

Committee of the Whole Meeting
City Hall
1707 St Johns Avenue,
Highland Park, IL 60035
May 11, 2026
4:30 PM
Agenda

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I. Call to Order

II. Roll Call

III. Approval of Minutes

- A. Approval of the Minutes of the Regular Meeting of the Committee of the Whole Held on April 27, 2026

IV. Scheduled Business

- A. Discussion Regarding the Permanent Place of Remembrance Initial Design Concepts
- B. Policy Discussion Regarding the Possible Advancement of Term Limits
- C. Update: Status of 445 Central

V. Other Matters

VI. Closed Session

VII. Adjournment

Staff Report



Meeting Date: May 11, 2026

Staff Contact: Ashley Palbitska, Assistant to the City Manager/Deputy City Clerk

Department: City Manager's Office

Title: Approval of the Minutes of the Regular Meeting of the Committee of the Whole Held on April 27, 2026

Recommendation:

For the City Council's approval are the minutes of the Regular Meeting of the Committee of the Whole held on April 27, 2026.

Attachments:

1. MIN COTW 4-27-2026

**MINUTES OF THE OF THE COMMITTEE OF THE WHOLE OF THE CITY OF
HIGHLAND PARK**

MEETING DATE: April 27, 2026

MEETING LOCATION: City Hall, 1707 St Johns Avenue, Highland Park, IL 60035

I. Call to Order

At 5:30 PM, Mayor Rotering called the meeting to order and asked for a roll call:

II. Roll Call

Present: Mayor Rotering, Councilmembers Center (remote), Bruckman, Ross, Tapia, Lidawer (remote), Blumberg

Absent: None

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

Also Present: Corporation Counsel Elrod

III. Approval of Minutes

A. Approval of the Minutes of the Regular Meeting of the Committee of the Whole Held on April 13, 2026

Councilmember Lidawer moved to approve the Minutes of the Regular Meeting of the Committee of the Whole Held on April 13, 2026. Councilmember Bruckman seconded the motion. Upon a voice vote, the Mayor declared the motion Passed (7 - 0).

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

B. Approval of the Minutes of the Closed Session of the Regular Meeting of the Committee of the Whole of the City Council Held on April 13, 2026

Councilmember Bruckman moved to approve the Minutes of the Closed Session of the Regular Meeting of the Committee of the Whole Held on April 13, 2026. Councilmember Ross seconded the motion. Upon a voice vote, the Mayor declared the motion Passed (7 - 0).

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

IV. Scheduled Business

A. Incentivizing Reduction in Use of Single-Use Bags

City Manager Neukirch introduced tonight's discussion regarding incentivizing a reduction in the use of single-use bags.

Assistant City Manager Jason presented information on incentivizing a reduction in the use of single-use bags and staff's recommendations.

The Council, Corporation Counsel Elrod, and staff discussed other State bans outside of Illinois, Chicago and Northbrook's processes and outcomes, the need to narrow down to just retail space, lowering the square footage requirement, creation of a pilot program, information on impacts through PlacerAI data, continued work towards sustainability, support for the exemptions recommended by staff, optimal split between the merchant and the City as well as what the optimal tax could be to make an impact, and the importance of education for both retailers and the community.

Councilmember Center exited the meeting at 6:16 PM.

The majority of Council was interested in continuing to explore ways the City can assist with reducing single-use bags. A majority of the Council was in favor of a 50/50 split between the merchant and the City, as well as lowering the square footage requirement to a number in line with Northbrook's legislation.

City Manager Neukirch and Assistant City Manager Jason noted that staff will continue to work on this based on Council feedback and will present a follow-up report and recommendation at a future meeting.

B. Historic Preservation Incentives

City Manager Neukirch noted this is a high level overview and there are some policy considerations that are being sought by staff from the Council.

Community Development Director Fontane presented information pertaining to recommendations for encouraging historic preservation.

The Council, Corporation Counsel Elrod, and staff discussed preservation through financial tools and regulatory tools. They discussed discouraging loss of preservation through penalty tools.

The Council was interested in having staff conduct more research on topics related to property tax abatement, rehabilitation grants, reducing the required number of properties to constitute a district, zoning relief, establishing a historic resource demolition tax, and the prohibition of variances with the loss of a historic resource. A majority of the Council was not interested in exploring the waiving of permit fees or instituting a longer demolition delay.

City Manager Neukirch and Director Fontane stated that more information will be presented at a future meeting based on the feedback provided by the Council.

V. Adjournment

Councilmember Tapia moved to adjourn the Committee of the Whole meeting. Councilmember Blumberg seconded the motion. Upon a voice vote, Mayor Rotering declared the motion passed unanimously.

The Committee of the Whole adjourned its meeting at 7:01 PM.

Respectfully Submitted,

Ashley Palbitska
Assistant to the City Manager/Deputy City Clerk

Staff Report



Meeting Date: May 11, 2026
Staff Contact: Amanda Bennett, Communications Manager
Emily Taub, Assistant City Manager
Jazmin Alejandro, Social Services Specialist
Department: City Manager's Office

Title: Discussion Regarding the Permanent Place of Remembrance Initial Design Concepts

Recommendation:

City staff, SWA Group, and All Together will present information about phase 1 community engagement, present initial concept designs for the Permanent Place of Remembrance, and facilitate a listening session with members of the Council to obtain Council feedback as phase two community engagement gets underway. Consistent with the public engagement approach, the Mayor and Councilmembers will be invited to review each concept design and share input on the design approach and various elements, as the team works to prepare a refined, unified concept for future Council consideration.

Policy Consideration:

Design Process Overview

Note: an overview of the planning process prior to the start of the design phase is included below.

In January, 2026, the City entered into an agreement with SWA Group for the design of the permanent Place of Remembrance, including the prominent primary location at the Rose Garden, and the subtle, secondary location at Port Clinton Plaza. The design and construction process is divided into [five phases](#) discussed in detail, with milestones, [on the City's website](#).

The first phase, Ideation, represented an opportunity for the design team to meet the community and hear feedback on potential design elements through a comprehensive public engagement strategy developed by SWA Group's partner consultant, All Together. Working in partnership with City staff, SWA Group and All Together implemented a tiered approach to this phase of community engagement in line with that of the [Location Feedback Survey](#) (2025; see below) and the Place of Remembrance [communications plan](#). Feedback during the Ideation phase focused on mood boards and open-ended questions to help the team actively develop ideas and concept

designs from community feedback. This phase entailed ideation listening sessions from victims' families, individuals who were injured, and first responders, focus groups with various stakeholders, including government and resource partners and others who assisted with the shooting response, including City staff, a listening session at the Committee of the Whole (February 23, 2026), a community workshop, and a public survey. This phase also included an initial joint conversation between the Committee of the Whole and the Historic Preservation Commission, with respect to considerations pertaining to the historic landmark at the Rose Garden on [March 9, 2026](#).

The Ideation phase resulted in the three design concepts that will be presented at a public meeting of the Working Group on Thursday, May 7, and at the Council design concept listening session at the Committee of the Whole on Monday, May 11. The public engagement report summarizing quantitative and qualitative feedback received across all is attached to this agenda item and is also [available](#) on the City's website.

The next phase, Design Concepting, will continue in May and June, 2026. During Design Concepting, the design team will present concept designs informed by the public engagement from the Ideation phase. Victims' family members and people who were injured were invited to schedule in-person listening sessions with the team and two public workshops are planned (May 9 and May 11, following the Committee of the Whole), while SWA Group is on location in Highland Park. This phase will culminate in a presentation to City Council in early June, followed by a presentation to the Historic Preservation Commission later in June.

Information about subsequent design phases -- Design Development (anticipated July - September 2026), Construction Documentation (anticipated September - December 2026), and Construction (anticipated 2027 - completion) -- is [available](#) on the City's website. The construction timeline will be developed after the final design is determined and a construction manager has been onboarded. RFP responses for construction manager services are due June 5, 2026.

Background

In 2023, the City Council established a Working Group to guide the planning process for the permanent Place of Remembrance for the Highland Park shooting. The Place of Remembrance has three primary objectives:

- Create an accessible public place for reflection, remembrance, and solace;
- Pay tribute to the memories of Katie Goldstein, Irina McCarthy, Kevin Michael McCarthy, Jacki Lovi Sundheim, Stephen Straus, Nicolas Toledo, and Eduardo Uvaldo;
- Honor the community's resiliency, especially those who were injured.

The Working Group has been meeting regularly since November of 2023, with all meeting notes and related documents available online at hpremembrance.org/meetings. As previously shared with Council and the public, key milestones include:

- Potential location brainstorm and development of the location shortlist (Port Clinton

Square, the southwest corner of St. Johns & Central, the Rose Garden): [February 27, 2024](#) & [April 3, 2024](#)

- RFP process for location feedback focus group & survey consultants: [August 27, 2024](#) (firm recommendation); October 15, 2024 ([Council approval](#))
- Location feedback public engagement process: November 2024 - January 2025; [March 31, 2025](#) (Working Group presentation); [April 14](#) & [April 25](#) (Committee of the Whole presentation); [Full downloadable report](#) recommending a prominent, primary Place of Remembrance at the Rose Garden and a subtle, secondary location at Port Clinton Plaza
- RFQ process for design services, a multi-phase process: April 30, 2025 (RFQ issued); [June 18, 2025](#) (shortlist developed for interviews & representative designs); [August 27, 2025](#) (Working Group recommendation); [October 6, 2025](#) (Committee of the Whole discussion and selection of SWA Group); [December 15, 2025](#) (Committee of the Whole update and budget determination); [January 12, 2026](#) (approval of agreement with SWA Group)

Core Priorities:

Fiscal Stability

The engagement of Do Tank for the location feedback survey and focus group facilitation was \$45,000.

