



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, October 1, 2026, at 7:00 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

You may submit written public comments in advance of the meeting by emailing them to publiccomment@vrf.us. Public comments and any responses will be shared with the Board. Please note that only those attending the meeting in person will be able to provide Public Comments. The meeting will be available for listening only through Zoom at <https://us02web.zoom.us/j/83630078708> or call (312) 626-6799 and use meeting ID 836 3007 8708

- I. Call to Order/Roll Call
- II. Minutes of July 9, 2026, Development Review Board Meeting
- III. Application for Planned Development for the construction of 6 Townhomes at 1101 Bonnie Brae
 - a. Introduction & Discussion Only (NO ACTION)
- IV. Public Comment
- V. Adjournment

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
July 9th, 2026**

A meeting of the Village of River Forest Development Review Board was held at 7:00 p.m. on Thursday, July 9th, 2026, in the Trinity High School Gymnasium (7574 Division Street, Door 8).

I. Call to order

Chairman Crosby called the meeting to order at 7:02 p.m. Upon roll call, the following people were:

Present: Chairman David Crosby, Members Mike Gibbs, Maryanne Fishman, Ron Lucchesi, Elias Yanaki, Mary Shoemaker, and Corina Davis

Absent: None

Also Present: Village Administrator Matt Walsh, Assistant Village Administrator Jessica Spencer, Director of Public Works and Engineer Jack Bielak, Fire Chief Tom Gaertner, Police Chief Jim Greenwood, Deputy Police Chief Mike Swierczynski and Village Attorneys Anne Skrodzki and Carmen P. Forte Jr. Representing the applicant were Viktor Jakovljevic, Chuck Westphal, Tom Moore, David Nick, Bill Kokalias, Bobby Marti, and Michael Werthmann (KLOA.)

Chairman Crosby asked new member Mike Gibbs to introduce himself to the Commission, and he did.

II. Minutes of February 19th, 2026

A MOTION was made by Member Shoemaker and **SECONDED** by Member Fishman to approve the minutes of the February 19th, 2026, meeting with the recommended amendments by Member Shoemaker.

Ayes: Chairman Crosby, Members Gibbs, Lucchesi, Yanaki, Fishman, Davis, and Shoemaker

Nays: None

The motion passed.

III. Public Hearing Regarding Application #26-0009, An Application for Planned Development to Construct a Mixed-Use Development at 7620 Madison Street, 11 Ashland Avenue, and 10 Lathrop Avenue

a. Discussion, Deliberation, and Recommendations for Application #26-0009

Chairman Crosby outlined the role of the Development Review Board and the matters before the Commission for consideration regarding the application.

Attorney Anne Skrodzki asked all individuals wishing to provide testimony before the Development Review Board to raise their hands to be sworn in. All individuals intending to testify were sworn in.

Village Administrator Matt Walsh provided an introduction to the proposed development and presented background information on the process that led the application to the Development Review Board for consideration.

Viktor Jakovljevic introduced himself, presented the application, highlighted the changes made since the last meeting, and answered questions from members of the board.

Village Administrator Matt Walsh provided an overview of the staff analysis of the proposal, including reports and comments from the Public Works, Fire, and Police Departments, as well as other zoning-related matters. He also presented the zoning analysis prepared by Houseal Lavigne and the economic analysis completed by Ryan Group LLC.

Member Lucchesi asked for additional details regarding the ground-floor retail space, including its total square footage.

Mr. Jakovljevic stated that the development team is working with the Village and local businesses to identify potential tenants. He explained that they are open to a variety of retail and service uses but are generally not pursuing restaurants due to the infrastructure requirements they typically require. He added that the retail space could be divided into multiple tenant spaces depending on the needs of future occupants. The total ground-floor retail space is approximately 3,200 square feet.

Chairman Crosby noted that a delegation of public commenters, represented by Debbie Borman, would present first.

- Ms. Borman provided public comment in opposition to the proposed development. She stated that she considers herself to be pro-development, not anti-development, but expressed concerns about both the proposed project itself and the process by which the proposal came before the Commission. Specifically, she stated that she believed the process was rushed and lacked sufficient transparency.
- Phyllis Rubin highlighted numerous concerns regarding the proposed project and compared it to the development challenges experienced at Lake and Lathrop. She asked the Commissioners to conduct an honest assessment of the application and critiqued the proposal by referencing portions of the Zoning Code that she believed demonstrated the project should not be approved, while also raising additional concerns regarding the project and review process.
- Patty Henek provided public comment in opposition to the proposed project. She stated that she supports appropriate development within the Village but believes this application does not meet that standard. She raised numerous concerns regarding the project and application, particularly its consistency with the Village's Comprehensive Plan.
- Angie Grover provided public comment and raised concerns regarding the traffic and density impacts the proposed project could have on her neighborhood. She expressed concerns with the traffic report provided by the applicant, noting that her concerns focused on traffic operations within the surrounding community and not solely on Madison Street.

- Annette Madden provided public comment and raised concerns regarding the proposed project and its overall fit within the neighborhood. She highlighted that a building constructed by the same developer across the street has ground-floor retail spaces that have remained vacant and questioned whether the applicant still owns that property. She also noted her involvement in years of conversations regarding potential development in the neighborhood and stated that, in her opinion, the proposed development does not align with the character of the neighborhood or the preferences expressed by residents.
- Ms. Borman spoke again on behalf of Tom Lamb and raised concerns regarding the 19 Standards for Review applicable to the project. She specifically highlighted concerns related to Standard E, Property Values, and referenced the proximity of the proposed building to homes.
- Constance Geocaris provided public comment highlighting the quality of the neighborhood, including its yards and trees, and expressed concerns that the proposed development could alter those characteristics. She shared photos depicting a mock-up of the view while walking along Ashland Avenue if the development were constructed, including an example showing how the building could appear with additional stepbacks. She also provided images from a shadow study and raised concerns about the possible shadows.
- Mary Rose Smith provided public comment in opposition to the proposed project, raising concerns regarding potential impacts on local schools, increased density, impacts to the parks system, traffic, and limited parking availability.
- Margie Cekander provided public comment in opposition to the proposed project and raised multiple concerns regarding the application, including the following: the project's size, density, and overall fit within the community. She also expressed concerns regarding the economic aspects of the project and questioned how the Commission could make a decision without additional economic details. She requested that the Village provide further economic information prior to a vote being taken.
- Ms. Borman spoke on behalf of Ed Pogue and raised concerns regarding the proposed addition of garages and the potential wall they would create, which she stated would obstruct views along Madison Street. She expressed concerns about potential safety issues resulting from the wall and highlighted parking concerns, including issues she stated already exist within the neighborhood.
- Lucia Giudice highlighted many comments from residents and what she felt as an inadequate response from the Village to those questions. She raised many questions surrounding the selection of this process and asked that the Village share more information.
- Patty Henek spoke on behalf of Holly Utter and read a letter from Ms. Utter critiquing engineering aspects of the traffic study and the application.
- Dan Lauber provided public comment regarding the application and raised a number of concerns regarding the proposed development, including the following: the lack of expert witness testimony presented on behalf of the developer, the level of transparency surrounding the project given the Village's ownership of the property, the absence of proposed rental rate

information, and the lack of affordable housing included in the development. Mr. Lauber stated that, in his opinion, the application did not satisfy the required review criteria.

Chairman Crosby opened the public comment portion of the hearing to individuals outside of the Borman group. He reminded those in attendance that all written comments submitted electronically had been provided to and reviewed by the Commission and asked speakers to limit their comments to approximately five minutes.

