



RIVER FOREST ZONING BOARD OF APPEALS MEETING AGENDA

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, August 27, 2026, at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

Anyone interested in this matter is encouraged to share their comments with the Zoning Board of Appeals. If you are unable to attend the public hearing, you may submit written comments to Christian Luis, Building Dept. Manager, by 12:00 p.m. on the day of the hearing. Comments may also be emailed in advance to cluis@vrf.us.

You may listen to the meeting by clicking here:

<https://us02web.zoom.us/j/89224408478>

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on May 14, 2026
- III. Public Hearing – Zoning Variation Request for 632 Bonnie Brae Pl – Secondary Front Yard Setbacks and Lot Coverage regulations
- IV. Approval of Findings of Fact for the Zoning Variation for 632 Bonnie Brae Pl
- V. Public Comment
- VI. Adjournment

**MINUTES OF THE MEETING OF THE
VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS**

May 14, 2026

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, May 14, 2026, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Chairman Martin called the meeting to order at 7:30 pm. Meeting started by calling roll. Upon a roll call the following people were:

Present: Chairman Frank Martin, Members Mark Poulin, Chris Plywacz, Mary Shoemaker, Ron Lucchesi, Corina Davis and Sheila Price

Absent: None

Also present at the meeting: Jessica Spencer, Assistant Village Administrator, Luke Masella, Deputy Clerk, Christian Luis, Secretary, and Anne Skrodzki, Village Attorney.

II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON OCTOBER 9, 2025

Chairman Martin asked if there were any comments about the minutes from the last meeting, there were none.

A MOTION was made by Member Lucchesi and seconded by Member Shoemaker to approve the minutes of the October 9, 2025, meeting.

Ayes: Members Plywacz, Shoemaker, Price, and Lucchesi

Abstain: Chairman Martin, Members Poulin and Davis

Motion passed.

Attorney Skrodzki swore in those who wished to testify.

III. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 846 FOREST AVENUE – SECONDARY FRONT YARD SETBACKS AND SIDE YARD SETBACKS

Chairman Martin introduced the applicant, Laura Toerner, who presented her application. She introduced her architect, Sam Kang of AIROOM. Mr. Kang explained that the current zoning requirements for the home, as well as the current position of the home which creates the issue presented this evening. The applicant requested a variation to the height of the existing non-conforming south side yard.

Chairman Martin asked the applicant what the hardship that exists. Mr. Kang stated that the hardship is that the lot is narrow, which creates challenges due to the orientation of the home. This makes any addition to the home difficult without the variation requested.

Chairman Martin asked if the addition would be built on top of the porch. Applicant noted that it would be only above the current one story element in the back yard.

Chairman Martin asked for questions from the Board.

Member Shoemaker asked if the existing chimney would remain; applicant responded yes.

Chairman noted introduced the eight standards to determine if a hardship exists for the variance request. He asked the applicant for clarification on Standard 5, that the variation would not devalue the neighborhood or be detrimental to the public welfare.

Chairman Martin asked if the applicant had anything else to add, Mr. Kang noted again that the orientation of the home on the lot creates a hardship and hopes for the application to be approved.

Chairman asked for any comments from members of the public.

Chairman Martin closed the public portion of the hearing.

Member Lucchesi noted that the home is on a corner and there is a driveway on the other side, so there is no impact on surrounding area if the variance were granted. Also, he noted, the height would match the rest of the home.

A MOTION was made by Member Lucchesi and seconded by Member Plywacz to approve the zoning variation request for 846 Forest Avenue.

Ayes: Chairman Martin, Members Poulin, Plywacz, Shoemaker, Price, Davis, and Lucchesi

Nays: None

Motion passed.

Chairman Martin directed the applicant to follow up with staff for the next steps.

IV. Approval of Findings of Fact for the Zoning Variation for 846 Forest Avenue.

Chairman Martin asked for any questions from the Board on the findings. He noted that the applicant was accurate in describing the hardship regarding the land use.

A MOTION was made by Member Plywacz and seconded by Member Poulin to approve the zoning variation request for 846 Forest Avenue.

Ayes: Chairman Martin, Members Poulin, Plywacz, Shoemaker, Price, Davis, and Lucchesi

Nays: None

Motion passed.

V. PUBLIC COMMENT

There was none.

VI. ADJOURNMENT

A MOTION was made by Member Lucchesi to dismiss the meeting, seconded by Member Davis to adjourn. A unanimous voice vote passed the motion.

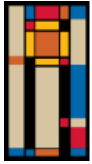
Meeting Adjourned at 7:47 p.m.

