



**VILLAGE OF NORTHFIELD  
NOTICE OF PUBLIC HEARING  
PLAN AND ZONING COMMISSION  
MONDAY, NOVEMBER 2, 2020 – 7:00 P.M.**

Due to the COVID-19 crisis, the Plan and Zoning Commission meeting will be held remotely. For information on how to participate in this meeting go to: <https://www.northfieldil.org/160/Plan-Zoning-Commission> or call Steve Gutierrez at (847) 784-3550.

Written comments on the agenda items may be submitted prior to the meeting up until **4:30 p.m. on Monday, November 2, 2020**, by any of the following means:

- Complete the Public Comment Form for Board and Commission Meetings at [www.northfieldil.org/comment](http://www.northfieldil.org/comment)
- Send an email to [sgutierrez@northfieldil.org](mailto:sgutierrez@northfieldil.org)
- Mail a letter to Steve Gutierrez, 361 Happ Road, Northfield, IL 60093. The letter must be received by the deadline above.

All written comments will be read into the public record during this meeting.

The Plan and Zoning Commission will consider the following agenda items:

- 1) **1743 ORCHARD LANE** - A request from the Taco Nano restaurant, located at 1743 Orchard Lane, to amend their special use permit in order to expand into the adjacent vacant tenant space. The proposed expansion requires relief from the Village's off-street parking requirements.

Petitioner: Taco Nano, LLC  
Property Index Number: 05-19-301-017 and 05-19-301-018  
Project Number: 2020-0293

- 2) **271 GRAEMERE STREET** – A request for the following for a proposed new single family residence located at 271 Graemere Street:
  - A) A Special Use to allow for two 600 square foot attached garage spaces for a total garage space of 1,200 square feet. Any garage area in excess of 600 square feet in the R-4 Countryside Residential District requires a Special Use approval; and
  - B) A variation from the .35 floor area ratio (FAR) requirement in Appendix A, Article VIII, Section 8.4 of the Village of Northfield's Zoning Code. A FAR of .35 would allow 4,634 square feet of floor area. The petitioners seek to build 5,394 square feet of floor area which equates to a FAR of .41. The difference is 760 square feet.

Petitioners: Afrim and Majlinda Delisi  
Property Index Number: 04-24-308-031  
Project Number: 2020-0337

- 3) **550 SUNSET RIDGE ROAD** – A request for approval of a preliminary and final Plat of Resubdivision of The Church of St. James Subdivision to allow for the consolidation of the two existing lots located at 500 Sunset Ridge Road and 550 Sunset Ridge Road into one lot.

Petitioner: The Episcopal Church of St. James the Less  
Property Index Number: 04-23-200-011  
Project Number: 2020-0339

