

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Gary and Diane Tatum

Applicant(s): _____
(if other than owner)

Subject Property:	Present Zoning:	<u>Residential</u>
	Present Use:	<u>Residential</u>
	Proposed Use:	<u>Residential</u>
	PIN(s):	<u>05-01-410-067</u>
	Address:	<u>25374 W Monaville Rd.</u> <u>Lake Villa, IL 60046</u>
Legal description:		_____
(X see deed)		

The following variation(s) are requested:

1. To reduce the front street st back from 28.6 ft to ^{21.7}20.6. A four foot encroachment is currently
aloud and another 4 feet is being requested.
2. _____
3. _____
4. _____

Explain why this variation(s) is necessary:

This variation is necessary because we need to build a wooden entrance to the house. The
previous concrete entrance structues have done extensive damage to the house.

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:

The residence was originally constructed around 1950. The original concrete front stoop experienced substantial settling over time, which placed excessive pressure on the home's foundation and caused structural damage. Repairs were completed, and a second concrete stoop was installed around 1990 in compliance with the building code requirements in effect at that time.

Unfortunately, the second concrete stoop also settled significantly, sinking more than five inches and again causing serious structural damage to the residence. The damage included separation of the brick exterior veneer and movement of two large bay windows away from the structure. Repairs resulting from both occurrences were extensive and costly.

These repeated failures demonstrate an unusual physical condition specific to this property and foundation area. The weight and settling associated with concrete stoops at this location create recurring structural concerns that are not typical of neighboring properties.

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

To prevent future structural damage, we are proposing to replace the existing concrete stoop with a wooden deck providing access to the front entrance. A wood-framed deck is substantially lighter than a concrete structure and will significantly reduce the load placed on the foundation and surrounding soils.

Under the current setback requirements, only a four-foot deck would be permitted. We are requesting approval to extend the deck to eight feet. The additional depth is necessary to properly distribute the structure's weight over a larger area, reducing concentrated pressure near the foundation and minimizing the likelihood of future settling and structural damage.

This request is not based on personal preference or financial convenience, but rather on the practical necessity of constructing a safer and lighter access structure that addresses the unique structural conditions affecting the property.

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

The proposed deck will improve safe access to the residence while maintaining the residential character of the neighborhood. The improvement will not create adverse impacts on neighboring properties or the surrounding community.

The proposed eight-foot deck will not negatively affect public safety, traffic visibility, drainage patterns, utilities, or adjacent properties. The structure will comply with all applicable building and safety codes and will remain compatible in scale and appearance with nearby homes.

In addition, the property and surrounding residences are located across from the Grant Forest Preserve, where many homes in the area include front porches or wooden entry decks similar in character to the proposed improvement. I have also discussed the project with neighboring property owners, and no concerns have been raised regarding the proposal.

APPLICANT INFORMATION

<u>Owner (include all fee owners listed on deed):</u> Name: <u>Gary and Diane Tatum</u> Address:  State & Zip: Daytime Phone: Email:	<u>Authorized Agent:</u> I/we hereby authorize this person to represent me/us in all matters related to this application Name: Address: State & Zip: Daytime Phone: Email:
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<u>Applicant (if other than owner):</u> Name: Address: State & Zip: Daytime Phone: Email:	<u>Contract Purchaser (if any):</u> Name: Address: State & Zip: Daytime Phone: Email:
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I/We hereby attest that all information given above is true and complete to the best of my/our knowledge  

Owner's Signature

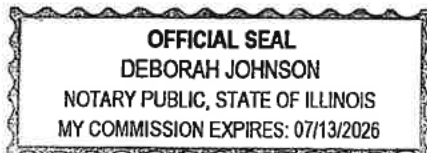
Own

Signature(s) of contract purchasers (If applicable)

I, Debbie Johnson a Notary Public aforesaid, do hereby certify that Gary Tatum and Diane Tatum personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of May 29, 2026 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 29 day of May, 2026

(Seal)

My Commission expires 



COURT REPORTER AGREEMENT

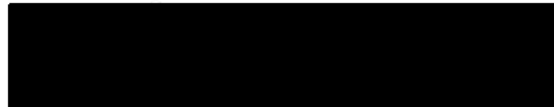
CHECK ONE OF THE FOLLOWING:



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.

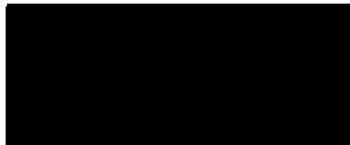


Signature

Billing Contact Information:

Gary Tatum

Print Name



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

51190834

2782428

WARRANTY DEED

MAIL TO: DONALD E. DEUSTER
NAME 137 W. PARK AVE
ADDRESS
CITY & STATE LIBERTYVILLE, IL 60048

JOINT TENANCY

RECORDED
LAKE COUNTY, ILLINOIS
1989 APR 11 PM 4:40

THE GRANTORS, DARRYL F. CAMPBELL and MARY K. CAMPBELL, Husband and Wife

of the Village of Lake Villa County of Lake State of Illinois
for and in consideration of TEN (\$10.00) DOLLARS
and other good and valuable considerations in hand paid.