Submitted:

Christian Luis, Secretary

Frank Martin, Chairman
Zoning Board of Appeals

Date: _____



RIVER FOREST

Proud Heritage • Bright Future

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: August 21, 2026
TO: Zoning Board of Appeals
FROM: Christian Luis *CL*
Building Department Manager
SUBJECT: Variation Request – 632 Bonnie Brae Pl

Andrew & Jennifer Stein, owners of the property at 632 Bonnie Brae Pl, have applied for a variation to the Setback regulations [Section 10-8-7-A-2 (10-9-7)] and Lot Coverage regulations [Section 10-8-5 (10-9-5)] for a proposed 1-story mudroom addition to their residence.

The proposed addition, as shown on the submitted plans, will be situated at the NW corner of the residence. Please note that the proposed addition will be attached to a previous addition on the residence in which a variation in 2011 was granted for the secondary front yard setback.

For secondary front yard setbacks, section 10-9-7 of the Zoning ordinance (10-8-7-A-2) requires “On the secondary street the front yard shall be a minimum of thirteen feet for a fifty foot wide lot...”; for side yard setbacks, and section 10-9-5 (10-8-5) requires “no building with its accessory buildings or structures shall occupy (cover) more than thirty percent of a lot...”

The applicant is requesting that the north elevation of the addition be permitted to have a secondary front yard setback of 3’- 11 ¼” to the foundation and 3’- 5 ½” to the roof fascia/eave, and that the maximum lot coverage be permitted to be at 30.9% to accommodate the addition.

If the Zoning Board wishes to recommend the approval of this variation to the Village Board of Trustees, the following motion should be made:

Motion to recommend to the Village Board of Trustees the approval of a variation to Section 10-9-7 and Section 10-9-5 of the Zoning Code at 632 Bonnie Brae Ave.

A copy of the Zoning Analysis prepared by the architect and reviewed by the Village’s Zoning consultant is attached to this memorandum.

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

Thank you.

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

414-788-0481

Phone (Daytime)

Fax

apstein56@gmail.com

E-Mail

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

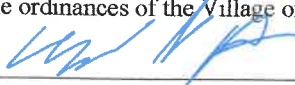
Other application requirements: Attached you will find an outline of the other application requirements. Please read the attached carefully, the applicant will be responsible for submitting all of the required information.

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: 7/28/26

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
414-788-0481
- 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.

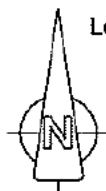
6415 N. Caldwell Ave.
Chicago, IL 60646

Plat of Survey by Central Survey LLC

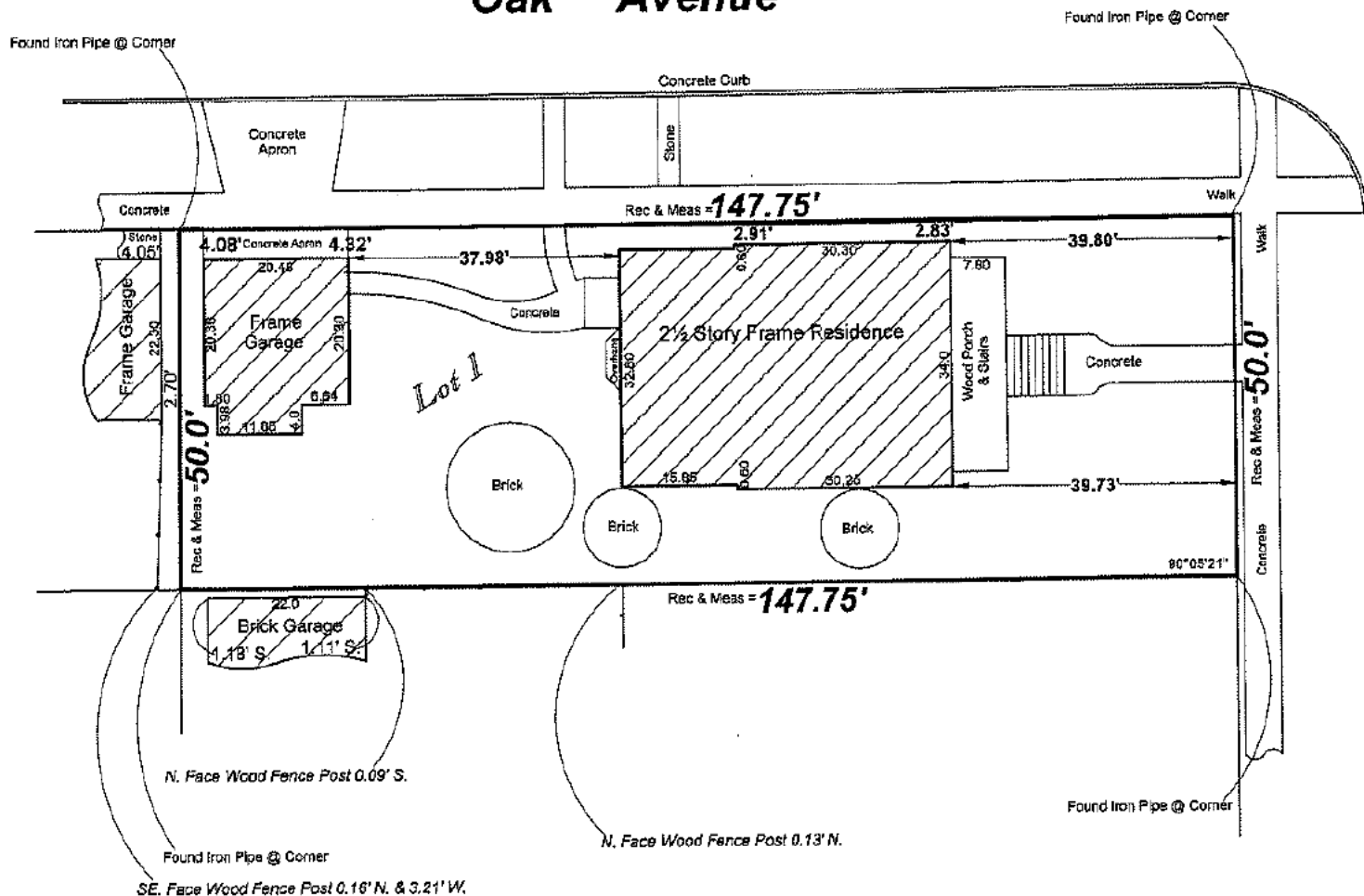
Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description

