

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, the next regular meeting of the Plan & Design Commission of the City of Highland Park is scheduled to be held at the hour of 7:00 P.M. on Tuesday, February 17, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois.

Individuals with questions or feedback about an agenda item may email Karl Burhop, Senior Planner, with the Community Development Department, at kburhop@cityhpil.com. All emails and comments submitted for the Commission will be made public.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe or participate in this hearing, or who have questions about the accessibility of the meeting facilities, contact the City's ADA coordinator Emily Taub at etaub@cityhpil.com or 847.926.1005.

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At the meeting, it is anticipated that there will be a discussion of the following items:

City of Highland Park
Regular Meeting of the Plan and Design Commission
Highland Park City Hall, 1707 St Johns Avenue

February 17, 2026

7:00 P.M.
MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
 - a. Consideration of Plan and Design Commission Minutes
 - i. Regular Meeting on Feb. 3, 2026
- IV. Scheduled Business
 - a. DES-2026-00086 for Design Review and Sign Package with Variations (1849 Green Bay Rd.)
 - b. Public Hearing #PUD-2025-00081 for a Special Use Permit in the Nature of a Planned Development with Modifications from City Code; and a Plat of Re-Subdivision, with Variances from City Code (147 Central Ave.)
- V. Other Business
 - a. Information Item: Administrative Design Review Update
 - b. Next Meeting – March 3, 2026, A Regular Meeting at City Hall
 - c. Case Briefing
- VI. Business from the Public
- VII. Adjournment

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

5
6 **MEETING DATE:** Tuesday, February 3, 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, Henry, Ihnchak, Mantis, Moore, &
15 Nanus
16

17 Councilmember Present: Lidawer
18

19 Student Council Present: Pielet
20

21 Staff declared that a quorum was present. Director Fontane recognized new Student Council member, Chloe
22 Pilot.
23

24 Guests Present: Mitch Goltz, Managing Principal/GTZ Properties
25 Corey Glasson, Owner/Twinkle Twinkle Little One
26

27 Staff Present: Fontane, Burhop, & Mistretta
28

29 Others Present: Marcus Martinez, Corporation Counsel/Elrod Friedman LLP
30 Gale Cerabona/Recorder
31

32 **APPROVAL OF MINUTES**

33 *Regular Meeting of the Plan and Design Commission – January 20, 2026*
34

35 Commissioner Moore moved to approve the January 20, 2026, PDC regular meeting minutes. Commissioner
36 Ihnchak seconded the motion.
37

38 On a voice vote

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

40 Voting Nay: None

41 Abstain: Commissioner Henry
42

43 Chairperson Kerch declared that the motion passed 6-0.
44

45 **SCHEDULED BUSINESS**

46 1. DES-2026-00085 for Design Review & Sign Package with Variations (172-178 Skokie Valley Road)
47 Senior Planner Burhop distributed a material sample.
48

1 Planner Mistretta reviewed the proposal:

- 2 • Existing Property
 - 3 ○ has no sign package; 3 tenants
- 4 • Aerial View was shown
- 5 • Proposed Sign Package
 - 6 ○ existing gooseneck lights
- 7 • Renderings were illustrated
 - 8 ○ Applicant owns property to the north; will mirror those façade improvements
- 9 • Façade Improvements
 - 10 ○ material was distributed
- 11 • Existing Signage & Facade
 - 12 ○ current internally-illuminated signs
- 13 • Sign Standards were displayed
- 14 • Approval Process & Recommendation
 - 15 ○ with Condition per Staff

16
17 Chairperson Kerch asked about variations. Senior Planner Burhop said there are no variations – but rather a
18 sign package. Each window sign would be up to 6 sq. ft.; total of 120 sq. ft.; height complies. He did note
19 there is 1 variance – identifications signs (hours of operation).

20
21 Mr. Mitch Goltz, Managing Principal with GTZ Properties, stated they renovated the neighboring property
22 and are excited to receive new tenants. He noted demolition is underway.

23
24 Commissioner Nanus asked, and Mr. Goltz said there are 3 tenants in 4 spaces.

25
26 Chairperson Kerch asked if anyone in the audience wishes to speak. There was no one.

27
28 Commissioner Moore moved to adopt the Certificate of Approval as listed. Commissioner Mantis seconded
29 the motion.

30
31 On a roll call vote

32 Voting Yea	Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, & 33 Nanus
34 Voting Nay:	None

35
36 Director Fontane declared that the motion passed unanimously.

37
38 2. DES-2026-00086 for Design Review & Sign Package with Variations (1849 Green Bay Road)

39 Planner Mistretta reviewed the proposal:

- 40 • Existing Property
 - 41 ○ tenant space in Renaissance Place
 - 42 ○ sign package in place
 - 43 ○ triggers Design Review
- 44 • Aerial View was shown
- 45 • Existing 1998 Sign Package
- 46 • Proposed Amendments (first-time signage on wall and awnings)
 - 47 ○ wall-sign total area is 63.2 sq. ft.

- 1 ○ awning-sign total area is 178.4 sq. ft.
- 2 ○ total sign area is 241.6 sq. ft.
- 3 • Proposed Awnings (will match what's currently there)
- 4 • Proposed Renderings
 - 5 ○ signage on all awnings (separate signs)
 - 6 ○ wall signs comply
- 7 • Existing Photos
- 8 • Staff Photos (surrounding area)
- 9 • Approval Process & Recommendation
 - 10 ○ Petitioner could amend dimensions
 - 11 ○ 11 signs

12
13 Some PDC comments are.....

- 14 • Commissioner Ihnchak asked what identification signage is. Planner Mistretta responded it would have the store name, logo, etc.
- 15
- 16 • Commissioner Henry is troubled by letter "a" in the standards for sign packages. This is a hodgepodge; lack of consistency. Director Fontane said flexibility of content is necessary to express one's business. He explained the focus should be on the containers and how many there are (not the content).
- 17
- 18
- 19
- 20 • Commissioner Fettner asked if current tenants have signage on awnings. Planner Mistretta said no. Senior Planner Burhop said the restriction is 1 pedestrian sign per frontage.
- 21
- 22 • Commissioner Moore asked if *Local Leaf* has awnings; not super consistent.
- 23 • Chairperson Kerch said the 1998 sign package didn't set good guidelines. Senior Planner Burhop said some parts of that sign package have been amended.
- 24
- 25 • Commissioner Mantis asked if other tenants, who have more facades, have different signage. Senior Planner Burhop said some signs have above-window signs or signage on the door.
- 26
- 27

28 Mr. Corey Glasson, owner of Twinkle Twinkle Little One, advised he and his wife have been in business for
29 19 years in Chicago. He noted there is a need to educate first-time parents, and explained they needed room
30 for furniture, usage of car seats/strollers. They fell in love with Renaissance Place to lease 2 spaces. The
31 challenge is 2 separate spaces with 2 entrances. Mr. Glasson shared, if signage was different, it may not
32 identify this is all 1 store; don't wish to have confused customers. An alternate/revised sign option was
33 shown (connecting 2 stores into 1).
34

35 More PDC comments are.....

- 36 • Chairperson Kerch asked if an entrance on both frontages is desired. Mr. Glasson said yes.
- 37 • Commissioner Mantis said there may be more depth/protrusion. Mr. Glasson stated they will use
38 the awnings that are there.
- 39

40 Chairperson Kerch asked if anyone in the audience wishes to speak. There was no one.

41
42 Councilperson Lidawer asked/said.....

- 43 • and Staff said each face can have an identification sign.
- 44 • if an awning is a separate sign. Director Fontane said yes. Senior Planner Burhop said, in the 1998
45 sign package, 1 pedestrian sign per frontage is allowed (without the subsequent amendments).
- 46 • 11 signs are a lot.
- 47

1 Mr. Glasson said he wishes to comply. He is not adamant about the valance signage. The concern is to be
2 classy and combine 2 spaces; wants uniformity with the facades; matching look. No one else has taken 2
3 spaces and combined them into 1.
4

5 Final PDC comments are.....

- 6 • Commissioner Moore likes:
 - 7 ○ the 1 awning along the north side. A concern is the valance. Mr. Glasson noted the middle
 - 8 door doesn't exist.
 - 9 ○ the revised option better; looks cleaner.
- 10 • Commissioner Fettner concurred and likes the revised sign better; looks cleaner; wants the business
- 11 to be successful.
- 12 • Commissioner Mantis struggles with the signage on the valance. There are no other areas with 2
- 13 entrances; a big ask.
- 14 • Commissioner Ihnchak concurs with Commissioner Mantis; the valance looks busy. The first version
- 15 looks repetitive. She appreciates identifying this is a family-owned business.
- 16 • Commissioner Nanus applauds and admires the Petitioner. He shared this may set a precedent for
- 17 the future.
- 18 • Chairperson Kerch:
 - 19 ○ likes the 3 awnings. He hates to cover stone. There are too many logos; repetitive.
 - 20 ○ doesn't think people will be confused; likely want more signage on the Green Bay side.
- 21 • Commissioner Ihnchak asked Corporation Counsel for valance feedback. Corporation Counsel
- 22 Martinez said the content of the sign cannot be dictated, as it's a constitutional issue. Content strays
- 23 away from design. He suggested concentrating on the number of signs.
- 24 • Commissioner Mantis asked, and Corporation Counsel Martinez said the tenant can switch content.
- 25 Director Fontane said the number of signs and the size of the containers should be the focus.
- 26 • Commissioner Henry likes the revised sign; lends uniformity to the area. He would remove Twinkle
- 27 Twinkle Little One and indicate *family-owned* instead. Mr. Glasson informed they wish to open the
- 28 business in the next 6 weeks.
- 29 • Chairperson Kerch said there could be 1 less sign on the Green Bay side. He agreed everyone wants
- 30 to see businesses succeed. Director Fontaine summarized that the valance would only have 1
- 31 centered sign, a logo, and a wall sign.
32

