

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): DEBRA HOWARD (BECKER)

Applicant(s):  
(if other than owner) \_\_\_\_\_

Subject Property: Present Zoning: R-4  
Present Use: SINGLE FAMILY HOME WITH ATTACHED DECK AND  
Proposed Use: SAME AS PRESENT USE DETACHED GARAGE  
PIN(s): 07-30-323-003  
Address: 33016 N. MEADOW RD.  
GRAYSLAKE, IL 60030  
Legal description: \_\_\_\_\_  
(☒ see deed)

The following variation(s) are requested:

1. REDUCE THE - BACK-YARD SETBACK FOR AN ATTACHED COVERED  
DECK to .2 ft.
2. INCREASE MAXIMUM FENCE HEIGHT FROM 6 FEET TO 8 FEET.
3. \_\_\_\_\_
4. \_\_\_\_\_

Explain why this variation(s) is necessary:

REASONABLE AND PRACTICAL AND A REASONABLE LOCATION NEAR  
THE HOMES BACK ENTRY POINT. HOUSE WAS BUILT ORIGINALLY  
APPROXIMATELY 6.57 FEET FROM THE PROPERTY LINE. THE COVERED DECK  
WILL PROVIDE PRIVACY FROM NEIGHBORS, ESPECIALLY GIVEN THE ONGOING  
NO-CONTACT ORDER. MEETING THE STANDARD WOULD PREVENT USAGE OF  
OUTDOOR LIVING SPACE.

THE 8-FOOT HIGH FENCE PANEL WILL PROVIDE ADDITIONAL  
PRIVACY FROM ADJACENT PROPERTY.

## Approval Criteria

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the three criteria below. (Please refer to pages 8-9 of this packet for more information on how to address these criteria).

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

NARROW CORNER LOT WITH ENTRY DOOR IN BACK OF HOME, WHEN THE HOME WAS PURCHASED THERE WAS A SMALL PORCH SURROUNDED BY CONCRETE BLOCKS. A LICENSED CONTRACTOR ENLARGED THE DECK MAKING IT MORE UNIFORM WITH THE SUNPORCH AND EXISTING DECK. THIS WAS DONE 21 YEARS AGO OVER THE EXISTING CONCRETE BLOCKS. I WAS NOT AWARE IT WAS NOT WITHIN THE GUIDELINES. DUE TO THE NARROW LOT THE DECK-PORCH ENCLOSURE WAS ADDED FOR PRIVACY FROM ADJACENT PROPERTY AND ALSO A COVERED GRILLING AREA.

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

THIS STRUCTURE CANNOT BE BUILT ANYWHERE ELSE WITHIN THE PROPERTY TO MEET SET BACK REQUIREMENTS.

THE ENCLOSURE WAS ADDED DUE TO A ON GOING NO-CONTACT ORDER WITH ADJACENT NEIGHBOR. IT PROVIDES PRIVACY NEEDED TO ENJOY OUR DECK.

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

THE DECK / COVERED PORCH DOES NOT INTERFERE WITH ADJACENT PROPERTIES OR THE PUBLIC. IT IS NOT OVERBEARING OR VISIBLE FROM THE STREET UNLESS YOU ARE SPECIFICALLY LOOKING. IT IS VISUALLY APPEALING.

## APPLICANT INFORMATION

<b>Owner (include all fee owners listed on deed):</b>	<b>Authorized Agent:</b> I/we hereby authorize this person to represent me/us in all matters related to this application
Name: <u>DEBRA HOWARD (BECKER)</u>	Name: _____
Address: <u>33016 N MEADOW RD.</u>	Address: _____
State & Zip: <u>GRAY SLAKE, IL 60030</u>	State & Zip: _____
Daytime Phone: [REDACTED]	Daytime Phone: _____
Email: [REDACTED]	Email: _____

<b>Applicant (if other than owner):</b>	<b>Contract Purchaser (if any):</b>
Name: _____	Name: _____
Address: _____	Address: _____
State & Zip: _____	State & Zip: _____
Daytime Phone: _____	Daytime Phone: _____
Email: _____	Email: _____

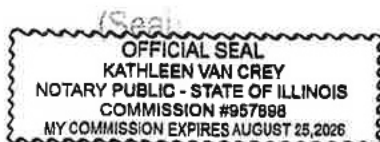
I/We hereby attest that all information given above is true and complete to the best of my/our knowledge.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Signature(s) of contract purchasers (If applicable)

I, Kathleen Van Crey a Notary Public aforesaid, do hereby certify that Debra Howard (Becker) personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of June 23, 2025 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal this June 23 day of June, 2025.