Lot 1 in the Subdivision of Block 12 in Quick's Subdivision of that Part of the Northeast ¼ lying North of Lake Street of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as: 632 Bonnie Brae Place, River Forest, Illinois
Area of Land Described: 7,387 Sq. Ft.



Oak Avenue



Legend

N. = North
S. = South
E. = East
W. = West
(TYP) = Typical
Rec = Record
Meas = Measure
St. = Street
Ave. = Avenue

Decimal/Inch Conversions		
0.01" = 1/8"	0.08" = 1"	0.58" = 7"
0.02" = 1/4"	0.17" = 2"	0.57" = 6"
0.03" = 3/8"	0.25" = 3"	0.75" = 9"
0.04" = 1/2"	0.33" = 4"	0.83" = 10"
0.05" = 5/8"	0.42" = 5"	0.92" = 11"
0.06" = 3/4"	0.50" = 6"	1.00" = 12"

NOTES: *Property corners were staked per customer.
*AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 Inch equals 20 Feet

Ordered By: Edward J. Maliszewski

Order Number: 632B

Bonnie Brae Place



This professional service conforms to current Illinois minimum standards for a boundary survey.

State of Illinois)
County of Cook) S.S.

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on June 11, 2021 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 11th day of June 2021

William R. Webb P.L.S. #2190 (exp. 11/30/2022) Professional Design Firm Land Surveying LLC (#184.005417)