33 Commissioner Henry moved to continue this matter to the next PDC meeting on February 17, 2026.

34 Commissioner Fettner seconded the motion.

35
36 On a voice vote

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

40
41 Director Fontane declared that the motion passed unanimously.
42

43 **OTHER BUSINESS**

44 1. Information Item: Administrative Design Review Update

45 There were no updates.

46 2. Next Regular Meeting – February 17, 2026

47

1 The next regular meeting will be February 17, 2026, in City Hall at 7 p.m.

2

3 **3. Case Briefing**

4 There were no Case Briefings.

5

6 **BUSINESS FROM THE PUBLIC**

7 There was no Business from the Public.

8

9 **ADJOURNMENT**

10 Commissioner Henry moved to adjourn at 8:03 p.m. Commissioner Mantis seconded the motion.

11

12 On a voice vote

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

14 Voting Nay: None

15

16 Chairperson Kerch declared that the motion passed unanimously.

17

18 Respectfully Submitted,

19

20

21 Gale Cerabona

22 Recorder

23

24 **MINUTES OF A REGULAR MEETING ON JANUARY 20, 2026, WERE APPROVED WITHOUT CORRECTIONS.**

REQUEST FOR PLAN & DESIGN COMMISSION ACTION

DATE REFERRED: for the February 17th Plan and Design Commission (“*Commission*”)
ORIGINATED BY: Department of Community Development
SUBJECT: Design Review with a Sign Package Amendment for 1849 Green Bay Road

SUBJECT PROPERTY

Site Location: 1849 Green Bay Road, STE 112
Current Zoning: B5 – Downtown Commercial District
Applicant: Corey Glasson
Property Owner: T RENAISSANCE IL LLC

DESCRIPTION

The applicant Corey Glasson, who will be occupying the tenant space (Suite 112) at Renaissance Place, is seeking to amend the existing sign package for Renaissance Place (the “*Property*”). Currently the tenant space is not occupied, however the applicant owns a business named Twinkle Twinkle Little One. The applicant plans to move into the tenant space and be fully operational this year. The tenant is proposing adding awnings and additional signage. Currently, there are no tenants at Renaissance Place with awning signage. Staff have provided photographs in **Attachment 5**.



Figure 1: 172-178 Skokie Valley Road

There is a sign package for the Property and the proposed signage will go beyond the maximum allowed signage for this tenant space. The applicant has provided a narrative in **Attachment 1**.

EXISTING SIGN PACKAGE

The existing sign package for the Property was originally approved with the original PUD in 1998. The sign package lays out a signage standard for the entire property (which includes 1850 Second Street as well). The sign package has been previously amended before on a tenant by tenant basis, as all of the amendments to the sign package have only been for individual tenant spaces. The 1998 sign package is included in **Attachment 3**.

The tenant space is a corner tenant space, and has two pedestrian frontages. Because of this, the sign package allows for two wall signs by right for the tenant space, one along each pedestrian frontage. The sign package does not allow for internal illumination of signage; instead opting for external illumination of signage via mounted gooseneck lighting. For awning signage, the sign package allows awning signage in lieu of wall signage but not both.

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For wall signage, the following design standards must be followed:

1. Pin set letters.
2. Must only show the company/tenant name.
3. Non-internally illuminated.
4. Letters must be between 10"-20" in height.

In addition to the regulations above, the sign package states that wall signage "shall be limited to the store name...shall not include the product or service provided except as part of Tenant's trade name". The sign package also provides a rendering showing external illumination via mounted light fixtures. For awning signage, the sign package states that the lettering for signs shall be "silk screened or painted letters on the face of the awning shall be six to eight inches high". The material specified for the awning is states as "fabric material".

As stated above, all identification signs shall be illuminated by "stem mounted low voltage accent lights, and must be per Landlords specifications. All tenants are required to use the same lighting fixtures for their illumination". The standard light fixture for Renaissance Place currently is a "gooseneck" stem light fixture.

The sign package does not specify a specific amount for the maximum sign area, the limit on the letter height is the only size limit it provides. However this is an example provided that does show a total sign area of 12.8 Sq. Ft.

PREVIOUS COMMISSION CONSIDERATION

The Commission previously reviewed this proposal at the February 3rd, 2026 meeting. The Commission decided to continue this item to the following agenda; providing the following general comments to the applicant to prepare for the next meeting (refer to the draft minutes in the packet).

- Concerns with the number of signs proposed and repetitiveness.

The Commission did not have any comments on the proposed wall signage.

The applicant also gave a brief presentation which provided an alternative design to the sign package amendment. The applicant agreed to move forward with a redesign of the proposed signage and the proposed redesign is included in **Attachment 2**.

UPDATED - PROPOSED SIGN PACKAGE AMENDMENT

The proposed sign package amendment will only apply to the tenant's unit, and not to any other tenant spaces in Renaissance Place. The applicant has received approval from the landlord for this amendment. In addition, the applicant intends on installing additional awnings to the façade. The signs and awnings are shown on the rendering in **Attachment 2**. All awnings are depicted as being 10' in height from the bottom of the awning to the ground.

The Applicant proposes the following:

1. Two 1.25' x 25.3' (31.6 Sq. Ft. in total area) externally illuminated wall signs. There will be one sign for each pedestrian frontage
 - a. These signs would be allowed by right, and conform to the sign package.
 - b. The external illumination is gooseneck lighting.
 - c. NO CHANGES. There are no changes to the two proposed wall signs. The wall signs are in the same location and are the same area as presented on Feb. 3 to the Commission.
2. Two 13.75' x 0.5' (6.9 Sq. Ft. in total area) awning signs.

REQUEST FOR PLAN & DESIGN COMMISSION ACTION

- a. These will be situated along the northern & western tenant façade facing the pedestrian walkways.
 - b. One of these graphics will be installed on a proposed new awning.
 - c. The signs will be situated on the dropped valence of the awnings.
 - d. The awning will be 179.2 sq. ft. There is 13.6 sq. ft. of signage proposed, as defined in code with each sign dimensioned
3. Total Changes:
- a. Total number signs allowed:
 - i. PROPOSED AMENDMENT: In total, the sign package will allow 4 total signs, (2 wall signs and 2 awning signs).
 - ii. NOTE –The two wall signs will be externally illuminated via gooseneck light fixtures
 - b. Total sign area allowed for the tenant space:
 - i. WALL SIGN TOTAL AREA: 63.2 sq. ft. (2 Signs)
 - The total allowed wall sign area by code per Sec. 150.2025(B)(2)(g) would be 100 Sq. Ft. as that is the lesser amount than 15% of the horizontal area of the façade (approx. 160 Sq. Ft.). The same standard would apply for awning signage as well.
 - ii. AWNING SIGN TOTAL AREA: 13.8 Sq. Ft (2 Signs)
 - iii. TOTAL SIGN AREA: 77 Sq. Ft. (6 total signs)
4. Changes from Feb. 3, 2026:
- a. Signs:
 - i. The Applicant presented 11 signs on Feb. 3 – two walls signs and nine awning signs.
 - ii. This has been reduced to four total signs – the same two wall signs and two awning signs.
 - b. Awnings.
 - i. The Applicant was keeping two awnings while proposing two new awnings.
 - ii. The Applicant is still keeping the west-facing awning and is doing one, larger awning facing north.

Note on Exterior Lighting: The Applicant should clarify what is changing, if anything, regarding the existing lights on the building. At certain locations there are lantern-like lights hanging from the masonry columns. The proposed awning extension along the north appears to cover those lights.

SIGN PACKAGES & STANDARDS

Sign packages are powerful tools because Section 150.2030 allows applicants to flexible design as part of a sign package proposal. [Section 150.2030](#) of the Zoning Code establishes regulations for Sign Packages. They are a tool meant to “ensure that properties with multiple buildings, and buildings with multiple occupants or tenants, provide signage that is well designed and consistent throughout that building or

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property, while providing some flexibility in the design of the Signs that are approved through a Sign package.”

Standards for Sign Packages

The Code provides the following standards by which to evaluate Sign Package proposals:

Section 150.2030(D): “No Sign package shall be approved by the Plan and Design Commission unless the Plan and Design Commission shall find that the Sign package incorporates Signage that is:

1. Unified and consistent throughout the building or property; and
2. Of a higher quality than would be otherwise required under the applicable Sign regulations; and
3. Compatible with the design and materials of the building or buildings, and consistent with the area surrounding the building or property.

UPDATED - PROPOSED AWNING

The applicant is proposing one new awning along the northern pedestrian walkway.

