



## Planning and Zoning Application

### Application Request(s)

*Check all that apply.*

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Concept Plan                    | <input type="checkbox"/> Variation                 | <input type="checkbox"/> Special Use Permit       |
| <input type="checkbox"/> Rezoning                        | <input type="checkbox"/> Annexation                | <input type="checkbox"/> PUD - Special Use Permit |
| <input type="checkbox"/> Preliminary Plat of Subdivision | <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Final Site Plan          |
| <input type="checkbox"/> Amendment to Checked Item(s)    |  |   |

The undersigned applicant(s) request(s) the corporate authorities of the Village of Channahon to approve the following application for above checked item(s) in the Village of Channahon and in support of said application, state(s) as follows:

### Property & Request Information

\_\_\_\_\_  
Address of Request

\_\_\_\_\_  
Project Name

\_\_\_\_\_  
PIN

\_\_\_\_\_  
General Location

\_\_\_\_\_  
Property Size

\_\_\_\_\_  
Present Zoning

\_\_\_\_\_  
Proposed Zoning

\_\_\_\_\_  
Present Land Use

\_\_\_\_\_  
Proposed Land Use

Reason for Request/Description of Request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Building Permit Submitted?  Yes  No If yes, for what? \_\_\_\_\_

\_\_\_\_\_

**Complete the following Development information if applicable:**

Type of Development:  Residential  Commercial  Industrial  Institutional

Number of Units/Lots (if applicable)

Buildings/Improvements on Property to Remain or be Removed? (describe):

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Floodplain areas present on property?  Yes  No  Unsure

Professional Fee Agreement submitted?  Yes  No  N/A

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**Applicant Information**

***Applicant/Developer:***

Owner  Contract Purchaser  Lessee  Agent for

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Primary Contact

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Business Name

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Address (City, State, Zip)

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Email

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Phone

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Fax

***Property Owner (if different than applicant):***

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Name

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Address (City, State, Zip)

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Email

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Phone

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Fax

**Project Team**

**Attorney:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address (City, State, Zip)

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

**Engineer:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address (City, State, Zip)

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

**Planning/Landscape Architect Consultant:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address (City, State, Zip)

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

**Project Team (continued)**

**Architect:**

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Name	Company
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Address (City, State, Zip)

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Email

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Phone	Fax
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**Submitted Materials Required**

- Legal Description of Property (hard copy)
  - Legal Description of Property (emailed to [smcmaster@channahon.org](mailto:smcmaster@channahon.org))
  - Disclosure of Beneficiaries Form - completed, original
  - Fee(s), Non-Refundable  
*(all that apply)*
    - Concept Plan: No charge
    - Variation, Single Lot Residential: \$200
    - Variation, Non-Residential + Multiple Lot Residential: \$625
    - Special Use Permit: \$625
    - Rezoning: \$625
    - Annexation/Agreement: No charge
    - PUD - Special Use Permit: \$1250
    - Preliminary Plat:
      - 5 acres or less = \$475
      - Over 5 acres, less than 10 = \$700
      - Over 10 acres, less than 20 = \$950
      - Over 20 acres = \$1250
    - Final Plat: \$500 + \$25 per lot over 10 lots
    - Final Site Plan: \$500 + \$25 per lot over 10 lots

*Amendment request(s) fees are the same as above listed fees.*
  - Variance, Special Use Permit, and/or PUD Supplement(s)
  - Plat of Survey, to Scale and Current
  - For Variation(s): Marked up Plat of Survey illustrating requested variation(s)
  - Any specific information, which may help in the review and approval process
- Applicable for New Development and/or Use:*
- 4 full-size, folded, collated copies of all applicable plans including but not limited to the following:  
Site Plan with Complete Site Data, Preliminary/Final Plats, Architectural Elevations (Color and Black-Line)  
including Signs, Photometric Plan with Lighting Specifications, Tree Survey, Landscape Plan
  - 1 copy of proposed covenants and restrictions
  - Detailed description of business, proposed hours of operation, number of employees

**Applicant Signatures**

The undersigned below hereby certifies that he/she is the owner of the described property and has authorized an agent, which both agree to abide by all Ordinances, regulations, and codes of the Village of Channahon as are in full force and effect on the date of the consideration of this application by the Corporate Authorities. The owner or applicant(s) also agree(s) to pay any and all fees, costs, and expenses of the Village of Channahon, including professional fees that are necessary and required to act on this application.