The cost of the first stage of SWA's service agreement (project administration; listening, discovery, and community engagement; schematic design) is \$262,500 plus up to \$21,000 in reimbursable expenses (8% of the costs). The estimate provided by SWA for the second stage (design development; construction documentation; construction administration) is \$700,000 - \$1,250,000. The final determination on stage two costs will be made after a design is approved.

The City Council supported a preliminary budget of \$2 million for construction of the Place of Remembrance. Although Council direction was not to pursue active fundraising due to the broad impact of the shooting on the community, the City has received several donations to support this project, most notably a restricted gift of \$1 million from Jon & Mindy Gray among other similarly directed gifts for the Permanent Place of Remembrance.

Public Safety

The design concepts incorporate best practices for public safety and accessibility, including preservation of sightlines and hardscape that supports visitors who may be using mobility devices or pushing strollers.

Infrastructure Investment

The permanent Place of Remembrance will incorporate a primary installation at the Rose Garden and a subtle, secondary installation at Port Clinton Plaza. While the scale and nature of the designs will be different, each represents a significant infrastructure undertaking given the presence of existing structures at or adjacent to the site.

Environmental Sustainability

The design concepts take the City's commitment to environmentally sustainable practices into

consideration through recommendations for native plantings and seasonality.

Attachments:

1. Phase 1 Community Engagement Summary

Highland Park

Place of Remembrance

Phase 1 | Public Engagement Summary

May 7, 2026

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Introduction

The City of Highland Park, in partnership with [SWA Group](#) and [All Together](#), is undertaking a trauma-informed process to create a permanent place of remembrance to pay tribute to the memory of the seven victims of the Highland Park shooting, create space(s) for reflection and remembrance, and honor the community's resiliency, especially those who were injured. This process entails multiple phases described in detail at hpremembrance.org/timeline.

This report, prepared by All Together, synthesizes all community input gathered during Phase 1: Design Ideation of the Highland Park Place of Remembrance design process. This included a multi-tiered survey, individual and group listening sessions, and a community workshop, all conducted between February and April 2026.

Feedback gathered throughout Phase 1 will inform high-level design features and the overall feel of the permanent Place of Remembrance, providing the foundation for concept designs developed in Phase 2: Design Concepts, which will include additional opportunities for community engagement.

Our Design Ideation Timeline

Phase 1 builds on a prior location study, with Do Tank, which concluded in January 2025 with a recommendation for a two-site approach: a prominent primary Place of Remembrance at the Rose Garden and a subtle, secondary Place of Remembrance at Port Clinton. The City Council supported the recommendation in April 2025. This first round of engagement gave the design team, SWA Group and All Together, the opportunity to learn about victims and their loved ones, understand which design elements matter most, and gather open-ended input to inform early concept development.

Multi-Tiered Engagement

This engagement process started with those most closely connected and expanded out to the entire Highland Park community and our neighbors. Every voice we heard was valuable in shaping this summary of engagement and furthering design concepts. For this document, references to each tier include but are not limited to the following:

Tier 1

Next of kin, present and injured, first responders (Police, Fire, EMS, and others who provided direct on-scene care and response), and healthcare workers

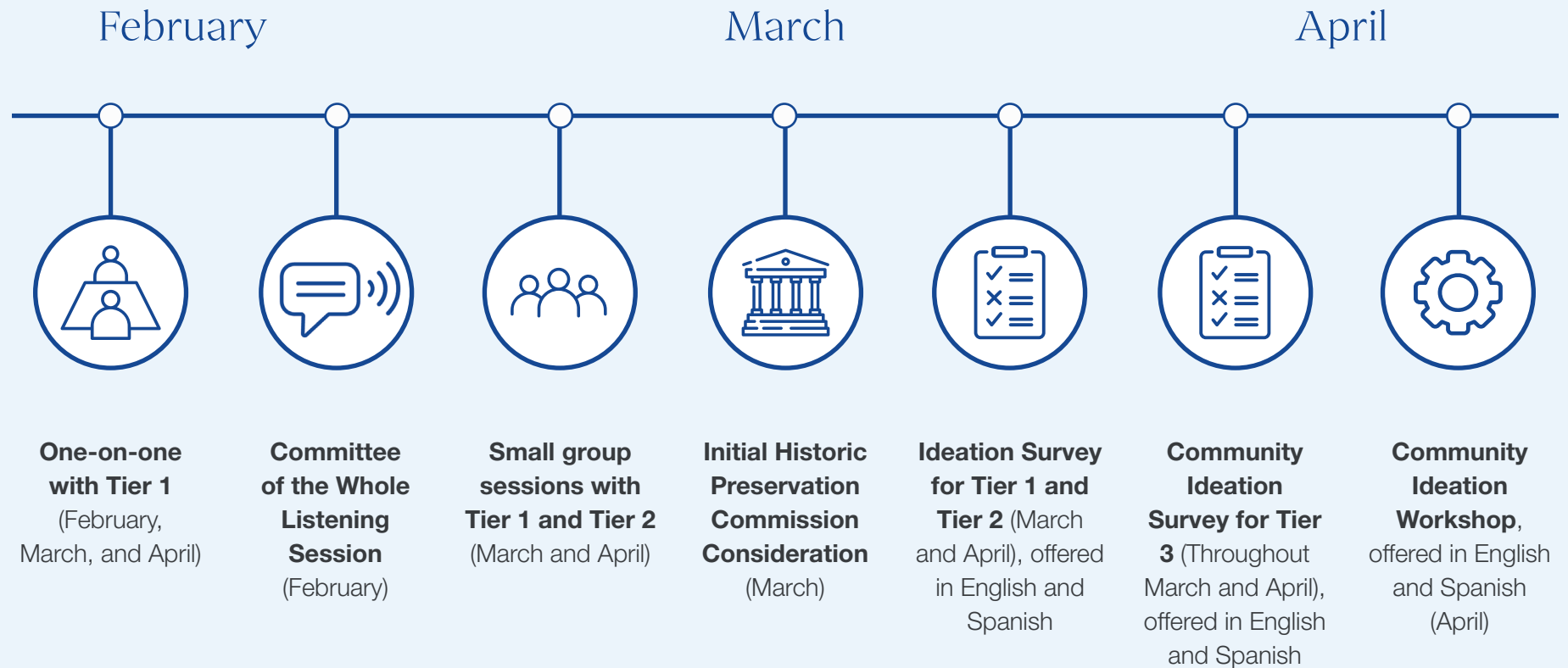
Tier 2

Present not injured, parade participants, community leadership, resource partners, businesses, volunteers, first responders, donors, and others who provided support as part of the initial response and emergency management efforts, and those who live and work in proximity to either site

Tier 3

Community members and organizations at large

How We Engaged



Communications Strategy

The Phase 1 communications plan included differentiated outreach to each tier, including email, telephone, and written outreach as appropriate to the needs of each tier. Updates and promotions were included in the Highlander, the City eNews, and social media, and were co-promoted by government and community partners, including a live video interview on the Highland Park Public Library’s Caminando Juntos livestream. The Resiliency Division also offered direct engagement through tabling events at the Highland Park Public Library and personal outreach to Tier 1.

Who We Heard From

Phase 1 engagement resulted in **179** voices: **124** survey respondents and **55** additional participants across listening sessions and the workshop.



Overarching Themes

Across all engagement formats (surveys, individual listening sessions, group listening sessions, and the community workshop), six themes emerged with the greatest consistency. These are the threads that ran through nearly every conversation.

Name the seven whose lives were taken. Acknowledge all who were harmed.

The most universally held position across all engagement: names of those whose lives were taken should appear in the design, given prominence, and clearly acknowledged.

Names of the seven whose lives were taken were a consistent and emotionally significant request from Tier 1 voices, particularly from those who survived with injuries.

“How can the individuality of each person who died come across in the design, in a way that is intimate without being overt?”

Tier 1 Listening Session Participant

Additional feedback suggested including the 48 individuals who were physically injured and acknowledgment to the broader population whose lives were changed without

visible wounds; both should be reflected in the space in some form. Many stakeholders indicated this should be done discreetly, without naming, but still meaningfully. Language acknowledging being ‘forever changed’ was suggested.

Honor the people and communities that showed up.

Participants across all groups described a community that sheltered and cared for people who were injured, organized mutual aid, and came together to provide support. That story of ordinary people doing extraordinary things was named as something the design should carry forward.

“So many heroes and people, you can’t even account for all of the heroic actions. The community cares and showed up, and there’s a lot that future generations can take from that.”

Tier 2 Listening Session Participant

“Heroism” across first responders, healthcare workers, institutions, and communities was specifically named as something that should be reflected in the design. Mutual aid from surrounding communities was specifically raised as something worth acknowledging beyond Highland Park alone. The design offers an opportunity to honor that broader community of care.

Tell the story of the full community, not only what happened.

When participants were asked what they hoped future generations would understand when visiting the Place of Remembrance, their answers were consistent: that Highland Park is a community that cares deeply for one another. Several participants framed resilience as a statement around community and relationships. The parade has always been a multi-generational event that, for decades, brought the entire community (and surrounding areas) together. Families, friends, and neighbors chose to care for one another throughout the event and long after. The shooting does not define who this community is, but how people showed up for each other in its wake does. The design and the stories it tells should hold both what was taken and what this community proved itself to be.

“A story of a community that remembers with care, stands together in the face of loss, and balances grief with everyday life.”

