



AMENDED COUNTY OF KANE Zoning Application

Kane County Government Center
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 444-1236

INTERNAL USE ONLY

CV Project No.:

Zoning Petition No.:

Date Received:

ENTITLEMENT PROCESS (Zoning Ordinance Section 25-16-5: APPENDIX A)

The review process for a Zoning Application involves multiple steps and coordination among various stakeholders, typically spanning 4-5 months. It begins with a Pre-Application Meeting with the Technical Staff team, if you have not yet been scheduled for one of these meetings, please contact one of our Zoning Planners.

The deadline for submitting a Zoning Application for review is forty-five (45) days prior to the desired Zoning Board of Appeals (ZBA) meeting date. Please note, applicants are encouraged to submit their applications 1-2 weeks prior to the official deadline for a completeness review by a Zoning Planner to ensure a seamless review process.

If required, the petition may proceed to the Regional Planning Commission (RPC) for review and recommendations to the Zoning Board of Appeals (ZBA). The ZBA then holds a public hearing, to make recommendations to the Kane County Development Committee. The final decision is made by the Kane County Board (KCB) after reviewing all prior recommendations, with meetings typically held on the second Tuesday of each month.

PETITION TYPE (Select All that Apply)



Map Amendment (Rezoning)



Special Use Permit



Variance

SUBJECT PROPERTY

Address/Common Location: 02N800 FREELAND ROAD, MAPLE PARK, IL

Parcel Identification Numbers: 07-36-100-013

Township: Virgil (07)

2040 Future Land Use Designation: Agriculture

Gross Site Area (Acres): 28.5

Net Site Area (Acres): approx. 12 acres +/-

Current Zoning District: F-Farming

Proposed Zoning District: F1-Rural Residential

Current Zoning District: (Select One If Applicable)

Proposed Zoning District: (Select One If Applicable)

Current Zoning District: (Select One If Applicable)

Proposed Zoning District: (Select One If Applicable)

Current Zoning District: (Select One If Applicable)

Proposed Zoning District: (Select One If Applicable)

PROJECT INFORMATION

Project Title: Whiskey Grain Training Facility

Proposed Land Use: Continued farming; residence; kennel

Project Description: (Briefly describe your project below or attach a separate Project Narrative with this Application if more space is required)

See attached Project Narrative and updated Site Plan.

REQUIRED SUBMITTAL DOCUMENTS

A complete Zoning Petition shall include all documents listed below. Each document is required unless otherwise indicated.

1. **ZONING APPLICATION**
2. **STANDARDS WORKSHEET** (Submit applicable worksheet for petition type)
3. **PROJECT NARRATIVE** (When applicable)
4. **SITE PLAN** (Required for Special Use and/or Variance requests)
5. **PROOF OF OWNERSHIP** (Documentation demonstrating land ownership or legal control of the property; Petitioner must be the property owner or have legal control of the property)
6. **TRUST DISCLOSURE** (When applicable)
7. **PLAT OF SURVEY** (Shall accurately depict all current structures on the property)
8. **LEGAL DESCRIPTION** (Shall accurately describe the specific area being affected; must be submitted in a Word document)
9. **CERTIFICATION OF NOTICE** (Shall include a list of adjacent property owners & mailing addresses within 250' of the subject property; County may provide list upon request)
10. **NOTICE LETTER** (Copy of Notice Letter sent to Adjacent Properties from Petitioner)
11. **ECOLOGICAL COMPLIANCE ASSESSMENT TOOL (ECOCAT) REPORT** from the Illinois Department of Natural Resources (IDNR) (Required for Rezoning/Special Use applications involving land zoned F-Farming District)
12. **NATURAL RESOURCES INVENTORY (NRI) REPORT** from the Kane-DuPage Soil & Water Conservation District (SWCD) (Required for all Rezoning/Special Use applications)

Submittal Instructions:

Applicants shall submit all required submittal documents digitally via email or a USB drive; for applications comprising of more than 15 documents, a paper submittal shall also be required in addition to the digital version. Paper documents shall be collated and folded to fit into an 11x17 filing folder. Digital submittals may be emailed to Keith Berkhout at berkhoutkeith@kanecountyil.gov or Natalie Zine at zinenatalie@kanecountyil.gov. USB drives and/or paper submittals shall be mailed to the address provided.

COUNTY OF KANE
Development & Community Services Department
Attn: Zoning Division
719 S. Batavia Ave
Geneva, IL 60134
Building A – 4th Floor

ZONING FEE SCHEDULE

Prior to processing any Zoning Application, the Applicant must submit the application fee to the County for the Application Fee per Chapter 16-1: ZONING ORDINANCE FEE SCHEDULE.

