



Lake County Illinois

Legislation Details (With Text)

File #:	23-0672	Version:	1	Name:	Committee action approving a minor modification to Lot 21 of the Newport Cove Subdivision Planned Unit Development (PUD) to allow for a patio and retaining wall encroachment to remain within the existing setback.
Type:	committee action item	Status:	In Committee		
File created:	4/24/2023	In control:	Planning, Building, Zoning and Environment Committee		
On agenda:		Final action:	5/3/2023		
Title:	Committee action approving a minor modification to Lot 21 of the Newport Cove Subdivision Planned Unit Development (PUD) to allow for a patio and retaining wall encroachment to remain within the existing setback.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. PUD_000817-2022 Elders Minor PUD modification v2, 2. PUD_000817_2022 Info Paper, 3. Proposed Plat Modification Site Plan Updated, 4. PUD_000817_2022_Application Redacted, 5. 40681 N. North Newport Drive Com Ed, 6. 40681 N. North Newport Drive Comcast, 7. 40681 N. North Newport Drive ATT				

Date	Ver.	Action By	Action	Result
5/3/2023	1	Planning, Building, Zoning and Environment Committee	failed	Fail

Committee action approving a minor modification to Lot 21 of the Newport Cove Subdivision Planned Unit Development (PUD) to allow for a patio and retaining wall encroachment to remain within the existing setback.

- The Newport Cove PUD was recorded by the Lake County Recorder of Deeds on June 6, 2006. Minor modifications to a final plan/plat are presented for consideration by the Planning, Building, Zoning and Environment Committee per Section 151.051(F)(2)(b) of the Lake County Code.
- Chad and Catherine Elders, record owners of 40681 N. North Newport Dr., Antioch, Illinois (PIN 01-24-113-006) purchased Lot 21 in 2018 and constructed the patio and retaining walls without required permits in 2020.
- The property owners are seeking a minor modification to the approved PUD to allow a patio and east retaining wall to encroach 20 feet into the rear required PUD setback of 20 feet and to allow a north retaining wall to encroach 11 feet into the north required PUD setback of 15 feet.
- Staff has completed the review of the modification request to the Newport Cove PUD and is recommending denial of the minor modification.