

CITY OF HIGHWOOD
MEETING OF THE COMMITTEE OF THE WHOLE
CITY COUNCIL CHAMBERS
Tuesday March 3, 2026 at 6:00 P.M.
AGENDA

CALL TO ORDER

1. Roll Call

2. Public Hearing

3. Review of Minutes to be Approved

- 3.1. City Council Meeting: February 17, 2026
- 3.2. Committee of the Whole: February 17, 2026

4. Appointments

5. Mayors Report

6. Review of Bill Warrant List

- 6.1. 3/03/2026 AP Warrant List

7. Unfinished Business

8. Treasures Report

9. New Business

- 9.1. Consideration of an ARC application for the La Union Grocery Store.
- 9.2. Consideration of an ordinance authorizing a redevelopment agreement between the City of Highwood and Highwood Development Partners Corporation and ZHH LLC for the property at 412, 416, 420, 424 and 430 Sheridan Road.
- 9.3. Consideration of an ordinance amending section 4-1-7: Classification of Licenses in the Highwood City Code to establish a Class C Liquor License for Pelago Cafe.

10. Executive Session (If Necessary)

11. Any Action Necessary Coming Out of Executive Session

12. Adjournment

CITY OF HIGHWOOD
MEETING OF THE CITY COUNCIL
CITY COUNCIL CHAMBERS
Tuesday February 17, 2026 at 7:30 P.M.
MINUTES

CALL TO ORDER by Mayor Pecaro at 7:34 PM

1. Roll Call

Present: Alderman Bauer, Hanson, and Peterson

Not present: Alderman Slavin, Fiore and Markoutsas

Also present: City Manager Coren, Assistant City Manager Facchini, and Attorney Jablecki

2. Pledge of Allegiance

3. Review of Minutes to be Approved

3.1. City Council Meeting: January 20, 2026

Motion made by alderman Peterson and seconded by Alderman Bauer to approve the minutes from the City Council meeting held on January 20, 2026, all present voting aye by voice vote and the motion carried.

3.2. Committee of the Whole: January 20, 2026

Motion made by alderman Peterson and seconded by Alderman Hanson to approve the minutes from the Committee of the Whole meeting held on January 20, 2026, all present voting aye by voice vote and the motion carried.

4. Appointments

5. Review of Bill Warrant List

5.1. 2/17/2026 AP Warrant List

Motion made by Alderman Peterson and seconded by alderman Bauer to approve the warrant list. All present voting aye by roll call vote and the motion carried.

6. Public Input Items Not on Agenda

7. Mayors Report

8. Committee Report

9. Treasure's Report

9.1. City of Highwood Financial Report ending December 31, 2025.

Motion made by alderman Peterson and seconded by Alderman Bauer to approve the Treasure's Report. All present voting aye by roll call vote and the motion carried.

10. Clerk's Report

ACTION ITEMS

11. New Business

11.1. Consideration of a Resolution of the City of Highwood Illinois to reallocate 2026 volume cap to the Village of Buffalo Grove Illinois.

Motion made by Alderman Peterson and seconded by Alderman Bauer to approve the resolution. All present voting aye by roll call vote and the motion carried.

11.2. Consideration of the City of Highwood's 2026 Zoning Map

Motion made by alderman Bauer and seconded by Alderman Peterson, all present voting aye by voice vote and the motion carried.

11.3. Consideration of bids received by the City of Highwood for the residential street sign project.

No action will be taken on this matter.

12. Executive Session (If Necessary)

13. Any Action Necessary Coming Out of Executive Session

14. Adjournment

Motion made by alderman Bauer and seconded by Alderman Hanson, all present voting aye by voice vote and the meeting is adjourned at 7:40 PM.

CITY OF HIGHWOOD
MEETING OF THE COMMITTEE OF THE WHOLE
CITY COUNCIL CHAMBERS
Tuesday February 17, 2026 at 6:00 P.M.
MINUTES

CALL TO ORDER by Mayor Pecaro at 6:07 PM

1. Roll Call

Present: Alderman Bauer, Hanson, Peterson

Not present: Alderman Slavin, Markoutsas and Fiore

Also present: City Manager Coren, Assistant City Manager Facchini, and Attorney Jablecki

2. Public Hearing

3. Review of Minutes to be Approved

3.1. City Council Meeting: January 20, 2026

This will be approved at the regular City Council Meeting

3.2. Committee of the Whole: January 20, 2026

This will be approved at the regular City Council Meeting

4. Appointments

5. Mayors Report

6. Review of Bill Warrant List

6.1. 2/17/2026 AP Warrant List

This will be approved at the regular City Council Meeting

7. Unfinished Business

8. Treasures Report

8.1. City of Highwood Financial Report ending December 31, 2025

This will be approved at the regular City Council Meeting

9. New Business

9.1. Consideration of a Resolution of the City of Highwood Illinois to reallocate 2026 volume cap to the Village of Buffalo Grove Illinois.

This will be approved at the regular City Council Meeting

9.2. Consideration of the City of Highwood's 2026 Zoning Map

This will be approved at the regular City Council Meeting

9.3. Consideration of bids received by the City of Highwood for the residential street sign project.

No action will be taken on this topic.

10. Executive Session (If Necessary)

11. Any Action Necessary Coming Out of Executive Session

12. Adjournment

Motion made by Alderman Bauer and seconded by Alderman Hanson to adjourn the Committee of the Whole meeting at 7:34 PM. All present voting aye by voice vote and the motion carried.

