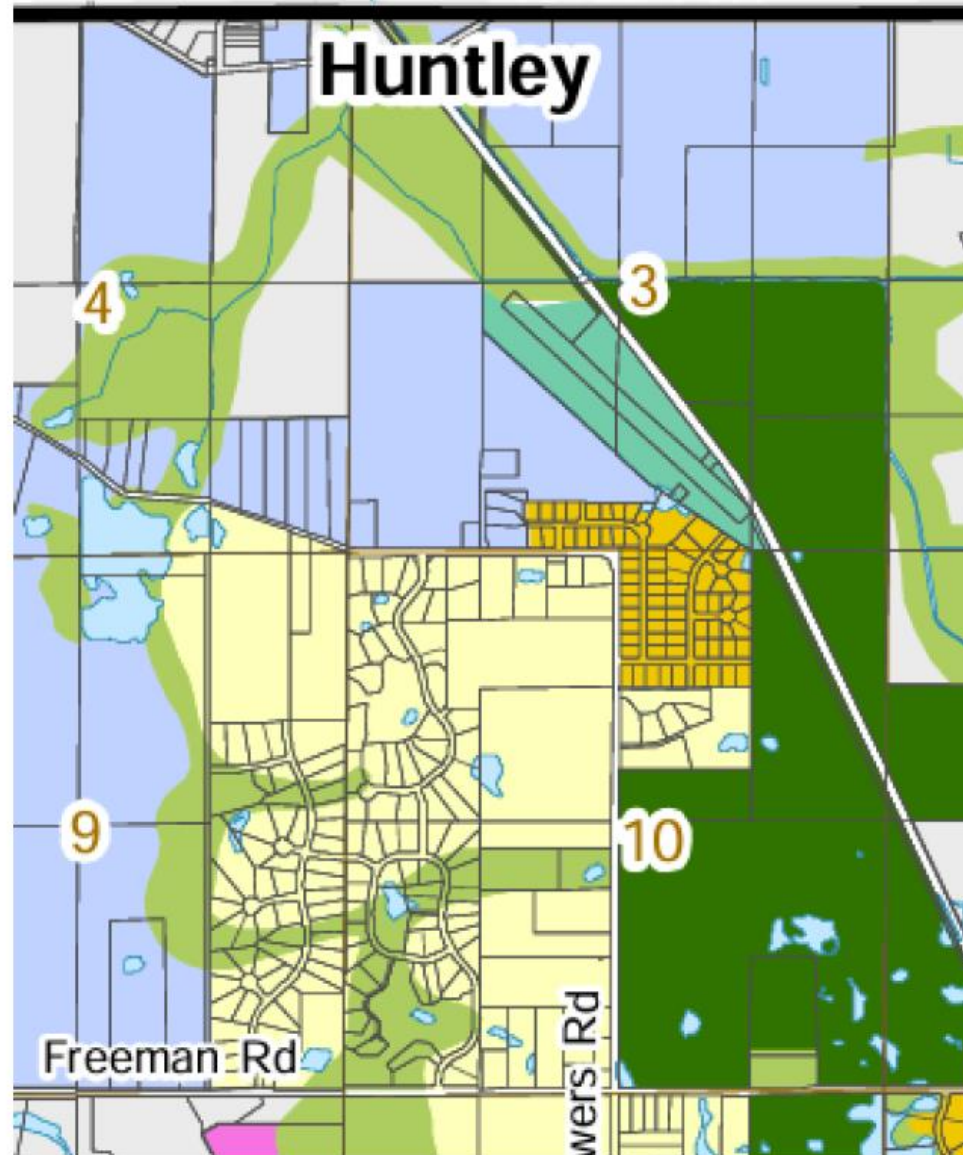
|    |                     |   |
|----|---------------------|---|
| 1  | Walking Paths       | ★ |
| 2  | Prayer Garden       | ★ |
| 3  | Fruit Orchard       |   |
| 4  | Detention & Parking | ★ |
| 5  | Microgreen Farming  |   |
| 6  | Animal Interaction  |   |
| 7  | Animal Grazing Area | ★ |
| 8  | Animal Barn         |   |
| 9  | Cropland            | ★ |
| 10 | Grain Bins          |   |
| 11 | Gazebo              | ★ |
| 12 | Chicken Coop        | ★ |
| 13 | Bee Hives           | ★ |