EXISTING FRONT AND SECONDARY FRONT STREET ELEVATION –
BONNIE BRAE AND OAK STREET - NORTH EAST CORNER



EXISTING SECONDARY FRONT ELEVATION – OAK STREET -
NORTH ELEVATION

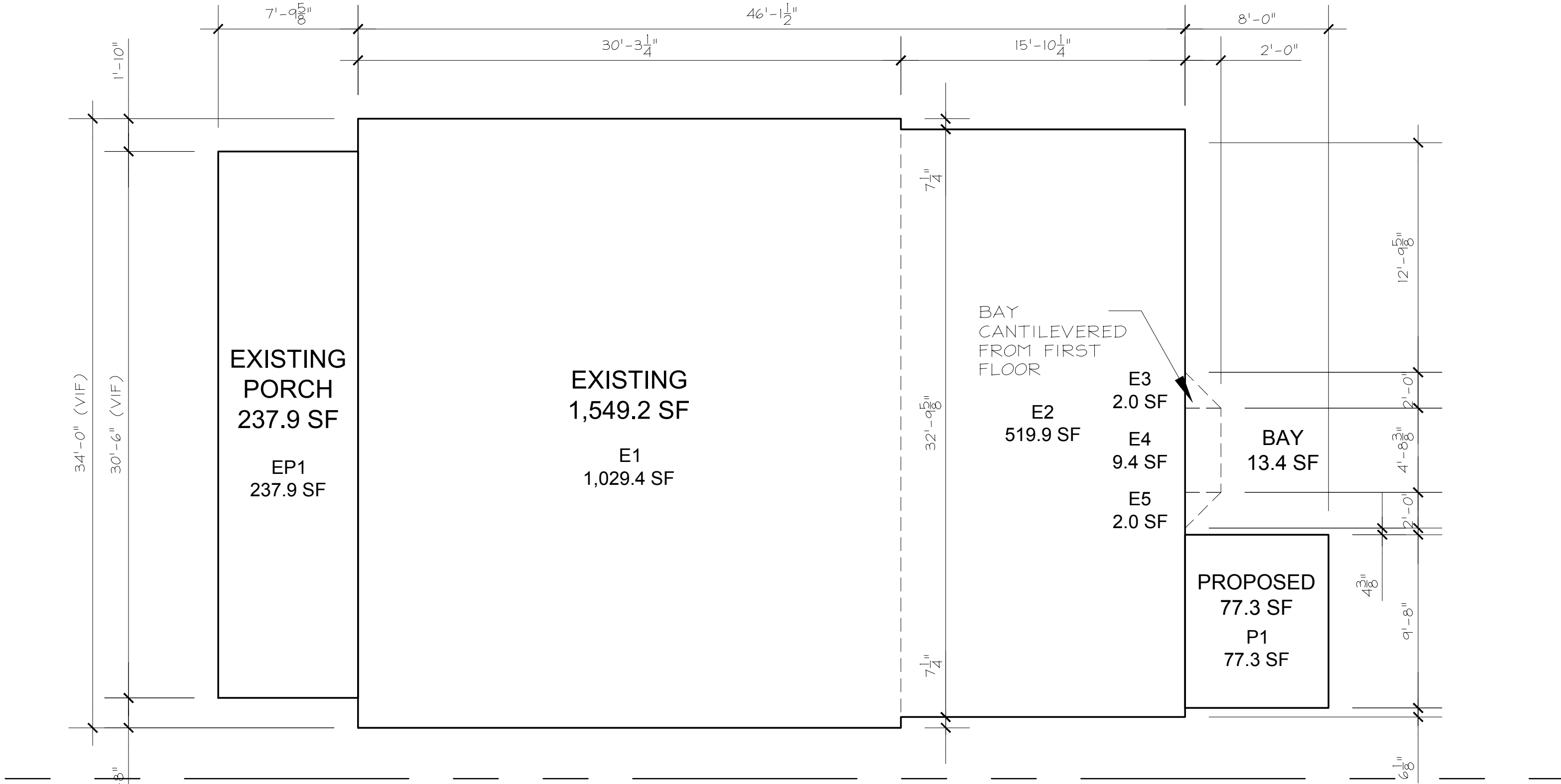
