

NOTICE OF PUBLIC HEARING ARCHITECTURAL COMMISSION

The Architectural Commission of the Village of Northfield will hold a hearing on Monday, March 9, 2026, beginning at 7:00 p.m. at the Village Hall, First Floor Board Room, located at 361 Happ Road, regarding the following matters:

- 1) **436 FRONTAGE ROAD**– Application for signage for Medi-Weightloss, tenant at 436 Frontage Road, for two wall signs totaling approximately 58 sq ft. The proposed signage requires variations to the following sections of the Sign Ordinance:
 - a. A variation from the prohibition for wall signage on the non-principal frontage (Chapter 12, Section 12.3.A), resulting in a wall sign on the north building facade.
 - b. A variation from the prohibition against wall signage above the second floor windowsill (Chapter 12, Section 12.4.G), allowing for signage on the building above the second windowsill on both the north and east facades.
 - c. A variation from the maximum illumination hours of 7am-11pm (Chapter 12, Section 12.3.J), to allow for signage to be lit 24 hours a day.

Petitioner: Medi-Weightloss
Property Index Number: 05-19-112-015-0000
Project Number: PZ2026-0005

- 2) **700-770 FRONTAGE ROAD** – Approval of site elevations, exterior façade, landscaping, and lighting 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. The following variation is being requested:
 - a. A variation from the required 3 new landscape island trees (Appendix A, Article 10-VI, Section 10.22. B.1), to allow for only 2 new landscape island trees.

Petitioner: Fields Imports, Inc.
Property Index Number: 04-13-402-009, 04-13-401-028 and 04-13-401-029
Project Number: PZ2025-0022

- 3) **790 FRONTAGE ROAD**– Approval of site elevations, exterior façade, landscaping and lighting to build a two-story medical office building under a Special Use application. As part of their application the Petitioner is requesting the following variations:
 - a. A variation from the west parking lot landscaping requiring 3 trees, a 6' minimum fence, and a 7' wide landscape strip with 3' minimum plant screening (Appendix A, Article 10-VI, Section 10.22.3.a), to allow for 7 trees (5 evergreen, 2 shade), the omission of the 6' fence, and the omission of plant screening;
 - b. A variation from the 20' wide transitional yard requiring 18 trees with a 5' continuous hedge or fence (Appendix A, Article 10-VI, Section 10.22.3.c), to allow for 15 trees and the omission of the 5' fence or hedge to the west;
 - c. A variation from the north and south parking lot landscaping requiring 16 trees total and a 7' wide landscape strip with 50% coverage of 3' minimum plant screening (Appendix A, Article 10-VI, Section 10.22.3.b), to allow for only 12 trees with a nonconforming landscape strip to the north, and a nonconforming landscape strip with 50% screening to the south.
 - d. A variation from the required landscape island area of 180 square feet minimum with a minimum 8' width (Appendix A, Article 10-VI, Section 10.22. B.1), to allow 3 landscape islands with a 6' width and size less than 180 square feet, along with sidewalk placement in several islands;
 - e. A variation from the 17 required landscape island trees (Appendix A, Article 10-VI, Section 10.22. B.1), to allow for 10 landscape island trees;
 - f. A variation from the maximum nonresidential lighting levels adjacent to residential areas of 2.0fc (Appendix A, Article XIX, Section 19.2.A.3), to allow for lighting levels up to 14.3 fc overall.

Petitioner: NORTH SHORE MOB, LLC
Property Index Number: 04-13-401-026-0000
Project Number: PZ2026-0003