- Teresa Peavy and Derek Peavy provided public comment in opposition to the proposed project, noting that she lives in the home directly adjacent to the proposed development. She stated that, in her opinion, the project is too dense and is not the type of development the neighborhood needs. She raised concerns regarding the project's compatibility with the character of the neighborhood, the anticipated tax revenue generated by the development, the building's height, the proposed garages, the limited separation between the development and her property line, and the findings of the traffic study. They also described several ways in which they believe the development would directly impact their property.
- Bruce Faland provided public comment, noting that he has attended many meetings regarding the proposed project. He encouraged the Development Review Board members to thoroughly question the developer and carefully evaluate the application. He also urged the Board to consider the issues experienced with the Lake and Lathrop development and stated that the developer should demonstrate how this proposal differs from that project.
- Tanju Sofu provided public comment regarding the proposed development and raised concerns about its compatibility with the neighborhood, including its size, density, traffic impacts, and parking. He encouraged the Village to pursue developments that better reflect the historic character of the community and urged the Commission to carefully consider the project's potential impacts on local schools and other community resources.
- Dan LeBarge provided public comment in opposition to the proposed project, echoing many of the concerns raised by previous speakers. He urged the Development Review Board to recommend denial of the application and to send a clear message that similar projects should not be brought forward in the future.
- Kelly Abcarian provided public comment in opposition to the proposed development, raising concerns regarding the assumptions made by the applicant related to projected rents and project costs. She also expressed concerns about the number of exceptions being requested from the Village. Ms. Abcarian stated that, while she supports development, she does not believe this project is an appropriate fit for the community and that it is not worth the number of requests and exceptions being sought. She further highlighted several of the requested exceptions and stated that she believed they were inadequate.
- Bill Heineke questioned the findings of the traffic study.
- Joanne O'Hara expressed concerns about the exceptions requested for the project, the potential impact on the quality of life of nearby residents, and parking.

- Susan Singer spoke in opposition to the proposed development, expressing concerns about the shadow study, traffic impacts, the accuracy of the school impact study, and the scope of the allowances requested by the developer, which she believed were excessive.
- Robert Graham spoke in support of the proposed development and encouraged the Commission to consider the project's potential benefits to the Village as a whole, rather than focusing solely on the surrounding neighborhood.
- Jim Lynch spoke in support of the proposed development, noting that the property has remained vacant for approximately 10 years and stating that he believes the proposal represents the highest and best use of the site. He commented that economic conditions surrounding development have changed and that a project of this size is necessary to make redevelopment feasible. He also encouraged the Village to continue pursuing additional apartment and condominium developments in the community.
- David Peyer expressed concerns about the extent of the variances requested by the applicant and stated that, while he appreciated certain aspects of the proposal, he believed the overall size of the project was excessive.
- Mike Grant spoke in support of the proposed project and encouraged residents to consider the proposal from a broader perspective. He noted that Madison Street is a commercial corridor and already experiences significant activity and emphasized that the proposal is primarily residential rather than a commercial use. He encouraged the Commission to approve the application.
- Jeff Brinker spoke in opposition to the proposed development, expressing concerns about the extent of the exceptions requested for the project. He also noted that his property could be negatively impacted by shadows from the proposed building.
- Mary Anne Zeh spoke in support of the proposed project while suggesting that certain modifications could be made to address concerns raised by nearby residents and help mitigate potential impacts of the development. She also expressed concerns regarding stormwater management.

Chairman Crosby asked if there were any additional members of the public wishing to provide comment. Hearing none, he closed the Public Comment portion of the hearing, and the Commission began its deliberations.

Chairman Crosby requested a 5-minute recess.

A MOTION was made by Member Shoemaker and Seconded by Member Gibbs for a 5-minute recess. The motion passed by a voice vote.

The Board returned from its recess at 10:02 pm.

Member Lucchesi asked whether, given the uncertainty surrounding retail demand, the applicant had considered converting the proposed retail space into additional parking.

Mr. Westphal stated that the applicant believes the proposed retail space is viable and will be successful.

Member Lucchesi asked whether the applicant's experience with the building across the street on Madison Street supported that level of confidence.

Mr. Jakovljevic clarified that he served as the builder for that property, not the owner. He added that the retail space is fully occupied and expressed confidence that the proposed development would also be able to attract retail tenants.

Chairman Crosby asked what type of stone would be used on the corner of the building.

Mr. Jakovljevic explained the proposed materials, noting that the corner feature could be constructed using either limestone or cast stone. He also discussed stone technology the applicant is exploring to improve durability and reduce deterioration over time.

Chairman Crosby noted discrepancies between the renderings and the plans regarding the use of stone and brick, stating that he would prefer to see the larger stone panels described by Mr. Jakovljevic incorporated into the building.

The applicant's architect responded by explaining the discrepancies between the renderings and the plans.

Member Shoemaker asked whether the adjacent sidewalk would be single- or double-width.

Mr. Jakovljevic stated that the existing sidewalk would remain.

Village Administrator Walsh noted that the concrete apron in that area makes the sidewalk slightly wider than a typical sidewalk.

Chairman Crosby asked Village Administrator Walsh to explain the proposed brick wall along the northern property line and how it came to be included in the plans.

Village Administrator Walsh explained that the wall was added in response to concerns raised by nearby residents about parking adjacent to their homes. He also noted that extending the wall to match the length of the existing wooden fence was based on feedback received from residents.

Member Lucchesi asked what traffic control measures the Village had explored.

Village Administrator Walsh stated that several potential options have been discussed, including cul-de-sacing Ashland Avenue, installing access gates in the alleys to help restrict traffic flow, implementing turn restrictions, and converting certain streets to one-way traffic. He noted that the Village is not currently pursuing these measures but acknowledged concerns about potential traffic impacts from Madison Street backups. He added that these options could be reevaluated after the project is built.

Member Shoemaker asked how the Village would address potential street parking impacts on Ashland Avenue and Lathrop Avenue if the project were approved.

Village Administrator Walsh stated that overnight parking would not be permitted, consistent with existing Village policy. He added that the Village could explore strengthening other parking restrictions if issues arise.

Member Gibbs asked whether any potential traffic restriction amendments could be recommended by the Development Review Board or if they would need to be considered by the board.

Attorney Skrodzki clarified that the application before the Commission does not address parking regulations for the surrounding area.

Chairman Crosby asked the traffic study consultant to confirm the findings presented in the report.

The representative from KLOA provided an explanation of the methodology used and the findings presented in the traffic study, highlighting the extensive nature of the analysis conducted. He also provided insight into various aspects of the project and surrounding area that he believed may not generate as much additional traffic as some anticipate.

Chairman Crosby asked Village Administrator Walsh to provide an overview of the Village's traffic study.

Village Administrator Walsh explained that the Village provided the parameters for the study to KLOA and later engaged Thomas Engineering to perform a peer review of KLOA's analysis. He noted that Thomas Engineering generally concurred with the findings presented by KLOA.

Michael Werthmann of KLOA noted that Thomas Engineering has previously completed work for the Village in this area and is familiar with this portion of the community. He also commented on the thoroughness of Thomas Engineering's peer review of the traffic study.

Member Fishman asked if ADA compliance was addressed in the proposal.

Village Administrator Walsh noted that ADA compliance is typically addressed during the building permit process but stated that, to his knowledge, the proposed building would be compliant.

Bill Kokalias, the applicant's architect, stated that the entire building would comply with federal and state ADA requirements. He noted that all units would be accessible.

Member Gibbs, who is an elevator inspector by trade, commented on the strong ADA considerations included in the applicant's proposal.

Member Fishman asked how the proposed building height compares to the height of other buildings in River Forest.

Village Administrator Walsh provided an overview of the heights of various buildings throughout the community.

Mr. Kokalias explained that the listed height measurement is taken from the middle of the building and is generally not visible from the street.

Mr. Jakovljevic clarified that the height measurement includes the top of the elevator mechanical shaft located in the center of the building. He noted that the portion of the building primarily contributing to the shadow impact is approximately 72 feet in height.

Member Gibbs asked for clarification on how the addition of the garages was included.

Mr. Jakovljevic noted that the proposed garages were included in response to resident concerns regarding safety, privacy, and light pollution affecting nearby homes. He added that minor modifications could be made to the garage design to address resident concerns.

Member Shoemaker asked for clarification on the possible changes surrounding the garages.

Mr. Kokalias provided an explanation of the potential changes to the garage design.

Village Administrator Walsh highlighted some of the preferences expressed by the neighbor directly north of the proposed garages.

Member Gibbs asked for confirmation that the alley is oversized to improve traffic flow.

Mr. Jakovljevic confirmed this and provided an explanation of how and why the alley was widened.

Member Gibbs asked whether the surface parking spaces near the westernmost home could be shifted back to provide an additional buffer.

Mr. Jakovljevic stated that the spaces could be moved back and that additional landscaping could be installed.

Member Gibbs clarified that he was suggesting the applicant consider additional landscape buffering in that area.

Mr. Jakovljevic stated that this would not be an issue and expressed interest in working with neighboring homeowners to help mitigate concerns.

