



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

PETITION SUMMARY

MTG DATE: May 26, 2026

TO: Kane County Zoning Board of Appeals

FROM: Keith Berkhout, Zoning Planner
Natalie Zine, Building & Zoning Division Manager

SUBJECT: Petition No. 4684 "The Enclave on Powers at Copperstone Estate"

GENERAL INFORMATION

APPLICANT

Jennifer Davis

ZONING REQUEST(S)

Rezoning from R-1 District One Family Residential to F2-District Agricultural Related Sales, Service, Processing, Research, Warehouse and Marketing with a Special Use.

SUBJECT PROPERTY

40W702 Powers Road, Rutland Township (PIN 02-03-300-065)

PROPERTY OWNER

The Jennifer L. Davis Trust

COUNTY BOARD DISTRICT

09 - Jennifer Abbatacola

SUBMITTAL DOCUMENTS

All received application documents for Petition No. 4684 are available for review on the [Zoning Petitions](#) page of the Kane County website.

PUBLIC NOTICE

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on May 5, 2026. Notice was published in the Daily Herald newspaper on May 9, 2026. And, a public hearing sign was posted on the subject property on May 5, 2026. A follow up notice letter to adjacent property owners was mailed out on May 14, 2026.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County technical staff, Rutland Township, the Kane County Regional Planning Commission, School District 300, the Huntley Fire Protection District and the Villages of Huntley, Gilberts, Carpentersville, and Algonquin.

PROJECT DESCRIPTION

Since its acquisition in 2002, The Copperstone Estate (the name that the property homestead is commonly referred to) has served as [the Davis'] homestead, a working farmstead and gathering space. Over time, this has grown to include **The Enclave on Powers**, has evolved to include a repurposed indoor space and curated outdoor areas across ~34 acres (40 acres including all parcels).

The applicant is seeking a Special Use designation under F-2 to allow for the following land uses:

- Hosting seasonal organizational day retreats;
- Facilitating eco-conscious, health focused events and retreats rooted in land-based experiences;
- Partnering with families in the celebration of life venues, focused on outdoor spaces and active lifestyle events;
- Providing space for educational programs and hands-on workshops;



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- Supporting farm-based small business incubators (i.e., holistic baking, composting education);
- Maintaining conservation-oriented operations that preserve the natural beauty and productivity of the land.

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. The Enclave nor any guests are allowed to provide alcohol in the Enclave.

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

The petitioner proposes their 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.

Occupancy Requirements (by Activity) TOTAL MAX CAPACITY - 200

The usage will determine the quantity of people in each of the various areas. However, this should give a good idea by area, the quantity of potential guests. When rented, the guests will utilize the various different areas, but the estimate is that a total of 200 or less will occupy the building at any given time.

Fieldhouse

Configuration will determine the occupancy of the building. Based upon estimated occupancy/usage, the following numbers could be considered:

- Basketball (one court) – 20
- Basketball (two courts) – 40
- Volleyball (one court) – 18
- Volleyball (three courts) – 36
- Pickleball (three courts) – 18
- General Gathering – 200

Gathering Room

Table configuration will drive available occupancy.

- Round Tables – 50



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- Square Tables – 60
- Long Tables – 40

Bowling Alley

- Bowlers + Viewers – 18

Fitness Studio

- Athletes – 15

Meeting Spaces

- Meeting Area #1 – 8
- Meeting Area #2 – 8
- Meeting Area #3 – 8
- Meeting Area #4 – 25

REVIEW & ANALYSIS

ZONING

The 33-acre triangular-shaped subject property is currently zoned R-1 Single Family Residential and is subject to Zoning Ordinance Section 25-9-5. The property is bordered to the northeast by Special Use Zoning for the LANDINGS AIRPORT CONDOOMINIUM; to the west by F-Farming District; and to the south by additional R-1 Single Family Residential (Landings Unit 1).

