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.

MEMORANDUM

To: Zoning Board of Appeals
From: Zoning Administrator Richard Peters
Date: 2025-11-17
Subject: Minutes for Approval - October 27, 2025

Overview
Review and approve the October 27, 2025, Zoning Board of Appeals meeting minutes.

Fiscal Impact
N/A.

Recommendation
Review and Approval.

Background

MEMORANDUM

To: Zoning Board of Appeals
From: Zoning Administrator Richard Peters
Date: 2025-11-17
Subject: 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.

Overview
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.

Fiscal Impact
N/A.

Recommendation
Conduct a Public Hearing and Approve, Deny, or Continue the Application.

Background
See attachments.

Exhibit A - Staff Report - 2301 Shermer ZBA25-0010
Exhibit B - ZBA Application_2301 Shermer Rd - REDACTED
Exhibit C - Letter of Hardship
Exhibit D - Plat of Survey
Exhibit E - Site Plan
Exhibit F - Cold Storage Facility Packet
Exhibit G - Draft Resolution.pdf

ZONING BOARD OF APPEALS - STAFF REPORT

HEARING DATE: November 17, 2025

TO: Zoning Board of Appeals

FROM: Richard Peters, Zoning Administrator

SUBJECT ADDRESS: 2301 Shermer Road

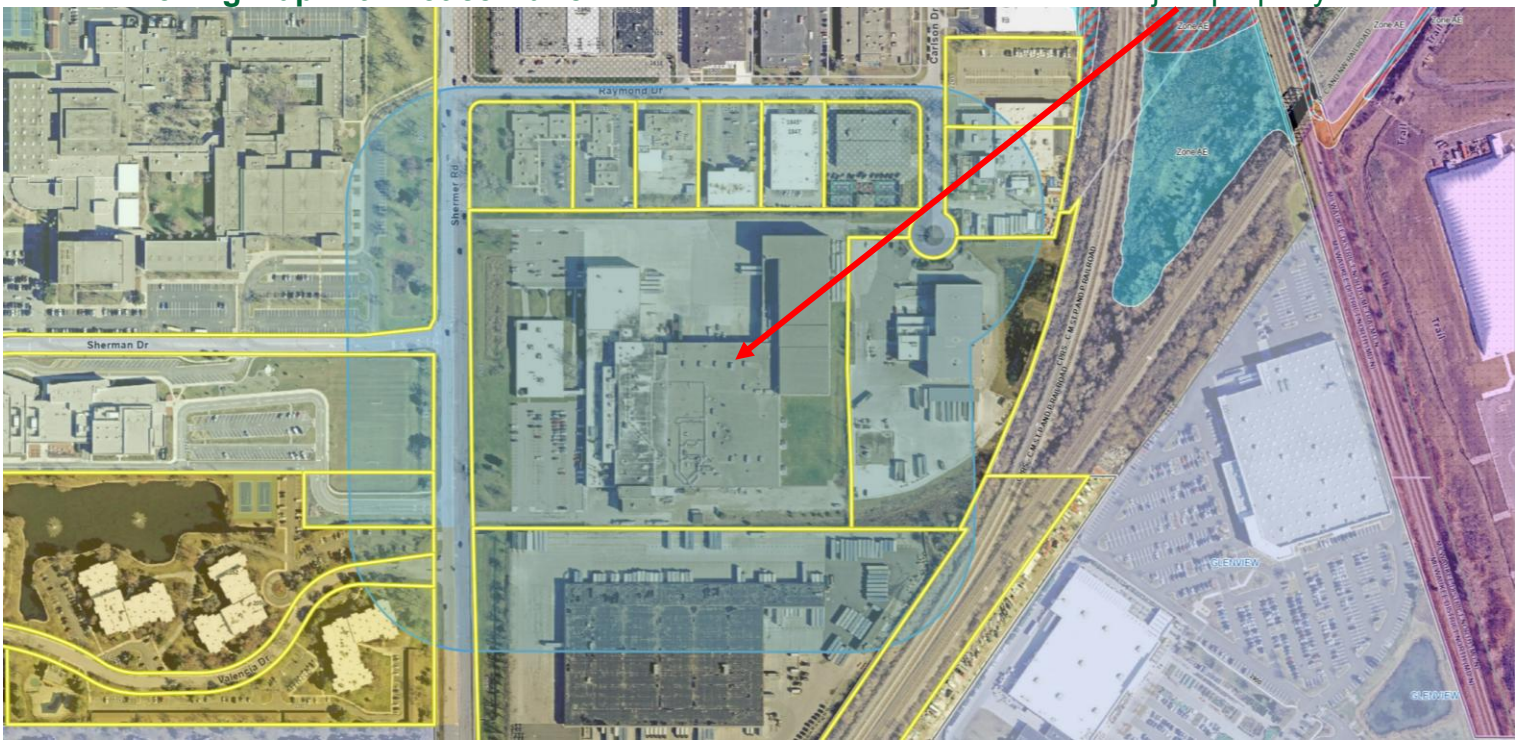
ZONING: I-2, Light Industrial District

DOCKET NUMBER: ZBA25-0010

PETITIONERS & PROPERTY OWNERS: Stuart Rosen (Highland Baking Company), BFB LLC

Zoning Map with Notice Buffer

Subject property



REQUESTED ACTION

- Approve a variance to increase the maximum height of the building from 55 feet to 108 feet for the proposed addition.

The request will accommodate an addition that will house a fully automated freezer.

RELIEF FROM ZONING CODE SECTION(S)

