

DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning and Platting Advisory Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: May 29, 2018
Re: 18-16 Request for a Banquet Facility at 8218 Route 30

At the May 1st ZPAC meeting, the Committee voted to layover Petition 18-16 (Request by Lawrence Slattery on Behalf of R.Y. Management Corp. and Jorge Ramirez a/k/a Rancho La Purisima Corp for a banquet facility at 8218 Route 30 in Bristol Township). The reasons for the layover were:

1. Petitioner was to meet with an architect or engineer to determine occupancy loads for the barn.
2. Petitioner was to address the access issue with the Illinois Department of Transportation.
3. Petitioner was to provide the revised plat of survey or topographic survey showing a scale, north arrow, location map, name of the owner/developer, all existing structures on adjacent properties within 100' of the property line, and the present zoning classification and PINs for the subject property and all adjacent properties.
4. Petitioner was to provide the Findings of Fact for the special use request.

To date, the Petitioner has not provided specifics on the above items. However, the Petitioner's attorney indicated that he and his client were working on gathering the information.

If updated information becomes available, Planning, Building and Zoning Department Staff will email you the information prior to the June 5th meeting or distribute the information at the June 5th meeting.

If updated information is not available for the June 5th meeting, Planning, Building and Zoning Department Staff will request another layover.

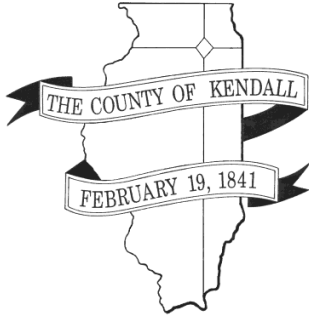
The April 24th Staff Report regarding this request is attached to this memo.

If you have any questions prior to the meeting on this topic, please let me know.

Thanks,

MHA

ENCS: April 24, 2018 Staff Report



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Petition 18-16

**Lawrence Slattery on Behalf of R.Y. Management Corp. (Owner)
and Jorge Ramirez a/k/a Rancho La Purisima Corp.
(Prospective Buyer)**

A-1 Special Use – Banquet Facility

INTRODUCTION

Jorge Ramirez currently rents the subject property from the Owner. Mr. Ramirez would like to establish a banquet facility at the subject property.

SITE INFORMATION

PETITIONER Lawrence Slattery on Behalf of R.Y. Management Corp. and Jorge Ramirez a/k/a Rancho La Purisima Corp.

ADDRESS 8218 Route 30

LOCATION South Side of Route 30; Approximately 0.20 Miles East of Dickson Road



TOWNSHIP Bristol

PARCEL # 02-03-200-001

LOT SIZE 5 Acres

EXITING LAND USE Agricultural/Single Family Residential

ZONING A-1 Agricultural District

LRMP	Land Use	Suburban Residential
	Roads	Route 30 is a State Highway and is Classified as a Major Collector Road
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED ACTION A-1 Special Use to Operate a Banquet Facility.

APPLICABLE REGULATIONS Section 7.01 D.10 – A-1 Special Uses – Permits Banquet Facilities to be Located in the A-1 District with Approval of a Special Use Provided that the Facility Meets Certain Criteria

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential and Condos	A-1	Single-Family and Single-Family Attached	R-3 PUD and R-5B PUD (Montgomery) F (Kane County)
South	Agricultural	A-1	Suburban Residential	A-1 (County) R-2 PUD (Montgomery)
East	Agricultural	A-1	Suburban Residential	A-1 (County) B-2 PUD, R-4 PUD, and R-5B PUD (Montgomery)
West	Agricultural	A-1	Suburban Residential	A-1 (County)

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted April 11, 2018; required prior to Kendall County Regional Planning Commission meeting.

NATURAL RESOURCES INVENTORY

NRI application submitted on April 16, 2018.

ACTION SUMMARY

BRISTOL TOWNSHIP

Bristol Township was emailed information on April 24, 2018.

VILLAGE OF MONTGOMERY

The Village of Montgomery was emailed information on April 24, 2018.

GENERAL

Lawrence Slattery currently owns the subject property and leases the property to Jorge Ramirez. Mr. Ramirez is requesting an A-1 Special Use to operate a banquet facility at the subject property under the business name Rancho La Purisima. Mr. Slattery's approval of Mr. Ramirez's request can be found on Pages 2-4 of Attachment 1. Mr. Ramirez would purchase the property from Mr. Slattery. The incorporation papers for Mr. Ramirez's business can be found on Page 7 of Attachment 1.

This type of use is permitted as a special use on an A-1 property with certain conditions. Those conditions include:

- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- b. The subject parcel must be a minimum of 5 acres.
- c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
- d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
- e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
- f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- g. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

BUSINESS OPERATION

Mr. Ramirez's business plan is included as Attachment 2. Per the business plan, the banquet facility would operate inside the existing red barn located on the property. The outside and inside elevations of the barn are included as Attachments 7 and 8. The kitchen and restrooms would be located on the northeast side of the first floor of the barn. The dining and dancing area would be located on the south half of the first floor of the barn. A chapel or additional meeting space would be located on the northeast corner of the second floor of the barn. Mr. Ramirez indicated that the capacity for the first floor areas was two hundred fifty (250) people and the maximum capacity for the second floor area was one hundred fifty (150) people. **These capacity number have not been verified by a fire or building official.** Mr. Ramirez does not have any plans to use both space at the same time. The maximum number of guests at the property would be two hundred fifty (250). The barn is approximately eight thousand, three hundred (8,300) square feet in size.

The facility would be operational from May 1st through October 31st. The proposed hours of operation are Fridays from 3:00 p.m. until 11:30 p.m., Saturdays from Noon until 11:30 p.m., and Sundays from Noon until 9:00 p.m. At a meeting with Staff on April 20th, Mr. Ramirez indicated that setup and takedown for events would occur during hours of operation. In addition, tours of the facility for prospective customers shall occur only during the hours of operation. Mr. Ramirez indicated that he did not want more than one (1) event at the property per weekend.

Mr. Ramirez plans to employ three (3) part-time employees and contract security services.

Patrons will bring their own food and drinks. No alcohol will be sold on the premises.

The banquet hall will be used for weddings, quinceaneras, birthdays, baptisms, and similar events.

Mr. Ramirez will live on the property and he has fourteen (14) years of experience as a banquet chef. He is in the framing business full-time and hopes to use the banquet facility for additional revenue.

BUILDING CODES

A Change of Occupancy Permit will be required for each existing structure or portion of each existing structure that will be used in conjunction with the proposed banquet facility.

ENVIRONMENTAL HEALTH

Mr. Ramirez submitted a soil study (See Attachment 6).

The well and septic systems for the house are located on the northwest side of the house. The proposed location for the well and septic system for the barn will be located on the northeast corner of the property.

While bathrooms are planned inside the existing barn, porta-potties will be need for some events.

PARKING

Mr. Ramirez submitted a parking plan showing eighty-one (81) parking spaces and four (4) handicapped parking spaces (See Attachment 5).

LIGHTING

Mr. Ramirez submitted a lighting plan as part of the parking lot survey (See Attachment 5). Five (5) individual light poles and one (1) pole with four (4) lights are planned for the parking area. In addition, several lights are already located on the existing red barn.

SIGNAGE

An illuminated sign is proposed inside the fence west of the trees and driveway. The sign will be approximately five feet, five inches (5'5") in height and approximately eight feet eight inches (8'8") in width.

The sign must meet the following criteria per the Kendall County Zoning Ordinance:

1. All signs shall be located a minimum of ten feet from the property line or ROW line (whichever is greater), provided the Planning, Building and Zoning Department may require a greater setback or other location, so that said sign will not obstruct the view along any highway, at any intersection, private driveway, field entrance, or other point of ingress or egress.
2. No sign shall be allowed to encroach upon the public right-of-way or public property.
3. Non-flashing Illuminated Signs, as follows: One wall or free-standing sign shall be permitted on each frontage. Hours of illumination shall be limited from 7:00a.m. to 11:00p.m. daily except that public safety facilities may be illuminated 24 hours a day.

LANDSCAPING

Mr. Ramirez provided a Landscaping Plan (See Attachment 5, Page 2). The plan calls for the planting of Northern White Cedar trees on the northeast, east, and most of the south side of the property. According to information provided to Staff, the trees would be approximately six feet (6') in height at the time of planting.

NOISE CONTROL

The barn would not be air conditioned. The doors and windows on the south and east sides would be open.

Mr. Ramirez agreed that no music would occur outdoors except processions and recessions at wedding ceremonies.

Mr. Ramirez indicated that he would be willing to install noise measuring and controlling devices to comply with the noise requirements.

ADDITIONAL OR MISSING INFORMATION

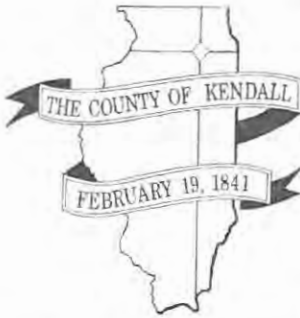
Before Staff makes a recommendation on the request, the following information is requested. The Petitioners' attorney was sent this request on April 20th:

1. A revised plat of survey or topographic survey showing a scale, north arrow, location map, name of the owner/developer, all existing structures on adjacent properties within 100' of the property line, and the present zoning classification and PINs for the subject property and all adjacent properties.
2. The Findings of Fact from the special use application.

The results of the EcoCat and NRI would also be needed before a final recommendation is offered.

ATTACHMENTS

1. Application
2. Business Plan
3. Aerial
4. Topographical and Plat of Survey
5. Site Plan, Landscaping Plan, and Parking Lot Plan
6. Soil Test
7. Outside Elevations
8. Inside Elevations
9. Front of Property
10. Driveway Looking South
11. Houses at Driveway Entrance
12. Houses North of Parking Area
13. Parking Area from Route 30
14. Parking Area Looking East
15. Parking Area Looking West
16. Parking Area Looking North
17. East Side of Barn
18. South Side of Barn
19. South and East Sides of Barn
20. North Side of Barn
21. Inside Upstairs Looking West
22. Inside Upstairs Looking East
23. Inside Downstairs South Side



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560
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APPLICATION

PROJECT NAME Rancho La Purisima

FILE #: _____

NAME OF APPLICANT		
Jorge Ramirez a/k/a Rancho La Purisima Corp		
CURRENT LANDOWNER/NAME(s)		
Lawrence Slattery, R.Y. Property Management Corp.		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
5	8218 Route 30, Bristol, IL 60512	02-03-200-001
EXISTING LAND USE		
AG/Farm	A1	Suburban Residential
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Stuart A. Petersen	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Harold Beron	[REDACTED]	[REDACTED]
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT:	[REDACTED]	DATE 4-17-18

FEE PAID:\$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants



2631 Ginger Woods Parkway, Suite 101
Aurora, IL 60502-7429
Phone: (630) 820-0333
Fax: (630) 820-0594
Email: info@ruddyking.com
www.ruddyking.com

John C. Ruddy
Lincoln M. King
Stuart A. Petersen

April 17, 2018

Laurence Slattery

VIA Email at [REDACTED]

RE: Special use Permit/Zoning application for Jorge Ramirez and property known as 8218 Route 30, Bristol IL 60512.

Dear Mr. Slattery:

Per our discussion please execute below acknowledging your consent and authorization on behalf of yourself and the entity known as R.Y. Property Management, Corp. the owner of record for the property known as 8218 Route 30, Bristol Illinois and party to an Article of Agreement for Deed for the property with the Buyer known as Jorge Ramirez and recorded as a Memorandum of Agreement Kendall County Recorder document # 201600005721 that Attorney Stuart A. Petersen is authorized to place your/my signature on any Petition for Special use or any other required Petition or document required by Kendall County Illinois to allow Jorge Ramirez to apply for all required special use permits or zoning variances. Subject to the Articles for Agreement for Deed.

I, Laurence Slattery, individually and authorized agent for R.Y. Property Management Corp. hereby authorize Attorney Stuart A. Petersen to execute my signature on any Petition for Special Use or [REDACTED] Petition for Kendall County Illinois as indicated hereinabove.

Date 7/17/18

Laurence Slattery, Individually and as Authorized Agent for R.Y. Property Management Corp.

Thank you for your assistance in this matter.

[REDACTED]
Stuart A. Petersen



201600005721

Debbie Gillette
Kendall County Recorder
111 W Fox St.
Yorkville IL 60560

DEBBIE
GILLETTE
KENDALL COUNTY, IL
RECORDED: 4/27/2016 8:40 AM
AGR: 49.00 RHSPS FEE: 10.00
PAGES: 3

Recording Cover Page

This page added for the purposes of affixing Recording Information

- Deed _____
- Lien _____
- Other Agreement _____
- UCC _____
- Plat _____

Remarks:

Prepared by: Name: The Gil Law Group
Address: 605 N. Broadway
Aurora IL 60505

Return to: Name: The Gil Law Group
Address: 605 N. Broadway
Aurora, IL 60505

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement relates to an Articles of Agreement for Deed dated March 30, 2016 between R.Y. Property Management, Corp. (the "Buyer") and Lawrence and Kathleen Stattery (the "Sellers") under which the Buyer agreed to purchase from the Sellers, and the Sellers agreed to sell to the Buyer, according to the terms of the Articles of Agreement for Deed, the following property:

Common Address: 8218 Route 30, Bristol, Illinois 60512
Parcel Number: 02-03-200-001
Legal Description: Attached

For good and valuable consideration, the Sellers covenant and agree to convey to the Buyer the above referenced property under the provisions contained in the above mentioned unrecorded Articles of Agreement for Deed, which is incorporated into this memorandum by reference. The terms of said Agreement shall last through and including September 30, 2019, or until such date contained in any written extension thereof, agreed to and executed by all parties.