Section 25-9-5: R1 DISTRICT; ONE-FAMILY RESIDENTIAL:

25-9-5-1: PERMITTED USES:

In the R1 District, the following uses are permitted:

A. One-family residence:

1. The building lot must be not less than one hundred twenty-five feet (125') in width at the recorded building setback line and the lot area shall be not less than forty thousand (40,000) square feet. Said dimensions and lot area requirement shall not include any portion of any public or private highway, street, or alley.
2. If the zoning lot is part of an approved recorded subdivision which met County zoning standards at the time of recording (on or after December 15, 1937), a one-family detached dwelling unit would be permitted provided that all other applicable zoning, wastewater disposal, stormwater ordinance, and building ordinance requirements are complied with.

B. The following uses shall be permitted as incidental or accessory to one-family residences:

1. Displaying of one sign not over six (6) square feet in area pertaining only to the sale, lease, or identification of the premises upon which it is displayed, which may be illuminated by such lighting as, in the opinion of the enforcing officer, shall not constitute a traffic hazard or nuisance to the neighboring property.

A single temporary sign not over three (3) square feet in area, advertising the premises upon which it is displayed, for sale or lease, may be permitted without a permit and must be removed when the premises are sold or leased. One sign for the purpose of identifying the premises upon which it is displayed or the occupants thereof, located outside the public right-of-way, may be erected and installed without a permit, and such signs shall conform to the following size limitations:

- a. Upon premises having two hundred feet (200') or less of frontage on the public right-of-way, a sign not more than one square foot in area; and
- b. Upon premises having more than two hundred feet (200') of frontage on the public right-of-way, a sign not more than three (3) square feet in area.

2. Home occupations, as defined herein.

C. Agriculture, which in this district shall mean the cultivation of soil principally for the production of food products, but shall not include:

1. The feeding or other disposal of community or collected garbage.
2. The sale or distribution, for profit, of any food products.



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3. The raising of poultry, rabbits and other small animals commercially.
The raising of poultry, rabbits and other small animals for private use shall be permitted on tracts of land of one acre or more provided said poultry and animals are housed and yarded no closer than one hundred feet (100') from any residence other than that of the owner or user of the property. Roosters, pea-fowl and guinea fowl may not be kept on property less than five (5) acres in size.
- D. Churches and libraries.
- E. Dogs and cats, as pets, are permitted, but not more than three (3) of each, over four (4) months of age, in any dwelling unit.
- F. Filling and leveling of holes, pits and lowland requiring not more than two hundred fifty (250) cubic yards of fill, with nonodorous and noncombustible material, free from any garbage and food wastes.
- G. Forest preserves and picnic grounds, but not including business facilities.
- H. Garage sales, limited to two (2) sales per year.
- I. Lights for illuminating entrance driveways may be installed outside the public right-of-way as, in the opinion of the enforcing officer, shall not constitute a traffic hazard or a nuisance to neighboring property.
- J. Public and community waterworks, police stations and fire stations.
- K. Public and private parks, playgrounds, athletic fields and swimming pools.
- L. Railroad and bus passenger stations.
- M. Railroad right-of-way and tracks, but not including industrial yards and team tracks.
- N. Schools and colleges (either public or religious), not operated for profit.
- O. Storage of gasoline for private, domestic use, in underground tanks; installation approved by the State Fire Marshal, provided said storage tank is:
 1. Not less than twenty five feet (25') from side and rear lot lines, the setback to meet requirements as provided in section 25-7-5-2 of this chapter,
 2. Not less than twenty five feet (25') from any well,
 3. Not less than twenty five feet (25') from any septic system, and
 4. Not less than ten feet (10') from any building and further provided that the location of any pump used in connection therewith be in accordance with the above requirements.
- P. In connection with subdivision developments, a single temporary office building and off street parking area shall be permitted on such development for a period not to exceed six (6) years. In this connection, a single sign or double faced sign on a common support or structure, not exceeding one hundred (100) square feet in area for each sign face shall be permitted on the premises being developed, for a period not to exceed six (6) years. Such use, structures and signs shall require permits as set forth herein.