- 7-103. Dimensional Standards, Table 7-103, Maximum Height

Table 7-103: Industrial District Dimensional Standards			
1 = All Uses	ICS	I-1	I-2
	1		
Lot Standards			
Lot Area, Minimum (sq ft)	40,000	40,000	40,000
Lot Width, Minimum (ft)	100	100	100
Lot Depth, Minimum (ft)	125	125	125
Yard Setbacks			
Front, Minimum (ft)	30	30	30
Corner Side, Minimum (ft)	30	30	30
Interior Side, Minimum (ft) [1]	10	10	10
Rear, Minimum (ft) [1]	15	15	15
Building Standards			
Height, Maximum (ft)	45	55	55
Height, Maximum (stories)	3	3	3
Notes			
[1] The standard shall depend on required buffer yards as detailed in Section 10-106.			

SITE CONDITIONS

Table 1: Zoning Compliance Chart **Zoned I-2**, Light Industrial

Zoning Compliance Chart				
Standard	**Standard Value**	**Existing Condition**	**Multiplier**	**Proposed**
Lot Size, minimum	40,000 sf	760,258 sf	19 x	-
Lot Width, minimum	100’	Approx. 800’	8 x	-
Lot Depth, minimum	125’	946.93’	7.5 x	-
Height, maximum	55’	N/A	(1.96 x)	108’

PROJECT DETAILS

Highland Baking Company is seeking to build a fully automated freezer which will supplement the facility by addressing its cold storage needs. The addition would occupy 33,036 square feet and stand 108 feet tall. Located towards the southeast corner of the property, the addition would be approximately 770 feet from the front lot line along Shermer Rd., 61.6 feet from the south lot line, and 51.2 feet from the rear lot line (of which both lot lines are adjacent to other I-2 zoned properties). The maximum height of a building permitted in the subject zoning district is 55 feet and the applicant seeks a variance for the additional height.