★ Denotes Existing

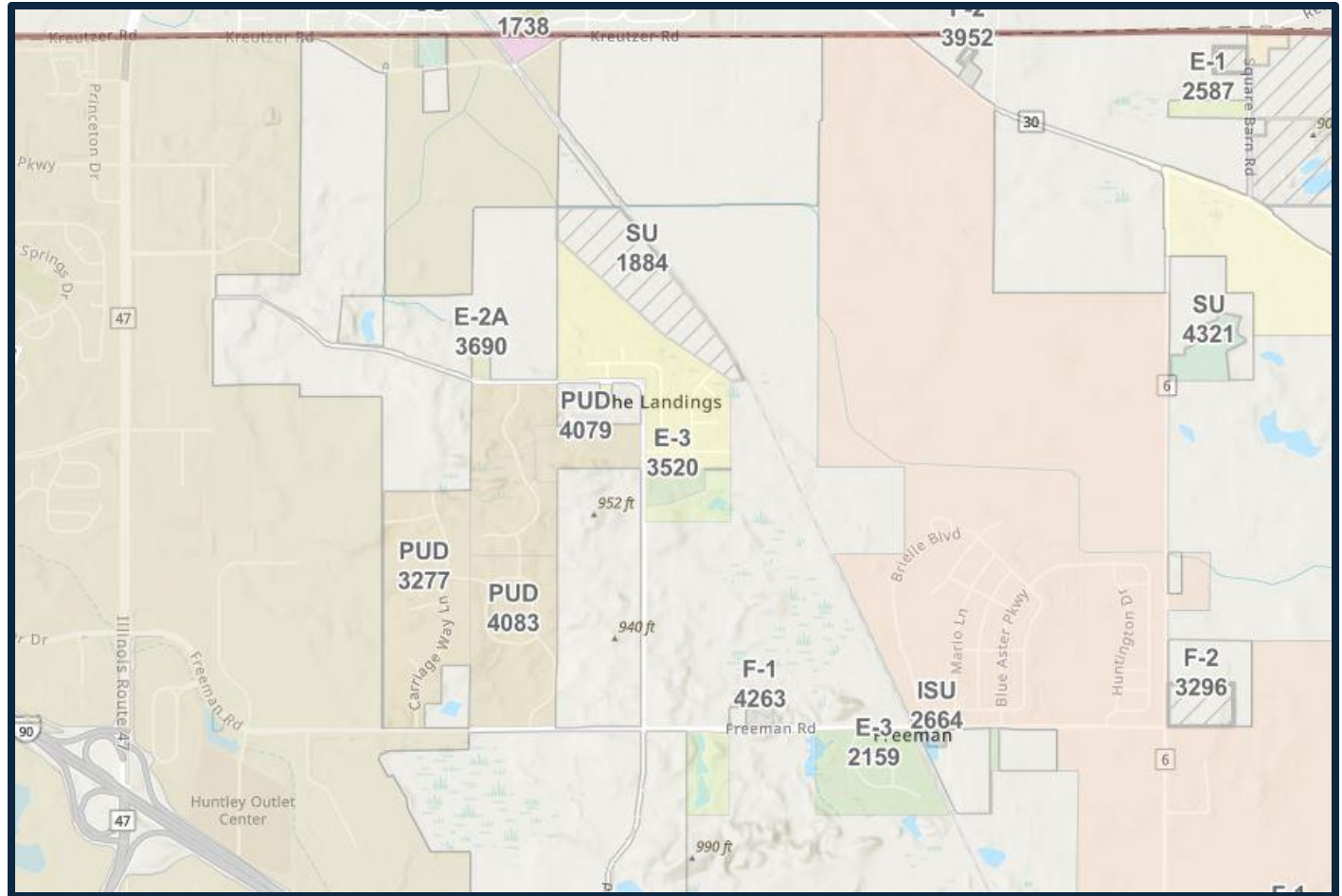
# Kane County 2040 Land Use Plan

The areas surrounding the site property are mixed use, with this property denoted as Resource Management.

The current developments north, east and west of the property allow for excellent buffer zones between the existing airport to the north and the rural residential to the south.

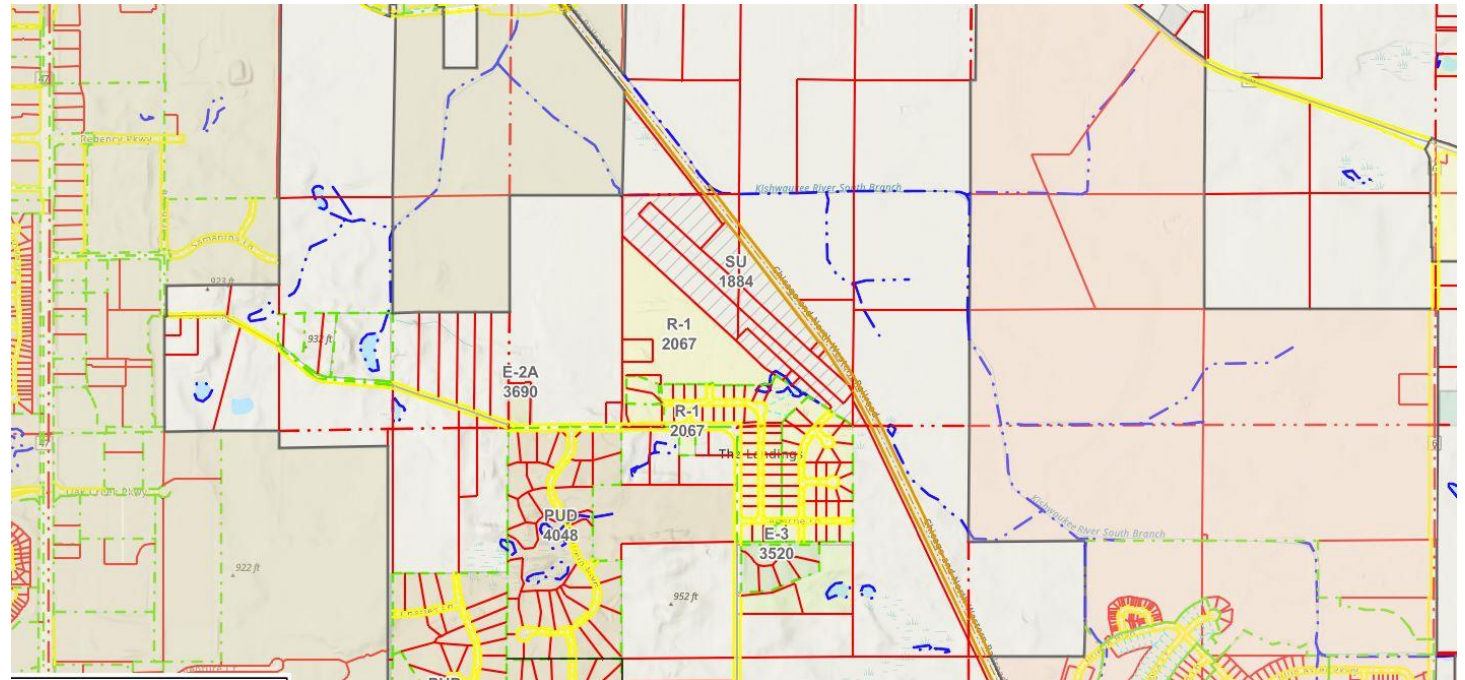


# Kane County Zoning Map



Subject property was initially intended to be the final phase of the Landing subdivision, with direct access to the airport. After initial investigation, the proposed use makes a better use of the space and allows for transition and buffering between the airport commercial use and the rural residential neighborhood.

