

Jenell Mroz
156 Ridgeway Lane
Libertyville, IL 60048

July 7, 2025

Libertyville Zoning Board of Appeals
118 W. Cook Avenue
Libertyville, IL 60048

Subject: Variance Request for Property Located at 156 Ridgeway Lane

Dear Members of the Libertyville Zoning Board of Appeals,

I am writing to formally request a variance for my property located at **156 Ridgeway Lane, Libertyville, IL** (Parcel Number: *[Insert Parcel Number]*). The property is currently zoned **R-2**, which requires a **50-foot front yard setback** and a **50-foot corner side yard setback**.

I am requesting a variance to **reduce the corner side yard setback from 50 feet to 40 feet** in order to construct a modest addition on the west side of the existing home. The proposed addition would measure approximately **33 feet 1.5 inches (north-south)** by **23 feet 6 inches (east-west)** and would be located **40.33 feet from Ridgeway Lane**.

This request is based on several unique characteristics of the lot and existing structure:

- **Topography:** The grade slopes significantly downward toward the front (south) side of the property, making expansion in that direction unfeasible.
- **Existing Structure Layout:** A previous addition on the north side of the home limits expansion in that direction and would conflict with the current architectural design.
- **Lot Shape:** The lot narrows significantly from north to south, and the angled southwest corner further reduces the buildable envelope.
- **Landscaping:** A dense tree line along Ridgeway Lane and Route 176 provides a natural buffer, visually shielding the property from public view.

The proposed addition will include a **first-floor primary suite and a main-level laundry center**, supporting aging in place and enhancing the livability of the home. It will remain architecturally consistent with the existing structure and the surrounding neighborhood.

Additionally, many neighboring properties across the street are zoned **R-3**, which allows for a **40-foot setback**, making my proposed addition compatible with the character of the area.

I believe granting this variance will not negatively impact public welfare or surrounding properties. Rather, it will allow for a functional and aesthetically consistent enhancement to the home that respects the integrity of the neighborhood.

Please let me know if I can provide any further information or documentation in support of this request. Thank you for your time and thoughtful consideration.

Sincerely,
Jenell Mroz

Lake County, Illinois



Lake County, Illinois



Map Printed on 7/8/2025



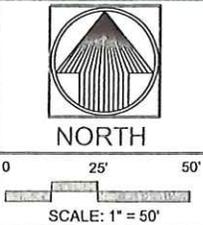
■ Override 1
Tax Parcel
Information

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



P PEARSON, BROWN & ASSOCIATES, INC
 CONSULTING ENGINEERS
 1850 W. WINCHESTER ROAD - SUITE 205
 LIBERTYVILLE, IL. 60048
 PHONE: (847) 367-6707
 FAX: (847) 367-2567
 E-MAIL ADDRESS: pba@pearsonbrown.com



TITLE:
R.O.W. AND SETBACK EXHIBIT
 SOURCE: LAKE COUNTY G.I.S. (MEASUREMENTS APPROXIMATE)
 PROJECT:
156 RIDGEWAY LANE
 LIBERTYVILLE, IL PROJECT NO.: 2542
 CLIENT:
CENTURY BAY BUILDERS

EXHIBIT
A
 DATE: 07/08/25

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STANDARDS FOR VARIATIONS

With Responses

a. General Standard. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

b. Unique Physical Condition. The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

The subject lot is legal non conforming and has an irregular shape which along with the R-2 setbacks of 50' on 2 sides constricts the buildable envelope drastically.

c. Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Not Self Created.

d. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Compared to adjacent lots that have the privilege of R-3 zoning or do not have the irregular shape along with the side yard setback requirements we are denied the right to maximize the lots potential.

e. Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Not special privilege or for financial gain.

f. Code and Plan Purposes. The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which

this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

The addition to the home would be in harmony with the neighborhood.

