

INFORMATION PAPER



October 29, 2025
Planning, Building and Development Department
Eric Waggoner, Director

SUBJ: Wanish Park Planned Unit Development - Warren Township **Request to extend Subdivision Development Agreement**

Summary

Wanish, LLC, through their attorney, Mark Eiden (see attached letter), has submitted a written request to extend the existing development agreement for the Wanish Park Planned Unit Development (PUD) until December 31, 2027. The proposed extension would preserve the general development rights of Wanish, LLC under the terms and conditions of the approved development plan (except for engineering/stormwater management and natural resource protection standards), while allowing a continuation of marketing the property for sale. Since the last extension was approved, there have been several third-party proposals to develop the property, but so far none have moved past due diligence investigations. Wanish has recently engaged with CBRE in order to broaden the property's exposure to larger market of local and nonlocal builders with project-specific experience and financial capability.

Background

The Planning, Building and Zoning Committee approved the Final Plat for the Wanish Park PUD in April 2008 and accepted performance assurances to ensure the completion of subdivision improvements. However, following the downturn in the economy, it became apparent to Wanish, LLC [the developer] that completing the subdivision improvements was not fiscally possible given the existing market conditions. To maintain the viability of the project and to enable the County to release the assurances, an agreement was implemented between Wanish, LLC and Lake County. The agreement suspended the Planning, Building and Zoning Committee's approval of the final plat and set terms to control the marketing and development of the subdivision over the time of the suspension. The agreement retained the development standards in effect at the time of original approval. The initial agreement was approved on July 13, 2010, and subsequently amended in 2012, 2013, 2015, 2017, 2019, 2021, and most recently on December 31, 2023. As amended in 2013 and 2017, the agreement requires updates to the site's engineering/stormwater management controls and natural resource protection requirements to be compliant with standards that are in effect at the time the final development plan is ultimately submitted. The agreement is currently scheduled to expire on December 31, 2025, absent action on this request by the Committee.

Recommendation

Staff recommends the Committee grant the requested seventh extension to December 31, 2027. Although approval has been extended for a significant timeframe, the PUD will be kept current through updated engineering/stormwater management and natural resource protection standards of the Lake County Code.