C1



EXISTING REAR ELEVATION – FROM OAK STREET -
NORTHWEST CORNER



EXISTING SITE CONTEXT - SATELLITE VIEW



FIRST FLOOR AREA PLAN

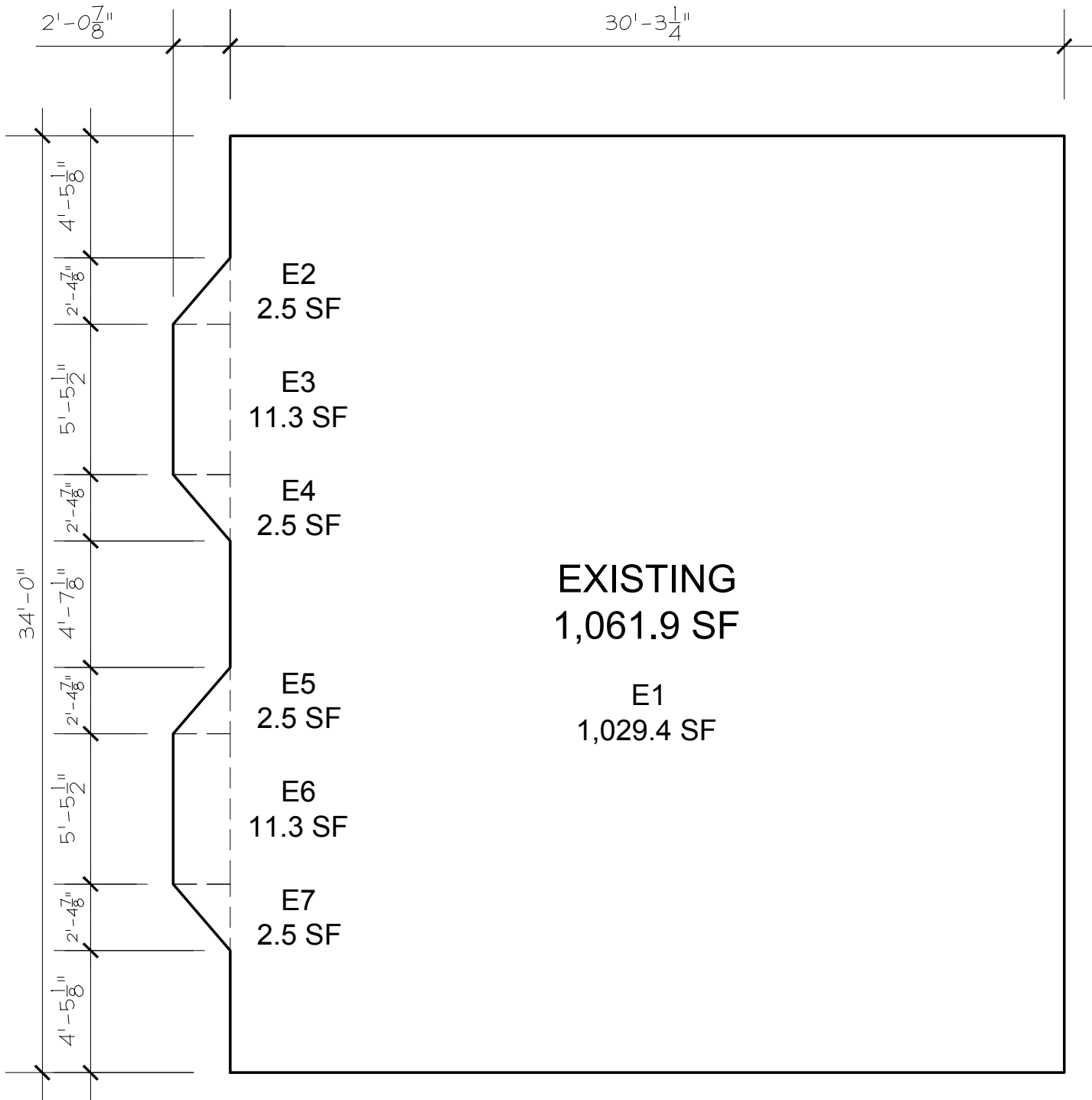
NOTE: 1. -

SCALE: 3/16" = 1'-0"



