



**Village of Long Grove
Plan Commission Zoning Board of Appeals
Supplemental Application Information
(Final PUD Plat)**

FORM "F"

In addition to the information required by the General Zoning Application, the Applicant must provide specific supplemental information as required below for Applications for approval of a Final PUD Plat.

Applications for Planned Unit Development Final Plat Approval. In addition to the information required by the General Zoning Application, every Application filed pursuant to Section 5-11-18 of the Zoning Code for approval of a final planned unit development (PUD) plat shall provide at least ten (10) sets of the following plans and documents:

- (a) Final Plat. A final land use and zoning plat, suitable for recording with the County Recorder of Deeds, shall be prepared. The purpose of the land use and zoning plat is to designate with particularity the land subdivided into conventional lots as well as the division of other land not so treated into common open areas and building areas. The final land use and zoning plat shall include, but not be limited to:

_____ Legal Description of Entire Area. An accurate legal description of the entire area under immediate development within the planned development.

_____ Subdivision Plat. A subdivision plat of all subdivided lands in the same form and meeting all the Village, County, and State of Illinois Plat Act requirements for a final plat of subdivision.

_____ Legal Description of Unsubdivided Use Area. An accurate legal description of each separate unsubdivided use area, including common open space.

_____ Location of all Buildings to be Constructed. Designation of the exact location of all buildings to be constructed.

_____ Certificates, Seals and Signatures. Certificates, seals and signatures required for the dedication of lands and recording the document.

_____ Tabulations on Separate Unsubdivided Use Area. Tabulations on separate unsubdivided use area, including land area, number of buildings, number of dwelling units and dwelling units per acre.

_____ Water Facilities. The location of all lakes, ponds, detention sites, retention sites and dams shall be depicted and accurately located on the final plat.

- (b) Public Open Space Documents. All common open space shall be either conveyed to a municipal or public corporation, conveyed to a not for profit corporation or entity established for the purpose of benefiting the owners and residents of the planned development or retained by the developer with legally binding guarantees, in a form approved by the village attorney, that the common open space will be permanently preserved as open area. All land conveyed to a not for profit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement of the common open space.
- (c) Public Facilities. The construction of all public facilities and improvements made necessary as a result of the planned unit development shall either be completed prior to final plat approval, or be guaranteed by a security deposit. Security deposits shall be governed by the provisions of section 12-1-3 of the Village Code.
- (d) Security Deposit. The satisfactory installation of the facilities required to be constructed within the planned unit development shall be guaranteed by a security deposit in an amount equal to one hundred ten percent (110%) of the estimated cost of public facility installations. Security deposits shall be governed by the provisions of section 12-1-3 of the Village Code, provided, however, that the balance of the security deposit shall not be returned after the completion of the public facility installations unless a guarantee security deposit in an amount of ten percent (10%) of the total cost of the required facilities is first delivered to the village. Such guarantee security deposit shall be maintained for a period of no less than twenty four (24) months.
- (e) Delinquent Taxes. A certificate shall be furnished from the proper collector that all special assessments constituting a lien on the whole or any part of the lot of the planned unit development have been paid.
- (f) Covenants. Final agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned unit development.

Fee Schedule for Final Planned Unit Development Plat:

Fees are to be paid at the time of application for preliminary plat submittal. No additional filing or planning fees are associated with a Final PUD plat request; provided, however, that Applicant and Owner shall be jointly and severally responsible for all recordation fees, consultant expenses, and other costs incurred by the Village, including without limitation those costs and expenses referenced in the Zoning Code and the General Zoning Application. Professional fee escrows must be maintained at the \$5,000.00 minimum deposit level.