

**City of Prospect Heights
Plan/Zoning Board of Appeals
June 24, 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, 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 May 28 2026, MINUTES

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

ROLL CALL VOTE:

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

NAYS:

ABSENT:

ABSTAIN: Commissioner DeGraf

Motion carried 5:0

IV. Old Business:

V. New Business:

1. PZBA – Case #26-06 V – Variation to Reduce Rear Yard Setback

Applicant: John Kamysz

Address: 408 Hillcrest Dr., Prospect Heights, IL 60070

Description of Request. Consideration of a variation to allow a reduction in the required rear yard from 50' to 10' to construct an additional stall onto the existing attached garage.

Chairman Kempa requests a motion to open the public hearing for 26-06 V at 7:03 pm

Motion by Commissioner Saewert

Second by Commissioner DeGraf

VOICE VOTE:

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

NAYS:

ABSENT:

ABSTAIN:
Approved: 6:0

Director Peterson presents a brief description of the case to be presented.

Chairman Kempa swear in all who wish to speak for this case.

Mr. John Kamysz – 408 Hillcrest Dr., Prospect Heights presents his case. Mr. Kamysz submits what is to be known as Exhibit 8 – petitioner exhibit, photographs of current condition.

The commissioners ask questions of the applicant.

Chairman Kempa requests a motion to close case 26-06 V at 7:19 pm

Motion by Commissioner DeGraf

Second by Commissioner Mishevski

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

The Commissioners discuss the case and its merits.

Chairman Kempa requests a motion to accept into the public record the addition of exhibit 8, testimony and staff review for case 26-06 V at 7:22 pm

Motion by Commissioner Saewert

Second by Commissioner DeGraf

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 6:0

Chairman Kempa requests a motion to recommend that City Council approve Case 26-06 V for consideration of a variation to allow a reduction in the required rear yard from 50' to 10' to construct an additional stall onto the existing attached garage.

Motion by Commissioner Kiefer

Second by Commissioner Patel

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 6:0

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

2. PZBA – Case #26-011 V – Variation to Reduce the Side Yard Setback

Applicant: Karol Horodenski

Address: 410 Hillcrest Dr., Prospect Heights, IL 60070

Description of Request. Consideration of a variation to allow a reduction in the required side yard from 5' to 1' to construct a driveway to access the proposed detached garage.

Chairman Kempa requests a motion to open the public hearing for 26-011 V at 7:24 pm
Motion by Commissioner Saewert
Second by Commissioner DeGraf

VOICE VOTE:

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

NAYS:

ABSENT:

ABSTAIN:

Approved: 6:0

Director Peterson summarizes the case to be presented.

Chairman Kempa swears in all who wish to speak to this case.

Mr. Karol Horodenski – 410 Hillcrest Dr., Prospect Heights presents his case

The commissioners and Director Peterson ask questions to the applicant. The commissioners suggest using the concrete sidewalk as part of the proposed driveway to bring the driveway closer to the existing property resulting in the request of setback to be lessened.

Chairman Kempa requests a motion to close case 26-11 V at 7:42 pm

Motion by Commissioner Patel

Second by Commissioner Saewert

ROLL CALL:

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

NAYS:

ABSENT:

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 26-011 V at 7:43 pm

Motion by Commissioner DeGraf

Second by Commissioner Mishevski

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 6:0

Chairman Kempa requests a motion to recommend that City Council approve Case 26-11 V in consideration of a variation to allow a reduction in the required side yard from 5' to 3.5' for the length of the house to construct a driveway to access the proposed detached garage.

Motion by Commissioner DeGraf

Second by Commissioner Patel

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 6:0

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

3. PZBA – Case #26-012 V – Variation to Reduce Rear Yard Setback

Applicant: Kamila & Pawel Bach

Address: 102 Brook Rd., Prospect Heights, IL 60070

Description of Request. Consideration of a variation to allow a reduction in the required rear yard from 50' to 12.77' to construct an addition onto existing primary residence.

Chairman Kempa requests a motion to open the public hearing for 26-12 V at 7:45 pm

Motion by Commissioner Kiefer

Second by Commissioner Patel

VOICE VOTE:

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

NAYS:

ABSENT:

ABSTAIN:

Approved: 6:0

Director Peterson summarizes the case to be presented.

Chairman Kempa swears in all who wish to speak.

Jaime Gascon project architect for the owner, presents the case for the applicant.

The commissioners ask questions to the applicant representative.

Pawel Bach – 102 Brook, explains in more detail the desire for a larger garage attached to the current structure.

Chairman Kempa requests a five-minute recess at 7:58 pm and resume at 8:03 pm.

Chairman Kempa requests Exhibit 11 – GIS overview of property to include 103 Brook be added to the case.

Chairman Kempa requests any additional questions for the applicant.

The commissioners discuss the merits of the case and possible conditions.

Chairman Kempa requests a motion to close case 26-12 V at 8:10 pm

Motion by Commissioner Patel

Second by Commissioner Saewert

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 6:0

Chairman Kempa asks for any commissioner comments and discussions.

The commissioners ask questions to Director Peterson.

Chairman Kempa requests a motion to accept into the public record the addition of exhibit 11, testimony and staff review for case 26-12 V at 8:12 pm

Motion by Commissioner DeGraf

Second by Commissioner Mishevski

ROLL CALL:

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

NAYS:

ABSENT:

ABSTAIN:

Approved 6:0

Chairman Kempa requests a motion to recommend that City Council approve Case 26-12 V in consideration of a variation to allow a reduction in the required rear yard from 50' to 12.77' to construct an addition onto the existing primary structure with the following conditions any additional auxiliary structure be limited to 280 sq ft and the number of structures is limited to two and screening be added to the north rear property line be evergreen type that will grow to more than six feet to screen the neighbor.

Motion by Commissioner Saewert

Second by Commissioner Mishevski

ROLL CALL:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 6:0

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

1. Public Comment – Non-Agenda Items

2. Previous Application Updates

1. Jolly Fun House / Neder Capital, 26-03 PUD
2. Baltic House, 26-07 SU

3. Communications

1. July meeting

2. Housebill 56:26

4. Adjournment

Chairman Kempa requests a motion to adjourn at 8:30 pm

Motion by Commissioner DeGraf

Second by Commissioner Mishevski

VOICE VOTE:

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

NAYS:

ABSENT:

ABSTAIN:

Approved: 6:0