Tier 1 Survey Respondent

Design for remembrance in every season.

Year-round vitality was the most consistent design request across all formats and groups. Participants did not want a space that looks grey and barren for six months of the year. They described a place that holds up in winter through evergreen plantings, materials that age with dignity, and design that does not rely solely on flowers or foliage to carry meaning.

In many sessions, participants described that the seasonality of the Place of Remembrance could reflect the process of grief, life, and new beginnings. Native plants that thrive in Chicago conditions were specifically preferred. Several participants also raised the symbolic dimension of seasonality: spring as renewal, winter as quiet persistence. The design should hold meaning year-round, not only in bloom.

“Pretty and well-taken care of regardless of the season. This is especially tough during winter.”

Tier 1 Survey Respondent

Hold space for cultural diversity with intention.

The majority of those whose lives were taken were Latino and/or Jewish. Multiple participants asked that the design honor those specific communities, not as an afterthought but as a core design responsibility.

Participants offered concrete, specific ideas: marigolds and Mexican sunflowers as culturally significant plants; butterflies and hummingbirds as symbols of transformation; a place for pilgrimage as is Jewish tradition, and a place for a celebration of life after death as is the Latino/Christian tradition, and that the Spanish language be included in any physical signage or inscriptions that may be incorporated into the design.

“Butterflies and hummingbirds are important for the Latino community. They symbolize transformation – a visit of the soul from a loved one.”

Tier 2 Workshop Participant

Several participants named the risk of design that gestures broadly toward the community without honoring anyone in particular. The request was to be specific: to name the communities, to include their symbols, to design with enough cultural knowledge that the references are legible to those for whom they carry meaning, and discoverable for those who want to learn more.

Let people choose when, and whether, to engage.

Participants expressed a consistent and deeply felt need: the ability to choose when, how, and whether to engage with the Place of Remembrance. This came from many directions and people with varied experiences. Some are grieving and want to intentionally seek out the space. Others need to be able to move through downtown Highland Park, go to work, bring their kids to events at Port Clinton, or simply have lunch without being pulled into a somber experience they are not ready for. First responders and other city staff who worked the day of the shooting, throughout the investigation, and

continuing to the present, described the emotional weight of regular proximity to reminders of the event.

} *“Some people will come to grieve, some to remember, some simply to sit. The space should hold all of that without telling anyone how to feel.”*

Tier 3 Survey Respondent

Community members who

live and work near both sites asked that the design not make grief unavoidable. The same request came from those who spend time near both sites in their daily lives: the design should allow people to step in when they choose to, and step past when they need to. This principle has implications for both sites and for the connection between them. At the Rose Garden, it means clear entry and exit points, a space that holds meaning without imposing it on those working or walking nearby. At Port Clinton, it means a presence that is intentional, that celebrates this community while acknowledging what happened and creating conditions where people retain agency over their own experience.



Site-Specific Themes

Across all engagement formats (surveys, individual listening sessions, group listening sessions, and the community workshop), participants found common ground around how they'd like each site to feel.

The Rose Garden

The Rose Garden carries the broadest support as the primary, dedicated site for remembrance. Agreement on this designation holds across all tiers of engagement and is consistent with Do Tank's findings in 2025.

What the Space Should Include

- Acknowledgment of the seven lives taken and those injured
- Comfortable seating, including benches with backs, shaded, and designed to invite reflection
- Living plantings with year-round color
- A water feature for emotional regulation and sensory engagement (note: Participants noted that design constraints around maintenance and cost should be considered)
- Clear sightlines throughout, because visibility supports safety and agency for trauma survivors
- Multiple entry/exit points, including preserved access from the City Hall rear parking lot
- Design elements that honor the site's existing history as a landmark
- Full ADA accessibility, including smooth, even pathways; no gravel; and snow- and salt-clearable
- Cultural sensitivity with elements that honor Jewish and Latino traditions
- Sensory elements that ground you in the space through color, texture, and sound are woven throughout
- Intentional plant selection where species names and symbolism are considered
- Presence beyond the garden's edge, including subtle connections to the roadway so the space isn't hidden or invisible to passersby
- Meaning to future generations who were not present

What The Rose Garden Should Feel Like

Contemplative

Natural

Peaceful

Private

Reflective

Serene



Port Clinton Plaza

Port Clinton Plaza is the heart of downtown and the site of the shooting. It serves as an actively used public space in Highland Park, hosting 20–25 events, businesses, and numerous other activations each year. This subtle, secondary site for the Place of Remembrance will give us an opportunity to acknowledge the lives taken and resilience of the community while also being respectful of this premiere destination, place of business, primary residence, and public space.

What the Space Should Include

- Acknowledgment that the shooting happened here, honoring the lives taken while also affirming the lives that continue
- Elements that foster its continued function as downtown’s heart, and a multi-functional space that welcomes everyday life, businesses, and special events
- Plants and natural elements to soften the brick-heavy plaza, signaling care without requiring engagement with the memorial
- Symbolism honoring the seven victims whose lives were taken through plantings or other design elements
- Structurally significant enough that people don’t walk or play on it, but that it doesn’t distract from the everyday experience at Port Clinton

What Port Clinton Should Feel Like

Everyday

Dynamic

Layered

Vibrant

Resilient

Welcoming

Connections between the Sites

Most participants expressed that the two sites should feel related without being literally linked. A physical path or breadcrumb trail between them was specifically flagged as inappropriate. Instead, participants described something quieter: a shared element that speaks between the sites without announcing itself. A symbolic or visual echo was the most consistent request, with participants suggesting shared color, plant species, artwork, or material that appears at both sites and carries meaning without explanation.



Design Character Preferences

During Phase 1: Design Ideation, participants engaged with mood boards that included representative images of different design elements and aesthetic directions that could be incorporated into the Place of Remembrance at the Rose Garden or Port Clinton. Images were grouped to represent these different directions, and participants shared where their preferences fell along the spectrum. This feedback helped the design team to identify areas of consensus and where opinions varied.

Community Ideation Results

<i>Dimension</i>	<i>Options</i>	<i>Tier 1 Survey Avg (Scale: 1-3)</i>	<i>Tier 2-3 Survey Avg (Scale: 1-3)</i>	<i>Workshop / Listening Sessions</i>	<i>Sum of Preference</i>
Movement	1. Informal: Loose, Open, Naturalistic 2. Semi-Formal: Curvilinear, Organic, Flowing 3. Formal: Linear, Direct, Hard	1.85	1.83	Preference for option 2	Semi-formal; curvilinear; meditative flow
Material	1. Soft, Loose, Natural, Dynamic, Atmospheric 2. Defined but Natural, Rough Edges 3. Hard, Clean, Crisp, Clear	1.82	1.77	Preference for options 1 and 2	Natural, accessible; no gravel

Community Ideation Results

<i>Dimension</i>	<i>Options</i>	<i>Tier 1 Survey Avg (Scale: 1-3)</i>	<i>Tier 2-3 Survey Avg (Scale: 1-3)</i>	<i>Workshop / Listening Sessions</i>	<i>Sum of Preference</i>
Color	1. Naturalistic, Softer, Earthier 2. Quiet, Cool, Relaxed 3. Bright, Cheerful, Exuberant	1.96	1.92	Preference for options 2 and 3	Midpoint; outlier tension
Night Presence	1. Soft Accents, Atmospheric, Ambient 2. Defined, Strong, Bold 3. Dynamic, Sculptural	1.70	1.68	Preference for option 1 at Rose Garden and option 3 at Port Clinton	Quiet at Rose Garden; expressive at Port Clinton

Community Ideation Results

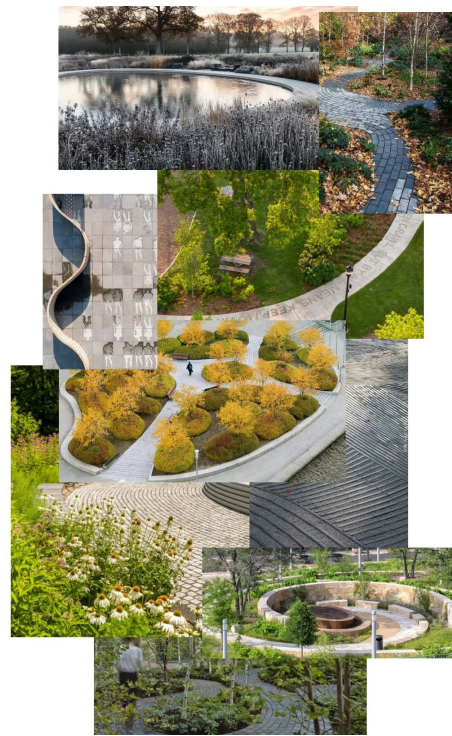
<i>Dimension</i>	<i>Options</i>	<i>Tier 1 Survey Avg (Scale: 1-3)</i>	<i>Tier 2-3 Survey Avg (Scale: 1-3)</i>	<i>Workshop / Listening Sessions</i>	<i>Sum of Preference</i>
Nature	1. Ecological, Dynamic, Informal 2. Curated but Dynamic, Naturalistic, Sculptural 3. Formal, Architectural, Familiar	2.12	2.06	Preference for option 2	Curated/naturalistic — strongest consensus
Memory	1. Simple, Minimal, Reserved 2. Narrative Driven, Informative 3. Abstract, Representative	1.81	1.75	Preference for options 1 and 2	Simple to narrative; keep the '7'

Movement Directions

OPTION 1



OPTION 2



OPTION 3



1

Informal

Semi-Formal

Formal

3

DIMENSION 1 OF 6

Movement

TIER 1



1.85

TIER 2-3



1.83

1— Informal

2— Semi-Formal

3— Formal

WORKSHOP / SESSION PREFERENCE

Option 1

Option 2

Option 3

Key Takeaways

- Curved paths, spirals, and a more flowing layout
- The act of walking as meditative, including movement and paths that take you somewhere without feeling rushed or directed
- Plantings that move a visitor through the sense of place, using the landscape itself as a guide
- No large solid walls to avoid feeling “boxed in” but easy to find a private space as you move through
- Railings for those who need support, smooth walkways for those with walkers or canes, lighting for the days when it gets dark early

I like the idea of mindfulness in this space. Walking along rocks, feeling that sensory moment, and using that as a way to meditate/process privately.

