



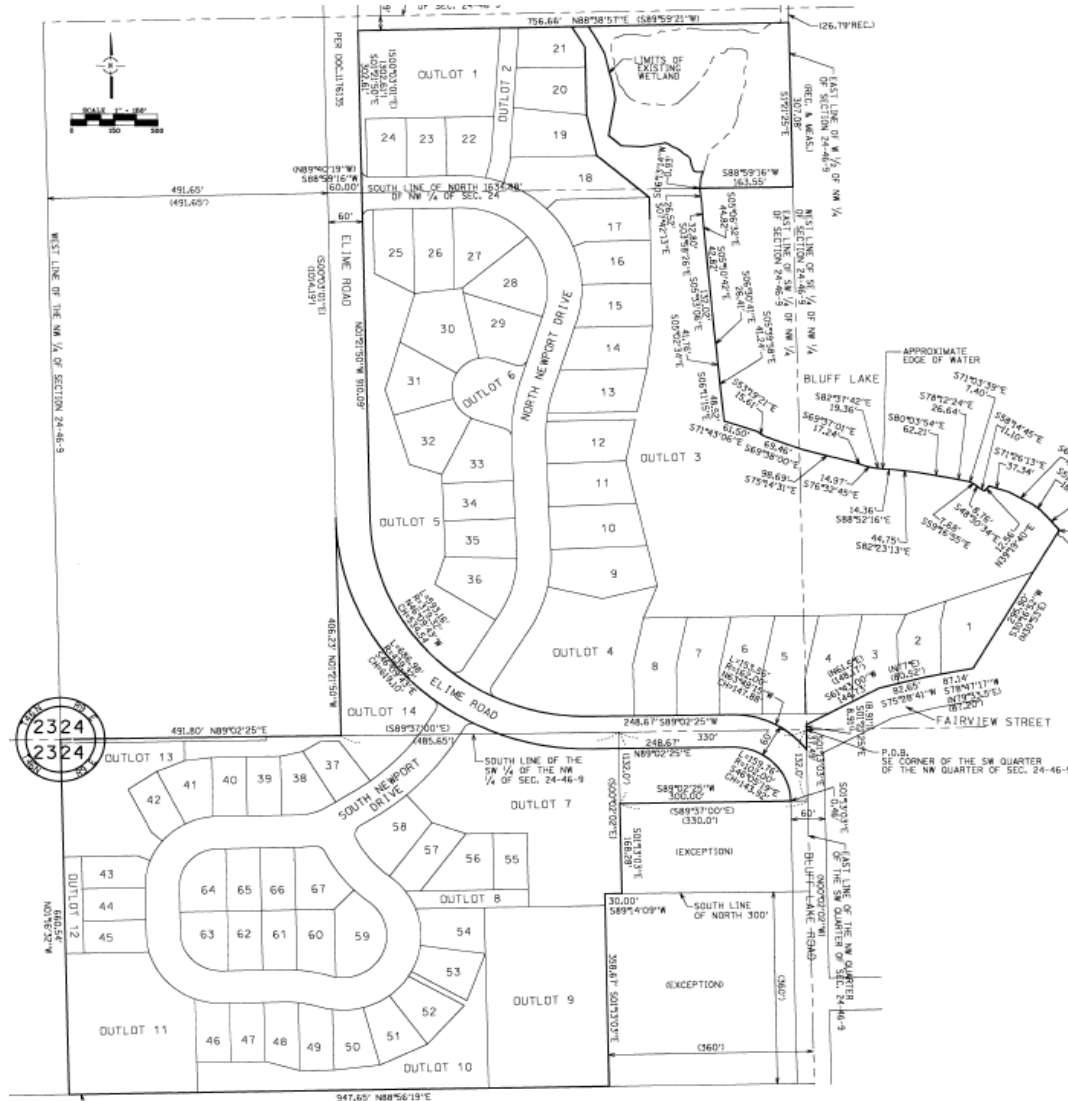
Newport Cove Planned Unit Development

MINOR MODIFICATION TO LOT 21

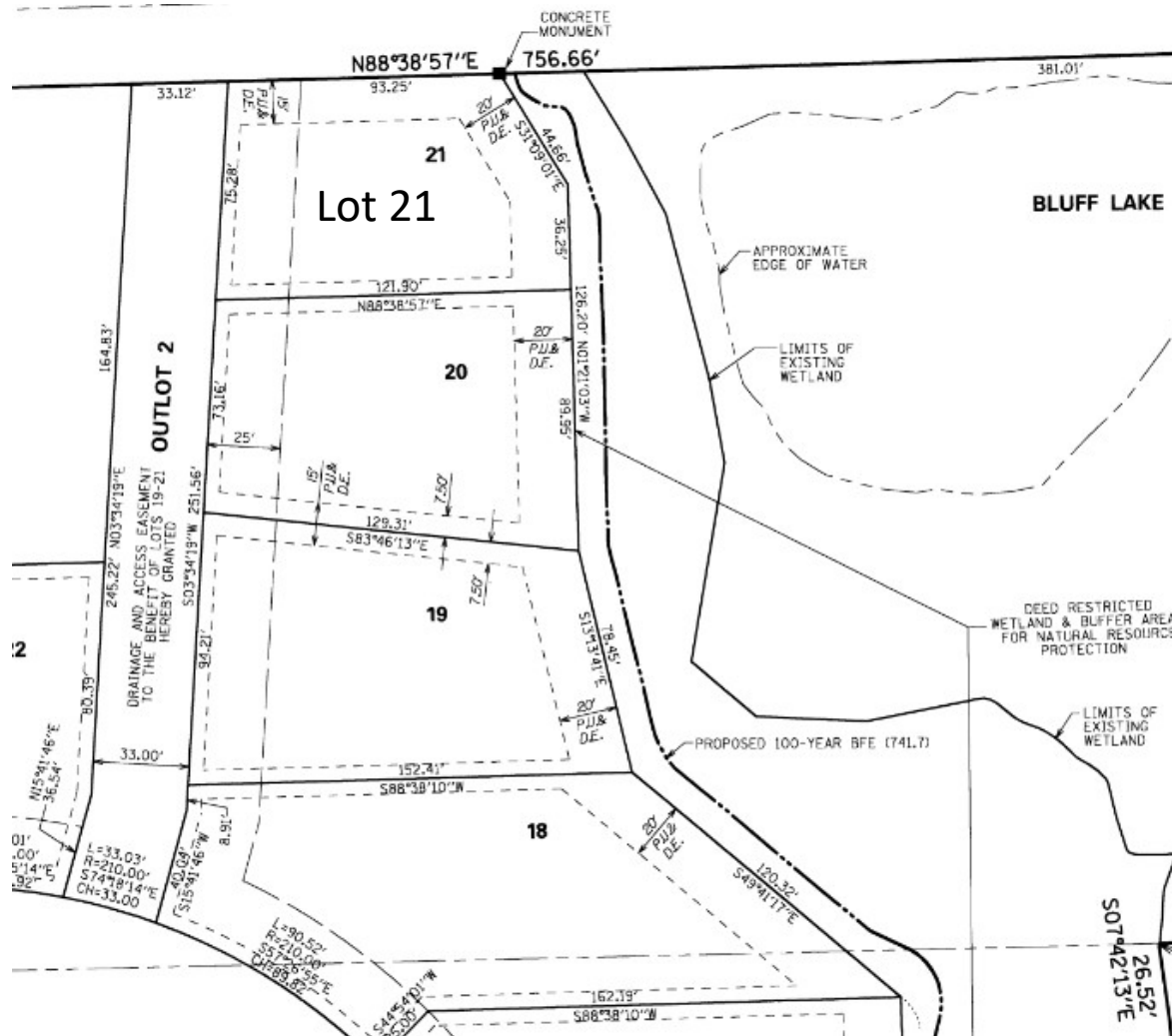
**Planning, Building & Development
May 3, 2023**

Newport Cove PUD Details

- 39.5-acre property located at Elime & Bluff Lake Rds.
- Final Plat approved in May 2006
- 50% of site preserved for open space
- PUD contains 67 building lots with 10 outlots set aside for stormwater detention, landscaping, and preservation of natural resources



