

PLAN AND ZONING

REPORT OF THE PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF NORTHFIELD
PLAN AND ZONING COMMISSION

COMMISSION

REPORT OF PROCEEDINGS had before the Village of
Northfield Plan and Zoning Commission taken at the Northfield
Village Hall, Board Room, Northfield, Illinois on the 2nd day
of February, 2026 at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairperson
KATHY ESTABROOKE
JACK BRANNIGAN
ANNE PETERSON
CONNIE BERMAN
RICHARD FILLER

MEMBERS ABSENT:

DAN DELOYS
JENNIFER SUCHER
STEVEN HIRSCH

ALSO PRESENT:

STEVEN GUTIERREZ, Community Development Director

1 CHAIRPERSON VASELOPULOS: I'd like to open the
2 meeting of the Plan and Zoning Commission. My name is
3 Bill Vaselopulos, and at this point, I'm Chair of the
4 Commission, and at this time I'd like the Commissioners
5 to introduce themselves starting with Connie.

6 COMMISSIONER BERMAN: Connie Berman.
7 COMMISSIONER ESTABROOKE: Kathy Estabrooke.
8 COMMISSIONER BRANNIGAN: Jack Brannigan.
9 COMMISSIONER PETERSON: Anne Peterson.

10 CHAIRPERSON VASELOPULOS: Thank you very much.

11 The purpose of tonight's meeting is to
12 conduct a public hearing and to consider and discuss a
13 request for approval of a subdivision located at 119 and
14 123 Happ Road. The Petitioner's name is Mohammed
15 Iftikhar.

16 The public hearing format will provide an
17 overview of this proposal and a forum for public comment
18 and input. This Commission is a recommending body only
19 and we will forward our recommendation to the Village
20 President and Board of Trustees for final determination
21 on whether or not to grant this item before us today.
22 The Board will then consider this item being discussed
23 this evening at the next Board meeting, which is
24 scheduled for Tuesday, February 24th, 2026, at 7:00
25 p.m., right here in this boardroom.

26 Commission meetings require that all
27 people wishing to be heard and to enter testimony must
28 be sworn in. This includes all petitioners, individuals
29 with the petitioners, and any interested parties or
30 other property owners. Following the petitioner's
31 presentation and after the Commission has had an
32 opportunity to ask questions and discuss amongst
33 ourselves, then all other interested parties will be
34 given an opportunity to speak.

35 Prior to speaking, we request that all
36 parties step forward to the microphone, be sworn in, and
37 provide your name, address and interest in this matter
38 for the record. These proceedings are being recorded
39 and, thus, I request you to speak only at the podium
40 where the microphone is located.

41 Before I continue, Commissioner Filler
42 has just arrived. Let the record note that.

43 Our first order of business is to pass
44 the minutes of our last meeting from September 2nd,
45 2025.

46 Is there a motion?

47 COMMISSIONER ESTABROOKE: So moved.

48 CHAIRPERSON VASELOPULOS: Is there a second?

1 COMMISSIONER BRANNIGAN: Second.
2 CHAIRPERSON VASELOPULOS: All those in favor?
3 (Chorus of ayes.)
4 CHAIRPERSON VASELOPULOS: All opposed?
5 (No response.)
6 CHAIRPERSON VASELOPULOS: The motion passes.
7 Before the Petitioner steps to the
8 microphone, Steve, do you have any introductory
9 comments?

10 MR. GUTIERREZ: Thank you, Mr. Chairman.
11 Yes, the Petitioner is the owner of the
12 properties at 119 and 123 Happ Road. Currently, those
13 are two individual lots. Just to kind of set this up,
14 I'm running through a quick history to the Commission
15 and the audience on this property, it will help
16 everybody to understand the nature of the requested
17 subdivision.

18 Probably three years ago, I think it was
19 2023, this property was actually one lot and it had two
20 single-family homes on it. The previous owners wanted
21 to be able to market this property as two lots, so they
22 sought and received a subdivision of the property. The
23 current owner purchased the property with the intention,
24 and he can fill in the details for you on this, to build
25 two new single-family homes. He tore down the existing
26 homes and wants to shift the existing property line that
27 subdivided this one lot into two lots, and they want to
28 shift that property line over a little bit in order to
29 make those two lots the same size.

30 So, currently, they've got two lots, one
31 is a little bit bigger than the other, and the
32 Petitioner wants to equalize those lots so that he can
33 build on them and presumably sell them. Again, he can
34 fill the details in on that.