# Kane County Zoning Map w/ Water Overlay

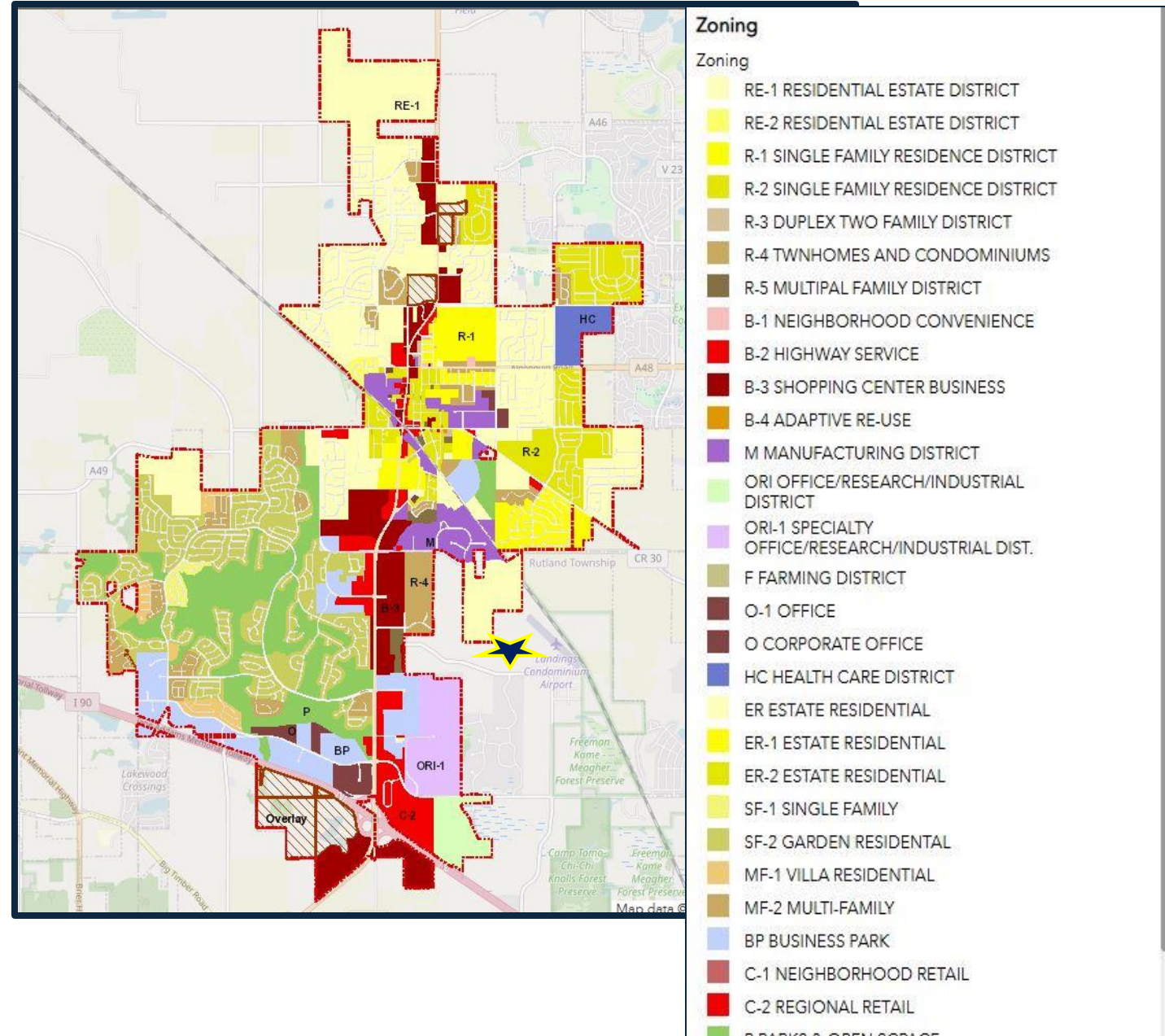


Extensive mitigation of watershed has been done throughout the 20+ years of ownership to assist with runoff issues of neighboring properties by the Davis' without compensation. The previous history of flooding within The Landings Airport has been mitigated by the land management done on subject property. The current use also protects upstream neighbors and downstream neighbors as shown on map.

# Huntley Zoning Map

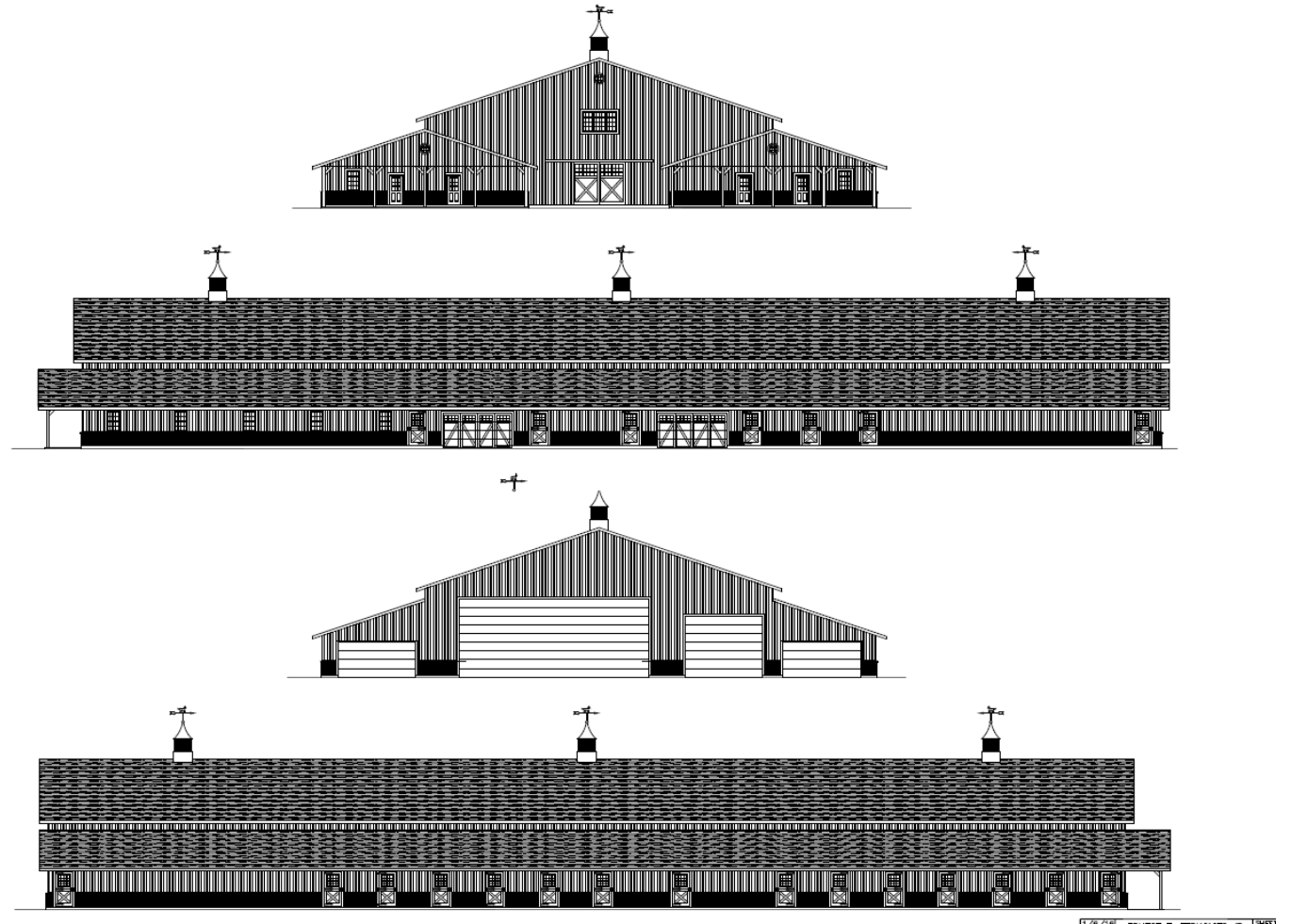
Development of properties nearby are fast approaching the rural landscape of the neighborhood. This development buffers the neighborhood and protects the rural residential nature of the area.