Member Davis asked the applicant to address concerns raised by residents regarding stormwater impacts.

Mr. Jakovljevic provided an overview of the proposed stormwater management system for the project.

Director of Public Works and Engineer Jack Bielak provided additional information on the proposed stormwater improvements and highlighted the required Metropolitan Water Reclamation District (MWRD) stormwater review.

Chairman Crosby asked where the stormwater would ultimately be directed, either toward Madison Street or Ashland Avenue.

Director Bielak stated that the final direction is still under discussion.

Member Gibbs asked for confirmation that the proposed alley would be a green alley, similar to other alleys throughout the Village.

Director Bielak confirmed that it would.

Member Gibbs asked whether the permeable paver system would allow water to be absorbed into the soil below rather than being directed to MWRD.

Director Bielak explained that the system absorbs as much water as possible, with any excess overflow directed to MWRD.

Mr. Jakovljevic provided an explanation of how permeable paver alleys function.

Chairman Crosby asked the Village Attorney whether the Commission should consider the application process as part of its review criteria.

Attorney Skrodzki stated that the process is not one of the review standards for a variation. She added that any questions regarding the process or compliance with the Open Meetings Act had been addressed and that she had personally reviewed the matter.

Chairman Crosby asked if the members had any additional comments or questions.

Member Lucchesi reiterated his suggestion that the applicant consider removing the proposed retail space and converting it into additional parking.

Village Administrator Walsh stated that, because Madison Street is a commercial corridor, there is an interest in maintaining commercial space on the ground level of the development.

Member Lucchesi stated that he felt the balance between parking and retail space should prioritize additional parking, noting that residents have expressed concerns regarding parking availability and suggesting that additional spaces would help address those concerns.

Member Shoemaker asked how many additional parking spaces could be created if the proposed retail space were removed.

Mr. Kokalias stated that no additional parking spaces could be created due to the layout of the parking access and building design.

Member Gibbs asked whether the janitor's closet could be relocated.

Mr. Kokalias stated that relocating the water meter or sprinkler room could potentially create one additional parking space; however, he noted that the area is otherwise very limited for modifications.

Mr. Jakovljevic provided further explanation regarding the challenges associated with adding additional parking.

Member Gibbs reiterated his question regarding the area near the janitor's closet.

Mr. Jakovljevic provided a few potential considerations that could allow for a limited increase in parking spaces.

Chairman Crosby asked John Houseal to comment on the possibility of removing the commercial space to create additional parking.

Mr. Houseal provided an explanation of the benefits of maintaining commercial space in that location, particularly the advantages of the proposed commercial layout.

Chairman Crosby asked if there were any additional questions. Hearing none, he outlined the possible options available to the Commission moving forward regarding the vote.

A MOTION was made by Member Gibbs and **SECONDED** by Member Shoemaker to recommend approval of the application with the condition that the outdoor parking spaces along the northwest edge of the property be moved as far as feasibly possible to provide residents with the greatest possible buffer while maintaining adequate traffic flow.

Ayes: Chairman Crosby, Members Gibbs, Lucchesi, Yanaki, Fishman, Davis, and Shoemaker
Nays: None

The motion passed.

Assistant Village Administrator Spencer and Attorney Skrodzki provided an overview of the next steps the Board could take regarding approval of the Findings of Fact.

IV. Approval of the Findings of Fact for Application #26-0009

A MOTION was made by Member Davis and **SECONDED** by Member Gibbs to approve the findings of fact.

Ayes: Chairman Crosby, Members Gibbs, Lucchesi, Yanaki, Fishman, Davis, and Shoemaker
Nays: None

The motion passed.

V. Public Comment

Chairman Crosby asked if there were any public comments on matters unrelated to the hearing. Hearing none, the Public Comment portion was closed.

VI. Adjournment

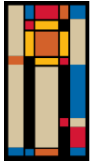
A MOTION was made by Member Davis and **SECONDED** by Member Lucchesi to adjourn the meeting of the Development Review Board at 10:54 pm.

By a voice vote, motion passed.

Respectfully Submitted:

Jessica Spencer, Secretary

DRAFT



RIVER FOREST

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Village President

Catherine Adduci

Village Clerk

Rosa Castellano

Village Trustees

Erika Bachner

Kathleen Brennan

Lisa Gillis

Megan Keskitalo

Robert O'Connell

Respicio F. Vazquez

MEMORANDUM

DATE: September 23, 2026

TO: Development Review Board

FROM: Christian Luis *CL*
Building Department Manager

SUBJECT: Planned Development – 1101 Bonnie Brae Pl

1110 Bonnie Brae Development LLC has applied for Planned Development to construct 6 Townhomes on the existing vacant lot that is 1101 Bonnie Brae Pl as required per Village Ordinance section 10-21-3, Appendix A- Land Use Chart.

The property is currently zoned in R4 and consists of a paved, but unused 34-space parking lot. The proposed Townhomes, as shown on the submitted plans, will be situated at the South end of the East side of the 1100 block of Bonnie Brae Pl.

The applicant will request to waive the requirement for the Traffic Study.

If you have any questions regarding this application, please do not hesitate to call me.

Thank you.



Village of River Forest Development Review Board Pre-Filing Conference Application

The purpose of a pre-filing conference with the Development Review Board (DRB) is to introduce the project and present initial plans to the appointed Village officials that will later conduct a public hearing and make a recommendation to the Village Board of Trustees regarding approval or denial of a planned development permit. At the pre-filing conference, the applicant may receive feedback regarding the proposed development. The applicant may also request a waiver of any application requirement listed in Section 10-19-6 of the River Forest Zoning Ordinance. The DRB will review the request(s) and vote to grant or deny the application requirement waiver. No other official action will be taken on the application at this meeting. These meetings are open to the public, audio recorded, and a matter of public record.

Applicant/Owner Information

Applicant Name (if different than property owner) 1110 Bonnie Brae Development LLC
Address 425 Huehl Road #4B
City/State/Zip Northbrook, IL 60062
Phone 847-419-9995 Email Maria.Troyanovsky@gmail.com
312-810-0607
Relationship of Applicant to Property Owner
(contract purchaser, agent, legal counsel, etc.)
Contract Purchaser

Owner Name* (if different than applicant) Mark Boldun
Address 3528 Walnut Ave
City/State/Zip Wilmette, IL 60091
Phone 847-651-2642 Email mboldun@msn.com
(If there are multiple properties and multiple property owners, please attach a complete list of property owner names, addresses, phone numbers and emails for each property owner)

Proposed Development Description

Address(es) of Proposed Development Site(s) 1101 Bonnie Brae Place

Zoning District(s) of Proposed Development Site(s)

☐ R1 ☐ R2 ☐ R3 ☒ R4 ☐ C1 ☐ C2 ☐ C3 ☐ ORIC ☐ PRI

Description of Proposed Use/Development The proposed development consists
of the construction of a 6 units 3 story townhomes.

Application Requirements

Please attach the following items related to the proposed development to demonstrate the development concept and how the proposed development will relate to the Village's zoning regulations (e.g. proposed use, building height, setback, unit count, floor area, on site (off street) parking, etc.):

- Site plan(s)
- Floor plan(s)
- Parking plan(s)
- Elevations
- Project rendering(s)
- Cover Letter from Applicant re: Development proposal and, if applicable, request(s) for waiver of application requirement (see below)

Request for Waiver of Application Requirement

*An applicant (or owner) may submit a written request for waiver of any application requirement. Application requirements are identified in Section 10-19-B of the Zoning Ordinance and are listed below. The decision of the DRB is final regarding the approval or denial of the request. However, the DRB's decision regarding the request for a waiver of an application requirement does not preclude the Village Board of Trustees from requesting that same information or any additional information it deems applicable for its review of the planned development application. Unless an application requirement is waived by the DRB it must be included in the planned development application in order for the application to be deemed complete and for a public hearing to be scheduled. **Applicants should attach a written explanation of the reason for the application waiver request.***

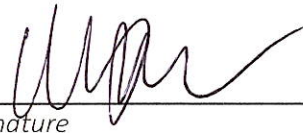
Waiver Request		Application Requirement
☐ Yes	☒ No	1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed development.
☐ Yes	☒ No	2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.
☐ Yes	☒ No	3. A survey, legal description and street address of the subject property.
☐ Yes	☒ No	4. A statement indicating compliance of the proposed development to the comprehensive plan; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this section.
☐ Yes	☒ No	5. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities.
☐ Yes	☒ No	6. A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
☐ Yes	☒ No	7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combination of uses, and the floor area of the entire development.
☐ Yes	☒ No	8. A landscaping plan showing the location, size, character and composition of vegetation and other material.
☐ Yes	☒ No	9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.
☐ Yes	☒ No	10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of development.

