

Zoning Board of Appeals Agenda

Sandra "Sandy" Frum Board Room
Village Hall
1225 Northbrook, IL 60062
Monday, January 26, 2026

7:00 PM

- 1. ROLL CALL**
- 2. MINUTES APPROVAL**

A. Minutes for Approval - November 17, 2025

Review and approve the November 17, 2025 Zoning Board of Appeals meeting minutes.

- 3. PUBLIC COMMENT TIME**

This agenda item is reserved for members of the public who desire to address the Public Body on a topic that is within purview and jurisdiction of the Public Body, but that is not listed in another location on the agenda. If you would like to speak about a matter that is listed on the agenda, we ask that you wait until that agenda item is called, and we will give you an opportunity to speak then. Anyone desiring to speak should fill out a written speaker form (located in the back of the meeting room) and submit it to the Staff Liaison. "Public Comment Time" is not a forum for open dialogue or engagement with members of the Public Body. Rather, it is intended as an opportunity for you to make comments to the Public Body. While the Public Body will not immediately respond to public comments at this meeting, or engage in a back and forth discussion during the meeting, please be assured that the Public Body is actively listening to all comments, thoughts, and suggestions. All speakers will be limited to a total of three minutes. We request that everyone be respectful, civil, and non-repetitive; and we ask that members of the audience refrain from applauding or making any other comments during or after any speaker. Thank you for your understanding and taking the time to contribute to the success of our community.

- 4. PUBLIC HEARING AND CONSIDERATION OF PETITIONS**

A. DOCKET NO. ZBA26-01 (1820 WESTERN Avenue) : Petition by Dale Falk (Northbrook/Glenview School District 30), for variances to reduce the rear yard setback to 15 feet, reduce the south interior side yard setback to 8 feet 10 inches, and reduce the transition landscaping to 8 feet 10 inches along the south interior side yard. The IB zoned property (PIN: 04-16-103-011-0000) has a rear and side yard setback requirement of 20 feet, and a transition yard requirement of 15 feet. The property is the site of Wescott School which serves students between kindergarten and fifth grade. The variances have been requested to accommodate an expansion of the parking lot which will improve bus circulation and offer additional parking spaces.

Northbrook/Glenview School District 30 is seeking to expand the south parking lot at Wescott School (1820 Western Ave.) to provide additional on-site parking spaces and improve bus circulation. The school district requests variances to the interior side yard setback and transition yard setback to accommodate the proposal. The south parking lot is considered existing, non-conforming as it does not meet the setback and transition landscaping requirements.

- 5. DISCUSSION TOPICS**
- 6. REMARKS FOR THE GOOD OF THE ORDER**
- 7. ADJOURN**

The Village of Northbrook is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or facilities, are requested to promptly contact the Village of Northbrook at (847) 272-5050, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Northbrook to make reasonable accommodations for those persons.