



**Lake County Central Permit Facility**  
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**MEMORANDUM**

June 4, 2013

TO: Lake County Planning, Building and Zoning Committee

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

RE: Variation Request: Assurance Extensions

**Newport Cove, PUD – Antioch Township**  
**Amount: \$30,000 – Subdivision Improvements**  
**\$50,000 - Maintenance**  
**Expiration Dates: June 17, 2013**

**Request:**

The County is currently holding two assurances for subdivision improvements associated with the subject subdivision. One is a performance assurance to insure the completion of native plantings related to stormwater detention facilities and open space areas, the second is a maintenance assurance to complete remedial work within the subdivision. Both assurances are scheduled to expire on June 17, 2013.

Staff has received a variation request from Susanne Tauke, the developer of the subdivision (see attached email), asking for a variation to extend the performance and maintenance assurances until October 15, 2013. Her request cites the impact of the recent flooding on her ability to complete native landscape plantings adjacent to Bluff Lake. She also indicates flooding impacts caused deterioration of recreational path improvements warranting repairs.

Engineering staff has completed periodic reviews of the subdivision and has confirmed native plantings associated with the open space areas are not at acceptable levels. The developer has also indicated that she has not made sufficient progress on other remedial work to warrant an inspection by staff. Upon her notifying staff that remedial work is complete, staff will perform an inspection to determine compliance with approved plans and will take action on the assurances.

**Recommendation:**

Staff recommends granting the applicant's variation request and extending the performance and maintenance assurances until October 15, 2013 subject to the following conditions being met.

1. The applicant shall provide replacement letters of credit in the amount of \$30,000 for subdivision improvements, and \$50,000 for maintenance improvements, both with

expiration dates of October 15, 2013 in acceptable form on or before June 14, 2013.

2. Should the above condition not be met, staff requests that the Planning, Building and Development Director be authorized to draw on the assurances.