This memorandum is not intended to be a complete summary of the Articles of Agreement for Deed. Provisions in this Memorandum shall not be used for interpreting the said Articles of Agreement for Deed terms. In the event of a conflict between this Memorandum and unrecorded Articles of Agreement for Deed, the terms of the unrecorded Articles of Agreement for Deed shall control.

IN WITNESS WHEREOF, the parties have executed this memorandum this 30th day of March, 2016

SELLER *Lawrence Stattery*

SELLER *Kathleen Stattery*

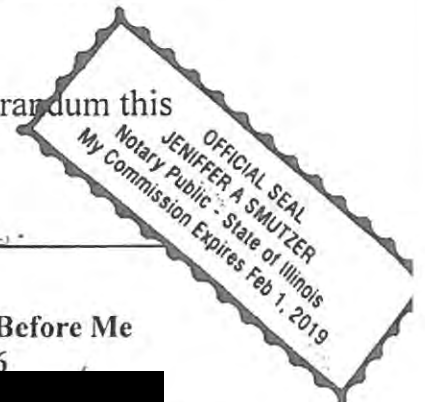
*by [redacted] & [redacted]
attys-in fact*

Jorge Ramirez
BUYER

Sworn to and Subscribed to Before Me
This 30th day of March, 2016

NOTARY PUBLIC

My commission expires: 2-1-19



LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 1,119.50 FEET TO THE LINE OF A FENCE EXTENDED FROM THE SOUTH FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EXTENDED FENCE LINE WHICH FORMS AN ANGLE OF 91 DEGREES, 29 MINUTES, 13 SECONDS WITH THE CENTER LINE OF U.S. ROUTE NO. 30 (MEASURED FROM WEST TO SOUTH), 57.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROUTE 30; THENCE SOUTHERLY ALONG THE LAST DESCRIBED COURSE, 305.85 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 91 DEGREES, 30 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE, (MEASURED CLOCKWISE THEREFROM), 600.0 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 88 DEGREES, 30 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE, (MEASURED CLOCKWISE THEREFROM), 363.12 FEET TO SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH LINE, 600.0 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

Commonly Known as: 8218 ROUTE 30 BRISTOL, IL 60512

TAX ID #: 02-03-200-001

Prepared By: The Gil Law Group
605 N. Broadway
Aurora, Illinois 60505

Return To: Law Office of Richard C. Claahsen
215 Hillcrest Ave. Suite C
Yorkville, IL 60560

FORM **BCA 2.10**
ARTICLES OF INCORPORATION
 Business Corporation Act

Filing Fee: \$150
 Franchise Tax: \$ 25
Total: \$175

File #: 71797856

Approved By: JXR

FILED
APR 17 2018
Jesse White
Secretary of State

1. Corporate Name: RANCHO LA PURISIMA, CORP.

2. Initial Registered Agent: ATTORNEY STUART A. PETERSEN

First Name Middle Initial Last Name

Initial Registered Office: 2631 GINGER WOODS PKWY STE 101

Number Street Suite No. City ZIP Code County

AURORA IL 60502-7429 KANE

3. Purposes for which the Corporation is Organized:
 The transaction of any or all lawful businesses for which corporations may be incorporated under the Illinois Business Corporation Act.

4. Authorized Shares, Issued Shares and Consideration Received:

Class	Number of Shares Authorized	Number of Shares Proposed to be Issued	Consideration to be Received Therefor
COMMON	10000	1000	\$ 1000

NAME & ADDRESS OF INCORPORATOR

5. The undersigned incorporator hereby declares, under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated APRIL 17, 2018 8218 ROUTE 30
 Month & Day Year Street
JORGE RAMIREZ BRISTOL IL 60512
 Name City/Town State ZIP Code

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant JORGE RAMIREZ a/k/a RANCHO LA PURISIMA CORO.
Address 8218 Route 30
City Bristol State IL Zip 60560

2. Nature of Benefit Sought Special Use Permit banquet hall liquor license

3. Nature of Applicant: (Please check one)
 Natural Person (a)
 Corporation (b)
 Land Trust/Trustee (c)
 Trust/Trustee (d)
 Partnership (e)
 Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
JORGE RAMIREZ	8218 ROUTE 30 BRISTOL IL	100%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
JORGE RAMIREZ INDIVIDUALLY AND AUTHORIZED AGENT OF CORPORATION

VERIFICATION
I, Jorge Ramirez, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 17th day of April, A.D. 2018

(seal)



[Redacted Signature]
Notary Public



Kendall County Soil & Water Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Jorge Ramirez Contact Person: Attorney Stuart Petersen
Address: [Redacted]
City, State, Zip: [Redacted]
Phone Number: [Redacted]
Email: [Redacted]

Please select: How would you like to receive a copy of the NRI Report? [X] Email [X] Mail

Site Location & Proposed Use

Township Name 151st01 Township 37 N, Range 7 E, Section(s)
Parcel Index Number(s) 02-03-200-001
Project or Subdivision Name Banquet Hall Number of Acres 5
Current Use of Site Farmette Proposed Use Banquet Hall Farmette
Proposed Number of Lots 1 No Subdivision Proposed Number of Structures
Proposed Water Supply well Proposed type of Wastewater Treatment Septic/Portable Bathrooms
Proposed type of Storm Water Management

Type of Request

- [] Change in Zoning from to
[] Variance (Please describe fully on separate page)
[X] Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County see attached letter to DOR for approval

In addition to this completed application form, please including the following to ensure proper processing:

- [X] Plat of Survey/Site Plan - showing location, legal description and property measurements
[X] Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
[X] If available: topography map, field tile map, copy of soil boring and/or wetland studies
[] NRI fee (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under \$ 375.00
Additional Acres at \$18.00 each \$
Total NRI Fee \$

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

Jorge Ramirez
Petitioner or Authorized Agent

4-16-18
Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# 1803 Date initially rec'd 4/16/18 Date all rec'd Board Meeting May 2018
Fee Due \$ Fee Paid \$ 375.00 Check # Over/Under Payment Refund Due



2631 Ginger Woods Parkway, Suite 101
Aurora, IL 60502-7429
Phone: (630) 820-0333
Fax: (630) 820-0594
Email: info@ruddyking.com
www.ruddyking.com

John C. Ruddy
Lincoln M. King
Stuart A. Petersen

April 11, 2018

IDNR

Division of Ecosystems and Environment

One Natural Resources Way

Springfield, IL. 62702

RE: 8218 Route 30 Bristol Illinois Endangered Species Consultation Report.

Dear IDNR:

Enclosed please find the request for an Illinois Endangered Species Consultation Report. I attached to the request a copy of a site plan along with a full survey of the property, which includes a full legal description. Note the framed barn on the property is being converted into a banquet hall and no buildings are being demolished on the property nor are any new buildings being erected. If you have any questions please contact my office.


Stuart A. Petersen



Endangered Species Consultation Agency Action Report

(Illinois Administrative Code Title 17 Part 1075)
Division of Ecosystems and Environment

Date 4-11-18

1. Indicate the government unit and type of action requiring consultation.

Local Government

State Agency

- Authorization (a unit of state or local government must issue a permit or other authorization)
- Funding (a unit of state or local government will provide a grant, loan, or other direct support)
- Performance (a unit of state or local government is performing the action, such as construction)

Name of government unit Kendall County Zoning Dept.
 Government contact name Matt Asselmeier
 Address 111 West Fox St., Yorkville IL 60560
 Phone 630-553-4141 Fax 630-553-4179


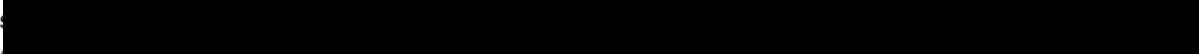

If local government, is it a county highway or local roads department? Yes No

2. Will the project receive technical assistance or funding from the state of Illinois? Yes No

If yes, indicate the state agency providing support N/A

Projects receiving state assistance (including federal funding through a state agency) must comply with the Interagency Wetland Policy Act. These projects will be reviewed for wetland impacts.

3. Applicant information

Applicant name Josie Ramirez
 Contact 
 Address 
 Phone 

4. Project information and location (a map showing the location of the proposed action is required)

Project name Bristol Banquet Hall County Kendall
 Address 8218 Rt. 30 Bristol IL
 City and zip Bristol IL 60560

Township/Range/Section (e.g., T45N,R9E,S2) T37N R7E Section 3 Legal Attached to survey parcel
(Projects cannot be reviewed without the TRS)

Project description Conversion of existing Framed Barn into Banquet Hall
All Food and Beverages Brought in by Renters, No Buildings will be Demolished
Many new Buildings will be erected, Survey and Building parking plan Attached

If this is a resubmittal, please provide previous IDNR Project Code _____

Mail completed form and map of project location to:
 Illinois Department of Natural Resources
 Division of Ecosystems and Environment
 One Natural Resources Way
 Springfield, IL 62702

IDNR Use Only Project Code: _____

Attachment 2, Page 1

BUSINESS PLAN FOR OPERATIONS OF BANQUET FACILITY LOCATED AT 8218 ROUTE 30 BRISTOL ILLINOIS AND KNOWN AS “Rancho La Purisima and/or” La Purisima Farm”

Summary :

The General business to be proposed to operate at 8218 Rt. Bristol Illinois is a rental banquet facility in the main framed barn that exists on the property. The occupancy would be limited the number of parking spaces available which I propose as 77 including 3 handicap spaces and 1 space for every 3 occupants. The months of operation would be from May 1, through October 31 on a yearly basis. The facility would be available to rent Friday through Sunday. The facility is to be rented by other party's the "Renter" and no other services are being provided. The renter would be responsible for their own food and liquor. The Business is providing hosting services rental of the building only and does not provide food or alcohol. The business is seeking a special use permit to allow for the facility to be rented and the renter having the ability to bring in their own catered food and alcohol. No alcohol will be permitted to be sold on the property. The Business will cooperate with neighbor properties to address any concerns they may have relating to the operation of the facility.

The Purisima Farm Corp. is the entity to be formed to operate the business.

The business is to operate weekends in the summer only from May to October.

Hours and dates of operation:

Hours: Saturdays 12:00 p.m. at 11:30 p.m.

Hours: Sunday 12:00 p.m. at 9:00 p.m.

Hours: Friday 3:00 p.m. at 11:30 p.m.

Maximum capacity of people in the first floor: 250 people. We have two emergency exits in the lower room and lights in the parking lots.

Maximum capacity of people in the second floor: 150 people. We have two emergency exits in the Arriva room and lights in the parking lots.

But at no time would both rooms be occupied at the same time and cannot exceed the occupancy limit.

The following events are the type of events that will be allowed to rent the building: Weddings, Quinceaneras, Birthdays, Baptisms and only family events will be allowed.

Security

We plan on having a security guard for every 100 people inside the building. As well as another security guard outside to keep the flow of the cars under control in the to order the parking.

Attachment 2, Page 2

Noise Control

All of the music and entertainment will be inside the building and we will make sure that the music is not so loud to prevent from bothering the neighbors. The Landscaping is being designed to help reduce any noise from traveling outside the properties boundary.

Bathrooms

We are going to be using portable bathrooms until we are approved. After we get approved we are planning on installing enough stationary bathrooms to accommodate the number of personnel indicated. It has anticipated that eventually an onsite waste disposal system will be installed on the property.

Kitchen

We will have a small prep kitchen so that people can keep their food warm that they are bringing or catering in to event.

Parking

Parking plan has been attached to the application which also indicates the proposed lighting.

Landscaping


A landscaping plan has been attached to the application which shows the placement of trees so as to help with noise and light traveling outside the property. Note the proposed lighting is designed to minimize the light from affecting others outside the property boundaries.