Figure 1: Aerial, Proposed Development Area



Figure 2: Site Plan, Excerpt – Modified plat of survey

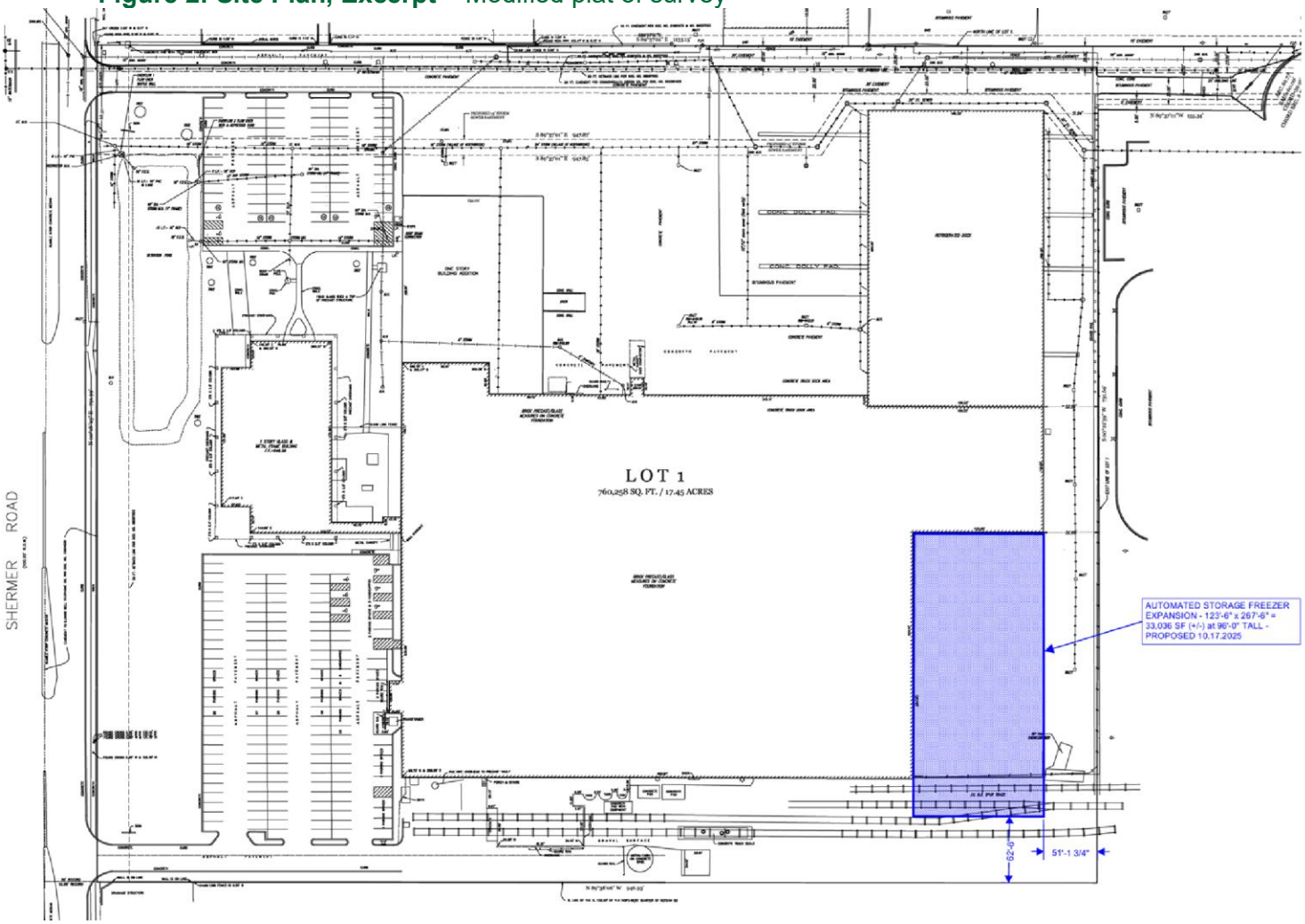
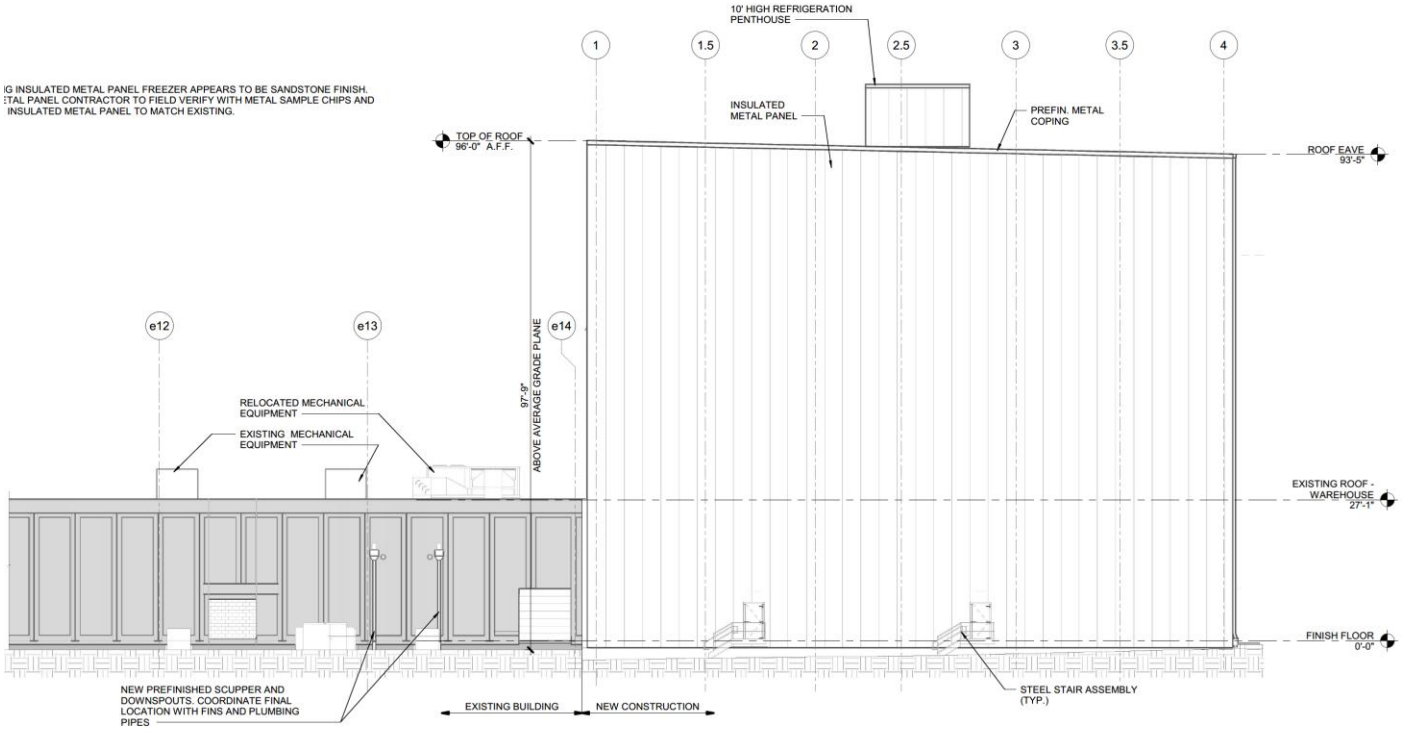


