



Development Services Application

Print Form

100 Parkers Mill | Oswego, IL 60543

Project Name	<input type="text" value="Breybourne Stadium"/>	Date	<input type="text" value="8/10/23"/>
Applicant*	<input type="text" value="Chakra360, LLC"/>	Phone Number	<input type="text" value="[REDACTED]"/>
Address	<input type="text" value="1658 N. Milwaukee Ave., Suite 100-3404"/>	Fax Number	<input type="text" value="NA"/>
City	<input type="text" value="Chicago"/> State <input type="text" value="IL"/> Zip Code <input type="text" value="60647"/>	Email	<input type="text" value="[REDACTED]"/>

*Applicant is the person or company listed on all ordinances to be recorded with the Village of Oswego and Kendall County.

PROJECT INFORMATION

Requested Action	<input type="text" value="Preliminary PUD & Plat"/> <input type="text" value="Special Uses"/> <input type="text" value="Final PUD"/>
PIN	<input type="text" value="02-12-100-019; 02-12-100-020; 02-12-100-021"/> Acres/Lots <input type="text" value="+/- 34 acres"/>
Project description, address, & location	<input type="text" value="Proposed outdoor cricket stadium with associated clubhouse/restaurant and parking, and hotel and restaurant outlots, all located at the northeast corner of Orchard Road and Tuscany Trail"/>

Contact Please select a principal contact person. They will work with Development Services throughout the process and receive all correspondence.

Property Owner

Name	<input type="text" value="Chakra360 LLC"/>	Phone Number	<input type="text" value="[REDACTED]"/>
Address	<input type="text" value="1658 N. Milwaukee Ave., Suite 100-3404"/>	Fax Number	<input type="text" value="NA"/>
City	<input type="text" value="Chicago"/> State <input type="text" value="IL"/> Zip Code <input type="text" value="60647"/>	Email	<input type="text" value="[REDACTED]"/>

Attorney

Name	<input type="text" value="John Phillipchuck"/>	Phone Number	<input type="text" value="[REDACTED]"/>
Address	<input type="text" value="111 E. Jefferson Ave."/>	Fax Number	<input type="text" value="NA"/>
City	<input type="text" value="Naperville"/> State <input type="text" value="IL"/> Zip Code <input type="text" value="60540"/>	Email	<input type="text" value="[REDACTED]"/>

Developer

Name	<input type="text" value="Chakra360 LLC"/>	Phone Number	<input type="text" value="[REDACTED]"/>
Address	<input type="text" value="1658 N. Milwaukee Ave., Suite 100-3404"/>	Fax Number	<input type="text" value=""/>
City	<input type="text" value="Chicago"/> State <input type="text" value="IL"/> Zip Code <input type="text" value="60647"/>	Email	<input type="text" value="[REDACTED]"/>

Engineer

Name	<input type="text" value="Cemcon, Ltd."/>	Phone Number	<input type="text" value="[REDACTED]"/>
Address	<input type="text" value="2280 White Oak Circle, Suite 100"/>	Fax Number	<input type="text" value=""/>
City	<input type="text" value="Aurora"/> State <input type="text" value="IL"/> Zip Code <input type="text" value="60502"/>	Email	<input type="text" value="[REDACTED]"/>

Other

Name	<input type="text" value="Schoppe Design Associates, Inc."/>	Phone Number	<input type="text" value="[REDACTED]"/>
Address	<input type="text" value="126 S. Main Street"/>	Fax Number	<input type="text" value=""/>
City	<input type="text" value="Oswego"/> State <input type="text" value="IL"/> Zip Code <input type="text" value="60543"/>	Email	<input type="text" value="[REDACTED]"/>

All applications are due one (1) month prior to Plan Commission meetings, which are held on the first Thursday after the first Monday of every month. See attachments for all publishing information, packet materials, and forms to be completed. Applications are not considered complete until all required fees and plans are submitted.

FEES

Filing Fees and Review Fees are to be separate checks written to the Village of Oswego

FILING FEES - The filing fees noted are an application fee to cover the Village's administrative costs to process and review the specific requests. This fee is nonrefundable.

REVIEW FEES - The review fees listed are deposited in a non-interest bearing account held by the Village. The review fees account will be drawn upon as expenses are incurred by the Village and their consultants during the plan review process. In the event that the review fees account is depleted and additional expenses are incurred, the applicant will be billed accordingly for those amounts*. If the review fees account has a balance after all reviews and billing is completed, the balance will be refunded to the applicant.

*Engineering fees are included as a part of the review fee.