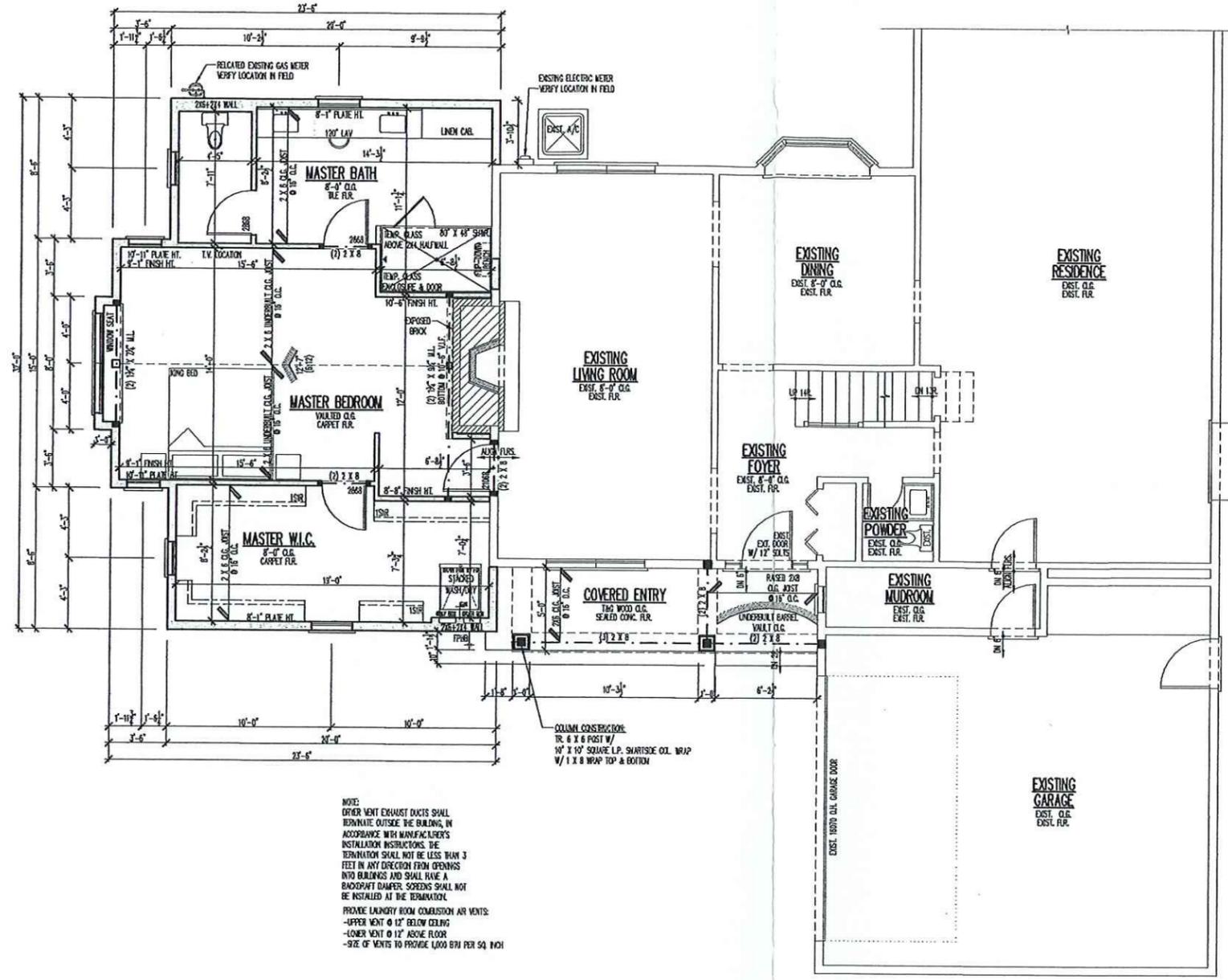
g. Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:

- 1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or
- 2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
- 3) Would substantially increase congestion in the public streets due to traffic or parking; or
- 4) Would unduly increase the danger of flood or fire; or
- 5) Would unduly tax public utilities and facilities in the area; or
- 6) Would endanger the public health or safety.

NO to all above.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

There is not another option for the addition that provides the additional living space required by the owner that coordinates with the existing architecture of the home.



WALL BRACING NOTES:

- * ENTIRE HOUSE TO BE CONTINUOUSLY SHEATHED WITH 1/2" PLYWOOD SHEATHING OR OSB (REFER TO CONSTRUCTION SPECIFICATIONS @ SHEET A300 (BRACING METHOD: "CS-MSP")
- * "CS-MSP" = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL BRACING
- * REQUIRED FASTENERS FOR "CS-MSP" = 40 COMMON NAILS SPACED 6" O.C. @ EDGE & 12" O.C. FIELD
- * MINIMUM PANEL WIDTH FOR "CS-MSP" PER ADJACENT OPENING HEIGHT LISTED IN P.C. TABLE
- * "CS-O" = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE DOOR OPENINGS
- * "CS-M" = CONTINUOUS SHEATHED PORTAL FRAME PANEL
- * "OS" = OSB/AN BOARD BRACING
- * REQUIRED FASTENERS FOR "OS" (OS) = 1-1/2" NAILS OR SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- * REQUIRED FASTENERS FOR "OS" (OS) = 1-3/4" NAILS OR 1-3/4" SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- * "ABV" = ALTERNATE BRACED WALL PANEL
- * "PFC" = PORTAL FRAME @ GARAGE DOOR
- * "PFF" = PORTAL FRAME WITH HOLD DOWNS
- * "SSW" = SIMPSON STEEL STRONG WALL
- * "SMW" = SIMPSON WOOD SHEAR WALL
- * SIMPSON BRACING PANEL FASTENERS & HOLD DOWN PER MANUFACTURERS SPECIFICATIONS

