



# Community Development Application

100 Parkers Mill | Oswego, IL 60543

Project Name	<input type="text"/>	Date	<input type="text"/>	
Applicant*	<input type="text"/>	Phone Number	<input type="text"/>	
Address	<input type="text"/>		Fax Number	<input type="text"/>
City	<input type="text"/>	State	<input type="text"/>	
	Zip Code	<input type="text"/>	Email	<input type="text"/>

*\*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"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
PIN	<input type="text"/>	Acres/Lots	<input type="text"/>	<input type="text"/>
Project description, address, & location	<input type="text"/>			

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

### Property Owner

Name	<input type="text"/>	Phone Number	<input type="text"/>	
Address	<input type="text"/>		Fax Number	<input type="text"/>
City	<input type="text"/>	State	<input type="text"/>	
	Zip Code	<input type="text"/>	Email	<input type="text"/>

### Attorney

Name	<input type="text"/>	Phone Number	<input type="text"/>	
Address	<input type="text"/>		Fax Number	<input type="text"/>
City	<input type="text"/>	State	<input type="text"/>	
	Zip Code	<input type="text"/>	Email	<input type="text"/>

### Developer

Name	<input type="text"/>	Phone Number	<input type="text"/>	
Address	<input type="text"/>		Fax Number	<input type="text"/>
City	<input type="text"/>	State	<input type="text"/>	
	Zip Code	<input type="text"/>	Email	<input type="text"/>

### Engineer

Name	<input type="text"/>	Phone Number	<input type="text"/>	
Address	<input type="text"/>		Fax Number	<input type="text"/>
City	<input type="text"/>	State	<input type="text"/>	
	Zip Code	<input type="text"/>	Email	<input type="text"/>

### Other

Name	<input type="text"/>	Phone Number	<input type="text"/>	
Address	<input type="text"/>		Fax Number	<input type="text"/>
City	<input type="text"/>	State	<input type="text"/>	
	Zip Code	<input type="text"/>	Email	<input type="text"/>

**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.

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|---|--|-----------------------------|----------------------|
| <input type="checkbox"/> <b>CONCEPT PLAN REVIEW</b>   | 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"/> <b>SITE PLAN REVIEW FOR COMMERCIAL &amp; INDUSTRIAL</b>              | Filing Fee: \$750  | Total Filing Fee to be paid | <input type="text"/> |
|   | Review Fee: Billed according to staff review time  |                             |                      |
| <input type="checkbox"/> <b>VARIATIONS (PUBLIC HEARING)</b>                                   | Filing Fee: \$150  | Total Filing Fee to be paid | <input type="text"/> |
|   | Review Fee: Billed according to staff review time  |                             |                      |
| <input type="checkbox"/> <b>REZONING (PUBLIC HEARING)</b>                                     | Filing Fee: \$200 (up to 2 Acres)+ \$200/Acre in excess of 2 Acres<br>Maximum fee of \$1,000 | Total Filing Fee to be paid | <input type="text"/> |
|   | Review Fee: Billed according to staff review time  |                             |                      |
| <input type="checkbox"/> <b>ANNEXATION (PUBLIC HEARING)</b>                                   | Filing Fee: \$200 (up to 2 Acres)+ \$200/Acre in excess of 2 Acres<br>Maximum fee of \$1,000 | Total Filing Fee to be paid | <input type="text"/> |
|   | Review Fee: Billed according to staff review time  |                             |                      |
| <input type="checkbox"/> <b>SPECIAL USE PERMIT (PUBLIC HEARING)</b>                           | Filing Fee: \$200 (up to 2 Acres)+ \$200/Acre in excess of 2 Acres<br>Maximum fee of \$1,000 | Total Filing Fee to be paid | <input type="text"/> |
|   | Review Fee: Billed according to staff time   |                             |                      |
| <input type="checkbox"/> <b>APPEALS HEARING (PUBLIC HEARING)</b>                              | \$150 per hearing  | Total Filing Fee to be paid | <input type="text"/> |
| <input type="checkbox"/> <b>PRELIMINARY PUD AND PLAT (PUBLIC HEARING)</b>                     | 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"/> <b>FINAL PUD AND PLAT</b>  | 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"/> <b>MAJOR AMENDMENT TO PRELIM. OR FINAL PUD/PLAT (PUBLIC HEARING)</b> | 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"/> <b>MINOR AMENDMENT TO PRELIM. OR FINAL PUD/PLAT</b>                  | Filing Fee: \$100+ \$5/Lot   | Total Filing Fee to be paid | <input type="text"/> |
|   | Review Fee: \$500+ \$50/Acre   | Total Review Fee to be paid | <input type="text"/> |

# Rezoning

## 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. Complete Disclosure of Beneficiaries Form (attached)
- 5. Natural Resource Inventory (NRI) Report Application to the Kendall County Soil and Water Conservation District
- 6. Standards of Rezoning Form (attached)
- 7. Brief justification of the reason/s for the requested zoning and intended uses
- 8. Zoning Plat indicating the proposed zoning district boundaries and the number of acres in each, and zoning classifications of the surrounding properties within 100 feet of the subject property.

**10 Days prior to the Plan Commission Meeting and Village Board, 25 reduced (11x17) copies are due to the Community Development Department. Plans should include everything but engineering, and should be correlated and folded for packets.**

### Public Hearing Notification Requirement.

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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 Community Development 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 Community Development 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 Community Development 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. There will be a \$50 deposit required.
- 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.

# NOTICE OF PUBLIC HEARING

Current Date

Dear Property Owner:

A property located within 250 feet of your property is petitioning the Village of Oswego for an action that requires a public hearing. The hearing information is provided below for your convenience. Additional information regarding the requested action is available through the Village of Oswego Community Development Department located at Village Hall, 100 Parkers Mill, Oswego, IL 60543 or by calling 630-554-3622.

Petitioner

Location of Property

Requested Action

The public hearing will be held on Thursday,   
at the Oswego Village Hall, 100 Parkers Mill, at 7:00 P.M.

**VILLAGE OF OSWEGO  
DISCLOSURE OF BENEFICIARIES FORM**

1. Applicant

Address

City  State  Zip Code

2. Nature of Benefit Sought:

3. Nature of Applicant: (Please check one)

- a.) Natural Person
- b.) Corporation
- c.) Land Trust/Trustee
- d.) Trust/Trustee
- e.) Partnership
- f.) Joint Venture

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

5. If in 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
A.	<input style="width: 100%;" type="text"/>		
B.	<input style="width: 100%;" type="text"/>		
C.	<input style="width: 100%;" type="text"/>		
D.	<input style="width: 100%;" type="text"/>		
E.	<input style="width: 100%;" type="text"/>		

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

VERIFICATION

I, \_\_\_\_\_, being first duly sworn under oath, depose and state 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 \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
Notary Public

(seal)

# Standards for Rezoning

The Plan Commission shall not recommend nor shall the Village Board grant an amendment to alter the zoning district boundary lines unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The amendment promotes the public health, safety, comfort, convenience and general welfare.

2. The amendment complies with the policies and official land use plan and other official plans of the Village.

3. The trend of development in the area of the subject property is consistent with the requested amendment.

4. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.

5. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.

6. The subject property has not been utilized under the existing zoning classification for a substantial period of time.

7. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.