<input type="checkbox"/> CONCEPT PLAN REVIEW	Filing Fee: \$100+ \$5/Acre	Total Filing Fee to be paid	<input type="text"/>
	Review Fee: \$1500+ \$100/Acre	Total Review Fee to be paid	<input type="text"/>
<input type="checkbox"/> SITE PLAN REVIEW FOR COMMERCIAL & INDUSTRIAL	Filing Fee: \$750	Total Filing Fee to be paid	<input type="text"/>
	Review Fee: Billed according to staff review time		
<input type="checkbox"/> VARIATIONS (PUBLIC HEARING)	Filing Fee: \$600	Total Filing Fee to be paid	<input type="text"/>
<input type="checkbox"/> REZONING (PUBLIC HEARING)	Filing Fee: \$600	Total Filing Fee to be paid	<input type="text"/>
<input type="checkbox"/> ANNEXATION (PUBLIC HEARING)	Filing Fee: \$200 (up to 2 Acres)+ \$200/Acre in excess of 2 Acres Maximum fee of \$1,000	Total Filing Fee to be paid	<input type="text"/>
	Review Fee: Billed according to staff review time		
<input checked="" type="checkbox"/> SPECIAL USE PERMIT (PUBLIC HEARING)	Filing Fee: \$600	Total Filing Fee to be paid	<input type="text" value="\$600"/>
<input type="checkbox"/> APPEALS HEARING (PUBLIC HEARING)	\$150 per hearing	Total Filing Fee to be paid	<input type="text"/>
<input checked="" type="checkbox"/> PRELIMINARY PUD AND PLAT (PUBLIC HEARING)	Filing Fee: \$100+ \$5/Lot	Total Filing Fee to be paid	<input type="text" value="\$105"/>
	Review Fee: \$1500+ \$100/Acre	Total Review Fee to be paid	<input type="text" value="\$4,900"/>
<input checked="" type="checkbox"/> FINAL PUD AND PLAT	Filing Fee: \$100+ \$5/Lot	Total Filing Fee to be paid	<input type="text" value="\$105"/>
	Review Fee: \$1500+ \$100/Acre	Total Review Fee to be paid	<input type="text" value="\$4,900"/>
<input type="checkbox"/> MAJOR AMENDMENT TO PRELIM. OR FINAL PUD/PLAT (PUBLIC HEARING)	Filing Fee: \$100+ \$5/Lot	Total Filing Fee to be paid	<input type="text"/>
	Review Fee: \$1500+ \$100/Acre	Total Review Fee to be paid	<input type="text"/>
<input type="checkbox"/> MINOR AMENDMENT TO PRELIM. OR FINAL PUD/PLAT	Filing Fee: \$600	Total Filing Fee to be paid	<input type="text"/>

Special Use Permit

Submittal Requirements

Please submit one copy of the following information:

1. Fees
2. Completed Application
3. Plat of Survey. The plat must be less than one year old, include a legal description, and be certified by a surveyor. For publication purposes, a disk copy of the legal descriptions must be provided accessible with Microsoft Word.
4. Standards of Special Use Form (attached)
5. Brief justification of the reason/s for the special use permit and intended uses
6. Detailed description of the business, including hours of operation, number of employees, nature of business, etc.
7. Site Plan/Plat showing the building or tenant space and parking areas.
8. Architectural Plans (if applicable)
9. Landscape Plan (if applicable)
10. Complete Disclosure of Beneficiaries form (see attached)

Public Hearing Notification Requirement.

A public hearing is required before the Plan Commission. The following notifications shall be required:

- Publish Notice. Notice of the time and place of such hearings shall be published at least once, not more than thirty (30) days and not less than fifteen (15) days before the hearing, in a newspaper of general circulation in the Village. The published notice may be supplemented by such additional form of notices as the Plan Commission may approve by rule. The Development Services Department does the publishing.
- Sign. At least fifteen (15) days prior to such public hearing, notice thereof shall be posted on the road or street frontage (or if there is no road frontage, at a location determined by the Development Services Director) of the land being the subject matter of the application. The sign shall be approximately eighteen (18) inches by twenty-four (24) inches in size. The Village Development Services Department shall provide the signs and sign support system that must be used by the petitioner. The sign shall bear the following information (a). Zoning hearing (b). The action proposed (c.) Time, date and location of meeting. The applicant shall remove all signs and return the sign support system to the Village within forty-eight (48) hours of the Plan Commission or Zoning Board of Appeals public hearing. Prior to the public hearing, the petitioner shall submit an affidavit stating that all signs were posted in accordance with this subsection.
- Notice to Adjoining Landowners. An applicant seeking an approval requiring a public hearing under this Section shall notify persons designated on the County records to receive property tax bills for property adjacent to or within two hundred and fifty (250) feet (exclusive of public right-of-way) of the property in question of the public hearing to be conducted. Such notification shall be on a form provided by the Village, which shall include the requested action, the location of the property and the time, date, and place of the public hearing. Such notice shall be by certified mail, return receipt requested, and mailed at least fifteen (15) days, but no more than thirty (30) days prior to the hearing. The applicant shall provide an affidavit prior to the public hearing attesting that notice has been mailed and attach a copy of the notice and the return receipts.