★ Represents Davis Property on the zoning map



# Structural Design

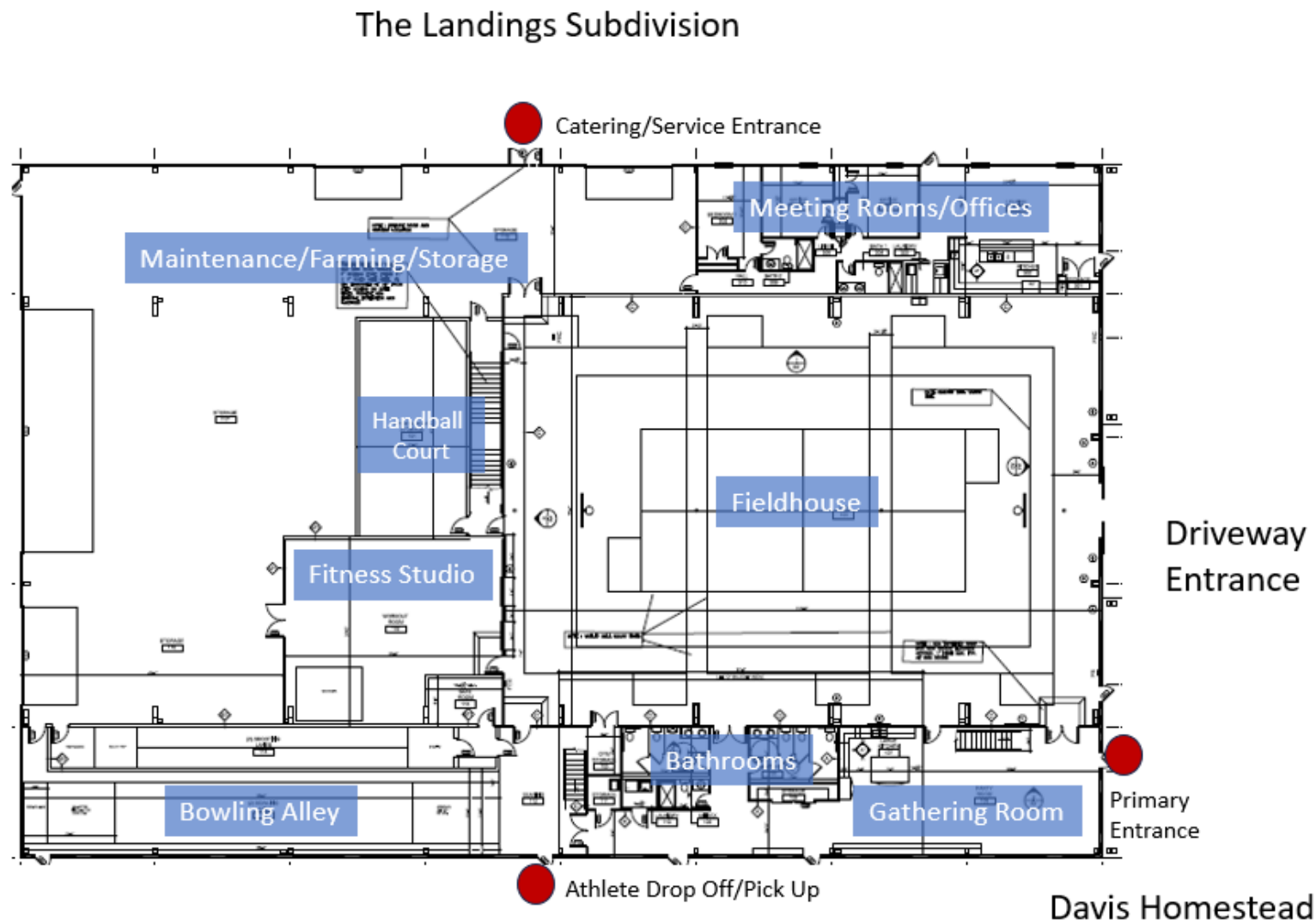
Design and building of the was completed to complement naturally into the property, with low profile design elements and esthetics of rural and farm design and use.



# Interior Building Layout (Main Level)

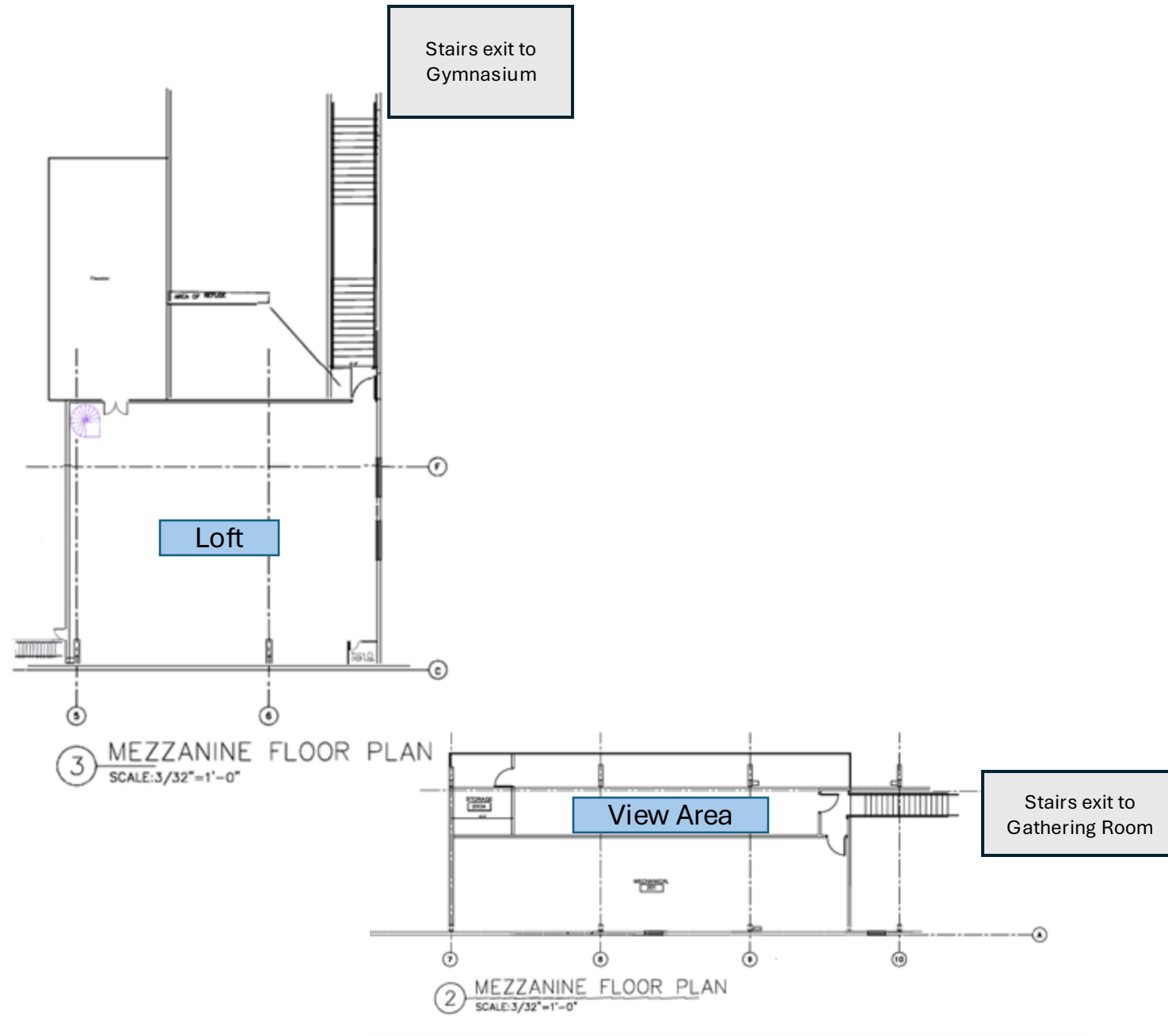
This drawing denotes the location of the neighboring Landings Subdivision, as well as the location of visitor driveway entrance and the Davis homestead.