Tier 1 Listening Session Participant

Material Directions

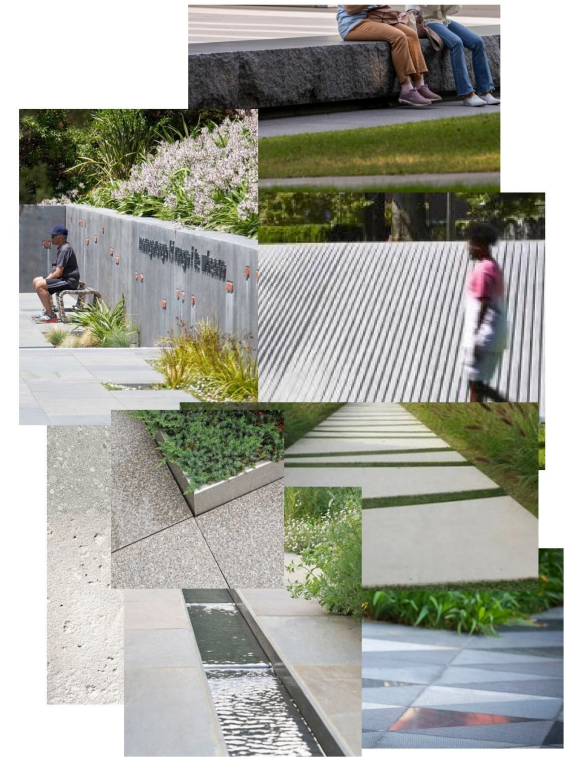
OPTION 1



OPTION 2



OPTION 3



1

Soft/Natural

Defined

Hard/Crisp

3

DIMENSION 2 OF 6

Material

TIER 1



1.82

TIER 2-3



1.77

1— Soft/Natural

2— Defined

3— Hard/Crisp

WORKSHOP / SESSION PREFERENCE

Option 1

Option 2

Option 3

Key Takeaways

- Natural materials overall, including wood, textured stone, and organic forms
- Elements that age gracefully and signal care
- Accessibility as the primary driver when considering material, which should include non-slip surfaces, clear-able from snow and salt, wheelchair- and walker-compatible
- Regional materials, including stone native to this geography
- Material choices that don't create climbable elements
- Seasonal plant material

When you think of material, accessibility is the first thing that comes to my mind. Whatever direction we go with this — ADA friendly and inviting.

Tier 1 Listening Session Participant

Color Directions

OPTION 1



OPTION 2



OPTION 3



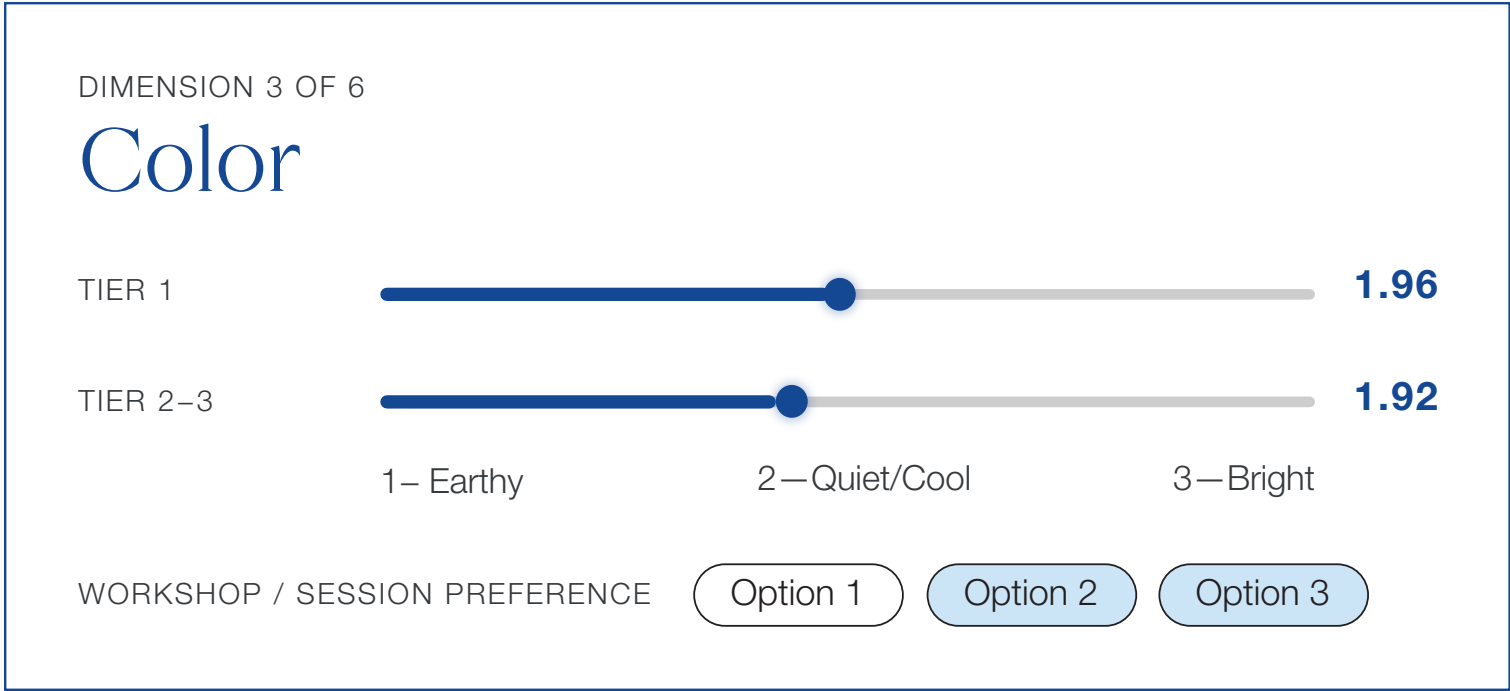
1

Earthy

Quiet/Cool

Bright

3



Key Takeaways

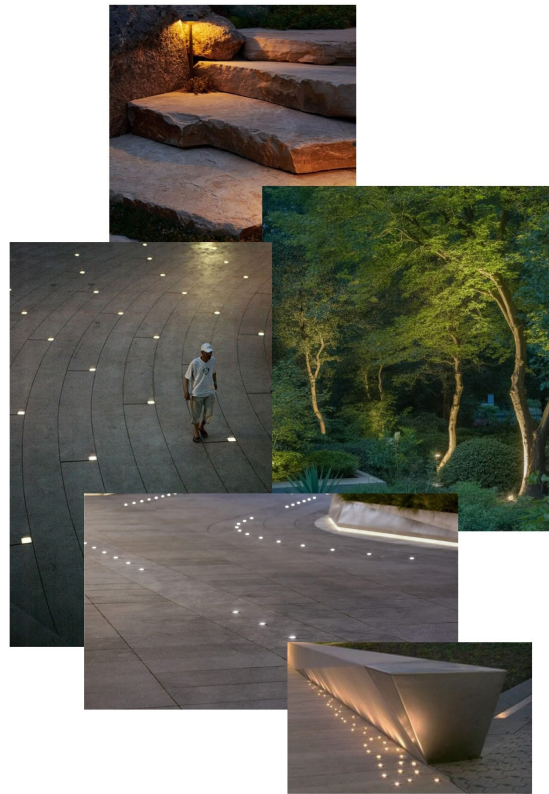
- Some participants expressed a preference for a quieter, ecological palette, including pale pinks, purples, whites, and natural tones
- Some participants expressed a preference for vibrant, culturally-specific color incorporated through plantings of meaningful varieties such as marigolds and Mexican sunflowers
- A naturalistic palette can include vibrant colors through living material that reads as quiet from a distance and specific up close
- Kaleidoscope/reflected light as a way to introduce color through material and light
- Color infused through non-plant materials as an alternative to plant color alone
- Seasonality is considered, so color is present even when plants are dormant

Despite what happened, this community has so much joy. I think colors are beautiful and important. They bring us natural joy.

Tier 1 Listening Session Participant

Night Presence Directions

OPTION 1



OPTION 2



OPTION 3



1

Soft/Ambient

Bold

Dynamic/Sculptural

3

DIMENSION 4 OF 6

Night Presence

TIER 1



1.70

TIER 2-3



1.68

1— Soft/Ambient

2— Bold

3— Dynamic/Sculptural

WORKSHOP / SESSION PREFERENCE

Rose Garden

Option 1

Option 2

Option 3

Port Clinton Plaza

Option 1

Option 2

Option 3

Key Takeaways

- Light that feels intentional and used for accessibility and safety
- (Rose Garden at night): Softer, more atmospheric accents. Concerns about dark-sky compliance were raised because the space is near the ravine ecosystem and visible from residential properties
- (Port Clinton at night): Expressive and experiential use of light that is interactive, kid-friendly and engaging

Light could be used not only as an accent, but as part of the memorial.

