

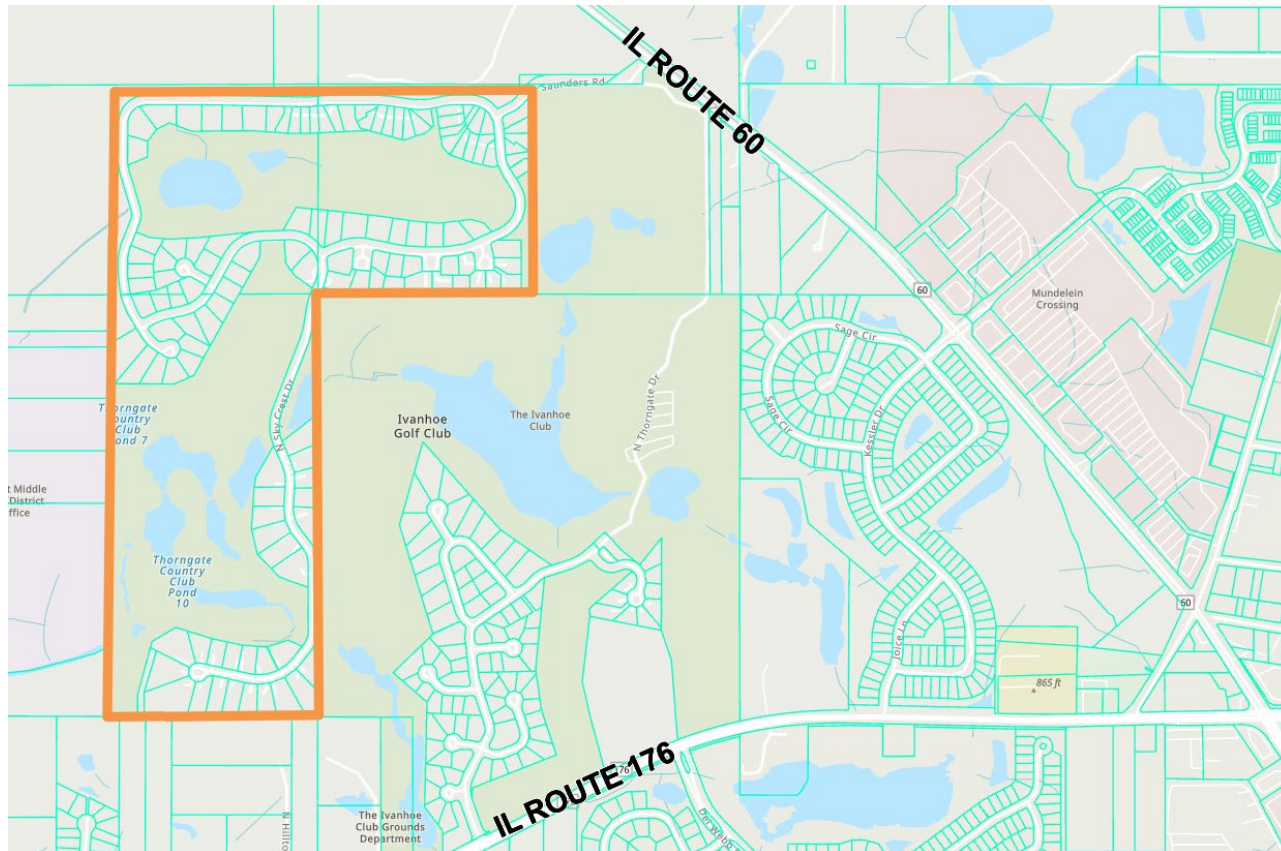


# Ivanhoe Club Phase III Planned Unit Development

**Minor Modification to Lot 5  
Fremont Township**

**Planning, Building & Development  
June 3, 2026**