Primary access points of the building are noted with red dots.



# Interior Building Layout (Mezzanine)

- Viewing area is accessed from the Gathering Room and is used in conjunction with that room or with the sports courts.
- Loft area is accessed from the gym and would be used separately or in conjunction with the sports courts.

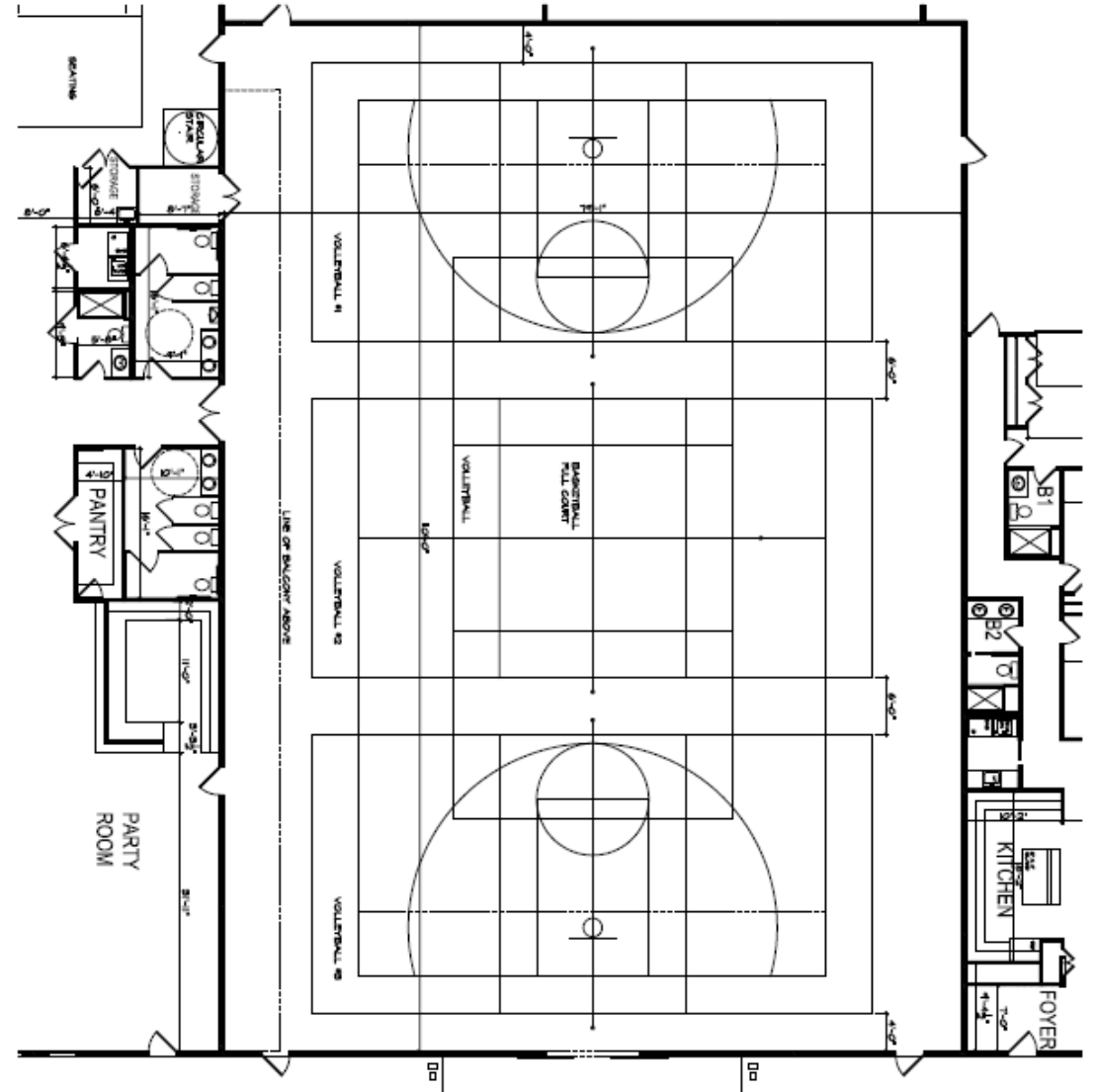


# Sport Court Configurations

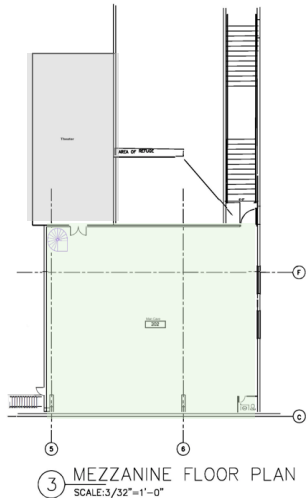
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- Courts can be configured with the following options in the Legacy Fieldhouse and adjoining racquetball courts.