STEIN RESIDENCE
632 BONNIE BRAE RIVER FOREST, IL

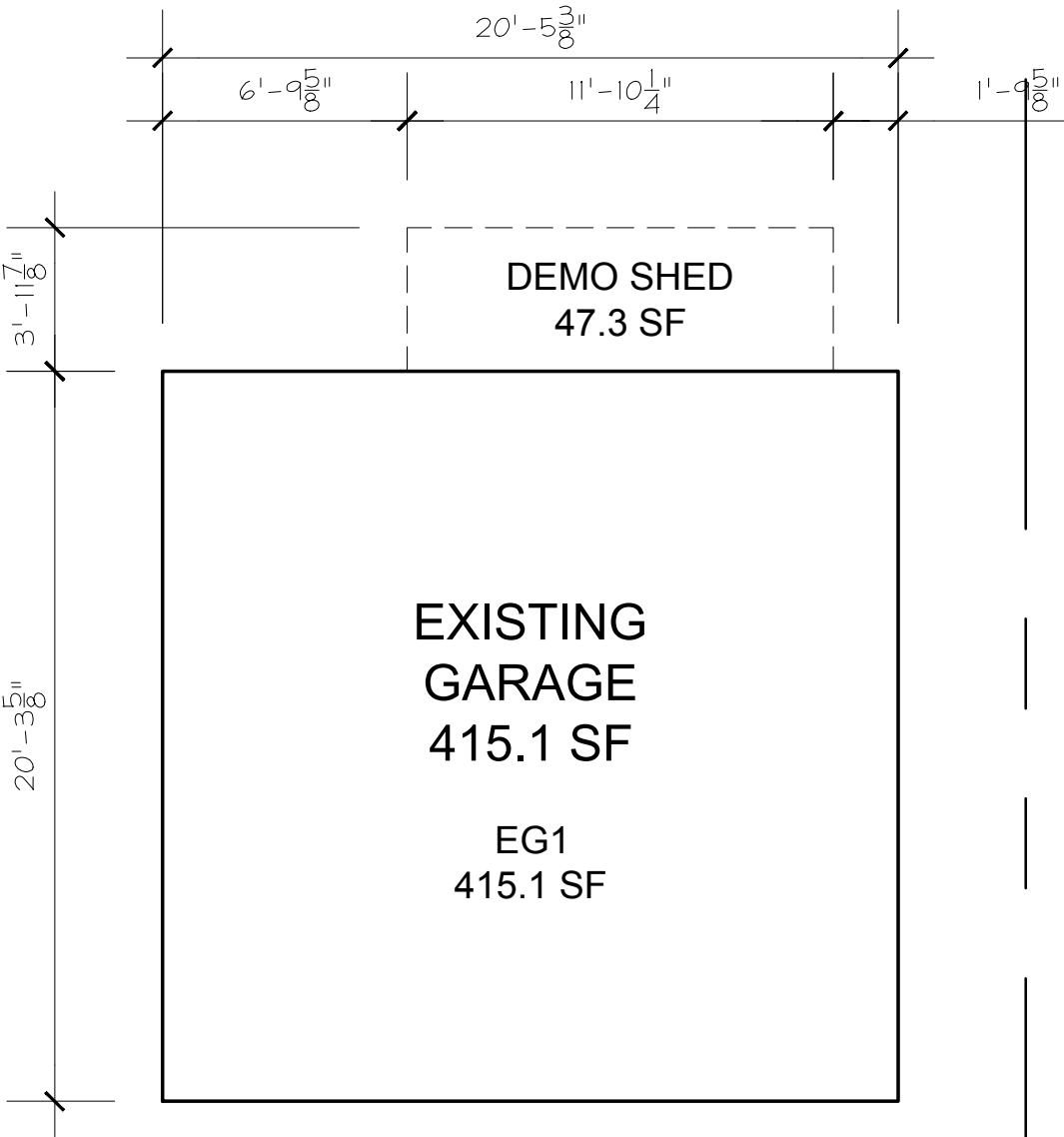
IN PROGRESS
SCALE AS SHOWN
FIRST FLOOR AREA
MZA 6-12-2026 / 7-7-2026



SECOND FLOOR AREA PLAN

NOTE: 1. -

SCALE: 3/16" = 1'-0"



GARAGE AREA PLAN

NOTE: 1. -

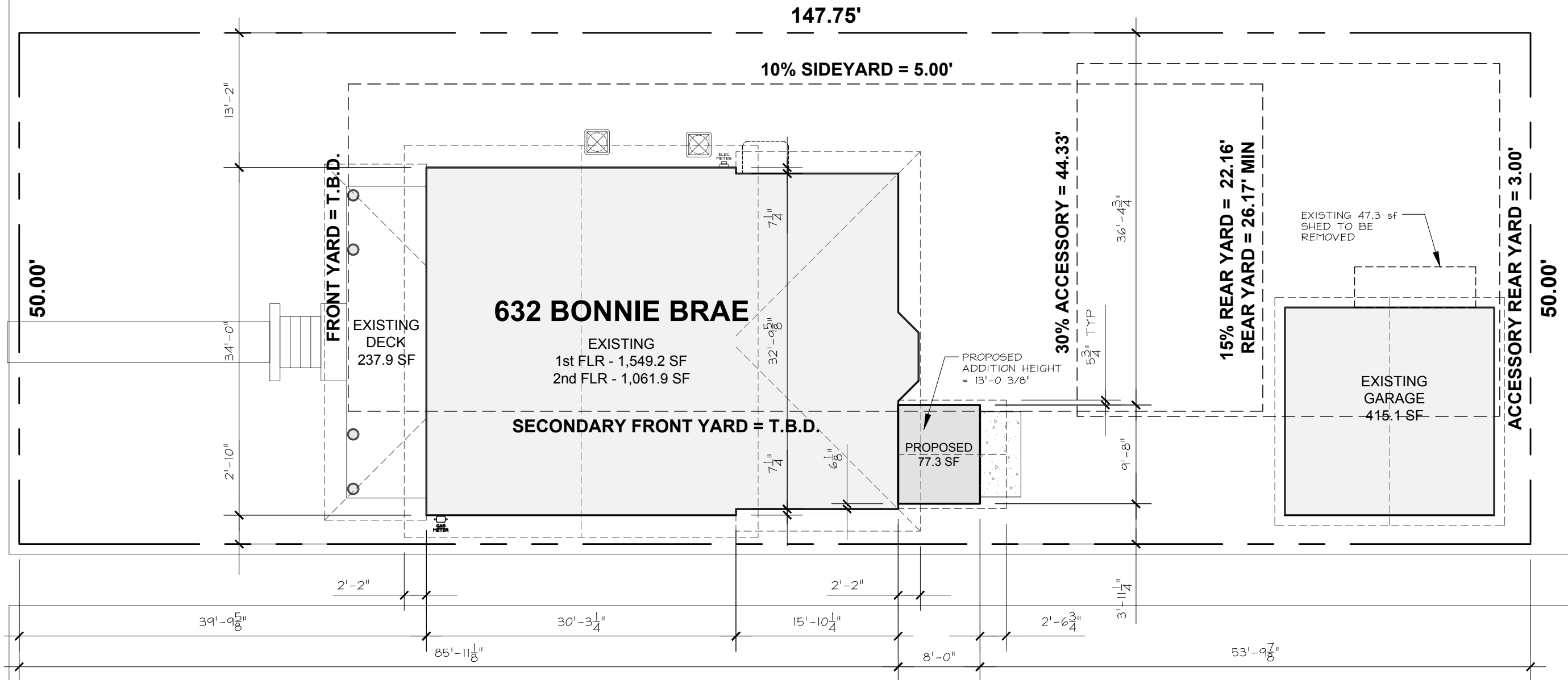
SCALE: 3/16" = 1'-0"



STEIN RESIDENCE
632 BONNIE BRAE RIVER FOREST, IL

IN PROGRESS
SCALE AS SHOWN

FIRST FLOOR AREA
MZA 6-12-2026 / 7-7-2026



SITE PLAN

NOTE: 1. -

SCALE: 3/32" = 1'-0"