My Commission expires August 25, 2026

## COURT REPORTER AGREEMENT

### CHECK ONE OF THE FOLLOWING:



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.

[REDACTED]

Signature

### Billing Contact Information:

DEBRA BECKER

Print Name

[REDACTED]

Email

[REDACTED]

Phone Number

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

4451818

Filed for Record in:  
LAKE COUNTY, IL  
MARY ELLEN VANDERVENTER - RECORDER  
On Nov 16 1999  
At 1:34pm  
Receipt #: 201591  
Doc/Type: WD  
Deputy - Cashier #2

THE GRANTOR(S) William C. McKee and Monica L. McKee, his wife of the Village of Wildwood, County of Lake, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Debra Howard  
(GRANTEE'S ADDRESS) [REDACTED]

of the County of Lake, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO:** general real estate taxes for 1999 and subsequent years and covenants and restrictions of record. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

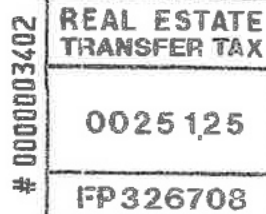
Permanent Real Estate Index Number(s): 07-30-323-003-0000

Address(es) of Real Estate: 33016 Meadow Road, Wildwood, Illinois 60030

Dated this 4 day of November 1999

[REDACTED] by Paul  
[REDACTED] his atty in fact  
[REDACTED] her, by  
[REDACTED] her  
attly in fact

Cancel.



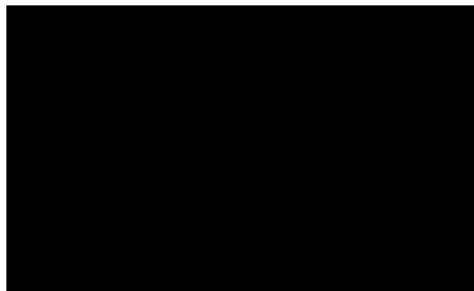
167.50  
\$

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William C. McKee and Monica L. McKee, his wife By their attorney in fact Paul J. Oleksak

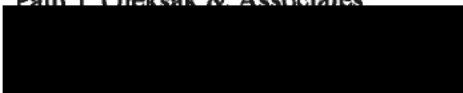
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4 day of November 1999



\_\_\_\_ (Notary Public)

Prepared By: Paul J. Oleksak & Associates



Mail To:  
Kathy DeBruyne



Name & Address of Taxpayer:  
Debra Howard



4451818

**EXHIBIT "A"**  
**Legal Description**

Lot 16 in block 3 in Wildwood on Gages Lake (second unit), a subdivision in sections 30 and 31, township 45 north, range 11, east of the third principal meridian, according to the plat thereof, recorded November 4, 1949 as document 683916 in book 32 of plats, pages 4 and 5, in Lake County, Illinois.

