



**AGENDA  
MEETING OF THE  
PLAN AND ZONING COMMISSION  
FIRST FLOOR BOARD ROOM  
TUESDAY, SEPTEMBER 5, 2023  
7:00 P.M.**

**APPROVE SUMMARY NOTES:**

Approval of the Summary Notes of the Plan and Zoning Commission – June 5, 2023

**AGENDA:**

1. **119 AND 123 HAPP ROAD** – Request for approval of a preliminary and final Plat of Wian Subdivision to allow for the division of the property with two existing single family residences into two separate lots – one lot for each residence. There are no proposed changes to the existing single family residences at this time. Relief is requested from the Village of Northfield Code, Section 3.2.H.1.a (minimum lot width of 75 feet) and Section 3.2.H.2. (acute angle lot corners are prohibited).

Petitioner: James F. Dietz and Patricia C. Dietz  
Property Index Number: 05-19-325-024  
Project Number: 2023-0385

2. **405 CENTRAL AVENUE, 495 CENTRAL AVENUE, 1779 MAPLE STREET, 1850 OAK STREET** - The Josselyn Center, NFP which is the owner or occupant of properties located at 405 Central Avenue, 495 Central Avenue, 1779 Maple Avenue and 1850 Oak Street in Northfield, Illinois (collectively, the "Properties"). The Properties are located in the O/R Office/Research District under the Village of Northfield Zoning Ordinance. Please be advised The Josselyn Center has filed a petition with the Village of Northfield seeking to amend the following Sections:

- Article III, Section 3-2. Terms Defined.
- Article XIV, Section 14-2. Use Regulations.
- Article XX, Section 20-2. Off Street Parking Requirements
- Article XIX Performance Standards and Temporary Uses, Section 19-11. Community Mental Health Campus.

of the Northfield Zoning Ordinance to include "Community Mental Health Campus" as an authorized Special Use in the O/R Office/Research District and to obtain approval of a Special Use permit for a "Community Mental Health Campus" which will facilitate The Josselyn Center's continuing use of the Properties as a provider of mental health services. The petition does not seek approval to construct any new buildings or building additions on any of the Properties or to modify the manner in which The Josselyn Center currently uses the Properties to provide the aforesaid services to Northfield residents and the residents of surrounding communities.

Petitioner: The Josselyn Center  
Property Index Numbers: 05-19-114-024, 05-19-109-001, 04-24-211-020 and 05-19-114-011  
Project Number: 2023-0330

**NOTE:** **This agenda is subject to change.** Please contact the Village Hall at (847) 784-3551 the day of the meeting for status of this agenda.

The Village of Northfield is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village Manager's office at 847/446-9200 or 847/446-7131 (TDD) at least one week prior to the meeting, if possible, to allow the Village of Northfield to make reasonable accommodations for those persons. Our Council Chambers is equipped with a hearing loop system. Headsets are available upon request for those without compatible hearing aid systems.