1. An extension of the existing awning, the applicant proposes an extension 50’ x 3.6’ awning with black fabric to match surrounding store awnings

The proposed awning is shown in Figure 2. The tenant space currently has two existing awnings with one at the principal entry way along the northern pedestrian walkway, and one along the façade of the western pedestrian walkway. The proposed awning will be installed with black fabric that will match the existing awnings. Additionally, the new awning are proposed to have signage installed on them on the valences (as discussed in the Sign Package section of this report). Each awning will project out 3.5’ into the pedestrian walkway and a mounted height of 10’.



Figure 2: Proposed Awnings for tenant space

STAFF NOTE: From here, the report contents do not change from that of the previous report provided to the Commission for the February 3rd PDC Meeting.

DESIGN REVIEW – CHAPTER 176 STANDARDS OF REVIEW:

This project is subject to the provisions in Chapter 176 of the City Code, “Design Review.” These include the following:

(A) *Site Plan.*

- (1) *The site shall be planned to (a) provide a desirable transition from the streetscape, (b) meet the parking design requirements of Article VIII of Chapter 150 of this Code, and (c) meet the landscape planting and screening requirements of Article XXII of Chapter 150 of this Code.*
- (2) *Buildings shall be oriented so that the principal entry is visible and accessible from the primary street frontage.*

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- (3) *Building configurations that tend to catch and accumulate debris, leaves, dirt, trash and rubbish shall be avoided.*
- (4) *Service yards, storage yards, exterior work areas, and utility meters shall either be (i) screened from view from public rights-of-way with dense planting or other materials harmonious with the building, or (ii) otherwise be located so as not to be visible from any public rights-of-way.*

Staff Comment & Review: The principal entry way will remain visible from the right of way. Applicant is not proposing any changes to the entry way or pedestrian walkways

(B) *Site Treatment.*

- (1) *Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.*
- (2) *Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.*
- (3) *Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.*
- (4) *Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be place underground.*

Staff Comment & Review: Applicant is not proposing any changes to parking spaces, pedestrian walkways, or plazas.

(C) *Building Design.*

- (1) *Building mass, scale, and lines, including roof forms, shall be designed to be harmonious with the design of adjacent buildings.*
- (2) *Buildings shall be designed to avoid monotony with respect to roof line, windows, location and size of principal entry, location and orientation of garage entries, and cladding material and color.*
- (3) *Building materials shall be durable and conducive to easy maintenance and upkeep.*
- (4) *Mechanical or other utility equipment.*
 - (a) *Mechanical and utility equipment located on the roof or exterior of a building shall either be: (i) screened from view from public rights-of-way with materials harmonious to the building; or (ii) located as to not be visible from public rights-of-way or residential zoning districts.*
 - (b) *Ground-mounted mechanical or utility equipment shall comply with the screening requirements set forth in Article XXII of Chapter 150 of this Code.*
- (5) *Building additions and modifications shall maintain safe access and pathways, and allow for the functional use of spaces between buildings.*

Staff Comment & Review: Applicant is not proposing any new mechanical or utility equipment

(D) *Lighting.*

- (1) *Lighting fixtures shall be of a scale and finish, and shall be mounted at a height, that are appropriate to the building design and lighting function.*
- (2) *Light sources shall be shielded from view from public rights-of-way and residential districts.*
- (3) *Light poles located within a Vehicular Use Area shall be located between parking spaces.*
- (4) *Lighting levels and light fixture design shall meet the standards of Article VI of Chapter 150 of this Code.*

REQUEST FOR PLAN & DESIGN COMMISSION ACTION

Staff Comment & Review: Applicant has indicated no changes, and all existing lighting shall remain as is.

(D) *Awnings.*

- (1) *Awnings are encouraged to be mounted with respect to the design of the building bays and windows, and so as to not detract from the window trim or other architectural features of the building.*
- (2) *Awning design and construction shall meet the standards set forth in Article XX of Chapter 150 of this Code and in Chapter 170 of this Code.*

Staff Comment & Review: The proposed awning will be designed to match the projection and aesthetic of the existing awnings on the façade, as well as awnings that are installed throughout Renaissance Place.

(F) *Fences. Fences shall be constructed to meet the requirements of Article XXII of Chapter 150 of this Code and of Chapter 173 of this Code.*

Staff Comment & Review: Applicant is not proposing fencing.

APPROVAL PROCESS

The Plan & Design Commission has approval authority over the sign package proposal. If appropriate a Certificate of Approval for the Proposed Sign Package has been drafted adopting the changes as proposed, in **Attachment 6¹**.

A Certificate of Approval is attached, approving the sign package as presented, if appropriate. This is not a recommendation by Staff.

RECOMMENDATION

The Department of Community Development recommends that the Plan and Design Commission discuss the proposal per the standards above. The Commission can approve the plans, deny them, or recommend changes and continue the discussion to a future meeting.

¹ The Cert. of Approval is **not** a recommendation by staff. The Commission may approve, modify, deny, or continue the request, and the Cert. of Approval is provided if the Commission finds it appropriate.

Project Narrative – Signage & Awning Exception Request

Twinkle Twinkle Little One is requesting a signage and awning exception due to the unique nature of our new Highland Park location, which consists of two combined commercial spaces operating as one unified retail store.

Under the current signage ordinance, a corner store like ours is permitted two name signs and a total of two logos. While this standard works well for a typical single-storefront configuration, it assumes one primary entrance and a more compact frontage. Our new location differs in that it spans two adjacent storefronts, each with its own entrance, within a very large continuous retail footprint.

Because of the width of the combined space, a single name sign does not clearly communicate to customers that both entrances belong to the same business. Without additional visual continuity, customers may reasonably assume the entrances serve separate tenants, which can create confusion and negatively impact wayfinding, accessibility, and the overall customer experience.

To address this, we are requesting approval to include our logo on the awnings. The intent is not to increase visual clutter or advertising impact, but rather to clearly identify the space as one cohesive store, ensuring customers approaching from either direction immediately understand that both entrances serve Twinkle Twinkle Little One.

While it is not common for a tenant to occupy two storefronts, this configuration is necessary for our next phase of growth. Twinkle Twinkle Little One has operated successfully at 461 Central Avenue for the past six years, building a strong customer base and deep ties to the Highland Park community. This expansion represents a thoughtful, long-term investment in the city and reflects the natural progression of our business.

For the Highland Park location to be successful, it is essential that customers can easily recognize the store, understand the full extent of the space, and feel confident entering from either side. The requested exception supports clarity, consistency, and a positive streetscape experience, while maintaining the overall intent and spirit of the signage regulations.

We appreciate the City's consideration of this request and believe this solution balances regulatory intent with the practical realities of a unique storefront configuration.

AWNING & CUTOUT LETTERS SIGN MOCKUP

COREY CHILDREN STORE



4809 N. California, Suite A, Chicago, IL 60625

T: 773-889-7446


info@signfreaks.com | www.signfreaks.com

Product Information	
Product Type	Cutout letters Black
Color	Twinkle Twinkle Little One
Overall Size	(304"W x 15"H)

Product Information	
Product Type	New and Recovery Awning
Color	Black 4608-0000
Material	Sunbrella Canvas
Overall Size	Left side awning 600"W x 43"H x 42"P) Right side awning (231"W x 43"H x 42"P)



THE DRAWINGS, IDEAS, AND ARRANGEMENTS CONTAINED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF SIGNFREAKS. NO PART THEREOF MAY BE COPIED OR REPRODUCED AND USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT WRITTEN CONSENT FROM SIGNFREAKS. IF UPON SUBMITTAL TO A PROPOSED CLIENT, THESE DRAWINGS ARE NOT RELEASED WITH THE AFORE WRITTEN CONSENT, THESE DRAWINGS SHALL BE RETURNED TO SIGNFREAKS, AND FURTHERMORE, SIGNF SHALL NOT BE PRODUCED IN LIKENESS OF THESE DESIGNS. IF OUR (SIGNFREAKS) DRAWING, DETAILS, OR RENDERINGS ARE IN FACT USED AND/OR DUPLICATED IN ANY WAY WITHOUT WRITTEN CONSENT, THERE WILL BE A MINIMUM OF \$900.00 CHARGED OR 25% OF THE TOTAL COST OF THE JOB, WHICHEVER IS GREATER.


 <p>4809 N. CALIFORNIA, SUITE A, CHICAGO, IL 60625 T: 773-889-7446 INFO@SIGNFREAKS.COM</p>	<p>PROJECT NAME: Corey Children Store 1849</p> <p>ADDRESS: Greenbay Rd Suite 112 & Suite 115 Highland Park, IL</p> <p>CITY / STATE: 60035 Highland Park, IL</p> <p>SALESMAN: Mark S. Quattri</p>	<p>SCALE:</p> <p>DESIGN DATE: 01-12-2026</p> <p>DRAWN BY: NASH</p> <p>ARTWORK:</p>	<p>REVISIONS:</p> <p>01-12-2026_rev.00</p>	<p>CLIENT APPROVAL</p> <p><input type="checkbox"/> AS SHOWN <input type="checkbox"/> W/CHANGES</p> <p>DATE:</p> <p>SIGNATURE:</p>	<p>LANDLORD APPROVAL</p> <p><input type="checkbox"/> AS SHOWN <input type="checkbox"/> W/CHANGES</p> <p>DATE:</p> <p>SIGNATURE:</p>
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Product Information	
Product Type	Cutout letters Black
Color	Twinkle Twinkle Little One
Overall Size	(304"W x 15"H)

Product Information	
Product Type	Recovery Awning
Color	Black 4608-0000
Material	Sunbrella Canvas
Overall Size	(304"W x 43"H x 42"P)



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RENAISSANCE PLACE SIGN CRITERIA

A. SIGN CRITERIA

The following outlines the basic sign criteria for all in-line retail tenants (not including department stores or theaters).