HIGHWOOD - AP WARRANT LIST

MARCH 3, 2026

List #414

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
<hr/>					
AIS, INC	Invoice: 97182	DATA SERVICES 01-11-537 COMPUTER SUPPORT	02/23/26 \$22.00	03/23/26	\$22.00
Vendor Total for: AIS, INC					\$22.00
<hr/>					
AMAZON CAPITAL SERVICES					
	Invoice: 197X-WGQX-MJFP	POLICE DEPARTMENT 01-21-652 OPERATING SUPPLIE	02/23/26 \$193.28	03/23/26	\$193.28
	Invoice: 1KND-XHFD-NVC3	POLICE DEPARTMENT 01-21-652 OPERATING SUPPLIE	02/19/26 \$45.31	03/19/26	\$45.31
	Invoice: 1LDQ-1LWW-X114	POLICE DEPARTMENT 01-21-652 OPERATING SUPPLIE	02/26/26 \$6.92	03/26/26	\$6.92
	Invoice: 1LDQ-1LWW-X36T	ADMIN 01-11-651 OFFICE SUPPLIES	02/26/26 \$36.06	03/26/26	\$36.06
	Invoice: 1PDV-LH6Q-6NDY	POLICE DEPARTMENT 01-21-652 OPERATING SUPPLIE	02/26/26 \$25.89	03/26/26	\$25.89
Vendor Total for: AMAZON CAPITAL SERVICES					\$307.46
<hr/>					
B&F CONSTRUCTION CODE SERVICES					
	Invoice: 21906	DECEMBER INSPECTIONS 01-44-926 REIMBURSABLE EXPE	01/09/26 \$375.00	02/09/26	\$375.00
Vendor Total for: B&F CONSTRUCTION CODE SERVICES					\$375.00
<hr/>					
CITY OF LAKE FOREST					
	Invoice: 0004259833	51-00-599 MISC CONTRACT SER	02/16/26 \$8,642.75	03/16/26	\$8,642.75
Vendor Total for: CITY OF LAKE FOREST					\$8,642.75
<hr/>					
CIZEK CONSULTING					
	Invoice: 4255462859	STENNER PUMP COMPANY REIMBURSEMENT 51-00-599 MISC CONTRACT SER	02/13/26 \$658.39	03/13/26	\$658.39
Vendor Total for: CIZEK CONSULTING					\$658.39
<hr/>					
COMCAST BUSINESS					
	Invoice: COM26162826	4 WALKER AVE 51-00-571 UTILITIES	02/08/26 \$196.07	03/08/26	\$196.07

HIGHWOOD - AP WARRANT LIST

MARCH 3, 2026

List #414

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
Vendor Total for: COMCAST BUSINESS		(Fiscal YTD Payments: \$18,645.11)			\$196.07
COMED					
	Invoice: COM26265602	244 E WAUKEGAN AVE 01-41-571 UTILITIES	02/06/26 \$49.43	03/06/26	\$49.43
Vendor Total for: COMED		(Fiscal YTD Payments: \$175,697.27)			\$49.43
DIJIS TECHNOLOGY SOLUTIONS					
	Invoice: 3825	IT 01-11-537 COMPUTER SUPPORT	02/24/26 \$2,897.80	03/24/26	\$2,897.80
Vendor Total for: DIJIS TECHNOLOGY SOLUTIONS		(Fiscal YTD Payments: \$.00)			\$2,897.80
ECO VALUE FLOORING INC					
	Invoice: 00009/2026	REPAIR HARDWOOD FLOORING 01-51-511 REP & MAINT - BUI	02/02/26 \$700.00	03/02/26	\$700.00
Vendor Total for: ECO VALUE FLOORING INC		(Fiscal YTD Payments: \$.00)			\$700.00
FIRST COMMUNICATIONS, LLC					
	Invoice: 128617624	01-21-552 TELEPHONE	12/06/25 \$643.45	01/06/26	\$643.45
Vendor Total for: FIRST COMMUNICATIONS, LLC		(Fiscal YTD Payments: \$5,564.61)			\$643.45
FSCI					
	Invoice: 26-12312	01-44-926 REIMBURSABLE EXPE	02/19/26 \$365.00	03/19/26	\$365.00
Vendor Total for: FSCI		(Fiscal YTD Payments: \$11,890.25)			\$365.00
GROWER EQUIPMENT & SUPPLY CO					
	Invoice: INV-55204	REC CENTER 01-51-512 REP & MAINT - EQU	02/17/26 \$191.35	03/17/26	\$191.35
	Invoice: INV-55205	REC CENTER 01-51-512 REP & MAINT - EQU	02/17/26 \$99.96	03/17/26	\$99.96
Vendor Total for: GROWER EQUIPMENT & SUPPLY CO		(Fiscal YTD Payments: \$4,002.84)			\$291.31

HIGHWOOD - AP WARRANT LIST

MARCH 3, 2026

List #414

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
GW & ASSOCIATES, PC					
	Invoice: 2602162	CONTRACTED SERVICES	02/16/26	03/16/26	\$10,000.00
		01-11-531.1 ACCOUNTING	\$6,500.00		
		51-00-531.1 ACCOUNTING	\$3,000.00		
		53-00-531.1 ACCOUNTING SERVIC	\$500.00		
Vendor Total for: GW & ASSOCIATES, PC		(Fiscal YTD Payments: \$86,000.00)			\$10,000.00
HAWKINS INC.					
	Invoice: 7336187	WATER TOWER	02/15/26	03/15/26	\$60.00
		51-00-652 OPERATING SUPPLIE	\$60.00		
Vendor Total for: HAWKINS INC.		(Fiscal YTD Payments: \$9,575.56)			\$60.00
HIGH STAR TRAFFIC					
	Invoice: 18794	PUBLIC WORKS	02/12/26	03/12/26	\$670.80
		01-41-654 TRAFFIC CONTROL S	\$670.80		
	Invoice: 18994	SIGN SHOP INTERNAL JOB	02/25/26	03/25/26	\$230.25
		01-41-654 TRAFFIC CONTROL S	\$230.25		
Vendor Total for: HIGH STAR TRAFFIC		(Fiscal YTD Payments: \$13,096.20)			\$901.05
ILMO PRODUCTS COMPANY					
	Invoice: 0001620128	POLICE DEPARTMENT	01/21/26	02/21/26	\$282.56
		01-21-652 OPERATING SUPPLIE	\$282.56		
Vendor Total for: ILMO PRODUCTS COMPANY		(Fiscal YTD Payments: \$.00)			\$282.56
LITTLE TOMMY'S PLUMBING SHOP					
	Invoice: I31713	SLOAN PEDAL WATER CLOSET REPAIR KIT	02/17/26	03/17/26	\$305.51
		01-11-511 REP & MAINT - BLD	\$152.76		
		01-21-511 REP & MAINT - BUI	\$152.75		
Vendor Total for: LITTLE TOMMY'S PLUMBING SHOP		(Fiscal YTD Payments: \$2,627.28)			\$305.51
MCMASTER-CARR					
	Invoice: 60303383	51-00-512 REP & MAINT - DE	02/23/26	03/23/26	\$363.14
			\$363.14		
Vendor Total for: MCMASTER-CARR		(Fiscal YTD Payments: \$.00)			\$363.14