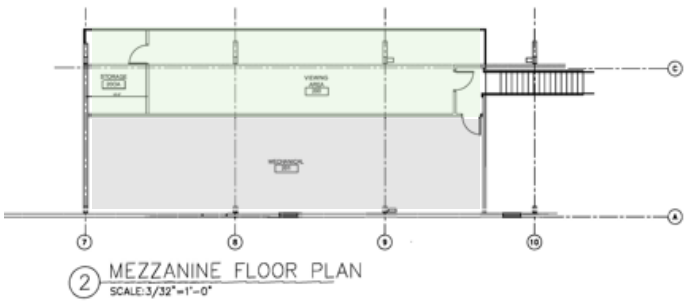
- 3 volleyball practice courts
- 3 pickleball courts
- 2 basketball practice courts
- 1 full basketball court
- 1 racquetball court

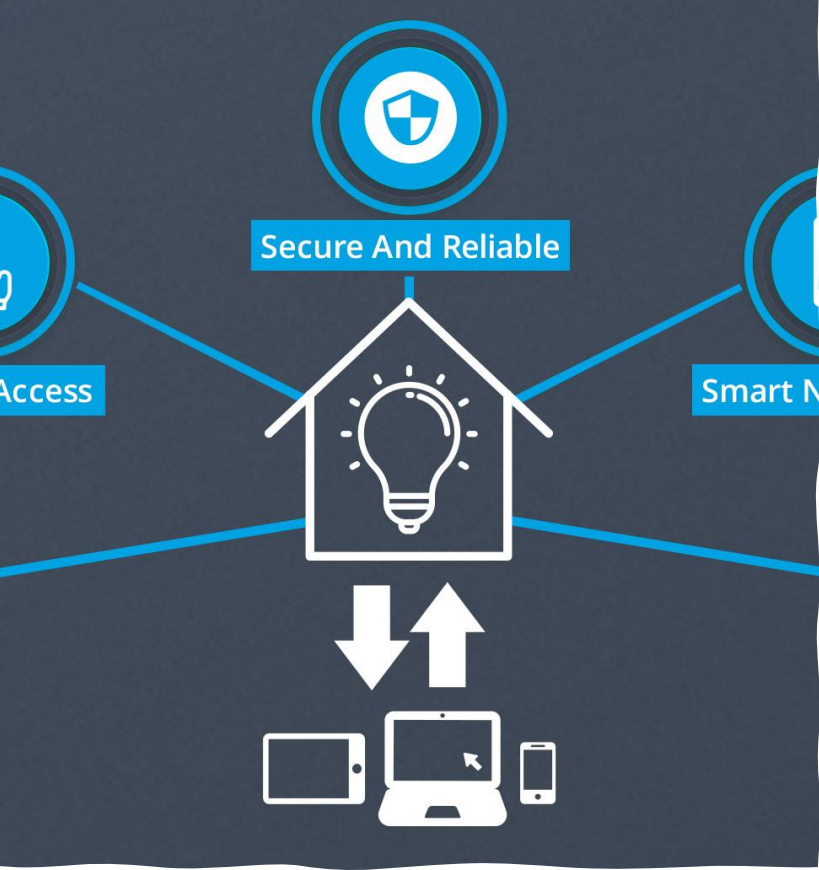


# Building Access Legend



- Public Access
- Utilities/Prep
- Private Access



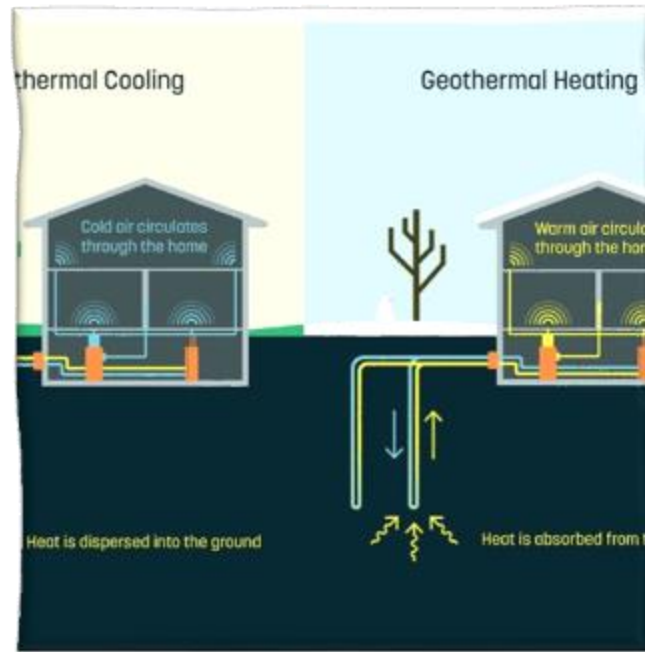


# Building Design Features

The original homestead building was built from ICF (Insulated Concrete Forms) to mitigate energy use. With the property expansion, similar effort was considered in design and execution of the event center. The building design has been positioned to become a net zero carbon footprint through both building design and energy integration.

This includes:

- Sustainable/Permeable paving materials for parking area
- Geothermal heating & cooling
- Solar energy (including Tesla charging station)
- R-40 grade spray foam closed and open cell insulation
- High efficiency appliances
- Professional lighting design for mitigation of ghost lighting
- Smart technology integrated into lighting and energy usage



# The Enclave on Powers at Copperstone Estate

## Paving & Parking Layout



- Currently Paved
- Grass field for overflow parking.

Staff requested additional parking to north side of building, eliminating the use of the south parking for most small events. The newly created parking on the north gives us options and new configurations and eliminates the need for parking in the south in most cases.

The plan provides for up to 137 parking stalls for cars (9'x18') on both unpaved and paved surfaces. A shuttle bus could park in the center back-to-back stalls (9'x36').

# Parking & Building Access

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Event hosts provide specific instructions based upon the actual event and occupancy.

Parking will be utilized on the north side of the building unless otherwise instructed.

Overflow parking is on the south side of the building.

**The entire loop around the building is paved along with the parking on the north side**

## **ATHELETIC ENTRANCE**

All athletes enter on the north side of the building through the door marked "ATHLETIC ENTRANCE".

## **FAMILIES/RETREAT INVITEES:**

Enter through the NW door marked "Copperstone Gathering Room"

## **CATERING**

Enter through south side door marked "CATERING". Temporary parking on south side. Follow host parking instructions for permanent parking location.

