

**MINUTES OF A REGULAR MEETING OF  
HOUSING COMMISSION  
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

**MEETING DATE:** Wednesday, April 6, 2026

**MEETING LOCATION:** Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

**CALL TO ORDER**

At 6:30 p.m., Chairperson Fernandez Sykes called an on-site meeting of the Highland Park Housing Commission, Peers Housing Association, Ravinia Housing Association, and the Sunset Woods Association to order. Each of the Commissioners also serves as Directors of each of the Housing Associations. Public comments may be emailed to [city@hpil.com](mailto:city@hpil.com) or phoned into at 847.432.0867. The City web site is [www.cityhpil.com](http://www.cityhpil.com). Staff was asked to call the roll.

**ROLL CALL**

Commissioners Present: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, Rosen, & Shapiro Kopin

Commissioners Absent: Commissioner Beasley

Councilmember Present: Tapia

Student Council Present: Sydney Jones & Rylee Sullivan

Student Council Absent: Mitchell Posner

Staff declared that a quorum was present.

Staff Present: Coleman & Markle

Guests Present: Irina Leykin, Regional Property Manager/ERES  
Anthony Ochs, Attorney/Patzik, Frank & Samotny Ltd.

Others Present: Gale Cerabona, Recorder

**BUSINESS FROM THE PUBLIC**

There was no Business from the Public.

Commissioner Shapiro Kopin noted Sunset Woods changed its declaration to outlaw smoking and vaping inside the premises unless there is a medical reason.

**APPROVAL OF MINUTES**

*Regular Meeting of the Housing Commission – March 4, 2026*

Commissioner Farris moved to approve the March 4, 2026, regular meeting minutes. Commissioner Rosen seconded the motion.

On a voice vote:

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Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, Rosen, & Shapiro Kopin

Voting Nay: None

Chairperson Fernandez Sykes declared that the motion passed unanimously.

**SCHEDULED BUSINESS**

1. Items for Omnibus Vote Consideration

- Payment of Invoices
- Ratification of Payments

Senior Planner Coleman advised there is nothing outstanding.

2. Peers, Ravinia, Sunset Woods Associations, & Housing Trust Fund

- Consideration of ERES Management Report and Financials

*Ravinia*

Ms. Leykin discussed the formal report from HUD. She advised the next inspection would be in 3 years.

Commissioner Shapiro Kopin stated there are no capital improvements noted for 2026. Ms. Leykin said, regarding capital projects, 50% was paid, and the other 50% will be paid when completed. She noted there would be expenses but no reserve requests.

- Sunset Woods Financials

Senior Planner Coleman advised there is nothing outstanding.

- Housing Trust Fund (HTF) Financials

Senior Planner Coleman advised there is nothing outstanding.

- Other Association Business

Senior Planner Coleman stated he would present this to City Council in April or May, 2026.

- 2025 Audits for Sunset Woods, Peers, & Ravinia Housing Associations

Regarding the audits, Senior Planner Coleman noted the annual audit was completed for all.

Commissioner Shapiro Kopin asked about the posting of invoices, coding, and payment. Senior Planner Coleman said it depends, but Evergreen is responsible. He reviewed and championed an invoice for Lake Shore Recycling Services.

- Approval of Management Contract Renewals for ERES and HODC

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Commissioner Shapiro Kopin moved to approve Management Contract Renewals for ERES & HODC. Commissioner Farris seconded the motion.

On a voice vote:

Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, Rosen, & Shapiro  
Kopin

Voting Nay: None

Chairperson Fernandez Sykes declared that the motion passed unanimously.

**OLD BUSINESS**

1. Sunset Woods Mortgage Loan Options (continued)

Senior Planner Coleman said the mortgage for Sunset Woods needs to be reviewed for a 5-year extension (for 2032) or go out to bid. He reminded the mortgage and schedule was sent to the HC.

Some HC comments are.....

- Commissioner Rachman asked why it takes so long. Senior Planner Coleman said there is a minimum time per the City policy.
- Commissioner Adland asked, and Senior Planner Coleman said the rate would be a range of 3.75%-6.75%. Commissioner Rachman said this is standard.
- Commissioner Shapiro Kopin:
  - said the associated accounts should be at First Bank of Highland Park. Senior Planner Coleman concurred.
  - asked if that is the primary bank. Senior Planner Coleman said no, it's Highland Park Bank & Trust (Wintrust).
- Commissioner Rachman asked and was informed, the Property Management company has its own operating account.

Commissioner Shapiro Kopin moved to get the best deal from First Bank of Highland Park and not put this out to bid. Commissioner Farris seconded the motion.

On a voice vote:

Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, Rosen, & Shapiro  
Kopin

Voting Nay: None

Chairperson Fernandez Sykes declared that the motion passed unanimously.

**NEW BUSINESS**

1. Request to Release Laurel Park Phase I Affordable Unit Declarations

Senior Planner Coleman offered a presentation:

- Background – Laurel Park Phase I&II
- HC Consideration – 2025
- Aerial view was shown
- Affordable Unit Declaration/AUD

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Commissioner Shapiro Kopin asked, and Senior Planner Coleman said it is unknown why only 2 units were recorded.

- AUD Section 14
- AUD Section 14 – Current Outlook
- Recommendation (to obtain an appraisal)

Discussion took place. Staff recommends the HC release these AUDs and not have the developer pay.