# Ivanhoe Club Phase III

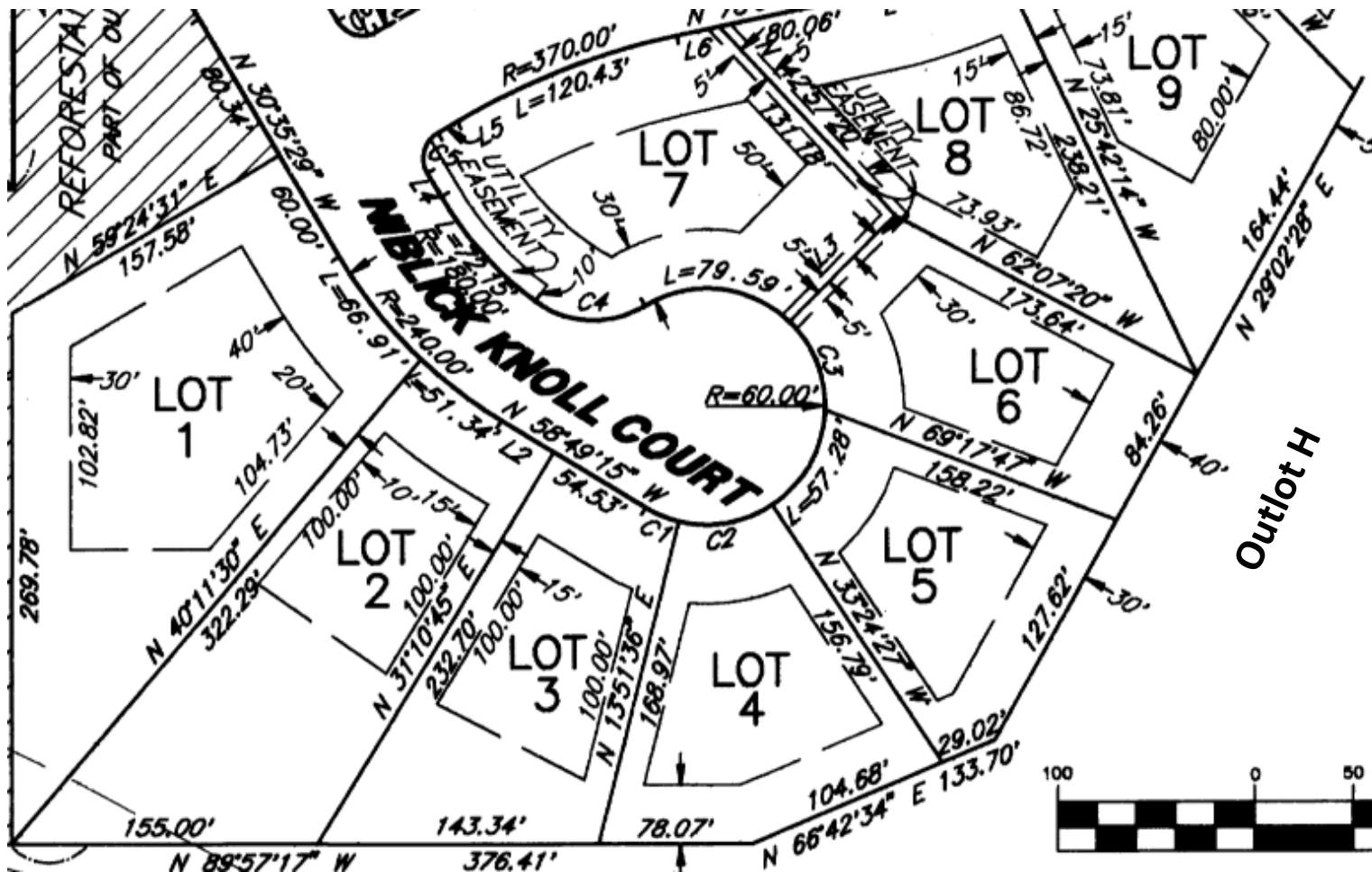


## PUD DETAILS:

- 157.98 acres
- Located north of IL Route 176 and southwest of IL Route 60
- Final Plat approved in April 1992
- Contains 99 single-family residential lots and 9 outlots