HIGHWOOD - AP WARRANT LIST

MARCH 3, 2026

List #414

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
MENONI & MOCOJNI					
	Invoice: 0079282-00	GRASS SEED SHADE AND SUN MIX 01-41-652 OPERATING SUPPLIE	02/19/26 \$135.00	03/19/26	\$135.00
	Invoice: 0079322-00	MODIFIED BLACKTOP AGGREGATE 01-41-652 OPERATING SUPPLIE	02/20/26 \$578.46	03/20/26	\$578.46
Vendor Total for: MENONI & MOCOJNI		(Fiscal YTD Payments: \$2,821.68)			\$713.46
METROPOLITAN INDUSTRIES, INC					
	Invoice: INV081520	METRO CLOUD DATA SERVICE 51-00-561 DUES & MEMBERSHIP	02/15/26 \$50.00	03/15/26	\$50.00
Vendor Total for: METROPOLITAN INDUSTRIES, INC		(Fiscal YTD Payments: \$500.00)			\$50.00
MUTUAL SERVICES OF HIGHLAND PARK					
	Invoice: 662278	PUBLIC WORKS 01-41-652 OPERATING SUPPLIE	11/19/25 \$123.34	12/19/25	\$123.34
	Invoice: 662322	WATER PLANT 51-00-652 OPERATING SUPPLIE	11/20/25 \$56.73	12/20/25	\$56.73
	Invoice: 662323	CITY HALL 01-41-652 OPERATING SUPPLIE	11/20/25 \$17.99	12/20/25	\$17.99
	Invoice: 663143	PUBLIC WORKS 01-41-652 OPERATING SUPPLIE	12/16/25 \$43.02	01/16/26	\$43.02
	Invoice: 663211	PUBLIC WORKS 01-41-652 OPERATING SUPPLIE	12/17/25 \$67.47	01/17/26	\$67.47
	Invoice: 663218	PUBLIC WORKS 01-41-652 OPERATING SUPPLIE	12/18/25 \$161.08	01/18/26	\$161.08
	Invoice: 663489	PUBLIC WORKS 01-41-652 OPERATING SUPPLIE	01/02/26 \$119.49	02/02/26	\$119.49
	Invoice: 663629	POLICE STATION 01-21-652 OPERATING SUPPLIE	01/08/26 \$60.43	02/08/26	\$60.43
	Invoice: 663700	PUBLIC WORKS 01-41-652 OPERATING SUPPLIE	01/12/26 \$340.15	02/12/26	\$340.15
	Invoice: 663705	PUBLIC WORKS 01-41-652 OPERATING SUPPLIE	01/12/26 \$340.15	02/12/26	\$340.15
	Invoice: 663749	PUBLIC WORKS 01-41-652 OPERATING SUPPLIE	01/13/26 \$170.07	02/13/26	\$170.07
	Invoice: 663865	PUBLIC WORKS 01-41-652 OPERATING SUPPLIE	01/20/26 \$473.22	02/20/26	\$473.22
	Invoice: 664015	PUBLIC WORKS 01-41-652 OPERATING SUPPLIE	01/27/26 \$510.22	02/27/26	\$510.22
	Invoice: 664404	REC CENTER 01-51-511 REP & MAINT - BUI	02/12/26 \$26.95	03/12/26	\$26.95

HIGHWOOD - AP WARRANT LIST

MARCH 3, 2026

List #414

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
(MUTUAL SERVICES OF HIGHLAND PARK Cont'd)					
	Invoice: 664489	WATER DEPARTMENT 51-00-652 OPERATING SUPPLIE	02/17/26 \$104.54	03/17/26	\$104.54
	Invoice: 664495	WATER DEPARTMENT 51-00-652 OPERATING SUPPLIE	02/17/26 \$399.00	03/17/26	\$399.00
Vendor Total for: MUTUAL SERVICES OF HIGHLAND PARK			(Fiscal YTD Payments: \$6,144.16)		\$3,013.85
NORTH SHORE GAS					
	Invoice: 5818490399	47 CLAY AVE 51-00-571 UTILITIES	02/16/26 \$40.03	03/16/26	\$40.03
	Invoice: 5819246456	5 WESTERN AVE 51-00-571 UTILITIES	02/16/26 \$50.17	03/16/26	\$50.17
	Invoice: 5819393426	317 GREEN BAY RD 01-41-571 UTILITIES	02/16/26 \$542.61	03/16/26	\$542.61
Vendor Total for: NORTH SHORE GAS			(Fiscal YTD Payments: \$2,177.54)		\$632.81
PACE ANALYTICAL SERVICES, LLC					
	Invoice: 257238922	HIGHWOOD WASTEWATER 51-00-518 WATER ANALYSIS	12/31/25 \$198.40	01/31/26	\$198.40
Vendor Total for: PACE ANALYTICAL SERVICES, LLC			(Fiscal YTD Payments: \$8,164.20)		\$198.40
RAY O'HERRON CO., INC.					
	Invoice: 2461430	UNIFORMS 01-21-653 UNIFORMS	02/12/26 \$333.96	03/12/26	\$333.96
	Invoice: 2461915	CUFF CASE 01-21-652 OPERATING SUPPLIE	02/16/26 \$42.80	03/16/26	\$42.80
Vendor Total for: RAY O'HERRON CO., INC.			(Fiscal YTD Payments: \$16,043.92)		\$376.76
RIPPLE PUBLIC RELATIONS					
	Invoice: RIP3126	PUBLIC RELATIONS MAINTENANCE 01-11-573 MISC. CONTRACT SE	03/01/26 \$500.00	04/01/26	\$500.00
Vendor Total for: RIPPLE PUBLIC RELATIONS			(Fiscal YTD Payments: \$5,000.00)		\$500.00
RVI PLANNING + LANDSCAPE ARCHITECTURE					
	Invoice: 0012600480	CONSTRUCTION PHASE SERVICES 33-00-864 PARKS & REC CAPIT	02/19/26 \$243.75	03/19/26	\$243.75

HIGHWOOD - AP WARRANT LIST

MARCH 3, 2026

List #414

Amount

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
(RVI PLANNING + LANDSCAPE ARCHITECTURE Cont'd)					
	Invoice: 36487	CONSTRUCTION PHASE SERVICES 33-00-864 PARKS & REC CAPIT	11/30/25 \$47.50	12/30/25	\$47.50
Vendor Total for: RVI PLANNING + LANDSCAPE ARCHITECTURE (Fiscal YTD Payments: \$0.00)					\$291.25
SE-INC.					
	Invoice: 26-4576	SHOVELING AND SALTING 01-41-573 MISC SERVICE CONT	02/09/26 \$75.00	03/09/26	\$75.00
Vendor Total for: SE-INC. (Fiscal YTD Payments: \$244,288.30)					\$75.00
SECURITY PRO USA					
	Invoice: 184942	OPERATING EQUIPMENT 01-21-652 OPERATING SUPPLIE	02/04/26 \$363.00	03/04/26	\$363.00
Vendor Total for: SECURITY PRO USA (Fiscal YTD Payments: \$0.00)					\$363.00
VCG UNIFORM					
	Invoice: 33312	UNIFORMS 01-21-653 UNIFORMS	01/26/26 \$263.75	02/26/26	\$263.75
	Invoice: 33313	EMBROIDERY CHARGE 01-21-653 UNIFORMS	01/26/26 \$12.00	02/26/26	\$12.00
Vendor Total for: VCG UNIFORM (Fiscal YTD Payments: \$703.40)					\$275.75
VILLAGE OF GLENVIEW					
	Invoice: 10861	HIGHWOOD DISPATCH 01-21-556 DISPATCHING	02/06/26 \$46,304.57	03/06/26	\$46,304.57
Vendor Total for: VILLAGE OF GLENVIEW (Fiscal YTD Payments: \$89,261.82)					\$46,304.57
YAMIL RIVERA					
	Invoice: YAM21226	TRAINING 01-21-563 TRAINING	02/12/26 \$58.73	03/12/26	\$58.73
Vendor Total for: YAMIL RIVERA (Fiscal YTD Payments: \$3,810.04)					\$58.73
ZORO TOOLS, INC					
	Invoice: INV18391421	WATER PLANT 51-00-652 OPERATING SUPPLIE	02/22/26 \$109.72	03/22/26	\$109.72

