

**City of Prospect Heights
Plan/Zoning Board of Appeals
May 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 Patel, Saewert, Mishevski and Kiefer

Absent: Commissioner DeGraf by prior notice

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 April 22 2026, MINUTES

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

ROLL CALL VOTE:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Motion carried 5:0

IV. Old Business:

V. New Business:

1. PZBA – Case #26-05 SU – Amend Special Use to Add to List of Approved Uses

Applicant: Manny Rafidia, Prospect Crossing Shopping Center

Address: 1215 – 1299, N. Rand Road, Prospect Heights, IL 60070

Description of Request. The owner of Prospect Crossing shopping center is seeking an amendment to PUD Ordinance # O-88-36 to amend the list of approved use by adding a single Tattoo Parlor as a permitted use. He has a client that is seeking to operate a tattoo parlor in a 5,000 sq. ft. vacant retail space.

Chairman Kempa requests a motion to open the public hearing for 26-05 SU at 7:02 pm
Motion by Commissioner Kiefer
Second by Commissioner Patel

VOICE VOTE:

AYES: Commissioners Mishevski, Kiefer, Patel, Saewert and Chairman Kempa
NAYS:
ABSENT: Commissioner DeGraf
ABSTAIN:
Approved: 5:0

Director Peterson states the Prospect Crossing PUD has list of pre-approved uses and explains that if a specific use is not on the pre-approved list they must submit an application to have the list amended with the new potential use approved for addition to the list of approved uses. He continues to state a brief description of the use requested to be added to this list.

Manny Rafidia of CR Congress, LLC Itasca, IL describes the request present for adding Tattoo Parlor to the pre-approved list of uses.

The commissioners ask questions to the applicant and Director Peterson.

Jeff Tucha – 247 Oriole Bloomingdale, IL owner of the proposed Tattoo Parlor answers questions in regard but not limited to the hours of operation, age restrictions.

Chairman Kempa requests a motion to close case 26-05 SU at 7:13 pm

Motion by Commissioner Patel

Second by Commissioner Saewert

ROLL CALL:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

The Commissioners discuss the case and its merits.

Chairman Kempa requests a motion to accept into the public record the testimony and staff review for case 26-05 SU at 7:15 pm

Motion by Commissioner Kiefer

Second by Commissioner Mishevski

ROLL CALL:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 5:0

Chairman Kempa requests a motion to recommend that City Council approve Case 26-05 SU for an amendment to PUD Ordinance # O-88-36 to amend the list of approved use by adding a single Tattoo Parlor as a permitted use.

Motion by Commissioner Patel

Second by Commissioner Saewert

ROLL CALL:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:
Approved 5:0

This case will be presented to City Council on June 8 at 6:30pm.

2. PZBA – Case #26-07 SU – Special Use Permit for a Restaurant in the B-1 Retail District

Applicant: Baltic House Restaurant, Represented by Izbela Narloch and Piotr Tylman

Address: 6 N. Elmhurst Road, Unit D, Prospect Heights, IL 60070

Description of Request. Applicants are seeking to open a sit-down restaurant at 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 26-07 SU at 7:20 pm
Motion by Commissioner Saewert
Second by Commissioner Patel

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved: 5:0

Director Peterson summarizes the case to be presented.

Chairman Kempa swears in all who wish to speak.

Izabela Tylman 4811 N Olcott Ave 308 Harwood Heights, IL – presents the restaurant proposing to move into Prospect Heights.

The commissioners ask questions to the applicant, Manny Rafidia and Director Peterson.

Chairman Kempa requests a motion to close case 26-07 SU at 7:32 pm

Motion by Commissioner Kiefer

Second by Commissioner Mishevski

ROLL CALL:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Chairman Kempa asks for any commissioner comments and discussions.

Chairman Kempa requests a motion to accept into the public record the testimony and staff review for case 26-07 SU at 7:36 pm

Motion by Commissioner Mishevski
Second by Commissioner Saewert

ROLL CALL:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 5:0

Chairman Kempa requests a motion to recommend that City Council approve Case 26-07 SU for a sit-down restaurant at the former Pizza Pavia location. Pizza Pavia moved to another unit within the shopping center retaining their existing special use PZBA case #22-06.

Motion by Commissioner Mishevski
Second by Commissioner Saewert

ROLL CALL:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 5:0

This case will be presented to City Council on June 8 at 6:30pm.

1. Public Comment – Non-Agenda Items

- a. Update on the previously approved out lot buildings at Prospect Crossings

2. Previous Application Updates

1. Jolly Fun House / Neder Capital 26-03 PUD

3. Communications

1. Open PZBA board member position
2. Sky Harbor
3. Zoning Update
4. ZBA training
5. June meeting confirmed

4. Adjournment

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

Motion by Commissioner Patel

Second by Commissioner Saewert

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved: 5:0