



# Lake County Illinois

## Legislation Details (With Text)

**File #:** 10-1036      **Version:** 1      **Name:** Belvidere Estates Variance Request to extend Performance Assurance  
**Type:** committee action item      **Status:** Passed  
**File created:** 10/18/2010      **In control:** Planning, Building and Zoning Committee  
**On agenda:**      **Final action:** 10/26/2010  
**Title:** Belvidere Estates  
Variance Request to extend Performance Assurance  
Warren Township - District 11

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Subdivision Assurances Cover Report 10.26.10, 2. Bond Report 10.26.10

Date	Ver.	Action By	Action	Result
10/26/2010	1	Planning, Building and Zoning Committee	approved	Pass

Belvidere Estates  
Variance Request to extend Performance Assurance  
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- A recent offer to purchase the subdivision was rejected by the bank that holds title to the subdivision.
- The developer (Capital Homes) has indicated that they remain interested in retaining the subdivision and completing the improvements but are not in the position to complete the work at this time and has requested a variance to extend the performance period beyond the maximum permitted 3 year period to complete performance items.
- The subdivision is stabilized; therefore, Staff has no objection to granting the variance.