35 Essentially, they're shifting that middle
36 lot line over a few feet. Our code has some standards
37 for subdivisions, one of which is that you can't create
38 acute angles. The intent of that is really just not to
39 create strange lots with odd angles. In this case, Happ
40 Road as it relates to how those two lots are oriented
41 goes at an angle. The front of the properties are at an
42 angle, so you naturally have corners of those properties
43 that are acute angles. This is really a technicality,
44 but they do need relief from that requirement because
45 they're shifting the lot line up and thus are shifting
46 those angles a few feet.

47 Secondly, the code requires a minimum lot
48 width of 75 feet for subdivisions, newly subdivided

1 lots. However, again, when that one lot was subdivided
2 three years ago, they received a variation in order to
3 allow them to go less than 75 feet, very close to what
4 is currently being proposed. The existing lots are
5 approximately 50 feet wide each. At that time in '23
6 when that one lot was subdivided into two, that was
7 approved really based on the fact that all of the other
8 lots on that block, most of the lots in that
9 neighborhood, were of similar size.

10 The Petitioner is seeking those two
11 variations which are really just carryovers from the
12 original approved subdivision, and it does go through
13 this, actually through the subdivision process as this
14 officially is a re-subdivision of the property.

15 The Petitioner is here, Mohammed, Mr.
16 Iftikhar, and if you can come up if you don't mind?
17 He's certainly prepared to answer any questions, or if
18 you'd like a presentation, he can do that. It's pretty
19 straight-forward.

20 CHAIRPERSON VASELOPULOS: And to provide more
21 clarity, what Steve was saying, the old front lot was 50
22 feet and 58 feet, and now you're asking for 54 feet and
23 54 feet and a few inches, right?

24 MR. IFTIKHAR: That's right.

25 MR. GUTIERREZ: Sorry, one more thing, too, to
26 add. We sent to you in a Staff memo an aerial
27 photograph on page three, I believe. On this aerial
28 photo, generated by our GIS system the northern lot line
29 appears to angle north as you go back on the lot. The
30 plats of survey that were submitted and the previous
31 plat of subdivision, all show these lots to be at 90
32 degrees on the east side, which indicates this northern
33 lot line does not actually angle north.

34 CHAIRPERSON VASELOPULOS: Thank you.

35 MR. GUTIERREZ: Okay, that's all.

36 CHAIRPERSON VASELOPULOS: So, if you would be
37 sworn in by Steve, please?

38 (Witness sworn.)

39 MR. GUTIERREZ: Thank you.

40 CHAIRPERSON VASELOPULOS: All right, good
41 evening.

42 MR. IFTIKHAR: Good evening.

43 CHAIRPERSON VASELOPULOS: So, go ahead, if you
44 have any comments you'd like to make.

45 MR. IFTIKHAR: Yes, just pretty much what Mr.
46 Gutierrez said, that we just want to divide the existing
47 two lots equally and, you know, shift four feet over so
48 there's symmetry in the two homes that will be built

1 during the, you know, the construction of the houses
2 that will be there. So, I mean, you know, we have some
3 setbacks for each, so it looks much nicer and more
4 presentable. That's all there is to it, and I've
5 provided very much all the necessary documents that Mr.
6 Gutierrez had requested.

7 I'm here if you guys have any questions.
8 I do have assistants here if you have any questions for
9 him. We're here to answer your questions.

10 CHAIRPERSON VASELOPULOS: And I think you said
11 in your materials you presented to us, at least how it
12 sets up now with this change could be about 40 feet
13 wide; is that right?

14 MR. IFTIKHAR: Yes.

15 CHAIRPERSON VASELOPULOS: As to the setbacks
16 as opposed to something less than 40 feet, something
17 greater than 40 feet?

18 MR. IFTIKHAR: Correct.

19 CHAIRPERSON VASELOPULOS: That was my only
20 comment that I had. I think this is rather straight-
21 forward.

22 Do the Commissioners have any other
23 questions or comments?

24 (No response.)

25 CHAIRPERSON VASELOPULOS: Okay, this is
26 relatively straight-forward because the subdivision had
27 already occurred once before and now you're making a
28 little tweak with that for the existence of the
29 subdivision.

30 Does anyone from the audience have any
31 questions or comments? If you do, please step to the
32 microphone and be sworn in.

33 (Witness sworn.)