☐ Yes	☒ No	11. A statement acknowledging the responsibility of the applicant to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County recorder of deeds' office and to provide evidence of said recording to the village within thirty days of passage in the event the proposed planned development is approved by the village board.
☒ Yes	☐ No	12. A professional traffic study acceptable to the village showing the proposed traffic circulation pattern within and in the vicinity of the area of the development, including the location and description of public improvements to be installed, including any streets and access easements.
☐ Yes ☐ Yes ☐ Yes	☒ No ☒ No ☒ No	13. A professional economic analysis acceptable to the village, including the following: (a) The financial capability of the applicant to complete the proposed development; (b) Evidence of the project's economic viability; and (c) An analysis summarizing the economic impact the proposed development will have upon the village.
☐ Yes	☒ No	14. Copies of all environmental impact studies as required by law.
☐ Yes	☒ No	15. An analysis reporting the anticipated demand on all village services.
☐ Yes	☒ No	16. A plan showing off site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.
☐ Yes	☒ No	17. A site drainage plan for the developed tract.
☐ Yes	☒ No	18. A list of the site development allowances sought.
☐ Yes	☒ No	19. A written summary of residents' comments pertaining to the proposed application. This summary shall serve as the official record of the meeting that the applicant shall be required to hold with all property owners within five hundred feet of the proposed development. This meeting shall be held prior to the submission of the application for a planned development. The applicant is further required to provide evidence that a notice of this meeting was sent by regular mail to all affected property owners at least fifteen days before the required meeting date.

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.

Applicant (if other than property owner)

110 Bonnie Brae Development LLC  8/30/26
Printed Name Signature Date

Property Owner (if other than applicant; attach additional signatures if necessary)

Mark Boldun  8/30/26
Printed Name Signature Date

Printed Name Signature Date

Printed Name Signature Date

Printed Name Signature Date

August 30, 2026

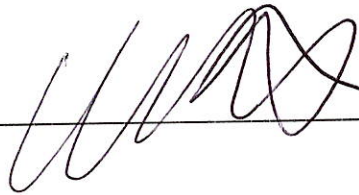
River Forest Building and
Zoning Department
400 Park Avenue
River Forest, IL 60305

To Whom It May Concern:

I, Maria Troyanovsky, contract purchaser of the property located at 1101 Bonnie Brae Place have contracted John Schiess, Architect Ltd. to act as agent authorized to submit, obtain permits, and conduct additional business activities related to the Department of Buildings and Zoning permit and Planned Development process of the property at 1101 Bonnie Brae Place, River Forest, IL.

Please contact me with any questions or concerns at Maria.Troyanovsky@
gmail.com

Signature



Maria Troyanovsky,
Managing Partner
1110 Bonnie Brae Dev. LLC

August 30, 2026

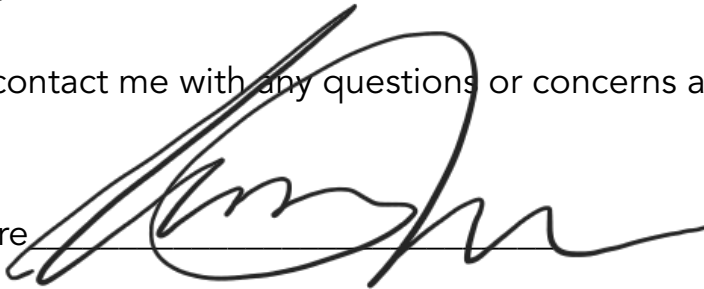
River Forest Building and
Zoning Department
400 Park Avenue
River Forest, IL 60305

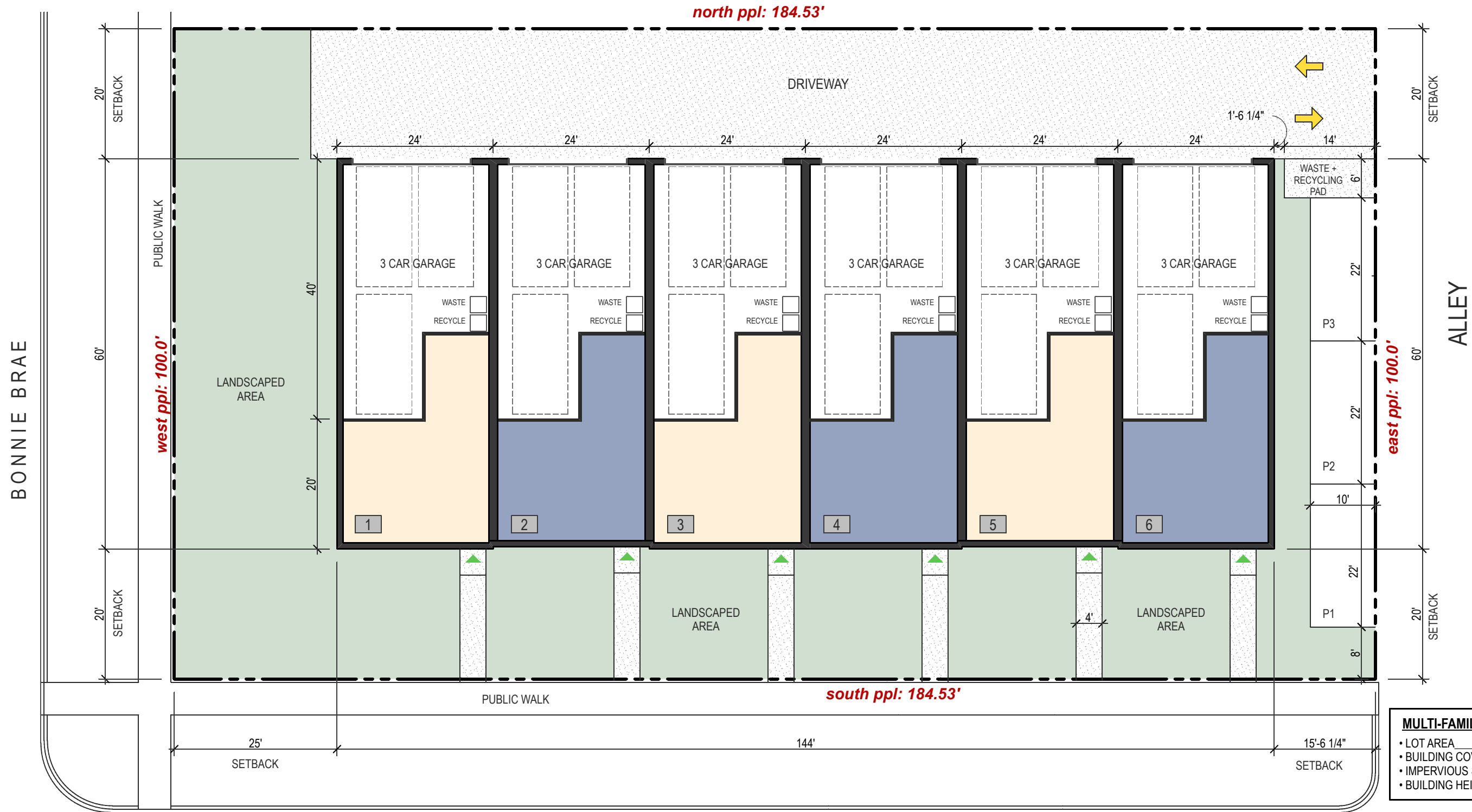
To Whom It May Concern:

I, Mark Boldun, owner of the property located at 1101 Bonnie Brae Place have authorized Maria Troyanovsky, contract purchaser to submit, obtain permits, and conduct additional business activities related to the Department of Buildings and Zoning permit and Planned Development process of the property at 1101 Bonnie Brae Place, River Forest, IL.

Please contact me with any questions or concerns at _____.

