



## 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, October 3, 2011, beginning at 7:00 p.m. in the Northfield Village Hall, First Floor Board Room, 361 Happ Road.

1. **820 FRONTAGE ROAD** – Consideration and discussion of a request for a Special Use to allow the operation of a specialty and emergency veterinary medicine practice which will operate on a 24/7 basis to be known as Bluepearl Illinois, LLC on the property located at 820 Frontage Road. The petitioner is seeking relief from various provisions in the Zoning Code and Landscape Ordinance including: off-street parking lot requirements, landscaping requirements, required yards, setbacks and limitations on accessory structures. A detailed list of specific Code Sections they are seeking relief from is available at the Community Development Department in the Village Hall, 361 Happ Road, or on the Village's website at [www.northfieldil.org](http://www.northfieldil.org). The petitioner is Dr. Dan Lorimer, DVM, DACVO on behalf of 820 Frontage Road, LLC. (Project #2011-0170)

All persons in attendance at the hearing shall have an opportunity to be heard. Any person who also wishes to appear at the hearing as an "interested party" with the right to cross-examine others giving testimony at the hearing must complete and file an appearance with the Village Manager Stacy Alberts Sigman at the Village Hall, 361 Happ Road no later than 4:30 p.m. on Wednesday, September 28, 2011, the third business day before the date of the hearing. Appearance forms are available in the Building Department during regular business hours.

Bluepearl Illinois, LLC – 820 Frontage Road

List of variances requested for the Monday, October 3, 2011 Plan and Zoning Commission meeting

(Appendix A) Zoning Code	Requirement	Proposed
A-14-4: Area Regulations	20' Transitional Yard	0'
	20' Rear Yard (SW side)	0'
A-18-2.E: Permitted Accessory Structures	Commercial Off-street parking not permitted in R-3 Residential District	Primary accessory parking area is located in R3 District
A-20: Off Street Parking Lot Requirements		
A-20-2.F	1 space per 200 square feet. @14,094/200 = 70.47 spaces	55 spaces
A-20-3	1 loading berth	Zero loading berths
A-20-4.A	No parking within required front yard or within 5' of any property line	Parking spaces are located within the required front yard and within 5' of two property lines.
A-20-6.B.	Curb and gutter required around perimeter of parking lot	Not provided around entire perimeter of parking lots
A-20-6.G.	Landscape Island required at end of each row of parking.	Landscape islands not provided at the end of each row.
<b>Chapter 20 – Landscaping</b>		
10-22.B(1)(a)	Curbed island required at end of each row of parking and dispersed throughout the lot with not less than one landscape island every 15 parking spaces	Landscape islands not provided as required.
10-22 B. (3) (a)	Requires a 6' fence/wall for the entire length of the parking lot. Adjacent to the fence/wall a 3' wide continuous landscape screen must be provided. Within that screen a tree must be provided every 30'.	No fence/wall is proposed.
10-22 C.	A 20' wide transitional yard is required with a tree every 15' along with a 5' high continuous hedge.	Trees are spaced more than 15' apart and no hedge is proposed.