**4451818**

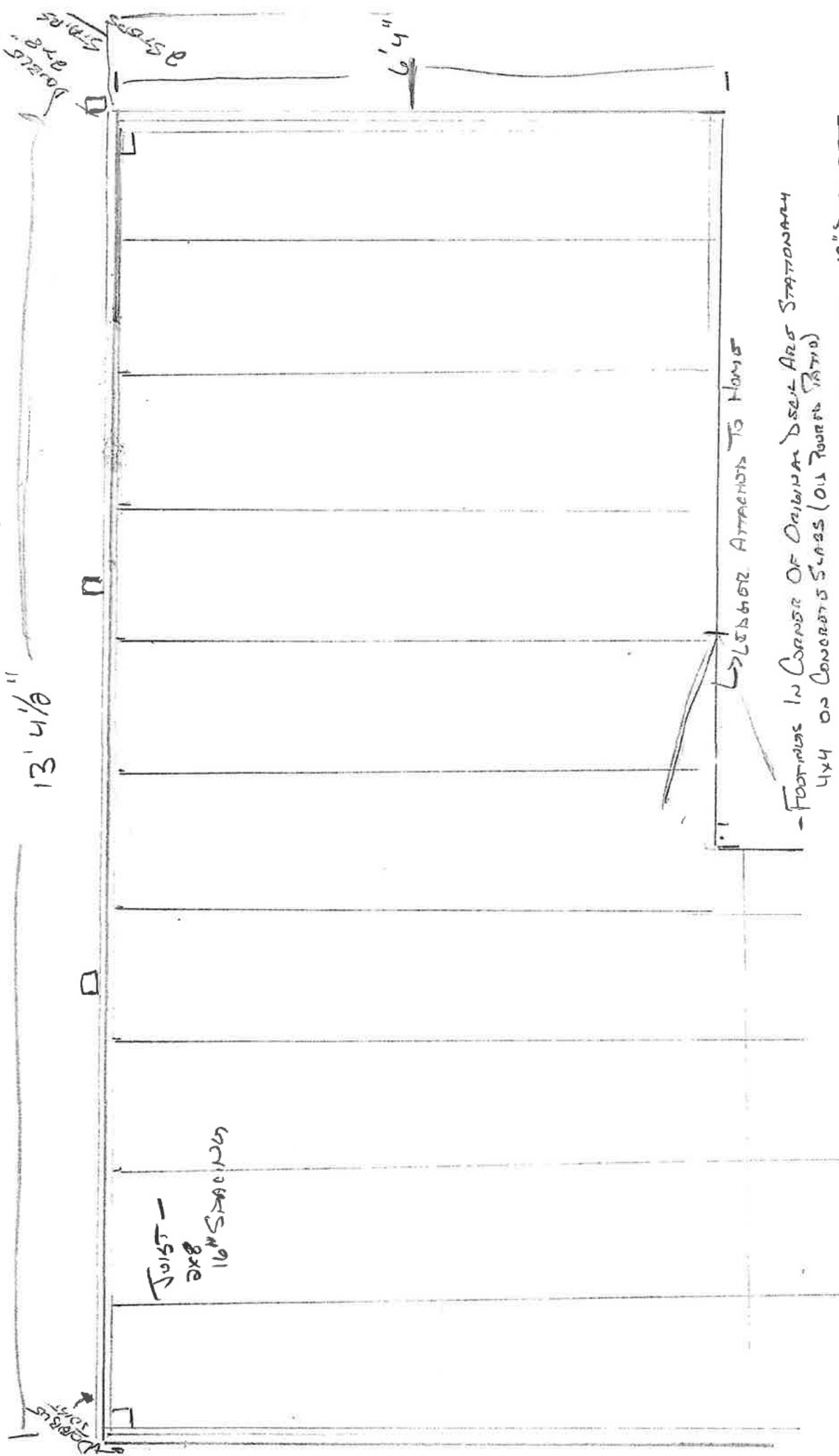
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DEBBIE BECKER  
 BACK DECK 4/14/25



- FORMING IN CORNER OF ORIGINAL DECK ARE STATIONARY  
 4x4 ON CONCRETE SLABS (OLD TOWER PAVING)

- 4 4x4 SUPPORTS ON OUTER EDGES OF DECK ON 12" DIAMETER  
 FOOTINGS

- ALL JOIST ARE IN PLACE w/ JOIST HAMMERS & NAILS APPROPRIATE

1" = 16" - DRAWING IS APPROXIMATE

Peak

San Juan	6	11	7
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30 psf  
115 mph

22

OH<sup>-</sup> →

(8)  $\times 2$

16511

50" 

(6) - 4" diameter  
with 12 footings  
x 4

36"  $\updownarrow$

10

42

24

107

2000

20

Pergola does ~~not~~ attach to deck.

Structure Purpose: Due to an ongoing dispute with neighbor, the pergola was built to help block the neighbor window







