

Lake County Illinois

*Lake County Courthouse and Administrative Complex
18 N. County Street
Waukegan, IL 60085-4351*



Agenda Report - Final

Tuesday, September 4, 2012

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 [12-0951](#)

Minutes from August 28, 2012.

Attachments: [PBZ Minutes 8.28.12.pdf](#)

4. ADDED TO AGENDA

5. PUBLIC COMMENT

6. OLD BUSINESS

7. NEW BUSINESS

SUBDIVISIONS

7.1 [12-0927](#)

Committee action to approve the final plat and final engineering plan for the Sosynski Subdivision.

- Proposed 2-lot (Estate zoned, 80,000 square foot minimum lot size) Conventional Detached House Residential Subdivision is located on 5 acres, located 325-feet west of Elm Road, 575-feet north of State Route 22 in Vernon Township.
- The Planning, Building & Development Department finds the Final Plat and associated subdivision documents are within compliance of the Unified Development Ordinance (UDO).

Attachments: [Final Plat Report 90412.pdf](#)

[2010 Aerial Sosynski Sub.pdf](#)

[53140-SOSYNSKI-FINAL PLAT OF SUBDIVISION 24X36 PAGE 1.pdf](#)

7.2 [12-0950](#)

Approval of a variance from Article 10 of the Unified Development Ordinance (UDO) to extend the performance assurance beyond the maximum permitted three-year period for Rockland Woods Subdivision.

- Rockland Woods Subdivision is located on the south side of Rockland Road approximately ½ mile west of St. Mary's Road in Libertyville Township (District 21).
- The County is has been holding a performance assurance since 2009 to insure completion of sanitary sewer, drainage, landscaping and roadway improvements; the assurance is scheduled to expire on September 18, 2012.
- The developer associated with the project was foreclosed upon by the lending institution that sponsored the letter of credit and staff has been working with a representative hired by the bank to complete the remaining items which will not be completed prior to the date of expiration.
- The bank is seeking a variance to extend the performance assurance beyond the

- maximum permitted three year period to complete the remaining performance items in order to move the project into the maintenance period.
- Staff recommends granting the requested variance.

Attachments: [Variance to Extend PG 09-04-12.pdf](#)

[Site Plan for Assurance Extension 09-04-12.pdf](#)

DIRECTOR'S REPORT

8. **EXECUTIVE SESSION**
9. **COUNTY ADMINISTRATOR'S REPORT**
10. **ADJOURNMENT**