

**City of Prospect Heights
Plan/Zoning Board of Appeals
August 26, 2025**

I. MEETING COMMENCEMENT:

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:02 pm by Chairman Kempa, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

II. ROLL CALL:

Present: Chairman Kempa, Commissioners DeGraf, Patel, Saewert, Rygiel, Simmons and Mishevski

Absent:

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 July 22, 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, Patel, Saewert, Rygiel and Chairman Kempa

NAYS:

ABSENT:

ABSTAIN:

Motion carried 7:0

IV. Old Business:

V. New Business:

1. PZBA Case #25-11 Subdivision – Public Meeting

Applicant: Piotr Wrezsinski

Address: 10 N. Elmhurst Rd., Prospect Heights, IL 60070

Description of Request: Petitioner is requesting approval of preliminary plat of subdivision of the 57,200 sq. ft./1.31-acre parcel to create a two-lot subdivision.

Chairman Kempa requests a motion to open the public meeting for 25-11 SUB at 7:05 pm

Motion by Commissioner Simmons

Second by Commissioner Patel

VOICE VOTE:

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

NAYS:

ABSENT:

ABSTAIN:

Approved: 7:0

Director Peterson describes the subdivision request for 10 N Elmhurst Rd. The subdivision will split the current parcel into two lots. Lot 1 will become a larger lot and will retain the address of 10 N Elmhurst Rd. Lot 2 will be slightly smaller, but it will still conform to the lot size requirement by the City code and will become known as 9 N Pine St.

Chairman Kempa asks for questions from the commissioners.

The commissioners ask questions to Director Peterson.

Chairman Kempa requests a motion to accept into the public record the evidence presented this evening for case 25-11 SUB at 7:09 pm.

Motion by Commissioner Patel

Second by Commissioner Saewert

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 7:0

Chairman Kempa requests a motion to recommend that City Council approve Case 25-11 SUB for the subdivision of the parcel located at 10 N Elmhurst Rd 57,200 sq. ft./1.31-acre parcel to create a two -lot subdivision.

Motion by Commissioner Simmons

Second by Commissioner DeGraf

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 7:0

2. PZBA Case #25-12 Subdivision – Public Meeting

Applicant: Piotr Wrezsinski

Address: 100 W. Camp McDonald Rd., Prospect Heights, IL 60070

Description of Request: Petitioner is requesting approval of preliminary plat of subdivision of the 41,856 sq. ft. parcel to create a two-lot subdivision..

Chairman Kempa requests a motion to open the public meeting for 25-12 SUB at 7:11 pm

Motion by Commissioner Patel

Second by Commissioner DeGraf

VOICE VOTE:

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

NAYS:

ABSENT:

ABSTAIN:

Approved: 7:0

Director Peterson describes the subdivision request for 100 W Camp McDonald. The subdivision will split the current parcel into two lots. Lot 1 will become a larger lot and will become known as 6 N. Pine St. Lot 2 will be slightly smaller, but it will still conform to the lot size requirement by the City code and considered a buildable lot.

Chairman Kempa asks for questions from the commissioners.

The commissioners ask questions to Director Peterson.

Chairman Kempa requests a motion to accept into the public record the evidence presented this evening for case 25-12 SUB at 7:22 pm.

Motion by Commissioner Saewert

Second by Commissioner DeGraf

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 7:0

Chairman Kempa requests a motion to recommend that City Council approve Case 25-12 SUB for the subdivision of the parcel located at 100 W Camp McDonald Rd 41,856 sq. ft. parcel to create a two -lot subdivision.

Motion by Commissioner Simmons

Second by Commissioner Patel

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 7:0

VI. Public Comment – Non-Agenda Items

VII. Previous Application Updates

1. 25-06 V 407 Dorset
2. 25-08 V 13 South Parkway
3. 25-02 V 10 E Camp McDonald
4. 24-01 PC Chicken Ordinance

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

IX. Adjournment

Chairman Kempa requests a motion to adjourn at 7:35 pm

Motion by Commissioner DeGraff

Second by Commissioner Saewert

VOICE VOTE:

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

NAYS:

ABSENT:

ABSTAIN:

Approved: 7:0