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September 18, 2019

MEMORANDUM

To: Lake County Public Works, Planning, and Transportation Committee

From: Eric Waggoner, Director
Lake County Department of Planning, Building and Development

Subject: **Dimucci Property PUD - Ela Township
Request to extend PUD Final Plan approval**

Background:

In September 2010, the Dimucci family submitted an application 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 the General Commercial (GC) zoning district and for a Conditional Use Permit for a Planned Unit Development (PUD) Preliminary Plan. The PUD would allow for up to 53 acres of high-quality commercial development which would be surrounded by 50 acres of open space. Within the 53 acres of commercial development, 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 initially approved a time extension for completing the Final Development Plan process until October 2017 per ordinance provisions. However, due to economic conditions and the challenges inherent to planning and executing a commercial project of this scale, in 2017 the owner was granted an administrative extension per ordinance to October 9, 2019. Any additional extensions will require Committee action per Section 151.050 (H) of the Lake County, Illinois Code of Ordinances.

Request:

Robert Dimucci, manager for the property owner, RK123, LLC, has submitted a written request (see attached letter) to extend the effective term of the approved PUD Preliminary Plan for an additional two years given ongoing economic conditions 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.

Recommendation:

Staff recommends that the Committee grant the request to permit an extension to obtain PUD Final Development Plan approval until October 8, 2021. The rezoning, although approved, does not take effect until the Final Development Plan is submitted and receives approval from the PWPT Committee.