

Development Services Application

Print Form

100 Parkers Mill | Oswego, IL 60543

Project Name	Breybourne Stadiu	m				Date	8/10/23
Applicant*	Chakra360, LLC					Phone Number	
Address	1658 N. Milwauk	ee Ave., Su	uite 100-3404			Fax Number	NA
City	Chicago	State	IL Zip Cod	de 60647		Email	
	*Applicant is the perso	n or compan	y listed on all ordin	ances to be reco	orded with	h the Village of Osweg	o and Kendall County.
PROJECT INFORMATION							
Requested Actio	Preliminary PU	D & Plat	Special Use	s	Final	PUD	
PIN	02-12-100-019; 02-	-12-100-020;	02-12-100-021	Acres/Lots		+/- 34 acres	
Project description address, & location	i i oposca catacoi i				rant and p	parking, and hotel and	restaurant outlots, all located at
Contact	Other		ease select a proughout the pro				with Development Services
Property Ov	wner					·	
Name (Chakra360 LLC					Phone Number	
Address 1	1658 N. Milwaukee A	ve., Suite	100-3404			Fax Number	NA
City	Chicago	State	IL Zip Code	60647		Email	
Attorney						-	
Name	John Phillipchuck					Phone Number	
Address 1	111 E. Jefferson Ave.					Fax Number	NA
City 1	Naperville	State	IL Zip Code	60540		- Email	
Developer						_	
Name	Chakra360 LLC					Phone Number	
Address	1658 N. Milwaukee /	Ave., Suite	100-3404			Fax Numbe <u>r</u>	
City	Chicago	State	IL Zip Code	60647		Email	
Engineer	_					-	
Name	Cemcon, Ltd.					Phone Number	
Address	2280 White Oak Circ	le, Suite 1	00			Fax Number	
City	Aurora	State	IL Zip Code	60502		Email	
Other						•	
Name	Schoppe Design Asso	ociates, Inc	С.			Phone Number	
	126 S. Main Street					Fax Number	1
City	Oswego	State	IL Zip Code	60543		Email	

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.

	•	•	
г	CONCEPT PLAN RE	EVIEW	
	Filing Fee:	\$100+ \$5/Acre	Total Filing Fee to be paid
	Review Fee:	\$1500+ \$100/Acre	Total Review Fee to be paid
Г	SITE PLAN REVIEW	V FOR COMMERCIAL & INDUSTRIAL	-
	Filing Fee:	\$750	Total Filing Fee to be paid
	Review Fee:	Billed according to staff review time	
Γ	VARIATIONS (PUBI	LIC HEARING)	
	Filing Fee:	\$600	Total Filing Fee to be paid
Γ	REZONING (PUBLIC	C HEARING)	
	Filing Fee:	\$600	Total Filing Fee to be paid
_	ANNEXATION (PUB	DI IC UE ADINC)	
,	Filing Fee:	\$200 (up to 2 Acres)+ \$200/Acre in excess of 2 Acres	
	I filling I cc.	Maximum fee of \$1,000	Total Filing Fee to be paid
	Review Fee:	Billed according to staff review time	
ſσ			
IX		MIT (PUBLIC HEARING)	T#600
	Filing Fee:	\$600	Total Filing Fee to be paid \$600
Г	APPEALS HEARING	G (PUBLIC HEARING)	
		\$150 per hearing	Total Filing Fee to be paid
IX	PRELIMINARY PUI	D AND PLAT (PUBLIC HEARING)	
	Filing Fee:	\$100+ \$5/Lot	Total Filing Fee to be paid \$105
	Review Fee:	\$1500+\$100/Acre	Total Review Fee to be paid \$4,900
X	FINAL PUD AND PL	_AT	
•	Filing Fee:	\$100+ \$5/Lot	Total Filing Fee to be paid \$105
	Review Fee:	\$1500+\$100/Acre	Total Review Fee to be paid \$4,900
Γ	MAJOR AMENDME	ENT TO PRELIM. OR FINAL PUD/PLAT (PUBLIC	HEARING)
	Filing Fee:	\$100+ \$5/Lot	Total Filing Fee to be paid
	Review Fee:	\$1500+\$100/Acre	Total Review Fee to be paid
Γ	MINOR AMENDME	NT TO PRELIM. OR FINAL PUD/PLAT	
	Filing Fee:	\$600	Total Filing Fee to be paid

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)
1 9.	Landscape Plan (if applicable)
10.	Complete Disclosure of Beneficiaries form (see attached)

Public Hearing Notification Requirement.

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

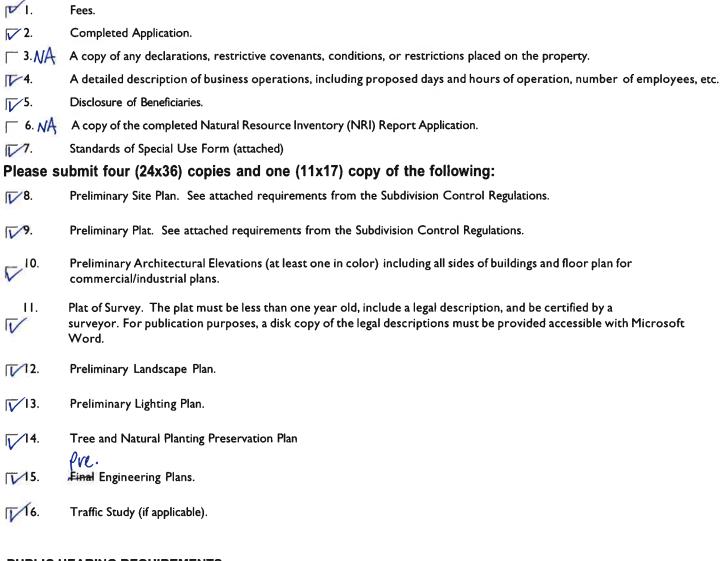
A public hearing is required before the Plan Commission. The following notifications shall be required:

	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.
Г	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
50	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.
Γ	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:



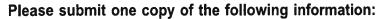
PUBLIC HEARING REQUIREMENTS

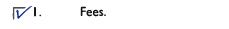
1	(15) days before the hearing, in a newspaper of general circulation in the Village. The published notice may be supplemented by such additional form of notices as the Plan Commission may approve by rule. The Development Services Department does the publishing.
Ţ	Sign. At least fifteen (15) days prior 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.
Γ	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.

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

Final P.U.D./Plat

Submittal Requirements





- 2. Completed Application.
- 3. MA A copy of any declarations, restrictive covenants, conditions, or restrictions placed on the property.
- 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:

- Final Site Plan. See attached requirements from the Subdivision Control Regulations.
- 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.
- 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).