Figure 3: Site Plan, Excerpt – by Primus Builders



Figure 4: South Elevation, Excerpt



1 A2.1 OVERALL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

Figure 5: East Elevation, Excerpt

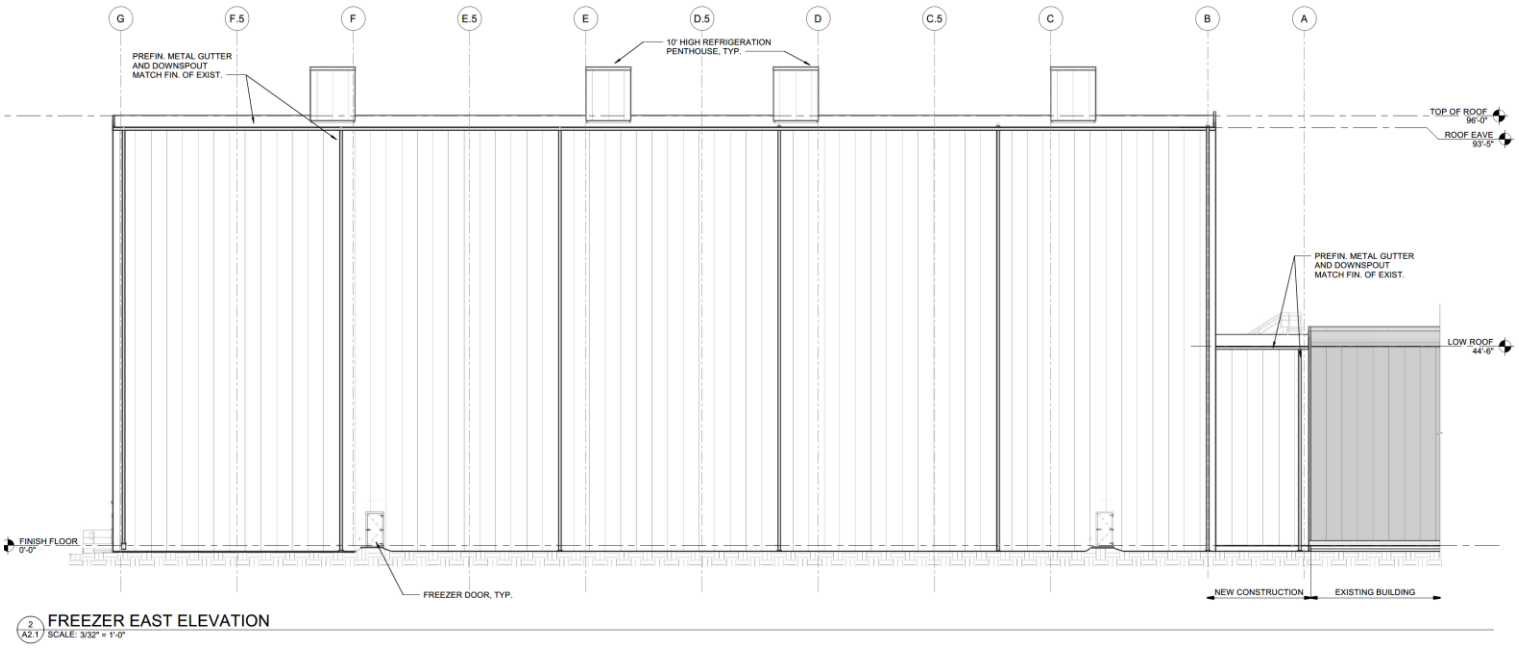


Figure 6: Rendering of Addition, as seen from Shermer Rd. (provided by applicant)



Figure 7: Rendering of Addition, as seen from Carlson Dr, (provided by applicant)



Photo Site Map



Photo 1: 2301 Shermer, Front Elevation/Side yard, as seen from Shermer Rd.



Photo 2: View Across Shermer Rd., facing west

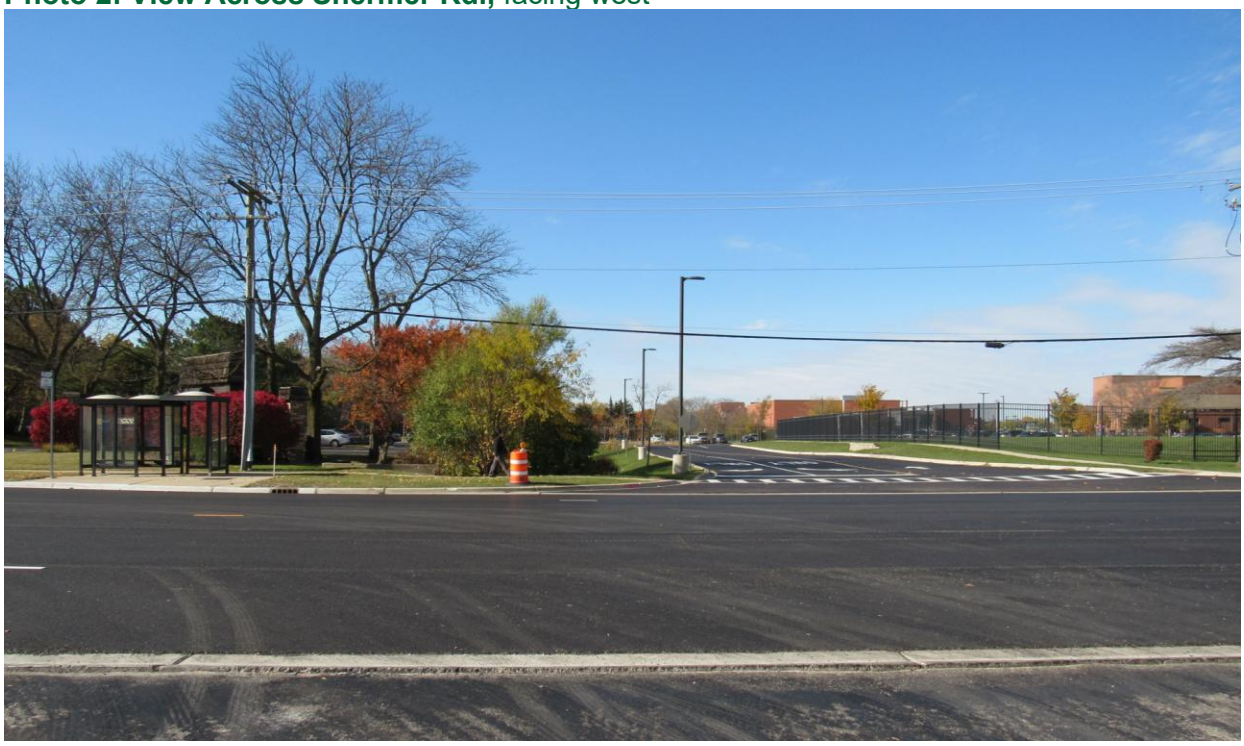


Photo 3: South of Proposed Development Area, facing west towards Shermer Rd.