# Lot 5 Details



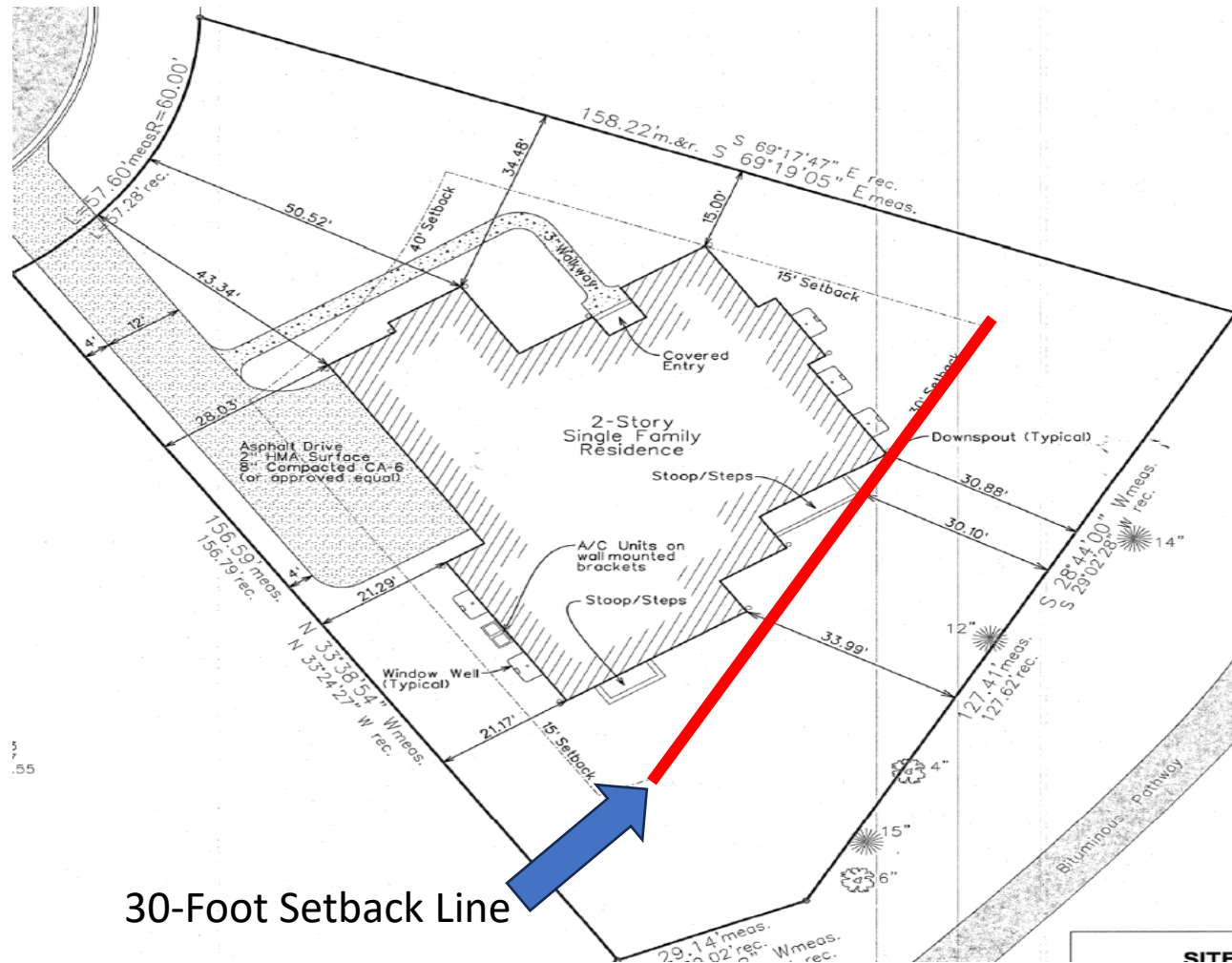
- Lot 5 is located in the western portion of the PUD and adjacent to Outlot “H”.
- Setbacks for each lot in the PUD were set when the plat was approved.
- The rear yard setback for Lot 5 is 30 feet as shown on the plat.

