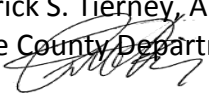


## **MEMORANDUM**

November 13, 2012

TO: Lake County Planning, Building and Zoning Committee

FR: Patrick S. Tierney, AICP, Principal Planner  
Lake County Department of Planning, Building and Development  


RE: Variation Request: Subdivision Assurance Extension

### **Riverside of Barrington – Wauconda Township**

**Amount: \$70,000 – Subdivision Improvements**

**Expiration Dates: November 30, 2012**

#### **Request:**

The County has been holding a performance assurance for the Riverside of Barrington to assure the completion of subdivision improvements. Last November, the Committee granted a reduction in the performance assurance and approved a variance to extend the performance period beyond the maximum three year time limit. The funds being held in the performance assurance relate to drainage and landscaping (i.e. native plant establishment) improvements.

Over this past year, the developer has only been able to correct a portion of the prescribed work, but native plantings have not been established to meet performance standards. Staff is also awaiting documentation from the developer relating to drainage improvements to justify a possible reduction in the assurance, but has not received the information at this time.

The developer's attached letter is requesting a variance to extend the performance assurance until May 30, 2013.

#### **Recommendation:**

Staff is recommending that the requested variance be granted and the performance assurance extended until June 14, 2013 to support the developer's efforts to complete the outstanding work subject to the following conditions being met.

1. Staff shall receive a replacement assurance in the amount of \$70,000 with an expiration date of June 15, 2013 in acceptable form.
2. Should condition 1 be met on or before November 16, 2012 staff requests authorization to draw on the assurances in accordance with the provisions of the UDO and the terms of the assurance documents.