Attachment 3 Aerial




April 20, 2018

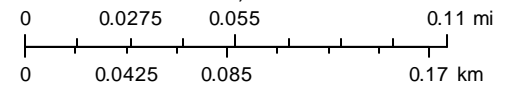
Agricultural

 Agricultural-Building Permit

 Agricultural-Special Use

 Agricultural-Special Use-Planned Unit Development

1:3,175



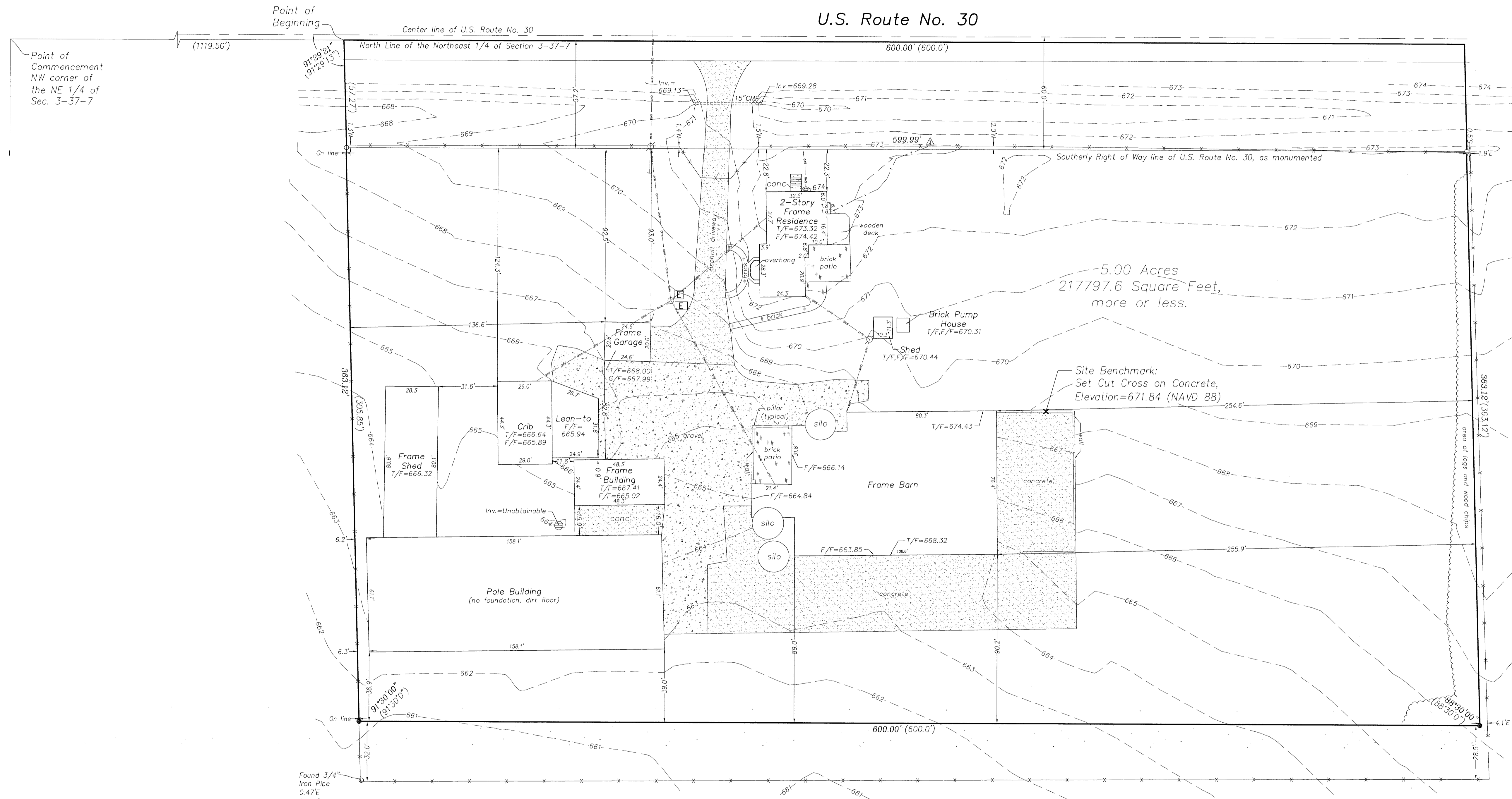
Kendal County Illinois GIS

TOPOGRAPHIC SURVEY

THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 1,119.50 FEET TO THE LINE OF A FENCE EXTENDED FROM THE SOUTH FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EXTENDED FENCE LINE WHICH FORMS AN ANGLE OF 91 DEGREES, 29 MINUTES, 13 SECONDS WITH THE CENTER LINE OF U.S. ROUTE NO. 30, (MEASURED FROM WEST TO SOUTH), 57.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROUTE 30; THENCE SOUTHERLY ALONG THE LAST DESCRIBED COURSE, 305.85 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 91 DEGREES, 30 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE, (MEASURED CLOCKWISE THEREFROM), 600.0 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 88 DEGREES, 30 MINUTES, 0 SECONDS WITH THE LAST DESCRIBED COURSE, (MEASURED CLOCKWISE THEREFROM), 363.12 FEET TO SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH LINE, 600.0 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8218 ROUTE 30, BRISTOL, ILLINOIS.

U.S. Route No. 30



Legend

- = utility pole
- + = anchor wire
- ⊠ = telephone pedestal
- ⊞ = electric meter
- ⊞ = electric junction box
- ⊞ = inlet
- ⊞ = gas meter
- T/F = top of foundation
- F/F = finished floor
- G/F = garage floor
- = overhead wires
- = gas line
- = underground telephone line
- = fence
- = contour line
- = gravel
- ▨ = concrete/asphalt

Note:

Source Benchmarks:
 City of Aurora Control Monument No. 5,
 Elevation=690.81 (NAVD 88)
 City of Aurora Control Monument No. 8,
 Elevation=668.71 (NAVD 88)

STATE OF ILLINOIS)
) SS
 COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184-006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON APRIL 12, 2018.

Eric C. Pokorny



Scale: 1" = 30'
 ○ = Found 3/4" Dia. Iron Pipe
 ● = Set Iron Pipe 3/4" Dia. x 24"
 N = North E = East
 S = South W = West
 (XXX') = Record Distance
 XXX' = Measured Distance
 Fence = —

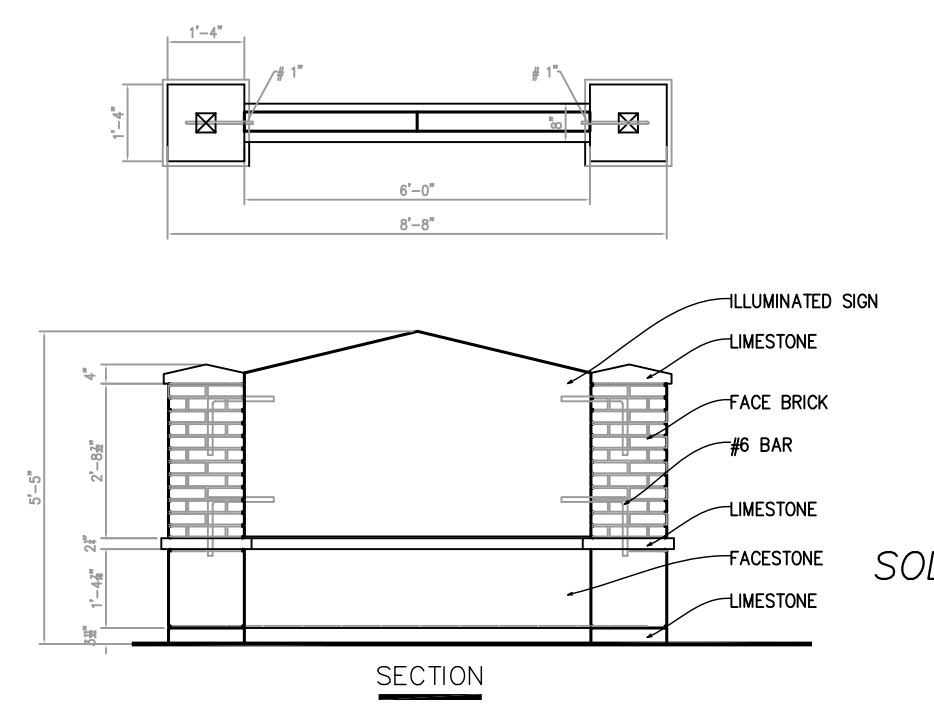
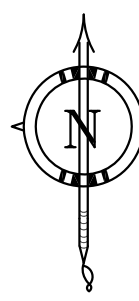
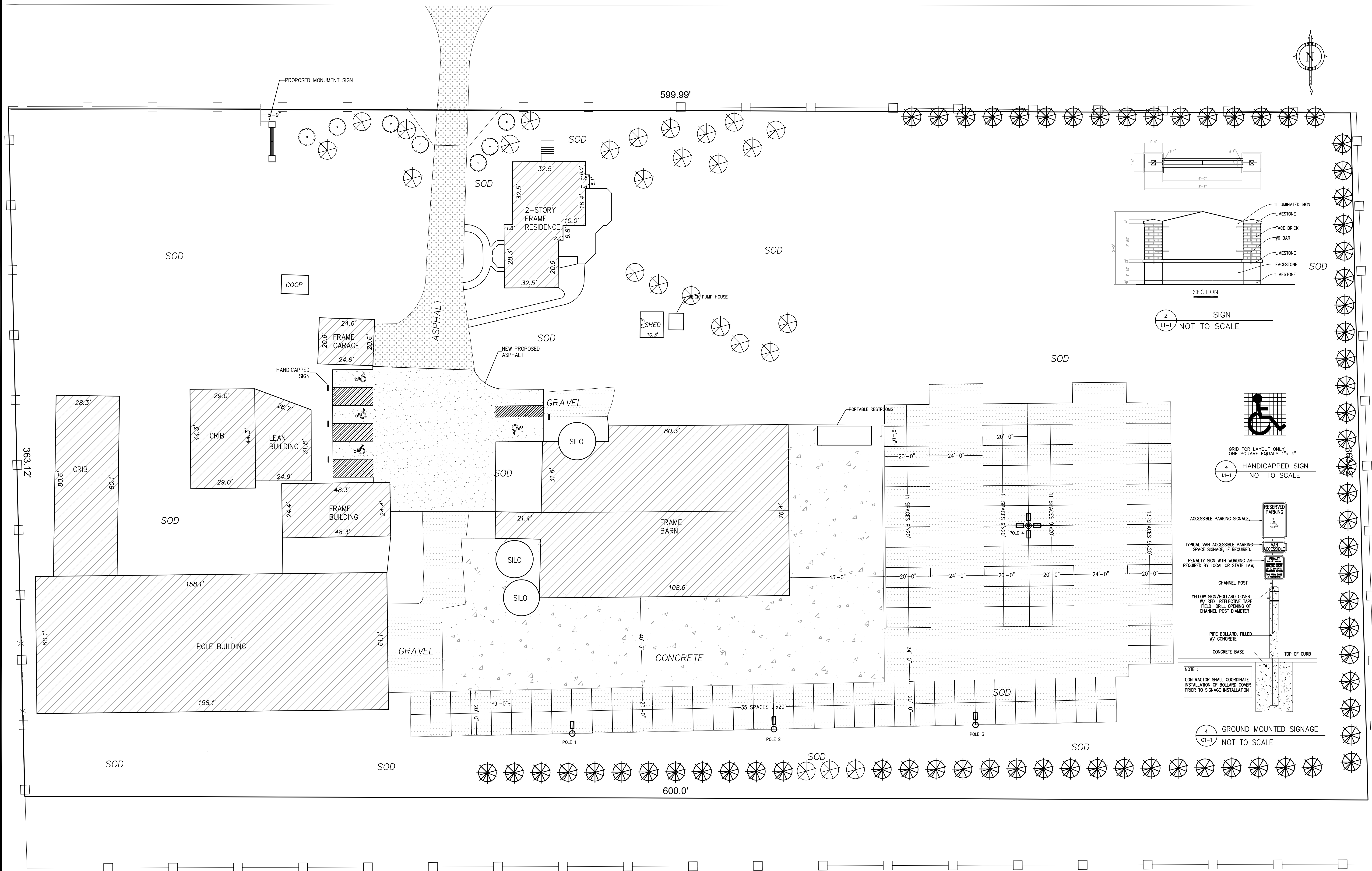
Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2018
 Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2018

TODD SURVEYING
 Professional Land Surveying Services
 "Cornerstone Surveying PC"
 759 John Street, Suite D
 Yorkville, IL 60560
 Phone: 630-892-1309 Fax: 630-892-5544
 Survey is only valid if original seal is shown in red.

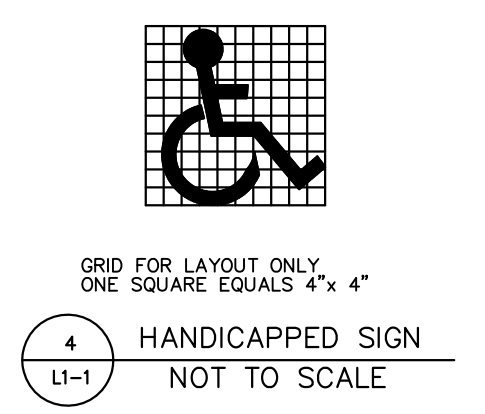
Client: R.Y. Property Management Corporation
Book #: 2445 Drawn By: MA, ECP Plot #: 4743
Reference: 2016-0360, F82.305
Field Work Completed: 04/10/2018
Rev. Date Rev. Description
Project Number: 2018-0544

US. ROUTE 30

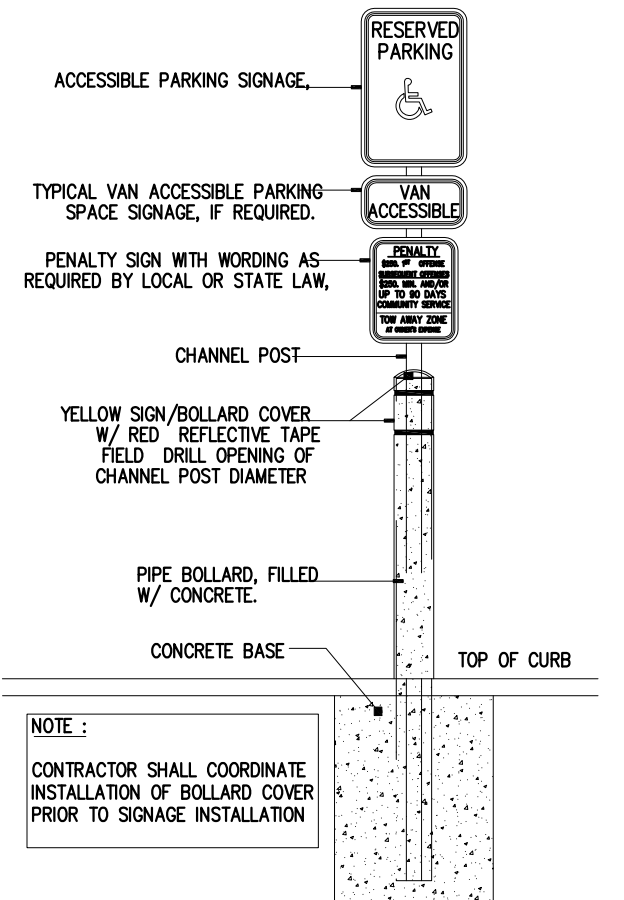
BERON DESIGN GROUP
ARCHITECTS, PLANNERS & DESIGNERS
150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM



2 SIGN
LI-1 NOT TO SCALE



4 HANDICAPPED SIGN
LI-1 NOT TO SCALE



4 GROUND MOUNTED SIGNAGE
CI-1 NOT TO SCALE

NOTE:
CONTRACTOR SHALL COORDINATE
INSTALLATION OF BOLLARD COVER
PRIOR TO SIGNAGE INSTALLATION

1 PROPOSED SITE PLAN
CI-1 SCALE 1"=20'-0"

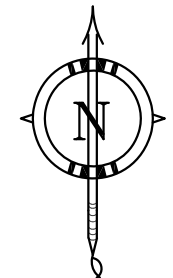
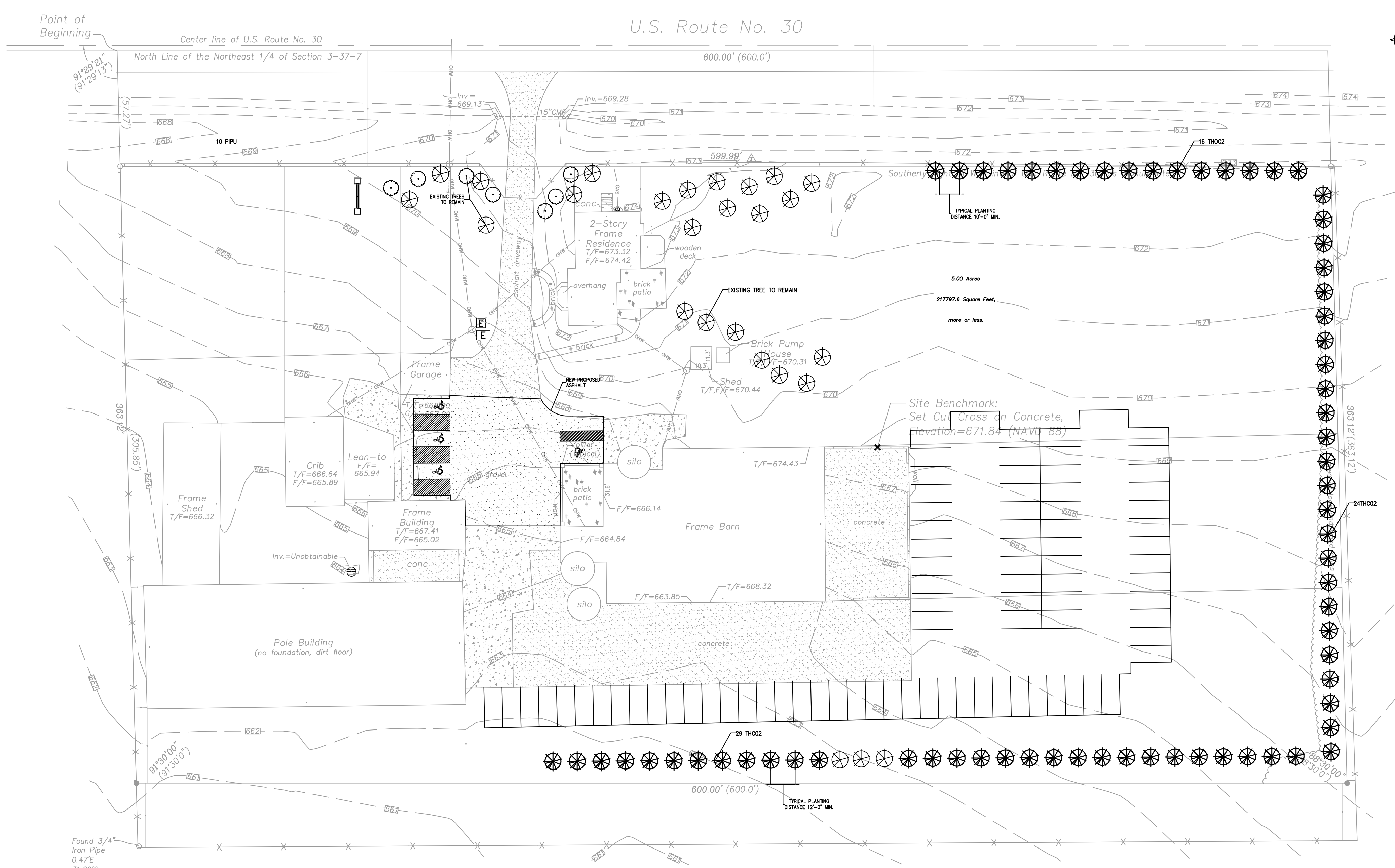
PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

1	OWNER REVIEW	04/16/18
NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		

SHEET TITLE :
EXISTING SITE PLAN

PROJECT NO.	SHEET NO.
3804	C1-1
DATE	
04/15/2018	

I HEREBY CERTIFY THAT THIS PLANS WERE
PREPARED UNDER MY SUPERVISION AND
TO THE BEST OF MY KNOWLEDGE COMPLY WITH
THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.

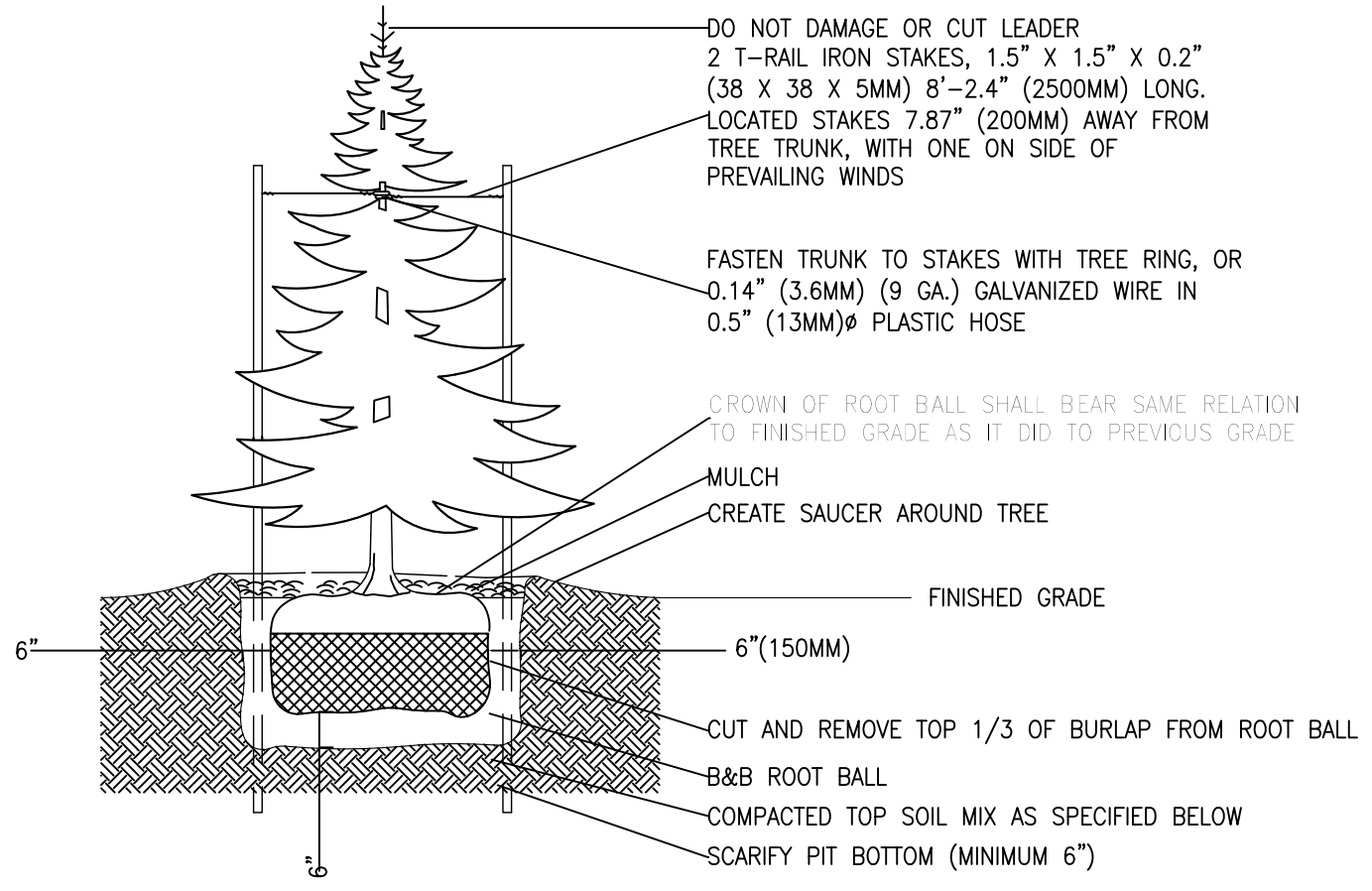


- LANDSCAPE NOTES:**
- LANDSCAPE PLANS SHALL NOT BE USED FOR LANDSCAPE INSTALLATION UNLESS EXCLUSIVELY DATED AND MARKED "FOR CONSTRUCTION". REVIEW ALL LANDSCAPE SPECIFICATIONS AND DETAILS PRIOR TO INSTALLATION.
 - LAY OUT COMPLETE PLANTING AS PER LANDSCAPE PLAN.
 - NOTIFY THE LANDSCAPE ARCHITECT SEVEN (7) WORKING DAYS PRIOR TO LANDSCAPE INSTALLATION. THE LANDSCAPE ARCHITECT MUST EXAMINE THE SITE PRIOR TO THE SPREADING OF TOPSOIL TO ASSESS GROWING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
 - ALL EXISTING LANDSCAPE THAT IS TO REMAIN SHOULD BE PROTECTED PRIOR TO AND DURING CONSTRUCTION.
 - QUANTITY LISTS ARE PROVIDED AS A CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION. FOR LOCATIONS WITHIN THE CITY OF CHICAGO CALL "DIGGER" (312.744.4000).
 - LOCATIONS AND GRADES ARE APPROXIMATE. FIELD VERIFY ALL INFORMATION PRIOR TO STARTING WORK.
 - ESTABLISH GRADE AT WALKS, CURBS, PLANTERS, OTHER STRUCTURES, ETC. GRADING SHALL PROVIDE SLOPES THAT ARE SMOOTH AND CONTINUOUS. POSITIVE DRAINAGE SHALL BE PROVIDED IN ALL AREAS.
 - ALL PLANTING AREAS SHALL BE EXCAVATED AND BACKFILLED WITH TOPSOIL OR ACCEPTABLE EXCAVATED SOIL. ANY UNUSED EXCAVATED EARTH SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. ANY OTHER EXCAVATED MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS OWN EXPENSE UNLESS BACKFILLING IS AUTHORIZED BY THE ARCHITECT AND/OR THE OWNER BY WRITTEN CONSENT.
 - TOPSOIL SHALL BE A SANDY LOAM MINERAL SOIL, UNIFORM IN COLOR AND TEXTURE; CORRESPONDING TO NATIVE SOILS; CONTAINING NO GRASS ROOTS, SOD, WEEDS, ROCKS, STIFF CLAY, CLDS, OR ANY OTHER SUBSTANCE UNDESIRABLE TO PLANT GROWTH. THE SOIL SHALL BE LOOSE, FRIABLE, AND OF GOOD TILTH. THE pH SHALL RANGE BETWEEN 5.5 TO 6.5. EXCAVATE NEW LANDSCAPE AREAS AS INDICATED ON THE DRAWINGS AND TO THE FOLLOWING DEPTHS: SOD, SEED AND LAWN AREAS 8" MIN. DEPTH, GROUNDCOVER & PERENNIAL BEDS 18" MIN. DEPTH, SHRUB BEDS 24" MIN. DEPTH. NOTE: WHERE SHRUBS AND PERENNIALS/GROUNDCOVER ARE TO BE PLANTED IN THE SAME BED, PROVIDE BED DEPTHS TO MEET THE MINIMUM DEPTH FOR SHRUBS. PROVIDE ADDITIONAL EXCAVATION OF TREE PITS WHERE TREES ARE TO BE PLANTED IN SHRUB AND PERENNIAL BEDS.
 - THE LANDSCAPE CONTRACTOR SHALL REPORT ANY DISCREPANCIES ON THE LANDSCAPE PLAN TO ARCHITECT AND GET WRITTEN APPROVAL BEFORE COMMENCING WITH CONSTRUCTION.
 - PLANT MATERIAL SHALL BE NURSERY GROWN AND ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR. GUARANTEED AT MINIMUM. THE PLANTING, LAWN, AND AREAS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTING OF LIKE SPECIES/KIND, VARIETY, AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON BY THE LANDSCAPE CONTRACTOR AT NO CHARGE TO THE OWNER.
 - ALL PLANT SPECIES SPECIFIED ARE SUBJECT TO AVAILABILITY. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ALLOWED UNLESS APPROVED THROUGH WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER.
 - SEE DETAILS FOR PROPER PLANTING TECHNIQUES.
 - SIZE, GRADING STANDARDS, BRANCHING, AND BALL SIZE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S.A. STANDARD FOR NURSERY STOCK AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - PLANT SYMBOLS ARE NOT LITERAL REPRESENTATIONS. THEY ARE ILLUSTRATED ON THE LANDSCAPE PLAN AS THE GRAPHIC REPRESENTATION OF THE PROPOSED PLANT MATERIAL. THEY DO NOT NECESSARILY REPRESENT THE SPREAD OF THE PLANT AT THE TIME OF INSTALLATION.
 - ALL PLANTING BED LINES AND TREE SAUCERS SHALL REQUIRE A HAND SPADED EDGE BETWEEN LAWN AND MULCHED AREAS.
 - ALL PLANTING BEDS SHALL BE COVERED WITH THREE INCHES (3") OF SHREDDED HARBARK MULCH (SEE DETAILS), RAKED LEVEL AND WATERED DOWN; PLANTING BEDS SHOULD BE WEED FREE AND SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT.
 - DO NOT SHEAR ANY PLANT MATERIALS. HAND PRUNE ALL PLANTS, AS NEEDED, AFTER INSTALLATION OF PLANTING PLAN IS COMPLETED.
 - CLEAN UP ALL AREAS, SWEEP WALKS AND DRIVES, AND HAUL AWAY DEBRIS.
 - SOD SHALL BE CERTIFIED KENTUCKY BLUEGRASS BLEND AND IS REQUIRED IN ALL UNPAVED WITHIN THE SITE BOUNDARIES AND ADJACENT R.O.W. UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLAN.
 - ALL BASE INFORMATION HEREIN WAS PROVIDED TO LANDSCAPE ARCHITECT BY ARCHITECT AND/OR OWNER.
 - ANY AREA DISTURBED DURING CONSTRUCTION, INCLUDING PARKWAY, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
 - THE LANDSCAPE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES; OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND FOR ANY ACTS AND OMISSIONS

