

**Application  
Planned Unit Development (PUD) Minor Modification**

**Commentary:** This document has been created by the Lake County Department of Planning, Building and Development as a tool to guide the applicant(s) through the Planned Unit Development (PUD) Minor Modification application process. Within 7 days of receipt of a complete written application, staff will:

- Review and evaluate the application in light of the Standards for Minor Modifications.
- Notify the applicant whether the application is eligible for consideration as a Minor Modification.

**Minor Modification Procedure:** Upon Staff's determination that a proposal to modify either the Approved PUD Preliminary Plans/Plats or Approved PUD Final Plans/Plats is appropriately classified as a "Minor Modification", the Project Manager shall schedule a meeting to review the proposal. The Multi-Disciplinary Team shall make a recommendation to the Planning, Building, Zoning and Environment (PBZE) Committee. Based on recommendations from the Multi-Disciplinary Team, the PBZE Committee shall make a final decision whether to approve the proposed Minor Modification. Neighbor, Newspaper and Posted notice of the PBZE Committee's meeting shall be provided in accordance with the Chapter 151 Unified Development Ordinance of the Lake County, Illinois Code of Ordinances.

**1. Contact Information**

Name: ART MARTI  
Address: 2906 SPRUCE TERRACE  
ISLAND LAKE, IL 60042  
Telephone # [REDACTED]

**2. Property Information:**

Permanent Index Number(s): 10-21-202-005  
Existing Land Use: NEW CONSTRUCTION OF SINGLE FAMILY HOME  
Proposed Land Use: \_\_\_\_\_  
PUD/Subdivision Name: NARRAGE COUNTRY CLUB (MUNICIPAL)

**3. Proposed Minor Modification (Detailed Description) Including List of Conditions**

Requested to be Modified: WE ARE REQUESTING APPROVAL FOR A MINOR REAR BUILDING LINE ENCRoACHMENT TO ALLOW FOR A PROPOSED AT-GRADE PAVED PATIO AT OUR NEWLY CONSTRUCTED HOME IN NARRAGE COUNTRY CLUB

THE TOTALITY OF OUR PROPOSED PATIO HAS 215 SQUARE FEET OUTSIDE THE SETBACK LINE. THE AREAS ARE SHOWN EXACTLY IN THE ATTACHED DOCUMENT SHOWING OUR VISION FOR THE PATIO.

THE HDA HAS REVIEWED THE PROPOSAL AND HAS EXPRESSED SUPPORT FOR THE REQUESTED ENCRoACHMENT.

WE APPRECIATE YOUR CONSIDERATION AND ARE HAPPY TO PROVIDE ANY ADDITIONAL INFORMATION IF NEEDED.

**FOR OFFICE USE ONLY:**

Name of Reviewer: \_\_\_\_\_

Application *meets/fails to meet* the Minor Modification criteria provided in UDO Subchapter: Development Review Procedures (151.051 et seq.).



Unilock Product Legend		
Image	Product	Quantity
	Patio Border (Unilock 'Beacon Hill Smooth - Charcoal Smooth - 7.5 x 15')	211.89 sq ft
	Patio Top (Unilock 'Beacon Hill™ Smooth - Steel Mountain - Pattern B')	409.77 sq ft

All measurements are for rough estimation purposes only. Due to varying grades, ground conditions, construction methods and other factors, all measurements should be calculated manually by a qualified professional.

**215 sqft are outside of Setback line**

CURRENT SETBACK  
30.88  
REQUESTED SETBACK  
19.00

CURRENT SETBACK  
33.99  
REQUESTED SETBACK  
28.00



**From:** Shannon Frendreis <[REDACTED]>  
**Sent:** Thursday, April 30, 2026 10:07 AM  
**To:** Teresa Marti <[REDACTED]>  
**Cc:** Arthur Marti <[REDACTED]>  
**Subject:** RE: New Construction - 28920 Kniblik Knoll

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Hi Teresa,

The committee has approved the patio plans as submitted.

Thank you!

Shannon Frendreis  
IL Licensed Community Association Manager  
American Property Management of IL Inc  
1251 N Plum Grove Rd STE 140  
Schaumburg, IL 60173  
Phone [REDACTED]  
[REDACTED]  
[www.apmofil.com](http://www.apmofil.com)

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