

INFORMATION PAPER



October 6, 2021
Planning, Building and Development Department
Eric Waggoner, Director

SUBJ: Dimucci Property Planned Unit Development - Ela Township Request to extend PUD Final Plan approval

Summary: John Dimucci, manager for the property owner, RK123, LLC, is requesting (see attached letter) to extend the effective term of the approved PUD Preliminary Plan for an additional five years given recent challenges to the economy as a result of the pandemic and the continued challenges inherent in planning and executing a project of this scale. The proposed extension would grant RK123, LLC additional time to secure a quality developer to complete the necessary plans and/or studies in order to ensure execution of a final development plan that is in compliance with the terms and conditions of the approved preliminary development plan.

Background & Analysis:

In September 2010, the Dimucci family applied to develop their approximately 109 acres of property located in southwestern unincorporated Lake County at Route 12 and Old McHenry Road. The application consisted of concurrent requests to rezone the property from the Estate (E) to General Commercial (GC) zoning district and for a Conditional Use Permit for a Planned Unit Development (PUD) Preliminary Plan. The PUD plan includes 53 acres of high-quality commercial development encompassed by 50 acres of open space. Within the commercial development footprint, the proposed total floor area is 650,000 square feet. The balance of the property (55.78 acres) is to be held in permanent open space and utilized for natural resource protection, stormwater detention, utilities, passive recreation, landscaping, and access improvements to support the 53-acre development area.

On October 9, 2012, the Lake County Board approved the PUD Preliminary Plan subject to a variety of use-related, stormwater management-focused and open space preservation conditions, in addition to a robust site-, architectural-, landscaping- and layout-related design framework to ensure a high-quality, environmentally sensitive, and aesthetically compatible end product, with state-of-the-art stormwater management controls. An Intergovernmental Agreement between the County, North Barrington and Hawthorn Woods also provides for sales-tax sharing upon the eventual development and operation of the lifestyle center project.

Given the foreseen complexities and delays inherent in securing a developer and development plan consistent with the development conditions, the Planning, Building and Zoning Committee approved a five year timeframe to complete the Final Development Plan process, which was subsequently extended until 2019 administratively per ordinance provisions. In 2019, the PWPT Committee acted to further extend the deadline to obtain PUD Final Plan Approval until October 8, 2021.

Recommendation:

Staff recommends the Committee grant the request to permit an extension to obtain PUD Final Development Plan approval until October 9, 2026. The rezoning, although previously approved, is not effectuated until the Final Development Plan is submitted and receives approval from the PWPT Committee.