



July 9, 2026

TO: Gregory Koeppen, Chair
Lake County Zoning Board of Appeals

FROM: Melanie Comer, Planner
Lake County Department of Planning, Building, and Development

CASE NO: #001187-2026

HEARING DATE: July 15, 2026

REQUESTED ACTIONS: Variance from the requirements of the Lake County, Illinois Code of Ordinances (LCC) to:

1. Reduce the front street setback from 28.6 feet to 21.7 feet to allow for the construction of front deck and stairs.

GENERAL INFORMATION

OWNER: Gary & Diane Tatum

OF PARCELS: 1

SIZE: 0.21 acres, per Lake County's Geographical Information Systems

LOCATION: 25374 W Monaville Rd, Lake Villa, IL
PIN: 05-01-410-067

EXISTING ZONING: Residential-3 (R-3)

EXISTING LAND USE: Single-Family Dwelling with open porch

PROPOSED LAND USE: The applicant is proposing to replace and expand an 8' deck on the south side (front) of the house.

SURROUNDING ZONING / LAND USE

NORTH, EAST, & WEST: Residential-3 (R-3) / Single-Family Residential

SOUTH: Open Space (OS) / Lake County Forest Preserve

COMPREHENSIVE PLAN

LAKE COUNTY: Residential Single-family Small Lot (<0.25-acre lot density)

DETAILS OF REQUEST

ACCESS: Access is provided via W Monaville Rd.

CONFORMING LOT: The subject property is considered a non-conforming lot in the Residential-3 (R-3) zoning district.

FLOODPLAIN / WETLAND: The property contains no mapped floodplain or wetland.

SEPTIC AND WATER: The subject property is serviced by public sewer and water.

ADDITIONAL COMMENTS

- The minimum front setback for a deck or patio attached to a principal structure on a nonconforming lot is a function of the lot depth. Section 151.233(C)(1)(a) of the LCC requires the minimum front setback shall be 20% of the lot depth or the underlying zoning district setback, whichever is less. In this instance, 20% of the lot depth is less than the underlying zoning district setback, so the required setback is 28.6 feet.
- Pursuant to Section 151.232 of the LCC, non-conforming structures may be rebuilt if damaged or destroyed beyond 50% of the replacement cost provided they do not extend any further into the required setback than the existing structure and it is at least 10 feet away from the street lot line. Since the applicant is proposing an expansion of the non-conforming structure, a variation is required.

- Pursuant to Section 151.131 (C)(3)(n), steps, stairs, stoops, and landings may encroach into required setbacks, provided they do not encroach more than four feet into a required setback and are located at least four feet from all lot lines.
- According to tax assessor records, the existing home was constructed in 1957.

STAFF COMMENTS

Tony Dupree – Department of Public Works

1. Lake County Public Works Department (LCPW) provides water and sewer to this parcel.
2. Private water service enters the home from the front.
3. Tap card (sewer drawing) on record does not show private sewer service route.
4. New deck should not be constructed over any sewer service clean-out.

Andrew Heuser – Engineering Division

The Engineering Division has no objections to this variance. A Site Permit may be required.

Ieva Donev – Building Division

The Building Division has no objections to this variance. A Building Permit may be required.

Sebastian Stankiewicz – Lake County Department of Transportation

The ultimate half ROW on Monaville Rd is 60 feet wide. If the current plan is followed for an 8' porch, it would result in a 1.71' setback from the ultimate ROW line to the porch. LCDOT has no objections to the variance.

RECOMMENDATION

In Staff's opinion, the variance requested meets the approval criteria specified in LCC Section 151.056(C)(4) and recommends approval of the variances. Staff's analysis is based on the following:

1. Exceptional conditions peculiar to the applicant's property:

Comment:

A non-conforming lot in the R-3 zoning district requires a minimum front street setback of 20% of total lot depth, which in this case is 28.6 feet. The existing home was constructed 29.7 feet from the front property line. The home has existed at this location prior to 2000. To rebuild a deck which would meet existing zoning requirements, the deck would only be 1.1 feet in depth, which would not meet International Residential Building Code requirements for a stoop, which is a minimum of 3 feet of depth from the door.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation:

Comment:

According to tax records, the house has existed in its current configuration since 1957. A plat of survey provided by the homeowners, prepared in 1989, shows the original front stoop extending from the house by 8 feet. After repeated substantial damage to the home's foundation caused by settlement of the original and replacement concrete stoops, the homeowners would like to replace it with a 8-foot wood deck that extends along the front of the house. The overall the depth of the deck will remain the same as the stoop. The proposed extension of the deck east-to-west will allow for sufficient weight distribution of the deck and space for the owners to congregate.

3. Harmony with the general purpose and intent of the zoning regulations:

Comment:

The variance request is in harmony with the general purpose and intent of zoning regulations. The approval of this variation request would allow for the construction of a deck that will extend no further into the front setback than the concrete porch and steps which have existed in this location for many years prior to the adoption of the UDO in 2000. Front porches are characteristic to this neighborhood and can be seen on numerous structures along W Monaville Rd.

RECOMMENDED CONDITION

In the event the Board decides to approve the proposed variances, staff recommends the following condition:

1. The location of the proposed deck shall be consistent with the site plan and architectural drawings accompanying ZBA application #001187-2026.