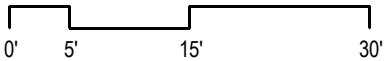
Signature

A handwritten signature in black ink, appearing to read 'Mark Boldun', is written over a horizontal line. The signature is fluid and cursive, with a large loop at the beginning and a trailing flourish at the end.



MULTI-FAMILY DISTRICT R-4	
• LOT AREA	18,453 SF
• BUILDING COVERAGE	8,640 SF (47%)
• IMPERVIOUS SURFACE	13,135 SF (71%)
• BUILDING HEIGHT	37'

SITE PLAN
SCALE: 1/16" = 1'-0"



John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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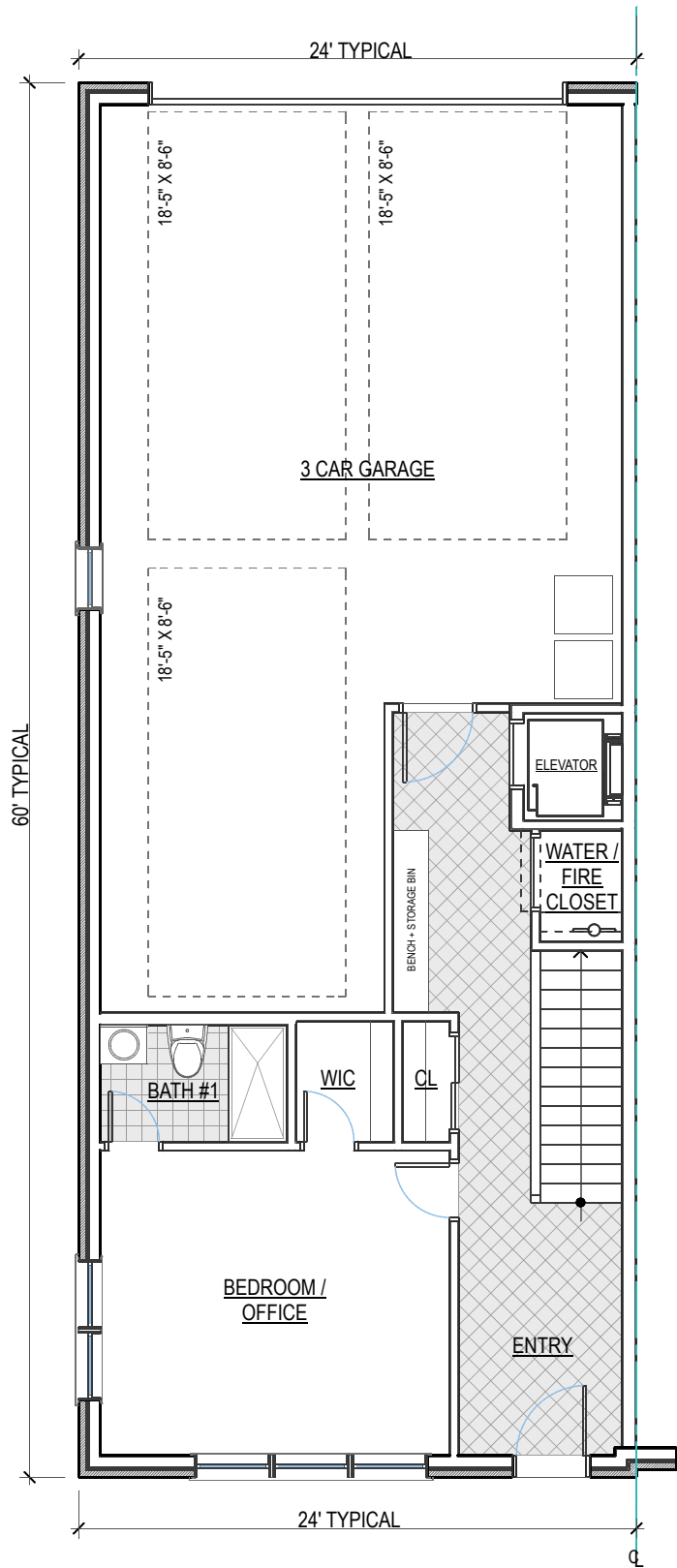
_____	_____
_____	_____
_____	_____
_____	_____
Issue for PD	08/12/2026
	Date

1101
Bonnie Brae
River Forest, Illinois

Sheet Title
SITE PLAN

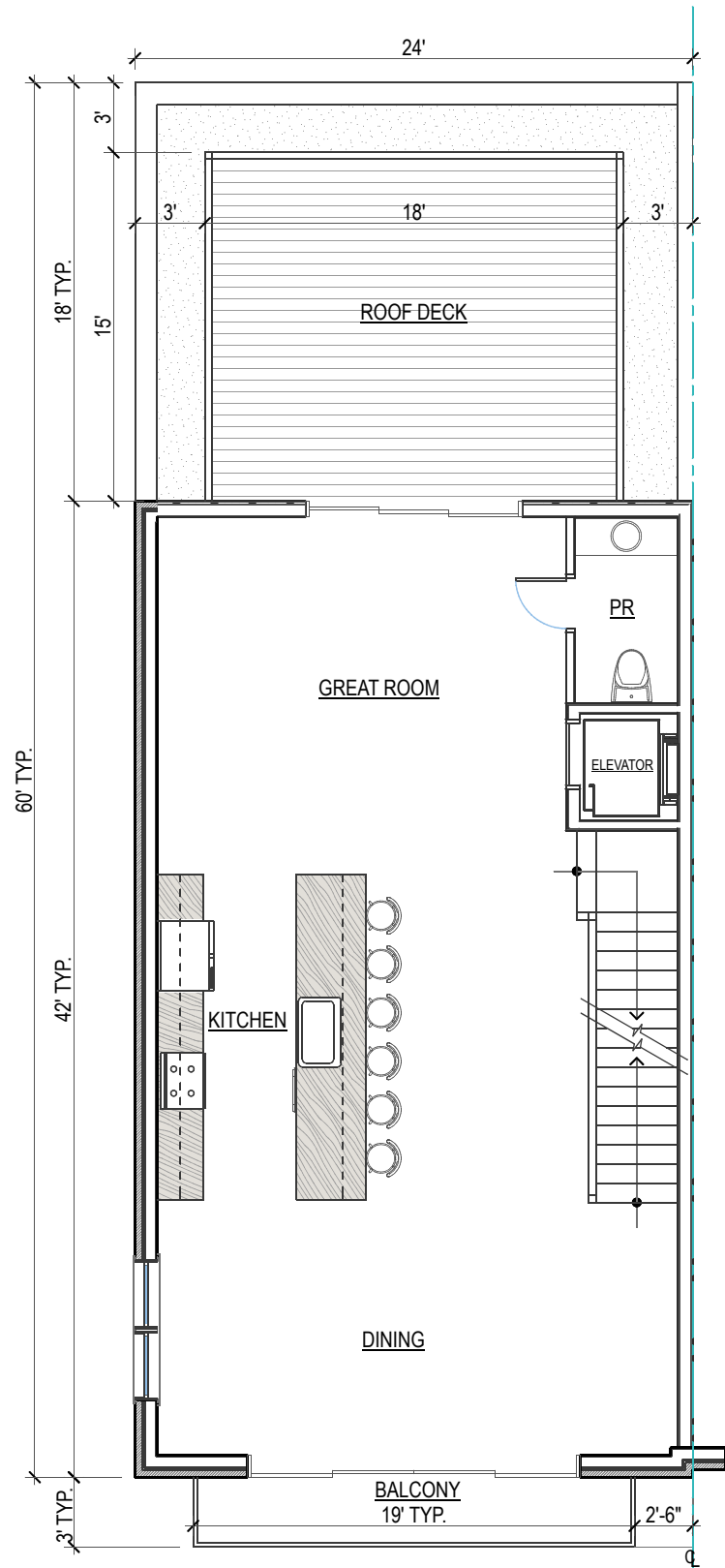
SK1.0

Sheet No.