Tier 1 Survey Respondent

Nature Directions

OPTION 1



OPTION 2



OPTION 3



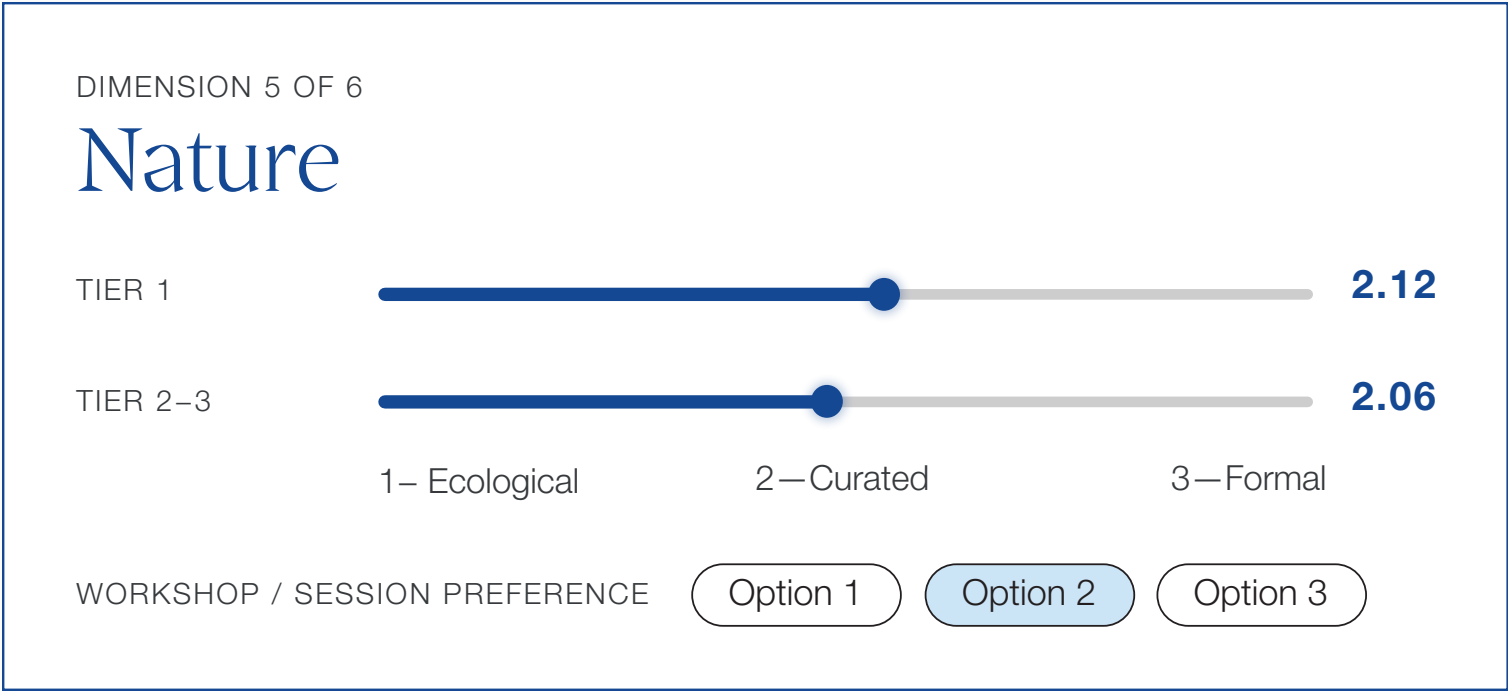
1

Ecological

Curated

Formal

3



Key Takeaways

- Curated, organic, and flowing
- The meaning behind plant choices (cultural, symbolic, seasonal) should be intentional and communicated through an appropriate modality
- Participants shared the idea of layering elements and experiences, including more private areas for respite
- Native plants that thrive in Chicago conditions and create a sense of life year-round
- Plants that attract pollinators serve both ecological and cultural purposes, including butterflies, which carry meaning in the Latino community

It is important for it to feel organic and not overly planned. People want to feel comfortable and welcoming and purposeful but not overly structured.

Tier 2 Listening Session Participant

Memory Directions

OPTION 1



OPTION 2



OPTION 3



1

Ambient

Bold

Dynamic/Sculptural

3

DIMENSION 6 OF 6

Memory

TIER 1



1.81

TIER 2-3



1.75

1—Simple/Minimal

2—Narrative

3—Abstract

WORKSHOP / SESSION PREFERENCE

Option 1

Option 2

Option 3

Key Takeaways

- Names of the seven victims whose lives were taken in a simple yet profound approach
- Keep the seven as a recurring motif and as a symbolic anchor of design
- Abstract elements as an alternative to literal memorial forms

I don't know her favorite flower, but I know she loved to make the world more beautiful.

Tier 2 Listening Session Participant, speaking about a family member lost in the shooting

In Closing

This summary was prepared by [All Together](#) as part of the Highland Park Place of Remembrance design engagement process. All Together partnered with [SWA Group](#), the project's lead design firm, to facilitate Phase 1 engagement, synthesize community input, and translate the full range of voices heard across surveys, listening sessions, and the community workshop into themes and direction that can meaningfully guide SWA Group's concept development in Phase 2.

The perspectives gathered here represent 179 voices across all tiers of engagement, and they carry the weight of lived experience, ongoing grief, and deep investment in how this community chooses to remember. It is our collective responsibility as designers, engagement partners, and stewards of this process to honor what was shared with care and with fidelity as we move into the next phase of this work.

Questions?

Visit hpremembrance.org for more information,
or contact remembrance@cityhpil.com



Staff Report



Meeting Date: May 11, 2026
Staff Contact: Megan Cherry, Management Analyst
Ghida Neukirch, City Manager
Department: City Manager's Office

Title: Policy Discussion Regarding the Possible Advancement of Term Limits

Recommendation:

The majority of elected officials requested a policy discussion pertaining to the possible advancement of term limits. This report contains research that staff has compiled and information prepared by Corporation Counsel outlining the legal obligations for enacting term limits. Staff will give an overview presentation to the Committee of the Whole.

Policy Consideration:

Highland Park's Mayor and Councilmembers are elected to staggered four-year terms. Currently, there is no limit to the number of terms a Mayor or Councilmember may serve.

Legal Obligations

City staff directed Corporation Counsel to author a memorandum outlining the legal obligations and pertinent deadlines as it pertains to term limits. Please see Exhibit A to read the memorandum in its entirety.

Any changes to a home rule municipality's terms of office for elected officials must be approved by referendum. Either the City Council or the voters may place referenda on the ballot. The City Council may initiate a referendum by the adoption of a resolution or ordinance. Alternatively, the voters may initiate a referendum by filing a written petition signed by registered voters of the City with the City Clerk.

There are various deadlines that must be met in order to place a referendum on the ballot. These deadlines depend on who itiaites the referenedum. Please see Exhibit A for a detailed breakdown of how these deadlines are calculated. Below is a summary of key dates for the referendum, for both the November 3, 2026 General Election and the April 6, 2027 Consolidated Election.

SUMMARY OF KEY DATES FOR REFERENDUM

(For Inclusion on the November 3, 2026 General Election Ballot and the April 6, 2027 Consolidated Election Ballot)

Milestone	Deadline
<i>November 3, 2026 General Election</i>	
Last day to file a <u>citizen-initiated petition</u> with the City Clerk (at least 92 days before the regular election).	August 3, 2026
Last day to file objections to any <u>citizen-initiated petitions</u> (five days after filing deadline).	August 8, 2026*
Last day for the City to adopt a resolution or ordinance to allow a referendum to appear on the ballot (at least 79 days before the regular election).	August 16, 2026*
Last day to certify all public questions with the City Clerk (at least 68 days before the regular election).	August 27, 2026
<i>April 6, 2027 Consolidated Election</i>	
Last day to file a <u>citizen-initiated petition</u> with the City Clerk (at least 92 days before the regular election).	January 4, 2027
Last day to file objections to any <u>citizen-initiated petitions</u> (five days after filing deadline).	January 9, 2027*
Last day for the City to adopt a resolution or ordinance to allow a referendum to appear on the ballot (at least 79 days before the regular election).	January 17, 2027*
Last day to certify all public questions with the City Clerk (at least 68 days before the regular election).	January 28, 2027

* Denotes a deadline that falls on a Saturday, Sunday, or holiday.

Community Survey

Staff surveyed 17 neighboring communities regarding term limits. Please see Exhibit B for survey questions and responses. Of the 17 communities surveyed, fifteen responded. Of those fifteen, four have formal term limits, and four have informal term limits. The remaining seven do not have term limits. Following is a brief summary of communities. The Northwest Municipal Conference also conducted a survey regarding term limits in 2024; the survey results are attached as Exhibit C.

<u>No Term Limits</u>	<u>Informal Term Limits</u>	<u>Term Limits</u>
Arl. Hts.	Glencoe	Des Plaines
Buffalo Grove	Glenview	Lake Forest
Deerfield	Kenilworth	Skokie
Highland Park	Lake Bluff	Wilmette
Highwood		
Libertyville		
Lincolnshire		
Winnetka		

Skokie is the most recent community surveyed to enact term limits. The Skokie Village Board voted to place a referendum on the ballot asking residents if they wanted term limits for the Mayor, Trustee and Clerk positions. Voters approved the term limits during the November 5, 2024 General Election. The Mayor, Trustees and Clerk can serve no more than three (3) four-year terms in the same elected position.

