



LAKE COUNTY  
Investing in People  
and Our Communities

Enclaves of Woodbine  
Subdivision  
Vernon Township

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Subdivision Modification Request

October 31, 2018

# Subdivision Modification Request

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The Lake County Code requires a “performance assurance” submitted by the applicant prior to Final Plat approval. The applicant requests a modification to submit a performance assurance after Final Plat approval and before site development permit approval.



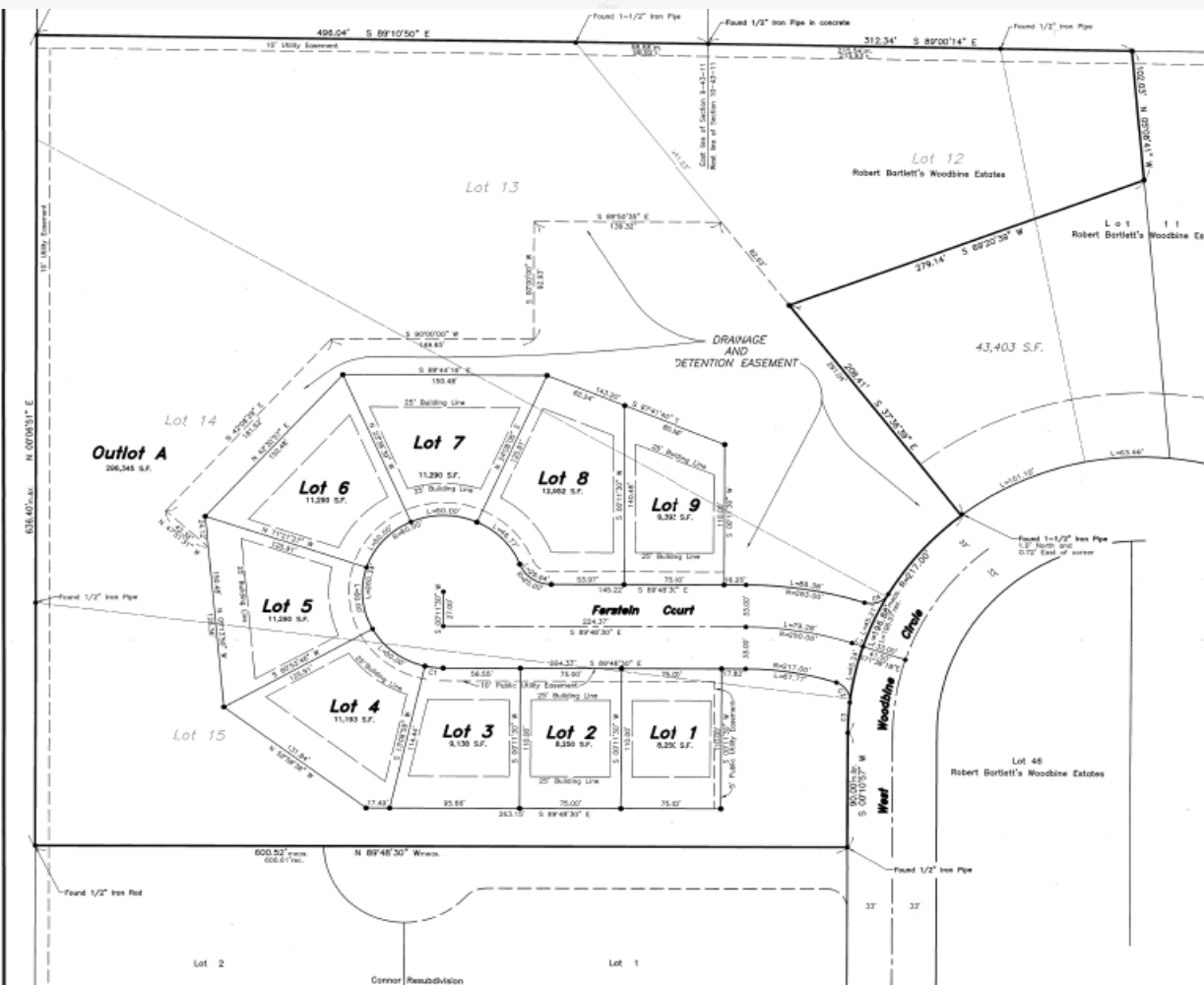


# Site Location

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- Proposed 9-lot Conservation Single-Family Residential Subdivision on approximately 9.6 acres.
- Zoned Residential-1(R-1), with an allowable density of 0.8 units per acre. Average lot area = 10,338 sq. ft.





# Staff Recommendation

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- The developer has requested the County delay the submittal of the performance assurance as his financial institution will not issue the assurance until after the Final Plat is 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.

# Staff Recommendation

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- 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 permitted until the assurance is submitted), staff has no objection to the request.

## Condition of Approval

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

# Up Next

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- THG Holdings, LLC – Comments
- Committee Questions & Discussion
- Public Comment