HIGHWOOD - AP WARRANT LIST

MARCH 3, 2026

List #414

Vendor	Invoice	Description	Inv. Date	Due Date	List #414 Amount
(ZORO TOOLS, INC Cont'd)					
	Invoice: INV18392500	WATER PLANT 51-00-652 OPERATING SUPPLIE	02/23/26 \$101.81	03/23/26	\$101.81
	Invoice: INV18408408	WATER PLANT 51-00-652 OPERATING SUPPLIE	02/24/26 \$16.49	03/24/26	\$16.49
Vendor Total for: ZORO TOOLS, INC			(Fiscal YTD Payments: \$1,123.80)		\$228.02
					GENERAL FUND \$65,304.03
					CAPITAL PROJECT FUND \$291.25
					WATER & SEWER \$14,047.24
					GARBAGE FUND \$500.00
					Grand Total: \$80,142.52

AGENDA MEMO
Committee of the Whole
March 3, 2026

ISSUE STATEMENT

Consideration of a motion approving an ARC application for an awning at La Union located at 504 Sheridan Road.

BACKGROUND/HISTORY

The owners of La Union have submitted an ARC application for a sign at their business relocation at 504 Sheridan Road. The application is consistent with the sign code on wall signs and Staff recommends approval.

STAFF/COMMITTEE RECOMMENDATION

Staff recommends approval of the application.

ALTERNATE CONSIDERATION

Not approving the application would be an alternate consideration.

ATTACHMENTS

-Application and backup

Date: 2-26-26

City request Sq Ft Info

Product: LED

Machine: Fab

Designer: CLH

Sales Person: CLH

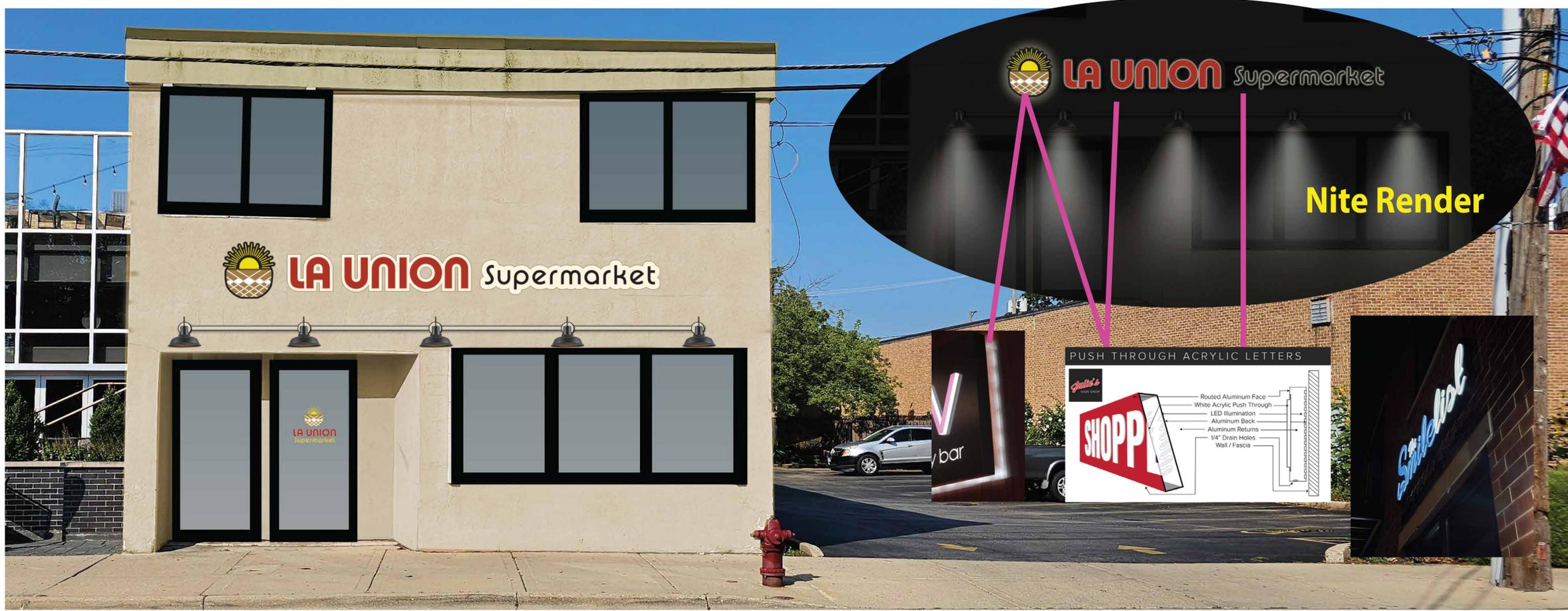
Job Schedule:

Permits:

Pick Up:

Install:

Ship:



If Approved, Please Fill Area

Signature:

