

RESOLUTION NO. ZBA26-01
VILLAGE OF NORTHBROOK
ZONING BOARD OF APPEALS
DOCKET NO. ZBA26-01 – 1820 WESTERN AVENUE

WHEREAS, **Northbrook/Glenview School District 30** owns the property commonly known as **1820 WESTERN Avenue** (PIN. 04-16-103-011-0000) and hereafter referred to as the "Subject Property"; and

WHEREAS, **Northbrook/Glenview School District 30**, is the applicant (the "Applicant") seeking approval of variances requested for the Subject Property; and

WHEREAS, DOCKET NO. **ZBA26-01** (the "Application") is a request filed by the Applicant requesting the following variances of the Northbrook Zoning Code:

- **Reduce the Interior Side Yard Setback to 8 feet 10 inches along the southern lot line (Article 8-103. Dimensional Standards, Table 8-103, Interior Side Yard Setback)**
- **Reduce the Transition Landscape Area to 8 feet 10 inches along the southern lot line (Article 10-106. Landscape, Table 10-106-G(3)(c), Minimum Width)**

WHEREAS, a Public Notice for this Application was duly published on **January 9, 2026**, on the Northbrook Official Government Website and said Public Notice was provided to all of the property owners in the vicinity as required by the Northbrook Zoning Code, and

Whereas a Public Hearing was held by the Northbrook Zoning Board of Appeal during a meeting on **January 26, 2026** for the purpose of considering this Application matter, with the final decision being rendered at the Zoning Board of Appeal's Regular Meeting on **January 26, 2026**; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. **Zoning Board of Appeals Application, dated 12/12/25;**
2. **Partial Topographical Survey, dated 7/3/2025;**
3. **Boundary and Topographical Survey, dated 12/29/25;**
4. **Letter of Hardship;**
5. **Preliminary Engineering and Site Plans, dated 12/19/25;**
6. **Site Lighting/Photometric;**
7. **Landscape Plan, dated 12/12/2025**

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Northbrook, Cook County, Illinois, that:

Section 1. Upon having reviewed the materials submitted by the applicant(s), a staff memorandum prepared by the Department of Development and Planning Services, and having heard the applicant's sworn testimony, the Zoning Board of Appeals deliberated and reached the following Findings of Fact:

- A. The variation is in harmony with the general purpose and intent of the regulation and the Zoning Code.
- B. There is an unusual hardship in meeting the requirements of this Code that is not the result of any action of the property owner, due to:

1. Increased demand on the existing facilities necessitates the construction of additional parking spaces and vehicle circulation to support operations of the school.
2. The limited availability of readily developable space and the efficient use of public funds has led to the decision to expand the existing parking lot within the bounds of the Subject Property.

C. The plight of the applicant is due to such unique circumstances that the proposed variation will not serve as a special privilege, but will alleviate some condition(s) not shared by other property in the same locality and district.

1. The Subject Property is a public institution responding to a public need with a design that intends to provide benefit to the community while mitigating negative impacts on neighbors.

D. The proposed variation will not alter the essential character of the locality.

E. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the danger of fire or crime, diminish the value of nearby property, nor impair the public health, safety, comfort, convenience, or general welfare.

Section 2. The Northbrook Zoning Board of Appeals does hereby find that the variation requested under Docket No. ZBA26-01 does satisfy the criteria for authorizing a variance as set forth in Article 2-114 of the Northbrook Zoning Code.

Section 3. In accordance with Article 2-114 E.2. of the Northbrook Zoning Code "Limitations on Variances", **the variances shall be valid for a period of one year after the date of its approval**, unless a building permit is issued and construction has actually begun within that period and is thereafter diligently pursued to completion or unless a Certificate of Occupancy is issued and a use is commenced within that period.

The Northbrook Zoning Board of Appeals does hereby order Approval of the variance requested under Docket No. **ZBA26-01**, (subject to the following conditions):

1. The construction will be in substantial compliance with the materials and design as indicated in the plans reviewed by the Zoning Board of Appeals on 1/26/2026.

Voted on This Day, the **26th day of January 2026**

AYES:	(5)	Decker, Len, Klein, Valeanu, Wolfmark
NAYS:	(0)	
ABSTAIN:	(0)	
ABSENT:	(2)	Chen, Gorenberg

ATTEST:



Zoning Administrator – Richard Peters