

MEMORANDUM

November 11, 2008

TO: Lake County Planning, Building and Zoning Committee

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

RE: Committee Action on Subdivision Assurances

The attached report represents the Staff Review Committee's recommendation on subdivision assurances scheduled for expiration. The Staff Review Committee has conducted inspections of the subdivisions and met with the developers' on outstanding items. Staff's recommendations reflect requests by the developers and conditions that staff believes will protect the public safety. Staff requests the Committee's concurrence with staff's recommendations.

Performance/Maintenance Assurance Recommendations - November 11, 2008

Name	Township	Type	Amount	Expiration Date	Requested Action	Recommendation
Shires of Cambridge	Warren	M	\$279,542	15-Nov-08	C-ME	<p>Staff recommends granting the developer's request to extend the maintenance assurance until June 15, 2009 subject to the following conditions being met by November 14, 2008.</p> <p>1. Staff shall receive a replacement assurance in in the amount of \$279,542 with an expiration date of June 15, 2009 in acceptable form.</p> <p>2. All remedial right-of-way improvements cited by the Lake County Division of Transportation along Yew Tree Drive shall be accepted by LCDOT staff.</p> <p>Should the above conditions not be met, staff requests authorization to draw on the assurances in accordance with the provisions of the UDO and the terms of the assurance documents.</p>
						<p>Staff recommends granting the developer's request to extend the performance assurance until June 15, 2009 subject to the following conditions.</p> <p>1. Staff shall receive replacement assurances in in the amount of \$279,542 with an expiration date of June 15, 2009 in acceptable form.</p>
Newport Cove	Antioch	P	\$807,045 Subdivision	26-Nov-08	C-PE	<p>Staff recommends granting the developer's request to extend the performance assurance until June 15, 2009 subject to the following conditions.</p> <p>1. Staff shall receive replacement assurances in in the amount of \$807,045 and \$550,496 with expiration dates of June 15, 2009 in acceptable form.</p> <p>Should the above condition not be met, staff requests authorization to draw on the assurances in accordance with the provisions of the UDO and the terms of the assurance documents.</p>
						<p>Staff shall receive replacement assurances in in the amount of \$550,496 Restoration 26-Nov-08 C-PE</p>

Requested Action: C- Conditional; R = Release; RD = Reduction; E = Extension; S = Status; V = Variation; DR = Draw **Type:** P = Performance; M = Maintenance; SD- Site Development

Performance/Maintenance Assurance Recommendations - November 11, 2008

Name	Township	Type	Amount	Expiration Date	Requested Action	Recommendation
Belvidere Estates	Warren	P	\$376,647 Subdivision	28-Nov-08	V-C-PE	Staff recommends extending the performance assurance until November 20, 2009 subject to the developer complying with the following conditions on or before November 21, 2008.
			\$183,130.87 Restoration	28-Nov-08	V-C-PE	1. Staff shall receive replacement assurances in in the amount of \$376,647 and \$183,130.87 with expiration dates of November 20, 2009 in acceptable form.
						2. The developer shall pay all applicable extension and variation fees.
						Should the above conditions not be met, staff requests authorization to draw on the assurances in accordance with the provisions of the UDO and the terms of the assurance documents.
						Staff requests the Committee's authorization to take the following actions on the assurances.
Long Meadow Farms	Ela	P	\$778,066 Subdivision \$598,351 Restoration	26-Nov-08	C-PE/PRD	1. The restoration assurance may be released and returned to the sponsoring financial institution.
						2. The subdivision assurance may be reduced to an amount specified by staff upon their receipt and review of cost estimates from the consulting engineer.
						3. The expiration date of the subdivision assurance may be extended to June 15, 2009
						4. Staff shall receive a maintenance assurance in the amount of \$167,000 with an expiration date of November 24, 2009 in acceptable form..
						5. Staff shall receive new assurances in acceptable form on or before November 21, 2008.
						Should condition 5 not be met, staff requests authorization to draw on the assurance in accordance with the provisions of the UDO and the terms of the assurance documents.

Requested Action: C- Conditional; R = Release; RD = Reduction; E = Extension; S = Status;
V = Variation; DR = Draw **Type:** P = Performance; M = Maintenance; SD- Site Development



October 28, 2008

VIA FAX @ (847)360-6734
Original via US Mail

Mr. Patrick S. Tierney
Principal Planner
Lake County Building & Development
18 North County Street – 6th Floor
Waukegan, IL 60085

**RE: SHIRES OF CAMBRIDGE – WARREN TOWNSHIP
BOND EXTENSION REQUEST**

Dear Mr. Tierney:

Based on current staffing levels, company finances and many similar outstanding projects, we are unable to work on the final release of bonds for this project. This is our formal request to extend the following Shires of Cambridge Bond:

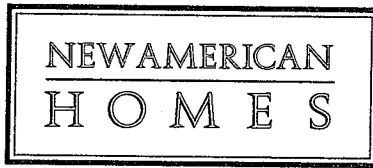
Bond # 997601 Maintenance 06/15/09

If you should have any questions, please contact me at (847)984-4539 or mssalvatore@drhorton.com.