ALA SQUARE FOOTAGE	
EXISTING FIRST FLOOR	1618.8
EXISTING SECOND FLOOR	1074.3
EXISTING RESIDENCE TOTAL	2693.1
EXISTING GARAGE TOTAL	541.6
PROPOSED FIRST FLOOR	2280.6
PROPOSED SECOND FLOOR	1074.3
PROPOSED RESIDENCE TOTAL	3354.9

NOTE:
 OTHER VENT EXHAUST DUCTS SHALL
 TERMINATE OUTSIDE THE BUILDING, IN
 ACCORDANCE WITH MANUFACTURER'S
 INSTALLATION INSTRUCTIONS. THE
 TERMINATION SHALL NOT BE LESS THAN 3
 FEET IN ANY DIRECTION FROM OPENINGS
 INTO BUILDINGS AND SHALL HAVE A
 BACKDRAFT DAMPER. SCREENS SHALL NOT
 BE INSTALLED AT THE TERMINATION.
 PROVIDE LAUNDRY ROOM COMBUSTION AIR VENTS:
 -UPPER VENT @ 12" BELOW CEILING
 -LOWER VENT @ 12" ABOVE FLOOR
 -SIZE OF VENTS TO PROVIDE 1000 BTU PER SQ. INCH

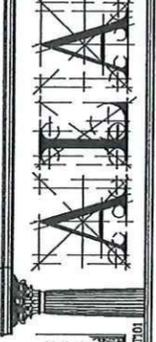
3E FIRST FLOOR PLAN 1/4"=1'-0"

REVISIONS	DATE	BY	DESCRIPTION
1	10-15-24	ALA	PRELIMINARY DESIGN
2	10-15-24	ALA	PRELIMINARY DESIGN
3	10-15-24	ALA	DESIGN DEVELOPMENT
4	10-15-24	ALA	PERMIT PREP
5	10-15-24	ALA	PERMIT PREP

