Lake County Central Permit Facility
500 West Winchester Road
Libertyville, Illinois 60048-1331
Phone: 847.377.2600
Fax: 847.984.5608
E-mail: lcpermits@lakecountyil.gov

M E M O R A N D U M
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

Sunset Estates – Cuba Township
Amount: $52,500 – Subdivision Improvements
**   Expiration Date: November 1, 2012**

Request:

The County has been holding a performance assurance for Sunset Estates to assure the completion of performance items that consist of: roadway, drainage and landscape improvements. Since the assurance was extended last year, road improvements have been completed and as-built plans have been approved. We recently received a letter from the Cuba Township Highway Commissioner accepting the road extension into the Cuba roadway system. The developer is still having difficulty establishing wetland vegetation for the basins so the funds related to those improvements will need to be held for at least another year. Staff is recommending a reduction of the performance assurance based on the work completed, and a variance to extend the assurance for another year to cover the remaining landscape improvements.

A letter has been attached from the developer requesting an extension of the performance assurance until November 2013.

Recommendation:
Staff has evaluated the request from the developer and is in support of the variance and a reduction in the performance assurance to $25,000 subject to the following conditions being met.

1. The Committee shall concur with the Director's decision to accept an amendment to the existing letter of credit in the amount of $25,000 with an expiration date of November 6, 2013.

2. Should condition 1 be met staff requests authorization to draw on the assurance in accordance with the provisions of the UDO and the terms of the assurance document.