THE ZONING BOARD OF APPEALS
OF COOK COUNTY, ILLINOIS

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NOVEMBER 18, 2026

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, November 18, 2026, at 11:00 AM located at 69 W. Washington – 22nd Floor Conference Room, Chicago, Illinois 60602.

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1. **CALL TO ORDER / DECLARATION OF QUORUM**
2. **APPROVAL OF MEETING MINUTES FROM NOVEMBER 4, 2026**
3. **NEW BUSINESS**
4. **UNFINISHED BUSINESS**

VARIANCE

VA-26-0042
Charles Gonwa has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-6 General Residence District. The request seeks to increase the height of the fence in the corner side yard from the maximum allowed 3 feet to 6 feet. The subject property is located within the 17**th District** with the common address **11465 Fenview Court, Orland Park, IL. 60467.**

MAP AMENDMENT

MA-26-0004
The Patricia Rapken-Lynch Trust has petitioned the Zoning Board of Appeals for a Map Amendment (MA-26-0002) and a companion Variance (VA-26-0025) to change its zoning from an R-1 District back to its original R-3 District classification. This classification was lost during past jurisdictional shifts between the Village of Northfield and Unincorporated Cook County. If the Map Amendment is approved, the applicant is seeking a variance to increase the maximum allowable impervious surface area from 25% to 27.2% to build an in-ground swimming pool. The subject property is located within the 14**th District** with the common address **58 Woodley Road, Winnetka IL. 60093.**

DECISION MAKING

SU-26-0003
Czeslawa Leja has petitioned the Zoning Board of Appeals for a Special Use/Unique Use to the zoning requirements of the R-5 Single Family District. The request seeks to continue using the existing building as a two-family residence in a single-family residence district. The subject property is located within the 16**th District** with the common address **10422 Nevada Avenue, Melrose Park, IL. 60164.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

NEXT MEETING: December 2, 2026, AT 11:00 AM