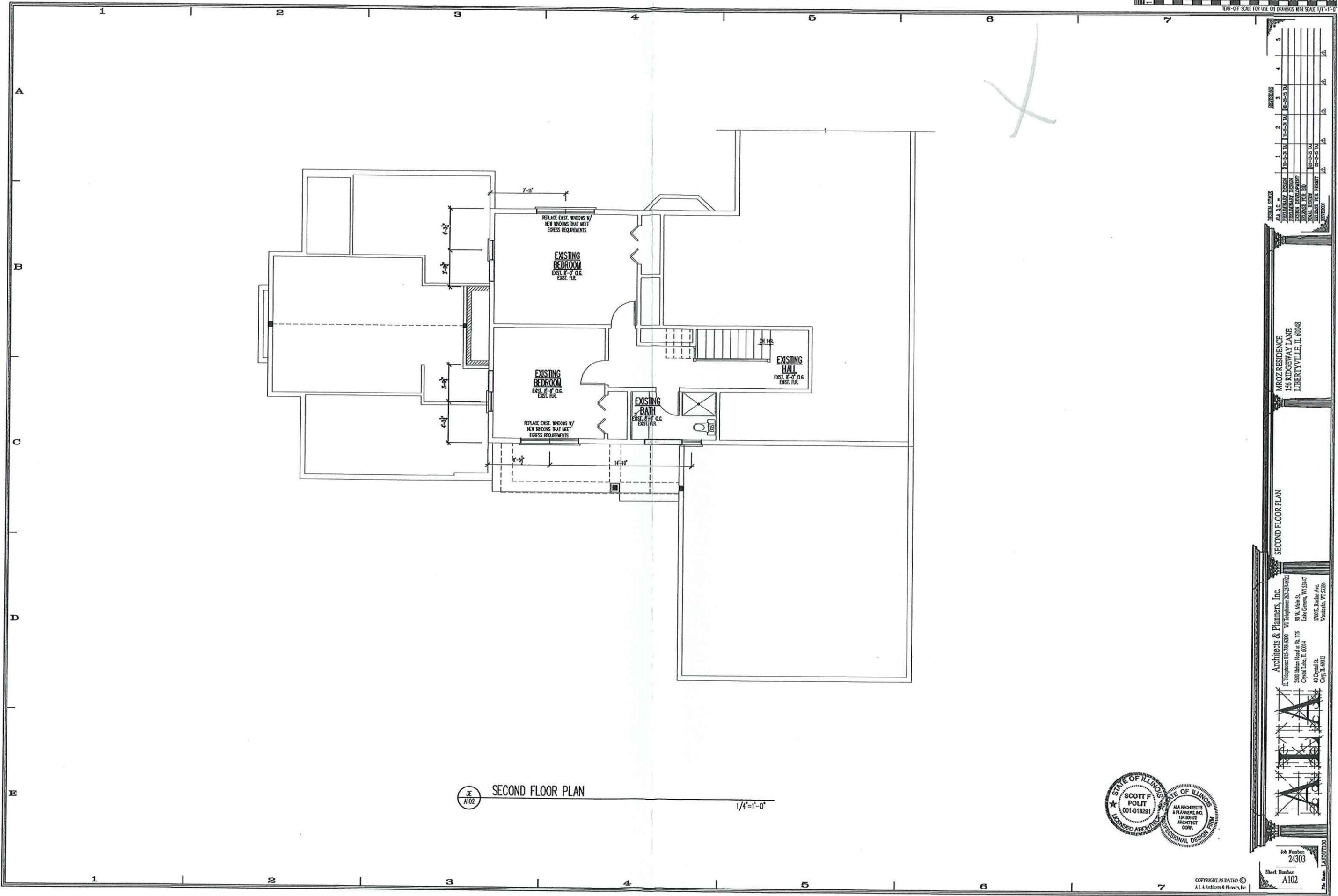
ALA SQUARE FOOTAGE

ALA ARCHITECTS & PLANNERS, INC.
 2600 DeKalb Road at Rt. 176
 Crystal Lake, IL 60014
 815-434-3133
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STATE OF ILLINOIS
 SCOTT F. POLIT
 001-018291
 LICENSED ARCHITECT



Job Number: 24303
 Sheet Number: A101
 Date: 10/15/2024



⊙ A102 SECOND FLOOR PLAN 1/4"=1'-0"

REVISION	DATE	BY	DESCRIPTION
1	10-15-23	ML	ISSUE FOR PERMIT
2	10-15-23	ML	ISSUE FOR PERMIT
3	10-15-23	ML	ISSUE FOR PERMIT
4	10-15-23	ML	ISSUE FOR PERMIT
5	10-15-23	ML	ISSUE FOR PERMIT

MROZ RESIDENCE
 156 RIDGEWAY LANE
 LIBERTYVILLE, IL 60048

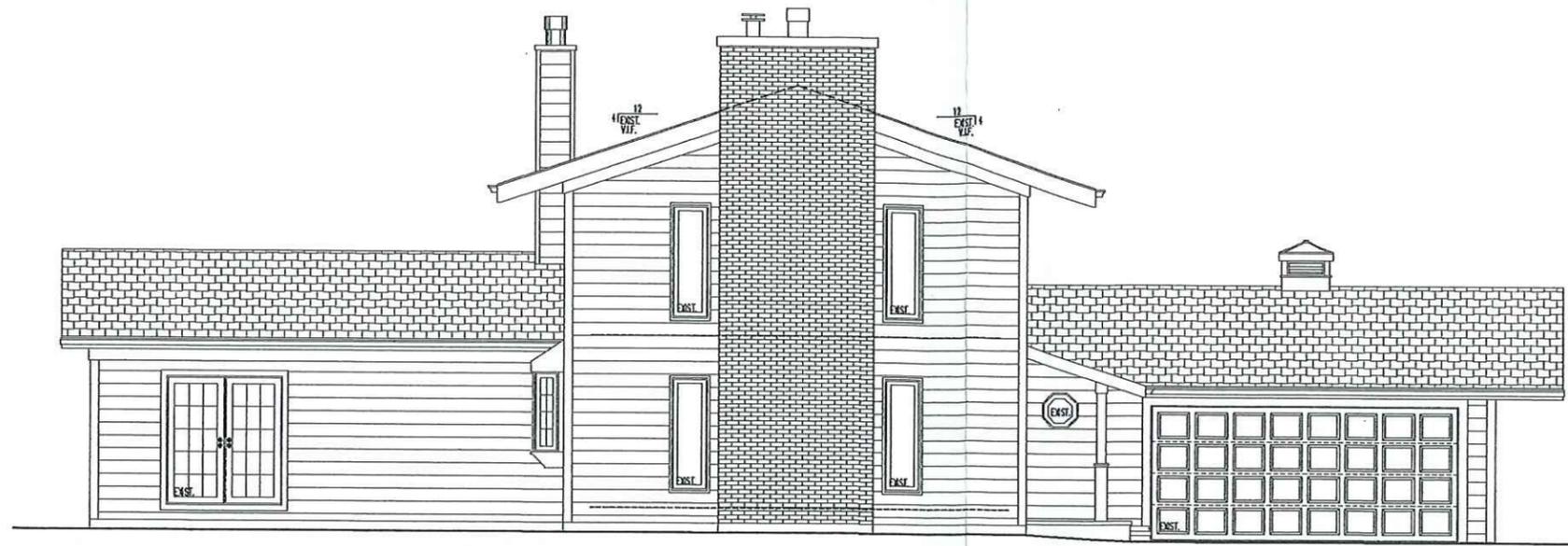
Architects & Planners, Inc.
 IL Telephone: 618-788-6200 WI Telephone: 262-254-0202
 2000 Becken Road at Rt. 176 88 W. Main St.
 Crystal Lake, IL 60014 Lake Geneva, WI 53147
 40 Crystal St. 1700 E. Reister Ave.
 Cary, IL 60015 Waukegan, WI 53196