1. Signage Requirements

a. Number of Signs

Tenant shall identify the premises by installing one (1) non-illuminated sign or other graphic treatment on the storefront elevation facing the arcade. When the premises is a corner store, an additional identification sign shall be required for frontages in excess of 15 feet in length and shall be subject to the criteria for each elevation respectively.

b. Service Door Sign

A uniform store identification sign shall be installed by tenant per landlord's specifications. Tenant shall not post additional signs in service areas. Letters are to be 3-inch high white vinyl applied directly to the outside face of the tenant's door. Wording shall be limited to the tenant's name and space number only.

c. Postal Service Sign

Street address identification (street number only) for postal delivery is required and must be placed in the lowest left hand corner of the storefront glazing. Numbers to be 3 inch black vinyl mounted to the inside face of the glass.

d. Prohibited Signage

- i. No sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted, or affixed on any part of the storefront(s) except store identification signs.
- ii. All signage shall be approved at the sole discretion of the Landlord and are subject to City of Highland Park DRC approval and local code authority approvals.

iii. The following types of signs and sign components shall not be permitted.

- a. Internally illuminated.
- b. Boxed or cabinet type.
- c. Cloth, paper, cardboard and similar stickers, or decals around or on surfaces exterior to the premises.
- d. Freestanding.
- e. Moving or flashing.
- f. Noise or odor producing.
- g. Exposed lamps.
- h. Exposed fastenings.
- i. Neon.
- j. Channel or reverse internally illuminated channel letter.
- k. No television or projection screens are permitted within 10 feet from the lease line.
- l. Charge card decals shall not be affixed to any part of the storefront, nor shall any charge card identification be immediately visible from the public space.

iv. Sign company names or stamps shall be concealed and not be visible to public view.

v. All signs and their installation shall comply with all local building and electrical codes.

e. Time Clock

A seven calendar-day, 24-hour time clock shall be provided by Tenant to control illumination of Tenant's storefronts, show windows, and signs during required hours designated by Landlord.

2. Mall Store Identification Sign Specifications

a. Sign Type

All tenants are required to provide metal non-illuminated letters. Letters are to be pin-set to the stone sign band or the tenant's storefront. Metal letters are to be of a dark color. Awning signage is to be silk screened or painted letters on the face of the awning.

b. **Store Name**

Store identification signs shall be limited to the store name (d.b.a.). Wording of signs shall not include the product sold except as part of Tenant's trade name. The use of a crest, shield, logo, or other established corporate insignia which has been customarily displayed or associated with the store name may be approved on an individual basis by the Landlord at Landlord's sole discretion.

c. **Illumination**

Illumination of the signs is required. Tenant installed lighting to illuminate the tenant signage will be by stem mounted low voltage accent lights and must be per Landlord's specifications. All tenants will be required to use the same lighting fixtures for their illumination.

d. **Allowable Size of Signs**

- i. Storefront letters located 7'-0" or more above the mall finished floor shall not be less than 10" nor more than 20" maximum letter size.
- ii. Letters located less than 7'-0" above the finished floor shall not exceed six inches (6") high.
- iii. A non-illuminated non-dimensional sign composed of letters having a maximum height of three to six (3" to 6") inches, applied directly to the inside face of the storefront glass of gold or silver leaf, silk screened, painted or etched glass or other material may be permitted at the discretion of the Landlord.

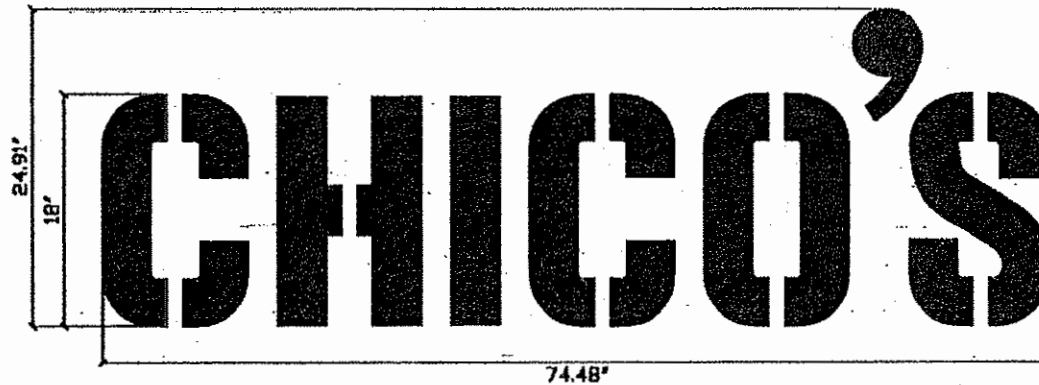
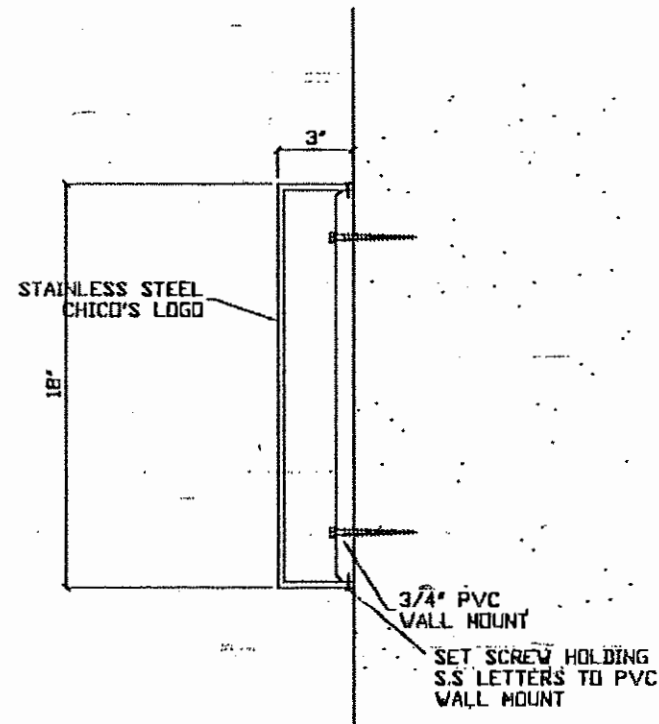
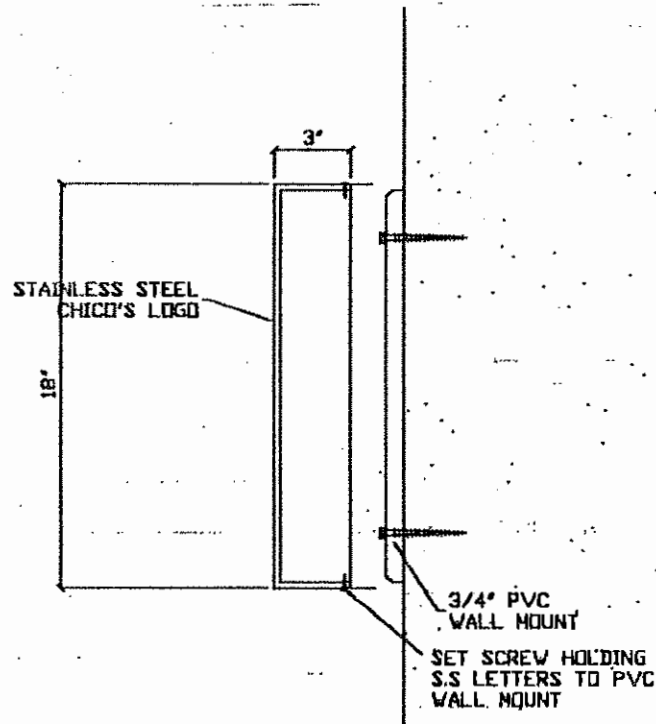
e. **Sign Position**

No part of lettering or insignia shall be less than 1'-0" above the floor of the center, nor less than 6" from the top of the Tenant's storefront. No part of any sign shall extend beyond five inches (5") of the mall lease line (except for Awning signage).

f. **Awning Signage**

Silk screened or painted letters on the face of the awning shall be between six to eight (6" to 8") inches high. Awnings are to be fabric material (i.e., canvass).

