

**RESOLUTION NO. ZBA25-0010**  
**VILLAGE OF NORTHBROOK**  
**ZONING BOARD OF APPEALS**  
**DOCKET NO. ZBA25-0010 – 2301 SHERMER ROAD**

WHEREAS, **BFB LLC** (Highland Baking Company) owns the property commonly known as **2301 SHERMER Road** (PIN. 04-15-304-007-0000) and hereafter referred to as the "Subject Property"; and

WHEREAS, **BFB LLC**, is the applicant (the "Applicant") seeking approval of a variance request for the Subject Property; and

WHEREAS, DOCKET NO. **ZBA25-0010** (the "Application") is a request filed by the Applicant requesting the following variance of the Northbrook Zoning Code:

- **Increase the maximum allowable height of a building from 55 feet to 108 feet – 7-103, Dimensional Standards, Table 7-103.**

WHEREAS, a Public Notice for this Application was duly published on **October 29, 2025**, 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 **November 17, 2025** for the purpose of considering this Application matter, with the final decision being rendered at the Zoning Board of Appeal's Regular Meeting on **November 17, 2025**; and

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

1. **Zoning Board of Appeals Application, dated 10/15/25;**
2. **Plat of Survey, dated 3/20/24;**
3. **Site Plan (modified plat);**
4. **Letter of Hardship, dated 10/17/25;**
5. **Cold Storage Facility Packet, created by Primus Builders, dated 10/17/2025**

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. The design of the existing building, the internal layout of the facility, along with the limited availability of readily developable space, necessitates an addition of considerable height to support existing operations and future cold storage needs.
- 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 magnitudes larger than what is required by the underlying zoning district's dimensional standards. This, along with the location of the addition and other large abutting industrial properties, will substantially mitigate the impact of the height relief.

- 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. ZBA25-0010 **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 variance 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. **ZBA25-0010**, (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 11/17/2025.

Voted on This Day, the **17<sup>th</sup> day of November 2025**

AYES:	(6)	Chen, Decker, Gorenberg, Klein, Valeanu, Wolfmark
NAYS:	(0)	
ABSTAIN:	(0)	
ABSENT:	(1)	Len

ATTEST:



Zoning Administrator – Richard Peters