REZONING AND/OR SPECIAL USE				VARIATIONS	
Residential Use		Non-Residential Use			
> 2 Acres	\$800.00	> 2 Acres	\$1,500.00	10% Change or less	\$300.00
2 - 5 Acres	\$900.00	2 - 5 Acres	\$1,800.00	> 10% Change	\$550.00
5 - 10 Acres	\$1,125.00	5 - 10 Acres	\$2,250.00	Each additional variation request after the first.	\$50.00
10+ Acres	\$1,125.00 + \$50.00/acre over 10	10+ Acres	\$2,250.00 + \$75.00/acre over 10	Each variation request as part of a rezoning or special use petition.	\$100.00

Online Payment Instructions:

1. Staff will send the Applicant/Primary Point of Contact an email with the fee information once a formal Application submittal has been received.
2. Please make your Zoning Application payment online at <https://ipn2.paymentus.com/rotp/kccs>.
 - a. Please make sure to select CC Zoning Application.
 - b. Enter Zoning Application Number **PLDZ2024XXXXXX (TBD)**
3. Once completed, please email a copy of the pdf receipt to staff for the County's records.

ADDITIONAL PROJECT INFORMATION

1. How does the proposed use relate to the existing uses of property within the general area of the property in question?

As can be seen from the Site Plan, the majority of the parcel is intended to remain in its current condition with respect to southern 50 foot x 500 foot parcel, a single family residence and a kennel are intended to be constructed on the total of 28 acre parcel.

2. What are the zoning classifications of properties in the general area of the property in question?

The surrounding area reflects a mix of zoning districts including F, F-1, Estate Residential and the Lincoln via Subdivision.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

To the extent kennels are a Special Use in the F Farming District and keeping in mind the majority of the property will remain residential, the use of this Property is uniquely suitable for the intended use.

4. What is the trend of development, if any, in the general area of the property in question?

The general trend in the area is farming, with a variety of uses and square footages scattered around this property,

5. How does the projected use of the property relate to the Kane County 2040 Land Use Plan?

The 2040 Plan reflects this parcel and the surrounding area as agriculture, open space and water.

PUBLIC NOTICE REQUIREMENTS

LETTER TO ADJACENT PROPERTY OWNERS FROM THE APPLICANT

- a. The **Petitioner/Applicant** shall send a letter to all property owners within two hundred fifty feet (250') of the property lines of the parcel which is the subject of the zoning request;
- b. The purpose of this letter is to advise the surrounding neighbors that an application for a rezoning/special use/variation has been filed and to provide a brief description of the proposed project. Neighbors should be advised that a public hearing date will be forthcoming, but do not provide an official date;
- c. Certification of said notifications must be filed with the Kane County Zoning Department along with the zoning application. See 'CERTIFICATION OF NOTIFICATION OF ADJACENT PROPERTY OWNERS' form.
- d. **This letter shall be mailed at the time of Zoning Application submittal to the County.**

Note: There are three (3) additional requirements that must be fulfilled in order to schedule a Public Hearing. 1) Letter to Adjacent Property Owners; the County will send a letter notifying all property owners within two hundred fifty feet (250') of the property lines of the parcel that a Public Hearing is scheduled for a Zoning Petition for a rezoning/special use permit. 2) Public Notice to the Local Newspaper; the County will publish the legal notice to the Kane County Chronicle newspaper within the required time frame and receive a Certificate of Publication, a copy of which may be requested by the applicant. 3) Sign Posted on Property; the County will post a public notice sign conspicuously on the property which is the subject of the rezoning or special use at the end of the right of way along a public road, street, driveway or any other easement of access at least fifteen (15) calendar days prior to the zoning board of appeals meeting. Legal Notices shall be published and postmarked not less than 15 days nor more than 30 days before the Zoning Board of Appeals Public Hearing date.

APPLICANT CONTACT INFORMATION

Relationship to Project: Attorney

Name: Kate McCracken Company: Hoscheit, McGuirk, McCracken & Cuscaden

Mailing Address: 1001 E. Main St., Suite G

City: St. Charles State: IL Zip: 60174

Telephone: 630-513-8700 E-Mail: kate@hmcpc.com

☒ I am the Authorized Agent and Primary Point of Contact for this Zoning Petition Application.