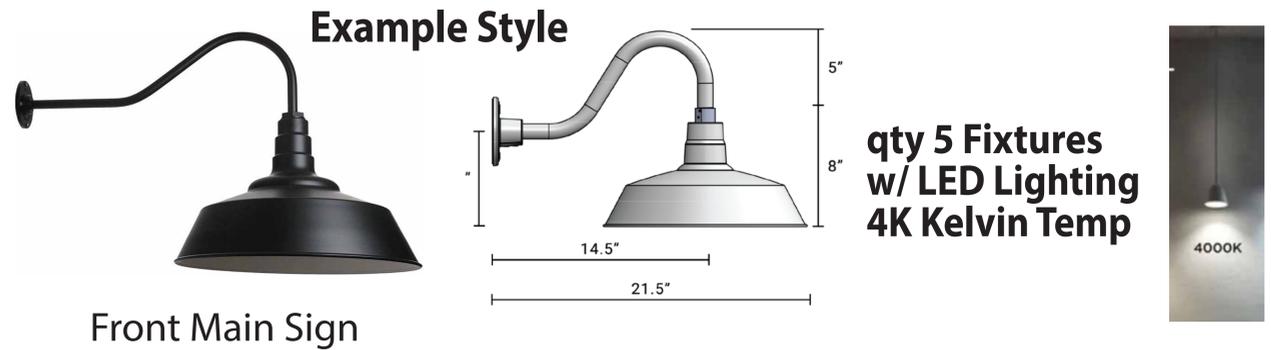
Print Name:

If not email changes

Bill To Client:

Anna

La Union Supermarket
Highwood IL



Front Main Sign

qty 5 Fixtures
w/ LED Lighting
4K Kelvin Temp



Property = 1,239 sq ft / Building = 504 Sq ft



24.5"W x 27" H
Cloud Shaped Shoebox
Painted satin black
1/2" Thick Push Thru
w/ Vinyl 3M vinyl Yellow / Tan TBD
FRONT & BACKLIT HALO White

LA UNION

22"W x 18" H
Same Specs ----->

62"W x 18" H
Shaped shoebox Cabinet w/ 1/2" Push thru Acrylic
w/ Trans 3M Vinyl _ Color TBD ?
Cabinet Painted Building Paint Color TBD?
Flush Mount

Supermarket

84"W x 16" H
Shaped shoebox Cabinet w/ 1/2" Push thru Acrylic
satin black opa 3m vinyl
Cabinet Painted Building Paint Color TBD?
Flush Mount

Sign = 38 sq ft



PLEASE NOTE:

Standard production time on most Print/Graphic Orders is 5-10 business days from signed approval or when materials for your project arrives (whichever may be longer). Anything required for a certain date/event/rush may have Rush Fee Applied. Prices DO NOT include tax, freight or installation where applicable unless noted. *Custom One Off Signs & electrical Fabricated items are 5-7 weeks in most cases.

YOU ARE THE LAST PERSON TO APPROVE THIS PROOF

This proof for your project approval is YOUR responsibility to proofread and check all items of your project carefully. IC Signs & Graphics is NOT responsible for errors that are overlooked during the proofing process. YOU will be responsible for reprint costs. By signing this proof and OR replying to the email communication w/ this proof prior for an approval, you are taking all liability that the proof is correct.

WE HAVE MOVED!

522 Sheridan Rd Highwood IL 60040 P: 708-669-7177 W: icsignsinc.com

No Verbal Changes or Approvals Allowed / All Approvals or Changes must be emailed

CITY OF HIGHWOOD ORDINANCE _____

**AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT
BETWEEN THE CITY OF HIGHWOOD AND HIGHWOOD
DEVELOPMENT PARTNERS CORPORATION AND ZHH LLC FOR THE
PROPERTY AT 412, 416, 420, 424 and 430 SHERIDAN ROAD IN THE
CITY OF HIGHWOOD, ILLINOIS, COMPRISING A PART OF THE
DOWNTOWN TIF REDEVELOPMENT PROJECT AREA OF THE CITY
OF HIGHWOOD, LAKE COUNTY, ILLINOIS**

Published in pamphlet form by authority of the City Council
of the City of Highwood, Lake County, Illinois
on this _____ day of _____, 2026

City-wide

Mayor: Charlie Pecaro
City Clerk: Scott Coren
City Manager: Scott Coren
City Attorney: Howard C. Jablecki
Klein, Thorpe, Jenkins, Ltd

Aldermen

Robyn Bauer
Krista Hanson
Mike Fiore
Andy Peterson
M. Brad Slavin
George Markoutsas

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT
BETWEEN THE CITY OF HIGHWOOD AND HIGHWOOD
DEVELOPMENT PARTNERS CORPORATION AND ZHH LLC FOR THE
PROPERTY AT 412, 416, 420, 424 and 430 SHERIDAN ROAD IN THE
CITY OF HIGHWOOD, ILLINOIS, COMPRISING A PART OF THE
DOWNTOWN TIF REDEVELOPMENT PROJECT AREA OF THE CITY
OF HIGHWOOD, LAKE COUNTY, ILLINOIS**

BE IT ORDAINED by the City Council of the City of Highwood, Lake County, Illinois, as follows:

SECTION 1: The City Council finds as follows:

- A. The City of Highwood (hereinafter referred to as the “CITY”) is a home rule municipality pursuant to Section 6 (a) of Article VII of the Constitution of the State of Illinois and is authorized to exercise and perform any function pertaining to its government and affairs.
- B. The State of Illinois has adopted tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as from time to time amended (hereinafter referred to as the “TIF ACT”).
- C. In accordance with the TIF ACT, on February 5, 2002, the corporate authorities of the CITY adopted Ordinance Numbers 02-0-03, 02-0-04 and 02-0-05 approving a tax increment redevelopment plan and project, designating a tax increment redevelopment project area and adopting tax increment financing relative to the CITY’s DOWNTOWN TIF REDEVELOPMENT PROJECT AREA (hereinafter referred to as the “DOWNTOWN TIF DISTRICT”) for redevelopment and revitalization of a portion of the corporate limits of the CITY (hereinafter referred to as the “REDEVELOPMENT PROJECT AREA”) The legal description and map of the REDEVELOPMENT PROJECT AREA are attached hereto as EXHIBITS A-1 and A-2, respectively.
- D. The CITY, on August 3, 2021, further adopted Ordinances 21-0-16; 21-0-17 and 21-0-18 extending the term of the DOWNTOWN TIF DISTRICT by twelve years.
- E. Highwood Development Partners Corporation and ZHH LLC (hereinafter referred to as the “DEVELOPER”) desire to redevelop a portion of the REDEVELOPMENT PROJECT AREA, (hereinafter referred to as the “SUBJECT PROPERTY”) on which the DEVELOPER intends to construct on the parcels located at 412, 416, 420, 424, and 430 Sheridan Road in the City of Highwood, Illinois, a mixed use building with six

residential floors, ninety-three (93) Class A luxury residential units, approximately 101 covered and outdoor parking spaces, and approximately [three thousand one hundred sixty-one (3,161) square feet of ground floor retail space. (hereinafter referred to as the “PROJECT”).