34 CHAIRPERSON VASELOPULOS: Please state your
35 name for the record.

36 MR. STEINEMANN: Fred Steinemann, I'm off the
37 street on Happ Road.

38 MR. IFTIKHAR: Nice to meet you.

39 MR. STEINEMANN: Are you in a position to have
40 drawings ready for or a footprint for your proposed
41 construction?

42 MR. IFTIKHAR: We have a preliminary drawing
43 and then --

44 CHAIRPERSON VASELOPULOS: Please step to the
45 microphone, please.

46 MR. IFTIKHAR: We have a preliminary drawing
47 for the concept that we'd like to use, but we could not
48 get into actual drawings without knowing the result of

1 this because, you know, historically it would be
2 determining, you know, what we could have, but they're
3 pretty standard. I think you might have some pictures
4 of what we would like to do.

5 MR. STEINEMANN: And when I first moved to the
6 Village back in '89, I was informed that the backyards
7 of the houses from Harding, Winnetka and Happ was a bit
8 of a floodplain because there really was no drainage
9 back there, and I don't think anything has been improved
10 unlike houses that may have back-to-back yards and they
11 might have the storm drain or something for floodwaters.
12 That is one of my concerns is where your property
13 construction will be, closer to the sidewalk or street
14 or further back in the lots.

15 MR. IFTIKHAR: I think we would like to keep
16 it around the setbacks, but we want to push it back a
17 little bit, and then we already have a plan for
18 proceeding with the Engineering Department that will
19 meet all of the waters, sewer lines that are, either
20 detention or whatever is required according to the civil
21 engineering by the Village, but we will have all that.

22 CHAIRPERSON VASELOPULOS: And then that's
23 what's going to happen. I mean, those questions, I'm
24 glad you asked them but those aren't the issues before
25 us today. We're just subdividing today, and any
26 construction-related issues is what the Village will be
27 reviewing and making sure drainage is addressed at that
28 time once he submits those plans to the Village.

29 MR. STEINEMANN: Okay, thank you.

30 CHAIRPERSON VASELOPULOS: Okay, any other
31 questions from the audience?

32 (No response.)

33 CHAIRPERSON VASELOPULOS: If not --

34 MR. STEINEMANN: Sorry.

35 CHAIRPERSON VASELOPULOS: Yes, sir? Step
36 forward again.

37 MR. STEINEMANN: I'm sorry, I had one more,
38 and I do apologize.

39 CHAIRPERSON VASELOPULOS: That's okay.

40 MR. STEINEMANN: We're at 2026 or really
41 starting '26 here. A couple of summers ago, there was a
42 big topic of discussion on the improvement of Happ Road.
43 I don't know if you were made aware of that when you
44 were purchasing the property relating to improvements to
45 Happ. The county was proposing to --

46 CHAIRPERSON VASELOPULOS: Please step a little
47 closer to the microphone so everyone can hear you.

48 MR. STEINEMANN: Cook County was proposing or

1 had proposed to straighten out Happ Road from Winnetka
2 towards the park halfway down here because Happ Road
3 curves a bit north and then we get to the soft turn,
4 soft left turn just to go straight north and south.
5 Houses at the corner of Winnetka and Happ were being
6 asked to give up or sell nine feet of your front yard.
7 So, at Winnetka Road, nine feet in from the front yard;
8 going north to Harding Road, those properties were being
9 asked for two to three feet. So, a bit of a wedge or a
10 triangle was being proposed to be purchased by the
11 county to straighten Happ Road which would affect your
12 potential setbacks in your future plans should Happ Road
13 be redone in the next 10 years.

14 MR. IFTIKHAR: Okay, unfortunately, I'm not
15 aware of any such thing. My two properties are a good
16 about 200 feet away from Winnetka Road. We have 300
17 feet deep lots almost for what we have, so we have --

18 CHAIRPERSON VASELOPULOS: So, yes, what he's
19 alluding to is this proposal that was actually some few
20 years ago and that, it didn't go anywhere. But there is
21 a current review and study of Happ Road from Willow all
22 the way down to Winnetka. Whether it follows with that
23 original proposal in terms of widening or taking, that's
24 yet to be determined. The Village is currently, has
25 formed a committee to study all of that right now
26 because they're revisiting that. In fact, a survey was
27 just sent out to members of the community to weigh in on
28 what their personal feelings are.

29 So, I would encourage everyone here to
30 follow that and then you'll be educated as to the latest
31 and greatest things that are happening regarding Happ
32 Road.

