

1 **MINUTES OF A REGULAR MEETING**
2 **PLAN AND DESIGN COMMISSION**
3 **OF THE CITY OF HIGHLAND PARK, ILLINOIS**
4

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6 **MEETING DATE:** Tuesday, January 20, 2026
7

8 **MEETING LOCATION:** Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL
9

10 **CALL TO ORDER**

11 At 7:01 p.m., Chairperson Kerch called the meeting to order. Staff was asked to call the roll.
12

13 **ROLL CALL**

14 Commissioners Present: Chairperson Kerch; Commissioners Fettner, Ihnchak, Mantis, Moore, & Nanus
15

16 Commissioners Absent: Commissioner Henry
17

18 Councilmember Present: Ross
19

20 Student Council Absent: Fallas
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22 Staff declared that a quorum was present.
23

24 Guests Present: Katie Jahnke Dale, Partner/DLA Piper
25

26 Staff Present: Fontane & Burhop
27

28 Others Present: Marcus Martinez, Corporation Counsel/Elrod Friedman LLP
29 Gale Cerabona/Recorder
30

31 **APPROVAL OF MINUTES**

32 *Regular Meeting of the Plan and Design Commission – January 6, 2026*
33

34 Commissioner Nanus moved to approve the January 6, 2026, PDC regular meeting minutes. Commissioner
35 Mantis seconded the motion.
36

37 Commissioner Moore amended, on Page 3, Line 11, that 80 square feet be replaced with *80,000 square feet*.
38

39 Commissioners Nanus & Mantis accepted the amendment.
40

41 On a voice vote

42 Voting Yea Chairperson Kerch; Commissioners Ihnchak, Mantis, Moore, & Nanus

43 Voting Nay: None

44 Abstain: Commissioner Fettner
45

46 Chairperson Kerch declared that the motion passed 5-0.
47

48 **SCHEDULED BUSINESS**

1 1. Public Hearing #PUD-2025-00041 for the following: (1) a public hearing for a Special Use Permit for an
2 Off-Street Parking Lot, Freestanding; (2) a public meeting for a Special Use Permit in the Nature of a Final
3 Planned Development with modifications from City Code; (3) a public meeting for Final Plat of Re-
4 subdivision with variations and waivers; and (4) a public meeting for Design Review for a 227 residential-unit
5 townhome development (1660 and 1700 Old Deerfield Road)
6

7 Senior Planner Burhop reviewed the proposal:

- 8 • Recommendation
- 9 • Project Summary
 - 10 ○ 227 residential-townhome units
 - 11 ○ widening Old Deerfield Road
 - 12 ○ landscaping
 - 13 ○ additional Off-Street Parking
- 14 • Site Plan
- 15 • Aerial View was shown
- 16 • Commission & City Council Considerations
- 17 • Changes
 - 18 ○ Off-Street Parking Lot
 - 19 ○ engineering, storm water management
 - 20 ○ traffic, sound mitigation
 - 21 ○ landscaping detail
- 22 • Special Use Permit, Off-Street Parking Lot, Freestanding
 - 23 ○ RM1 zoning district (Conditional Use)
 - 24 ○ 2.5' landscaping strip
 - 25 ○ sidewalk along Old Deerfield Road
- 26 • Final Engineering Plans & Final Plat (changes from January 9, 2026)
- 27 • Landscaping
- 28 • Exterior Lighting
- 29 • Devonshire Court – Ridge Road & Old Deerfield Road – RR Intersection Updates
 - 30 ○ crosswalk now on south side
- 31 • Other New Items
 - 32 ○ acoustics
 - 33 ○ remediation schedule
 - 34 ○ construction-site logistics plan
- 35 • City or Agency Comments
- 36 • Modifications – Subdivision with Changes
- 37 • Modifications – Zoning
- 38 • Modifications – Zoning with Changes
- 39 • Modifications – Zoning & Fence (Additional Relief)
- 40 • Conditions
- 41 • Recommendation
- 42 • Public Benefit
- 43 • Specific Conditions
- 44 • Variations

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46 Chairperson Kerch swore in Ms. Katie Jahnke Dale, Partner with DLA Piper, who stated her team would
47 respond to questions.

