



# Lake County Illinois

## Legislation Details (With Text)

**File #:** 12-1176      **Version:** 1      **Name:** Committee action on a variance request from Article 10 of the Unified Development Ordinance (UDO) to extend the performance period beyond the maximum three-year time limit for Belvidere Estates Subdivision.

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

**File created:** 10/17/2012      **In control:** Planning, Building and Zoning Committee

**On agenda:**      **Final action:** 11/13/2012

**Title:** Committee action on a variance request from Article 10 of the Unified Development Ordinance (UDO) to extend the performance period beyond the maximum three-year time limit for Belvidere Estates Subdivision - District 11.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Belvidere Estates Request for Extention.pdf, 2. Belvidere Estates Variance Extension 111312.pdf, 3. Item Notice to Board Members.pdf, 4. Item Notice to Carey.pdf

Date	Ver.	Action By	Action	Result
11/13/2012	1	Planning, Building and Zoning Committee	approved	Pass

Committee action on a variance request from Article 10 of the Unified Development Ordinance (UDO) to extend the performance period beyond the maximum three-year time limit for Belvidere Estates Subdivision - District 11.

- The subdivision is located on the north side of Belvidere Road approximately one-quarter mile west of Hunt Club Road in Warren Township.
- The County has been holding a performance assurance for Belvidere Estates to assure the completion of subdivision improvements. The assurance has been extended several times to afford the developer time to market the subdivision and to assist them in the economic downturn.
- The developer has implemented a marketing strategy to increase lot sales. They have also indicated that they intend on completing the improvements in 2013.
- Staff recently inspected the subdivision and identified some deficiencies in the subdivision improvements; however, none of the deficiencies would jeopardize the public’s health or safety should the assurance be extended.
- Staff supports the requested variation to be granted until November 29, 2013.