

**City of Prospect Heights  
Plan/Zoning Board of Appeals  
September 24, 2025**

**I. MEETING COMMENCEMENT:**

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:00 pm by Chairman Kempa, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

**II. ROLL CALL:**

Present: Chairman Kempa, Commissioners DeGraf, Saewert, Simmons, Mishevski and Kiefer

Absent: Commissioner Patel

Quorum is present.

Present at the meeting: Director of Building & Development Daniel A. Peterson and Recording Secretary: Jenn Myzia

Pledge of Allegiance

**III. APPROVAL OF August 26, 2025 MINUTES**

Motion made by Commissioner Saewert seconded by Commissioner DeGraf to approve the meeting minutes with corrections.

**ROLL CALL VOTE:**

AYES: Commissioners DeGraf, Simmons, Mishevski, Saewert and Chairman Kempa

NAYS:

ABSENT: Commissioner Patel

ABSTAIN: Commissioner Kiefer

Motion carried 5:0

**IV. Old Business:**

**V. New Business:**

**1. 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 60070

**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 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

- 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.

Chairman Kempa requests a motion to open the public hearing for 25-10 MA, TA, SU, Variations and Preliminary Engineering at 7:03 pm

Motion by Commissioner Simmons

Second by Commissioner Kiefer

VOICE VOTE:

AYES: Commissioners DeGraf, Saewert, Simmons, Mishevski, Kiefer and Chairman Kempa

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved: 6:0

Director Peterson describes the property and case to be presented. He explains that during a staff review of the submitted documents more information is required, and the subsequent documentation has not been submitted at this time. The applicant's attorney submitted a request for case continuance requesting a continuance until October 22, 2025. He states everyone in attendance will be able to speak during the public comment section of the meeting and/or come to the October 22<sup>nd</sup> meeting and speak submitting official testimony.

Chairman Kempa asks for questions from the commissioners.

Commissioner Saewert asks Director Peterson about the minimum width of the property.

Director Peterson states the minimum width of the property is being reviewed by the City Attorney and is to be addressed.

Chairman Kempa requests a motion to Continue case 25-10 MA, TA, SU, Variations and Preliminary Engineering at 7:12 pm

Motion by Commissioner Saewert

Second by Commissioner Simmons

ROLL CALL:

AYES: Commissioners Saewert, DeGraf, Kiefer, Simmons, Mishevski and Chairman Kempa

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved 6:0

**VI. Public Comment – Non-Agenda Items**

Director Peterson states anyone who makes a public comment toward case 25-10 does so knowing that this is a comment and not considered public testimony. For the comments to qualify as public testimony the public must come back and speak on October 22 once the case is re-opened and after the applicants have presented their case.

1. Carol Geiger – 1209 Center Lane AH, has concerns with the dead end street with ten families, the wells and water service to support the new demands.

She is concerned about rain and water displacement. She questions how much retail is needed and what the tax benefit to the City will be.

2. Brian Janus – 2407 E Olive AH, has concerns that Waterman St is not designed for high volume traffic and states he believes it to be in bad shape. He is also concerned about the water coming in from Arlington Heights and the water lines that may run through the property.
3. Julianne Henington – 1215 N Waterman AH, has concerns about the access to Olive.
4. Scott Plaza – 1217 Center Lane AH, has concerns about the parking for three businesses with residential and the traffic for the younger families in the neighborhood
5. Daniel Zorcic – 1226 Center Lane AH, would like traffic lights to be a possibility due to accidents between Camp McDonald and Olive
6. Theresa Walsh – 1227 Center AH, asks about copies of plans
7. James Loerzel – 1225 Center Lane AH, has concerns with the density of the property going from a single-family residence to three businesses with residential rentals above. He is concerned about the flooding issues. He is also concerned with parking and potential hazard waiting to pull in and turn around.
8. Oleg Kokhanchuk – 1218 Center Lane AH, is against this project.

#### **VII. Previous Application Updates**

1. 19-06 SU 10 E Camp McDonald – cell tower is complete
2. 24-01 PC 8 N Elmhurst Rd. – Backyard Chicken Keeping deadline Oct 17
- 3.

VIII. **Communications** – there will be an October ZBA meeting

#### **IX. Adjournment**

Chairman Kempa requests a motion to adjourn at 7:37 pm

Motion by Commissioner Saewert

Second by Commissioner DeGraf

#### VOICE VOTE:

AYES: Commissioners Mishevski, Kiefer, DeGraf, Saewert, Simmons and Chairman Kempa

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved: 6:0