

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

ORIGINAL

Applicant(s): Michael Ruggles and Deborah Ruggles Phone: 847-514-1566
(please print) Owner(s)

351 N Sea Eagle Ct Fax: _____
Antioch, IL 60002

Address Email: _____
mjruggles@netruggles.com

Phone: _____

Contract purchaser(s) if any Fax: _____

Email: _____

Address

I/we hereby authorize the following person to represent me/us in all matters related to this application:

Matt Demartini Phone: 847-946-9067
Name Cell: _____

DeMartini Legal Inc. Fax: _____
558 Main St Email: _____
Antioch, IL 60002 DeMartinileagal@gmail.com

Address

Subject Present Zoning: R-1
Property: Present Use: Single Family Residential
Proposed Use: Same
PIN(s): 01-13-401-015
Address: 41440 N Westlake Ave
Antioch, IL 60002

Legal description:
(☒ see deed) Attached with deed.

BUILDING & ENGINEERING
DIVISION

Request:

The following variation(s) are requested:

1. Reduce the north side set back from 4' to 2.65' to keep existing chimney.
2. and accomodate the eave and gutter,
3. _____

Explain why this variation(s) is necessary: _____

_____ To rebuild existing north overhang and fireplace. See below.

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 following criteria:

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

Response:

The property is narrow, only 42.83 feet across, the foundation is preexisting to the ownership of the applicant, as is the overhang which is the subject of this request. The property to the north is non-uniform. The home is an angle slanting away for the subject home from front to back, or east to west. Both lots, north and south of the subject property, are not owned by the applicant already violate the setback ordinances, but not in the location of the applicants request. While the applicant is looking for a variance at the back of their home, only a few feet form the road, which is at the front of the home, the north lot has a structure only 3.1 feet form the subject property line, wieh an unmeasured overhang, and the south lot has a structure only 1.5 feet away from the subject property with an unmeasured overhang.

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

Response:

1. Cannot come into compliance regarding overhang without violating code about ventilation of the overhangs.
2. Cannot move the foundation without violating codes regarding septic. Causing great disturbance to the neighborhood during construction. the grant of a variance regarding the septic. The lot size will not accommodate the septic the code would require should the foundation be moved therefore preventing the rebuilding of the structure according to code.

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

Response:

This project would keep the home in the same general character as the surrounding homes. The setback lines have been granted variances on multiple properties in the area, including the two next door neighbors. This is an area that is comprised of single family homes intended for lake use, and the project on the subject property will keep the home with that same intended use, only with upgraded aesthetics, which will improve the neighborhood.

This is not a new structure, only asking to rebuild the existing walls and chimney.

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

Signature(s) of owner(s) Michael Ruggles Deborah Ruggles
Michael Ruggles Deborah Ruggles

Signature(s) of contract purchasers _____

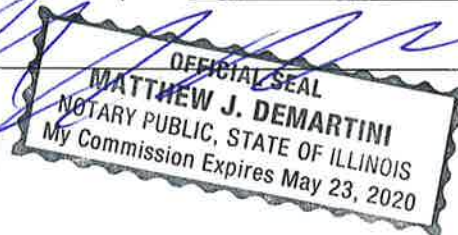
I, Matthew Demartini a Notary Public aforesaid, do hereby certify that Michael Ruggles + Deborah Ruggles

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of _____ 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 25 day of Sep., 2012.

(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

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



Image# 057249520002 Type: DW
Recorded: 04/30/2018 at 11:44:45 AM
Receipt#: 2018-00022268
Page 1 of 2
Fees: \$487.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File **7479748**

**WARRANTY DEED
ILLINOIS STATUTORY**

*CF - 1855T347001 LV
1/2*

THE GRANTORS, **Kimberly A. Aredia, unmarried and Rachel M. Aredia, unmarried**, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **Michael Ruggles and Deborah Ruggles**, not as tenants in common or as joint tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

Lot 3 in George H. Ackerman's Subdivision of part of Section 13, Township 46 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof, recorded June 24, 1898, as Document 71357, in Book "D" of Plats, Page 71, in Lake County Illinois

SUBJECT TO: Covenants, conditions, restrictions and easements of record and 2017 general taxes.

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: 01-13-401-015

Address of Real Estate: 41440 North Westlake Avenue, Antioch IL 60002

Dated this ²⁵~~24~~th day of April 2018.

Kimberly A. Aredia

Rachel M. Aredia

STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kimberly A. Aredia and Rachel M. Aredia, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they

2

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 ²⁵th day of April 2018.



(Notary Public)

Prepared by:

DeMartini Legal, Inc.
588 Main St.
Antioch IL 60002

Name and Address of Taxpayer

MICHAEL Ruggles
40392 NSEA EAGLE CT
Antioch IL 60002

Return to:

MICHAEL Ruggles
40392 NSEA EAGLE CT
Antioch IL 60002

\$285,000-

REAL ESTATE TRANSFER TAX



County:	\$142.50
Illinois:	\$285.00
Total:	\$427.50

Stamp No:	0-183-342-368
Declaration ID:	20180404949565
Instrument No:	7479748
Date:	30-Apr-2018

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY

This Power of Attorney made this 20th day of April, 2018

1. I, Kimberly A. Aredia and Rachel M. Aredia, hereby appoint DeMartini Legal, Inc. as my attorneys-in-fact (my "agents") to act for me and in my name (in any way I could act in person) with respect to the following powers, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

Real estate transactions for sale of property at 41440 N. Westlake Ave. Antioch IL 60002

2. The powers granted above shall be modified or limited to the negotiations and execution of any and all documents in connection with the sale of property at 41440 N. Westlake Ave. Antioch IL 60002


3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below): **None.**

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this Power of Attorney at the time of reference.


5. This Power of Attorney shall become effective on the date of execution hereof.

6. This Power of Attorney shall terminate upon the successful execution of any and all documents in connection with the hereinabove stated real estate transaction and closing thereof.

7. I am fully informed as to all the contents of this form and understand the full import of this grant of power to our agent.




Kimberly A. Aredia

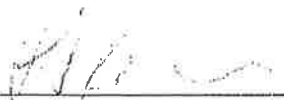


Rachel M. Aredia

Specimen signature of our agents (and successors).

By: 

I certify that the signatures of our agent is correct.



Kimberly A. Aredia



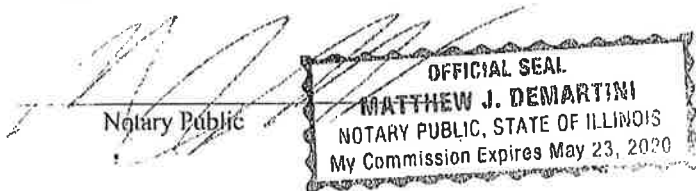
Rachel M. Aredia

STATE OF ILLINOIS)
). SS
COUNTY OF LAKE)

The undersigned, a Notary Public in and for the above County and State, certifies that Kimberly A. Arcdia and Rachel M. Arcdia are known to me to be the same persons whose names are subscribed as principal to the foregoing Power of Attorney, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary acts of the principal, for the uses and purposes therein set forth (and certify as to the correctness of the signature of the agent).

Subscribed and Sworn to before me
this 20th day of April, 2018.

25





Courtesy Of Larry Fales, Midwest Real Estate Data, LLC

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Map

Generated on 09/12/2018

Page 1 of 1





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