

**AGENDA
MEETING OF THE
PLAN AND ZONING COMMISSION
FIRST FLOOR BOARD ROOM
MONDAY, JULY 17, 2017
7:00 P.M.**

APPROVE SUMMARY NOTES:

Approval of the Summary Notes of the Plan and Zoning Commission – June 5, 2017

AGENDA:

1. **1855 WILLOW ROAD** – Consideration and discussion of a request to amend Special Use Ordinance #510, #93-768 and #96-873 in order to add approximately 191 square feet of floor area to Shell gasoline service station at 1855 Willow Road. This request involves a variation to Section 20-2.F of the Zoning Code entitled Off-Street Parking Requirements.

Petitioner: Dan Rosenthal on behalf of Breaking Point Shell
Property Index Number: 04-24-215-006-0000, 04-24-215-007-0000,
04-24-215-008-0000, 04-24-215-009-0000 and 04-24-215-010-0000
Project Number: 2017-0192

2. **2140, 2150, 2156, 2158, 2160, 2170 and 2184 WILLOW ROAD (WILLOW ROAD PUD)** – Consideration and discussion of a request for approval of a Special Use permitting a Planned Unit Development and a preliminary plat of subdivision. The proposed Planned Unit Development includes 21 detached single family residences on the 7.15 acre site bounded by Willow Road, Bracken Lane and the unimproved Willow Road Village right-of-way. The applicant is seeking variations from the following sections of the Northfield Zoning Code (Appendix A): 5-3 (lot size requirements) and; 5-4 (front, rear and side yard setback requirements). They are also seeking relief from the following sections of the Northfield Subdivision Code (Appendix B): 3.2 (design standards for street width, sidewalks, street lights, block length, lot width and lot depth).

Petitioner: R2 Northfield, LLC
Property Index Number: 04-24-103-023, 04-24-103-022, 04-24-103-021,
04-24-103-047, 04-24-103-046, 04-24-103-026, 04-24-103-017
Project Number: 2017-0038

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.