

Planned Development Certifications for Final Site Plans for Stage 2 Development Plans

Provide all information required in Section 5.5.D.1 of the Zoning Ordinance on all Stage 2 - Final Site Plans.

- a. A final site plan drawn to an appropriate scale on a mylar or other material suitable for recording with the Cook County Recorder of Deeds. The final site plan shall include the following information:
 - i. Final designation of the location, ground area, height, bulk and exact dimensions of all existing and proposed buildings and structures within the planned development.
 - ii. A detailed tabulation of each separate land use area, including land and building areas, and where applicable, the total number of residential dwelling units, the number of bedrooms in each unit, and the residential density.
 - iii. The use or uses to be made of such existing and proposed buildings or structures.
 - iv. The dimensions of all perimeter setbacks and the distances between all buildings and structures.
 - v. The final location and dimensions of all pedestrian walkways, driveways, streets, parking and loading facilities, including the number of parking spaces serving each building or land use type and all parking related screening and landscaping.
 - vi. The exact location and dimensions of any areas to be conveyed, dedicated or reserved for parks, parkways, playgrounds, places of worship, school sites, public buildings, or for any other public or quasi public use.
- b. An accurate legal description of the entire zoning lot upon which the planned development is to be located, and a legal description of each separate subdivided parcel, including any areas to be conveyed, dedicated or reserved for public or quasi public uses.
- c. All covenants, easements, agreements and other provisions required to govern the use, maintenance and continued protection of the planned development, along with an agreement assuring that the applicant, any subsequent owner or, where applicable, a homeowners' association shall be responsible for all street, utility and common open space maintenance within said development and for snow plowing and refuse disposal.

Reference recording numbers and dates recorded for existing easements.

An easement provision statement and signatures lines for each private utility company are required for all new easements.

- d. Reprint the Ordinance for the Stage 1 Planned Development, as approved by the City Council.

- e. All certificates, seals and signatures appropriate for the Final Site Plan.

Certificate of Ownership and Dedication

I (we) or name of corporation do hereby certify that I (we) am the legal and true owner of the property shown and described on this Final Site Plan of the Stage 2 Development Plan, and that I (we) adopt the Final Site Plan and the conditions shown and described on this document.

I (we) dedicate all utility easements and drainage areas to the Mayor and City Council of the City of Park Ridge, Illinois; and reserve the fee simple title to all rights-of-way, streets, alleys, open spaces and other public sites (if applicable).

I (we) offer to dedicate said areas and all public utility systems to the Mayor and City Council of the City of Park Ridge, Illinois, for the use of the public in general. The offer shall not be deemed to be accepted by the City until the offer is formally accepted in the manner prescribed by law.

This deed and agreement of dedication shall be binding upon my (our) grantees, assigns, successors, heirs, and personal representatives and all parties and interests who have affixed their signatures indicating their assent to this Final Site Plan.

WITNESS my hand and seal this _____ day of _____, 20 _____

 Owner(s)

Notary Certification (for Ownership Certificate)

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, _____, a notary public in and for said county in the state aforesaid, do hereby certify that _____ and _____, a corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers, appeared before me this day in person and acknowledged the execution of the foregoing instrument as their free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth and that the said secretary did then affix the corporate seal of said corporation to said instrument as (his/her) own free and voluntary act and as the free and voluntary act of said corporation for the uses and therein set forth.

Given under my hand and notary seal this _____ day of _____, A.D. 20 _____.

 Notary Public (Seal)

Certificate of Mortgage Holder for each owner (if applicable)

Certificates vary depending upon the mortgage holder.

Certificate of Accuracy

I hereby certify that this Final Site Plan of the Stage 2 Development Plan is a correct representation of the subject property as described and surveyed by a licensed surveyor.

Given under my hand and seal this ____ day of _____, A.D. 20 ____.

Professional Engineer, Surveyor or Architect (Seal)

Certificate of City Engineer

I hereby certify that all required streets and public improvements have been constructed and/or installed in accordance with City specifications, and have been dedicated and accepted by the City of Park Ridge, Illinois, in the manner prescribed by City regulations.

Date

City Engineer

Certificate of the Planning and Zoning Commission

I hereby certify that the Final Site Plan of the Stage 2 Development Plan was approved by the Planning and Zoning Commission on the _____ day of _____, 20 ____, and is in full compliance with the regulations of the City of Park Ridge, Illinois, and the approved Stage 1 Development Plan. I hereby authorize the Final Site Plan for recording with the Cook County Recorder of Deeds.

Planning and Zoning Commission

Date

Chairman

Certificate of the City Council and City Clerk

We hereby certify that the Final Site Plan for the Stage 2 Development Plan was approved by the City Council of the City of Park Ridge on the _____ day of _____, 20___. The Final Site Plan is in full compliance with the regulations of the City of Park Ridge, Illinois, and the Stage 1 Development, approved as Ordinance # _____ on the _____ day of _____, 20 ___. We hereby authorize the Final Site Plan for recording with the Cook County Recorder of Deeds.

Date

Mayor

Attest: City Clerk

Certificate of the Cook County Clerk

The Cook County Clerk provides its own certificate.

Party Ordering the Final Site Plan

Provide the name and address of the party ordering the Final Site Plan of the Stage 2 Development Plan.

Return Final Site Plan to

Provide a statement asking to return the Plan to:

City of Park Ridge
Community Preservation and Development Department
505 Butler Place
Park Ridge, Illinois 60068