PLANT LIST

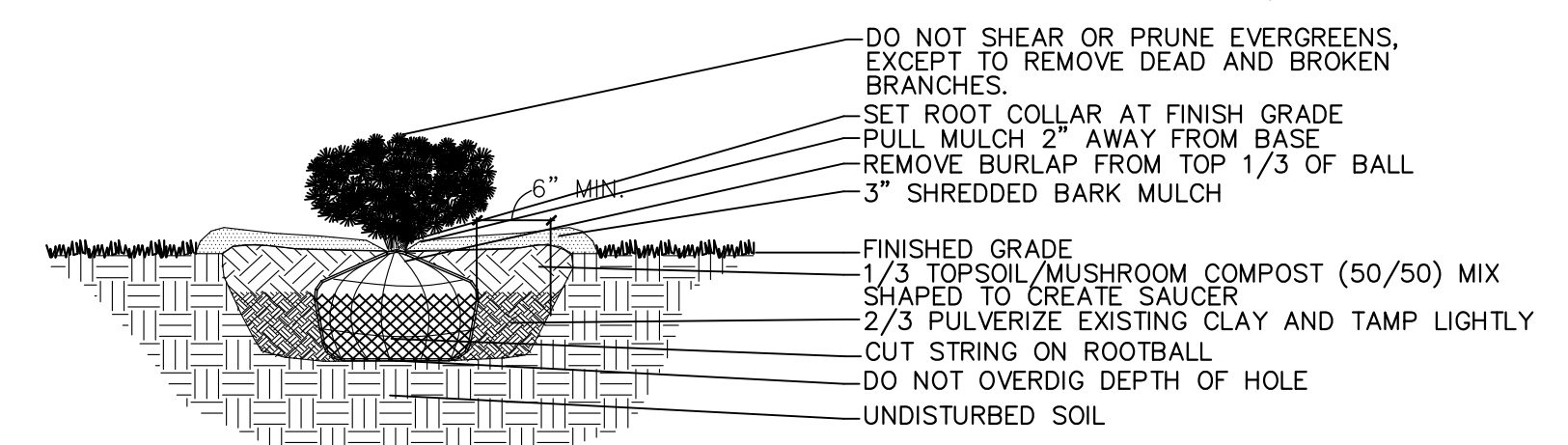
QUAN. CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
69	THCO2 Techny Arborvitae	Techny(Northern White Cedar)	6 feet	CONT.

1 PROPOSED LANDSCAPE PLAN
SCALE 1/32"=1'-0"

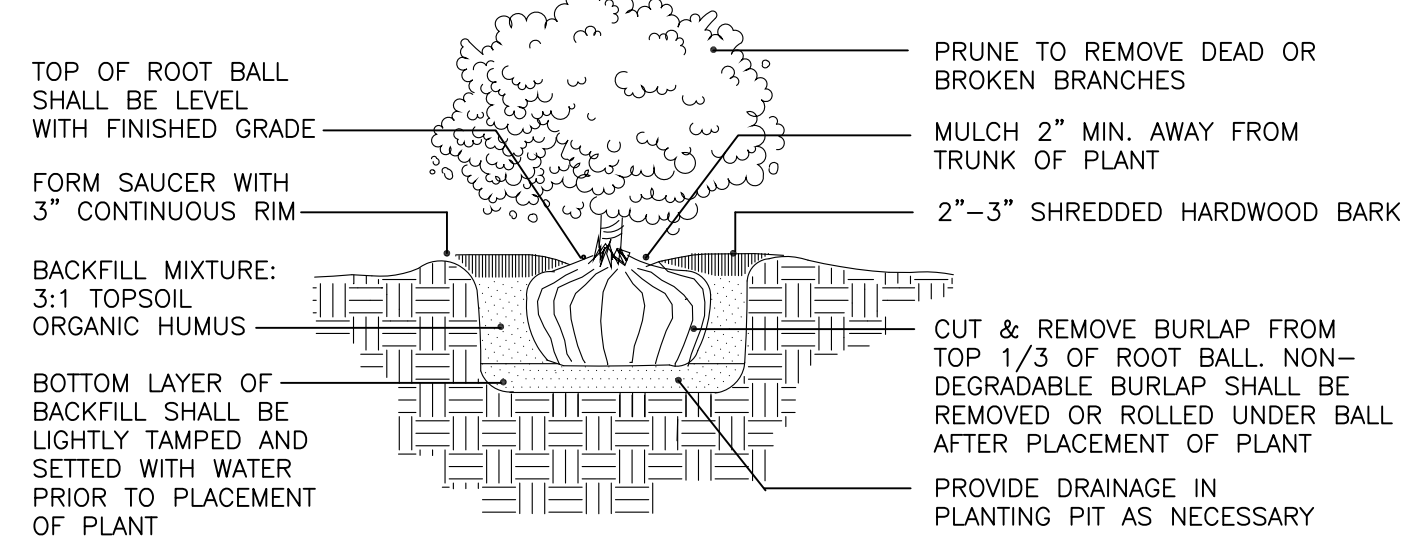


- SPECIFICATIONS:**
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
 - PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 - TOPSOIL MIX, SEE SPEC.

4 CONIFEROUS TREE DETAIL
NOT TO SCALE

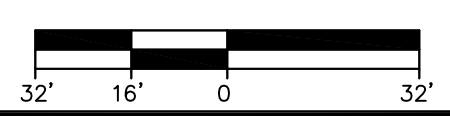


2 EVERGREEN SHRUB DETAIL
NOT TO SCALE



3 PLANTING DETAIL
NOT TO SCALE

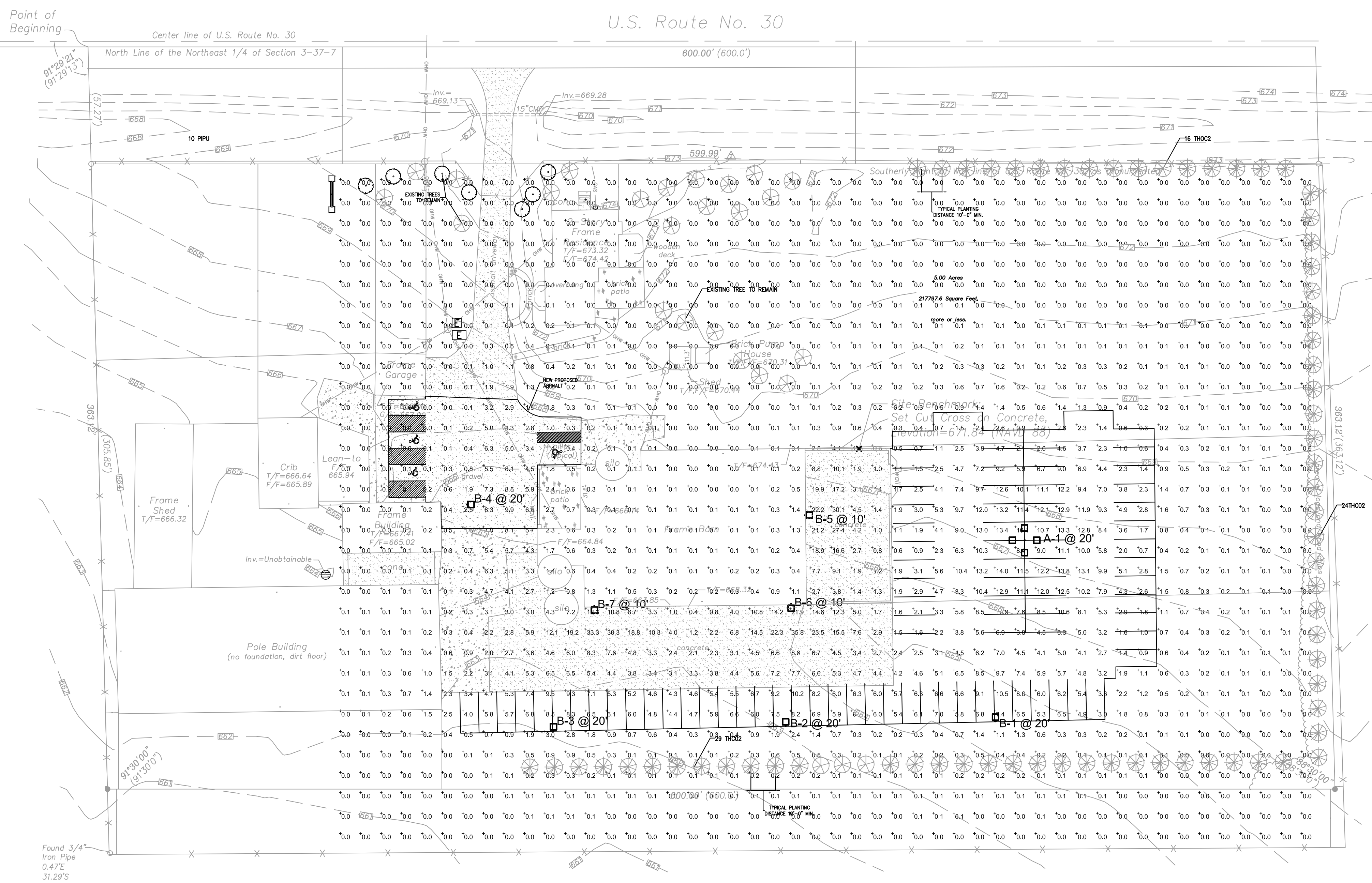
- DO NOT SHEAR OR PRUNE EVERGREENS, EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.
- SET ROOT COLLAR AT FINISH GRADE
- PULL MULCH 2" AWAY FROM BASE
- REMOVE BURLAP FROM TOP 1/3 OF BALL
- 3" SHREDDED BARK MULCH
- FINISHED GRADE
- 1/3 TOPSOIL/MUSHROOM COMPOST (50/50) MIX SHAPED TO CREATE SAUCER
- 2/3 PULVERIZE EXISTING CLAY AND TAMP LIGHTLY
- CUT STRING ON ROOTBALL
- DO NOT OVERDIG DEPTH OF HOLE
- UNDISTURBED SOIL
- PRUNE TO REMOVE DEAD OR BROKEN BRANCHES
- MULCH 2" MIN. AWAY FROM TRUNK OF PLANT
- 2"-3" SHREDDED HARDWOOD BARK OR SODDED
- CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. NON-DEGRADABLE BURLAP SHALL BE REMOVED OR ROLLED UNDER BALL AFTER PLACEMENT OF PLANT
- PROVIDE DRAINAGE IN PLANTING PIT AS NECESSARY



I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

1	OWNER REVIEW	04/16/18
NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		
SHEET TITLE :		
PROPOSED LANDSCAPE PLAN		
PROJECT NO.	SHEET NO.	
3804	C1-2	
DATE	04/15/2018	



