



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

Wednesday, October 22, 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. September 24, 2025, Regular Meeting

4. OLD BUSINESS

A.

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

Applicant: Jyotsna Etikala, Reish LLC, owner

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

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

- a.) Map Amendment to rezone the parcel from R-1 Single Family Residential to B-1 Retail Commercial District
- b.) 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
- c.) Special Use to allow long-term residential rental units per 5-7-2 C
- d.) Variations: Transitional Yard decreases the transitional side yard from 15' to 0'; and decreases the transitional rear yard from 15' to 12.75' per 5-7-2 F5
- e.) 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

5. NEW BUSINESS

A. 1. Review and Approval of 2026 PZBA Regular Meeting Dates

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

7. PREVIOUS APPLICATION UPDATES

8. COMMUNICATIONS

9. ADJOURNMENT

October 20th, 2025 at 5:00 PM.