CONVEY and WARRANT to GARY TATUM and DIANE M. TATUM, Husband and Wife,

of the Village of Lake Villa County of Lake State of Illinois
not in Tenancy in Common, but in JOINT TENANCY, the following described Real
Estate situated in the County of Lake, in the State of Illinois, to wit:

Lot 20 in Block 10 in Fox Lake Hills Busse Area Unit One, being a
subdivision of part of the Southeast Quarter and part of the
Southwest Quarter of Section 1, Township 45 North, Range 9, East
of the Third Principal Meridian, according to the plat thereof,
recorded June 16, 1954, as Document No. 827520, in Book 33 of
Plats, pages 7 and 8, and corrected by Certificate of Correction
recorded as Document No. 830633 in Book 1261, page 65, in Lake
County, Illinois.

PERMANENT INDEX NO: 05 01 410 067.

STREET ADDRESS: 25374 Monaville Road, Lake Villa, Illinois 60046.

PAID

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy
in common, but in joint tenancy forever. SUBJECT TO: Building lines, covenants,
conditions and restrictions of record; visible public roads and highways
and easements therefore; easements for public utilities which do not
underlie the improvements upon the property; and General Taxes for the
year 1988 and subsequent years.

APRIL 7 day of APRIL 19 89
(Seal) (Seal)
DARRYL F. CAMPBELL, Seller MARY K. CAMPBELL, Seller
(Seal) (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

Gary Tatum and Diane M. Tatum	25374 West Monaville Road, Lake Villa	IL 60046
Name of Grantee	Address	Zip
Gary Tatum and Diane M. Tatum	25374 West Monaville Road, Lake Villa	IL 60046
Name of Taxpayer	Address	Zip
DONALD E. DEUSTER, Attorney at Law	137 West Park Avenue, Libertyville	IL60048
Name of Person Preparing Deed	Address	Zip

This conveyance must contain the name and address of the grantee, (Ch.115: 12.1)
name and address for tax billing, (Ch.115: 9.2) and name and address of person
preparing instrument: (Ch.115: 9.3)

2

INTERCOUNTY TITLE COMPANY OF ILLINOIS

LAKE COUNTY - ILLINOIS TRANSFER STAMP

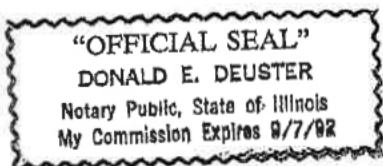
STATE OF ILLINOIS } ss.
County of Lake

I, the undersigned, a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that DARRYL F. CAMPBELL and MARY K.
CAMPBELL, Husband and Wife,

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 notarial seal this 7th

(Impress Seal Here)



Commission Expires Aug. 7, 1992

COUNTY OF LAKE
REAL ESTATE TRANSFER TAX
PAID IN THE SAME AMOUNT
AS THE STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX.



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR 11 '92 DEPT. OF REVENUE \$ 0.00

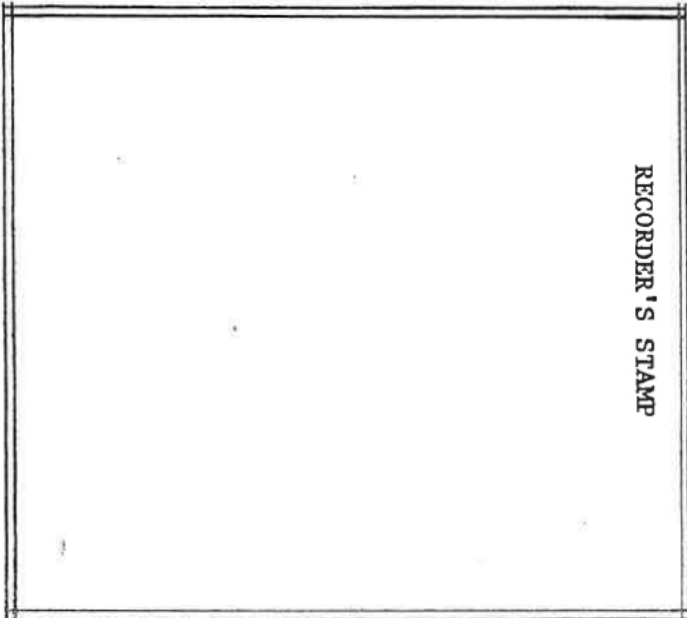
2782428

State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph , Section 4, of the
Real Estate Transfer Tax Act.

Dated this day of 19 .