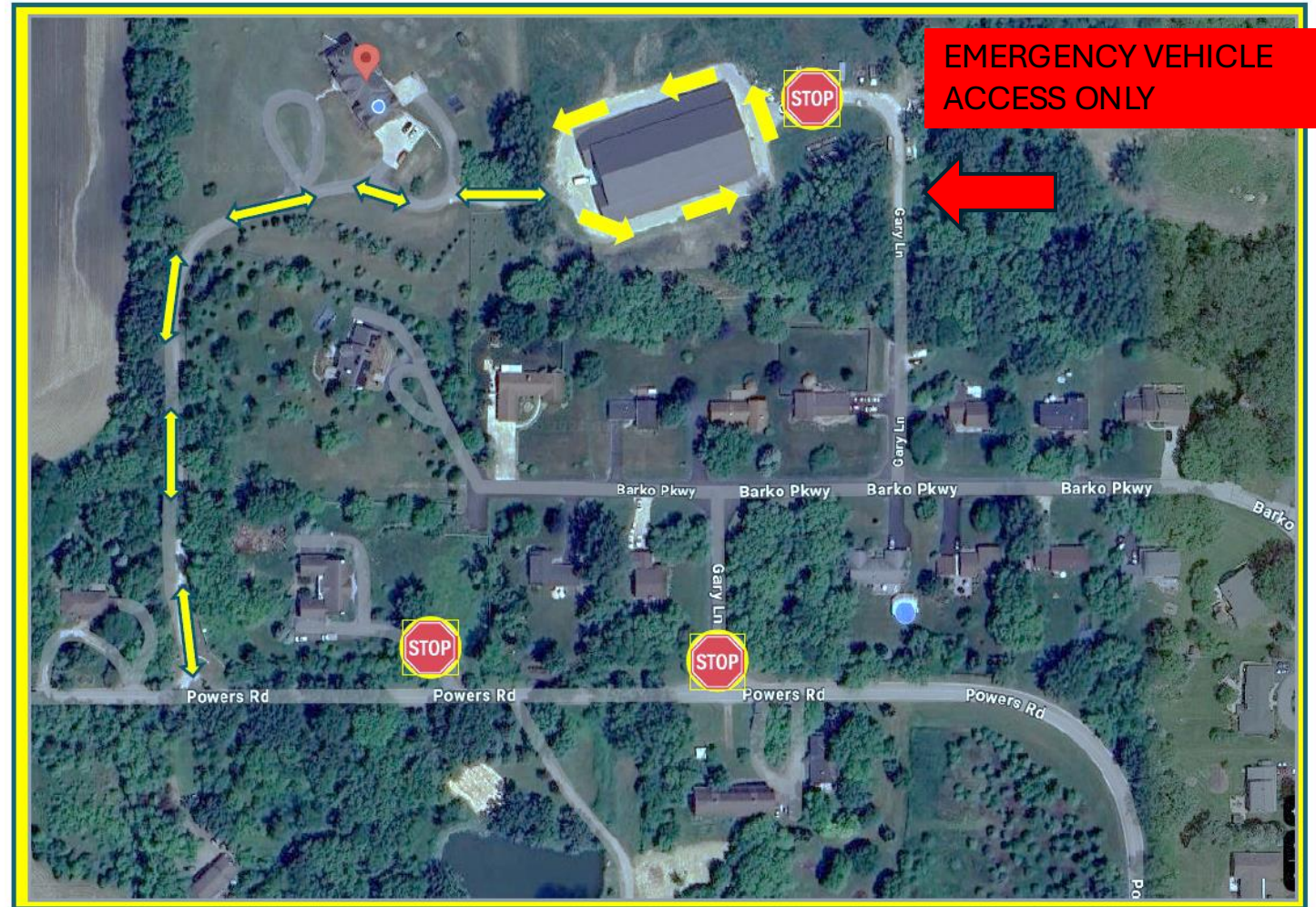


# Property Access Instructions & Traffic Flow

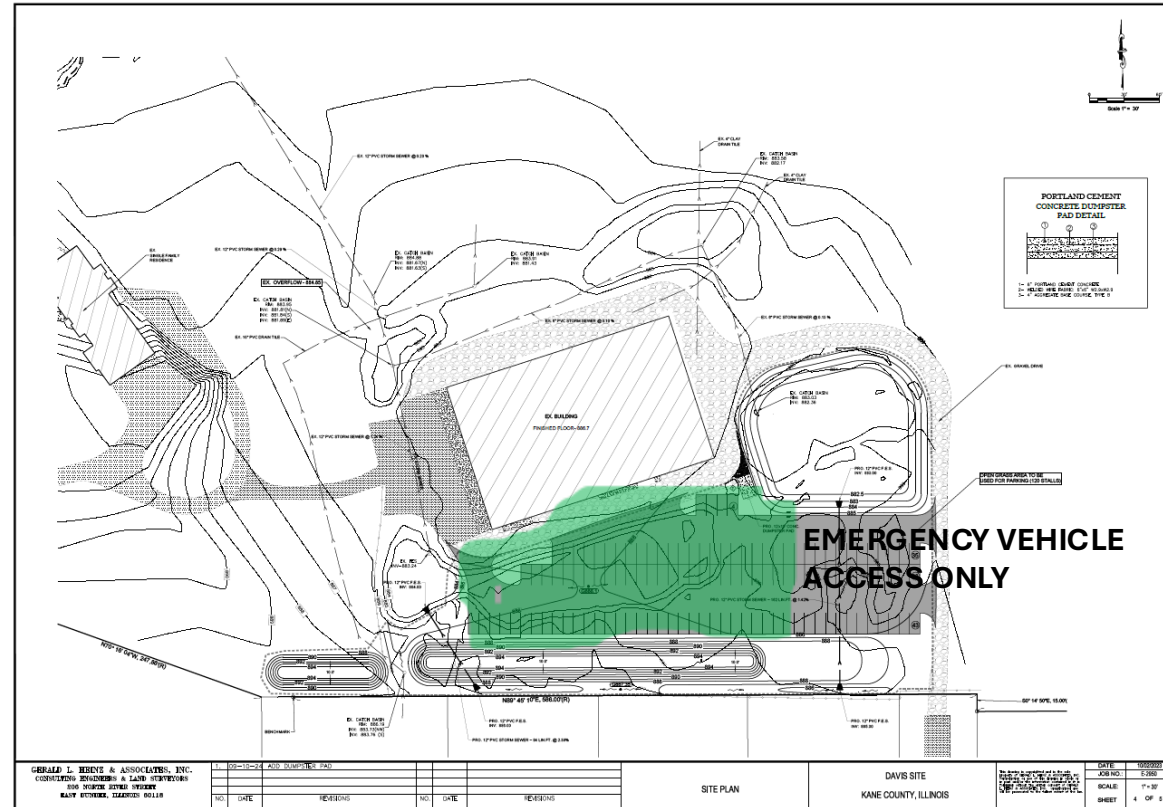
The following instructions are provided to all guests:

Welcome to *The Enclave on Powers!* We are excited to have you join us for your private event. Please help us be the best neighbors possible by carefully following these arrival instructions. Keep in mind, this is rural! Streets are dark and residential. There is often wildlife and pedestrians on Powers Road.

- The driveway is precisely 1.9 miles from Powers/Freeman and 1.2 miles from Powers/Route 47. Use your odometer for navigation. DO NOT TURN ON GARY LANE! (Google Maps is your best source of navigation).
- The driveway is a single lane. Drive like someone you love is coming the other way. Follow instructions emailed regarding driveway, speeds and procedures. SPEED LIMIT IS 5MPH.
- There are no streetlights or road markings for this private property.
- Parking and driveway are an active homesite. Proceed like it's your driveway!