33 MR. IFTIKHAR: Definitely, thank you.

34 CHAIRPERSON VASELOPULOS: Okay, anyone else
35 from the audience?

36 (No response.)

37 CHAIRPERSON VASELOPULOS: Seeing none, would
38 someone like to make a motion?

39 COMMISSIONER ESTABROOKE: Sure, I can make the
40 motion.

41 **Motion to recommend to the Village Board: Approval of**
42 **the final Plat of Eshel Happ Subdivision, in accordance**
43 **with the Petitioner's Application and Supporting**
44 **Materials, date stamped January 27, 2026, subject to the**
45 **following conditions:**

46 **1. The representations made in the Application and**
47 **Supporting Documents are binding upon the**
48 **Petitioner. There shall be no additional uses**

- 1 permitted beyond those specifically enumerated
2 herein or permitted by the Village of Northfield's
3 Zoning Ordinance.
- 4 2. The Village of Northfield Health, Fire, and
5 Building Officials shall be granted access to the
6 subject property at any reasonable time for
7 purposes of conducting inspections for compliance
8 with Village Codes and Ordinances.
- 9 3. An approval pursuant to any requested review by a
10 Village consultant, Village Staff member, Village
11 Commission or Village Board Committee shall be an
12 approval of only those items specified in any
13 motion, resolution, ordinance, or written report.
14 Such approval shall not be deemed to be an approval
15 of any matter which is within the jurisdiction of
16 any other Village consultant, Village Staff member,
17 Village Board Committee or Village Commission that
18 has not issued a report or given its approval.
19 Neither shall such approval be deemed the approval
20 of any County, State or Federal Agency. Under no
21 circumstances shall the approval be deemed to be an
22 approval of any matter not included in this
23 ordinance by virtue of the fact that such a matter
24 appeared on a supporting document which is not
25 attached as an exhibit to this ordinance or
26 incorporated as an exhibit as part of this
27 ordinance.
- 28 4. The Petitioner shall comply in all other respects
29 with the ordinances of the Village of Northfield
30 and nothing in this approval shall be construed as
31 a waiver of any of those requirements.
- 32 5. Violation of any condition of this approval shall
33 be cause to revoke said approval by the Corporate
34 Authorities upon 10 days proper notice to the
35 Petitioner. Alternatively, the Village Manager
36 shall have the right to assess fines, not to exceed
37 \$750 per violation, for such violation. Such
38 assessment of fines may be appealed to the
39 Corporate Authorities by filing written notice of
40 appeal within three days of the assessment.
- 41 6. Changes in the project may only be made as follows:
- 42 A. Minor Field Changes. Minor changes in
43 locations or sizes shown on exhibits may
44 be approved, in writing, by the Director
45 of Community Development. Typically, a
46 minor field change will not involve a
47 percentage change greater than three
48 percent. However, not all changes of

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less than three percent shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final.

B. Village Board Approved Changes. The Village Board may approve, without referral to the Plan & Zoning Commission, such other changes as it believes are in the best interest of the Village and which do not involve changes in numbers found in the text of the Ordinance and which do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan & Zoning Commission shall be final.

C. Changes Requiring a Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the Ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan & Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer requested change to the Plan & Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

CHAIRPERSON VASELOPULOS: Is there a second?

COMMISSIONER PETERSON: I second.

CHAIRPERSON VASELOPULOS: Anne seconds.

All those in favor?

(Chorus of ayes.)

CHAIRPERSON VASELOPULOS: All opposed?

(No response.)

CHAIRPERSON VASELOPULOS: The motion passes unanimously.

MR. IFTIKHAR: Thank you.

CHAIRPERSON VASELOPULOS: Congratulations. Good luck to you on the rest of your way.

MR. IFTIKHAR: Thank you.

CHAIRPERSON VASELOPULOS: Is there a motion to adjourn?

COMMISSIONER ESTABROOKE: Motion to adjourn.

1 CHAIRPERSON VASELOPULOS: Second?
2 COMMISSIONER BRANNIGAN: Second.
3 COMMISSIONER BERMAN: Second.
4 CHAIRPERSON VASELOPULOS: All those in favor?
5 (Chorus of ayes.)
6 CHAIRPERSON VASELOPULOS: All opposed?
7 (No response.)
8 CHAIRPERSON VASELOPULOS: The motion carries.
9 Thank you and goodnight, everybody.
10 (Whereupon, at 7:30 p.m., the
11 above meeting was concluded.)
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14 APPROVED 3/2/26
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