Preliminary P.U.D./Plat

Submittal Requirements

Please submit one copy of the following information:

- 1. Fees.
- 2. Completed Application.
- 3. *NA* A copy of any declarations, restrictive covenants, conditions, or restrictions placed on the property.
- 4. A detailed description of business operations, including proposed days and hours of operation, number of employees, etc.
- 5. Disclosure of Beneficiaries.
- 6. *NA* A copy of the completed Natural Resource Inventory (NRI) Report Application.
- 7. Standards of Special Use Form (attached)

Please submit four (24x36) copies and one (11x17) copy of the following:

- 8. Preliminary Site Plan. See attached requirements from the Subdivision Control Regulations.
- 9. Preliminary Plat. See attached requirements from the Subdivision Control Regulations.
- 10. Preliminary Architectural Elevations (at least one in color) including all sides of buildings and floor plan for commercial/industrial plans.
- 11. Plat of Survey. The plat must be less than one year old, include a legal description, and be certified by a surveyor. For publication purposes, a disk copy of the legal descriptions must be provided accessible with Microsoft Word.
- 12. Preliminary Landscape Plan.
- 13. Preliminary Lighting Plan.
- 14. Tree and Natural Planting Preservation Plan
- 15. *pre.* ~~Final~~ Engineering Plans.
- 16. Traffic Study (if applicable).

PUBLIC HEARING REQUIREMENTS

- Publish Notice. Notice of the time and place of such hearings shall be published at least once, not more than thirty (30) days and not less than fifteen (15) days before the hearing, in a newspaper of general circulation in the Village. The published notice may be supplemented by such additional form of notices as the Plan Commission may approve by rule. The Development Services Department does the publishing.
- Sign. At least fifteen (15) days prior to such public hearing, notice thereof shall be posted on the road or street frontage (or if there is no road frontage, at a location determined by the Development Services Director) of the land being the subject matter of the application. The sign shall be approximately eighteen (18) inches by twenty-four (24) inches in size. The Village Development Services Department shall provide the sign and sign support system that must be used by the petitioner. The sign shall bear the following information (a). Zoning hearing (b). The action proposed (c.) Time, date and location of meeting. The applicant shall remove all signs and return the sign support system to the Village within forty-eight (48) hours of the Plan Commission or Zoning Board of Appeals public hearing. Prior to the public hearing, the petitioner shall submit an affidavit stating that all signs were posted in accordance with this subsection.
- Notice to Adjoining Landowners. An applicant seeking an approval requiring a public hearing under this Section shall notify persons designated on the County records to receive property tax bills for property adjacent to or within two hundred and fifty (250) feet (exclusive of public right-of-way) of the property in question of the public hearing to be conducted. Such notification shall be on a form provided by the Village, which shall include the requested action, the location of the property and the time, date, and place of the public hearing. Such notice shall be by certified mail, return receipt requested, and mailed at least fifteen (15) days, but no more than thirty (30) days prior to the hearing. The applicant shall provide an affidavit prior to the public hearing attesting that notice has been mailed and attach a copy of the notice and the return receipts.

Final P.U.D./Plat

Submittal Requirements

Please submit one copy of the following information:

- 1. Fees.
- 2. Completed Application.
- 3. *NA* A copy of any declarations, restrictive covenants, conditions, or restrictions placed on the property.
- 4. A detailed description of business operations, including proposed days and hours of operation, number of employees, etc.
- 5. A complete disclosure of beneficiaries form (see attached)

Please submit four (24x36) copies and one (11x17) copy of the following:

- 6. Final Site Plan. See attached requirements from the Subdivision Control Regulations.
- 7. Final Plat. See attached requirements from the Subdivision Control Regulations.
- 8. *NA* Final Architectural Elevations (at least one in color) including all sides of buildings and floor plan for commercial/industrial plans.
- 9. Plat of Survey. The plat must be less than one year old, include a legal description, and be certified by a surveyor. For publication purposes, a disk copy of the legal descriptions must be provided accessible with Microsoft Word.
- 10. *NA* Final Landscape Plan.
- 11. *NA* Final Lighting Plan.
- 12. *NA* Final Signage and/or Street and Traffic Identifier Plan.
- 13. Tree and Natural Planting Preservation Plan
- 14. Final Engineering Plans. *per Village direction*
- 15. Traffic Study (if applicable).