



Lake County Illinois

Legislation Text

File #: 21-1492, **Version:** 1

Committee action to extend the deadline for PUD Final Development Plan approval for the Dimucci property.

- The Dimucci project plan consists of a rezoning and Planned Unit Development (PUD) that includes 109 acres in the unincorporated Hawthorn Woods area near 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.
- The PUD Preliminary Development Plan was originally approved in 2012, effective for five years. In 2017, a two-year extension of that approval was granted administratively. In October 2019, per the request of the owner, the PWPT Committee acted to further extend the deadline for PUD Final Plan approval for two years. Both extensions were needed in order to accommodate the delays caused by challenging economic conditions in the development sector and the complexities inherent in planning and executing a project of this scale.
- Due to recent market uncertainty resulting from the pandemic, the owner has requested to further extend the deadline for PUD Final Plan approval for five years (until October 9, 2026) to allow for 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.