



Notice: A regular meeting of the Zoning Board of Appeals of the Village of Northfield is scheduled in the First Floor Board Room at Village Hall, 361 Happ Road, Northfield, IL.

**MEETING AGENDA
REGULAR MEETING OF THE
ZONING BOARD OF APPEALS
WEDNESDAY, FEBRUARY 4, 2026, at 7:00 p.m.**

- I. **Call to Order / Roll Call**
- II. **Approval of the Summary Notes of the Zoning Board of Appeals meeting – January 7, 2026**
- III. **90 MEADOWVIEW DRIVE** – Continuation of a hearing for a north front yard Class I variation from the required 40.00 feet (Village Code Appendix A, Article V, Section 5.4) resulting in an 18.92 foot north front yard setback, to allow for a residential addition.

Submitted by: Stephen “Ralph” and Jody Gerbie
Property Index Number: 05-30-201-017-0000
Project Number: ZBA2025-0005
- IV. **4 BRIDLEWOOD LANE** – Consideration of a Class I variation from the required floor area ratio of .35 (Village Code Appendix A, Article VII, Section 7.4), resulting in a floor area ratio of .43 to allow for the build-out of a guest suite.

Submitted by: Richard and Ann Pecard
Property Index Number: 04-25-200-089-0000
Project Number: ZBA2025-0023
- V. **Public Comment**
- VI. **Adjourn**