SCALE 1" = 1'

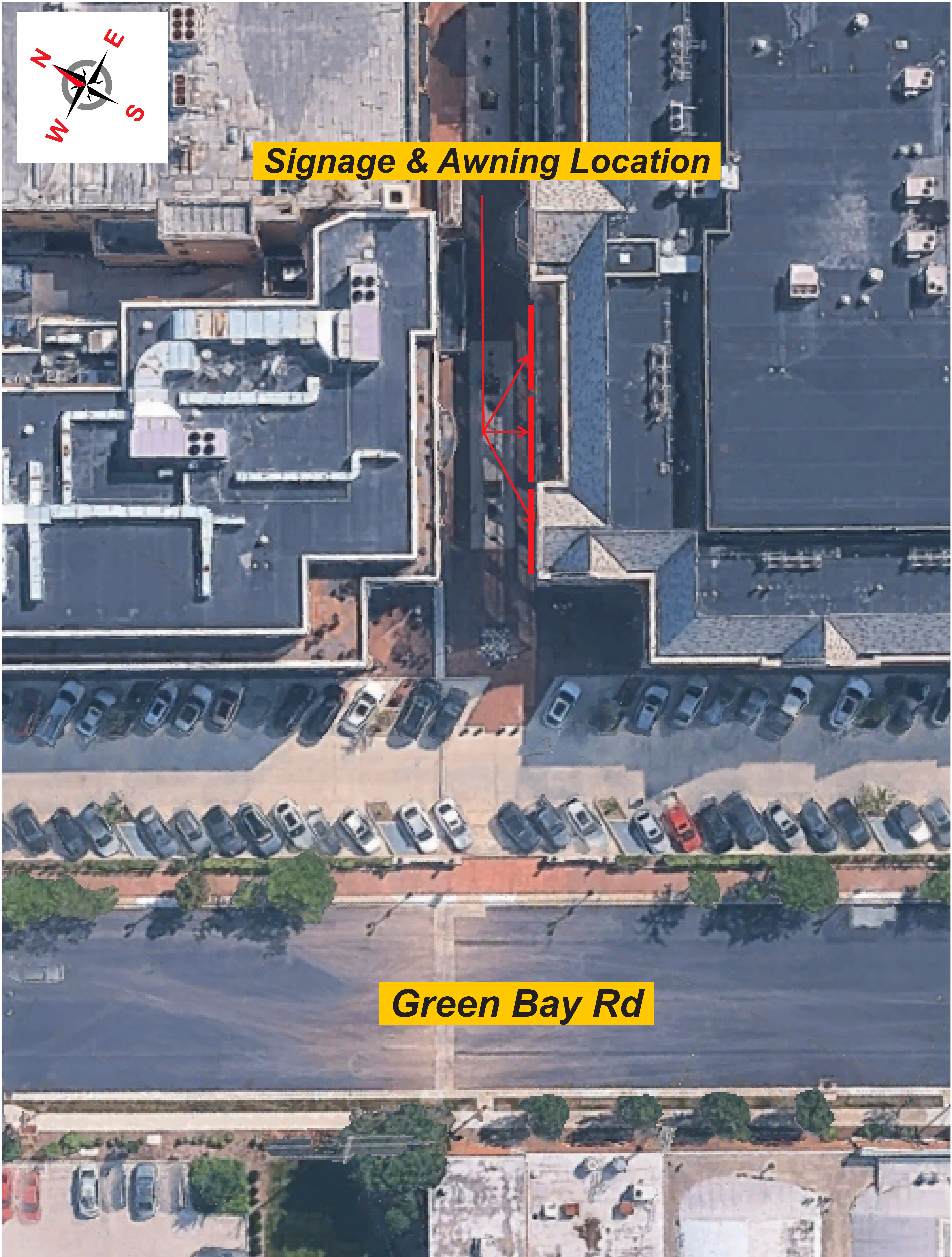


LOGO SIZES:

H: 24.91" W: 74.48" SQ. FT: 12.88








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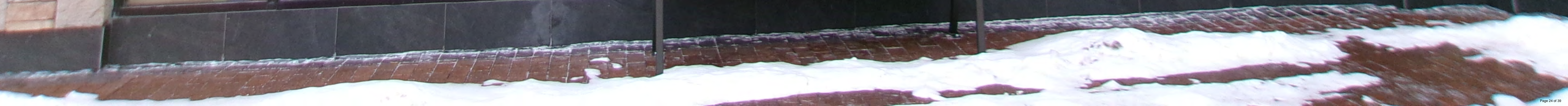
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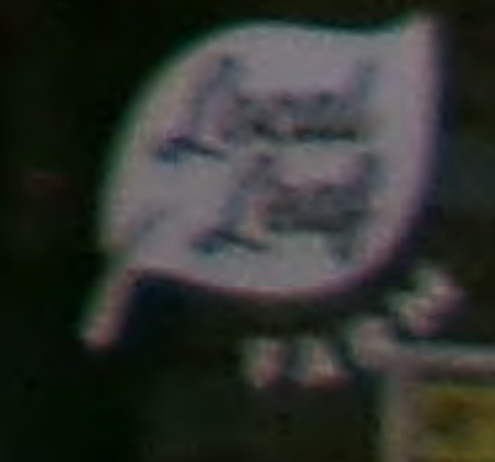
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MUSIC BY BOB COLSON
BOOK BY MICHAEL BALLHAUS
MUSIC BY BOB COLSON



CERTIFICATE OF DESIGN REVIEW APPROVAL

Date Approved:	February 17 th , 2026
Project Address:	1849 Green Bay Road (the "Property")
Applicant:	Corey Glasson (Twinkle Twinkle Little One)
Project Name / Description:	Design Review & Sign Package Amendment

Application Summary

The Plan & Design Commission approved the Design Review & Sign Package as specifically proposed in Attachment 2 of the packet.

Conditions of Approval:

- Must comply with size and method of illumination as stipulated in proposed Sign Package and Attachment 2 in the packet. No internal illumination is allowed.
- The changes for signage are only the tenant space identified in Attachments 2 and the staff report.
- The proposed awnings shall be installed to code, and should not stray away from the proposed alterations shown in the elevations in Attachment 2.
- Applicant must obtain necessary building permits to proceed with installation of the signage shown in the attached sign plans.
- Must also be in substantial conformance with Attachment 7 of this packet.

Approved Plans:

- Approved Sign Plans & Elevations – per Attachment 2 in the posted packet for February 17, 2026

Approved Plans Attached.

See next page for notes and signature.

Page 1 of 2

This is to verify that on this date, an approval was given by the Plan & Design Commission of the City of Highland Park, Illinois for this project. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Plan & Design Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

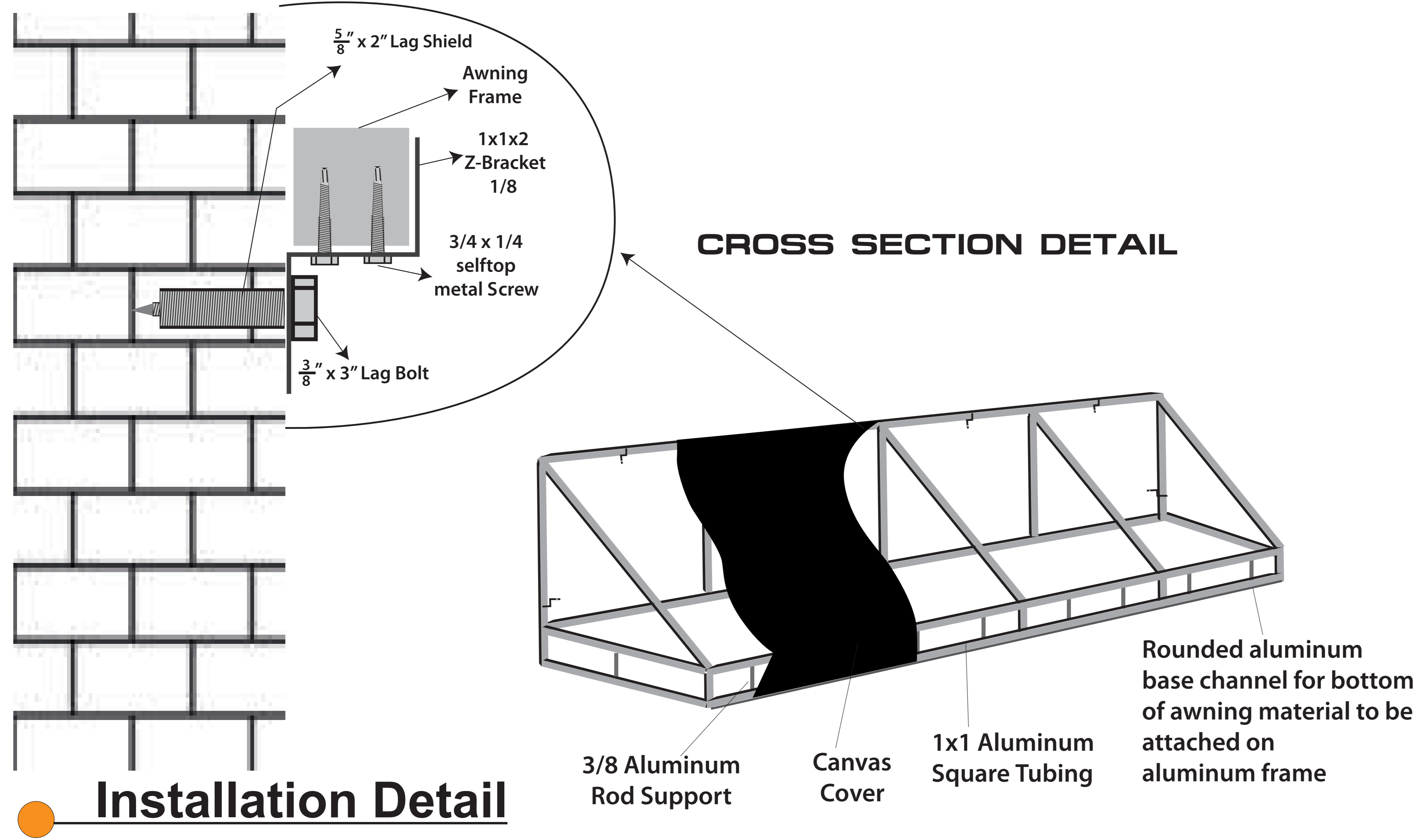
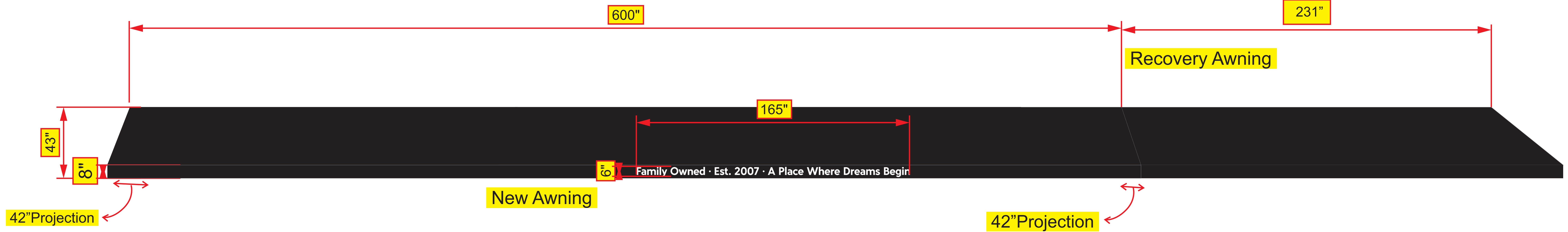
Anthony Mistretta
Planner I
Community Development

