

**City of Prospect Heights
Special Meeting
Plan/Zoning Board of Appeals
December 13, 2023**

I. MEETING COMMENCEMENT:

The special meeting of the Plan/Zoning Board of Appeals was called to order at 7:01 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 Rygiel.

Absent: Commissioner Patel is absent.

Quorum is present.

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

III. APPROVAL OF May 17, 2023 Zoning Review Workshop and October 26, 2023 regular meeting MINUTES

Motion made by Commissioner DeGraf, seconded by Commissioner Saewert to approve the May 17, 2023 meeting minutes as corrected.

ROLL CALL VOTE:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Motion carried 6:0:1:0

Motion made by Commissioner Mishevski, seconded by Commissioner Simmons to approve the October 26, 2023 meeting minutes.

ROLL CALL VOTE:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN: Commissioner DeGraf

Motion carried 5:0:1:1

IV. OLD BUSINESS:

V. NEW BUSINESS:

1. PZBA Case No. 23-17 SU – Public Hearing

Applicant: Bhavni & Nikunj Patel

Address: 1313 E Rand Rd Unit A, Arlington Heights, IL 60004

Description of Request: The applicants seek approval for a sit down restaurant build out of an existing 2,160 ± sq. ft. vacant retail space. The parking classification per

code is Class #16 Based upon the requirement for off-street parking, the restaurant would require 22 parking spaces. The existing parking lots in the front and the rear of the property appear to be adequate to accommodate the required parking demand of the center.

Chairman Kempa requests a motion to open the public meeting for 23-17 SU at 7:04 pm
Motion by Commissioner Saewert
Second by Commissioner DeGraf

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved: 6:0:1:0

Director Peterson describes the case about to be presented.

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

The applicants, Bhavni & Nikunj Patel present their case.

Samir Ajmeri Founder of Peri Peri speaks to the application.

The commissioners ask questions including but no limited to the capacity of the restaurant and proposed hours.

Chairman Kempa requests a motion to close the public hearing for 23-17 SU at 7:12 pm
Motion by Commissioner DeGraf
Second by Commissioner Simmons

ROLL CALL VOTE:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved 6:0:1:0

Chairman Kempa opens discussion for the commissioners. The commissioners ask Director Peterson about the parking lot at the property.

Chairman Kempa asks the applicants and owners of the property if there are plans to resurface the parking lot behind the building. The applicants respond positively.

Chairman Kempa requests a motion to receive into the public record the evidence & testimony presented including the submission of the green cards for the certified mailing presented by the applicant for the application 23-17 SU

Motion by Commissioner Simmons

Second by Commissioner Rygiel

VOICE VOTE:

AYES: Commissioners Saewert, DeGraf, Simmons, Mishevski, Rygiel& Chairman Kempa

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:
Approved 6:0:1:0

Chairman Kempa requests a motion to recommend that City Council approve case 23-17 SU for a sit down restaurant build out of an existing 2,160 ± sq. ft. vacant retail space. The parking classification per code is Class #16 Based upon the requirement for off-street parking, the restaurant would require 22 parking spaces. The existing parking lots in the front and rear of the property appear to be adequate to accommodate the required parking demand of the center.

Motion by Commissioner Saewert
Second by Commissioner DeGraf

ROLL CALL:

AYES: Commissioners Simmons, Saewert, DeGraf, Rygiel, Mishevski, & Chairman Kempa

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved 6:0:1:0

This case will reappear before the City Council on January 8, 2024 at 6:30 pm.

VI. Public Comment

VII. Previous Application Updates

A. Zoning Review Focus Group coordination

VIII. Communications

A. January 24, 2024 meeting will be a public meeting in regard to the animal control Ordinance in regard to chickens.

IX. Adjournment 7:30 pm

Motion to Adjourn: Commissioner DeGraf
Second: Commissioner Saewert

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved 6:0:1:0