Des Plaines also has term limits for their elected officials. The number of terms of office of each elected city official is limited to no more than two (2) four-year terms of office, whether consecutive or not. Term limits were first implemented in 2003, and amended in 2023. However, there have been a number of referenda regarding this topic over the past several years. In 1998, voters initiated the referendum, but the referendum in 2023 was initiated by elected officials to gauge whether residents wanted an alternative way to limit the number of terms that can be served. This referendum resulted in the aforementioned current terms of office.

Lake Forest also has term limits. The Mayor may serve two (2) two-year terms, and aldermen may serve three (3) two-year terms. These term limits were implemented in 1861.

Additionally, Wilmette has term limits. For a Trustee, the limit is two (2) four-year terms, and two (2) four-year terms as Village President/Mayor. These term limits were implemented in 1979, though it is not clear why they were initially enacted. Wilmette staff shared that they were not enacted via a referendum. However, Wilmette recently reviewed their policy on term limits, specifically regarding individuals who had been previously elected but not served a full term. The Board of Trustees approved an ordinance that allows individuals to be elected to a third term if that individual was previously elected and served less than 25 months for at least one of that person's previously elected full four-year terms.

Glencoe, Glenview, Kenilworth and Winnetka all have informal term limits. In Glencoe, the caucus sets the informal term limits. The caucus prefers two terms for a Board member and two terms for the head of the body. The term of office for both Board members and the head of the

body is four years. A member of the body may serve two terms and then another subsequent two terms as head of the body. It should be noted that exceptions to these informal term limits have been made periodically.

Glenview's informal term limits are established by their caucus, which states that the Village President may serve no more than two terms.

Kenilworth and Lake Bluff also have informal term limits; the term limit for both communities is eight years for Village President and eight years for Trustee.

In Winnetka, the caucus determines the informal term limit. The Village President and Trustees are elected to two-year terms. The caucus imposes eight-year term limits for both President and Trustee. For example, an individual can serve eight years as a Trustee, and an additional eight years as President.

Additional Information

City staff also contacted the League of Women Voters of Highland Park-Highwood ("LWV HP-HWD") to identify if they have opined or considered term limits. The LWV HP-HWD does not have a position on term limits at the local level. The League of Women Voters of Illinois opposes constitutional or statutory term limits for members of the General Assembly.

More broadly, the League of Women Voters of the United States opposes term limits, and authorizes state and local Leagues to use national positions to take action on term limits for state and local offices.

Policy Discussion

To guide the Council's discussion on the topic of term limits, Council may consider the following:

- Should the Council initiate the referendum, or should it wait until a resident group petitions for a referendum?
- If the Council initiates the referendum, should it be on the November 3, 2026 General Election ballot or the April 6, 2027 Consolidated Election ballot?
- What term limits should be considered?
- Should the term limit policy account for non-consecutive terms?
- Should the term limit policy take into account years served as an appointed office holder?

Core Priorities:

Attachments:

1. Exhibit A - HP - Memo re Deadlines for Term Limit Referendum
2. Exhibit B - Term Limit Municipal Survey

3. Exhibit C - NWMC Elected Officials Term Limits Survey

Memorandum

Date: April 17, 2026
To: City Manager
From: Corporation Counsel
Re: City of Highland Park Deadlines for a Referendum Changing Term Limits

At your request, we have summarized the deadlines for a referendum imposing term limits for elected officials.

1. Referendum Required

Pursuant to Article VII, Section 6(f) of the Illinois Constitution of 1970, any changes to a home rule municipality's "terms of office" for its officers must be approved by referendum. Specifically, the Illinois Constitution states that "[a] home rule municipality shall have the power to provide for its officers, their manner of selection and terms of office only as approved by referendum or as otherwise authorized by law." Because the imposition of term limits would be a change to the "terms of office" of an "officer," it can be done "only as approved by referendum" according to the Illinois Constitution.

2. Referendum Process

A. Initiation

Referenda can be placed on the ballot by either the City Council or the voters. The City Council may initiate a referendum by the adoption of a resolution or ordinance. The voters may initiate a referendum by filing a written petition signed by registered voters of the City with the City Clerk (the local election official for the City). The number of required signatures is equal to at least 8% of the total votes cast within the City for candidates for Governor in the most recent gubernatorial election.

B. Deadlines

The deadline to ensure a referendum is included on the ballot depends on who initiates the referendum.

i. Initiated by the City Council

If the referendum is initiated by the City Council, an authorizing ordinance or resolution must be adopted not less than **79 days before a regularly scheduled election** to be eligible for submission on the ballot at such election. To include a referendum on the November 3, 2026 general election ballot, the City Council must adopt an ordinance or resolution no later than August 16, 2026. Under Illinois law, if the statutory deadline falls on a Saturday, Sunday, or holiday, the deadline becomes the next business day. Because August 16, 2026, is a Sunday, and given the backward-counting calculation of the deadline and the concern with strictly complying with all state election requirements, we recommend that any ordinance or resolution be adopted by Friday, August 14, 2026.

To include a referendum on the April 6, 2027 consolidated election ballot, the City Council must adopt an ordinance or resolution no later than January 17, 2027. This deadline also falls on a Sunday, and Monday, January 18, 2027 is a federal holiday (Martin Luther King Jr. Day), so we similarly recommend that any ordinance or resolution be adopted by Friday, January 15, 2027.

ii. Initiated by Resident Petition

If the referendum is initiated by a resident petition, the petition must be filed with the appropriate officer or board not less than **92 days prior to a regularly scheduled election** to be eligible for submission on the ballot at such election. Thus, to be included on the November 3, 2026 general election ballot, the petition must be filed on or before August 3, 2026. To be included on the April 6, 2027 consolidated election ballot, the petition must be filed on or before January 4, 2027. All objections to a petition for a referendum must be submitted within five days after the last day for filing the petition.

iii. Certification of the Referendum

In either case, the City Clerk must certify the question not less than **68 days before the election**. The certification must include the form of the question, the date the referendum was initiated by either filing the petition or adopting the resolution or ordinance, and a certified copy of the ordinance or resolution requiring the submission of the public question, if applicable.

SUMMARY OF KEY DATES FOR REFERENDUM

(For Inclusion on the November 3, 2026 General Election Ballot and the April 6, 2027 Consolidated Election Ballot)

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Last day to certify <u>all public questions</u> with the City Clerk (at least 68 days before the regular election).	January 28, 2027

* Denotes a deadline that falls on a Saturday, Sunday, or holiday.

Municipality	Do you have term limits?	If yes, when were they implemented?	What are the term limits?	Do you recall why they were implemented?	Were they approved by referendum or resident initiated petition?	Have you experienced any challenges as a result of term limits?	Please send policy	Do you have informal term limits?	If yes, what are they?	Do you have a caucus or comparable political party system?	Have you reviewed a term limit policy in the last five years?
Arlington Heights	No							No		No	No
Buffalo Grove	No							No		No	No
Deerfield	No							No		Caucus	No
Des Plaines		Term limits were first implemented in 2003 and amended in 2023	The current term limits are "the number of terms of office of each elected city official is limited to no more than two four-year terms of office, whether consecutive or not."	The initial change in 1998 was initiated by resident petition, the amendments in 2023 were initiated by elected officials to gauge whether residents wanted an alternative way to limit the number of terms that can be served.	All changes were by referendum, 1998, 2022, and 2023			No		No	Yes
Glencoe	Not formally							Yes	My understanding is that the caucus prefers 2 terms for a Board member and 2 terms for the head of the body. A member of the body may serve two terms and then another subsequent 2 terms as head of the body. This is an unwritten rule of the caucus and exceptions have been made periodically.	Yes	No. The caucus is responsible for these items.
Glenview	No							Yes	My understanding is that there has been an informal preference established by one caucus-type group that the Village President serve no more than 2 terms.	Yes	No
Highwood	No							No		No	No
Kenilworth	No, they are informal.							Yes	8 years for Village President, and 8 years for Trustee	Caucus system	No
Lake Bluff	No	NA	NA	NA	NA	NA	NA	Yes	8 years for Village President, and 8 years for Trustee	No	No
Lake Forest	Yes	1861	Current are Mayor 2- 2-year terms. Alderman 3-2-year terms	No	We had a change to the Office of Mayor from 2- 1 year term to 2- 2-year terms	No	It is listed in the City of Lake Forest Charter	No		Caucus	No
Libertyville	No									No	No
Lincolnshire	No									No	No
Skokie	Yes	Voters approved term limits during the November 5, 2024 General Election.	The Mayor, Trustees and Clerk can serve no more than three, four year terms in the same elected position.	The Skokie Village Board voted to place a referendum on the ballot asking residents if they wanted term limits.	Referendum	No.	https://library.municode.com/il/skokie/codes/code_of_ordinances?nodeid=COOR_CH2AD_ARTIBO_TR_S2-31COELFUTEL	No		Not currently	Yes
Wilmette	Yes	1979	Two (2) four year terms as trustee and two (2) four year terms as Village President/Mayor.		No	We are not aware of any significant issues due to the term limits other than what we recently did an amendment for in 2024, which addressed individuals who had previously been elected but not served a full-term.	I have attached a copy of our last board action item along with the ordinance amendment for your reference.				
Winnetka	The Village President and Council are elected to two year terms; there are no term limits		No term limits	N/A	N/A	N/A	https://codellibrary.amlegal.com/codes/winnetka/latest/winnetka_ii/0-0-0-17483		The Winnetka Caucus has 8-year term limits for both President and Trustees (To provide an example, you can serve 8 years as a Trustee then 8 years as President)	Winnetka has a Caucus system https://www.winnetkacaucus.org/	The Village Council had a discussion in July 2024 regarding term limits. No further action was taken. https://www.youtube.com/watch?v=vOEKIdhBZ4k