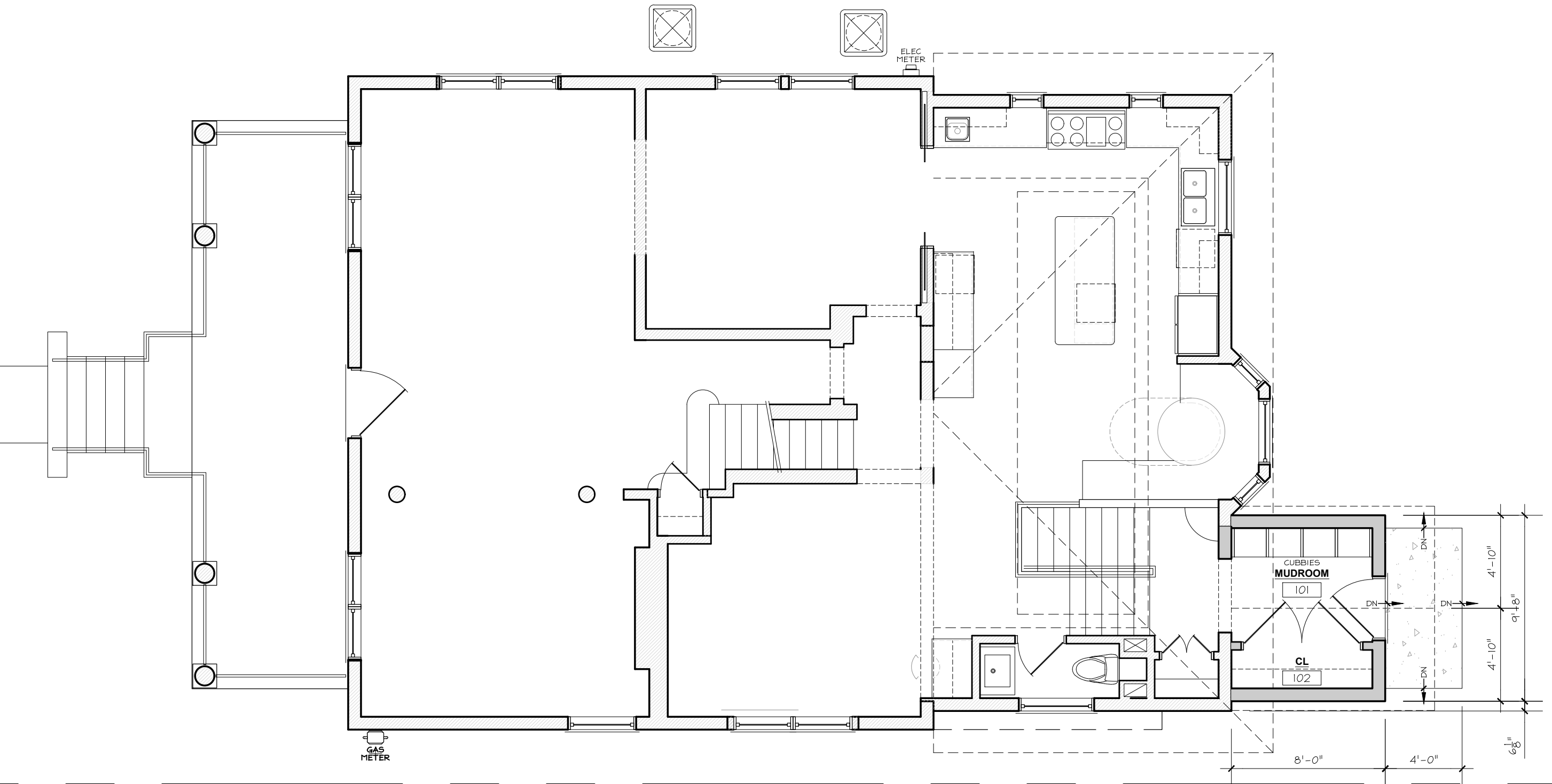
STEIN RESIDENCE
632 BONNIE BRAE
RIVER FOREST, IL

IN PROGRESS

SCALE AS SHOWN

SITE

MZA 6-12-2026 / 7-7-2026



FIRST FLOOR PLAN

NOTE: 1. -

SCALE: 3/16" = 1'-0"