Lot 21 of Newport Cove PUD



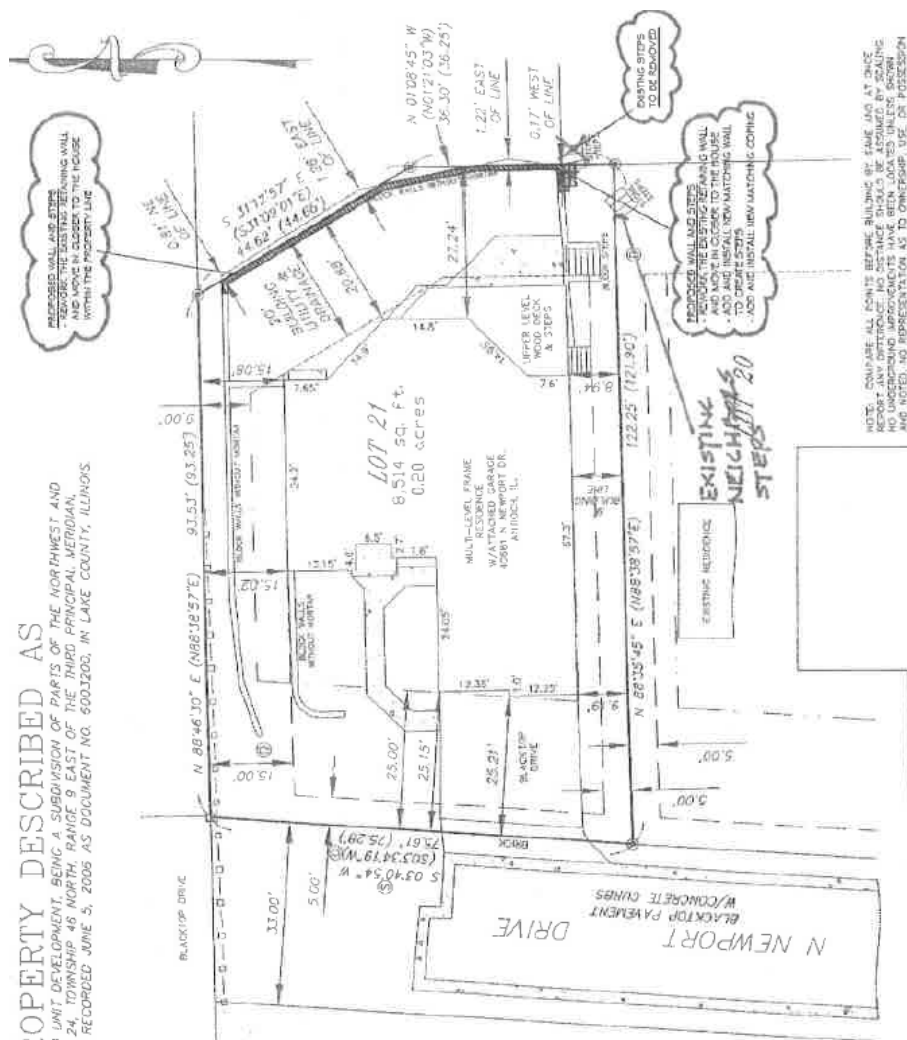
- Lot 21 is located on the north edge of the PUD and adjacent to Outlot 3, the most easterly outlot in the PUD.
- Setbacks for each lot in the PUD were set when the PUD was approved.
- The rear yard setback for Lot 21 is 20 feet and the north side yard setback is 15 feet.

