



**VILLAGE OF NORTHFIELD  
NOTICE OF PUBLIC HEARING  
PLAN AND ZONING COMMISSION  
MONDAY, JANUARY 4, 2021 – 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, January 4, 2021**, 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 comments will be read into the public record during this meeting.

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

- 1) **550 SUNSET RIDGE ROAD** – Consideration and discussion of 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

- 2) **1622 WILLOW ROAD** – Consideration and discussion of a request for approval of a Special Use to allow for the operation of United Vein Centers which specializes in the treatment of venous conditions such as varicose and spider veins located at 1622 Willow Road.

Petitioner: MJR/Northfield Real Estate Holding Co. LLC  
Property Index Number: 05-19-304-028  
Project Number: 2020-0426

- 3) Consideration and discussion of amendments to the following sections of Appendix A “Zoning Ordinance,” in order to accommodate adult-use and medical use cannabis distribution organizations in the B-1 Community Commercial District and in the O/R Office/Research District:
  - i. Article III “Definitions,” Section 3-2 “Terms Defined”
  - ii. Article IV “Zoning Districts,” Section 4-5 “Permitted and Special Use Table”
  - iii. Article XII “B-1 Community Commercial District,” Section 12-2.B. “Special Uses”
  - iv. Article XIV “O/R Office/Research District,” Section 14.2B “Special Uses”
  - v. Article XX “Off Street Parking, Loading, Traffic and Access Regulations,” Section 20-2 “Off-Street Parking”

