



Lake County Illinois

Legislation Details (With Text)

File #: 19-1550 **Version:** 1 **Name:** Committee action to extend the deadline for PUD Final Development Plan approval for the Dimucci property.

Type: committee action item **Status:** Passed

File created: 9/20/2019 **In control:** Public Works, Planning & Transportation Committee

On agenda: **Final action:** 10/2/2019

Title: Committee action to extend the deadline for Planned Unit Development (PUD) Final Development Plan approval for the Dimucci property.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Dimucci Staff Report for Oct_2, 2. Design concept_8-21-12 (site plan), 3. RK123 - Request for Extension, 4. 2019 Extension Request ppt

Date	Ver.	Action By	Action	Result
10/2/2019	1	Public Works, Planning & Transportation Committee	approved	Pass

Committee action to extend the deadline for Planned Unit Development (PUD) Final Development Plan approval for the Dimucci property.

- The Dimucci project plan consists of a rezoning and commercial mixed-use Planned Unit Development (PUD) encompassing 109 acres in the unincorporated Hawthorn Woods area at Route 12 and Old McHenry Road. The PUD will allow up to 53 acres of high-quality commercial mixed-use development surrounded by approximately 50 acres of permanent open space, stormwater detention, passive recreation and landscape buffering, along with access improvements to support the 53-acre development area.
- At the time of Preliminary Development Plan approval for the Dimucci project in 2012, the Committee extended the effective date of the PUD Preliminary Plan until 2017 to account for the complexities and delays anticipated in developing the site.
- In 2017, at the request of the owner, an administrative extension was granted per the Unified Development Ordinance to further extend the deadline for PUD Final Plan approval until October 9, 2019 to account for project delays due to economic conditions and the complexities inherent in planning and executing a project of this scale.
- Committee action is required for any additional extensions.
- The owner has requested an additional two-year extension of the deadline for PUD Final Plan approval (until October 8, 2021). This extension will enable the property owner the additional time to secure a developer and finalize development plans while maintaining the viability of the development under the original plan.
- Staff recommends approval of the extension request.