1 PHOTOMETRIC PLAN
SCALE 1/32"=1'-0"

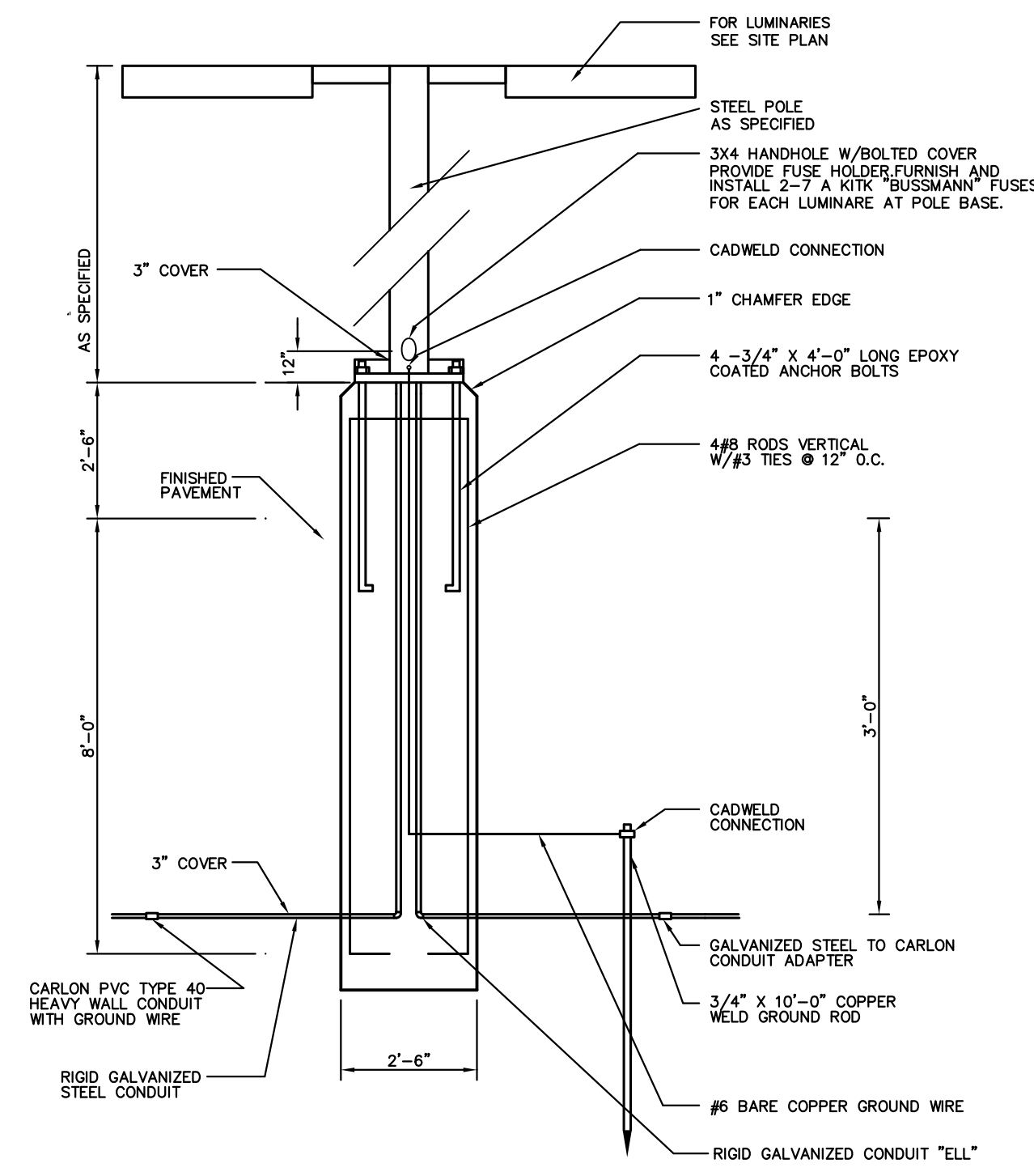
CSX2 LED LED Area Luminaire

Capable Luminaire

The luminaire is an A-E Certified luminaire for use in areas where the ambient temperature is expected to be above 100°F (38°C). All applications of this luminaire must meet the A-E Certified luminaire requirements for use in these areas.

This luminaire is a part of an A-E Certified luminaire for use in areas where the ambient temperature is expected to be above 100°F (38°C). All applications of this luminaire must meet the A-E Certified luminaire requirements for use in these areas.

Model	Wattage	Beam Angle	Height	Footcandle	Notes
CSX2-1000	1000	120°	10'	100	Standard luminaire
CSX2-1500	1500	120°	10'	150	Standard luminaire
CSX2-2000	2000	120°	10'	200	Standard luminaire



2 PARKING LOT LIGHT POLE DETAIL
NOT TO SCALE

BERON DESIGN GROUP
ARCHITECTS, PLANNERS & DESIGNERS

150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL. (630) 473-0581
FAX. (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

1	OWNER REVIEW	04/16/18
NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		
SHEET TITLE :		
PARKING LOT PHOTOMETRICS		
PROJECT NO.	SHEET NO.	
3804	C1-3	
DATE	04/15/2018	

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.

PUTMAN SOIL TESTING, INC.
 SOIL TESTING AND CLASSIFICATION
 1200 PORTAGE LANE, WOODSTOCK, ILLINOIS 60098
 TELEPHONE: 815-338-6218
 FAX: 815-338-7210

SOIL EVALUATION SUMMARY REPORT

PROJECT SITE:

8218 Route 30, Bristol (PIN 02-03-200-001), Kendall County, Illinois

INTRODUCTION

The subject property was investigated on March 29, 2018 for the purpose of classifying the soils for on-site waste disposal. The site is located in Section 3, T37N, R7E. The report has been prepared for George Ramirez.

METHODS

Three samples were taken in the area of the proposed septic field. The soils were sampled with a Giddings two-inch diameter core to a depth of 5 feet. The soils were described according to current State and local County requirements, with detailed soil descriptions written for each site. Soil types were identified and correlated to the current USDA soils legend for Kendall County.

RESULTS

The soils on this site formed in loess over loamy sediments over loam till. Evidence of an estimated seasonal high groundwater table (based on soil color) was recorded at all sample sites. Restrictive permeability due to bedrock was not recorded at any sample site. A summary of findings is as follows:

SOIL PROPERTY	SAMPLE 1	SAMPLE 2	SAMPLE 3
Estimated high water table	21	21	24
Observed water table	45	45	>60
Bedrock	>60	>60	>60
Soil series	145-512	171	145-512

This soil test does not fully determine the suitability of a site for a septic field. A County Health Department approved septic design is required to determine if a site is suitable for a septic field. This soil test is not for building foundation design. This soil test does not include information regarding proximity to designated Waters of the U.S.

APPLICANT:
 LEGAL DESCRIPTION: 8218 Route 30, Bristol (PIN 02-03-200-001),
 SECTION #: 3 TOWNSHIP: T37N RANGE: R7E
 BORING #: 1 SOIL SERIES: 145-512 (Saybrook-Danabrook)
 MOTTL DEPTH (in.): 21
 OBSERVED GROUNDWATER TABLE: 45
 SAMPLE METHOD: 2-inch core
 REMARKS:

DATE: March 29, 2018
 COUNTY: Kendall
 PARENT MATERIAL: loess/loam till
 RESTRICTIVE PERMEABILITY (in.): >60
 ASPECT/SLOPE: 3 percent to the south

HORIZ.	DEPTH	COLOR	TEXTURE	REDOX FEATURES	STRUCTURE	CONS.	COATINGS	STATE SOIL GROUP	PERMEABILITY AND LOADING RATE
A	0-11	10YR 3/2	Sil		2-m-gr	Fr		5D	.75
B11	11-16	10YR 4/4	Sicl		2-vf-sbk	Fr	C 10YR 3/3	6D	.62
B12	16-32	10YR 4/4	Sicl	c-1-d 10YR 6/2, c-1-d 10YR 5/6 at 21 inches	2-f-sbk & 2-m-sbk	Fr	C 10YR 4/3	6D	.62
2Bc1	32-42	10YR 5/4	L	c-2-d 10YR 6/2, c-2-d 10YR 5/6	1-m-sbk	Fr	C 10YR 4/3	5F	.45
2C	42-60	10YR 5/4	L	c-2-d 10YR 6/2, c-2-d 10YR 5/6	M	Fr		5N	.27

SOIL CLASSIFIER: BRUCE PUTMAN, CPSC (ARCPACS/ISCA)

PUTMAN SOIL TESTING, INC.
 1200 PORTAGE LANE, WOODSTOCK, IL 60098
 PHONE: 815-338-6218

SIGNATURE: _____



APPLICANT: LEGAL DESCRIPTION: 8218 Route 30, Bristol (PIN 02-03-200-0011),
 SECTION #: 3 TOWNSHIP: T37N RANGE: R7E
 BORING #: 2 SOIL SERIES: 171 (Catlin)
 MOTTL DEPTH (in.): 21
 OBSERVED GROUNDWATER TABLE: 45
 SAMPLE METHOD: 2-inch core
 REMARKS:

DATE: March 29, 2018
 COUNTY: Kendall
 PARENT MATERIAL: loess/loamy sediments/loam till
 RESTRICTIVE PERMEABILITY (in.): >60
 ASPECT/SLOPE: 3 percent to the south

Attachment 6, Page 3

HORIZ.	DEPTH	COLOR	TEXTURE	REDOX FEATURES	STRUCTURE	CONS.	COATINGS	STATE SOIL GROUP	PERMEABILITY AND LOADING RATE
A	0-12	10YR 3/2	Sil		2-m-gr	Fr		5D	.75
Bt1	12-16	10YR 4/4	Sic1		2-vf-sbk	Fr	C 10YR 3/3	6D	.62
Bt2	16-25	10YR 4/4	Sic1	c-1-d 10YR 6/2, c-1-d 10YR 5/6 at 21 inches	2-f-sbk & 2-m-sbk	Fr	C 10YR 4/3	6D	.62
Bt3	25-31	10YR 4/3, 10YR 5/3	Sic1	c-2-d 10YR 6/2, c-2-d 10YR 5/6	2-f-pr	Fr		6D	.62
Bt4	31-39	10YR 5/4, 10YR 5/3	Sil, Sic1	c-2-d 10YR 6/2, c-2-d 10YR 5/6	1-m-pr	Fr	C 10YR 5/2	5B, 6B	.62
C1	39-49	10YR 5/4, 10YR 5/3	Sil	c-2-d 10YR 6/2, c-2-d 10YR 5/6	M	Fr		5L	.52
2C2	49-55	10YR 5/3, 10YR 4/3	L, SI	c-2-d 10YR 6/2, c-2-d 10YR 5/6	M	Fr, Vff		5L	.52
3C3	55-60	10YR 5/4	L	c-2-d 10YR 6/2, c-2-d 10YR 5/6	M	Fr		5N	.27

SOIL CLASSIFIER: BRUCE PUTMAN, CPSC (ARCPACS/ISCA)

PUTMAN SOIL TESTING, INC.
 1200 PORTAGE LANE, WOODSTOCK, IL 60098
 PHONE: 815-338-6218

SIGNATURE:




APPLICANT:
 LEGAL DESCRIPTION: 8218 Route 30, Bristol (PIN 02-03-200-001),
 SECTION #: 3 TOWNSHIP: T37N RANGE: R7E
 BORING #: 3 SOIL SERIES: 145-512 (Saybrook-Danabrook)
 MOTTL DEPTH (in.): 24
 OBSERVED GROUNDWATER TABLE: 45
 SAMPLE METHOD: 2-inch core
 REMARKS:

DATE: March 29, 2018
 COUNTY: Kendall
 PARENT MATERIAL: loess/loam till
 RESTRICTIVE PERMEABILITY (in.): >60
 ASPECT/SLOPE: 4 percent to the south

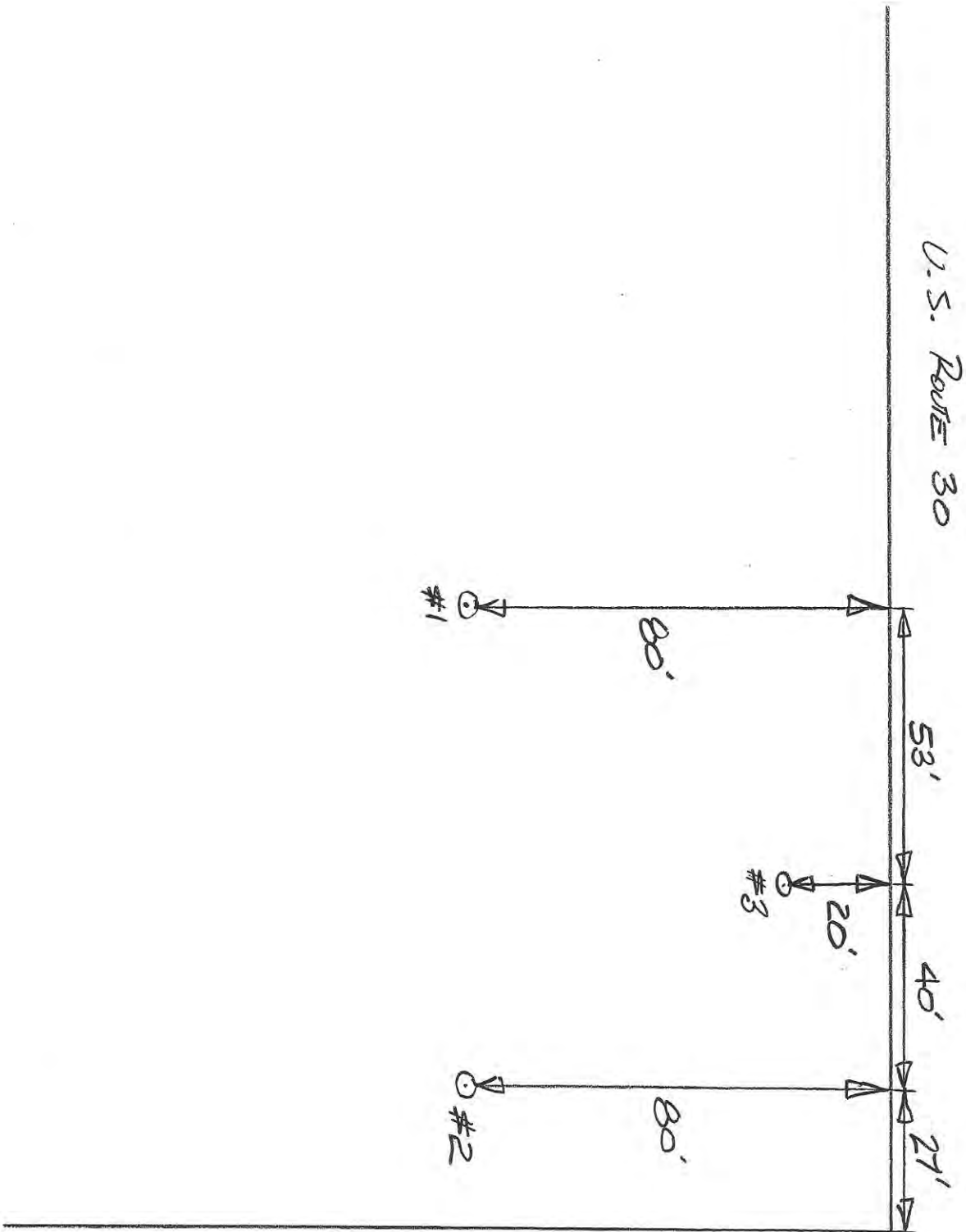
HORIZ.	DEPTH	COLOR	TEXTURE	REDOX FEATURES	STRUCTURE	CONS.	COATINGS	STATE SOIL GROUP	PERMEABILITY AND LOADING RATE
A	0-12	10YR 3/2	Sil		2-m-gr	Fr		5D	.75
B1	12-17	10YR 4/4	Sic1		2-vf-sbk	Fr	C 10YR 3/2	6D	.62
B2	17-28	10YR 4/4	Sic1	c-1-d 10YR 6/2, c-1-d 10YR 5/6 at 24 inches	2-f-sbk & 2-m-sbk	Fr	C 10YR 4/3	6D	.62
2B3	28-34	10YR 4/4, 10YR 4/3	Cl	c-1-d 10YR 6/2, c-1-d 10YR 5/6	2-m-sbk	Fr		6H	.52
2Bct	34-43	10YR 5/4	L	c-2-d 10YR 6/2, c-2-d 10YR 5/6	1-m-sbk	Fr	C 10YR 4/3	5F	.45
2C	43-60	10YR 5/4	L	c-2-d 10YR 6/2, c-2-d 10YR 5/6	M	Fr		5N	.27

