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MEMORANDUM

November 5, 2013

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

Sunset Estates – Cuba Township

Amount: \$25,000 – Subdivision Improvements
Expiration Date: November 6, 2013

Request:

The County is holding a performance assurance for Sunset Estates to assure the wetland vegetation is established for the basins. Staff conducted an inspection of the site in September and it was determined that additional remedial work will need to be done to assure compliance with the wetland and water quality standards of the Unified Development Ordinance. The developer has requested an extension of the assurance beyond the maximum permitted three-year period so he can perform the required maintenance work.

Recommendation:

Staff has evaluated the request from the developer and is in support of the variance. We recommend the following:

1. Approval of the requested variance and authorization for the Director to accept the amendment to the Letter of Credit submitted by the developer retaining the amount of the assurance at \$25,000 and extending the performance period to November 6, 2014.
2. Should the Committee not support Condition 1, staff requests authorization to draw on the assurance in accordance with the provisions of the UDO and the terms of the assurance document.