

SPECIAL USE STANDARDS – BREYBOURNE STADIUM

August 10, 2023

1. The proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the best interest of the public convenience and will contribute to the general welfare of the neighborhood or community.

The proposed use of the property as a cricket stadium with associated restaurant and hotel uses is related to the new and emerging sport of professional cricket in the United States. The sport is wildly popular throughout the world, and major growth and expansion of the sport is planned and underway throughout the United States. The Chicago region has been identified as one of the locations for new Professional League franchises, elevating interest in the development of first-class facilities to secure the team. The petitioner, Chakra360 LLC and its sole owner, Paresh Patel, is a local Oswego resident and former Chicago cricketer whose vision is to build this facility and bring the professional cricket team to his hometown, broadening the exposure and appeal of the sport as a benefit to the Oswego community and region.

The property in question is located in the Orchard Road corridor, a major regional transportation corridor, intended for intense non-residential development. The Breybourne Stadium project represents a significant economic investment in the Oswego community that will have a positive impact, contributing to the expansion of related commercial and retail uses not only in the corridor but throughout Oswego and the region. The general welfare is enhanced as a result of increased revenues to all taxing districts without the addition of residents and the associated services.

2. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.

As noted, the visibility, orientation and access to the subject property orients to Orchard Road, a major regional transportation corridor. Properties in this well-traveled corridor have been zoned to reflect opportunities for higher intensity development as evidenced by the combination of industrial and commercial districts in the Villages of Oswego and Montgomery as well as unincorporated Kendall County. In addition, the Comprehensive Plans for all three jurisdictions also call for a combination of commercial and industrial uses in the corridor, and high-density residential use for the property to the south for the future Tuscan Station development in Oswego.

The current zoning of the subject property is M-1 Limited Manufacturing District in the Village of Oswego which allows for a multitude of light industrial uses by right, including but not limited to the production and processing of a variety of goods and materials, as well as carting, express hauling, or storage yards. Business and/or industrial uses would likely be operated 6-7 days a week, 52 weeks of the year whereas an outdoor cricket facility is subject to Midwest weather, operating between the months of April and October.

Traffic associated with the stadium will occur off-peak as games are played in the evenings and on weekends. The petitioner will work closely with Village officials to develop traffic control management plans that will discourage and prevent stadium traffic from using Tuscan Trail to the west of the facility; all stadium traffic will be directed to the Orchard Road access points.

The selection of Prairie-style inspired architecture for the stadium facilities is intended to incorporate iconic Midwestern imagery while at the same time honoring the tradition and history of the international game of cricket. The design is an exciting and inspirational blend of the region's past and the future of the sport.

The Village's most restrictive buffering standards apply when M zoning is adjacent to residential use. The landscape design as proposed meets and exceeds the Village's requirements. Along the west property line, offsite buffering exists in the form of a berm and combination of evergreen and deciduous trees as well as the physical separation of the existing pond. This buffering will be supplemented on the Breybourne site by the incorporation of additional shade, evergreen and ornamental trees along this same west property line.

The proposed lighting system is designed to maximize on-field playability and safety while minimizing effects elsewhere. The "TLC for LED" system delivers highly-controlled downward light from the poletop. The fixtures utilize custom optics and patented visoring, significantly reducing off-site spill light, glare, and light pollution. In addition, LED allows more flexibility than prior technologies regarding dimming and fixture control. The system can operate at 100% for matches but dim when that level of light isn't required, minimizing the off-site impacts further. The proposed lighting plan meets the Village's requirement for foot candle readings of .2 or less where adjacent to residential property.

In summary, the requested Special Uses are more appropriate and suitable for the property in this location than the uses allowed by right in the existing M-1 zoning.

3. The proposed building or use will be designed, arranged, and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.

To the extent possible, access points to the property from Tuscan Trail have been located to align with the proposed access points of the future Tuscan Trail apartment development to the south. The north access point to the project from Orchard Road has been designed to provide future access opportunities to the M-1 zoned and currently farmed property to the north. This access point would also allow for an aligned, full intersection providing a future access point to undeveloped property on the east side of Orchard Road. The potential future signalization of this intersection partnered with the future signalized intersection at Tuscan Trail will promote operational efficiencies while allowing and facilitating beneficial economic development in the corridor.

4. The proposed building or use has been considered in relation to the goals and objectives of the Official Plan of the Village.

"Oswego – Bold, Balanced and Bountiful." This phrase figures prominently throughout the Village's 2015 Comprehensive Plan, along with discussions of "New Ideas" and "Discovering

Oswego's Potential". What could be more bold than a beautifully designed, first of its kind transformational project that will showcase Oswego's bounty to the world? The Plan further states that "New economic growth will be welcomed in areas near downtown and established hubs of activity." (Page 3) This groundbreaking facility provides a much needed economic engine in the Orchard Road corridor, following the current and established trend of entertainment and sports-related projects recently completed and underway (Venue 1012, Whitetail Golf Dome), helping to balance the Village's tax base and offering new and exciting experiential and cultural options for the Oswego community and beyond. Page 12 of the Plan identifies "4 Bold Goals to create a Legacy of Balanced Growth"; #3 of these goals is to "Maintain a Strong Economic Base". Breybourne Stadium will strengthen and diversify the Village's economic base, providing multiple sources of tax and user fee revenues, helping to minimize the tax burden on the Village's residents.

5. There shall be reasonable assurance that the proposed building or use will be completed and maintained in a timely manner, if authorized.

The project is being designed to be constructed in incremental phases, beginning with the field itself:

Phase I: field and wicket; underground drain tiles with interim discharge (begin either Fall 2023 or Spring 2024)

Phase II: south, east, and west parking lots; players clubhouse/practice facility; berm seating to bring capacity to 2,000; stormwater facilities (begin Spring 2024 for late Summer/early Fall 2024 games)

Phase III: members clubhouse with premium seating (600 – 800 + suites); combination berm (east and west) and fixed stadium seating (north) up to 6,000 capacity; north parking lot; this phase would accommodate professional cricket events (begin Fall 2024 for possible Fall 2025 usage)

Phase IV: complete first level seating and remove berms, bringing capacity to +/- 14,000; this phase would accommodate National cricket events (begin Fall 2025 for possible usage Fall 2026)

Future Phase: complete second and third level stadium seating, bringing capacity to 24,000 – 25,000; this phase is dependent upon the sanctioning of future International cricket events.

Breybourne Stadium will be constructed as a first-class facility intended to attract the sport's most elite competition. The ongoing commitment to the high-quality presentation of the site and meticulous maintenance of the facilities is paramount to achieving this goal.