☐ I am the Legal Owner of Record of the Subject Property

OWNER CONTACT INFORMATION (Required if Applicant is Not Property Owner)

Name: Steven Frymire Company:

Mailing Address: 29454 Covell Road

City: Sterling State: IL Zip: 61081

Telephone: 630-544-9079 E-Mail: whiskeygrainkennels@gmail.com

Note: Pursuant to the state land trust disclosure act (bill 1508), if property involved is listed under "trust", a notarized certification, signed by the trust officer, giving names, addresses and percentage of interest, of all beneficiaries, is to be filed with all petitions.

APPLICATION VERIFICATION & AUTHORIZATION

I, the subject property owner, certify that all answers and information provided in this zoning application for a special use permit and associated documents are true, correct and complete to the best of his/her knowledge. Hereby authorize the listed authorized agent to act on my behalf in the processing of this application and to furnish, upon request, supplemental information in support of this zoning petition application. This person will act on my behalf as the point of contact for all petition related correspondence.

Steven Frymire

Record Owner

3/26/25

Date

Kate L. McCracken

Applicant or Authorized Agent

3/26/25

Date

QUESTIONS

Additional resources are available on the [Zoning Administration](#) page of the Kane County Government website. For assistance with zoning and/or application-related questions, please contact a county Zoning Planner.

Keith Berkhout

P: (630) 232-3495

E: berkhoutkeith@kanecountyil.gov

Natalie Zine

P: (630) 232-3494

E: zinenatalie@kanecountyil.gov



SUPPLEMENTAL 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: Whiskey Grain Kennels LLC

SIGNATURE:

Steven Frymire

DATE:

5/30/25

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 specialized hunting dog training and competition facility is designed for and will be operated by a certified professional in a controlled environment adhering to all applicable state and county regulations regarding animal care, noise control and sanitization. The training facility is specifically designed to prevent risk to the surrounding properties and the dogs chosen for the program are chosen for their exceptional behavior and ability to adhere to training protocols. Furthermore, the specialized training program contributes to public safety by promoting highly trained and socialized retrievers. As such, the facility will serve as a beneficial community resource.

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 facility is designed to promote specially trained dogs where nuisance behaviors are not tolerated. These retrievers are trained not to bark and excessive barking will cause the dog to be promptly dismissed from the training program. By offering a valuable training program for hunting retrievers, the facility contributes to public safety and animal welfare thereby helping to sustain local property values.

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 facility is specifically designed to be compatible with the existing character and zoning of the area and its operations will be conducted in such a way that minimizes noise or traffic disruptions. There is no evidence to suggest a highly specialized multi-week retriever training facility placed on a large parcel of actively farmed land will hinder or impact surrounding development.

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

The site will be served by a professional designed well and septic system in accordance with applicable septic design and installation standards. Drainage will be provided in accordance with all applicable Kane County Water Resources requirements. Additionally, the site includes a professionally designed pond to be used for training purposes. The remainder of the farmland will typically be planted with grass, alfalfa and hay as it has been in the past, and will not be treated with commercial fertilizer to eliminate ground water run off concerns.

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.

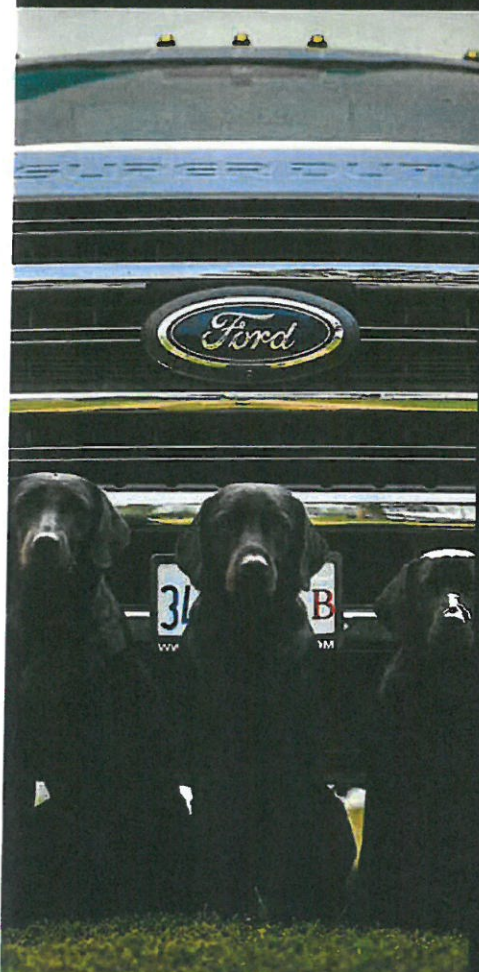
As the number of dogs in each multi-week training session are limited, the seasons for training are limited and all times for pick up and drop off for individual dogs are staggered, there is no traffic congestion anticipated.

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.

