

**City of Prospect Heights
Plan/Zoning Board of Appeals
May 25, 2023**

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 Saewert, Rygiel and Simmons
Absent: Commissioners DeGraf, Patel and Mishevski absent by prior notice
Quorum is present.

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

III. APPROVAL OF April 27, 2023 MINUTES

Motion made by Commissioner Saewert, seconded by Commissioner Simmons to approve the meeting minutes as is.

ROLL CALL VOTE:

AYES: Commissioners Saewert, Rygiel, Simmons and Chairman Kempa

NAYS:

ABSENT: Commissioner DeGraf, Patel and Mishevski

ABSTAIN:

Motion carried 4:0:3:0

IV. OLD BUSINESS: - NONE

V. NEW BUSINESS

1. PZBA Case No. 23-07 V – Public Hearing

Applicant: Victor & Jackie Bompreszi

Address: 1307 Williams Way., Arlington Heights, IL 60004

Description of Request:

- A. Public hearing seeking a variation to Section 5-3-4 H1f of the Prospect Heights Zoning Code to allow a partial encroachment up to a maximum of 20' into the required corner yard setback to construct a fence at 1307 Williams Way, Arlington Heights, Illinois, in the City's R-1 Single Family Residential District.

Chairman Kempa requests a motion to open the public meeting for 23-07 V at 7:02 pm

Motion by Commissioner Simmons

Second by Commissioner Saewert

VOICE VOTE:

AYES: Commissioners Saewert, Rygiel, Simmons and Chairman Kempa

NAYS:

ABSENT: Commissioners DeGraf, Patel and Mishevski

ABSTAIN:
Approved: 4:0:3:0

Director Peterson gives a brief description of the variation request.

Chairman Kempa swears in all members of the public that wish to testify.

The applicants, Victor Bompreszi and Jackie Bompreszi of 1307 Williams Way, Arlington Heights, IL 60004 present their request.

Chairman Kempa asks for any questions or comments.

Chairman Kempa requests a motion to close the public hearing for 23-07 V at 7:10 pm

Motion by Commissioner Simmons

Second by Commissioner Saewert

ROLL CALL VOTE:

AYES: Commissioners Rygiel, Saewert, Simmons and Chairman Kempa

NAYS:

ABSENT: Commissioner DeGraf, Patel and Mishevski

ABSTAIN:

Approved 4:0:3:0

Chairman Kempa requests any discussion from the commissioners.

Chairman Kempa requests a motion to receive into the public record the evidence and exhibits presented for the application 23-07 V

Motion by Commissioner Saewert

Second by Commissioner Rygiel

VOICE VOTE:

AYES: Commissioners Saewert, Simmons, Rygiel & Chairman Kempa

NAYS:

ABSENT: Commissioner DeGraf, Patel and Mishevski

ABSTAIN:

Approved 4:0:3:0

Chairman Kempa requests a motion to recommend that City Council approve the variation to Section 5-3-4 H1f of the Prospect Heights Zoning Code to allow a partial encroachment up to a maximum of 20' into the required corner yard setback to construct a fence at 1307 Williams Way, Arlington Heights, Illinois, in the City's R-1 Single Family Residential District.

Motion by Commissioner Simmons

Second by Commissioner Saewert

ROLL CALL:

AYES: Commissioners Simmons, Saewert, Rygiel & Chairman Kempa

NAYS:

ABSENT: Commissioner DeGraf, Patel and Mishevski

ABSTAIN:

Approved 4:0:3:0

This case will appear before City Council on Monday June 12 at 6:30pm.

VI. Public Comment

VII. Previous Application Updates

- A. ZBA 20-02 SU – Crown Castle at 10 E. Camp McDonald
- B. ZBA 22-07 SU V – 1312 Rand Wing Stop is open
- C. ZBA 22-07 SU V – 1312 Rand Gaming is waiting for State License
- D. ZBA 22-07 SU V – 1312 Rand Jet's Pizza is opening soon
- E. ZBA 22-03 SU – Bar Salotto 1241 N. Rand Rd. is moving forward with estimated August opening.

VIII. Communications

- A. There will be a ZBA meeting on June 22 2023

IX. Adjournment 7:16 pm

Motion to Adjourn: Commissioner Saewert

Second: Commissioner Rygiel

ROLL CALL:

AYES: Commissioners Saewert, Simmons, Rygiel and Chairman Kempa

NAYS:

ABSENT: Commissioners DeGraf, Patel and Mishevski

ABSTAIN:

Approved 4:0:3:0