



Lake County Illinois

Legislation Details (With Text)

File #: 13-1244 **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 - District 11.

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

File created: 10/28/2013 **In control:** Planning, Building and Zoning Committee

On agenda: **Final action:** 11/4/2013

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. PBZ Report_Belvidere Variance_Release_Extension_10-20-13.pdf

Date	Ver.	Action By	Action	Result
11/5/2013	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.

- Belvidere Estates is located on the north side of Belvidere Road approximately one-quarter mile west of Hunt Club Road in Warren Township.
- The County has held 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 during the economic downturn.
- The developer has recently taken efforts to implement a marketing strategy to increase lot sales and is nearing the completion of the subdivision improvements.
- Staff recently inspected the subdivision and determined that the subdivision could progress into the maintenance period for the completed improvements; however, a subdivision assurance must be retained for performance items that remain to be completed.
- The developer has requested a variance to begin the maintenance period while lot sales continue; concurrently he would continue to complete the remaining performance items. Additionally, he has requested the County release his restoration assurance as the site is stabilized, and he is actively managing the completion of the remaining performance items. As part of this action, the developer has requested a reduction in his subdivision assurance to reflect the current valuation of the remaining improvements.
- Staff supports the requested variations and adjustments in the assurance amounts and expiration dates.