DRAFT



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Installation Detail

Product Information

Product Type	New and Recovery Awning
Color	Black 4608-0000
Material	Sunbrella Canvas
Overall Size	Left side awning 600"W x 43"H x 42"P Right side awning (231"W x 43"H x 42"P)

Sunbrella Canvas



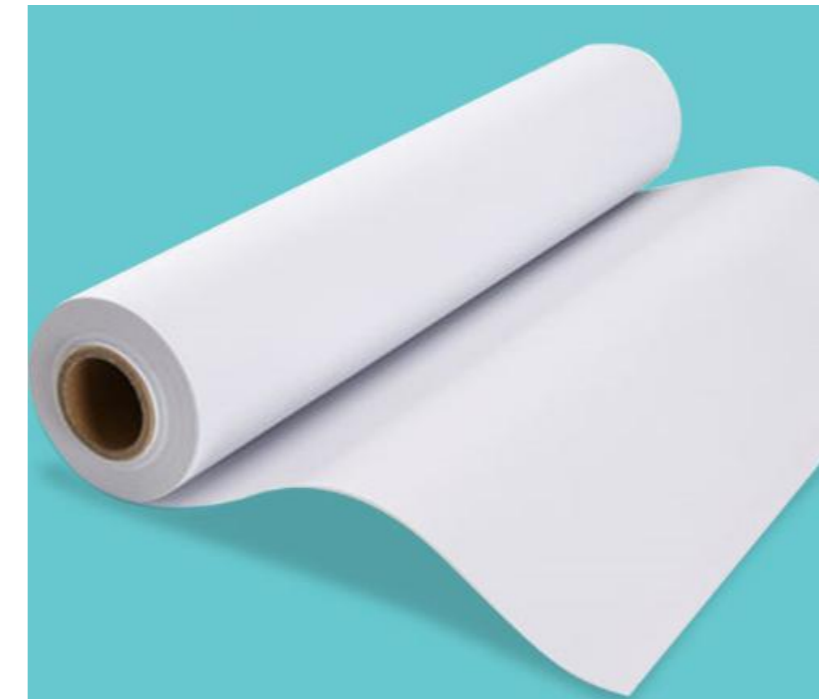
High-performance solution-dyed acrylic fabric designed for exterior use. UV and fade resistant, water-repellent, and breathable to prevent moisture buildup. Resistant to mold and mildew with low-maintenance cleaning requirements. Suitable for awnings, canopies, and outdoor shade structures, providing long-term durability and weather protection.

Aluminum Awning Frame

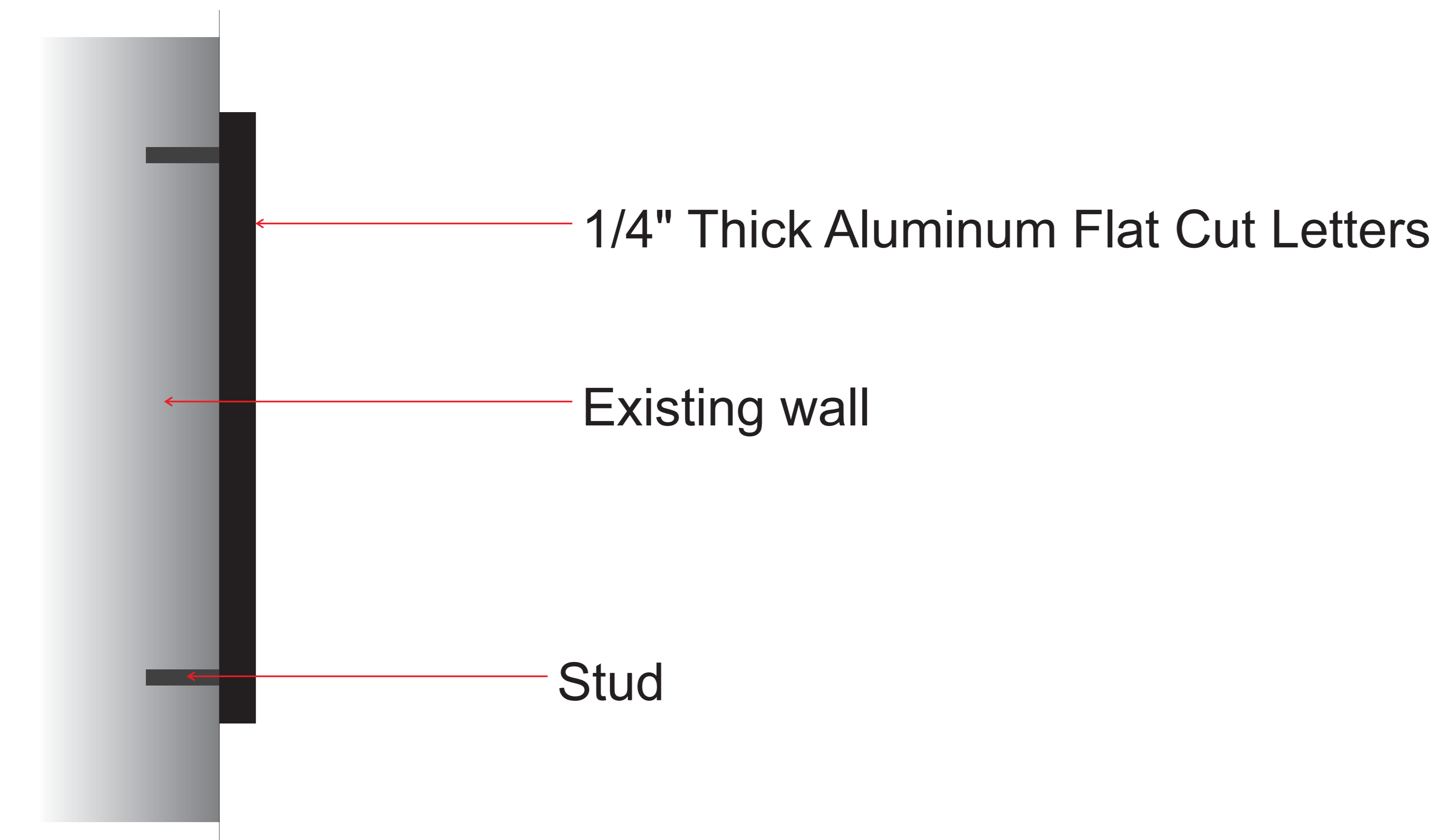


The awning frame is constructed from exterior-grade aluminum square tubing with welded joints, providing a lightweight, corrosion-resistant, and durable support structure. Finished with powder coating for weather protection, the frame is designed to securely hold the canopy fabric and withstand outdoor conditions.

