



**City of Prospect Heights
PLANNING & ZONING BOARD OF APPEALS
REGULAR MEETING**

Wednesday, September 24, 2025 at 7:00 PM

**Prospect Heights City Hall
8 North Elmhurst Road - 7 pm**

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

A. August 26, 2025, Special Meeting

4. OLD BUSINESS

5. NEW BUSINESS

A. PZBA Case #25-10 MA, TA, SU, Variations and Preliminary Engineering

Applicant: Jyotsna Eitkala, Reicsh LLC, owner

Address: 1025 N. Rand Rd. Prospect Heights, IL 60005

Description of Request: The applicant is requesting the following relief:

1. Map Amendment to rezone the parcel from R-1 Single Family Residential to B-1 Retail Commercial District
2. Text Amendment to Section 5-7-2 C adding "Long term residential rental units not on the ground floor" as permitted special use in the B-1 District
3. Special Use to allow long term residential rental units per 5-7-2 C
4. Variations: Transitional Yard decrease the transitional side yard from 15' to 0'; and decrease the transitional rear yard from 15' to 12.75' per 5-7-2 F5
5. Variation: Parking to reduce the required parking spaces for the Class 9 Business Use from 22 spaces to 16 parking spaces per Section 5-8-2B; 5-8-2C; and 5-8-6A Parking Classes.

6. PUBLIC COMMENT ON NON-AGENDA MATTERS (FIVE MINUTE TIME LIMIT)

7. PREVIOUS APPLICATION UPDATES

8. COMMUNICATIONS

9. ADJOURNMENT

Posted by 5:00 PM, September 22, 2025