

October 31, 2018

TO: Lake County Planning, Building and Zoning Committee

FR: Brad Denz, Senior Planner  
Lake County Department of Planning, Building and Development

RE: Enclaves of Woodbine Subdivision – Vernon Township

#### Modification from the Lake County Code

The Enclaves of Woodbine Subdivision is on the northwest side of Woodbine Circle, an existing public road, approximately 1/3 mile west of Route 21, Vernon Township. The subject property is zoned Residential-1 (R-1), with an average net lot area of 10,338 square feet. The character of the area to the south and east is single family residential zoned R-1, west is a public recreational park located in the Village of Vernon Hills, north is a warehouse located in the Village of Vernon Hills. The Enclaves of Woodbine Subdivision is being developed as a Conservation Single-Family Residential Subdivision in accordance with the Lake County Code. The subdivision will be served by public sewer and water.

The developer is requesting the following modification from the Lake County Code:

#### **Modification Request**

1. Section 151.203(A) of the Lake County Code requires that a performance assurance\* be submitted from the applicant prior to final plat approval. The applicant requests a modification to submit a performance assurance after the formal approval of the Final Plat of Subdivision and prior to the approval of the site development permit.

The developer's request for the modification is attached to this report.

#### **Recommendation**

The developer has requested the County delay the submittal of the performance assurance as his financial institution will not issue a performance assurance until such time as the Final Plat has been approved and recorded. Staff is in receipt of correspondence from the applicant's financial institution which indicates their intent to approve a letter of credit in the amount of \$435,999.85 after the Final Plat is recorded and prior to the commencement of on-site work. Given that the delay of the performance assurance submittal will not have a negative impact on the adjacent property owners (because no site work will be allowed until such time as the assurance has been submitted), staff has no objection to the request.

Should the Committee be inclined to grant the requested modification, staff recommends that the following condition be imposed:

1. The developer shall post the necessary assurances in an amount that has been approved by staff and is based on the estimated cost of the improvements prior to the approval of the site development permit.

\* A performance assurance is a financial document which ensures the proper, safe, and timely installation and maintenance of required subdivision improvements