

**To:** Planning, Building, Zoning and Environment Committee

**Date:** June 3, 2026

**Subject:** Minor Modification to Lot 5 of the Ivanhoe Club Phase III Planned Unit Development

The Ivanhoe Club Phase III Planned Unit Development (PUD) is located north of IL Route 176 and southwest of IL Route 60. The PUD subdivision was platted in 1992 with 99 single-family residential lots and 9 outlots that are reserved for the purposes of stormwater drainage and detention. The Ivanhoe Club Phase III subdivision was developed as a PUD to both protect natural resources and maximize the total number of buildable lots. To accomplish this, the developer was permitted to plat lots that were smaller in area than allowed in the underlying Residential-1 (R-1) zoning district while setting aside significant areas as restricted open space. Section 151.051(F)(2)(b) of the Lake County Code of Ordinances authorizes the PBZE Committee to take final action on requests for PUD minor modifications.

The subject property, Lot 5, is owned by 28920 Niblick Mundelein, LLC with Art Marti, acting as a representative on behalf of the LLC. The proposed minor modification is a request to reduce the rear yard setback from 30 feet to 19 feet to allow for the construction of an at-grade patio at the rear of the house.

Staff recommends the minor modification be approved for the following reasons:

1. 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.
2. The proposed patio is in character with the neighboring parcels which have patios and decks in the rear of the properties.