PVC Vinyl Banner



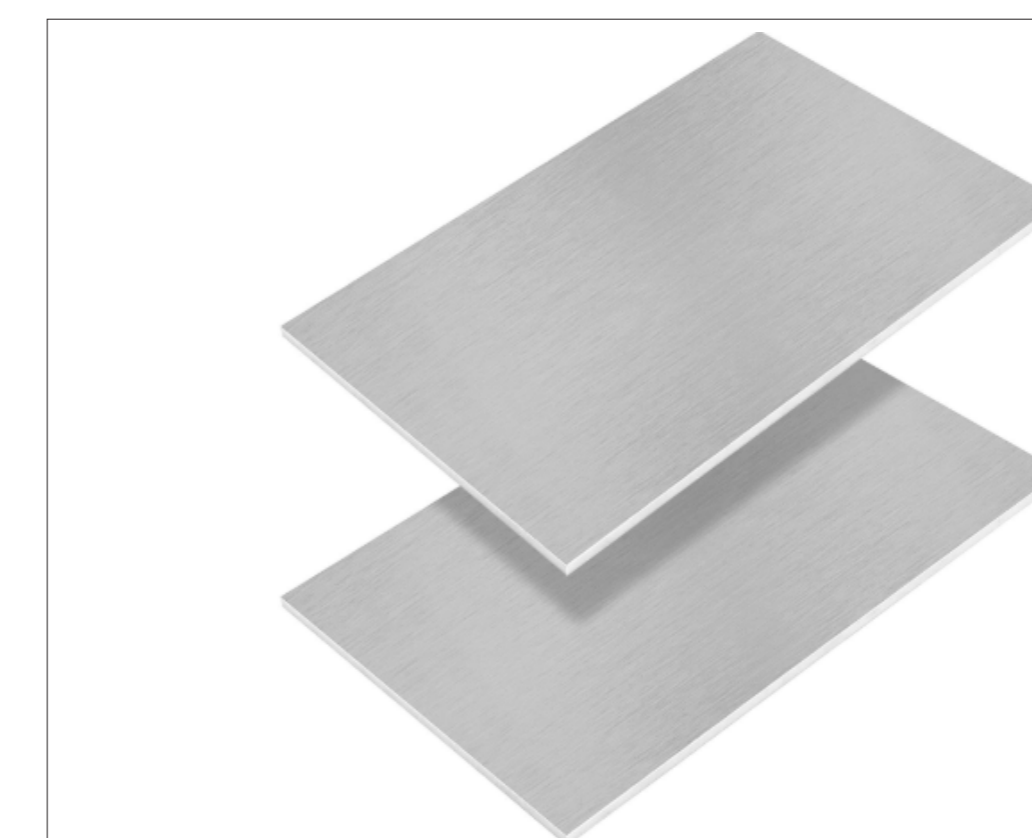
Banner fabricated from heavy-duty PVC vinyl suitable for outdoor display. Material is UV and weather-resistant, with reinforced edges and metal grommets for secure mounting. Digitally printed using fade-resistant inks to provide long-lasting color and visibility. Designed for temporary signage applications such as promotions, wayfinding, and events, and intended to be removed at project completion.



Product Information

Product Type	Cutout letters
Color	Black
Overall Size	Twinkle Twinkle Little One (304"W x 15"H)

1/4" Thick Aluminum




Flat cut dimensional letters fabricated from 1/4" (6mm) solid aluminum sheet, precision cut to shape for clean and accurate profiles. Letters are lightweight, durable, and corrosion-resistant, suitable for exterior signage applications. Finished with painted, powder-coated, or brushed surface options as specified. Letters are mounted using studs or adhesive per installation requirements and provide a long-lasting, architectural-grade identity.

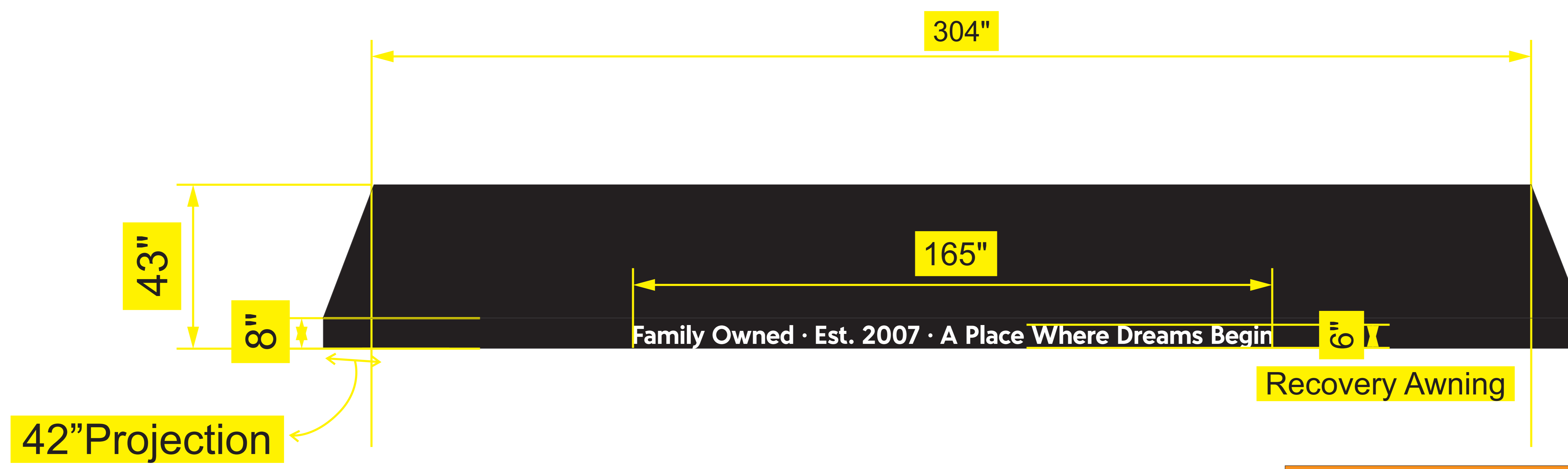
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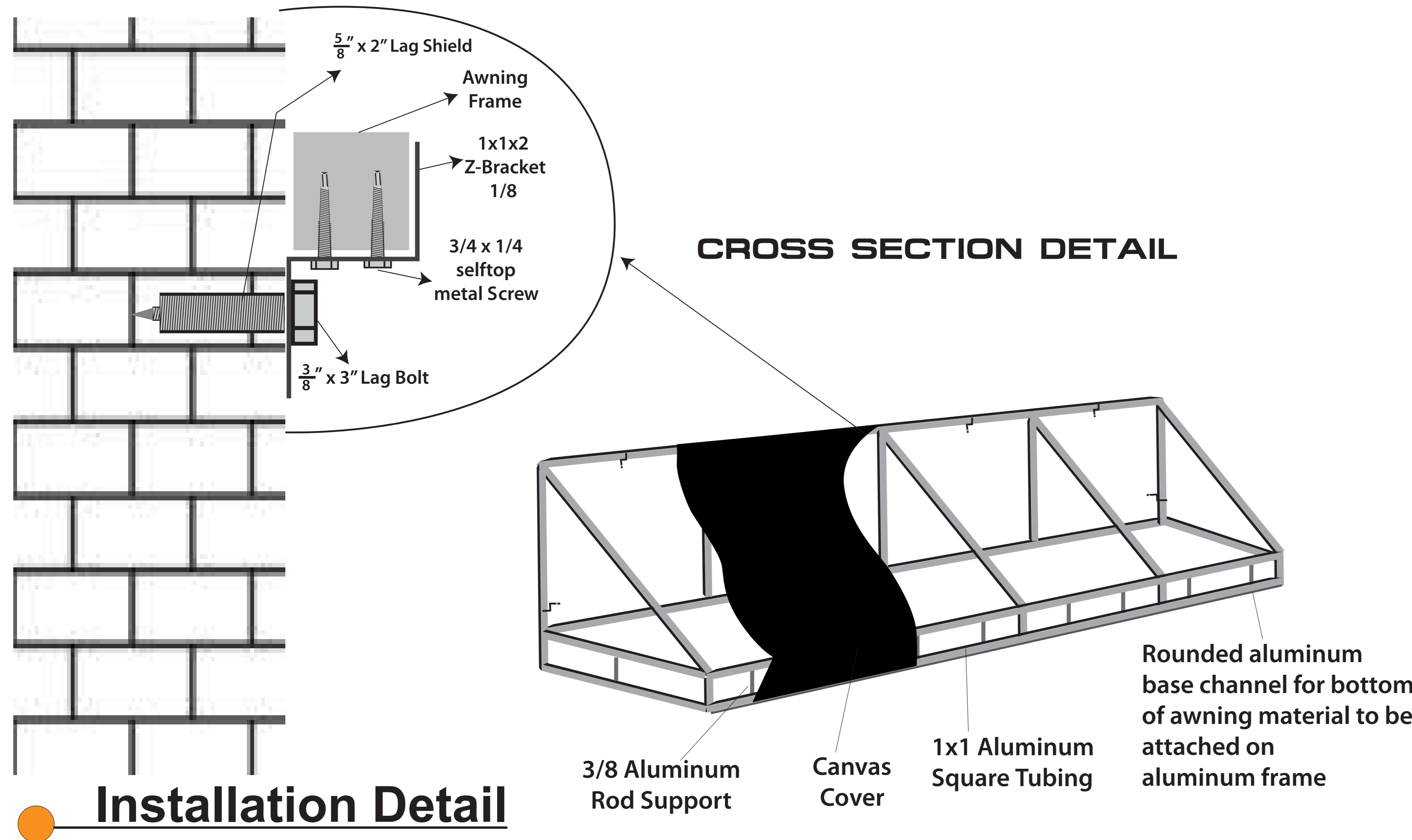


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Product Information	
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Color	Black 4608-0000
Material	Sunbrella Canvas
Overall Size	(304"W x 43"H x 42"P)



