

APPLICATION FOR ZONING VARIATION
Village of River Forest Zoning Board of Appeals

Address of Subject Property: 632 Bonnie Brae

Applicant:

Andrew and Jennifer Stein

Name

632 Bonnie Brae, River Forest, Illinois 60305

Address

Phone (Daytime)

Fax

Owner

Relationship of Applicant to Property (owner, contract purchaser, legal counsel, etc.)

Architect/Contractor:

Mark Zinni Architects, Ltd.

Name

929 Keystone Avenue, River Forest, Illinois 60305

Address

708.860.4159

Phone (Daytime)

Fax

mark@mzarchs.com

E-Mail

Date of Application: June 12, 2026

Requested Variation (please reference the applicable Section(s) of the Village Code:

10-8-5: Lot Coverage, 10-8-7: A.2 Corner Lot

Other application requirements: Attached you will find an outline of the other application requirements. Please read the attached carefully, the applicant will be responsible for submitting all of the required information.

Also attached for your information are the Zoning Board of Appeals "Rules of Procedure" for their public hearings.

Application Deadline: A complete variation application must be submitted no later than the 15th day of the month in order to be heard by the Zoning Board of Appeals in the following month. The Zoning Board of Appeals meets on the second Thursday of each month.

SIGNATURES:

The undersigned hereby represent for the purpose of inducing the Village of River Forest to take the action herein requested, that all statements herein and on all related attachments are true and that all work herein mentioned will be done in accordance with the ordinances of the Village of River Forest and the laws of the State of Illinois.

Owner: _____ Date: _____

Applicant (if other than Owner): _____ Date: _____

Application Fee: A non-refundable fee of **\$750.00** must accompany every application for variation. Checks should be made out to the Village of River Forest.

Address of Subject Property: 632 Bonnie Brae

Zoning District of Property (circle one): R1 R2 R3 R4 C1 C2 C3 PRI ORIC

Please check the type(s) of variation(s) being requested:

☒ Zoning Code ☐ Building Code (fence variations only)

Summary of Requested Variation(s):

**Applicable Code Section
(Title, Chapter, Section)**

Code Requirement(s)

Proposed Variation(s)

10-8-5: Lot Coverage

No building with accessory building or structures shall occupy (cover) more than thirty percent of a lot.

Increase allowed Lot Coverage to 30.9%

10-8-7, A.2: Corner Lots

On the secondary street the front yard shall be a minimum thirteen feet for a fifty foot wide lot.

Reduce the secondary street front setback to 3'-11 1/4" to the proposed addition building foundation, and 3'-5 1/2" to the proposed addition roof fascia/eave.

(Note the setback is 2'-10" to the existing building foundation and 0'-8" to the existing roof fascia/eave).

(Note the 2011 variance granted was 3'-0 5/8" to the previous addition building foundation and 1'-10 5/8" to the roof fascia/eave).

The applicant is required to submit detailed long hand calculations and measurements for all applicable zoning provisions. Applications will not be considered complete without these calculations and measurements.

WRITTEN DESCRIPTION OF THE REQUESTED VARIATION

The applicant lives on a corner lot and wishes to build a very modest one-story mudroom addition that would greatly improve the functionality of the house consistent with today's standards. The addition would have a direct spatial relationship to existing kitchen location, and an aesthetic consistent with the existing architecture and a roof line similar to the covered front porch.

The proposed modest sized, 8'-0"x 9'-8" addition would increase the total area by 77.3 square feet. The variance application requests that the allowed Lot Coverage be increased from 30 percent to a total of 30.9 percent. Note an existing accessory shed is proposed to be demolished to reduce the total area. The standard lot size in River Forest is generally 50'x175'. This lot is a smaller 50'x147.75' as well as a corner lot.

The secondary front yard setback at the existing main house is 0'-9-3/8" to eave (2'-10" to the building foundation, and 2'-2" to the roof fascia/eave. A 2011 variance granted a secondary front yard setback of 4'-0 5/8" to the previous addition's foundation and 1'-10 5/8" to the roof fascia/eave. The current variance application requests the new addition be permitted to have a secondary front setback at 3'-11 1/4" to the foundation and 3'-5 1/2" to the roof fascia/eave. The proposed addition location will have a larger setback than the existing house and previous 2011 addition.