As can be seen from the multiple letters of support, Whiskey Grain Kennels is designed to seamlessly provide an exceptional and unique dog training program for competition and hunting, with the operator residing on the site with the entirety of the residential and special use parcels conforming to all applicable regulations.

[Home](#) [About Us](#) [Training](#) [Dogs](#) [Breeding Plans](#) [Affiliates](#) [Contact](#)

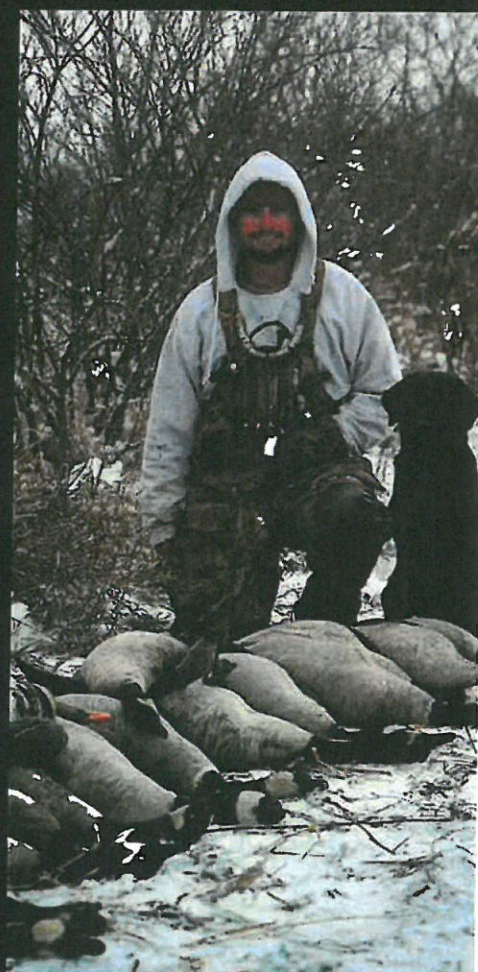
Whiskey Grain Kennels



Training

Accommodating Your Lifestyle

We train hunting dogs from late winter, to early fall every year. We take some time off during hunting season and the exceptionally cold months. We recommend sending your dogs to us for at least 3/4 months to begin with. There is discounts given to clients who run hunt tests and keep there dog in training for longer periods of time!



Hunting Dog

Personalized and Professional

When your dog comes to train with me, we will discuss what your end goals are for the dog. Whether your dog will be a hunting dog, hunt test dog, or both, the training will be relatively the same. I encourage owners to get into the hunt test game because hunting season is so short in the grand scheme of things and hunt tests can help fill the void to keep them sharp. Not to mention they are super fun for the dog and handler!



Breeding

British Labs

We will have a very small number of litters a year, but with some of the most impressive pedigrees out there. Only using both proven studs AND proven dams. Any dog that we breed will have the qualifications to back up that they can do the work. Because we only breed a small number of litters at the time, we have access to a number of exceptional contacts in Europe to import a puppy with an great field trial background if we don't have litters. We can also refer you to some of the reputable British Labrador breeders in the US that we know and trust.



Train with Whiskey Grain Kennels

Results That Last

"It's not luck, it's not magic, it's not circumstances. It's developing a great plan and executing on it, day in and day out until the visions in your head become your reality."

– Andy Frisella.

