Legislation Details (With Text)

File #:	12-0950	**Version:** 1	**Name:**	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.
Type:	committee action item		**Status:**	Passed
File created:	8/27/2012		**In control:**	Planning, Building and Zoning Committee
On agenda:			**Final action:**	9/4/2012
Title:	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.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. Request Letter.pdf, 2. Variance to Extend PG_09-04-12.pdf, 3. Site Plan for Assurance Extension_09-04-12.pdf, 4. Ann Maine Email.pdf			

Date	Ver.	Action By	Action	Result
9/4/2012	1	Planning, Building and Zoning Committee	approved	Pass

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.