

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

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

MEETING DATE: Tuesday, April 7, 2026

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

CALL TO ORDER

At 7:01 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

Commissioner Absent: Nanus

Councilmember Present: Ross

Student Council Present: Pielet

Staff declared that a quorum was present.

Guests Present: Ryan Razowsky/Corporate Identification Solutions

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 17, 2026

Commissioner Fettner moved to approve the February 17, 2026, PDC regular meeting minutes.
Commissioner Henry seconded the motion.

On a voice vote

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

Voting Nay: None

Chairperson Kerch declared that the motion passed unanimously.

SCHEDULED BUSINESS

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)

Commissioner Moore moved to continue this matter to the next PDC meeting on April 21, 2026.
Commissioner Mantis seconded the motion.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

On a voice vote
Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, & Moore
Voting Nay: None

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

2. DES-2026-00090 for Design Review & Sign Package Amendment with Variations from City Code (1411 Park Avenue W)

Planner Mistretta reviewed the proposal:

- Project Summary
 - corporate rebrand (Shell; Rmarts)
- Commission Consideration
- Sign Package Amendment
 - 3 new wall signs on convenience store
- Plat of Survey
 - 2 existing signs on south and north
 - 1 new illuminated sign on west wall
- Aerial of Neighborhood was shown
- Signs/Elevations were illustrated
- Sign Package
 - existing ground sign
- Renderings were displayed
- Standards for Sign Packages
- Approval Process & Recommendation

Some PDC comments are.....

- Commissioner Moore asked what the frontage is. Senior Planner Burhop said 136' along the south, and 200+' along Highway 41.
- Chairperson Kerch clarified 15% of façade signs. Planner Mistretta said these were calculated separately.

Petitioner, Ryan Razowsky of Corporate Identification Solutions, explained his family business. He stated the goal with the redesign is to stay competitive and serve the community. He noted the bathrooms will be significantly overhauled.

Commissioner Moore moved to approve the Design Review & Sign Package Amendment. Commissioner Ihnchak seconded the motion.

On a roll call vote
Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, & Moore
Voting Nay: None

Staff declared that the motion passed unanimously.

1 **OTHER BUSINESS**

2 1. Information Item: Administrative Design Review Update

3 There were no updates.

4

5 2. Next Regular Meeting – April 21, 2026

6 Chairperson Kerch advised he will be out of town for the next 2 meetings. Commissioner Moore stated she
7 would be away as well.

8

9 3. Case Briefing

10 There was no Case Briefing.

11

12 **BUSINESS FROM THE PUBLIC**

13 There was no Business from the Public.

14

15 **ADJOURNMENT**

16 Commissioner Henry moved to adjourn at 7:22 p.m. Commissioner Fettner seconded the motion.

17

18 On a voice vote

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

20 Voting Nay: None

21

22 Chairperson Kerch declared that the motion passed unanimously.

23

24 Respectfully Submitted,

25

26

27 Gale Cerabona

28 Recorder

29

30 **MINUTES OF A REGULAR MEETING ON FEBRUARY 17, 2026, WERE APPROVED WITHOUT CORRECTIONS.**