SOIL CLASSIFIER: BRUCE PUTMAN, CPSC (ARCPACS/ISCA)
 PUTMAN SOIL TESTING, INC.
 1200 PORTAGE LANE, WOODSTOCK, IL 60098
 PHONE: 815-338-6218

SIGNATURE: _____



LOCATION OF SOIL TEST SITES
8218 ROUTE 30, BOSTON
KENNEDY COUNTY, ILL. 3/29/18





150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL: (630) 473-0581
FAX: (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM



1
A2-1 EXISTING NORTH ELEVATION
SCALE 3/16"=1'-0"

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

1	OWNER REVIEW	04/16/18
NO.	REVISIONS	DATE

DGN. HB CHKD. HB
DWN. HB
SCALE: AS SHOWN

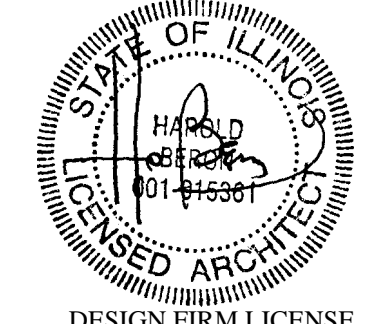
SHEET TITLE :

EXISTING NORTH
ELEVATION

PROJECT NO. 3804 SHEET NO.

DATE 04/15/2018 A2-1

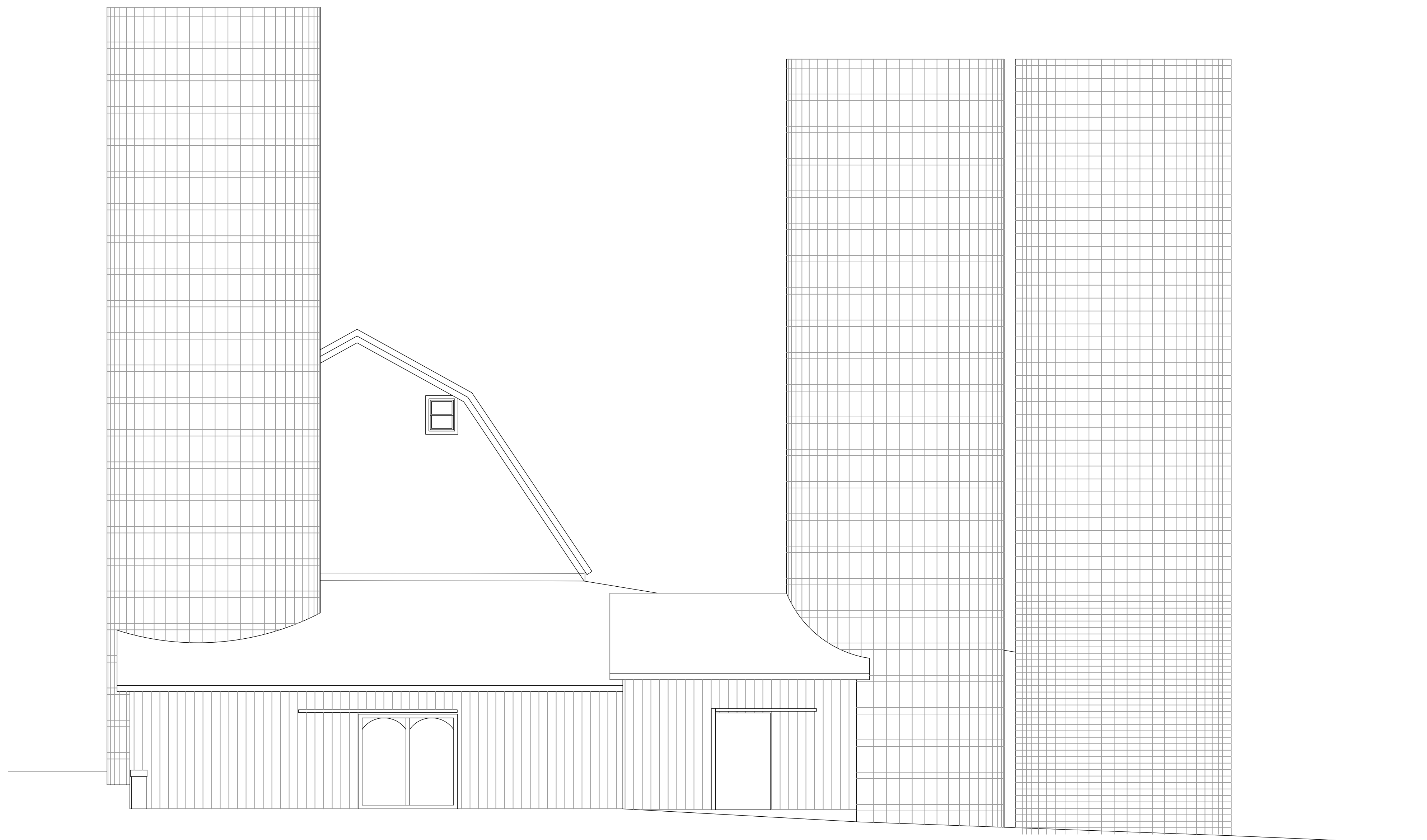
Exp 11-30-2018
DATE



DESIGN FIRM LICENSE
NO.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS WERE
PREPARED UNDER MY SUPERVISION AND
TO THE BEST OF MY KNOWLEDGE COMPLY WITH
THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.





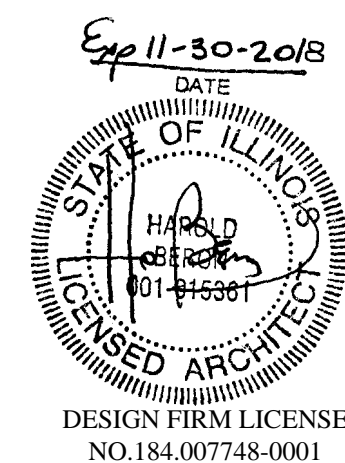
1
A2-2 EXISTING WEST ELEVATION
SCALE 3/16"=1'-0"

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

1	OWNER REVIEW	04/16/18
NO.	REVISIONS	DATE
DGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		

SHEET TITLE :
EXISTING WEST ELEVATION

PROJECT NO. 3804	SHEET NO. A2-2
DATE 04/15/2018	



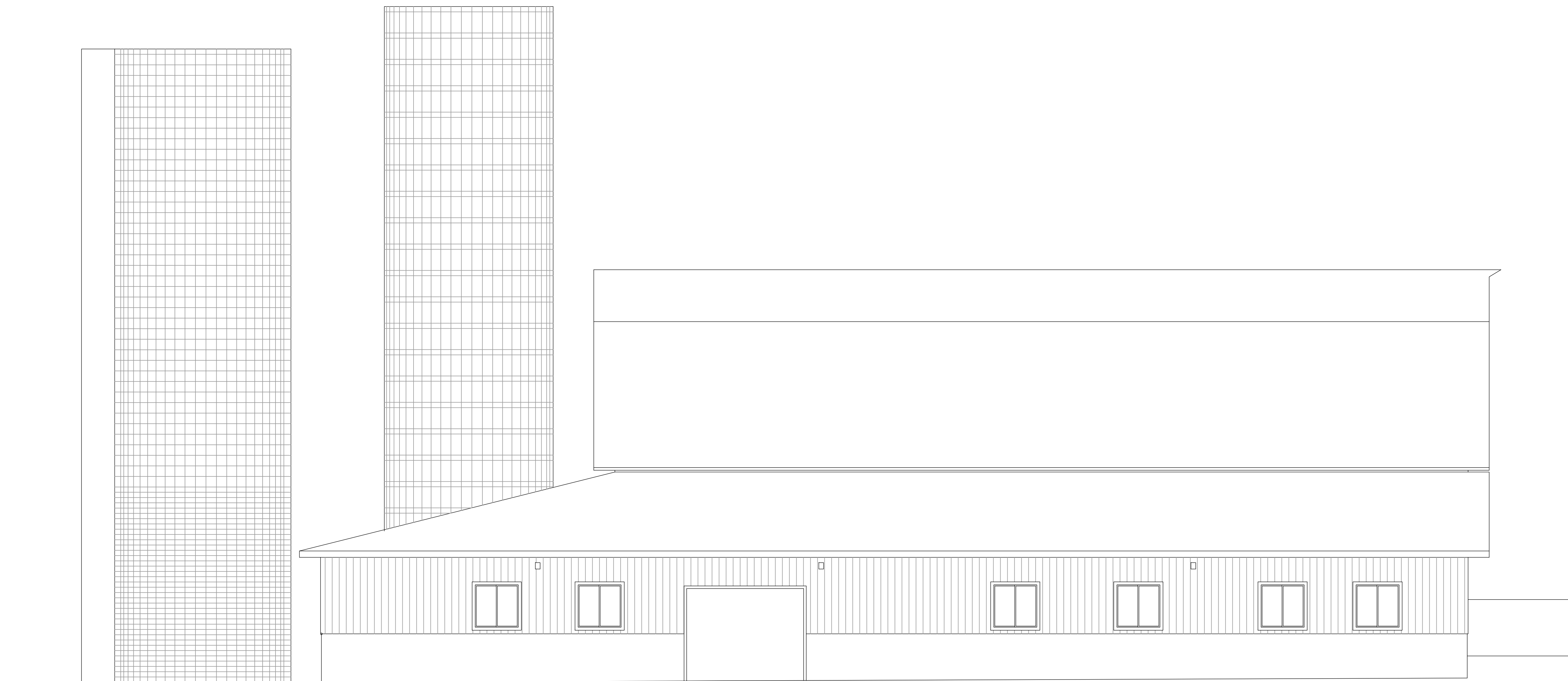
DESIGN FIRM LICENSE
NO.184.007748-0001



I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.



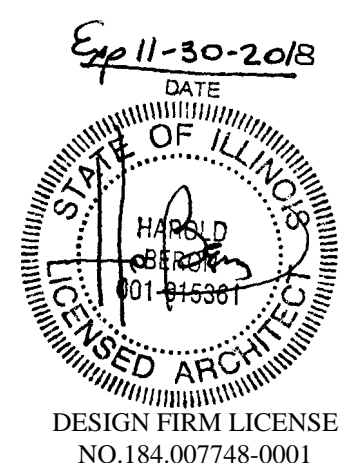
BERON DESIGN GROUP
ARCHITECTS, PLANNERS & DESIGNERS
150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL: (630) 473-0581
FAX: (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM



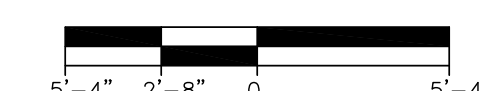
1
A2-2 EXISTING SOUTH ELEVATION
SCALE 3/16"=1'-0"

