

**City of Prospect Heights
Plan/Zoning Board of Appeals
March 25, 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, Saewert, Simmons, Mishevski and Kiefer

Absent: Commissioner Patel

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 February 25, 2026, MINUTES

Motion made by Commissioner Saewert seconded by Commissioner DeGraf to approve the meeting minutes.

ROLL CALL VOTE:

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

NAYS:

ABSENT:

ABSTAIN: Commissioner Patel

Motion carried 6:0

IV. Old Business:

V. New Business:

1. PZBA Case #26-02 SU – Special Use Permit a 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.

Chairman Kempa requests a motion to open the public hearing for 26-02 SU at 7:03 pm

Motion by Commissioner Kiefer

Second by Commissioner Simmons

VOICE VOTE:

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

NAYS:
ABSENT: Commissioner Patel
ABSTAIN:
Approved: 6:0

Director Peterson summarizes the case about to be presented.

Chairman Kempa swears in the applicants.

Zahid Iqbal – 284 Berkely Dr Bolingbrook, IL

Moid Muhammad – describes the plan for basic cosmetic changes.

Director Peterson advises that a formal seating plan has not been submitted at this time. He continues to state that without a seating plan parking can be determined by the square footage of the space. He states that proper plans will be required at the time of permit application to determine the proper fire egress, spacing and lighting.

Chairman Kempa asks the applicant what they intend to serve at this restaurant.

Mr. Muhammad replies the primary goal is Yemen coffee followed by desserts, snacks and some food items.

Director Peterson asks the applicant to state for the record they will not be serving alcohol.

The applicant confirms.

Director Peterson continues that without a liquor license the restaurant will not be allowed to have video gaming.

Chairman Kempa requests questions from the commissioners.

Commissioner Saewert asks the applicant to describe their business plan and describe what they have done in the past with their other locations.

Mr. Iqbal states he has two restaurants in Chicago, one is Best Sub located at 3156 West Chicago Avenue.

Chairman Kempa requests a motion to close case 26-03 SU at 7:15 pm

Motion by Commissioner Saewert

Second by Commissioner DeGraf

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved 6:0

Chairman Kempa questions Director Peterson about the parking and if he feels there is enough space with two restaurants in the same complex.

Director Peterson states based on the calculations of the square footage of the two restaurants and the salon that is currently located there that with the shared parking agreement with City Hall there shouldn't be an issue with parking. He states that the owner of the mall has a verbal agreement with the owners of the strip mall on the other side to be able to use the rear parking after hours. Director Peterson strongly recommends the ZBA Board request the applicant to provide photos of the existing Shibam Café Glendale Heights restaurant so that the verbal text can be related to a visual image.

Commissioner Saewert states she would like to see the business plan, with a floor plan, signage and photos prior to approving and sending the case to City Council.

Chairman Kempa requests a motion to continue case 26-03 SU at 7:26 pm

Motion by Commissioner Saewert

Second by Commissioner DeGraf

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved 6:0

2. PZBA Case #26-04 V – Variation for an increase to an Accessory Structure

Applicant: Nick and Gina Bertolini

Address: 1120 N. Drury, Prospect Heights, IL 60070

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.

Chairman Kempa requests a motion to open the public hearing for 26-04 V at 7:29 pm

Motion by Commissioner DeGraf

Second by Commissioner Saewert

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved: 6:0

Chairman Kempa swears in the applicant.

Director Peterson gives a brief history of the property located at 1120 N Drury.

Chairman Kempa asks Director Peterson why this larger accessory structure cannot be considered a detached garage and be approved as it is less than 720 sq. ft.

Director Peterson states because there is no driveway which is required for a detached garage.

Nick Bertolini – 1120 N Drury. States he does not want a detached garage.

Director Peterson gives more specific details about this property including the original drain line and the difficulties this plat of survey has in regard to accessory structures.

The commissioners discuss the application and ask zoning specific questions to Director Peterson.

The commissioners ask questions to the applicant.

Director Peterson states the City of Prospect Heights has very strict anti-glare and photometric standards.

The commissioners discuss and ask questions to Director Peterson on various aspects of this case including but not limited to the size of the accessory structure, the number of accessory structures and the requirements of storm water drainage.

The commissioners discuss the possibility of a condition for no additional accessory structures and the applicant is agreeable to that restriction.

Chairman Kempa requests a motion to close case 26-04 V at 7:49 pm

Motion by Commissioner DeGraf

Second by Commissioner Simmons

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved 6:0

Chairman Kempa asks for any other discussion from the commissioners.

Commissioner Saewert states she would like to add a condition in regard to lighting.

Chairman Kempa requests a motion to accept into the public record the evidence presented this evening and to replace Exhibit 4 with Exhibit 8 for case 26-04 V at 7:54 pm

Motion by Commissioner Saewert

Second by Commissioner Kiefer

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved 6:0

Chairman Kempa requests a motion to recommend that City Council approve Case 26-04 V for 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 with the following conditions:

#1 – No additional accessory structures are allowed.

#2 – Any additional lighting associated with this application be either on the structure or to support the pool must be directed toward the main property structure.

Motion by Commissioner Simmons

Second by Commissioner Saewert

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved 6:0

This case will be presented to City Council on April 13 at 6:30pm.

VI. Public Comment – Non-Agenda Items

VII. Previous Application Updates

1. City Council had the first reading for the case 26-06 PUD at 1001 & 999 Oak Ave. The second reading will happen on April 13.
2. Update on the status of the property from withdrawn application 25-10 MA, TA, V at 1025 N Rand.

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

IX. Adjournment

Chairman Kempa requests a motion to adjourn at 7:59 pm

Motion by Commissioner DeGraf

Second by Commissioner Simmons

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner Patel

ABSTAIN:

Approved: 6:0