



**FEBRUARY 5, 2025  
PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, February 5, 2025, at 11:00 AM located at 69 W. Washington – 22<sup>nd</sup> Floor Conference Room.

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**1. CALL TO ORDER / DECLARATION OF QUORUM**

**2. APPROVAL OF MEETING MINUTES FROM NOVEMBER 12<sup>th</sup> and DECEMBER 4, 2024**

**3. UNFINISHED BUSINESS**

**V-24-0039**

Juan Rodea Tellez has petitioned the Cook County Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to; (1) reduce the distance between the principal structure and the canopy attached to the detached garage from the minimum required 10 feet to 0 feet for an after-the-fact canopy; (2) reduce the lot area from the minimum required 10,000 sq. ft. to an existing 8,390 sq. ft., and (3) reduce the interior side yard setback from the minimum required 10 feet to an existing 8.7 feet. The subject property is located within the **16th District** with the common address **851 N. Roy Avenue, Melrose Park, IL. 60104.**

**4. NEW BUSINESS**

**SPECIAL USE**

**SU/UU-24-0009**

TPE IL CK58A, LLC./TPEIL CK58B,LLC., acting on behalf of Amos & Lillian Stuenkel Family Partnership, has petitioned the Cook County Zoning Board of Appeals for Special Use for Unique Use in the R-4 Single Family Residence District to operate 2 separate 10-megawatt AC (MWac) Communities Solar Array interconnected through the ComEd Utility system. The subject property is located within the **6th District** with the common address **22132 Ridgeland Avenue, Matteson, IL. 60443.**

**DECISION MAKING**

**SU/UU-24-0006**

The Rosebud School, Inc., acting on behalf of Advocate Health and Hospitals Corporation, has petitioned the Cook County Zoning Board of Appeals for Special Use in the R-4 Single Family Residence District to operate a daycare facility. The subject property is located within the **17th District** with the common address **9375 Church Street, Des Plaines, IL. 60016.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**NEXT MEETING: February 19, 2025, AT 11:00 AM**