Get in Touch Today

whiskeygrainkennels@gmail.com

630-544-9079

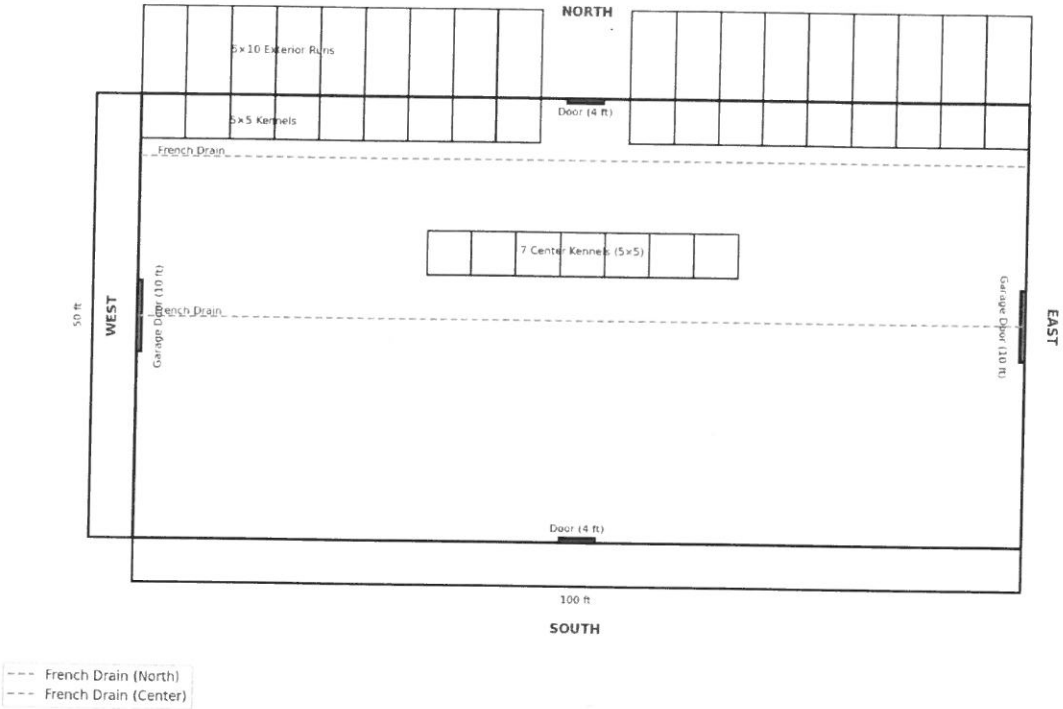




630-544-9079

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Kennel Building Floor Plan (50×100 ft) – With Dimensions & Labels



Whiskey Grain Training Facility Narrative

Improvements to be made:

- A home added to the property
- A Pole Barn Building (kennel facility)
- Driveway
- Water
- Electric
- Septic
- Fencing
- Pond
- Trees and shrubs lining the edges and throughout the property
- Filter CRP strips around the property
- Landscaping

I am the owner and operator of Whiskey Grain Kennel and Training Facility. My business consists of professional retriever training specializing in retriever tests and competitions. The dogs I train are some of the smartest, well bred, and behaved dogs in the country. These dogs are the professional horse racers of the dog world. They run field trials and train with me to become the best retrievers possible. I am not your everyday dog boarding or training facility. People travel from across the country to have their dog trained specifically with me. In simplest terms, I train dogs to retrieve, but at the highest level. You could throw a tennis ball 300 yards away and my dogs would run straight to it and pick it up right away at full speed. Even if it landed in tall grass, a ditch, a pond etc, they would use their eyes to get them there and their nose to find it. That is what I'm teaching these dogs.

I am not a traditional boarding facility - the dogs that are kenneled are the ones that I am training to be the elite retrievers. Depending on the individual training needs of each dog, I may keep them exclusively for several weeks or months at a time; therefore, there is no constant drop off / pick up schedule on the property. It is common for dogs to be with more for more than 6 months at a time. My plan is to have a 20-dog kennel system in a state of the art facility. I am a one man operation and have no plans for additional employees in the foreseeable future. I am selective with clients and make absolutely sure our goals align with each other before accepting a dog into the program.

My plan is to build my home as well as a pole barn building that will be my training facility. The building will be a state of the art training facility. The foundation of the building will be sealed concrete with in-floor heating. It will have two commercial grade trough drains going through the inside of the 5x5 kennel runs and through the outside of the 5 x 10 kennel runs that lead into separate septic systems specifically for the dogs. Dog care and cleanliness is of the utmost importance to me. The outdoor kennel runs will face north with an airing yard fence surrounding that portion of the building. Surrounding the West and East portion of the fence will be planted white pines as well as grass/shrub landscaping. This will act to screen that portion of the

property. It will also minimize noise coming from the building area. The building will be built to compliance of the USDA-including fire alarms, heat, air conditioning, etc. Alternating the stud walls within the building will reduce thermal bridging and vibration travel through common walls. Insulating the walls with rock wool will quiet down any extra cavities in the building making it nearly sound proof. Like I said, I'm selective in who my clients are; noisy dogs do not meet my standards of the dogs I train for trials. Any dogs who are noisy or bark gets sent home if it is not corrected.

The property is zoned F-Farming and I am asking for a special use as a dog training facility and kennel. The main portion of the property will remain in its existing agricultural use planted with hay/alfalfa mix. I would like to plant the outer rim of the property in CRP. I would like to add a pond and, depending on the surface area to be disturbed, a pond may be required under the Kane County Stormwater Management Ordinance. Having water to train in is essential for my dog training. There also looks to be some broken tile lines below the dirt. A pond would not only be beneficial to me but also to the property and surrounding area. I am committed to going through the process of obtaining all of the necessary licensing, permits, and procedures for this property to ensure I am up to code and in compliance.

Steven Frymire