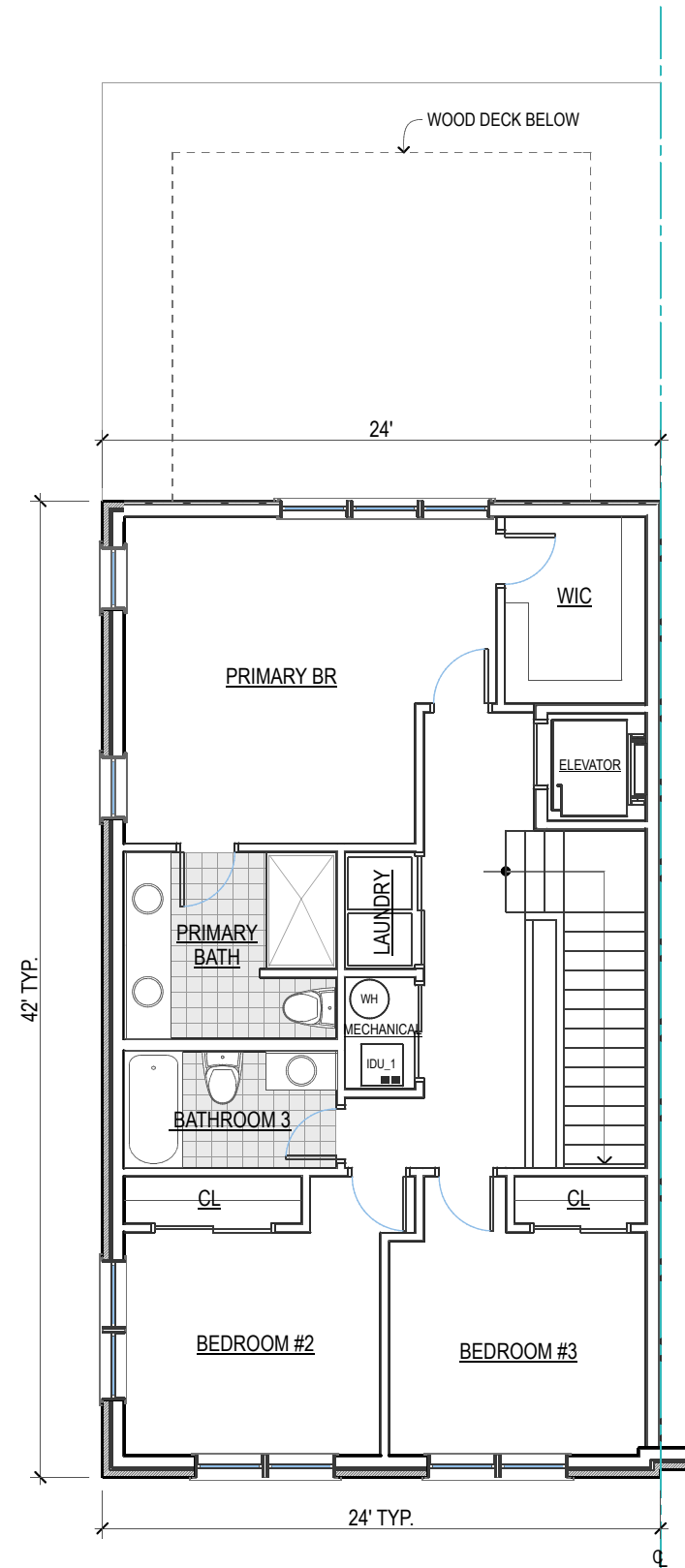
1ST FLOOR

SCALE: 1/8" = 1'-0"



2ND FLOOR

SCALE: 1/8" = 1'-0"



3RD FLOOR

SCALE: 1/8" = 1'-0"

FLOOR AREA	
1ST FLOOR	1,440 SQ FT
2ND FLOOR	1,008 SQ FT
3RD FLOOR	1,008 SQ FT
TOTAL	3,456 SQ FT



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_____	_____
_____	_____
_____	_____
_____	_____
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	Date

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Sheet Title
PROPOSED PLANS

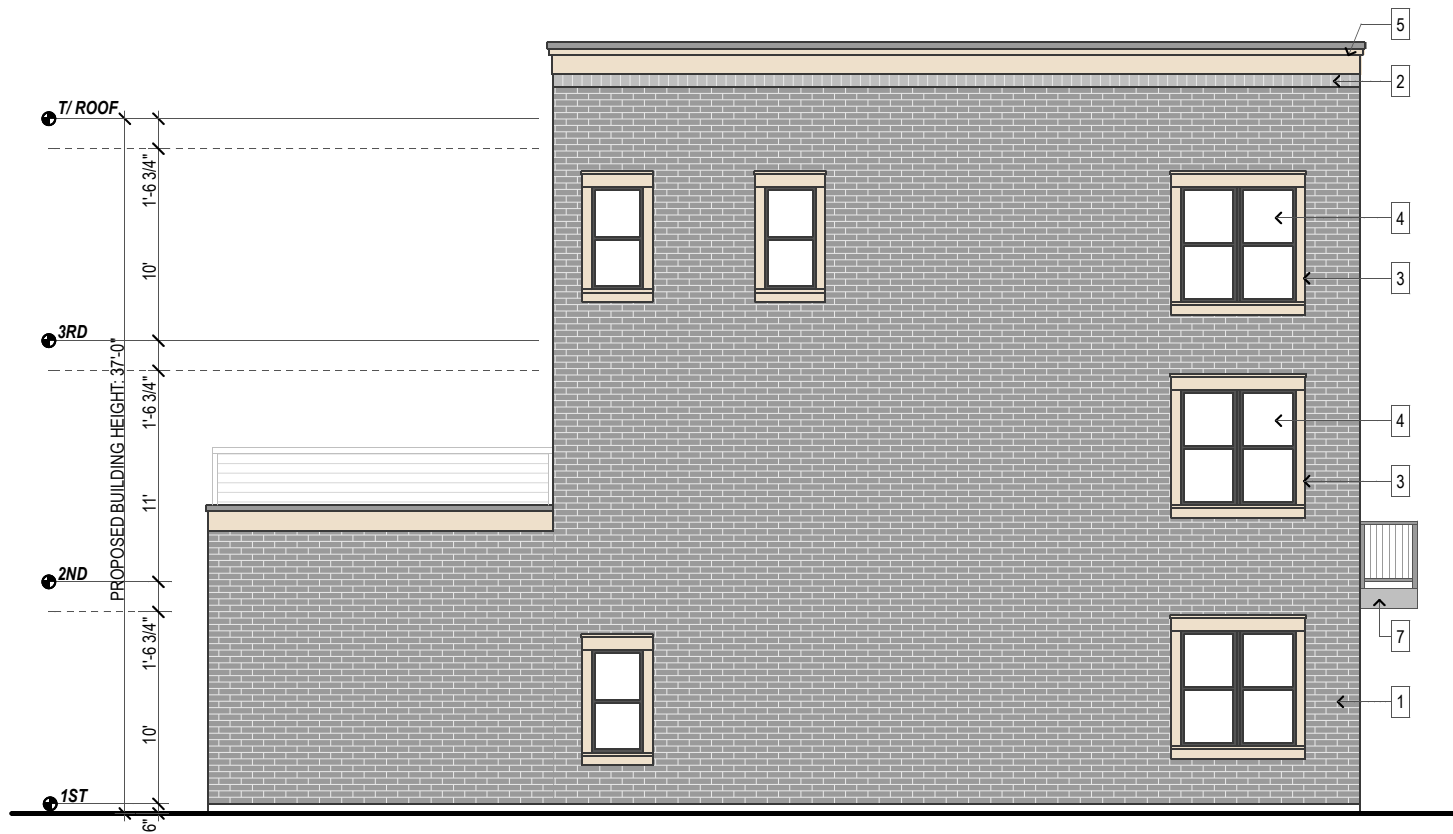
SK1.1

Sheet No.