# Lot 5 Aerial View

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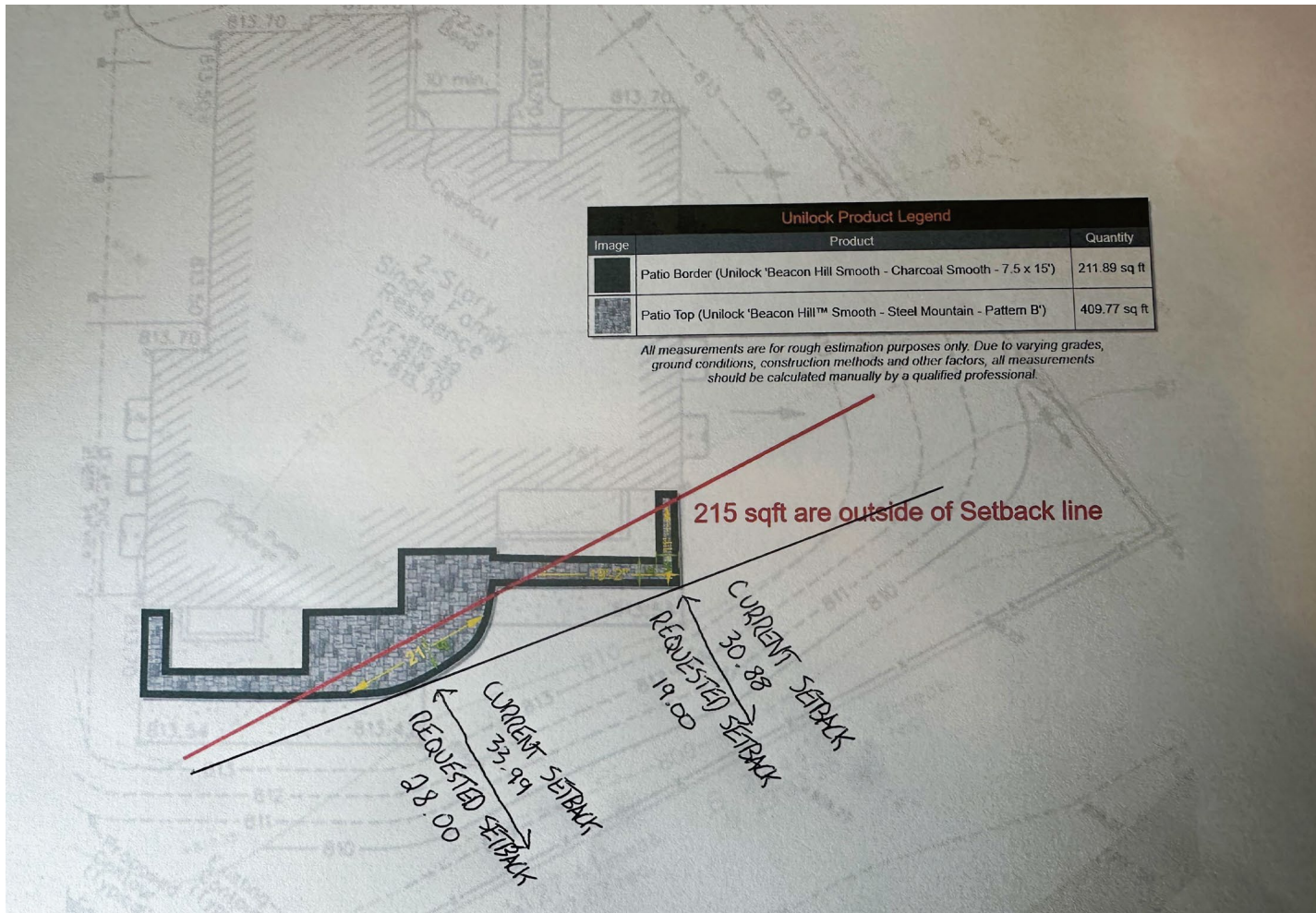
# Lot 5 Improvements



30-Foot Setback Line

- Building permit issued for single-family home in August 2024
- The footprint of the house does not allow for any space to construct a reasonably sized patio within setbacks.

# Modification Request Summary



- The owner requests a minor modification reduce the 30-foot rear yard setback
- The proposed patio will be 19 feet from the rear lot line.
- Section 151.051(F)(2)(b) of the Lake County Code authorizes the PBZ&E Committee to take final action on requests for PUD minor modifications.

# Staff Recommendation

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- **Staff recommends approval of the request:**
  - **The requested minor modification should have minimal effects on neighbors because Lot 5 abuts Outlot “H” which is designated as open space on the plat.**
  - **The proposed patio is in character with the neighboring parcels which have patios and decks in the rear of the properties.**



**Questions**