



September 1, 2015

**Lake County Central Permit Facility**  
500 West Winchester Road  
Libertyville, Illinois 60048-1331  
Phone: 847.377.2600  
Fax: 847.984.5608  
E-mail: lcpermits@lakecountyil.gov

## **MEMORANDUM**

To: Lake County Planning, Building and Zoning Committee

From: Patrick S. Tierney, Principal Planner  
Lake County Department of Planning, Building and Development

Subject: **Wanish Park PUD – Libertyville Township**  
**Request to extend and amend a subdivision agreement**

### **Background:**

The Committee approved the Final Plat for the Wanish Park PUD in April 2008 and accepted performance assurances to insure the completion of subdivision improvements. With a downturn in the economy, it became apparent to Wanish, LLC [the developer] that completing the subdivision improvements was not fiscally possible until market conditions improved. In an effort to maintain the viability of the subdivision and to enable the County to release the assurances, an agreement was implemented between Wanish, LLC and Lake County. The agreement temporarily suspended the 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 on April 2008. The initial agreement was approved on July 13, 2010, and subsequently amended on June 13, 2012, and October 2, 2013 extending the term of the agreement until December 31, 2015. The agreement was amended by the Committee's action in October 2013 modifying the development standard to require compliance with State and Federal floodplain, floodway and wetland regulations that were previously exempted under the original agreement.

Subsequent to the above action, Wanish LLC has entered into a contract to sell the subject property to Ryan Company US, Inc. Staff has had initial discussions with Ryan representatives to assess a proposed development plan for the property; however, no formal application has been made by Ryan at this time.

### **Request:**

Wanish, LLC, through their attorney, Mark Eiden (see attached letter), has submitted a written request to extend the terms of the agreement until December 31, 2017. The proposed extension would preserve the development rights of Wanish, LLC under the terms and conditions of the existing development plan, while Ryan Company US, Inc. pursues their own development interests for the property with the County.

### **Recommendation:**

Staff recommends that the Committee approve the amended agreement and grant the requested extension until December 31, 2017.