

**City of Prospect Heights
Plan/Zoning Board of Appeals
October 22, 2025**

I. MEETING COMMENCEMENT:

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:12 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 September 24, 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, Kiefer and Chairman Kempa

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Motion carried 6:0

IV. Old 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 re-open the public hearing for 25-10 MA, TA, SU, Variations and Preliminary Engineering at 7:15 pm
Motion by Commissioner DeGraf
Second by Commissioner Simmons

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved: 6:0

Chairman Kempa asks the applicant to present their case.

Jyotsna Eitkala of Reish LLC presents the request and also states the plans need to be revisited due to a deviation that is required.

Chairman Kempa asks if it is the applicant would like to request a continuance until the next month.

The applicant states yes.

Chairman Kempa states at the previous meeting in which neither the applicant nor their attorney was present but requested a continuance in writing, it was brought up that there are additional variations required and that the next meeting is November 19th which is a shortened time frame of three weeks.

Director Peterson states that staff needs two weeks to properly evaluate any documentation that becomes available to the public. He states because of the Thanksgiving holiday there is a week less to prepare for the November meeting and asks the applicant if that is enough time for them to adequately address the existing deficiencies.

Ms. Eitkala states the architect and civil engineer are ready to work.

Director Peterson states the original requests and adds in the additional variation request that was discovered during the prior meeting. He states he communicated that information to the applicant's attorney the day after the October meeting. He states he has not received a formal submittal since that information was shared and therefore does not know what the plan is moving forward. Director Peterson asks the applicant if they can supply the needed information in two weeks by Wednesday November 5th as one more continuation may be granted due to the newest variation request needed or the other suggestion is to withdraw this application, regroup and submit a new application that addresses all the issues in the future. Director Peterson asks do you want to ask for the continuation or would you like to withdraw and start over.

Ms. Eitkala states she would like to ask for the continuation, discuss the items with her team and if needed can submit a withdrawal in the proper time frame.

Ms. Eitkala asks for a continuation.

Chairman Kempa requests a motion to Continue case 25-10 MA, TA, SU, Variations and Preliminary Engineering at 7:21 pm
Motion by Commissioner Simmons
Second by Commissioner Kiefer

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved 6:0

V. New Business:

1. Review and Approval of 2026 PZBA Regular Meeting Dates

The ZBA board decided to review the proposed calendar and vote in November.

VI. Public Comment – Non-Agenda Items

A member of the public asks how many times this case presented tonight can be continued.

Chairman Kempa replies with the protocol of continuation requests.

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 a November ZBA meeting

IX. Adjournment

Chairman Kempa requests a motion to adjourn at 7:33 pm

Motion by Commissioner DeGraf

Second by Commissioner Saewert

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved: 6:0