Sincerely,

Mark S. Salvatore, PE
Land Development Engineer

Cc: Erik Sandstedt
Mary Tocci
Bond File



November 3, 2008

Mr. Patrick S. Tierney
Principal Planner
Lake County
18 North County Street – 6th Floor
Waukegan, IL 60085

Dear Mr. Tierney:

This letter is in response to your letter of October 30, 2008 and the attached Assurance Reduction Comments from your staff.

We are taking your advice and will not be asking for a reduction in the performance assurance bond at this time. Our goal is to complete all work prior to May 3, 2009. A schedule is attached.

We do have one request regarding your comments. We are asking that the top soil piles be allowed to remain on site, as long as they are properly controlled with silt fencing and ground cover. The top soil has been stockpiled for use on the lawns of the to-be-built houses. Removing it and then having to rehaul it in is prohibitively expensive, a true economic burden on the project. Moreover, it is a waste a fuel, and heavy trucking is hard on the streets and curbs. Certainly there must be a way to contain it on the site, as is the normal process in most residential developments. We would greatly appreciate your assistance in this matter.

Also, we are confused by Point 13 of your comments. Will you please provide some clarification on that? Wouldn't that work be covered under the maintenance bond?

If you have questions/comments regarding the schedule, please feel free to call. And, please note that on the schedule we have added certain dates for the County, as well. If these are unrealistic, please let me know.

Cordially,

A handwritten signature in cursive script, appearing to read "Susanne Tauke".

Susanne Tauke
President

ENCLOSURE
cc. Ron Gerber

NEWPORT COVE
Final Site Improvement Schedule
Monday, November 03, 2008

TASK	ESTIMATED COMPLETION
Provide as-built drawings	Completed
Provide sewer televising video	Completed
Seed swales and basins	Completed
Seed and stabilize vacant lots	Completed
Core holes filled	Completed
Submit topo info for level spreader at SW corner	Completed
Submit redesign of retaining wall behind Lots 13-17	12/01/08
Submit redesign of path between Lots 12 and 13	12/01/08
Submit fence selection	12/01/08
County review of as-built drawings	12/01/08
County review of storm sewer velocity calcs	12/01/08
County review of storm sewer video	12/01/08
Install street lights	02/15/09
County review of curb/gutter	02/15/09
Replace incorrect road grates	03/15/09
Install walking path entrances in right-of-way	04/15/09
Complete redesigned path between Lots 12 and 13	04/15/09
Install path fencing	04/15/09
Install retaining walls	05/01/09
Install final lift on roads	05/01/09
Submit letter from Certified Wetland Specialist	05/01/09



C A P I T A L H O M E S, I N C.
B e t t e r H o m e s b y D e s i g n

3050 N. Kennicott
Arlington Heights, IL 60004
847-359-7791
Fax 847-359-9327

October 31, 2008

Mr. Phillip J. Rovang
Director
Planning, Building and Development
Lake County
18 North County Street – 6th Floor
Waukegan, IL 60085-4356

Re: Belvidere Estates Subdivision request for extension

Dear Mr. Rovang;

Please accept this letter as a formal request for a three year extension of the permit for subdivision improvements. The site improvements are substantially complete at this point; however with the current housing market we still have 14 of the 15 lots vacant. In addition at the request of Mr. Rudd from the Warren Township Highway Department we have not completed the final surface course of the Subdivision streets as well as the Parkway trees and Public Walks in front of the unsold vacant lots. Mr. Rudd is concerned that any future construction will cause damage to the curb and road surface as well as the walks and trees. During an inspection with Mr. Meyer from the Division of Transportation Mr. Rudd indicated that he would not accept the road at this point.

We are asking for a three year extension due to the current economy. Having gone the last 2 1/2 years with no sales we cannot forecast completion of the balance of the single family homes in the Development any sooner. We are prepared to complete the road surface at the County's direction but ask that you grant any extension in agreement with the Warren Township Highway Department.

Please advise if there is anything else you need. I can be reached at the field office numbers noted above as well as via my cell phone at 847 561 5277.

Sincerely,

Al Lander
Director of Operations

cc: file