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Some PDC comments are:

- Commissioner Nanus asked if the parking lot would still be their property. Ms. Jahnke Dale said yes.
- Commissioner Fettner asked, regarding the construction-traffic exhibit, if all access is through the access road. Senior Planner Burhop said yes.
- Commissioner Ihnchak asked about wetland easement and maintenance. Senior Planner Burhop said there was a Condition related to open space. He displayed, read, and explained same. He stated the Applicant is responsible for maintenance. Ms. Jahnke Dale concurred, as they privately own it.

Chairperson Kerch asked if anyone in the audience wished to speak. The following came forward and was sworn in:

- Laurie Broutman asked, regarding the environmental site, if other Applicants have done this. She asked if remediation or clean-up was done by Solo Cup. Ms. Broutman asked if a plastics clean-up was done, if water in storage will affect nearby homes, light pollution, environmental impact on water quality of nearby homes, harm to wetlands, follows the Master Plan, etc.

Corporation Counsel Martinez stated what's before the PDC (i.e. changes).

Chairperson Kerch stated many questions have been answered – remediation, etc.

Corporation Counsel said a *no further remediation* letter will come from the Illinois Environmental Protection Agency/IEPA. He noted the IEPA hasn't looked into it. Senior Planner Burhop said, regarding environmental concerns, a letter of *no remediation* would be provided by the IEPA.

Commissioner Moore said this has been reviewed by storm water management, City Engineers. Senior Planner Burhop said he verified that Lake County Storm Water Commission is reviewing this.

Chairperson Kerch said all of these things will be reviewed throughout this process. Senior Planner Burhop reminded Ms. Broutman's email is in the packet. He said anyone can contact him, and he would review Ms. Broutman's email with her.

- Martin Karp asked where the responsibility lies in the future if the traffic impact is underestimated. Chairperson Kerch said the Petitioner will have to fund future traffic studies if necessary. Senior Planner Burhop reminded this is a Condition and read same.
- Sandy Lurie said nearby residents believe the crosswalk is unnecessary. She wonders why the location of the crosswalk changed. Ms. Lurie noted KLOA is making a measurement. The crosswalk at Devonshire & Ridge is dangerous. Neighbors don't want trees cut down. With the crosswalk on the other side, one has less time. A sidewalk could be placed from the last house to Woodland Trail. This sets up the community for danger. She stated this is not a public benefit.

Commissioner Fettner asked if it is a standard crosswalk or one with a light. Senior Planner Burhop replied it's a crosswalk with markings on the pavement.

- Ms. Lurie returned and asked if a stop sign could be placed; addresses safety issue.

Commissioner Nanus advised there is a Traffic Commission. Director Fontane said this issue was already reviewed.

1
2 Commissioner Moore moved to adopt Findings of Fact for the Final PUD, the SUP for the off-street parking
3 lot, freestanding, and the Final Plat, with 9 updates and modifications/Conditions
4 presented by Staff. Commissioner Mantis seconded the motion.
5

6 On a voice vote

7 Voting Yea Commissioners Fettner, Ihnchak, Mantis, Moore, & Nanus
8 Voting Nay: Chairperson Kerch
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10 Director Fontane declared that the motion passed 5-1.
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12 Commissioner Moore moved to approve Design Review. Commissioner Fettner seconded the motion.
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14 On a voice vote

15 Voting Yea Commissioners Fettner, Ihnchak, Mantis, Moore, & Nanus
16 Voting Nay: Chairperson Kerch
17

18 Director Fontane declared that the motion passed 5-1.
19

20 **OTHER BUSINESS**

21 1. Information Item: Administrative Design Review Update

22 There were no updates.
23

24 2. Next Regular Meeting – February 3, 2026

25 The next regular meeting will be February 3, 2026, in City Hall at 7 p.m.
26

27 3. Case Briefing

28 Director Fontane advised City Council approved 734 Central Avenue.
29

30 **BUSINESS FROM THE PUBLIC**

31 There was no Business from the Public.
32

33 **ADJOURNMENT**

34 Commissioner Nanus moved to adjourn at 8:15 p.m. Commissioner Mantis seconded the motion.
35

36 On a voice vote

37 Voting Yea Chairperson Kerch; Commissioners Henry, Ihnchak, Mantis, Moore, & Nanus
38 Voting Nay: None
39

40 Chairperson Kerch declared that the motion passed unanimously.
41

42 Respectfully Submitted,
43

44 Gale Cerabona
45 Recorder
46

47 **MINUTES OF A REGULAR MEETING ON JANUARY 6, 2026, WERE APPROVED WITH CORRECTIONS.**