# Overflow Parking Site Plan



- The additional available parking area has been prepared with foundational materials and seeded with grass.
- There are no future plans to pave this area. It is our goal to keep as many non-impervious surfaces as possible.

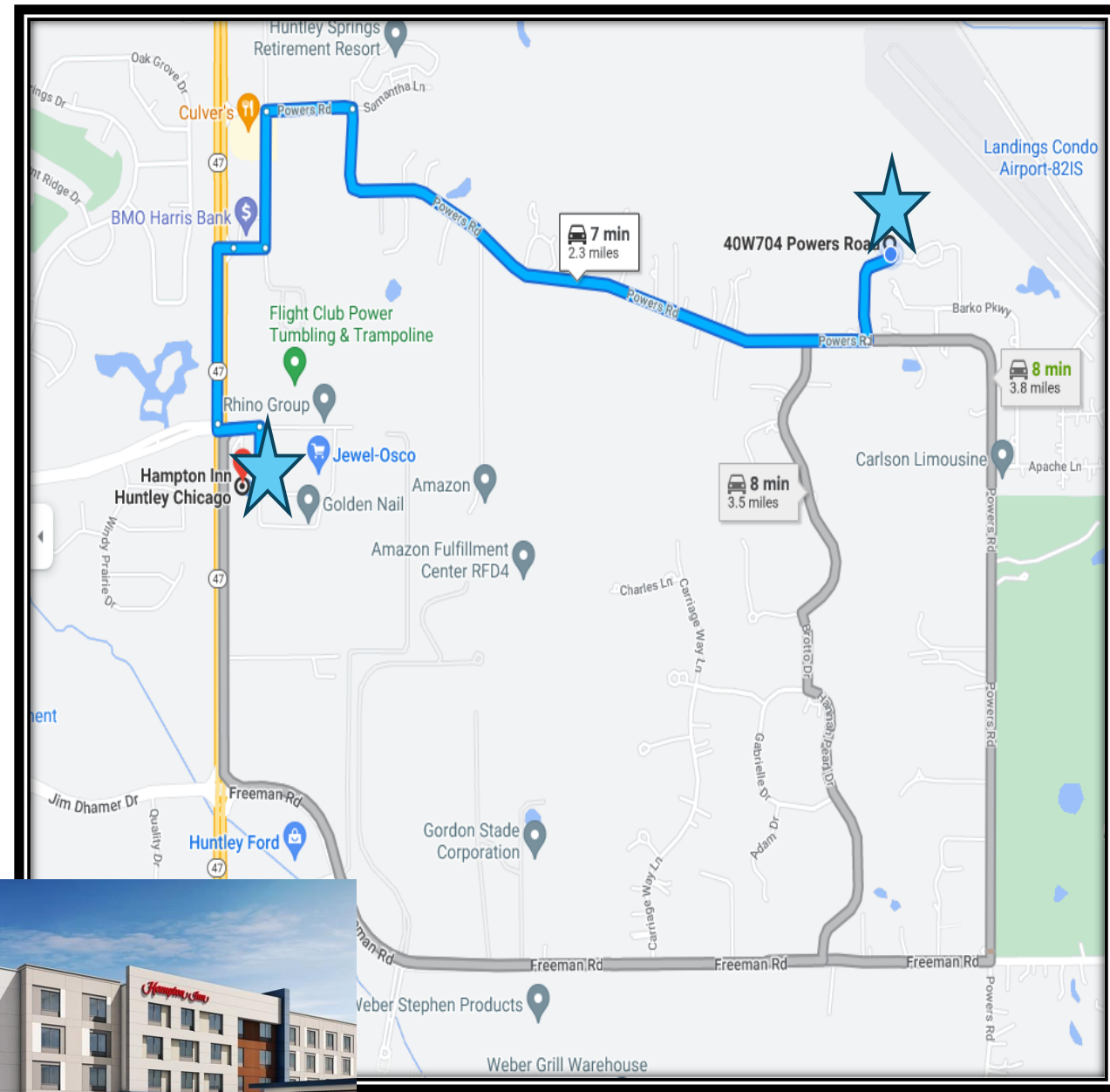
# Transportation & Accommodations

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Minimizing transportation impact on the surrounding community is a core priority for the property. Out-of-town guests may choose to stay at the nearby Hampton Inn and request van shuttle service to/from the property.

## Hotel Details

Hampton Inn Huntley Chicago. Location: (2.3 miles), 7-minute drive.



# Project & Contact Information

## Property Information

40W702 Powers Road, Huntley, IL 60142  
PIN#: 02-03-300-065 (33.98 Acres)



## Contact Information

Jennifer Davis 847-370-4009  
[jdavis@davis11.com](mailto:jdavis@davis11.com)  
Dan Davis 847-212-2843  
[davisadaniel@gmail.com](mailto:davisadaniel@gmail.com)

# Sources

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- [Microgreens: Health Benefits, Nutrition and How to Grow Them \(healthline.com\)](#)
- <https://www.healthline.com/nutrition/microgreens#how-to-eat-them>
- [https://www.healthline.com/nutrition/10-health-benefits-of-apples#TOC\\_TITLE\\_HDR\\_12](https://www.healthline.com/nutrition/10-health-benefits-of-apples#TOC_TITLE_HDR_12)
- [https://www.healthline.com/nutrition/pumpkin#TOC\\_TITLE\\_HDR\\_12](https://www.healthline.com/nutrition/pumpkin#TOC_TITLE_HDR_12)
- [15 Livestock Breeds Small-Scale Farmers Can Raise - Hobby Farms](#)
- [Religion, Spirituality, and Mental Health \(psychiatrictimes.com\)](#)
- [4 Surprising Ways Mental Health Impacts Physical Health - Northeast Georgia Health System \(nghs.com\)](#)
- [The Health Benefits Of Spirituality - SageLife.com](#)
- [About Three-in-Ten U.S. Adults Are Now Religiously Unaffiliated | Pew Research Center](#)
- [Americans Want To Grow More, Spend Less: Findings From Our 2021 Study \(towergarden.com\)](#)
- [Living Exponentially](#)
- [Religious Involvement, Spirituality, and Medicine: Implications for Clinical Practice - Mayo Clinic Proceedings](#)
- [27 Organic Food Statistics: Is It Really Healthier? \[2022 Update\] \(dealsonhealth.net\)](#)
- [Americans Want To Grow More, Spend Less: Findings From Our 2021 Study \(towergarden.com\)](#)
- [6 Best Farm Animals to Raise When You're Just Starting out \(morningchores.com\)](#)