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

MEETING DATE: Tuesday, February 17, 2026

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

CALL TO ORDER

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

ROLL CALL

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

Councilmember Present: Ross

Student Council Present: Pielet

Staff declared that a quorum was present.

Guests Present: Corey Glasson, Owner/Twinkle Twinkle Little One

Staff Present: Fontane, Burhop, & Mistretta

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

APPROVAL OF MINUTES

Regular Meeting of the Plan and Design Commission – February 3, 2026

Commissioner Ihnchak moved to approve the February 3, 2026, PDC regular meeting minutes.
Commissioner Henry seconded the motion.

On a voice vote

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

Voting Nay: None

Chairperson Kerch declared that the motion passed unanimously.

SCHEDULED BUSINESS

Chairperson Kerch rearranged the order of tonight's two cases.

1. 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 Avenue)

Chairperson Kerch advised that this Petitioner asked to continue this case to the April 7, 2026, PDC meeting.

1
2 Commissioner Fettner moved to continue this matter to the next PDC meeting on April 7, 2026.
3 Commissioner Nanus seconded the motion.
4

5 On a voice vote

6 Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, & Nanus
7 Voting Nay: None
8

9 Director Fontane declared that the motion passed unanimously, there would be no new notice, and the
10 next meeting would take place at City Hall in Highland Park, at 7 p.m.
11

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

13 Planner Mistretta reviewed the proposal:

- 14 • Existing Property
 - 15 ○ sign package in Renaissance Place
 - 16 ○ occupying 2 tenant spaces
 - 17 • Aerial View was shown
 - 18 • Existing Sign Package
 - 19 ○ Unit 112 (two frontages)
 - 20 • Proposed Amendments
 - 21 ○ 4 signs (2 wall, 2 awning)
- 22

23 Commissioner Moore arrived at 7:07 p.m.
24

- 25 • Proposed Awnings
 - 26 ○ extension from northern facade
- 27 • Light Fixture Removal
 - 28 ○ 1 existing light fixture will be removed
- 29 • Proposed Renderings (west & north)
- 30 • Existing Photos
- 31 • Staff Photos (surrounding area)
- 32 • Standards for Sign Packages
- 33 • Approval Process & Recommendation
34

35 Petitioner, Corey Glasson, owner of Twinkle Twinkle Little One, said this store represents the growth of their
36 19-year business. He explained the revisions.
37

38 Chairperson Kerch asked if anyone in the audience wishes to speak. There was no one.
39

40 Commissioner Moore moved to adopt the Certificate of Approval. Commissioner Mantis seconded the
41 motion.
42

43 On a roll call vote

44 Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, &
45 Nanus
46 Voting Nay: None
47

1 Director Fontane declared that the motion passed unanimously.

2

3 **OTHER BUSINESS**

4 1. Information Item: Administrative Design Review Update

5 There were no updates.

6

7 2. Next Regular Meeting – March 3, 2026

8 Senior Planner Burhop advised this meeting may be cancelled.

9

10 3. Case Briefing

11 Director Fontane advised that City Council approved the Habitat development at 1700 Old Deerfield Road.

12

13 **BUSINESS FROM THE PUBLIC**

14 There was no Business from the Public.

15

16 **ADJOURNMENT**

17 Commissioner Henry moved to adjourn at 7:16 p.m. Commissioner Fettner seconded the motion.

18

19 On a voice vote

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

21 Voting Nay: None

22

23 Chairperson Kerch declared that the motion passed unanimously.

24

25 Respectfully Submitted,

26

27

28 Gale Cerabona

29 Recorder

30

31 **MINUTES OF A REGULAR MEETING ON FEBRUARY 3, 2026, WERE APPROVED WITHOUT CORRECTIONS.**