\_\_\_\_\_  
Project Address

\_\_\_\_\_  
Owner's Name (print)

\_\_\_\_\_  
Applicant's Name (print) *If different than owner*

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
**Staff Use Only**

\_\_\_\_\_  
Applicable Code Sections

\_\_\_\_\_  
Comprehensive Plan

Zoning: N- \_\_\_\_\_ S- \_\_\_\_\_ E- \_\_\_\_\_ W- \_\_\_\_\_

\_\_\_\_\_  
Sub Area

\_\_\_\_\_  
Professional Fee ID

\_\_\_\_\_  
Submittal Date

\_\_\_\_\_  
Received By

\_\_\_\_\_  
Payment Type

\_\_\_\_\_  
Check #

\_\_\_\_\_  
Fees Paid





# Planned Unit Development (PUD) Application Supplement

Date: \_\_\_\_\_

Address:
Applicant:
Request(s):

## **Standards of Review**

Please provide justification as to how the request meets the following Standards for Approval as set forth in the Village of Channahon Municipal Code. Additional sheets may be attached, if necessary.

Per Municipal Code section 156.140 for a requested Planned Unit Development, the Planning and Zoning Commission shall provide findings of fact setting forth the reasons for the recommendation, and the findings shall set forth with particularity the following:
(a) In what respects is the proposal in the public interest, including but not limited to findings of fact on the requirements set forth in this section?
(b) In what respects is the proposed plan consistent with the stated purpose of the planned unit development regulations?
(c) To what extent does the proposed plan meet the requirements and standards of the planned unit development regulations?

(d) To what extent does the proposed plan depart from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to the density, dimension, area, bulk and use? State the reasons why such departures are deemed to be in the public interest.

(e) How does the physical design of the proposed plan and the manner in which the design adequately provide for public services, provide for control over vehicular traffic, provide for and protect designated common open space, and further the amenities of light and air, recreation and visual enjoyment?

(f) How does the proposed plan relate to adjacent properties and neighborhood? How is the proposed plan compatible with adjacent properties and neighborhood?

(g) How is the proposed plan desirable with regard to the physical development, tax base and economic well-being of the entire community?

(h) How does the proposed plan conform with the intent and spirit of the Comprehensive Plan?

**Required Public Notices**

Unless otherwise confirmed below by acknowledgement of intent to complete notices, the Village of Channahon will complete all ordinance required public notice postings no less than 15 days and no more than 30 days prior to the scheduled public hearing. Such notices include the following:

- Posting of a sign on the subject property every 500 linear feet of street frontage with a minimum of 1 sign on each street abutting the property;
- Public Notice in a newspaper of general circulation;
- Written notice to the owner of record, as shown on the record of the local real estate tax collector, of all lots lying within 250 feet, exclusive of right-of ways, of the property line for which the request is sought.

**Only if Petitioner chooses to complete written notices.** As petitioner I would like to complete the required written notices and take full responsibility for the accuracy and timeliness of said notices. Prior to mailing said notices I will confirm with village staff the ordinance required content of the letters, method of sending letters and required affidavit of notice.

X

\_\_\_\_\_  
Applicant's Signature

STATE OF ILLINOIS	
	) SS.
COUNTY OF WILL	)
The undersigned hereby authorize the filing of the aforesaid request, and understands that the owner or authorized agent must be present at the public hearing to present the request to the Planning and Zoning Commission.	
<p>X</p> <p>_____ OWNER or APPLICANT'S SIGNATURE</p>	<p>NOTARY PUBLIC:</p> <p>Sign: _____</p>
<p>SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____, and who has provided the proper identification and who did take an oath.</p>	
<p>AFFIX STAMP HERE</p>	

VILLAGE OF CHANNAHON

DISCLOSURE OF BENEFICIARIES

I. PETITIONER \_\_\_\_\_  
NAME COMPANY

ADDRESS

CITY STATE ZIP CODE

II. NATURE OF THE BENEFIT SOUGHT: \_\_\_\_\_

III. NATURE OF APPLICANT (please circle one of the following):

- a. Natural Person
- b. Corporation
- c. Land Trust/Trustee
- d. Trust/Trustee
- e. Partnership
- f. Joint Venture
- g. Limited Liability Company

IV. If the applicant is an entity other than described in Section 3, please state the nature and characteristics of the applicant: \_\_\_\_\_

V. If your answer to Section 3 is anything other than (a) please identify every owner and beneficiary having any interest, real or personal, in such property, and every member, shareholder, limited partner, or general partner entitled to receive more than 7½% of the total distributable income of any limited liability company, corporation, or limited partnership having interest in the property. However, if the interest, stock, or shares in a limited liability company, corporation, or general partnership is publicly traded and there is no readily known individual having greater than 7½% interest, then a statement to such effect should be attached hereto.

<u>NAME</u>	<u>ADDRESS</u>	<u>INTEREST</u>
a.	_____	_____
b.	_____	_____
c.	_____	_____
d.	_____	_____

**NOTE: If your answer to Section 5 identifies an entity other than a natural person, then the same disclosure must be made for each entity.**

**VI. PERSON MAKING THE DISCLOSURE ON BEHALF OF THE PETITIONER:**

_____		
NAME	CAPACITY	
_____		
ADDRESS		
_____		
CITY	STATE	ZIP CODE
_____		

**VERIFICATION**

I, \_\_\_\_\_, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained herein are true in both substance and fact.

By: \_\_\_\_\_

Signed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

(Seal)