If a temporary office, in connection with a subdivision development, is located within a "model home", it shall be permitted in the area for a period not to exceed six (6) years.
- Q. Telephone booths, as defined herein, for use by the public. Said booths may be permitted at less than the required distance from the centerline of public or private right-of-way as provided in section 25-7-5-2 of this chapter, however, that if such booth is installed near an intersection of two (2) streets or rights- of-way, the minimum setback from one of such intersecting right- of-way lines shall be twenty feet (20'), and provided also, that no part of any such booth shall be permitted on any such right- of-way unless approved by the proper highway authority.
- R. Waiting stations for bus passengers may be permitted at less than required setback distance from centerline of public or private right-of-way as provided in section 25-7-5-2 of this chapter; provided, however, that if such station is constructed near an intersection of two (2) streets or rights-of-way, the required setback as set forth in section 25-7-5-2 of this chapter shall be observed from one of such intersecting streets or rights-of-way and provided also that no part of any such station shall be permitted on any such right-of-way, except a railroad right-of-way in use by a railroad. Upon discontinuance of the use of any such structure as a waiting station for bus passengers, such structure must be removed within thirty (30) days from such discontinuance.

25-9-5-2: SPECIAL USES:

The following special uses may be allowed in the R1 District, subject to the provisions of section 25-4-8 of this chapter:

- A. Clubs and fraternal lodge halls, not for profit, but not including those whose chief activity is rendering services customarily provided as a business, or whose activities may endanger life or property or constitute a public nuisance.



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- B. Community buildings and social and recreational centers of a community nature.
- C. Hospitals, general, for human beings. This may include power plants, residence for nurses, and similar facilities.
- D. Kennels, private, not for profit, for "pets" as defined herein on tracts of land not less than one acre and where permitted said animals shall not be housed, kenneled or yarded closer than one hundred feet (100') from any residence other than that of the owner or user of property.
- E. Museums as defined herein.
- F. Nursery schools/preschools and/or childcare centers as defined herein.
- G. Parking areas to be used in connection with an existing business in an adjoining Business District. No buildings or structures, except necessary lighting, shall be permitted in such areas.
- H. Stray and abandoned animal homes (State licensed).
- I. Bed and breakfast establishments.

25-9-5-3: USES EXPRESSLY PROHIBITED:

The following uses are prohibited in R1 Residential Districts:

- A. Storing of lumber or other building materials and/or equipment, not in connection with an authorized building project in progress on the immediate premises.
- B. Mobile homes as defined herein. Storage of unoccupied mobile homes and/or conversion of mobile homes to another use. Occupied travel trailers or recreational vehicles.
- C. The storage or parking of one or more trucks or other commercial vehicles in excess of three-quarter (3/4) ton, or the storage or keeping of commercial equipment and supplies.
- D. Reserved.
- E. Garages or other accessory buildings shall not be permitted in this district except as accessory to a residential use.
- F. Storage of boats, recreational vehicles and trailers of any kind closer than required setback lines.
- G. Private electrical generation plants, "peaker" plants, ancillary transmission and distribution facilities other than solar accessory as defined herein

F2-DISTRICT AGRICULTURAL RELATED SALES, SERVICE, PROCESSING, RESEARCH, WAREHOUSE AND MARKETING

Section 25-8-3-2 of the Kane County Zoning Ordinance provides that the following special uses may be allowed in the F2 District:

- A. Agriculturally related research and facilities;
- B. Contract sorting and grading services for grains, fruits, vegetables and other agricultural products;
- C. Shelling, drying, baling and threshing of agricultural crops;
- D. Horticultural services;
- E. Preparation of feeds for animals and fowl;
- F. Livestock sales facilities, including auctions;
- G. Grain elevators and bulk storage of feed grains;
- H. Fertilizer production, sales, storage, mixing and distribution;
- I. Repair of farm machinery, implements and related farming equipment;
- J. Adult-use cannabis craft growers, cultivation centers, infusers, and processors.
- K. Adult-use cannabis transporters, if in combination with a craft grower, cultivation center, infuser and/or processor.
- L. In order to utilize land, lots, buildings or structures, which might remain unused or unoccupied by uses otherwise permitted in this district, an "interim special use" may be established in accordance with the requirements set forth in section 25-4-8 of this chapter. In addition to the standards set forth in subsections 25-4-8-2A through F of this chapter, the interim special must be compatible with the character and intensity of other structures and uses permitted in this district. In its recommendation to the County Board, in addition to the standards set forth in subsections 25-4-8-2A through F of this chapter, the Zoning Board of Appeals shall also find that the proposed interim special use would be compatible with other uses permitted in this district. An interim special use shall be authorized for a limited period of time only, not to exceed five (5) years;
- M. Interim use for a limited period of not more than five (5) years specifically for the cultivation of controlled substances licensed by the State of Illinois.
- N. Agritourism, Intensive, as defined herein. (Ord. 19-421, 12-10-2019; Ord. 21-224, 4-13-2021; Ord. 22-355, 10-11-2022)