- F. Attached hereto as EXHIBIT B and made part hereof is a Redevelopment Agreement, between the DEVELOPER and the CITY, which sets forth the terms and conditions pursuant to which the DEVELOPER will proceed with the PROJECT (hereinafter referred to as the “REDEVELOPMENT AGREEMENT”).
- G. The Development necessitates the sale of CITY owned land to the DEVELOPER located at 412, 416, 420, 424, and 430 Sheridan Road in the City of Highwood which will be accomplished through the Real Estate Sales Contract attached to the REDEVELOPMENT AGREEMENT as EXHIBIT G.
- H. In accordance with the TIF ACT it is in the best interest of the CITY to approve the REDEVELOPMENT AGREEMENT.

SECTION 2: Based upon the foregoing, and pursuant to the TIF ACT, the REDEVELOPMENT AGREEMENT that is in substantial conformity with the Agreement, attached hereto as EXHIBIT B is hereby approved. The Mayor and Clerk of the CITY are authorized and directed to execute and deliver such other instruments and Exhibits, including said REDEVELOPMENT AGREEMENT, with any final language changes that do not amend the TIF Incentive offered by the City or the sale price for the SUBJECT PROPERTY, to be approved by the Mayor, City Manager and City Attorney. Further the Mayor, Clerk and City Manager are authorized to execute any and all documents necessary to carry out the transactions provided for in the REDEVELOPMENT AGREEMENT, including the Exhibits thereto.

SECTION 3: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

ADOPTED this ____ day of _____, 2026, pursuant to a roll call vote as follows:

Robyn Bauer	_____	George Markoutsas	_____
Mike Fiore	_____	Andy Peterson	_____
Krista Hanson	_____	M. Brad Slavin	_____

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by the City Council of the City of Highwood this _____ day of _____, 2026.

Mayor Charles Pecaro

ATTEST:

City Clerk

EXHIBIT A-1

LEGAL DESCRIPTION OF TIF

EXHIBIT A-2

MAP OF TIF DISTRICT

EXHIBIT B

REDEVELOPMENT AGREEMENT

STATE OF ILLINOIS)
)SS.
COUNTY OF LAKE)

CLERK’S CERTIFICATE

I, the undersigned, the duly qualified Clerk of the City of Highwood, Lake County, Illinois, and the keeper of the records thereof, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT
BETWEEN THE CITY OF HIGHWOOD AND HIGHWOOD
DEVELOPMENT PARTNERS CORPORATION AND ZHH LLC FOR THE
PROPERTY AT 412, 416, 420, 424 and 430 SHERIDAN ROAD IN THE
CITY OF HIGHWOOD, ILLINOIS, COMPRISING A PART OF THE
DOWNTOWN TIF REDEVELOPMENT PROJECT AREA OF THE CITY
OF HIGHWOOD, LAKE COUNTY, ILLINOIS**

adopted at a meeting of the said City of Highwood at which a quorum was present held pursuant to the provisions of the Illinois Open Meeting Act on the ____ day of _____, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2026.

City Clerk

(seal)

LEGAL DESCRIPTION

THAT PART OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 15, TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF HIGHWOOD AVENUE (A.K.A. TEMPLE AVENUE); THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF WAUKEGAN AVENUE (A.K.A. SHERIDAN ROAD); THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 15; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF WAUKEGAN AVENUE (A.K.A. SHERIDAN ROAD); THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE SOUTHEASTERLY CORNER OF LOT 1 IN SHORELINE RE-SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 29, 1965, AS DOCUMENT NUMBER 1290034, IN LAKE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 15; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE SOUTHEASTERLY CORNER OF LOT 5 IN THE SUBDIVISION OF BLOCK 46 OF EVERTS AND JEFFREYS DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 29, 1871, IN LAKE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG A STRAIGHT LINE TO THE NORTHEASTERLY CORNER OF LOT 6 IN PRICE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 15, 1908, IN LAKE COUNTY, ILLINOIS AS DOCUMENT NUMBER 117082, (SAID NORTHEASTERLY CORNER ALSO BEING A POINT ON THE WESTERLY LINE OF GREEN BAY ROAD); THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO THE NORTHEASTERLY CORNER OF LOT 7 IN SAID PRICE'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 7 TO THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 7 (SAID WESTERLY LINE ALSO BEING THE EASTERLY LINE OF LOT 5 IN SAID PRICE'S SUBDIVISION) TO THE SOUTHWESTERLY CORNER OF SAID LOT 7, (SAID SOUTHWESTERLY CORNER ALSO BEING A COMMON CORNER TO LOTS 5, 8 AND 10 OF SAID PRICE'S SUBDIVISION); THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOTS 5, 4, 3, 2 AND 1, (SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF LOTS 10, 11, 12, 13, 14 AND 15, ALL IN SAID PRICE'S SUBDIVISION) SAID SOUTHERLY AND NORTHERLY LINE EXTENDED WESTERLY TO THE WESTERLY LINE OF MORGAN PLACE (A.K.A. BURTIS PLACE); THENCE NORTHERLY ALONG SAID MORGAN PLACE (A.K.A. BURTIS PLACE) TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF PRAIRIE AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 47 IN THE PLAT OF HIGHWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1868, IN BOOK "A" PAGE 93, IN LAKE COUNTY, ILLINOIS, SAID EASTERLY LINE OF LOT 47 EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG SAID EASTERLY LINE (SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF MORGAN PLACE), TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF MEARS PLACE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE WESTERLY 125.00 FEET OF LOT 53 IN SAID PLAT OF HIGHWOOD; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO A POINT OF

