

NOTICE OF PUBLIC HEARING PLAN AND ZONING COMMISSION

The Plan and Zoning Commission of the Village of Northfield will hold a Public Hearing on Monday, March 2, 2026, beginning at 7:00 p.m. at the Northfield Village Hall, Board Room, 361 Happ Road.

1. **700-770 FRONTAGE ROAD** – Request for an amendment to the existing Planned Unit Development to allow for the existing car wash and prep building to be removed and replaced at the Fields BMW automobile dealership located at 700 Frontage Road, along with an expansion to the showroom and renovation to the existing Fields Volvo automobile dealership located at 770 Frontage Road. This amendment requires the following variation:
 - a. A variation from the required 20.0' west rear yard setback (Appendix A, Article XIV, Section 14.4), to allow a 5.92' rear setback.

Petitioner: Fields Imports, Inc.

Property Index Number: 04-13-402-009, 04-13-401-028 and 04-13-401-029

Project Number: PZ2025-0022

2. **790 FRONTAGE ROAD**–The Petitioner is requesting a Special Use to build a two-story medical office building of 24,144 square feet. As part of their application, the Petitioner is requesting relief from the following Zoning Code standards:
 - a. A variation from the maximum building height of 35' (Appendix A, Article XIV, Section 14.4), to allow elevator overruns and the entry feature to reach a height of 38' 10";
 - b. A variation from the required 20' west rear building setback (Appendix A, Article XIV, Section 14.4), to allow for a 17' 4" west rear building setback;
 - c. A variation from the maximum driveway width of 25' (Appendix A, Article XX, Section 20.9.D), to allow for an east driveway width of 26'.

Petitioner: NORTH SHORE MOB, LLC

Property Index Number: 04-13-401-026-0000

Project Number: PZ2026-0003

