

**Minutes of a Regular Meeting of
The City Council of the City of Highland Park**

MEETING DATE: October 6, 2025

MEETING LOCATION: City Hall - 1707 St Johns Avenue

I. Call to Order

II. Roll Call

At 7:31 PM, Mayor Roterling called the City Council meeting to order and asked for a roll call:

Present: Mayor Roterling, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

Absent: None

Staff Present: City Manager Neukirch, Director of Public Works Bannon, Community Development Director Fontane, Assistant City Manager Jason, Finance Director McCaulou, Fire Chief Schrage, Assistant City Manager Taub, Commander Curran, Communications Manager Bennett, Assistant to the City Manager Palbitska

Also Present: Deputy Corporation Counsel Passman

III. Pledge of Allegiance

IV. Approval of Minutes

A. Approval of the Minutes of the Regular Meeting of the City Council Held on September 25, 2025

Councilmember Lidawer moved to approve as amended the Minutes of the Regular Meeting of the City Council. Councilmember Tapia seconded the motion. Upon a voice vote, the Mayor declared the motion passed unanimously.

MOVER:	Councilmember Lidawer
SECONDER:	Councilmember Tapia
AYES:	Mayor Roterling, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer
NAYS:	None
PRESENT:	Councilmember Blumberg

V. Approval of Warrant List

A. Warrant List and Wire Transfers from September 11, 2025 to September 25, 2025.

Councilmember Tapia moved to approve the Warrant List. Councilmember Blumberg seconded the motion. Upon a roll call vote, the Mayor declared the motion passed unanimously.

MOVER:	Councilmember Tapia
SECONDER:	Councilmember Blumberg
AYES:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

VI. Report of Mayor

Mayor Rotering provided a statement remembering the hostages in Gaza.

A. Proclamations

Sister Cities International Day - October 14, 2025

Mayor Rotering proclaimed October 14, 2025 as Sister Cities International Day.

Carol Wolfe, Sister Cities Foundation President, accepted the proclamation and shared an update on activities.

Councilmember Ross provided comments.

Diwali Awareness Day - October 20, 2025

Mayor Rotering proclaimed October 20, 2025 as Diwali Awareness Day.

Sukhu and Ajit Kalra, owners of Indus Progressive Indian Restaurant, accepted the proclamation and provided information in celebration of Diwali Awareness Day.

VII. Business from City Staff

City Manager Neukirch highlighted information on the Omnibus Agenda.

She also noted there is a special meeting scheduled for October 30, 2025 at 7 PM regarding redevelopment of the property at 1700 Old Deerfield Road, commonly known as the former Solo-Cup property.

VIII. Business from the Council

There was none.

IX. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)

Assistant to the City Manager Palbitska provided opening comments.

X. Omnibus

Councilmember Ross asked a question about Item 7 regarding the visibility of the electric box for the proposed sign at 1900 First Street.

Amy Morton, owner of The Barn, provided information about the electric box in relation to the new sign.

Councilmember Lidawer asked what has been taking so long as it relates to items 8 and 9 on the omnibus agenda.

Community Development Director Fontane provided information on the timing.

Councilmember Blumberg moved to approve Items 1-9 by omnibus vote consideration. Councilmember Bruckman seconded the motion. Upon a roll call vote, the Mayor declared the motion passed unanimously.

MOVER:	Councilmember Blumberg
SECONDER:	Councilmember Bruckman
AYES:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

Administration

1. *R120-2025* - A Resolution Supporting the Illinois America250 Commemoration
2. *R121-2025* - A Resolution Repealing Resolution No. R87-2025 and Approving the Regular Committee of the Whole and City Council Meeting Schedule for 2026

Finance

3. *O53-2025* - An Ordinance Amending the Annual Budget of the City of Highland Park, County of Lake, State of Illinois, for the Fiscal Year Ending December 31, 2025 Reflecting 2025 Estimates Determined During the 2026 Budget Process
4. *R122-2025* - A Resolution Waiving the Formal Bidding Requirements of the City's Purchasing Manual and Approving Change Order No. 3 to the Banking Service Agreement with Highland Park Bank & Trust
5. *R123-2025* - A Resolution Approving the Lease of Multifunction Copiers from Gordon Flesch Company, Inc., of Madison, Wisconsin, through the PEPPM Cooperative Technology Purchasing Program

Public Works

6. *R124-2025* - A Resolution Approving the Purchase of Salt from Morton Salt, Inc., of Chicago, Illinois through the Illinois Department of Central Management Services Joint Purchasing Program

Community Development

7. Consideration of Sign Variances (1900 First St.)
8. *R125-2025* - A Resolution Approving the Extension of the Period of Validity of a Special Use Permit for a Planned Development (2745 and 2699 Skokie Valley Road)
9. *R126-2025* - A Resolution Approving a Plat of Consolidation (2745 and 2699 Skokie Valley Road)

XI. Other Business

- A. Consideration of a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development and Design Review with Modifications from City Code (250 Skokie Valley Rd.)