STATE OF ILLINOIS
 SCOTT F. POLIT
 001-018221
 LICENSED ARCHITECT

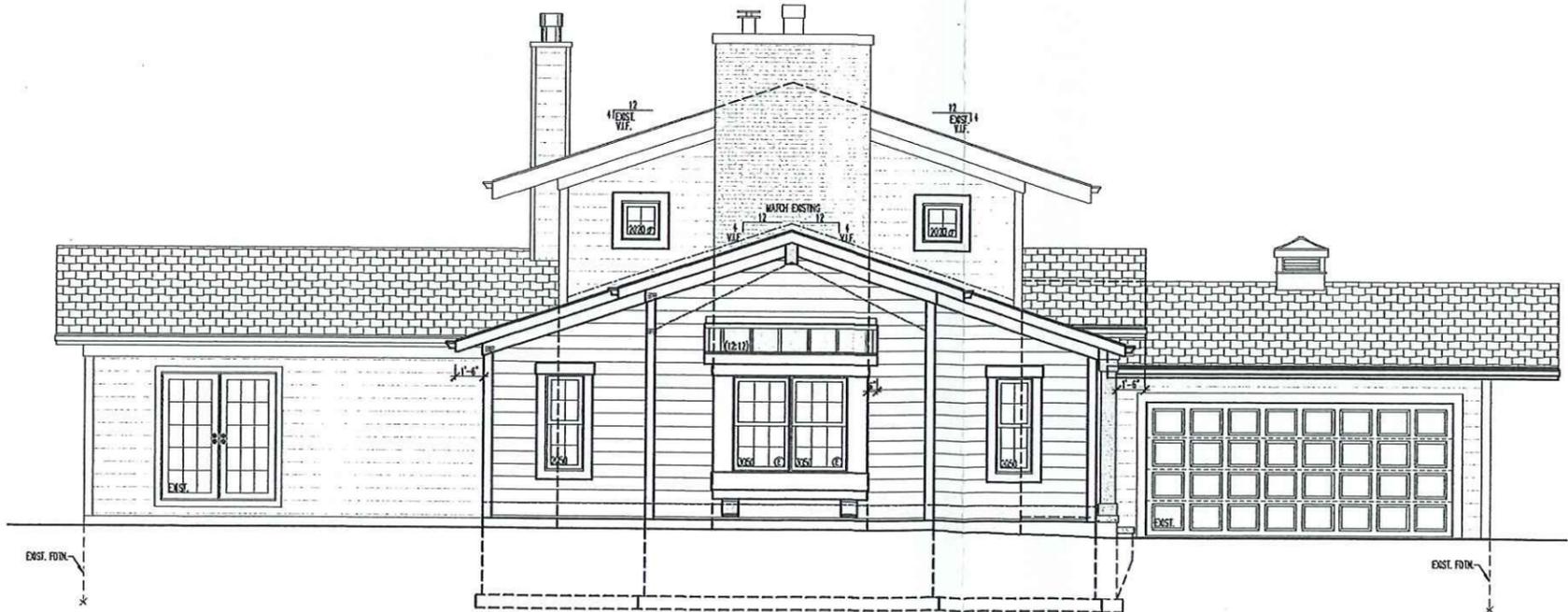
STATE OF ILLINOIS
 ARCHITECTS & PLANNERS, INC.
 18408572
 ARCHITECT
 PROFESSIONAL DESIGN FIRM