APPLICATION REQUIREMENTS FOR MAJOR VARIATIONS

A. General Requirements.

1. a. Applicant: Andrew and Jennifer Stein
632 Bonnie Brae
River Forest, Illinois 60305
- b. Applicant is the owner.
- c. Date of Application: June 12, 2026.
- d. Property Identification: 632 Bonnie Brae, River Forest, Illinois.
- e. Variance requested is: A total allowable Lot Coverage of 31 percent.

Variance requested is: A secondary front yard setback variation for the proposed addition of 3'-11 1/4" to the building foundation and eave 3'-5 1/2" to the roof fascia/eave (exceeding the existing main house setback of 2'-10" to the building foundation and 0'-8" to the roof fascia/eave).

- f. See attached Plat of Survey, Exhibit "A."
2. See attached drawings, Exhibits "B1" to "B6."

- ### **B.**
1. Height: Two-and-one-half story, 34' – 10 5/8" existing height.
(Note: Maximum permitted = 35'-0").
Lot Size: 147'-9" x 50'-0" = 7,388 sq. ft.
Lot Coverage: 2,272.2 sq. ft. = 30.9% proposed. (Note: 30% permitted).
Gross Floor Area: 2,688.4 sq.ft. = 36.4% proposed. (Note: 40% permitted).
 2. N/A
 3. See attached Site Plan, Exhibit "B1."
 4. N/A
 5. N/A
 6. N/A
 7. See attached photographs, Exhibit "C1 & C2"

10-5-4F**STANDARDS FOR MAJOR VARIATIONS**

1. The physical surrounding conditions do create a specific hardship. The existing house is on a corner, very close to the north property line. The existing secondary front yard setback is 2'-10" to the main building foundation and 0'-8" to the roof fascia/eave. The secondary front yard setback at the previous addition is 3'-11 1/4" to the building foundation and 3'-5 1/2" to the roof fascia/eave. The average secondary front setback on this block is approximately 3'-0" to the buildings and 12" to the roof fascia/eaves. The existing house is on a lot of 7388 square feet, smaller than the minimum required lot size of 8712 square feet. This effectively reduces the allowable lot coverage by 397 square feet for this particular lot compared to the minimum required lot size.
2. The physical condition existed at the property prior to the present owner's purchase of the property and was not a result of any actions by the present owner.
3. The conditions upon which the petition for variation is based, generally do not exist for other properties within the same zoning classification. The conditions are:
 - A) The existing house is on a corner lot and it is offset to the north lot line (secondary front yard), which is an existing non-conforming setback.
 - B) The existing rear entry, located at northwest corner, is small and not very functional, does not meet current living standards and is a safety issue with the existing rear entry door swinging into the stair landing. The modest sized, one-story mudroom addition would greatly increase the function of that entry.
 - C) Proposed setback is greater than other existing setbacks on same street. See Exhibit "B1."
 - D) The existing house is on a lot of 7388 square feet, smaller than the minimum required lot size of 8712 square feet.
4. The purpose of the variation is not based upon a desire for economic gain, but the need for more functional use of existing space and an addition that integrates with existing function. The owner also would like the architectural aesthetic to be consistent with the existing house.
5. The granting of the variation will not be detrimental to the public welfare nor injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located. The property is presently a single-family residence and will remain a single-family residence.
6. The proposed variation addition will be less than the existing setbacks to the north, near Oak street and exceed minimum setbacks at south. Thus, the variation will not impair an adequate supply of light and air to adjacent property, nor substantially increase the danger of fire, or otherwise endanger the public safety, nor substantially diminish or impair property values within the neighborhood.
7. The property is presently a single-family residence and will remain a single-family residence, thus, granting the variation will not unduly tax public utilities or facilities in the area.
8. There is no other means other than the requested variation. Hardship can be avoided if variation is granted.

- A) Because house is offset on property to the north
- B) Exterior aesthetics of the addition would be reminiscent of the existing house.
- C) Minimal disruption to adjacent residence existing conditions.
- D) The actual area of lot coverage would be similar to other lots of minimum required size.