Councilmember Lidawer asked why numbers were not provided with the crash report.

Community Development Director Fontane explained the reason for the missing information. He confirmed that the information will be provided for the final documents.

Mayor Rotering requested confirmation that a landscape plan will be provided as well.

Director Fontane noted that all final documents will be provided for further approval; the item on tonight's agenda is a request for consideration.

Councilmember Lidawer moved to approve the Consideration of a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development and Design Review with Modifications from City Code (250 Skokie Valley Road). Councilmember Tapia seconded the motion. Upon a roll call vote, the Mayor declared the motion passed unanimously.

MOVER:	Councilmember Lidawer
SECONDER:	Councilmember Tapia
AYES:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

B. Consideration of a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development, Final Plat of Re-subdivision, and Design Review, with Modifications from City Code, for a 5-story, 19-unit Multi-Family Development (1632, 1640, and 1646 Second St.)

Community Development Director Fontane presented information regarding a Consideration of a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development, Final Plat of Re-subdivision, and Design Review, with Modifications from City Code, for a 5-story, 19-unit Multi-family Development (1632, 1640, bad 1646 Second Street).

Elliot Wiczer, attorney for Fulton Development; Mark Muller, President of Fulton Developers; and Kyle Fell, Project Architect for Fulton Developers, provided information as it relates to the proposed development.

The Council voiced their appreciation for the involvement of the neighbors as that is an integral part of the process. They voiced appreciation for the setback of the fifth floor, the proposed public benefit (not including the larger sized inclusionary units), the attractiveness of the building, and the continued investment in the community. They voiced concern regarding larger-sized inclusionary units being labeled as a public benefit and how fewer units within a development provide for fewer inclusionary units. They requested more renderings in future presentations that provided a bigger picture of the area, to include how the development will fit into the area with what has already been developed. They discussed the importance of creating more green space on the property or near by the property in the same neighborhood.

The Council, Fulton Developers Representatives and staff discussed what will be included in the final documents and areas of concern that will be addressed; the need for the first floor wall to provide privacy for the tenants; review of another possible public benefit; preservation of the mature trees surrounding the property; the need to include traffic from the Wolbright project into the traffic study; review if design of the buildings to ensure not all developments look alike; steps to mitigate construction noise and dust; the inclusion of connectivity and public safety for the community; inclusion of EV chargers available to the tenants; and the explanation for Commissioner Henry's dissent at the Plan and Design Commission meeting.

Leslie Jackie, Highland Park resident, voiced concern about noise and dust from the Wolbright project. She voiced concern with the percentage of lot coverage and environmental impacts.

Beth Russell, Highland Park resident, noted that this project does not provide a compensatory public benefit for the community. She voiced concern regarding the tree preservation planning for the property.

Dale Cahones, Highland Park resident, described a trend with developments by Fulton Development. She voiced concern about the amount of green space that will be provided and the mature trees on the development property.

Kathleen Glissen, Highland Park resident, voiced concerns about the traffic study.

Denis Siegel, Highland Park resident, voiced concern about the proposed green space and the bulk of the development.

The Council and Mr. Muller discussed the importance of needing more green space, as well as the need for a better public benefit.

Councilmember Blumberg moved to...a public benefit that will provide for green space that could be off-site.

Councilmember Blumberg moved to direct the drafting of final documents for the project subject to the approval of the public benefit and green space.

Councilmember Lidawer seconded the motion. Upon a roll call vote, the Mayor declared the motion passed unanimously.

MOVER:	Councilmember Blumberg
SECONDER:	Councilmember Lidawer
AYES:	Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

C. Proposed Lake Cook Road Path - LCDOT Project

City Manager Neukirch presented information regarding the Lake Cook Road Path as proposed by the Lake County Department of Transportation.

The Council, City Manager Neukirch and Public Works Director Bannon discussed appreciation for the project; the impact on traffic where the road narrows; signal enhancements; safety concerns with houses and driveways impacting cyclists and pedestrians; more review of the south side of Lake Cook Road; and the funding of the project indicated by Lake County.

Mark Portman, Highland Park resident, discussed the funding of the project and work that could be conducted on the south side of Lake Cook Road. He believes this to be a disastrous proposal.

Elliot Rossen, Highland Park resident and Chair of the Transportation Advisory Group ("TAG"), provided information discussed by TAG in support of the project.

There was support to request Lake County reconsider the path on the south side of the roadway, although the Council was in consensus with the proposal from Lake County regarding the Lake County Road Path project on the north side of the road.

XII. Adjournment

Councilmember Tapia moved to adjourn. Councilmember Center seconded the motion. Upon a voice vote, Mayor Rotering declared the motion passed unanimously.

The City Council adjourned its meeting at 9:54 PM

Respectfully Submitted,

Ashley Palbitska
Assistant to the City Manager/Deputy City Clerk