B2

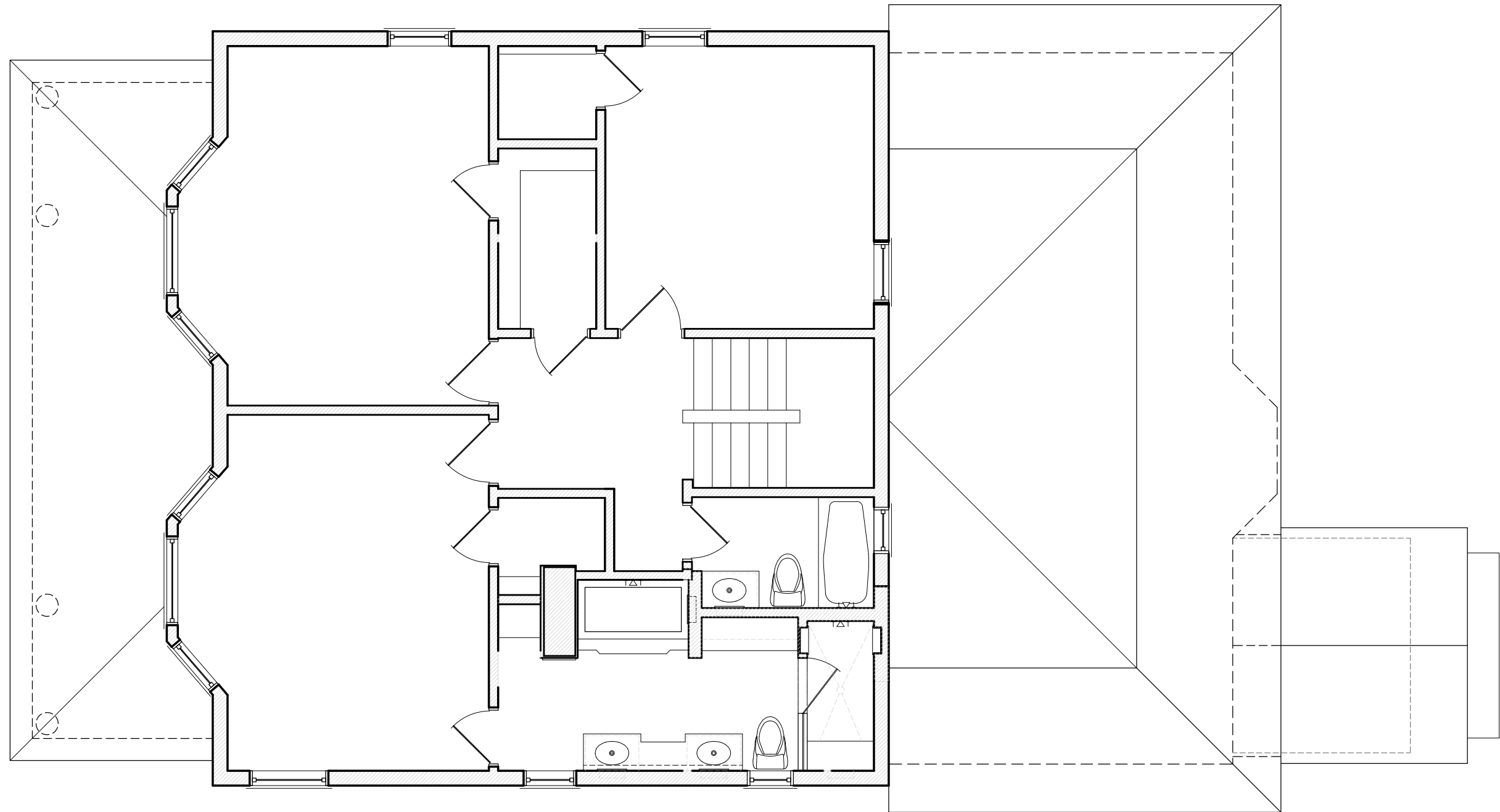
STEIN RESIDENCE
632 BONNIE BRAE RIVER FOREST, IL

FIRST FLOOR

IN PROGRESS

SCALE AS SHOWN

MZA 6-12-2026 / 7-7-2026



SECOND FLOOR PLAN

NOTE: 1. -

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



B3

STEIN RESIDENCE
632 BONNIE BRAE RIVER FOREST, IL

SECOND FLOOR

IN PROGRESS

SCALE AS SHOWN

MZA 6-12-2026 / 7-7-2026



NORTH ELEVATION

NOTE: 1. -

SCALE: 3/16" = 1'-0"

B4

STEIN RESIDENCE
632 BONNIE BRAE RIVER FOREST, IL

IN PROGRESS
SCALE AS SHOWN

NORTH ELEVATION

MZA 6-12-2026 / 7-7-2026



WEST ELEVATION

NOTE: 1. -

SCALE: 3/16" = 1'-0"

B5

STEIN RESIDENCE
632 BONNIE BRAE RIVER FOREST, IL

IN PROGRESS
SCALE AS SHOWN
WEST ELEVATION
MZA 6-12-2026 / 7-7-2026



SOUTH ELEVATION

NOTE: 1. -

SCALE: 3/16" = 1'-0"

B6

STEIN RESIDENCE
632 BONNIE BRAE RIVER FOREST, IL

IN PROGRESS
SCALE AS SHOWN

SOUTH ELEVATION

MZA 6-12-2026 / 7-7-2026