Job Number: 24303
 Sheet Number: A102
 Plan Name: LAYOUT100

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3C
A200 EXIST. FRONT ELEVATION 1/4"=1'-0"



3C
A200 FRONT ELEVATION 1/4"=1'-0"

ELEVATION NOTES

- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP, RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAVE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF ROOF AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAV VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- ALL WINDOWS ARE DESIGNED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.
- EXAMPLE: 2555 = 2'-5" X 5'-5"
- EXAMPLE: 3068 = 3'-0" X 6'-8"
- EXAMPLE: 18080 = 18'-0" X 8'-0"

TEMPERED GLASS = (1) DOOR OR WINDOW PANE SLIDES RIGHT = (2)
 FIXED WINDOW = (3) DOOR OR WINDOW PANE SLIDES LEFT = (4)
 EGRESS WINDOW = (5)

EGRESS WINDOW BREAKDOWN =
 MIN. CLEAR OPEN AREA 5.7 SQ. FT.
 MIN. CLEAR OPEN HEIGHT OF 20"
 MIN. CLEAR OPEN HEIGHT OF 24"
 MAX. SILL HEIGHT OF 14"

REMODELING & ADDITION NOTES

- WHEN JOINING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- ALL NEW FASIA, FREEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- ALL ROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

REVISIONS	DATE	BY	DESCRIPTION

Architects & Planners, Inc.
 IL Telephone: 815/785-2800 WI Telephone: 262/259-6021
 2000 Brian Road at Rt. 176 N. W. Main St.
 Crystal Lake, IL 60014 Lake Geneva, WI 53147
 40 Crystal St. 1700 E. Butler Ave.
 Crystal, IL 60015 Waukesha, WI 53186

PROFESSIONAL DESIGN FIRM
 STATE OF ILLINOIS
 SCOTT F. POLIT
 001-018291
 LICENSED ARCHITECT

Job Number: 24303
 Sheet Number: A200
 Date: 11/20/2010

EXIST. FRONT ELEVATION
 FRONT ELEVATION

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 156 RIDGEWAY LANE
 LIBERTYVILLE, IL 60048

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ELEVATION NOTES

- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, FLOOR TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAFT DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF ROOF AND SLOTT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.
- EXAMPLE: 2555 = 2'-5" X 5'-5"
- EXAMPLE: 3068 = 3'-0" X 6'-8"
- EXAMPLE: 18080 = 18'-0" X 8'-0"

TEMPERED GLASS = (C) DOOR OR WINDOW PANE SLIDES RIGHT = (R)
 FIXED WINDOW = (F) DOOR OR WINDOW PANE SLIDES LEFT = (L)
 EGRESS WINDOW = (E)
 EGRESS WINDOW BREWDOWN = (B)

MIN. CLEAR OPEN AREA OF 5.7 SF.
 MIN. CLEAR OPEN HEIGHT OF 20"
 MIN. CLEAR OPEN HEIGHT OF 24"
 MAX. SILL HEIGHT OF 4"