Municipality	1. What is the length of the term of office for Village Trustee?	2. What is the length of the term of office for Village President?	3. Does your community have term limits for elected officials?	4. If so, what are the limits?
Antioch	4 years.	4 years.	No.	
Barrington	4 years.	4 years.	No.	
Deerfield	4 years.	4 years.	No.	
Elk Grove Village	4 years.	4 years.	No.	
Glencoe	4 years.	4 years.	No.	There are no formal limits, however it has been historic practice that elected officials do not serve more than two terms in any Board position. It is possible to serve two terms as a Trustee and two terms as President.
Grayslake	4 years.	4 years.	No.	
Hanover Park	4 years.	4 years.	No.	
Highland Park	We have Councilmembers and the term is four years, no term limits.	We have a Mayor and the term is four years, no term limits.	No.	
Lake Forest	2 years.	2 years.	Yes.	Mayor- two terms Alderman- three terms.
Lake Zurich	4 year term.	4 year term.	No.	
Lincolnshire	Village trustees are elected to office for four year terms.	Mayor is elected to office for a four year term.	No.	
Morton Grove	4 years.	4 years.	No.	
Mount Prospect	4 years.	4 years.	No.	
Niles	4 years.	4 years.	Yes.	2 four-year terms for Mayor and 3 four-year terms for Trustees.
Northbrook	4 years.	4 years.	No.	
Palatine	4 years.	4 years.	No.	
Park Ridge	7 Alderpersons, they serve 4-year terms. Aldermanic terms are staggered.	The Mayor serves a 4-year term.	No.	
Prospect Heights	4 years.	4 years.	No.	
Rolling Meadows	4 years.	4 years.	Yes.	Cannot serve more than 2 consecutive 4-year terms.
Skokie	4 years.	4 years.	No.	
Streamwood	4 years.	4 years.	No.	
Wheeling	4 years.	4 years.	No.	N/A
Winnetka	2 years.	2 years.	Yes.	The Village Code (2.04.010) is silent on term limits. However, the Winnetka Caucus (a non-partisan) citizen group nominates candidates for Trustee and Village President, who generally run unopposed. The Caucus has a rule with a term limit of 4 consecutive terms (8 years served) for both Trustee and Village President.

Staff Report



Meeting Date: May 11, 2026
Staff Contact: Erin Jason, Assistant City Manager
Department: City Manager's Office

Title: Update: Status of 445 Central

Recommendation:

City staff will give an update on the conditions relating to the Planned Development at 445 Central Avenue.

Policy Consideration:

On November 10, 2025, the Highland Park City Council voted to approve a Second Amendment to the Special Use Permit for a Planned Development at 445 Central Avenue (attached). The amendment to the agreement between the City of Highland Park (City) and Alabama Associates, LP (Developer) permits the use of one of the first floor retail portions of the building to be used for a medical office, Rosewood Dermatology. The medical office would be located in Suite 100 (3,245 sf), leaving two unoccupied units remaining. One unit is approximately 2,032 sf and the second is approximately 2,379 sf. These units could be combined into one space for a single tenant (4,411 sf). There is also a large outdoor patio which would be ideal for use by a restaurant tenant, allowing for outdoor dining without the need to utilize public sidewalks and parking spots.

The conditions for granting this special use were as follows:

- The developer must enter into lease agreements for a restaurant or retail use of the remaining two spaces on the first floor of the Building no later than December 31, 2027.
- The restaurant/retail spaces may (but are not required to) be leased to entities that are related to the Developer.
- Prior to the issuance by the City of any certificate of occupancy for Suite 100, the Developer must pay \$250,000.00 to the City, to be appropriated for economic development initiatives.
- Upon the termination or expiration of the lease for the use of Suite 100 as a medical office, the use of Suite 100 will be limited to retail or restaurant uses.

Core Priorities:

Attachments:

1. Development Agreement,2025-12-31 - 445 Central Ave Second Amendment Recorded

**THIS DOCUMENT
PREPARED BY AND AFTER
RECORDING RETURN TO:**

City of Highland Park
Department of Community
Development
1150 Half Day Road
Highland Park, IL 60035

Type: AGR
Recorded: 2/4/2026 11:24:05 AM
Receipt#: 20260204000086
Fees: \$70.00 Page 1 of 12
IL Rental Housing Fund: \$18.00
Lake County IL
Anthony Vega Lake County Clerk
File# **8149984**



Above Space For Recorder's Use Only

SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT

BETWEEN

THE CITY OF HIGHLAND PARK

AND

ALABAMA ASSOCIATES, LP

(445 Central Avenue)

DATED AS OF December 31, 2025

12 mm

**SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF HIGHLAND PARK
AND ALABAMA ASSOCIATES, LP
(445 Central Avenue)**

THIS IS A SECOND AMENDMENT ("**Second Amendment**"), dated as of December 31, 2025 ("**Effective Date**"), to a Development Agreement dated April 23, 2018 ("**Original Development Agreement**"), as amended on January 14, 2019 ("**First Amendment**," and collectively with the First Amendment, the "**Development Agreement**"), by and between the CITY OF HIGHLAND PARK, an Illinois home rule municipal corporation ("**City**"), and ALABAMA ASSOCIATES, LP, an Illinois limited partnership ("**Developer**").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Second Amendment, and pursuant to the City's home rule powers, the City and the Developer hereto agree as follows:

SECTION 1. RECITALS.

A. On April 23, 2018, the City Council adopted Ordinance No. O48-2018 ("**Special Use Ordinance**"), granting a special use permit for a planned development ("**Approved Planned Development**") for that certain parcel of real property consisting of approximately 16,270 square feet, commonly known as 445 Central Avenue, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Second Amendment ("**Property**").

B. The Property is improved with a two-story commercial building ("**Building**").

C. On April 23, 2018, pursuant to Section 7.A of the Special Use Ordinance, the Developer and City entered into the Original Development Agreement, which governs the use and development of the Property and incorporates the conditions set forth in the Special Use Ordinance.

D. On January 14, 2019, the City Council adopted Resolution No. R4-2019, ratifying a minor amendment to the Approved Planned Development and Final Development Plan (as that term is used in the Special Use Ordinance) ("**First Amendment to Development Agreement**," and collectively with the Original Development Agreement, the "**Development Agreement**").

E. The Developer desires to amend the Approved Planned Development in order to permit the use of one of the ground floor retail portions of the Building for a medical office ("**Requested Amendment**").

F. Pursuant to Section 150.545(A)(1) of the Zoning Code, the Requested Amendment constitutes a "substantial change" to the Approved Planned Development.

G. Pursuant to Articles V and XIV of the Zoning Code, Developer filed an application with the City to amend the Approved Planned Development for the Property to allow for the Requested Amendment.

H. On November 10, 2025, the Corporate Authorities approved Ordinance No. 056-2025 approving the Requested Amendment ("**Amendatory Ordinance**").

I. As provided in, and as a condition of, the Amendatory Ordinance, Developer has agreed to execute this Second Amendment so as to provide that the Property be redeveloped and used only in compliance with the Development Agreement, as amended by this Second Amendment, and the Special Use Ordinance, as amended by the Amendatory Ordinance.

J. The City and Developer now desire to amend the Development Agreement in accordance with Section 17.L of the Development Agreement to allow for the development of the Property in accordance with the Amendatory Ordinance.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. **Definitions.** All capitalized words and phrases used throughout this Second Amendment have the meanings set forth in the various provisions of this Second Amendment. If a word or phrase is not specifically defined in this Second Amendment, it has the same meaning as in the Development Agreement.

B. **Rules of Construction.** Except as specifically provided in this Second Amendment, all terms, provisions and requirements contained in the Development Agreement remain unchanged and in full force and effect. In the event of a conflict between the text of the Development Agreement and the text of this Second Amendment, the text of this Second Amendment controls.

SECTION 3. COMPLIANCE WITH THE AMENDATORY ORDINANCE AND WITH THE AMENDED FINAL DEVELOPMENT PLAN.

A. **General Use and Development Restrictions.** The redevelopment and use of, and the construction on, the Property, must, except for minor alterations due to final engineering and site work approved by the City Engineer or the Director of Community Development, as appropriate, comply, and be in accordance, with all documents identified in Section 3 of the Special Use Ordinance, as amended by the Minor Amendment and this Second Amendment.

B. **Amendment of Final Development Plan.** The City and the Developer acknowledge and agree that, in accordance with Section 2.A of the Agreement and pursuant to Section 3 of the 2018 Amendatory Ordinance, the "Final Development Plan" also consists of the Revised Floor Plans, consisting of one sheet, a copy of which is attached to this Second Amendment as **Exhibit B**.

SECTION 4. AMENDMENT. Section 6.C of the Development Agreement is hereby amended further to read as follows:

"C. Operation and Use.

1. Developer shall use the first floor of the Building only for restaurant and retails uses allowed in the B5 District of the City Zoning Ordinance and the POSO District of the Zoning Ordinance; **provided, however, that the space located on the first floor of the Building, designated for retail use, identified as Suite 100 on the revised floor plans, and comprising 3,245 square feet ("Suite 100"), may be used for medical office use.**

2. Developer must obtain temporary certificates of occupancy for the restaurant or retail use of the remaining two spaces on the ground floor of the Building ("Restaurant/Retail Spaces") no later than December 31, 2027.

3. The Restaurant/Retail Spaces may (but are not required to) be leased to entities that are related to Developer.

4. Prior to the issuance by the City of any certificate of occupancy for Suite 100, the Applicant must pay \$250,000.00 to the City, to be appropriated for economic development initiatives.

