


February 7, 2012

TO: Lake County Planning, Building and Zoning Committee

FROM: Patrick Tierney, Principal Planner

Lake County Department of Planning, Building and Development

RE: Approval of Final Development Plan: Scooter's Restaurant Parking Lot and Alley Improvement Plan

Background Information

On July 12, 2011, after having received affirmative recommendations from both the Zoning Board of Appeals and the Planning, Building and Zoning Committee, the County Board approved a rezoning from Residential-3 to General Commercial and a Conditional Use Permit for a Preliminary PUD Plan entitled Scooter's Restaurant Parking Lot and Alley Improvement Plan. Given that the Preliminary PUD Plan and associated plans (i.e. engineering, landscaping) were generally in final form at the time of the County Board's action, all that was necessary for implementation of the plan was Final Development Plan approval by the Planning, Building and Zoning Committee.

Shortly after County Board action on the Preliminary PUD Plan, the operator/tenant of the restaurant associated with the development added additional impervious surface necessitating an amendment to the previously approved Preliminary PUD Plan. Upon evaluating the change, staff determined that the amendment constituted a minor amendment to the PUD. In accordance with Article 3 of the UDO, upon review of the amendment by staff, and a public notice being given, the Planning, Building and Zoning Committee may act on the amendment.

Staff evaluated the proposed amendment and determined that the amendment was consistent with the terms and conditions of the previously approved Preliminary PUD Plan and recommended approval of the change.

Provided that the Committee takes final action on the amendment and places no additional conditions that would impact the form and content of the PUD, the Committee may take final action on the Final Development Plan for the PUD.

Recommendation

Staff recommends that the Final PUD Plan for Scooter's Restaurant Parking Lot and Alley Improvement Plan be approved subject to the Conditions expressed in Exhibit "A".

Exhibit "A"

1. The development shall be constructed in substantial conformance with the approved Final Development Plan dated February 7, 2012.
2. The applicant shall obtain all required permits for implementation of the approved Final Development Plan on or before February 7, 2014.
3. The applicant shall post a performance assurance for the improvements based on the cost of the improvements at the time the Site Development Permit is issued to commence construction.