

**City of Prospect Heights
Plan/Zoning Board of Appeals
January 28, 2026**

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 DeGraf, Simmons, Mishevski and Kiefer

Absent: Commissioner Patel and Saewert

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 November 19, 2025, MINUTES

Motion made by Commissioner DeGraf seconded by Commissioner Mishevski to approve the meeting minutes with corrections.

ROLL CALL VOTE:

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

NAYS:

ABSENT: Commissioner Patel and Saewert

ABSTAIN:

Motion carried 5:0

IV. Old Business:

V. New Business:

1. PZBA Case #26-01 V- Public Hearing Fence Variation

Applicant: Darrion Roszkowiak

Address: 201 W. Kenilworth Ave., Prospect Heights, IL 60070

Description of Request: Applicant is seeking a variation to Section 5-3-4 H1f(2) of the City of Prospect Heights Zoning Code to allow the reduction of the required corner yard setback from 25' to 0' for the construction of a 6' clay colored vinyl fence.

Chairman Kempa requests a motion to open the public hearing for 26-01V at 7:01 pm

Motion by Commissioner Simmons

Second by Commissioner DeGraf

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner Patel and Saewert
ABSTAIN:
Approved: 5:0

Director Peterson describes the case to be presented.

Chairman Kempa swears in all wanting to speak to this case.

Darrion Roszkowiak of 201 W Kenilworth presents his application.

Director Peterson states that if the fence is built to the 0' foot line any shrubbery toward the street would be in the City right of way and would require approval from the City Engineer.

Anne Czechorski of 201 North Parkway requests that the fence be brought in from the 0' lot line to make space for shrubbery to keep the property in character of the neighborhood.

Director Peterson describes the reason behind the corner lots not being allowed to place a fence on the lot line for various reasons such as a line of sight and or safety issue. These fences could potentially block and create drainage issues.

Commissioner DeGraf states that in the construction of 201 W Kenilworth the catch basin was sinking and the new owners reset the catch basin and brought it up to grade themselves with the City providing the materials.

Chairman Kempa asks for questions from the commissioners.

Chairman Kempa requests a motion to close case 26-01 V at 7:12 pm

Motion by Commissioner Kiefer
Second by Commissioner Mishevski

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Patel and Saewert

ABSTAIN:

Approved 5:0

Chairman Kempa requests a motion to accept into the public record the evidence presented this evening for case 26-01 V at 7:13 pm

Motion by Commissioner Mishevski
Second by Commissioner DeGraf

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Patel and Saewert

ABSTAIN:

Approved 5:0

Chairman Kempa requests a motion to recommend that City Council approve Case 26-01 V for consideration of a Variation to Section 5-3-4 H1f(2) of the City of Prospect Heights Zoning Code to allow the reduction of the required corner yard setback from 25' to 0' for the construction of a 6' clay colored vinyl fence with the condition of landscaping including the fence with shrubbery 25' to 0'.

Motion by Commissioner DeGraf
Second by Commissioner Simmons

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Patel and Saewert

ABSTAIN:

Approved 5:0

This case will be presented to City Council on February 9, 2026

VI. Public Comment – Non-Agenda Items

VII. Previous Application Updates

1. 20-02 SU, 10 E Camp McDonald – cell tower repairs seem to be holding well
2. 25-02 V, 10 E Camp McDonald – this approved variation has now been submitted for permit review
3. 20-08 MAP, TA, - PUD, SU – a new developer has signed a purchase agreement and this expired approval is coming back for new approval for the same plan of 69 units.

VIII. **Communications** – there will be a February ZBA meeting

IX. Adjournment

Chairman Kempa requests a motion to adjourn at 7:25 pm

Motion by Commissioner DeGraf

Second by Commissioner Patel

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner Patel and Saewert

ABSTAIN:

Approved: 5:0