



Zoning Board of Appeals Agenda

Sandra "Sandy" Frum Board Room
Village Hall
1225 Northbrook, IL 60062
Monday, November 17, 2025

7:00 PM

1. ROLL CALL

2. MINUTES APPROVAL

A. Minutes for Approval - October 27, 2025

Review and approve the October 27, 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. ZBA25-0010 (2301 Shermer Road) : Public Hearing on a Petition by BFB LLC (Highland Baking Company), for a variance to increase the height of a principal building from 55' to 108'. The I-2 zoned property (PIN: 04-15-304-007-0000) is the site of an industrial building used to produce various types of bread. The variance has been requested to accommodate an addition that will house a fully automated freezer.

Highland Baking Company is requesting a variance to increase the maximum allowable height for an addition from 55 feet to 108 feet. The addition would be located towards the southeast end of the subject property abutting two other large industrial sites (LRS and UPS). The addition will house a fully automated freezer to support current and future operations.

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.