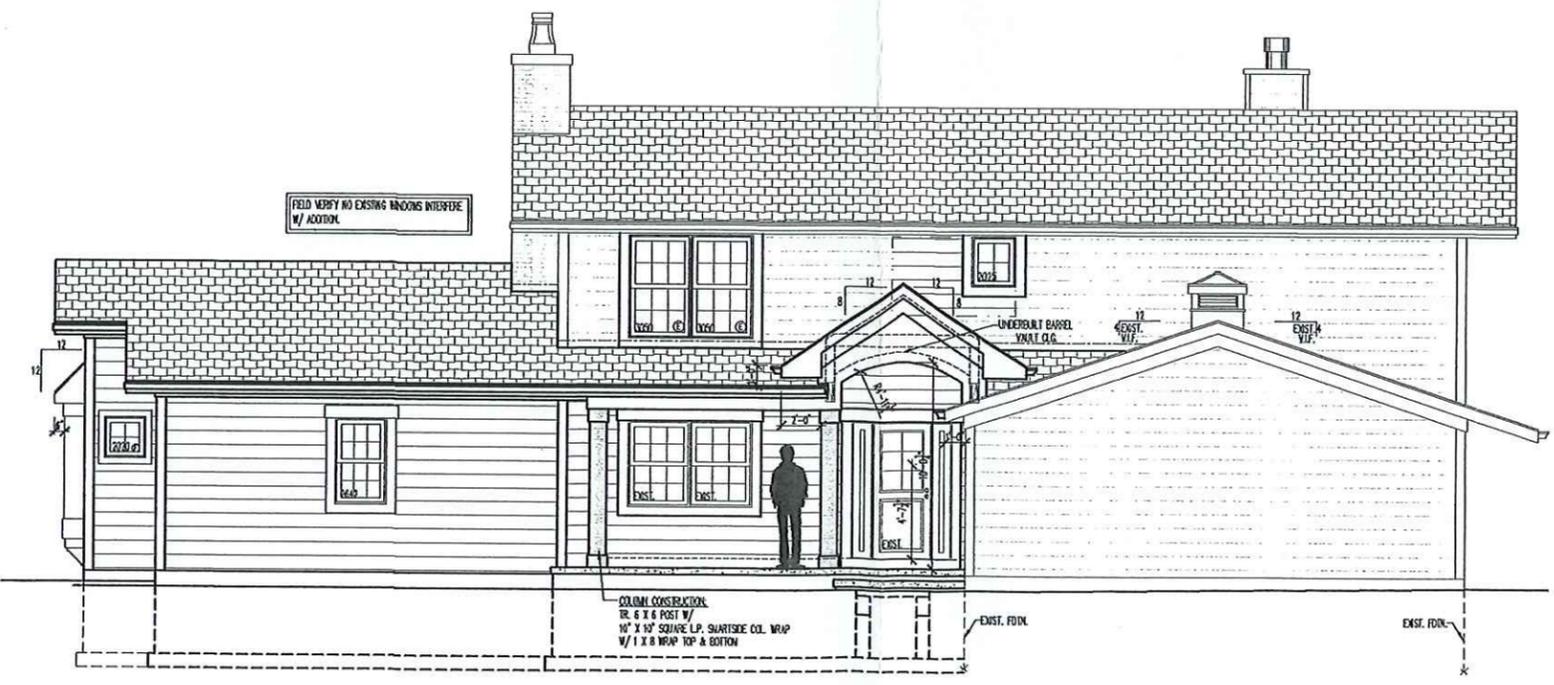
REMODELING & ADDITION NOTES

- * WHEN LAYING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- * ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- * ALL NEW FASCIAS, FREEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- * VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- * ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.



3C
A201 LEFT SIDE ELEVATION

1/4"=1'-0"



3E
A201 RIGHT SIDE ELEVATION

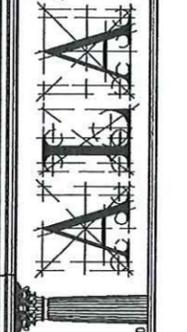
1/4"=1'-0"

REVISION	DATE	BY	DESCRIPTION
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2	10-24-24	ML	ISSUE FOR PERMIT
3	10-24-24	ML	ISSUE FOR PERMIT
4	10-24-24	ML	ISSUE FOR PERMIT
5	10-24-24	ML	ISSUE FOR PERMIT

MROZ RESIDENCE
 156 RIDGEWAY LANE
 LIBERTYVILLE, IL 60048

RIGHT SIDE ELEVATION
 RIGHT SIDE ELEVATION (CUT THRU)

Architects & Planners, Inc.
 IL Telephone: 618-282-2200 WI Telephone: 262-594-0221
 2000 Brian Road at Rt. 75 88 W. Main St.
 Crystal Lake, IL 60014 Lake Geneva, WI 53147
 40 Crystal St. 1700 E. Duane Ave.
 Crystal, IL 60015 Yorkton, WI 53186



Job Number: 24303
 Sheet Number: A201
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R. E. DECKER
(1933-1999)
R. G. PAVLETIC
P.L.S. 035-3261



