



# Lake County Illinois

## Legislation Text

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**File #:** 19-1086, **Version:** 2

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Committee action authorizing a minor modification to the approved Fairway Estates at Antioch Golf Club Unit Two Planned Unit Development (PUD) to allow for construction of a deck in the existing setback.

- The Fairway Estates of Antioch Golf Club Unit Two PUD was recorded in 1991. Minor modifications to a final plan/plat are presented for consideration by the Public Works, Planning and Transportation Committee per Section 151.051(F)((2)(b) of the Lake County Code.
- Justin Maciuk, record owner of 25096 W. Nicklaus Way, Antioch, Illinois (Property Identification Number 01-25-222-008) purchased the lot in 2015 and obtained a building permit to construct a single-family dwelling on the subject property in 2017. At the time of issuance, the proposed structure met the setback requirements of the PUD and in 2018 it received a temporary occupancy permit.
- The property owner is seeking a minor modification to the approved PUD to allow for construction of a deck on the back of the house that would encroach 9.5 feet into the required PUD setback of 30 feet.
- A letter from the Robert Van Duyse, general manager of the golf course, has been submitted approving a deck to be constructed 20 feet from the common lot line with the golf course.
- Staff has completed the review of the amendment to the Fairway Estates at Antioch Golf Club Unit Two Planned Unit Development and is recommending approval subject to the deck being constructed in accordance to the site plan submitted to staff.

### RESOLUTION

**WHEREAS**, the Antioch Golf Club Planned Unit Development was approved in 1973 and the Fairway Estates at Antioch Golf Club Unit Two final plat of subdivision was recorded in 1991; and

**WHEREAS**, the final plat of subdivision indicates a requirement for a minimum thirty-foot rear yard setback; and

**WHEREAS**, the Section 151.051(F)((2)(b) of the Lake County, Illinois Code of Ordinances, permits the Public Works, Planning, and Transportation Committee to consider minor modifications to planned unit developments; and

**WHEREAS**, a public hearing was concluded on June 26, 2019 by the Lake County Public Works, Planning, and Transportation Committee pursuant to statutes of the State of Illinois on the petition of Justin Maciuk, record owner, for a minor modification of the final development plan for Lot Two in Fairway Estates at Antioch Golf Club Unit Two, , Property Identification Number 01-25-222-008, totaling 0.28 acres and legally described as follows:

Parcel One: Lot Two in the Fairway Estates at Antioch Golf Club Unit Two, being a Subdivision of part of the Northeast 1/4 of the Northeast 1/4 of Section 25, and part of the Southeast 1/4 of the Southeast 1/4 of Section 24, all in Township 46 North, Range 9, East of the Third Principal Meridian, and part of the North 1/2 of the Northwest 1/4 of Section 30, and part of the Southwest 1/4 of Section 19, all in Township 46 North, Range 10, East of the Third Principal Meridian, according to the Plat

thereof recorded January 4, 1991 as Document Number 2978802, in Lake County, Illinois.

Parcel Two: Easement for ingress and egress, for the benefit of Parcel One, over that part of the Antioch Country Club Final Development Plan recorded September 10, 1975 as Document Number 1728016, as per Court Order in Case Number 72MR124, and the Antioch Country Club Final Development Plan Revision Number One recorded June 8, 1977 as Document Number 1841768, and the First Amendment thereto recorded May 28, 1991 as Document Number 3022955, and the Second Amendment thereto recorded April 3, 1992 as Document Number 3137795, and further amended by the Resolution recorded August 10, 1997 as Document Number 3379759, as more fully delineated on the Plats attached thereto and designated as Ingress and Egress Parcel, and in the Grant of Easements, Covenants and Restrictions recorded May 31, 1978 as Document Number 1920598 (except those parts released and extinguished on the Plat of Fairway Estates at Antioch Golf Club Unit 1 recorded January 4, 1991 as Document Number 2978801, and on the Plat of Fairway Estates at Antioch Golf Club Unit Two recorded January 4, 1991 as Document Number 2978802), in Lake County, Illinois.

**NOW, THEREFORE, BE IT RESOLVED** that the Lake County Public Works, Planning and Transportation Committee hereby approves the requested modification to the final development plan for Fairway Estates at Antioch Golf Club Unit Two to permit a reduction in the rear yard setback of Lot Two from 30 feet to 20 feet subject to the deck being constructed in accordance to the site plan submitted to staff.

**DATED AT LIBERTYVILLE**, Lake County, Illinois, this 26th day of June 2019.