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

1	OWNER REVIEW	04/16/18
NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		
SHEET TITLE :		



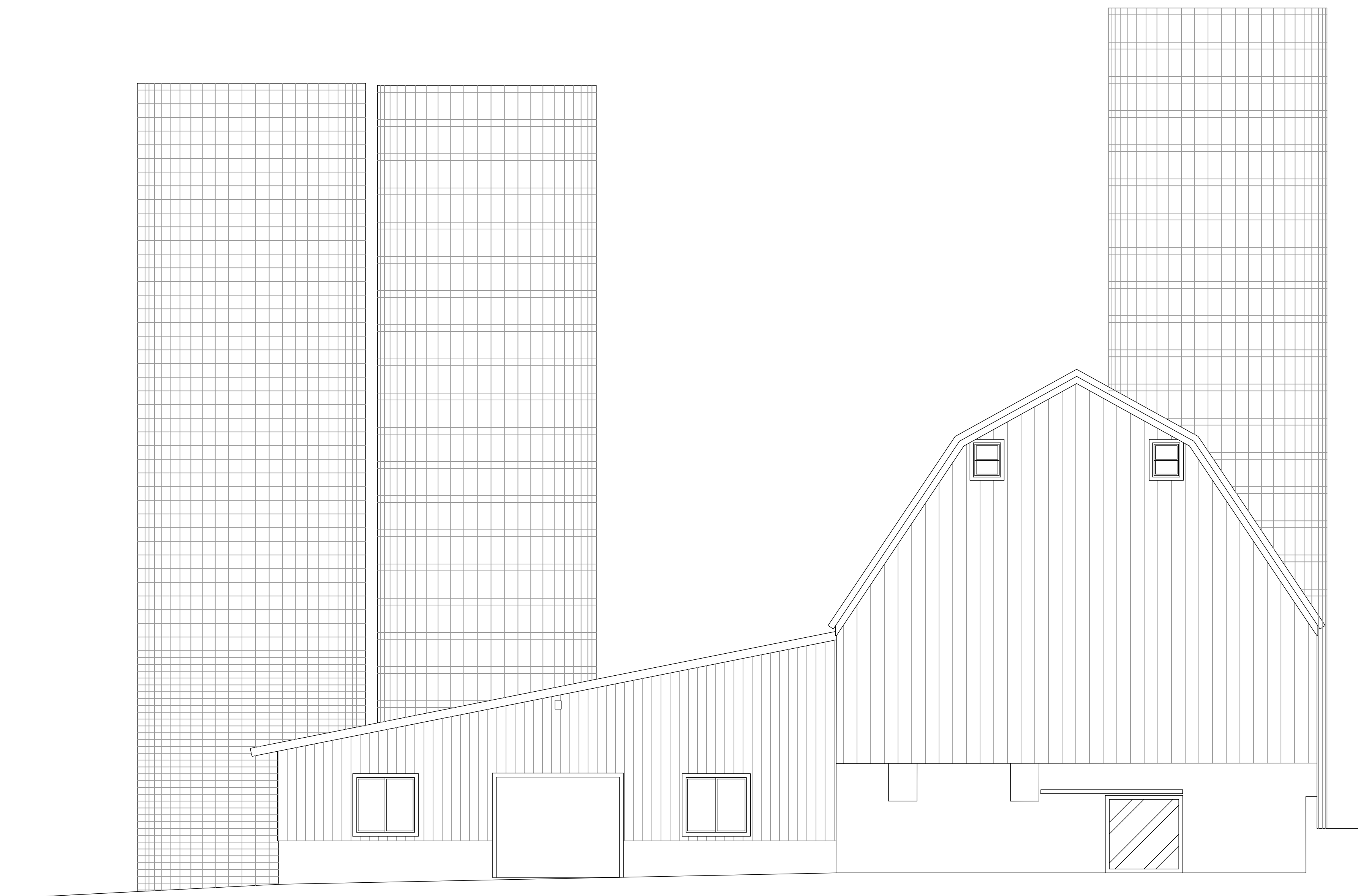
DESIGN FIRM LICENSE
NO.184.007748-0001
I HEREBY CERTIFY THAT THIS PLANS WERE
PREPARED UNDER MY SUPERVISION AND
TO THE BEST OF MY KNOWLEDGE COMPLY WITH
THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.



PROJECT NO. 3804	SHEET NO. A2-3
DATE 04/15/2018	



150 WEST WASHINGTON ST.
WEST CHICAGO IL 60185
TEL: (630) 473-0581
FAX: (630) 708-0581
HAROLD@BERONDESIGNGROUP.COM



1 EXISTING EAST ELEVATION
A2-4 SCALE 3/16"=1'-0"

PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

1	OWNER REVIEW	04/16/18
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NO.	REVISIONS	DATE

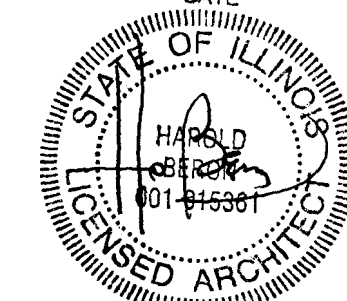
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SHEET TITLE :
EXISTING EAST ELEVATION

PROJECT NO. 3804 SHEET NO.

DATE 04/15/2018 A2-4

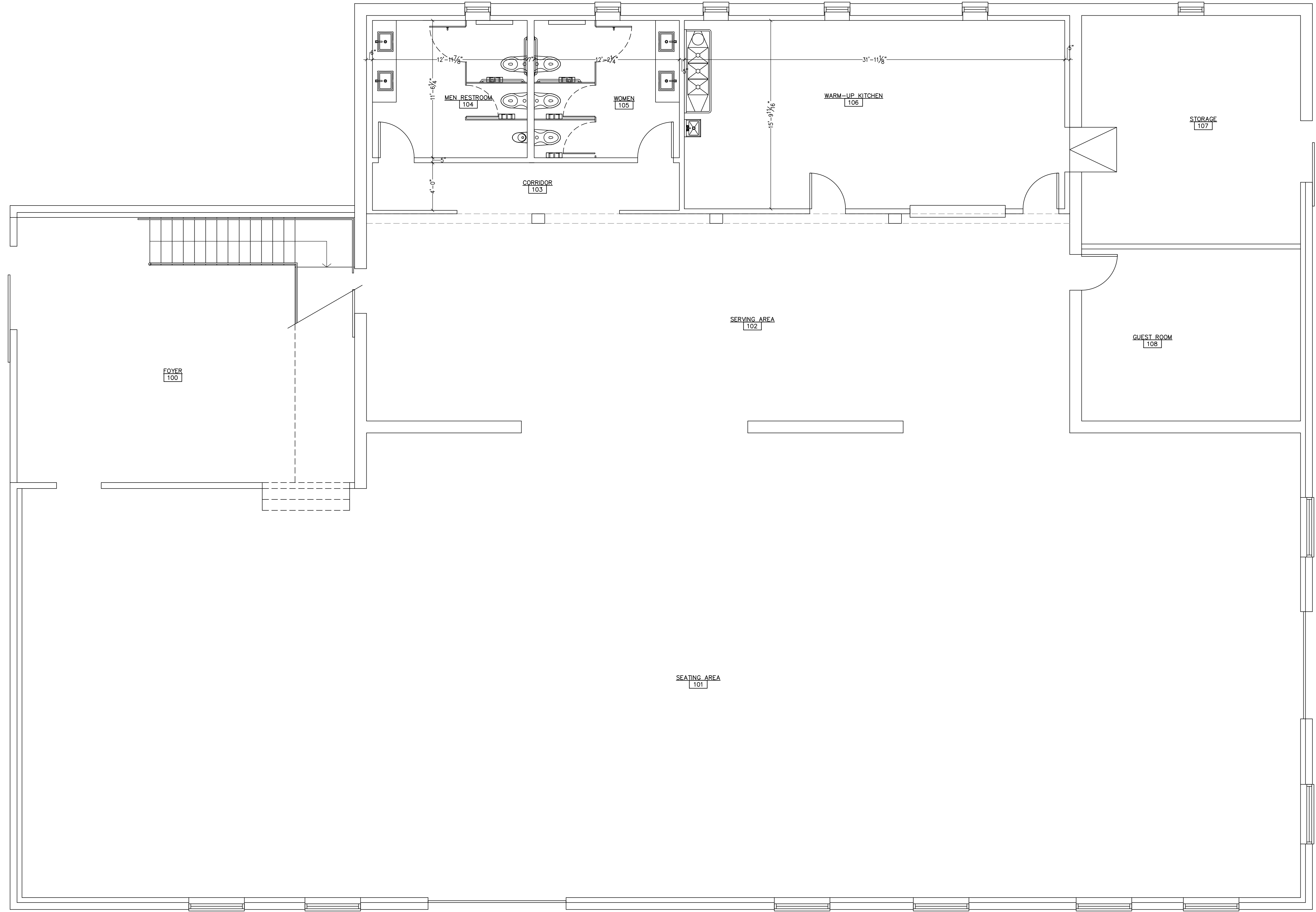
Exp 11-30-2018



DESIGN FIRM LICENSE
NO. 184-007748-0001

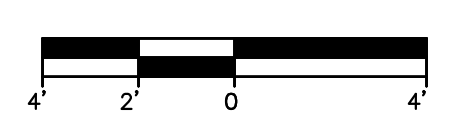
I HEREBY CERTIFY THAT THIS PLANS WERE
PREPARED UNDER MY SUPERVISION AND
TO THE BEST OF MY KNOWLEDGE COMPLY WITH
THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.





PROPOSED RESTROOMS & WARM-UP KITCHEN
8218 ROUTE 30
BRISTOL, ILLINOIS 60612

1 PROPOSED PLAN
A1-1 SCALE 1/4"=1'-0"



I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE KENDALL COUNTY BUILDING CODE AND ORDINANCES.

NO.	REVISIONS	DATE
1	OWNER REVIEW	01/07/18
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		
SHEET TITLE :		
PROPOSED RESTROOMS & WARM-UP KITCHEN		
PROJECT NO.	SHEET NO.	
3804	A1-1	
DATE	01/15/2018	

Attachment 9 Front of Property



Attachment 10 Driveway Looking South



Attachment 11 Houses at Driveway Entrance



Attachment 12 Houses North of Parking Area



Attachment 13 Parking Area from Route 30



Attachment 14 Parking Area Looking East



Attachment 15 Parking Area Looking West



Attachment 16 Parking Area Looking North



Attachment 17 East Side of Barn



Attachment 18 South Side of Barn



Attachment 19 South and East Sides of Barn



Attachment 20 North Side of Barn



Attachment 21 Inside Upstairs Looking West



Attachment 22 Inside Upstairs Looking East



Attachment 23 Inside Downstairs South Side



Village Board

Matt Brolley
Village President

April 30, 2018

Penny FitzPatrick
Village Clerk

Matthew H. Asselmeier, AICP
111 West Fox Street
Yorkville, IL 60560

Trustees:
Stan Bond
Peter Heinz
Steve Jungermann
Denny Lee
Doug Marecek
Theresa Sperling

Re: 8218 Route 30 Special Use

Dear Mr. Asselmeier:

Village staff have reviewed the proposed special use for a banquet facility located at 8218 Route 30. Staff have the following comments regarding the proposal:

Staff

Jeff Zoepfel
Village
Administrator

- The proposed use of the site does not comply with the Village of Montgomery's Comprehensive Plan Land Use of Neighborhood Commercial.

Daniel Meyers
Chief of Police

- Village Staff is concerned with the single, non-signalized access point. Route 30 is a frequently used highway with a speed limit of 55 miles per hour.

Todd Hoppenstedt
Dir. of Public Works

- Village Staff is concerned with the lack of stormwater detention indicated on the plan sets. Additional stormwater information is requested.

Justin VanVooren
Director of Finance

Richard Young
Dir. of Community
Development

Should you have any questions, please feel free to contact this office at 630-896-8080 x9022.

Sincerely,



Jerad Chipman, AICP
Senior Planner

208882

This Document Prepared By: James M. Wilson, Attorney at Law, 226 S. Bridge, Yorkville, Illinois

THE GRANTOR S. DONALD J. HAMMAN and CAROL S. HAMMAN, husband and wife,

of the Township of Oswego County of Kendall State of Illinois

for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey... and Warrant.....

to LAWRENCE H. SLATTERY and KATHLEEN A. RAMSEY, as tenants in common

of the City of Chicago County of Cook State of Illinois

the following described Real Estate, to-wit:

That part of the Northeast quarter of Section 3, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of said Northeast quarter; thence Easterly along the North line of said Northeast quarter, 1,119.50 feet to the line of a fence extended from the South for the point of beginning; thence Southerly along said extended fence line which forms an angle of 91°29'13" with the center line of U.S. Route No. 30, (measured from West to South), 57.27 feet to the Southerly right-of-way line of said Route 30; thence Southerly along the last described course, 305.85 feet; thence Easterly along a line which forms an angle of 91°30'00" with the last described course, (measured clockwise therefrom), 600.0 feet; thence Northerly along a line which forms an angle of 88°30'00" with the last described course, (measured clockwise therefrom), 363.12 feet to said North line; thence Westerly along said North line, 600.0 feet to the point of beginning in the Township of Bristol, Kendall County, Illinois.

hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: The real estate taxes for the year 1980 and all subsequent years; all conditions, restrictions, easements and covenants of record. Plat of Dedication recorded October 23, 1956 as Document 116444, other recorded documents related thereto.

Date this 5th day of January A. D. 1981
Donald J. Hamman [SEAL] Carol S. Hamman [SEAL]
Donald J. Hamman [SEAL] Carol S. Hamman [SEAL]
[SEAL] [SEAL]

I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY-CERTIFY that Donald J. Hamman and Carol S. Hamman, husband and wife

personally known to me to be the same persons. whose names are subscribed to the foregoing instrument, approved before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 19th day of January A. D. 1981 James M. Wilson [SEAL] Notary Public.

MAIL TAX BILL TO: Document No. 81-240 Filed for record in Recorder's Office of Kendall County, Illinois.
NAME: LAWRENCE H. SLATTERY... at 2:20 o'clock P.M. JAN 22 1981
Address: Rt. 1, Box 20-A Bristol, IL 60512
MICROFILMED INDEXED TRACKED
By Barbara L. Pierce, Deputy Recorder of Deeds

JAN 22 1981

...containing the area of 1.0 acre, more or less, of the
aforesaid northeast quarter.

Containing 2.10 acres, more or less.

The existing direct access entrance from the present abutting land of the grantor to the freeway at Station ^{186+25, 190+00} ~~196+50~~, shall remain in effect and operation only so long as the said entrance is used for farming purposes or for one single family residence or both, and so long as said entrance is not used for access to a commercial enterprise other than farming.