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FUTURE LAND USE

The Kane County 2040 Plan and Land Use Map identifies the petitioner's site as within the Resource Management land use area. The 2040 Plan has defined this category as a flexible land use intended to accommodate various uses suitable for the county's Critical Growth corridor. The Resource Management designation allows for commercial and residential uses, with emphasis on preserving and enhancing existing green infrastructure.

The petitioner's proposal to adapt an existing facility for use as a private event venue does not present a conflict with the 2040 Land Use Map as the Resource Management classification is defined. After a review of other select sites across the county within areas designated for Resource Management, the proposed use is of comparable intensity relative to other non-residential uses.

As a case-in-point, the St. Charles Sportsmen's Club falls within the Resource Management area of the 2040 Land Use Map, which is arguably a higher intensity recreational use than what the petitioner has proposed for their site.

The Resource Management area also encompasses some commercial and industrial uses (see Section 24 in Hampshire Township; PIN: 0124400017), as well as mining and excavating operations such as can be found in Section 1 of Rutland Township.

The project site does fall within the planning area jurisdiction of the Village of Gilberts. And considering that the village identifies the area as planned for Single-Family Detached, a residential use, in its future land use plan, it would be advisable to notify village planning officials of the proposed use.

(Matt Tansley, Staff Planner for Kane County)

MUNICIPAL COMMENTS

Village of Algonquin: This is over 1.5 miles from our nearest boundary (not by much), within 1.5 miles of our planning boundary, but not in our planning boundary. It is either Gilberts or Huntley. As such, our agreements with our neighboring municipalities dictate that we support them in their support, or not, of this request.

Village of Gilberts: Based on the application and material, the proposed rezoning would not be consistent with the Village of Gilberts' Comprehensive Plan. The Comprehensive Plan contemplates this property to remain as residential with detached single-family uses.

Village of Huntley: Thank you for sending this information. The Village will not be providing comments on the application.

WATER RESOURCES

The Water Resources department reviewed the Zoning Petition and provided the following comments:

1. This site has a Stormwater Permit issued in the Fall of 2023. To close out this permit Water Resources will require Record Drawings, Easements to be recorded for all Special Management Areas and final site inspection by staff. Water Resources will stipulate that the close out of this permit shall be completed by June 30, 2027.
2. Any expansion of impervious site will require a new Stormwater Permit.

(Anne Wilford 05-21-2026)



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TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition and provided the following comments:

- 1.a. – The 1/19/26 traffic study includes a site plan with a revision date of 11/10/17, but a 9/10/24 site plan is included in the petition materials.
- 1.a.i. – The 1/19/26 traffic study calls out a maximum of 50-100 people; the 2/27/26 powerpoint slides indicate a max of 200 people.
- 1.a.ii. – The 1/19/26 traffic study includes uses that are not mentioned in the 2/27/26 powerpoint slides, such as pistol range, racquetball court, and mancave. The traffic study does not mention volleyball or pickleball uses.
- 1.a.iii. – The 1/19/26 traffic study estimates 50 peak hour trips from the proposed retreat, but does not provide any details on the schedules of the other uses that may also contribute peak hour trips. The traffic study should estimate the frequency and schedule of the other site uses. The traffic study also mentions that retreats would use the shuttle van from the Hampton Inn. The hotel has one shuttle van and its use is fee-based, so it seems unlikely to get much use to the Enclave on Powers.
- 1.a.iv. – The 1/19/26 traffic study states the site provides 50 parking spaces with potential expansion up to 100 parking spaces. The partial site plan on the powerpoint slides depicts 121 parking spaces on grass. A 5/20/24 email in the petition materials calls out 137 stalls.
- 1.b. – The partial site plan on the powerpoint slides indicates a gravel drive from the main building to Gary Lane, but this was paved in late 2025.
- 2. – The Rutland Township Highway Commissioner has previously observed Gary Lane being used to access the site for non-emergency uses. He has concerns with snow plowing operations

