

ZONING PETITION #4684

Project Narrative – The Enclave on Powers

The Enclave on Powers, located at 40W702 Powers Road in Huntley, Illinois, is a privately operated agricultural and agritourism property situated on approximately 40 acres commonly known as Copperstone Estate. Since 2002, the property has functioned as a family-owned rural retreat and farmstead incorporating agricultural activities, land stewardship, educational experiences, and limited hosted events.

This application requests rezoning and Special Use approval within the F-2 Agricultural Related District to formally align the property's longstanding and existing use with Kane County's zoning framework. No substantial expansion of operations, new principal structures, roadways, or major infrastructure improvements are proposed as part of this request.

The proposed use is consistent with the purpose and intent of the F-2 District as an agriculturally related property supporting educational, recreational, and event activities associated with a working rural estate. The application is primarily associated with Section 25-8-3-2(N), Agritourism, Intensive, including uses consistent with an Agritourism Event Venue, Agricultural Culture Center, Participatory Farm, and related agricultural educational activities as defined in Section 25-3-1 of the Kane County Zoning Ordinance.

The property contains a combination of open space, wooded areas, maintained walking paths, agricultural garden areas, an apple orchard, beehives, free-range poultry, and a stocked pond. Agricultural and horticultural activities occurring onsite include small-scale crop cultivation, pollinator support, poultry keeping, orchard maintenance, and farm-to-table gardening activities. These elements are integrated into the educational and agritourism character of the property and support the rural agricultural identity of the surrounding area.

The Enclave is located along a rural roadway and is surrounded by a combination of residential development, active farmland, and aviation-related land uses associated with The Landings Airport. The property has historically functioned compatibly within this mixed rural setting and serves as a transitional land use between surrounding properties.

Existing buildings, drives, parking areas, utilities, septic systems, and well service currently support the ongoing operation of the property. No significant increase in site intensity is proposed. Existing access points and parking arrangements will continue to be utilized. Activities on the property are generally pre-scheduled, hosted by reservation or invitation, and designed to maintain compatibility with neighboring properties and surrounding agricultural uses.

Hosted activities may include limited private events, wellness retreats, educational gatherings, agricultural learning experiences, family celebrations, youth enrichment activities, and small group corporate retreats. These activities are intended to remain low-intensity and are generally focused on education, nature-based experiences, agricultural appreciation, and rural stewardship.

Operations are primarily conducted using existing facilities and infrastructure. Existing well and septic systems will remain in use. No industrial processing, manufacturing, large-scale commercial entertainment activity, or high-volume public event operation is proposed. Outdoor activities are managed in a manner intended to minimize impacts related to noise, traffic, lighting, and neighboring properties.

The property emphasizes long-term land stewardship, adaptive reuse of existing materials, ecological management practices, and preservation of the site's rural character. Agricultural and agritourism activities are intended to complement and not replace the existing agricultural identity of the property.

The Enclave on Powers represents a continuation and formalization of the property's longstanding rural and agriculturally related use. The requested zoning designation and Special Use approval will provide an appropriate regulatory framework for the continued operation of the property while maintaining compatibility with surrounding land uses and the broader goals of the Kane County comprehensive planning framework.

The Enclave on Powers Operational Details

Liquor/Food Handling

There will be no on-site food preparation or handling. All food will be purchased, delivered, served and removed by professional caterers. Hosts can cater in from a restaurant and hire a professional service staff with licensed bartenders to serve guests. Any guests wishing to provide alcohol for their private event will be required to contract with a Prestige (or other designated licensed and insured provider) to deliver, serve and collect all alcohol at the end of the evening.

Outdoor Music

There are no outdoor music locations or speakers.

Outdoor Lighting

The existing outdoor lighting will be used. No additional outdoor lighting will be provided.

Hours/Days/Months of Activities

We see our operations as seasonal, based primarily upon hours of sunlight in northern Illinois and would segment as follows:

Type	Season	Est. Qty Attendees	Transportation Method	Est. Weekly Qty	Anticipated Hours	Typical Days	Est. Duration (Hours)	Est. Total Annual Qty
Corporate Events	Year Round	Up to 100	Busing	2	10a-4p	M-F	4	80
Family Celebrations	Year Round	Up to 50	Carpool	1-2	12p-3p	M-S	3	80
Sports Practices	School Year	< 20	Individual Cars	4	4p-9p	M-W	2	120
Lifestyle Retreats	Fall, Spring	< 20	Individual Cars	1	9a-4p	M-S	5	10
School Outings	Fall	Up to 100	Busing	1-2	10a-2p	M-F	2	20
								310

Security/Parking Control

A gated entrance to the property is currently under construction to prevent any non-registered guests from coming/going on the property. Each host will be assigned a guest code to allow guests to enter/exist the property. Hosts may opt to hire licensed and insured valet parking services. Alternatively, all parking will be self-parked within the gated facilities.