5. Upon the termination or expiration of the lease for the use of Suite 100 as a medical office, the use of Suite 100 will be limited to retail or restaurant uses.

6. Operation of the Subject Property must at all times be in strict conformance with the applicable provisions of the Zoning Code, the Special Use Ordinance, as amended, and the Requirements of Law."

SECTION 5. RECORDING; BINDING EFFECT.

A copy of this Second Amendment will be recorded in the Office of the Lake County Recorder of Deeds against the Property. This Second Amendment and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are and will be binding upon, the Developer and its personal representatives, successors, and assigns.

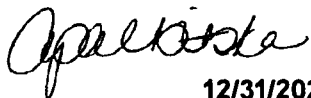
SECTION 6. REPRESENTATIONS.

A. **By the City.** The City hereby represents and warrants that: (1) the persons executing this Second Amendment on its behalf have been properly authorized to do so by the Corporate Authorities; (2) it has full power and authority to execute and deliver this Second Amendment and to perform all of its obligations imposed pursuant to this Second Amendment; and (3) this Second Amendment constitutes a legal, valid and binding obligation of the City enforceable in accordance with its terms.

B. **By the Developer.** The Developer hereby represents and warrants that: (1) it has full power and authority to execute and deliver this Second Amendment and to perform all of its obligations imposed pursuant to this Second Amendment; and (2) this Second Amendment constitutes a legal, valid and binding obligation of the Developer enforceable in accordance with its terms.

IN WITNESS WHEREOF, the Parties have set their hands on the date first above written.

ATTEST:

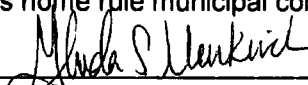


12/31/2025

Ashley Palbitska

CITY OF HIGHLAND PARK,
an Illinois home rule municipal corporation

By:



Ghida S. Neukirch

APPROVED AS TO FORM ONLY
HMP
CORPORATION COUNSEL


Deputy City Clerk

Its: City Manager

ATTEST:

ALABAMA ASSOCIATES, LP,
an Illinois limited partnership

By: _____

By:  _____

Its: _____

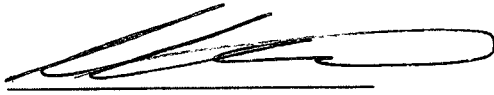
Its: Vice President _____

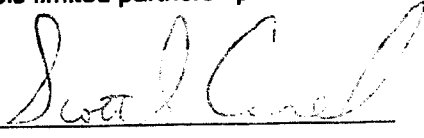
Deputy City Clerk

Its: City Manager

ATTEST:

ALABAMA ASSOCIATES, LP,
an Illinois limited partnership

By: 

By: 

Its: General Counsel

Its: Vice President

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on DEC. 31, 2025, by Ghida S. Neukirch, the City Manager of the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation, and by Ashley Palbitska, the Deputy City Clerk of said home rule municipal corporation.

Given under my hand and official seal this 31ST day of DEC., 2025.

Jennifer Anne Dotson

Notary Public

My Commission expires: 10/8/2029



SEAL

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on November 13, 2025, by Scott I. Canel, the Vice President of **ALABAMA ASSOCIATES, LP**, an Illinois limited partnership.

Given under my hand and official seal this 13th day of November, 2025.

Lori Ogarek

Notary Public

My Commission expires: 1/2/2027



SEAL

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2025, by Ghida S. Neukirch, the City Manager of the **CITY OF HIGHLAND PARK**, an Illinois home rule municipal corporation, and by Ashley Palbitska, the Deputy City Clerk of said home rule municipal corporation.

Given under my hand and official seal this ____ day of _____, 2025.

Notary Public

My Commission expires: _____

SEAL

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on November 13, 2025, by Scott I. Canel, the Vice President of **ALABAMA ASSOCIATES, LP**, an Illinois limited partnership.

Given under my hand and official seal this 13th day of November, 2025.

Lori Ogarek

Notary Public

My Commission expires: 1/2/2027

SEAL

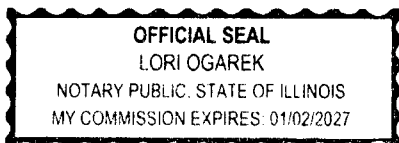


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The subject property address is: 445 Central Avenue.

The subject property is legally described as:

Lot 1 in Highland Park Theater Resubdivision, a Resubdivision of all of Lot 8 and Part of Lots 7 and 9 in Block 22 in Highland Park, in the Southeast Quarter of Section 23, Township 43 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded August 9, 2018, Document No. 7504755, in Lake County, Illinois.

PIN(s): 1623407081 & 1623407080

EXHIBIT B
REVISED FLOOR PLANS

1	DATE OF PERMIT	03.19.18
2	CITY ENGINEER	07.21.18
3	CITY ENGINEER	07.12.18

Annotation by
City Staff, Nov.
3, 2025 (kjb)

PROJECT OWNER
Highland Park Theater Development LLC
445 Central Ave
Highland Park, IL 60035

GENERAL CONTRACTOR
American Construction
1111 North State
Chicago, IL 60610

ARCHITECT
Woodhouse Theater Architects
171 N. Franklin St., CEAS 6
Chicago, IL 60606
www.woodhouse-arch.com

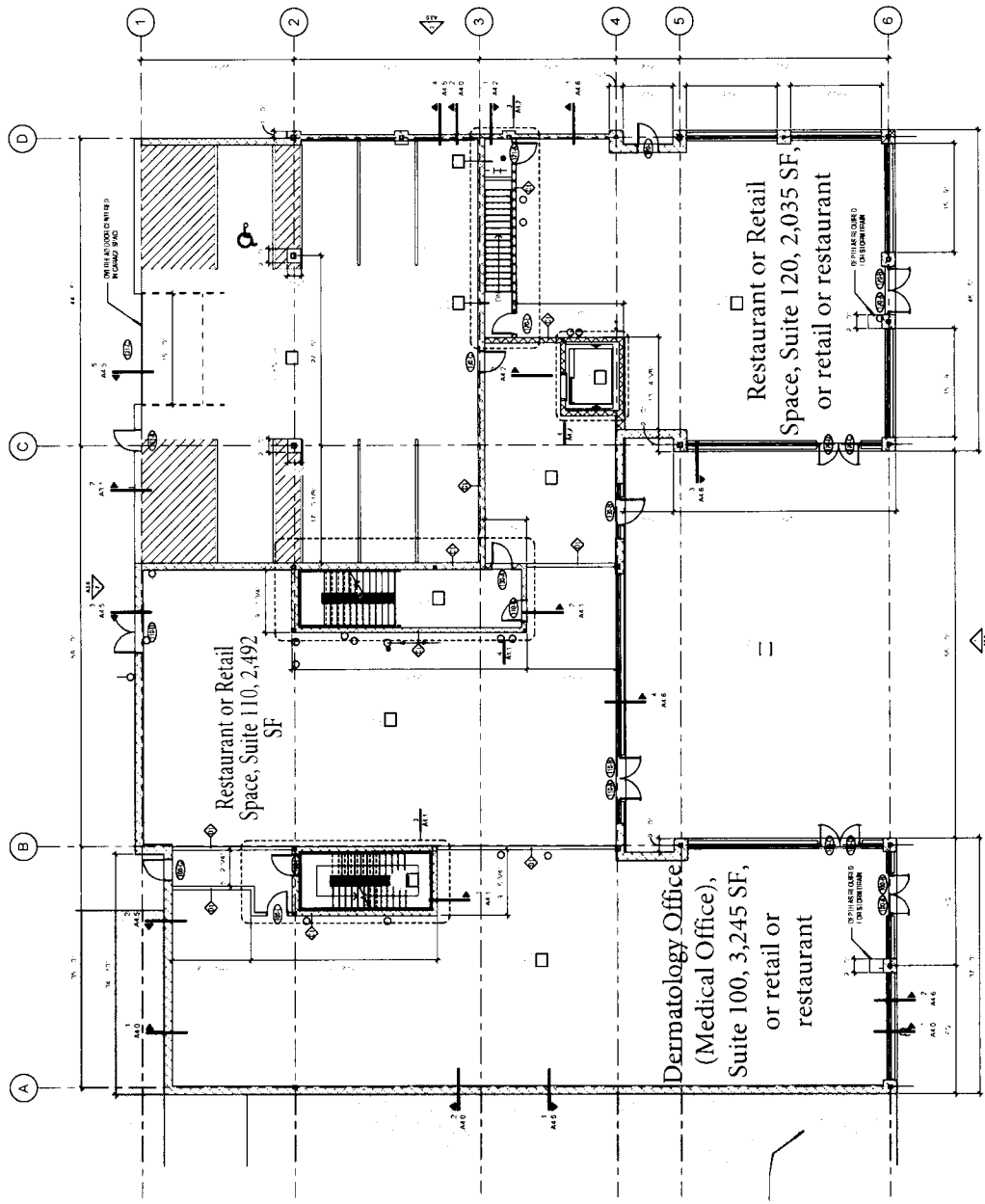
MECHANICAL ELECTRICAL PLUMBING
Meyers Center
111 North State
Chicago, IL 60610

WOODHOUSE THEATER ARCHITECTS
171 N. Franklin St., CEAS 6
Chicago, IL 60606
www.woodhouse-arch.com

Robert J. Gorman
No. 091-018884
State of Illinois
Mechanical Engineering

I hereby certify that these plans were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Illinois. I am duly Licensed in the State of Illinois. My License No. is 091-018884.

Highland Park Theater Development
445 Central Ave
Highland Park, IL 60035



7 1 ground floor

A2.1