Based on these comments, KDOT recommends the following stipulations:

1. Kane County will not approve the establishment of use for the site until certain submittals are presented by the petitioner to the Kane County Division of Transportation, reviewed, and approved to address the following:
 - a. Resolve all inconsistencies between the traffic study, the site plan, and the other elements of the zoning petition materials, including:
 - i. Highest number of people at the site considering all overlapping uses.
 - ii. Site uses, schedules and frequency
 - iii. Maximum number of peak hour trips (including all site uses), including expected trips from the Hampton Inn Hotel's van shuttle service (fee-based)
 - iv. Parking spaces to be provided
 - b. Site Plan -- update to accurately depict current and proposed conditions
2. The Gary Lane access to the site is for emergency uses only and will be kept gated and locked with a Knox box in coordination with the Huntley Fire District. The petitioner will provide all maintenance necessary to keep the access way free of snow or other obstructions that prevent its use by emergency responders.

(Doris Hohertz 05-01-2026)

ENVIRONMENTAL HEALTH

The Kane County Health Department reviewed this Petition and has the following comments: Any food prepared or served on site for events that are promoted in public forms, including social media, require a food permit and approval from the health department. Operations and activities must stay within the limits of the septic capacity. (Colleen Nyland 05-21-2026)

FIRE PROTECTION DISTRICT

(Email 5-11-2026 jbuschbacher@huntleyfpd.org)

The Huntley Fire Protection District provided a letter confirming that they approve the proposed change of occupancy, contingent upon full compliance with all applicable fire and life safety codes and standards, as well as completion of all items identified in the accompanying review letter.



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All building occupants, owners, operators, and tenants are required to maintain compliance with all applicable Fire and Life Safety Codes at all times. Compliance shall include, but is not limited to, the proper maintenance, inspection, testing, and operation of all required fire protection and life safety systems.

The following requirements shall be continuously maintained:

- Annual inspection, testing, and maintenance of the fire alarm system in accordance with applicable codes and standards.
- Annual inspection, testing, and maintenance of the automatic sprinkler system.
- Annual inspection and servicing of all portable fire extinguishers.
- Annual inspection, testing, and maintenance of the fire pump system, where applicable.
- Maintenance of all means of egress, emergency lighting, exit signage, and other required life safety features in proper working condition.

In addition, the building owner and/or occupants shall provide the Fire Prevention Bureau access to the premises for the purpose of conducting required annual life safety inspections and any follow-up inspections deemed necessary to verify compliance.

ADDITIONAL REPORTS & ANALYSIS

Department of Natural Resources (IDNR) obtained through the Ecological Compliance Assessment Tool (EcoCAT)

From Adam Rawe at INDR:

- I completed this review for the desktop/paperwork exercise of rezoning for local government to bring an existing land use under the appropriate zoning.
- I stated if rezoning is approved, the actual project should come back in for consultation with IDNR if there would be any construction activity which requires any state or local government authorization (permits).
- We show records for Blanding's turtles and Swainsons hawks.
- Also, Freeman Kame Nature Preserve is nearby but separated from this rezoning area by a subdivision.
- Rezoning is a paperwork exercise and not likely to result in adverse impacts unless there is eventual construction.
- However, this project was submitted with a description indicating no change would occur to the existing condition.
- If the county knows there will be construction, then I would recommend conditioning a rezoning that any future construction activities must be submitted to the IDNR EcoCAT application for consultation.

Natural Resources Inventory (NRI) Report from the Kane-DuPage SWCD

According to the information received, a Natural Resources Inventory is not required at this time for the proposed zoning change because there is no ground disturbance of the land. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

Copies of each full report have been provided on the Kane County website under the applicable petition number on the [Zoning Petitions](#) page.

PUBLIC COMMENT

Copies of any written comments received are provided on the Kane County website under the applicable petition number on the [Zoning Petitions](#) page.

