

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

MEETING DATE: Tuesday, August 18, 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 Ihnchak, Mantis, Moore, & Nanus

Commissioner Absent: Fettner & Henry

Councilmember Present: Ross

Student Council Present: Piolet

Staff declared that a quorum was present.

Guests Present: Katie Jahnke Dale, Partner/DLA Piper

Staff Present: Fontane & Burhop

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

APPROVAL OF MINUTES

Regular Meeting of the Plan and Design Commission – July 21, 2026

Chairperson Kerch advised the vote language of cases A, B, F, & G should be altered from voice to roll call votes.

Commissioner Mantis moved to approve the July 21, 2026, PDC regular meeting minutes as amended.
Commissioner Moore seconded the motion.

On a voice vote

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

Voting Nay: None

Abstain: Moore

Chairperson Kerch declared that the motion passed 6-0.

SCHEDULED BUSINESS

Chair Kerch asked that the second agenda item be the first petition.

1
2 b. Public Hearing #SUP-2026-00011 to Amend a Special Use Permit for Nonconforming Uses and Design
3 Review with Variations (2132 Green Bay Road)
4

5 Chair Kerch noted this item has been withdrawn by the Applicant. Senior Planner Burhop concurred. No
6 action is needed.
7

8 a. Public Hearing #SUP-2026-00012 for a Special Use Permit and Design Review with Variations for a Storage
9 Container (581 Roger Williams Avenue)
10

11 Senior Planner Burhop reviewed the proposal:

- 12 • Recommendation
 - 13 ○ allow a nonconforming use
 - 14 • Project Summary
 - 15 ○ connect first floor to a personal-training facility
 - 16 ○ second floor remains as office space
 - 17 • No Design Review (interior request)
 - 18 • Aerial View was shown
 - 19 ○ 19 parking spaces with no changes requested
 - 20 • Background & Design Review (approved in 2008)
 - 21 • Public Works' Comments
 - 22 ○ traffic study was conducted; CivilTech reviewed
 - 23 ○ off-street parking requirements will be met
 - 24 • Recommendation
 - 25 ○ Nonconforming Structures & Uses
- 26

27 Commissioner Mantis identified a sports-training school. Senior Planner Burhop said there was a Resolution
28 a few years ago. Personal trainers are like physical therapists (which would be a medical office).
29

30 Chair Kerch swore in Petitioner Katie Jahnke Dale, Partner with DLA Piper, who is representing the property
31 owner. She gave a presentation:

- 32 • Property Location & Site Context
 - 33 • Existing Conditions
 - 34 • Proposed Operation & Special Use
 - 35 ○ one-on-one training
 - 36 • Proposed Floor Plans
 - 37 • First Level – Training Area
 - 38 • Proposed Signage
 - 39 ○ one per frontage; corner lot
 - 40 • Parking & Traffic
 - 41 • Applicable Special-Use Standards
- 42

43 Chair Kerch asked if anyone in the audience wishes to speak on this matter. There was no one.
44

45 Commissioner Nanus moved to approve the Findings of Fact. Commissioner Mantis seconded the motion.
46

47 On a roll call vote

1 Voting Yea Chairperson Kerch; Commissioners Ihnchak, Mantis, Moore, & Nanus
2 Voting Nay: None
3

4 Director Fontane declared that the motion passed unanimously.
5

6 **OTHER BUSINESS**

7 1. Information Item: Administrative Design Review Update

8 Senior Planner Burhop briefed the PDC that:

- 9 • the color of the awnings changed at 572 Roger Williams Avenue
- 10 • 475 Roger Williams Avenue received new windows, screening, and a trash container

11
12 2. Next Regular Meeting – September 1, 2026

13 The next regular meeting is scheduled for September 1, 2026.
14

15 3. Case Briefing

16 Director Fontane advised City Council:

- 17 • approved a Zoning Text Amendment for Data Centers
- 18 • asked Staff to draft approval documents for 147 Central Avenue
- 19 • approved a 12'-high fence at Albion at 1850 Green Bay Road

20
21 Councilperson Ross said, at the City Council meeting, last night's vote was 5-1. She voted against the
22 subdivision at 147 Central Avenue, the Cornelius Field property. She noted, if approved, zoning allows for a
23 15,300 square-foot house.
24

25 **BUSINESS FROM THE PUBLIC**

26 There was no Business from the Public.
27

28 **ADJOURNMENT**

29 Commissioner Moore moved to adjourn at 7:25 p.m. Commissioner Ihnchak seconded the motion.
30

31 On a voice vote

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

35 Chairperson Kerch declared that the motion passed unanimously.
36

37 Respectfully Submitted,
38
39

40 Gale Cerabona
41 Recorder
42

43 **MINUTES OF A REGULAR MEETING ON JULY 21, 2026, WERE APPROVED WITH CORRECTIONS.**
44