Sunbrella Canvas

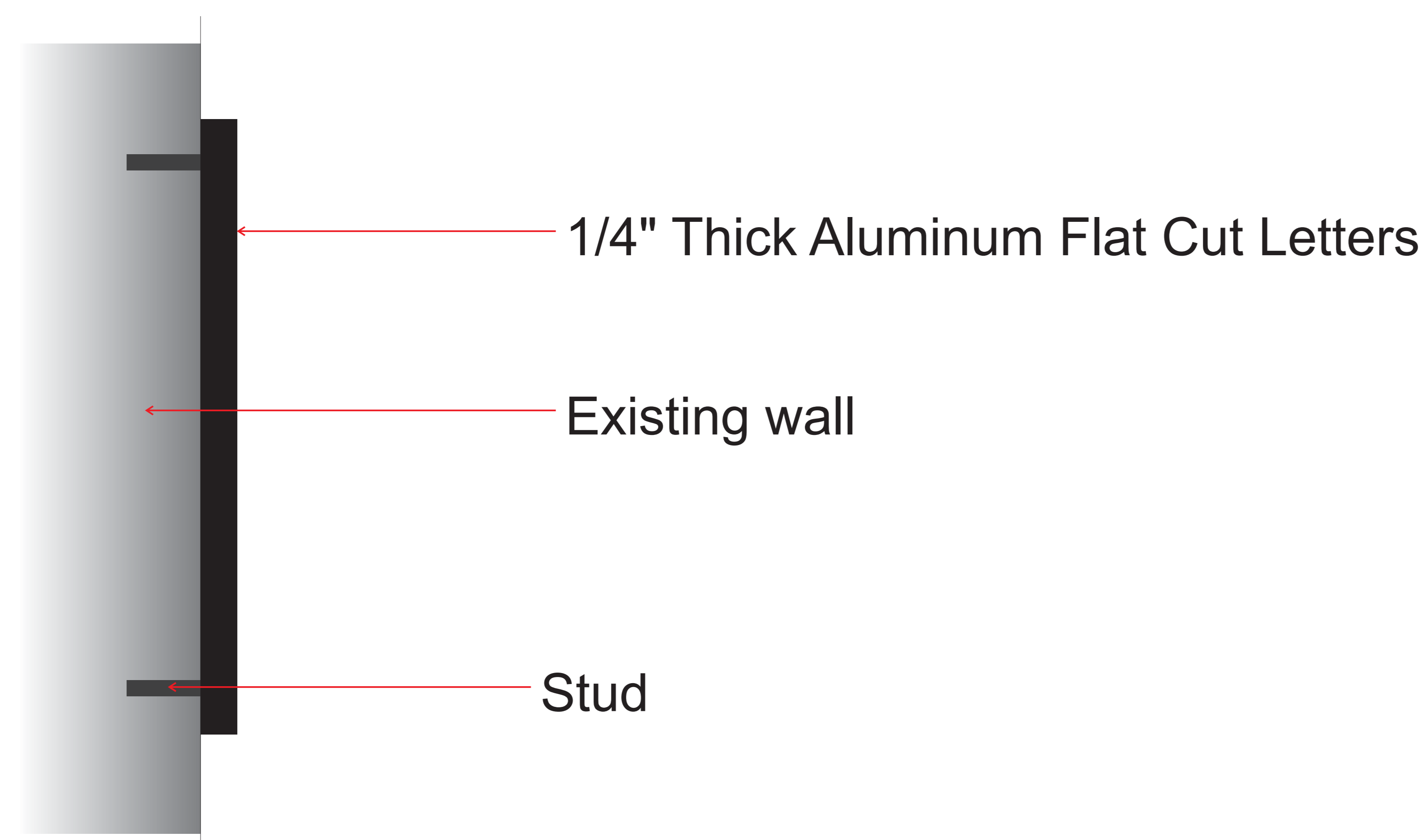
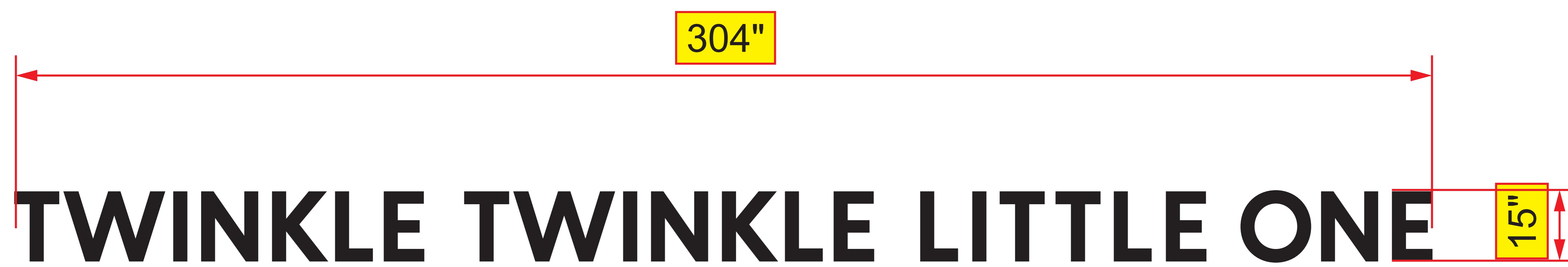
High-performance solution-dyed acrylic fabric designed for exterior use. UV and fade resistant, water-repellent, and breathable to prevent moisture buildup. Resistant to mold and mildew with low-maintenance cleaning requirements. Suitable for awnings, canopies, and outdoor shade structures, providing long-term durability and weather protection.

Aluminum Awning Frame

The awning frame is constructed from exterior-grade aluminum square tubing with welded joints, providing a lightweight, corrosion-resistant, and durable support structure. Finished with powder coating for weather protection, the frame is designed to securely hold the canopy fabric and withstand outdoor conditions.

PVC Vinyl Banner

Banner fabricated from heavy-duty PVC vinyl suitable for outdoor display. Material is UV and weather-resistant, with reinforced edges and metal grommets for secure mounting. Digitally printed using fade-resistant inks to provide long-lasting color and visibility. Designed for temporary signage applications such as promotions, wayfinding, and events, and intended to be removed at project completion.



Product Information	
Product Type	Cutout letters
Color	Black
Overall Size	Twinkle Twinkle Little One (304"W x 15"H)

1/4" Thick Aluminum

Flat cut dimensional letters fabricated from 1/4" (6mm) solid aluminum sheet, precision cut to shape for clean and accurate profiles. Letters are lightweight, durable, and corrosion-resistant, suitable for exterior signage applications. Finished with painted, powder-coated, or brushed surface options as specified. Letters are mounted using studs or adhesive per installation requirements and provide a long-lasting, architectural-grade identity.

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	4809 N. CALIFORNIA, SUITE A, CHICAGO, IL 60625 T: 773-889-7446 INFO@SIGNFREAKS.COM	PROJECT NAME: Corey Children Store ADDRESS: 1849 Greenbay Rd Suite 112 & Suite 115 CITY / STATE: Highland Park, IL 60035 United States SALESMAN: Mansur Quadri	SCALE: DESIGN DATE: 02-12-2026 DRAWN BY: NASH ARTWORK:	REVISIONS: 02-12-2026_rev.00	CLIENT APPROVAL <input type="checkbox"/> AS SHOWN <input type="checkbox"/> W/CHANGES DATE: SIGNATURE:	LANDLORD APPROVAL <input type="checkbox"/> AS SHOWN <input type="checkbox"/> W/CHANGES DATE: SIGNATURE:
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REQUEST FOR PLAN AND DESIGN COMMISSION ACTION

DATE REFERRED: For the February 17, 2026 Plan and Design Commission
 (“*Commission*”)

ORIGINATED BY: Community Development

SUBJECT: Consideration of a Planned Development and Plat of Subdivision with
 Variations for 147 Central Ave.

RECOMMENDATION:

Applicant has requested a continuation to the April 7, 2026 PDC Meeting. Please note, the applicant requested and received a continuation at the [February 12, 2026 Historic Preservation Commission](#) meeting to the March 12, 2026 HPC meeting.

The Historic Preservation Commission’s recommendation will be attached to the April 7, 2026 meeting packet along with any public comments received for both the PDC and HPC. This item, 147 Central Ave Planned Development and Plat of Subdivision consideration, has been previously considered at the [January 6, 2026 PDC](#) meeting.

From: Cal Bernstein
Sent: Wednesday, February 11, 2026 5:49 PM
To: Fontane, Joel <jfontane@cityhpil.com>; Markle, Maddy <mmarkle@cityhpil.com>; Hoffmann, Patrick <phoffmann@cityhpil.com>; Coleman, Zubin <zcoleman@cityhpil.com>; Burhop, Karl <kburhop@cityhpil.com>; Hart Passman;
Subject: 147 Central Avenue, Highland Park, IL

[EXTERNAL EMAIL]

Joel, with regard to 147 Central Avenue, please continue the two matters before the HPC on February 12, 2026 (the Partial Landmark Designation Removal and the Written Report to the Plan and Design Commission) to the March 12, 2026, HPC meeting. Also, please continue the two matters before the PDC on February 17, 2026 (the PUD application and the Subdivision Application) to the first available PDC meeting thereafter (April 7, 2026).

I will not appear at either the HPC on February 12, 2026, or the February 17, 2026, PDC meeting. Please, confirm receipt of this email.

Thanks,

Cal

Calvin A. Bernstein
Samuels & Bernstein
484 Central Avenue, Suite 202
Highland Park, Illinois 60035

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