Petitioner, Mr. Anthony Ochs, Attorney for Patzik, Frank & Samotny Ltd., on behalf of B3 Companies, Berger Investment Group, said they worked closely with the HC to get to this point. There was an approval to honor 4.8 inclusionary units. The property has been vacant land from 2006 to 2025. The entitlement is still there. To complete the process and build the units, they request these inclusionary units be waived. He stated it was never contemplated to pay beyond the 4.8 units. There is an existing HOA for the 12 condo units. This is Phase II Plat of Subdivision. Everything will be completed in one phase. The financing was finalized in January, 2026.

Senior Planner Coleman advised the HC is the sole entity to release these AUDs.

Commissioner Shapiro Kopin moved to release the AUDs on the lots, based on the history and willingness of the developer, so there will be no more inclusionary units. There was no second to the motion.

Commissioner Rosen moved to request the City to secure an appraisal. Commissioner Rachman seconded the motion.

On a voice vote:

Voting Yea: Commissioners Adland, Rachman, & Rosen

Voting Nay: Chairperson Fernandez Sykes; Commissioners Farris, & Shapiro Kopin

Senior Planner Coleman declared that the motion failed 3-3.

Commissioner Rachman moved to instruct Staff to hire an appraiser to determine the difference in appraisal amounts. Commissioner Adland seconded the motion then withdrew it.

Mr. Ochs reiterated it was presumed when the inclusionary units were reduced from 7 to 4 that no additional amounts would be paid. He stated this unknown number is not in their budget. This issue was brought up after discussing same with all parties (HC, City Council).

More HC comments are.....

- Commissioner Farris said those responsibilities should have been known (by City Council, etc.).

Mr. Ochs said the intent, for properties requiring inclusionary housing, is facilitated by the inner workings of taking the project on and, in this case, reducing the inclusionary units. He informed it was all vetted and known that there would be less inclusionary units – which was ultimately approved.

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- Commissioner Shapiro Kopin reminded that Senior Planner Coleman advised the pads were poured for the original 12 units, so it was stated inclusionary units be moved to the condos.

Councilperson Tapia said this is a challenge with new Commissioners. City Council and more seasoned Commissioners know the history. He expressed the developer came here with an assumption that was approved. This is a formality that could be opened up that has already been settled.

- Commissioner Rosen said it wasn't a contemplated issue on either side. He appreciates the candor. A delay would mess up the Applicant's timing on development.
- Commissioner Farris asked, and Mr. Ochs said the only way to sell this is if there isn't an inclusionary unit. She doesn't believe this provision applies.

Commissioner Rachman moved to table this matter until Staff obtains an appraisal. Commissioner Rosen seconded the motion.

On a voice vote:

Voting Yea: Commissioners Rachman & Rosen

Voting Nay: Chairperson Fernandez Sykes; Commissioners Adland, Farris, & Shapiro Kopin

Senior Planner Coleman declared that the motion failed 2-4.

Commissioner Farris moved to release the AUDs from the previous townhomes. Commissioner Shapiro Kopin seconded the motion and amended it, based on all of the work by City Staff. Commissioner Farris accepted the amendment.

On a voice vote:

Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, & Shapiro Kopin

Voting Nay: Commissioner Rosen

Abstain: Commissioner Rachman

Chairperson Fernandez Sykes declared that the motion passed 4-1.

Commissioner Shapiro Kopin said releasing the AUDs is consistent with what the HC and City Council approved.

Commissioner asked about a surety bond. Mr. Ochs said the bond is not released until the project is completed. He said Director Fontane ensured a Certificate of Occupancy would not be issued until permits are issued for the condo building.

## 2. Examining Affordable Housing Eviction Policies

Planner Markle offered a presentation:

- ERES Policy
- HODC Policy
- HUD Changes
- Summary

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- Recommendation

Senior Planner Coleman said this is just informative. No vote is needed.

Some HC comments are.....

- Commissioner Rosen:
  - thanked Planner Markle for preparing the report.
  - asked, and Senior Planner Coleman said the HC could invoke an authority to institute a new eviction policy, but it would not be able to be enforced.

Planner Markle said the State of Illinois is basically taking HUD's Policy. There is still a public-comment period.

- Commissioner Rachman:
  - said Cook County Sheriff's Office will not process an eviction when the weather is under 32 degrees.
  - asked, and Senior Planner Coleman said there are delinquent rent payments rather than a lot of eviction cases. Planner Markle noted 1 tenant at Ravinia obtained a payment plan via the courts.

**OTHER BUSINESS**

**1. Next Housing Commission Meeting, Monday, May 6, 2026**

The next HC Meeting is scheduled for Monday, May 6, 2026.

**2. Introduction – New Student Representative, Sydney Jones**

Senior Planner Coleman introduced new Student Representative, Sydney Jones. Ms. Jones advised she is a Junior at Highland Park High School and shared, she is excited to learn about local government and the City's approach on affordable housing. Everyone welcomed her.

Senior Planner Coleman reminded Rylee Sullivan is also a Student Representative as well as outgoing Student Representative, Mitchell Posner.

**ADJOURNMENT**

Commissioner Rachman moved to adjourn at 7:54 p.m. Commissioner Chopin seconded the motion.

On a roll call vote

Voting Yea: Chairperson Fernandez Sykes; Commissioners Adland, Farris, Rachman, Rosen, & Shapiro  
Kopin

Voting Nay: None

Chairperson Fernandez Sykes declared that the motion passed unanimously.

Respectfully Submitted, Gale Cerabona, Recorder

**MINUTES OF A REGULAR MEETING ON MARCH 4, 2026, WERE APPROVED WITHOUT CORRECTIONS.**