Plat of Survey

R. E. DECKER, P.C.
LAND SURVEYORS

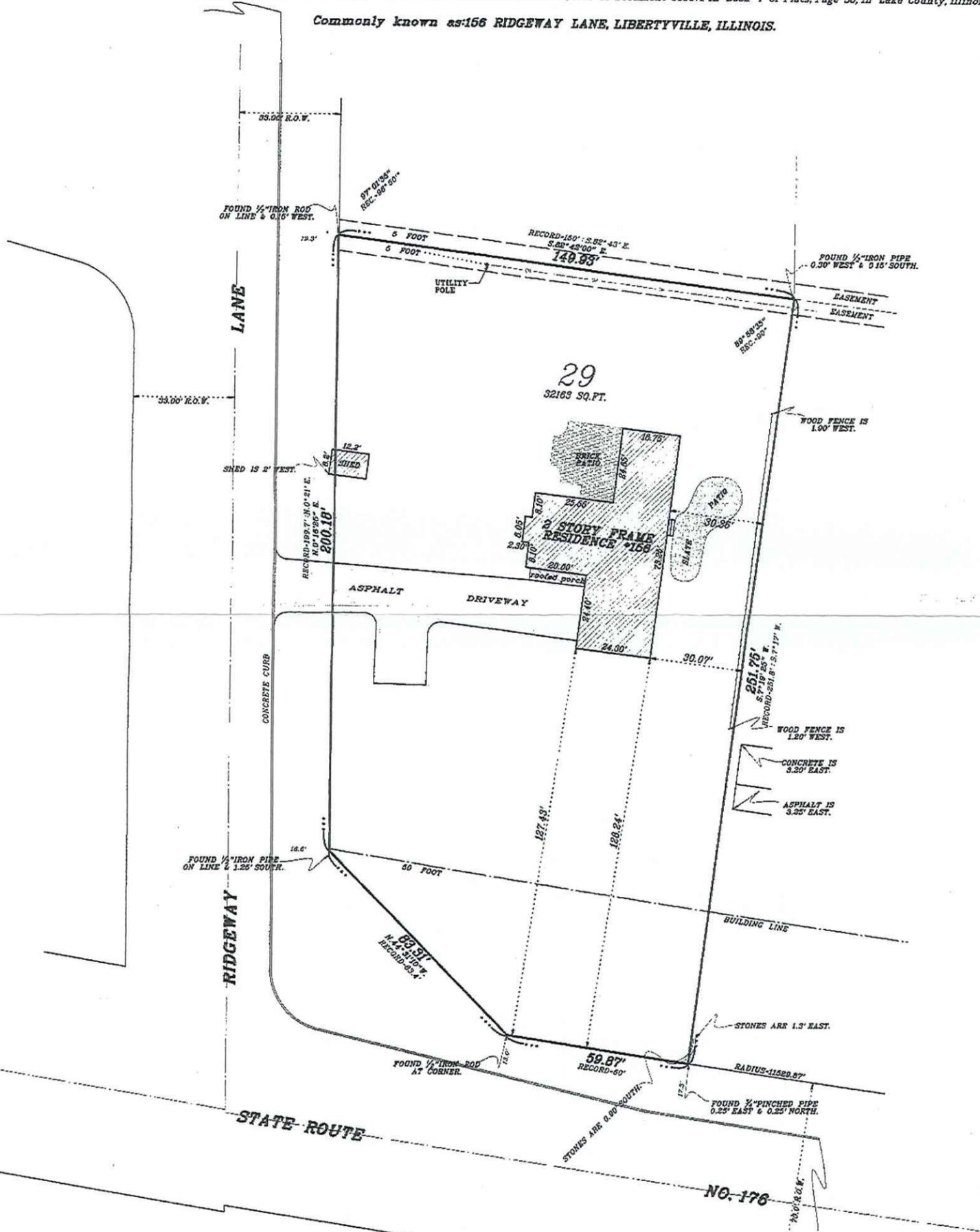
114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048
847-362-0091 FAX 847-362-0119 mail@deckersurvey.com



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Lot 29 in E.S. Ridgeway Thornbury Village Estates, being a Subdivision of part of the Southeast Quarter of Section 15 and part of the Northeast Quarter of Section 22, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof, recorded March 19, 1929 as Document 333671 in Book T of Plats, Page 58, in Lake County, Illinois.

Commonly known as: 166 RIDGEWAY LANE, LIBERTYVILLE, ILLINOIS.



Scale, 1" = 25 ft.

Field Work Completed on: JULY 29, 2010

STATE OF ILLINOIS }
COUNTY OF LAKE } ss

This Professional service, conforms to the current Illinois minimum standards for a "Boundary Survey."

R. E. DECKER, P.C.

By: *[Signature]* 08-09-10
Professional Land Surveyor

ORDER # 10-367

ORDERED BY PETER MROZ

FOR _____

Legend
N. - North
S. - South
E. - East
W. - West
N.W. - Northwest
N.E. - Northeast
S.E. - Southeast
S.W. - Southwest
P.O.B. - Point of Beginning
SQ. FT. - Square Feet
R.O.W. - Right of Way
Doc. - Document
Rec. - Recorded as
Meas. - Measured
T.F. - Top of Foundation



Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

WITHOUT A RAISED SEAL
PLAT IS NOT VALID

