



City of Prospect Heights  
**PLANNING & ZONING BOARD OF APPEALS**  
**REGULAR MEETING**

Wednesday, February 25, 2026 at 7:00 PM

Prospect Heights City Hall  
8 North Elmhurst Road - 7 pm

---

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES**
  - A. January 28, 2026, Regular Meeting
4. **OLD BUSINESS**
5. **NEW BUSINESS**
  - A. **PZBA – Case #26-03 SU PUD – Public Hearing Reestablish SU/PUD for a 69-Unit Townhome Development**

Applicant: Neder Capital Services LLC represented by Dennis Stratievsky  
Address: 1001 and 999 Oak Ave., Prospect Heights, IL 60070

Description of Request. Applicants are seeking to reestablish the previously approved Ordinance #O-20-37, granting a Special Use and PUD for a 69-unit Townhome development. The previous approval expired per section 5-10-9 J.
6. **PUBLIC COMMENT ON NON-AGENDA MATTERS (FIVE MINUTE TIME LIMIT)**
7. **PREVIOUS APPLICATION UPDATES**
8. **COMMUNICATIONS**
9. **ADJOURNMENT**

Posted by February 20, 2026 at 5:00 PM