Recent Lot 21 Improvements



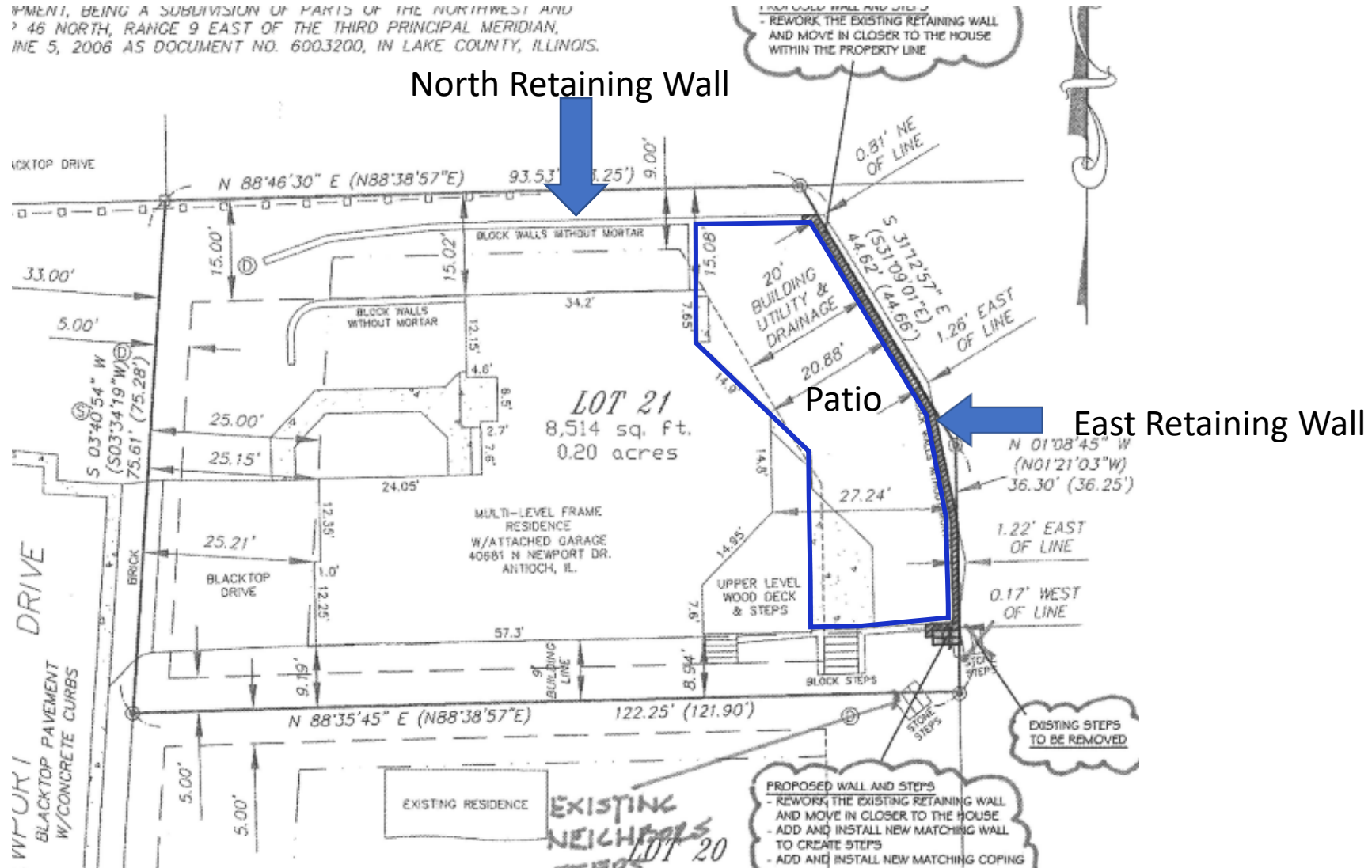
- In 2020 a patio and retaining walls were constructed within the required setbacks
- The patio extends to the eastern lot line
- Much of the eastern retaining wall abuts the lot line though a small portion currently encroaches on Outlot 3.
- The north retaining wall, at its closest point, is 4 feet from the north lot line.
- The improvements were constructed without required permits.

PROPERTY DESCRIBED AS
 LOT DEVELOPMENT, BEING A SUBDIVISION OF PARTS OF THE NORTHWEST AND
 24, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
 RECORDED JUNE 5, 2006 AS DOCUMENT NO. 6003200, IN LAKE COUNTY, ILLINOIS.



Site Plan

W/MENT, BEING A SUBDIVISION OF PARTS OF THE NORTHWEST AND
2 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
LINE 5, 2006 AS DOCUMENT NO. 6003200, IN LAKE COUNTY, ILLINOIS.





Questions