MATERIALS:

1. MODULAR BRICK-COLOR #1
2. SOLDIER COURSE BRICK-COLOR #2
3. STONE DETAIL
4. WINDOW
5. STONE CORNICE
6. SLIDING DOOR
7. CANTILEVERED BALCONY
8. METAL GUARDRAIL
9. EXTERIOR DOOR
10. EXTERIOR LIGHT
11. OVERHEAD GARAGE DOOR
12. ALUMINUM DOWNSPOUT + GUTTER
13. HARDIE BOARD SIDING
14. CEMENT TRIM BOARD
15. ELECTRICAL METER
16. STONE HEADER

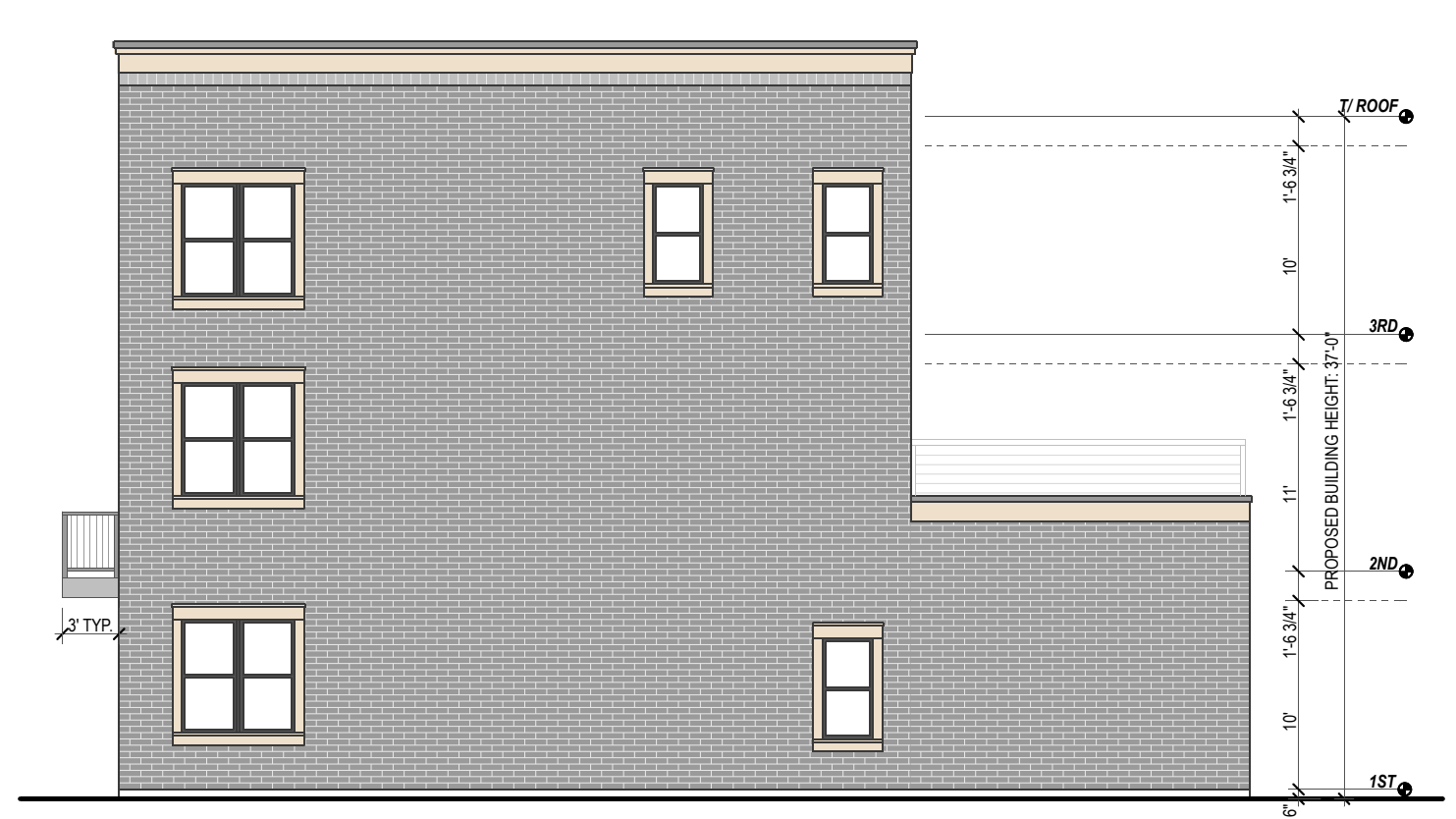
MAXIMUM HEIGHT:
45'-0"



WEST ELEVATION

SCALE: 1" = 10'-0"

MAXIMUM HEIGHT:
45'-0"



EAST ELEVATION

SCALE: 1" = 10'-0"



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Architect + LEED AP

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john@jcsarchitect.com

architecture +

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_____	_____
_____	_____
_____	_____
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1101
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River Forest, Illinois

Sheet Title
ELEVATIONS

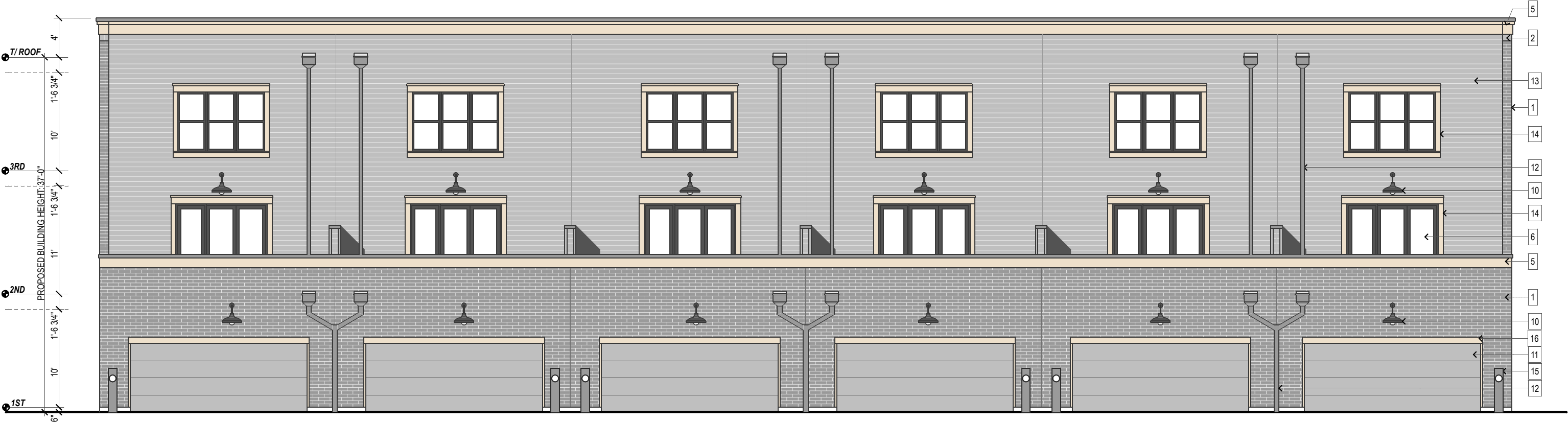
SK3.2

Sheet No.

MATERIALS:

1. MODULAR BRICK-COLOR #1
2. SOLDIER COURSE BRICK-COLOR #2
3. STONE DETAIL
4. WINDOW
5. STONE CORNICE
6. SLIDING DOOR
7. CANTILEVERED BALCONY
8. METAL GUARDRAIL
9. EXTERIOR DOOR
10. EXTERIOR LIGHT
11. OVERHEAD GARAGE DOOR
12. ALUMINUM DOWNSPOUT + GUTTER
13. HARDIE BOARD SIDING
14. CEMENT TRIM BOARD
15. ELECTRICAL METER
16. STONE HEADER

MAXIMUM HEIGHT:
45'-0"



NORTH ELEVATION
SCALE: 1" = 10'-0"



John Conrad Schiess
Architect + LEED AP

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Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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1101
Bonnie Brae
River Forest, Illinois

Sheet Title
ELEVATION

SK3.3

Sheet No.

