



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

Wednesday, March 25, 2026 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. February 25, 2026, Regular Meeting
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. **PZBA – Case #26-02 SU – Special Use Permit for a Restaurant in the B-1 Retail District**

Applicant: Zyra Café, Represented by Zahid Iqbal
Address: 6 N. Elmhurst Road, Unit D, Prospect Heights, IL 60070

Description of Request. Applicants are seeking to open a sit-down restaurant/coffee shop in the former Pizza Pavia location. Pizza Pavia moved to another unit within the shopping center retaining their existing special use PZBA case #22-06.
 - B. **PZBA – Case #26-04 V – Variation for an increase to an Accessory Structure**

Applicant: Nick and Gina Bertolini
Address: 1120 N. Drury Lane, Prospect Heights

Description of Request: Applicants are seeking a variation to section 5-3-8 to build a 531 sq. ft. open air pool house/shed greater than the 200 sq. ft. maximum size per accessory structure allowed in the rear yard.
6. **PUBLIC COMMENT ON NON-AGENDA MATTERS (FIVE MINUTE TIME LIMIT)**
7. **PREVIOUS APPLICATION UPDATES**
8. **COMMUNICATIONS**
 - A. Notification to file Cook County Ethics Form
9. **ADJOURNMENT**

Posted by 5pm March 23, 2026