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
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

<table>
<thead>
<tr>
<th>LRMP</th>
<th>Land Use</th>
<th>Suburban Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Route 30 is a State Highway and is Classified as a Major Collector Road</td>
<td></td>
</tr>
<tr>
<td>Trails</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Floodplain/ Wetlands</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

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

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

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 processionals and recessionals 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
(630) 553-4141 Fax (630) 553-4179

APPLICATION

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
5

SITE ADDRESS OR LOCATION
8218 Route 30, Bristol, IL 60512

EXISTING LAND USE
AG/Farm

CURRENT ZONING
A1

LAND CLASSIFICATION ON LRMP
Suburban Residential

REQUESTED ACTION (Check All That Apply):

X SPECIAL USE

X VARIANCE

ADMINISTRATIVE VARIANCE

A1 CONDITIONAL USE for:

SITE PLAN REVIEW

TEXT AMENDMENT

RPD (Concept; Preliminary; Final)

ADMINISTRATIVE APPEAL

PRELIMINARY PLAT

FINAL PLAT

OTHER PLAT (Vacation, Dedication, etc.)

AMENDMENT TO A SPECIAL USE (Major: Minor)

PRIMARY CONTACT
Stuart A. Petersen

PRIMARY CONTACT MAILING ADDRESS

PRIMARY CONTACT FAX #

PRIMARY CONTACT EMAIL

PRIMARY CONTACT PHONE #

ENGINEER CONTACT
Harold Beron

ENGINEER MAILING ADDRESS

ENGINEER EMAIL

ENGINEER PHONE #

ENGINEER FAX #

ENGINEER OTHER # (Cell, etc.)

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

DATE 4-17-19

FEE PAID:

CHECK #: 

1 Primary Contact will receive all correspondence from County

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

Last Revised: 11.24.14
Special Use
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 any other document required for Kendall County Illinois as indicated hereinabove. 

[Redacted]

Date 7/12/18

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

Thank you for your assistance in this matter.

[Redacted]
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: 1605 N. Broadway
Aurora, IL 60505

Return to: NAME: The Gil Law Group
Address: 1605 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 Siattery (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.

[Signatures]

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.
   AURORA IL 60502-7429 KANE
   City: ZIP Code: County:

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

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
   JORGE RAMIREZ
   8218 ROUTE 30
   BRISTOL IL 60512

This document was generated electronically at www.cyberdriveillinois.com
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)
   X Natural Person (a)
   X 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)

LINCOLN M. KING
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 3, 2020
NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Jorge Ramirez
Address: 
City, State, Zip: 
Phone Number: 
Email: 

Contact Person: Attorney Stewart Petersen

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

Site Location & Proposed Use
Township Name: 37 N, Range: 7 E, Section(s): 0
Parcel Index Number(s): 02-03-20-001
Project or Subdivision Name: Banquet Hall
Number of Acres: 5
Current Use of Site: Banquet Hall
Proposed Number of Lots: 1
Proposed Number of Structures: 1
Proposed Water Supply: Well
Proposed type of Storm Water Management: 

Type of Request
☐ Change in Zoning from __________________ to __________________
☐ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County

In addition to this completed application form, please including the following to ensure proper processing:
☐ Plat of Survey/Site Plan – showing location, legal description and property measurements
☐ Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☐ 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.

__________________________  4-16-18
Petitioner or Authorized Agent  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
April 11, 2018

IDNR

Division of Ecosystems and Environment

One Natural Resources Way

Springfield, IL 62702


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.

[Signature]

Stuart A. Petersen
Endangered Species Consultation Agency Action Report

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

Date 4-11-8

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: [Redacted]
Contact name: [Redacted]
Address: [Redacted]
Phone: [Redacted]

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

Project name: Bristol Banquet Hall
County: Kendall
Address: 8248 Rte 30, Bristol, IL 60560
City and zip: Bristol, IL 60560
Township/Range/Section (e.g., T45N, R9E, S2): T37N R7E Section 3

(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, Some New Buildings Will be Erected, Survey Available

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:
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 by 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.
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 the are bringing or catering in to event.

Parking

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

Landscaping

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

This plat of the described tract of land is based on the U.S. Public Land Survey System. The tract is bounded as follows:

1. Begin at the Northwest corner of the described tract.
2. Run due North 620 feet along the line of the tract.
3. Run due East 620 feet along the line of the tract.
4. Run due South 620 feet along the line of the tract.
5. Run due West 620 feet along the line of the tract.

The tract is described as follows:

Commonly Known As: 50.50 Acres, U.S. Route 30, Grants, Illinois

5.00 Acres

27776.76 Square Feet, more or less.

Scale: 1" = 100'

TODD SURVEYING

1130 W. River Bank Rd.
Joliet, IL 60436
Phone: (708) 842-9324 Fax: (708) 842-9344

2016-0360

Certified Copy No. 11

Condition of Plat 2016-0360

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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:

<table>
<thead>
<tr>
<th>SOIL PROPERTY</th>
<th>SAMPLE 1</th>
<th>SAMPLE 2</th>
<th>SAMPLE 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated high water table</td>
<td>21</td>
<td>21</td>
<td>24</td>
</tr>
<tr>
<td>Observed water table</td>
<td>45</td>
<td>45</td>
<td>&gt;60</td>
</tr>
<tr>
<td>Bedrock</td>
<td>&gt;60</td>
<td>&gt;60</td>
<td>&gt;60</td>
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<tr>
<td>Soil series</td>
<td>145-512</td>
<td>171</td>
<td>145-512</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>GROUND SOIL</th>
<th>PERMEABILITY</th>
<th>FEATURES</th>
<th>REACTION</th>
<th>COLOR</th>
<th>TEXTURE</th>
<th>REDOX</th>
<th>DEPTH</th>
<th>NOTES</th>
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<tbody>
<tr>
<td>27</td>
<td>5.5</td>
<td>1-2</td>
<td>10 yr.</td>
<td>55-60</td>
<td>2-3</td>
<td>49-55</td>
<td>CI</td>
<td>REMARKS:</td>
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<td>26</td>
<td>6.5</td>
<td>1-2</td>
<td>10 yr.</td>
<td>50-60</td>
<td>2-3</td>
<td>49-55</td>
<td>CI</td>
<td>SAMPLE METHOD: 2-inch core</td>
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<tr>
<td>25</td>
<td>6.5</td>
<td>1-2</td>
<td>10 yr.</td>
<td>50-60</td>
<td>2-3</td>
<td>49-55</td>
<td>CI</td>
<td>OBSERVED GROUNDWATER TABLE: 45</td>
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<tr>
<td>24</td>
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<td>10 yr.</td>
<td>50-60</td>
<td>2-3</td>
<td>49-55</td>
<td>CI</td>
<td>MOUNTED DEPTH (m): 21</td>
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<td>23</td>
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<td>2-3</td>
<td>49-55</td>
<td>CI</td>
<td>SOIL SERIES: 171 (Cand)</td>
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<tr>
<td>22</td>
<td>6.5</td>
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<td>10 yr.</td>
<td>50-60</td>
<td>2-3</td>
<td>49-55</td>
<td>CI</td>
<td>TOWNSHIP: 137N</td>
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<tr>
<td>21</td>
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<td>2-3</td>
<td>49-55</td>
<td>CI</td>
<td>RANGE: 7E</td>
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<td>20</td>
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<td>10 yr.</td>
<td>50-60</td>
<td>2-3</td>
<td>49-55</td>
<td>CI</td>
<td>LEGAL DESCRIPTION: 8218 Route 30, Bristol (PIN 02-03-200-001)</td>
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<tr>
<td>19</td>
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<td>10 yr.</td>
<td>50-60</td>
<td>2-3</td>
<td>49-55</td>
<td>CI</td>
<td>APPLICANT:</td>
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DATE: March 29, 2018
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<tbody>
<tr>
<td>45</td>
<td>S5</td>
<td>Ft</td>
<td>5</td>
<td>C 10YR 4/3</td>
<td>F 10YR 6/2</td>
<td>3</td>
<td>F 10YR 6/2</td>
<td>C 10YR 6/2</td>
<td>F 10YR 6/2</td>
<td>C 10YR 6/2</td>
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<tr>
<td>52</td>
<td>S6</td>
<td>Ft</td>
<td>5</td>
<td>C 10YR 3/4</td>
<td>F 10YR 5/6</td>
<td>3</td>
<td>F 10YR 5/6</td>
<td>C 10YR 5/6</td>
<td>F 10YR 5/6</td>
<td>C 10YR 5/6</td>
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<tr>
<td>62</td>
<td>S6</td>
<td>Ft</td>
<td>5</td>
<td>C 10YR 3/5</td>
<td>F 10YR 5/6</td>
<td>3</td>
<td>F 10YR 5/6</td>
<td>C 10YR 5/6</td>
<td>F 10YR 5/6</td>
<td>C 10YR 5/6</td>
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<tr>
<td>75</td>
<td>S6</td>
<td>Ft</td>
<td>5</td>
<td>C 10YR 3/5</td>
<td>F 10YR 5/6</td>
<td>3</td>
<td>F 10YR 5/6</td>
<td>C 10YR 5/6</td>
<td>F 10YR 5/6</td>
<td>C 10YR 5/6</td>
<td></td>
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</tbody>
</table>

ASPECT/SLOPE: 4 percent to the south
Restrictive Permeability: Yes
Parent Material: Foxmoor
County: Kendall

DATE: March 29, 2018

Attachment 6, Page 4
Attachment 22 Inside Upstairs Looking East
April 30, 2018

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

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:

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

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

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

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

Sincerely,

Jerad Chipman, AICP
Senior Planner
THE GRANTOR S. DONALD J. HAMMAN and CAROL S. HAMMAN, husband and wife,

of the Township of Oswego
Kendall County
State of Illinois

for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Conveyee... and Warran... to

LAURENCE H. SLATTERY and KATHLEEN A. RASMUS, as tenants in common.

of the City of Chicago
Cook County
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, 1,129.30 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), 460.0 feet; thence Northerly along a line which forms an angle of 89°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.

SITUATED: In the Township of Oswego, Kendall County, 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.

Donald J. Hamman
CAROL S. Hamman

State of Illinois
Kendall County

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,

have personally appeared before me this day in person and acknowledged that the instrument set forth in the margin hereof, and subscribed to the name and signature of the above named, were executed and delivered by them as their free and voluntary act, for the use and purpose therein set forth, including the release and waiver of all right of homestead.

By: ________________________
Notary Public

Mail: 1456882

Recorded by: ________________________
Recorded in Recorder's Office of Kendall County, Illinois.

Located in the 19th Judicial Circuit of the State of Illinois.
Excepting the west 1/4 chain of the west 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, 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.