INTERSECTION WITH THE NORTHERLY LINE OF THE SOUTH 37 FEET OF THE NORTH 150.00 FEET OF THE WESTERLY 150.00 FEET OF SAID LOT 53 (MEASURED ON THE WEST LINE THEREOF); THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF EVERTS PLACE; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE NORTH 50.00 FEET OF THE SOUTH 103.00 FEET OF THE NORTH 203.00 FEET OF SAID LOT 52, (AS MEASURED ALONG THE WEST LINE OF SAID LOT 52); THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH SAID WEST LINE OF LOT 52, (SAID WEST LINE ALSO BEING THE EASTERLY LINE OF LOT 51 IN SAID PLAT OF HIGHWOOD); THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER OF "L" AND "L" SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 20, 1976, AS DOCUMENT NO. 1792842, IN LAKE COUNTY, ILLINOIS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID "L" AND "L" SUBDIVISION, TO THE NORTHWEST CORNER THEREOF, (SAID NORTHWEST CORNER BEING A POINT ON THE EASTERLY LINE OF JEFFERY PLACE); THENCE NORTHERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE SOUTH 49.50 FEET OF THE EAST 100.00 FEET OF THE NORTH 172.00 FEET (MEASURED FROM CENTER OF STREET) OF LOT 50 IN SAID PLAT OF HIGHWOOD, EXTENDED EASTERLY; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF HIGH STREET; THENCE NORTHERLY ALONG SAID WESTERLY LINE EXTENDED TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF HIGHWOOD AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF PALMER AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH SOUTHERLY LINE OF THE NORTH 80.00 FEET OF THE SOUTH 300.00 FEET OF LOT 58 IN SAID PLAT OF HIGHWOOD EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 58; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 263.34 FEET OF LOT 57 IN SAID PLAT OF HIGHWOOD; THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 33.00 FEET OF SAID LOT 57; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 96.84 FEET OF THE NORTH 263.34 FEET OF SAID LOT 58; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 57; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF NORTH AVENUE; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF FUNSTON AVENUE, EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH SOUTH LINE OF THE NORTH 133.00 FEET OF THE SOUTH 333.00 FEET OF THE WEST 175.00 FEET OF LOT 59 IN SAID PLAT OF HIGHWOOD; THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WEST 175.00 FEET OF LOT 59; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 6 IN BELLI'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 10, 1924, AS DOCUMENT NO. 248493, IN LAKE COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTHERLY ALONG THE EAST LINES OF LOTS 6, 7, 8 & 9 (SAID EAST LINES ALSO BEING THE WEST LINES OF LOTS 5, 4, 3, 2 AND 1 OF SAID BELLI'S SUBDIVISION) TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 2 IN ORLANDINI'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 20, 1940, AS DOCUMENT NO. 473967, IN LAKE

COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN SAID ORLANDINI'S SUBDIVISION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 50, BLOCK 2 IN HAYT'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 15, 1896, AS DOCUMENT NO. 65143, IN LAKE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE EAST LINE OF SAID BLOCK 2 TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 2 TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 32, BLOCK 1 IN SAID HAYT'S RESUBDIVISION EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 32, THENCE WESTERLY ALONG THE NORTH LINES OF LOTS 32, 31, 30 AND 29 IN SAID BLOCK 1, TO THE NORTHWEST CORNER OF SAID LOT 29; THENCE NORTHERLY ALONG THE EAST LINE OF SAID BLOCK 1 TO A POINT OF INTERSECTION WITH THE CENTERLINE OF WASHINGTON AVENUE; THENCE EASTERLY ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH A LINE 100.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF BLOCK 23 IN E. AHSLEY MEAR'S PLAT OF HIGHWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 25, 1875, IN BOOK "A" OF PLATS, PAGE 27, IN LAKE COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID LINE 100.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 23, TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SHERIDAN ROAD (A.K.A. WAUKEGAN AVENUE); THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF CLAY AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

THAT PART OF LOT 54 IN THE PLAT OF HIGHWOOD, BEING EVERTS AND JEFFERY'S DIVISION, ACCORDING TO SAID PLAT THEREOF, RECORDED ON AUGUST 22, 1868 IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF SAID LOT 54 (BEING THE WESTERLY LINE OF GREEN BAY ROAD, FORMERLY RAILWAY AVENUE) AND THE PRESENT NORTHERLY LINE OF HIGHWOOD AVENUE, LOCATED 22.50 FEET NORTH OF THE ORIGINAL CENTER LINE OF SAID HIGHWOOD AVENUE; THENCE NORTH 28 DEGREES 43 MINUTES WEST ALONG SAID EASTERLY LINE OF LOT 54, 45.55 FEET (BEING THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF LOT 54 AND THE CENTER LINE OF AN 0.80 FOOT WIDE CONCRETE BLOCK PARTY WALL EXTENDED STRAIGHT EASTERLY); THENCE NORTH 89 DEGREES 42 MINUTES WEST ALONG SAID CENTER LINE OF THE AFOREMENTIONED 0.80 FOOT WIDE CONCRETE BLOCK PARTY WALL, AND ALONG SAID CENTER LINE EXTENDED STRAIGHT WESTERLY, 109.91 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 201.85 FEET OF SAID LOT 54 (BEING THE EAST LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED OCTOBER 16, 1979, AS DOCUMENT NO. 2028145 AND RE-RECORDED JANUARY 24, 1980, AS DOCUMENT NO. 2045553); THENCE SOUTH 00 DEGREES 12 MINUTES 30 SECONDS EAST 40.05 FEET, MORE OR LESS, ALONG SAID PARALLEL EAST LINE, TO SAID PRESENT NORTHERLY LINE OF HIGHWOOD

AVENUE; AND 131.65 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ALSO EXCEPTING,

THAT PART OF LOT 1 IN BLOCK 17 IN PLAT "D" OF HIGHWOOD, BEING EVERTS AND MEARS' SUBDIVISION OF LOTS 60, 61 AND 63 OF EVERTS AND JEFFERYS DIVISION OF LANDS IN SECTIONS 14 AND 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID LOT 1, 150.00 FEET WEST ON SAID NORTH LINE FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST 101.59 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 1 AND 70.00 FEET EAST 117.75 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 43.22 FEET; THENCE NORTH 102.20 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AND ALSO EXCEPTING,

THAT PART OF LOT 4 IN LUCY D. COMSTOCK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT NO. 62363, ON JULY 3, 1895, IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF HIGHWOOD, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE WEST 96.00 FEET OF THE EAST 146.00 FEET OF SAID LOT 4 (MEASURED ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 4) EXCEPT THE SOUTH 90.00 FEET THEREOF.

The Area contains approximately 60 acres. The street location of the Area is:

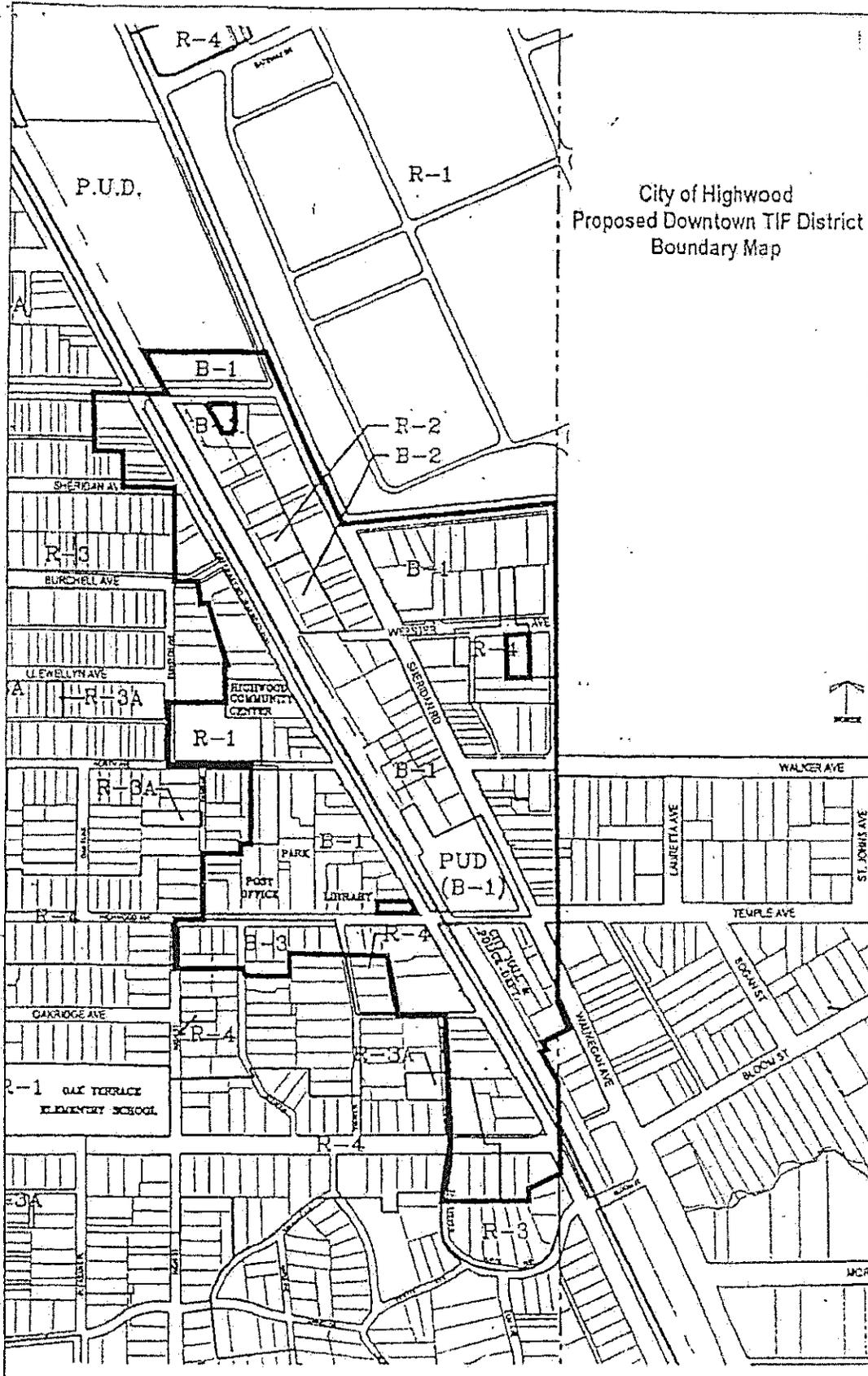
The Area is generally bounded on the north by Washington Street, on the east by the City's boundaries, on the south by the City's boundaries, and on the west by the frontage properties that face Green Bay Road.

**EXHIBIT A-2
Highwood Downtown TIF District**

Map

(see attached)

City of Highwood
Proposed Downtown TIF District
Boundary Map



AGENDA MEMO
Committee of the Whole
February 3, 2026

ISSUE STATEMENT

An ordinance amending 4-1-7: Classification of Licenses in the Highwood City Code to add a Class C Liquor License.

BACKGROUND/HISTORY

The City received a liquor license application for Class C, beer and wine service, for Pelago Café at 325 Waukegan Avenue.

STAFF/COMMITTEE RECOMMENDATION

Staff recommend approval of the ordinance adding a Class C liquor license.

ALTERNATE CONSIDERATION

Not approving the ordinance would be an alternate consideration.

ATTACHMENTS

-Ordinance

**CITY OF HIGHWOOD ORDINANCE O-26-01
AN ORDINANCE AMENDING 4-1-7: CLASSIFICATION OF LICENSES
IN THE HIGHWOOD CITY CODE TO ADD A CLASS C LIQUOR
LICENSE**

**ADOPTED BY THE CITY COUNCIL
OF THE
CITY OF HIGHWOOD, LAKE COUNTY, ILLINOIS
ON
THE 3RD DAY OF FEBRUARY, 2026**

Published in pamphlet form by authority of the City Council
of the City of Highwood, Lake County, Illinois
on this 3rd day of February, 2026

City-wide

Mayor: Charlie Pecaro
City Clerk: Scott Coren
City Manager: Scott Coren
City Attorney: Howard Jablecki
Klein, Thorpe, Jenkins, Ltd

Aldermen

George Markoutsas
Robyn Bauer
Mike Fiore
Andy Peterson
M. Brad Slavin
Krista Hanson

ORDINANCE NO O-26-01

**AN ORDINANCE AMENDING 4-1-7: CLASSIFICATION OF LICENSES
IN THE HIGHWOOD CITY CODE TO ADD A CLASS C LIQUOR
LICENSE**

WHEREAS, the City of Highwood is a home rule unit of government under Section 6(a); Article VII of the 1970 Constitution of the State of Illinois, and may exercise powers pertaining to its local governmental affairs; and

WHEREAS, the City of Highwood is adding a Class C license,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHWOOD, LAKE COUNTY, ILLINOIS, as follows:

SECTION 1: Section 4-1-7: Classification of Licenses of the Highwood City Code is hereby amended to provide as follows [deleted language stricken]:

4-1-7: CLASSIFICATION OF LICENSES:

- A. Class C License: Beer and wine.
 - 1. License holder is authorized to sell beer, wine and spirits on premises only.

SECTION 2: This ordinance shall be in full force and effect from and after its adoption and publication in pamphlet form (which publication is hereby authorized) as provided by law.

ADOPTED this 3rd day of February, 2026, pursuant to a roll call vote as follows:

Robyn Bauer
Krista Hanson
George Markoutsas

Mike Fiore
M Brad Slavin
Andy Peterson

AYES: _____

NAYS: _____

ABSENT: 1 _____

APPROVED by the City Council of the City of Highwood this 3rd day of February, 2026.

Mayor Charles Pecaro

ATTEST:

City Clerk

STATE OF ILLINOIS)
)SS.
COUNTY OF LAKE)

CLERK'S CERTIFICATE

I, the undersigned, the duly qualified Clerk of the City of Highwood, Lake County, Illinois, and the keeper of the records thereof, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

**AN ORDINANCE AMENDING 4-1-7: CLASSIFICATION OF LICENSES
IN THE HIGHWOOD CITY CODE TO ADD A CLASS C LIQUOR
LICENSE FOR PELAGO CAFE**

ORDINANCE NO. O-26-01

adopted at a meeting of the said City of Highwood at which a quorum was present held pursuant to the provisions of the Illinois Open Meeting Act on the 3rd day of February, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of February, 2026.

City Clerk

(seal)