



Lake County Illinois

Legislation Details (With Text)

File #: 12-0651 **Version:** 2 **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 Newport Cove Planned Unit Development (PUD).

Type: committee action item **Status:** Passed

File created: 5/24/2012 **In control:** Planning, Building and Zoning Committee

On agenda: **Final action:** 6/4/2013

Title: Approval of a variance from Article 10 of the Unified Development Ordinance (UDO) to extend the performance assurance for Newport Cove Planned Unit Development (PUD) in Antioch Township; District 1.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Newport Cove Extension Request_05-13.pdf, 2. Committee Variation Report_06-04-13.pdf

Date	Ver.	Action By	Action	Result
6/4/2013	2	Planning, Building and Zoning Committee	approved	Pass
6/5/2012	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 for Newport Cove Planned Unit Development (PUD) in Antioch Township; District 1.

- Newport Cove PUD was approved in June, 2006. Since then, staff has been working with the developer, Bluff Lake Venture, LLC to assure the satisfactory completion of subdivision improvements. The assurance has been extended several times to afford the developer time to complete remedial work, market the subdivision and to accommodate the realities of the economic downturn.
- The most recent extension and variance was granted in June, 2012. At that time, staff identified certain roadway, drainage and landscape deficiencies that remained to be completed. According to the developer, they are making some progress, although not sufficient to complete previous punch-list items. Recent flooding of the Chain O' Lakes has hindered the developer's ability to complete the required improvements.
- The developer is seeking a variance to extend the maintenance and performance assurances until October 15, 2013, so she can complete the improvements.
- Staff is in support of the requested variance.