RECOMMENDED STIPULATIONS (FULL LIST)

Should the Zoning Board of Appeals make a motion to recommend approval of this zoning request, staff recommends the following stipulations:

1. (Water Resources) This site has a Stormwater Permit issued in the Fall of 2023. To close out this permit Water Resources will require Record Drawings, Easements to be recorded for all Special Management Areas and final site inspection by staff. Water Resources will stipulate that the close out of this permit shall be completed by June 30, 2027.



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2. (Water Resources) Any expansion of impervious site will require a new Stormwater Permit.
3. (Transportation) Kane County will not approve the establishment of use for the site until certain submittals are presented by the petitioner to the Kane County Division of Transportation, reviewed, and approved to address the following:
 - a. Resolve all inconsistencies between the traffic study, the site plan, and the other elements of the zoning petition materials, including:
 - i. Highest number of people at the site considering all overlapping uses.
 - ii. Site uses, schedules and frequency
 - iii. Maximum number of peak hour trips (including all site uses), including expected trips from the Hampton Inn Hotel's van shuttle service (fee-based)
 - iv. Parking spaces to be provided
 - b. Site Plan -- update to accurately depict current and proposed conditions
4. (Transportation) The Gary Lane access to the site is for emergency uses only and will be kept gated and locked with a Knox box in coordination with the Huntley Fire District. The petitioner will provide all maintenance necessary to keep the access way free of snow or other obstructions that prevent its use by emergency responders.
5. (Environmental Health) Any food prepared or served on site for events that are promoted in public forms, including social media, require a food permit and approval from the health department. Operations and activities must stay within the limits of the septic capacity.
6. (Fire District) Petitioner shall comply with all applicable fire and life safety codes and standards, as well as completion of all items identified in the provided Fire District Review Letters dated 05/01/2026 and 05/11/2026.
7. (Zoning) If the zoning petition is approved, the petitioner will be required to apply for an Establish Use Permit through the Building & Zoning Division prior to holding any of the activities and/or events listed in the petition. Compliance with the above stipulations (if adopted) will be confirmed as part of this permit, as well as life safety requirements under the County's adopted building codes and the requirements required by the Huntley Fire Protection District.

ZONING STANDARDS

Rezoning from R-1- District One Family Residential to F2-District Agricultural Related Sales, Service, Processing, Research, Warehouse and Marketing (SPECIAL USE)

Section 25-8-3 of the Kane County Zoning Ordinance provides that the purpose and intent of [the F-2 District] is *to provide for the proper location and regulation of agriculturally related sales, services, processing, research, warehousing and marketing activities and other related uses that are dependent upon, or closely allied to, the agricultural industry.*

Section 25-4-8-2 of the Kane County Zoning Ordinance provides Standards for Special Use Permits; responses to these Standards have been provided by the Petitioner with their Zoning Application. The Zoning Board of Appeals shall not recommend approval of a special use unless it finds:

- A. That 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;
- B. That 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;
- C. That 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;
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;
- E. That 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;
- F. That 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.

Any use established in the F2 District shall also be operated in such a manner as to comply with the applicable performance standards as set forth in section 25-11-1-5 of the Zoning Ordinance.



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ZONING ENTITLEMENT PROCESS

ZONING BOARD OF APPEALS (PUBLIC HEARING)

This Petition will be considered by the Zoning Board of Appeals at its meeting currently scheduled for Tuesday, May 26, 2026 at 7:00 p.m., at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium room.

All interested parties are invited to attend the public hearing to ask questions and/or to present testimony for or against the petition.

DEVELOPMENT COMMITTEE

This Petition will be considered by the Development Committee at its meeting currently scheduled for Tuesday, June 16, 2026, at 10:30 a.m., at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium room.

Persons in favor of or in opposition to this petition who wish to speak before the Development Committee should register to speak by submitting a [Request to Speak Form](#) on the Kane County website no later than 12:00pm on the day prior to the meeting.

KANE COUNTY BOARD

This Petition will be considered by the full Kane County Board at its meeting currently set for Tuesday, July 14, 2026, at 9:45 a.m., at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium room.

Persons in favor of or in opposition to this petition who wish to speak before the County Board should register to speak by submitting a [Request to Speak Form](#) on the Kane County website no later than 12:00pm on the day prior to the meeting.