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2017
6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

ALTA/ACSM LAND TITLE SURVEY
OF

PARCEL 1:
LOT 16 IN GREY AND BRAESE'S RESUBDIVISION OF BLOCK 1 IN THE
SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGU'S
ADDITION TO OAK PARK BEING A SUBDIVISION OF THE EAST 1/2 OF
THE SOUTHEAST 1/4 AND THE EAST ONE THIRD OF THE WEST 1/2 OF
SAID SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PARCEL 2:
LOT 15 IN GREY AND BRAESE'S RESUBDIVISION OF BLOCK 1 IN THE
SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGU'S
ADDITION TO OAK PARK BEING A SUBDIVISION OF THE EAST 1/2 OF
THE SOUTHEAST 1/4 AND THE EAST ONE THIRD OF THE WEST 1/2 OF
SAID SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PARCEL 3:
LOT 14 IN GREY AND BRAESE'S RESUBDIVISION OF BLOCK 1 IN THE
SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGU'S
ADDITION TO OAK PARK BEING A SUBDIVISION OF THE EAST 1/2 OF
THE SOUTHEAST 1/4 AND THE EAST ONE THIRD OF THE WEST 1/2 OF
SAID SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PROPERTY KNOWN AS:
1101-1111 BONNIE BRAE PLACE, RIVER FOREST, ILLINOIS

P.I.N. PARCEL 1: 15-01-403-019-0000; PARCEL 2: 15-01-403-020-0000;
PARCEL 3: 15-01-403-021-0000

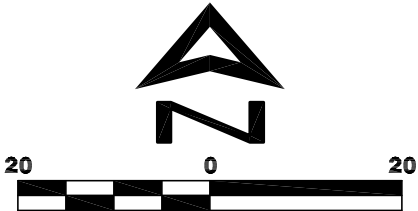
PROPERTY AREA= 27,681 SQ. FT.
BUILDING AREA= 3,042 SQ. FT.
PARKING SPACES= 34

ZONING:
R-4: MULTY FAMILY- RESIDENTIAL DISTRICT

FOR BULK RESTRICTION REFER TO:
PUBLIC WORKS DEPARTMENT
VILLAGE OF RIVER FOREST
400 PARK AVENUE
RIVER FOREST, ILLINOIS 60305
TEL. (708) 366-8500

LEGEND:

- | | | | |
|---------|-------------------|---|------------------|
| N | NORTH | ⊙ | MANHOLE |
| S | SOUTH | ○ | CATCH BASIN |
| E | EAST | ⚡ | POWER POLE |
| W | WEST | ☀ | LIGHT POLE |
| O.L. | ON LINE | ♂ | SIGN POLE |
| □ | WOOD FENCE | ⊙ | ELECTRIC MANHOLE |
| -x-x-x- | CHAIN LINK FENCE | | |
| ○-○-○ | IRON FENCE | | |
| ▨ | CONCRETE PAVEMENT | | |
| — | PROPERTY LINE | | |
| - - - | LOT LINE | | |



SCALE: 1" = 20'
ORDERED BY: ART GUREVICH
FILE NO.: 115-70

FIELD WORK COMPLETED 07/27/2015

NOTE:
IN MATTERS OF RECORD, WE HAVE RELIED UPON CHICAGO TITLE INSURANCE COMPANY
ALTA OWNERS FORM, POLICY NUMBER: 15NW5759158WC , EFFECTIVE DATE: JANUARY 2015.

THE UNDERSIGNED HEREBY CERTIFIES, AS OF JULY 28, 2015,
TO:

CHICAGO TITLE INSURANCE COMPANY
SOHO DEVELOPMENT, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
ALTA AND NSPS, AND INCLUDES ITEMS
1,2,3,4,6(a),6(b),7(a),7(b),8,9,10,11(a),13,14,16,17,18,19,20 OF
TABLE A THEREOF.

DATED THIS 28 TH. DAY OF JULY 2015.



LICENSE EXPIRES
11/30/2016

BY: *Roger P. Jacob*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

BEARING BASIS:

THE WESTERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO
BE NORTH 0 DEGREES 0 MINUTES 44 SECONDS EAST.

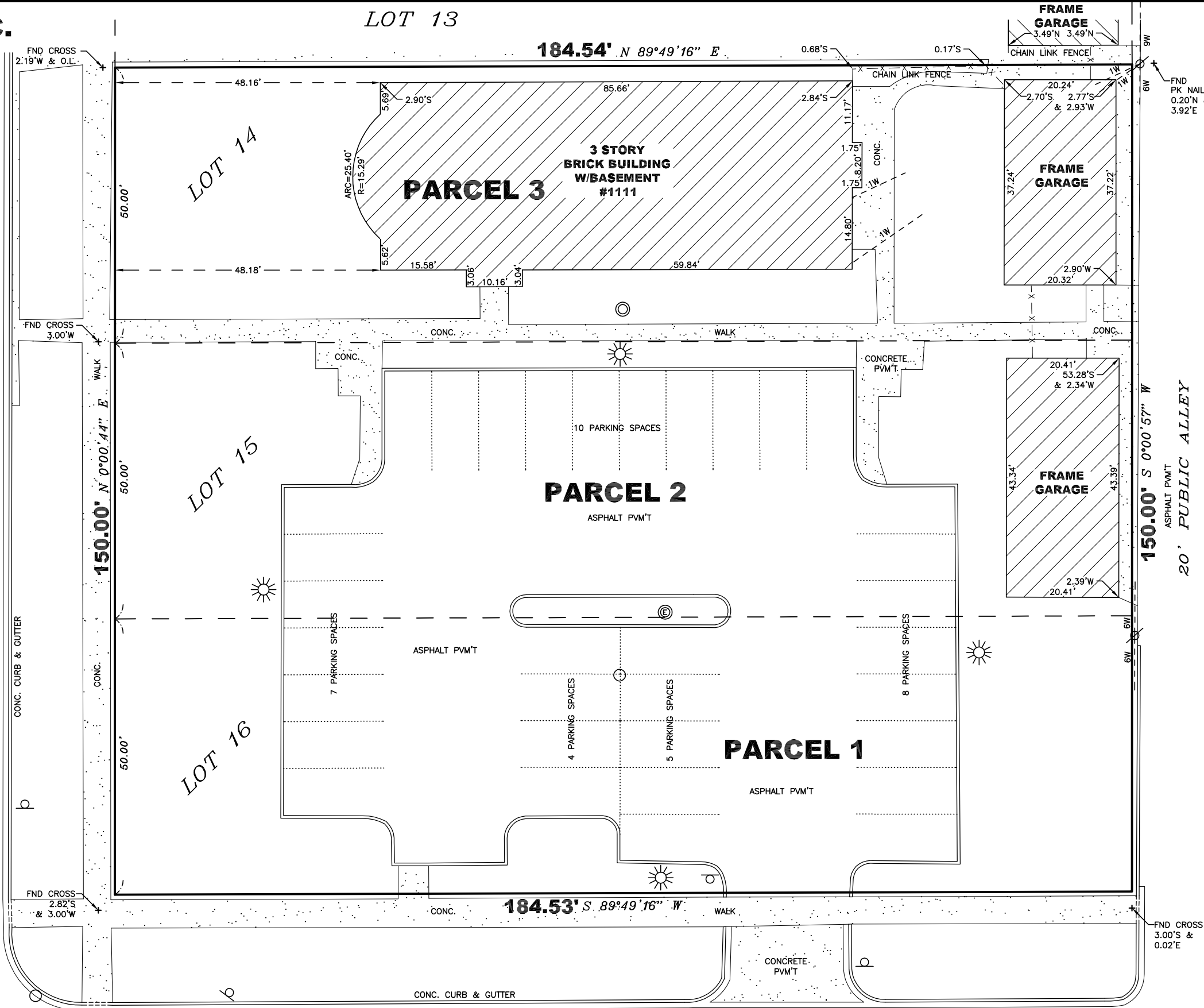
NOTE:

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR
BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS
SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NOTE:

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN
ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED,
AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE
GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC
SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.



THOMAS STREET

66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES
ASPHALT PVM'T

BONNIE BRAE
66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES
ASPHALT PVM'T

20' PUBLIC ALLEY
ASPHALT PVM'T

- MATERIALS:**
- 1. MODULAR BRICK-COLOR #1
 - 2. SOLDIER COURSE BRICK-COLOR #2
 - 3. STONE DETAIL
 - 4. WINDOW
 - 5. STONE CORNICE
 - 6. SLIDING DOOR
 - 7. CANTILEVERED BALCONY
 - 8. METAL GUARDRAIL
 - 9. EXTERIOR DOOR
 - 10. EXTERIOR LIGHT
 - 11. OVERHEAD GARAGE DOOR
 - 12. ALUMINUM DOWNSPOUT + GUTTER
 - 13. HARDIE BOARD SIDING
 - 14. CEMENT TRIM BOARD
 - 15. ELECTRICAL METER
 - 16. STONE HEADER

● MAXIMUM HEIGHT:
45'-0"



SOUTH ELEVATION
SCALE: 1" = 10'-0"



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Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
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john@jcsarchitect.com

architecture +

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Sheet Title
RENDERING
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Sheet No.



John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

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River Forest, Illinois

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John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park Illinois 60304
tel. 708.366.1500
john@jcsarchitect.com

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Sheet No.