Signature of Buyer-Seller or their Representative



RECORDER'S STAMP

FRANK J. NUSTRA

Recorder

Printed by Recorder for use in
Lake County, Illinois

WARRANTY DEED

JOINT TENANCY

FROM

TO

Plat of Survey

117 E. COOK AV., LIBERTYVILLE, ILLINOIS 60048
TELEPHONE 362-0091
SURVEYORS AND ENGINEERS

BOOK 37

PAGE 255

ORDER NO 89-255

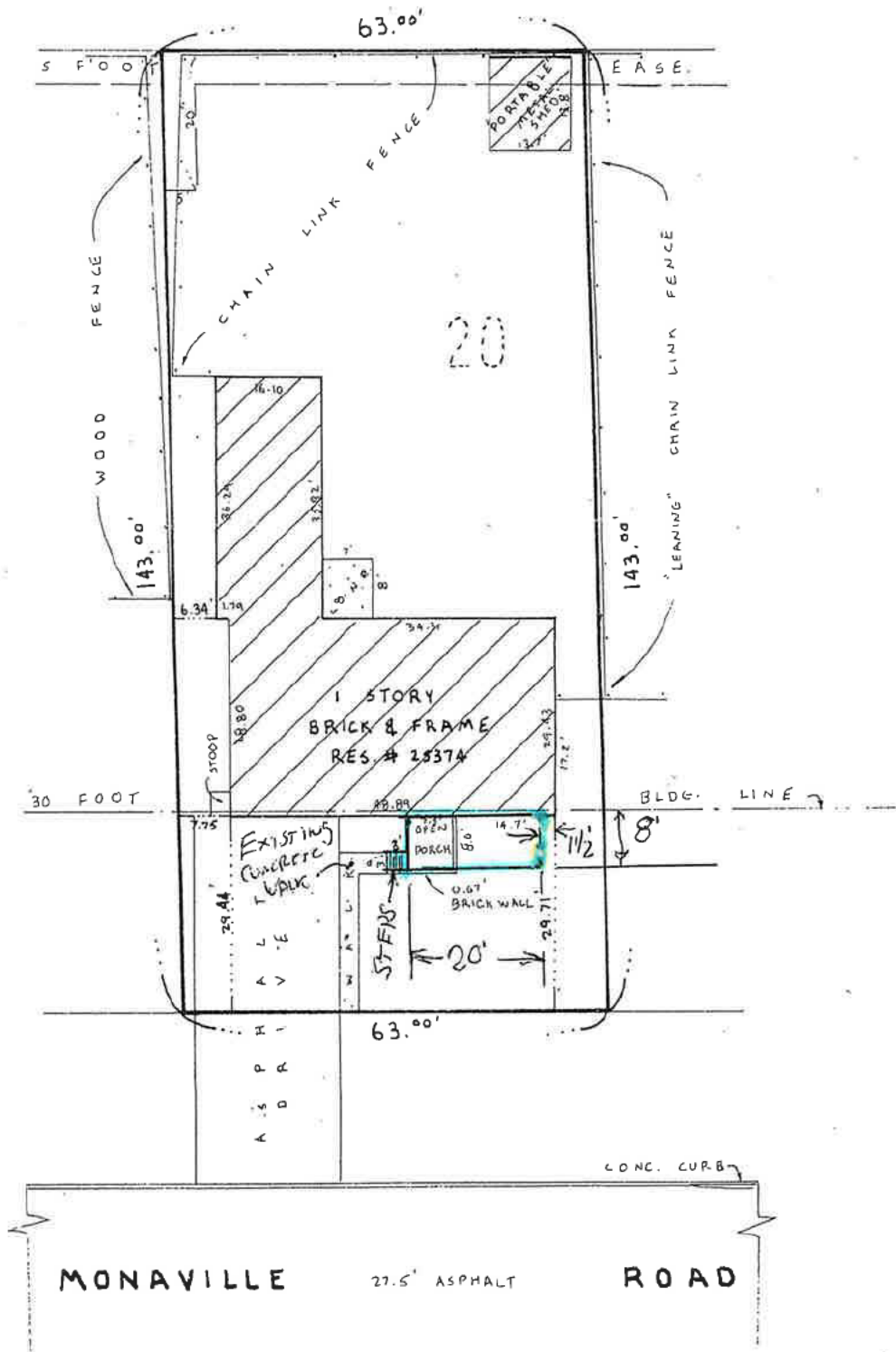
LIBERTYVILLE, March 1, 1984

ORDERED BY Mr. Donald Deaster, Atty

FOR Campbell to Tatum

Lot 20, in Block 10, in Fox Lake Hills Busse-Area Unit One, being a Subdivision of part of the SE 1/4
 and of the SE 1/4 of Section 1, Township 45 North, Range 9 East of the 3rd Principal Meridian, according to
 plat thereof, recorded June 14, 1954 as Document No. 827520, in Book 33 of Plats, pages 7 and 8 and connect-
 ing certificate of Correction recorded as Document No. 830633, in Book 1261, page 65, in Lake County, Illinois.

Commonly Known as: 25374 MONAVILLE ROAD, LAKE VILLA, ILLINOIS



Scale, 1" = 20 ft.

TOP OF FLAT IS NORTH

LIBERTYVILLE, March 1 1989

STATE OF ILLINOIS, }
COUNTY OF LAKE }

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

SURVEYON

LIBERTYVILLE, March 1 1989

STATE OF ILLINOIS, }
COUNTY OF LAKE }

This is to certify that we have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

R. E. DECKER & COMPANY
NEW YORK

By