

**City of Prospect Heights
Plan/Zoning Board of Appeals
April 22, 2026**

I. MEETING COMMENCEMENT:

The regular 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, Patel, Saewert, Simmons, Mishevski and Kiefer

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 March 25, 2026, MINUTES

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

ROLL CALL VOTE:

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

NAYS:

ABSENT:

ABSTAIN:

Motion carried 7:0

IV. Old 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.

2. New Business:

Chairman Kempa requests a motion to re-open the public hearing for 26-02 SU at 7:04 pm

Motion by Commissioner Simmons

Second by Commissioner Mishevski

VOICE VOTE:

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

NAYS:

ABSENT:

ABSTAIN:

Approved: 7:0

Chairman Kempa swears in the public who has not been sworn in previously.

Chairman Kempa states this case has been continued because the board asked the applicant for more information.

Director Peterson reviews and summarizes the case to this point.

Afrah Zahid – 284 Berkely Dr Bolingbrook, IL Presents a floor plan which will become Exhibit 13 and describes the changes made from the Pizza Pavia layout.

Director Peterson questions a portion of the layout that does not match the current layout of Pizza Pavia.

The commissioners ask questions to the applicant including but not limited to the viability, parking during busy hours, operating hours, menu availability and where will items be prepared.

Rizwana Zahid – 284Berkely Dr Bolingbrook, IL – speaks to the preparation of edible items.

The commissioners ask questions including but not limited to the design of the interior, the estimated timeframe of construction, the square footage of the unit in regard to the size of the potential business and the business plan including the target customer base.

Zahid Iqbal – 284 Berkely Dr Bolingbrook, IL speaks about the business financials. They know the projected expenses but do not know the projected revenue until they are up and running.

Discussions of the business plan take place.

Chairman Kempa asks for any further questions to the applicant.

Chairman Kempa presents the options the applicant has to move forward.

The applicant requests continuation.

Chairman Kempa requests a motion to continue case 26-02 SU at 8:13 pm

Motion by Commissioner Patel

Second by Commissioner Kieffer

ROLL CALL:

AYES: Commissioners Kiefer, Patel and Chairman Kempa

NAYS: Commissioner DeGraf, Mishevski, Saewert and Simmons

ABSENT:

ABSTAIN:

Motion Failed 3 Ayes :4 Nays

Chairman Kempa requests any more discussion from the commissions.

Chairman Kempa requests a motion to close case 26-02 SU at 8:17 pm

Motion by Commissioner Saewert

Second by Commissioner DeGraf

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 7:0

Chairman Kempa requests a motion to accept into the public record the testimony and to add exhibit 13 for case 26-02 SU at 8:20 pm

Motion by Commissioner DeGraf

Second by Commissioner Simmons

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 7:0

Chairman Kempa requests a motion to recommend that City Council approve Case 26-02 SU for a sit-down restaurant/coffee shop in the former Pizza Pavia location.

Motion by Commissioner Kiefer

Second by Commissioner Patel

ROLL CALL:

AYES: Commissioners Kiefer and Patel

NAYS: Commissioners Mishevski, Saewert, Simmons, DeGraf and Chariman Kempa

ABSENT:

ABSTAIN:

Motion Failed 2 Ayes : 5 Nays

Standard number three is cited for the failed motion.

This case will be presented to City Council on May 11 at 6:30pm.

3. Public Comment – Non-Agenda Items

4. Previous Application Updates

1. Neder Capital Services LLC, 26-03 PUD
2. Restaurant at the Mongolian Heritage center, 25-13 SU

5. Communications

1. Economic ethics – please complete

2. ZBA training.
3. There will be a May meeting.
4. House Bill 5626 – Build Affordable Housing

6. Adjournment

Chairman Kempa requests a motion to adjourn at 8:49 pm

Motion by Commissioner DeGraf

Second by Commissioner Saewert

VOICE VOTE:

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

NAYS:

ABSENT:

ABSTAIN:

Approved: 7:0