



Lake County Central Permit Facility
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Memorandum

To: Lake County Public Works, Planning and Transportation Committee

From: Eric Tooke, Senior Planner/Project Manager
Lake County Planning, Building and Development

RE: Lot 2, Fairway Estates at Antioch Golf Club Unit 2, Antioch Township
Minor Modification to the Planned Unit Development

Fairway Estates at Antioch Golf Club Unit 2 is located south and west of the intersection of IL Rte. 59 and W. Grass Lake Road. The Planned Unit Development was platted in 1991.

Justin Maciuk is requesting a minor modification to reduce the rear yard setback of Lot 2 to allow for a deck to be constructed on the back of his home. The proposed minor modification request is a reduction the rear yard setback from 30 feet to 20.5 feet to accommodate the deck. The reduction in setback has been endorsed by the Antioch Golf Course Community Association and the Valley Ridge Golf Course.

Recommendation

Staff recommends approval of the Planned Unit Development minor modification.

Rationale for Recommendation

1. The purpose of the 30 feet rear yard setback for the Planned Unit Development is to accommodate a golf cart easement. The golf cart path is not located in the easement and is located on the golf course property. The deck will be located 24.75 feet from the golf cart path.
2. The deck on the back of the home will not be out of character with the neighboring parcels which have patios, decks and gazebos in their back yards.