



**AGENDA
MEETING OF THE
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 item 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
- Send an email to sgutierrez@northfieldil.org
- Mail a letter to Steve Gutierrez, 361 Happ Road, Northfield, IL 60093. The letter must be received by the deadline above.

APPROVE SUMMARY NOTES:

Approval of the Summary Notes of the Plan and Zoning Commission – September 1, 2020

AGENDA:

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

- 1) **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

- 2) **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

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.