Photo 4: Proposed Development Area, southeast corner of the property facing northwest



Photo 5: Proposed Development Area, rear yard, facing north

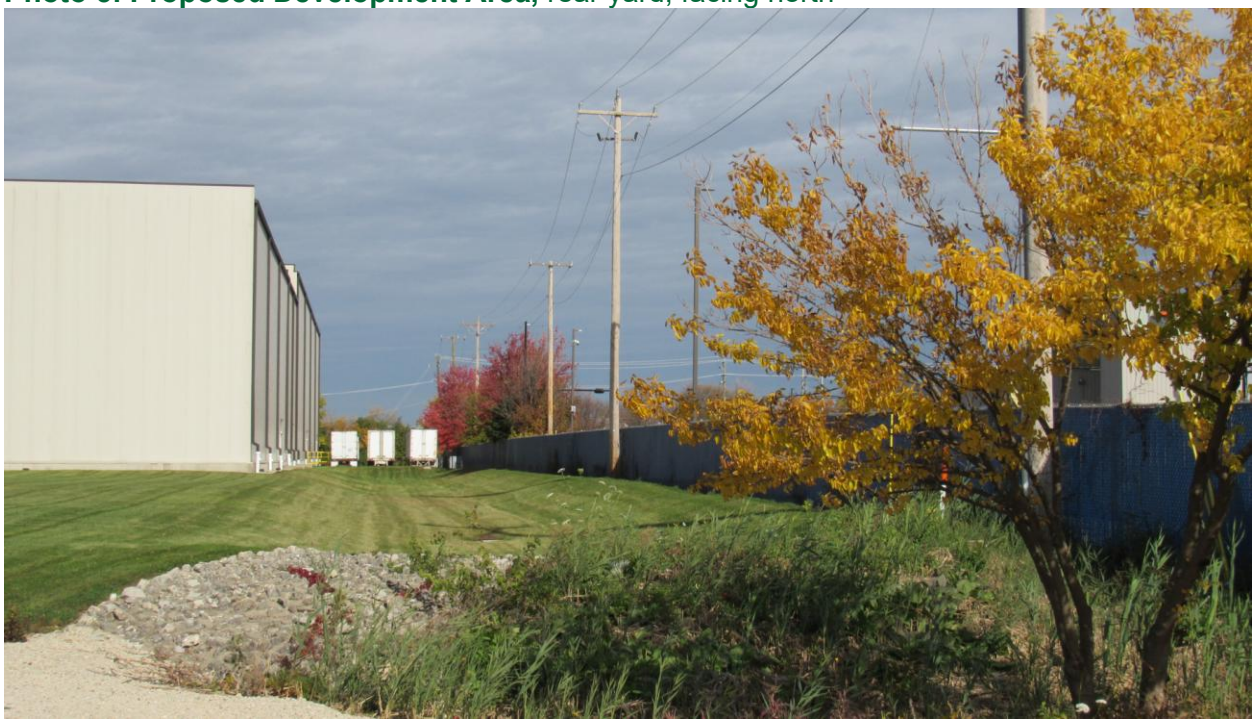


Photo 6: View to the South, as seen from roof



Photo 7: View to the East, as seen from roof



Photo 8: View to the North, as seen from roof



REVIEW CRITERIA AND ANALYSIS:

Regarding the standards for a variance, please consider the following key points:

1. **Factors for Consideration**

a) ***The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan:***

The subject property is zoned for industrial use, and the addition supports the continued operation of the facility. The property is substantially larger than the minimum zoning requirements and an argument can be made that the development would be proportional to the site.

With respect to the Comprehensive Plan, one of the components of economic vitality goals & strategies (*see* "EV 2") is to provide an environment that retains existing businesses. The Future Land Use map shows the property as part of the "Major Industrial/Distribution" category.

b) ***The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the public health, safety and general welfare:***

While the cold storage facility will be seen from abutting properties, the large distances from neighboring buildings and property lines will help mitigate its impact (more details regarding distances provided in "c" below). Drainage will have to comply with Northbrook engineering requirements, as well as those set by the Metropolitan Water Reclamation District (MWRD).

c) ***The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations***

The addition is situated at the southeast corner of the property which abuts other large industrial uses, namely LRS to the east and UPS to the south. The addition would be approximately 250 ft. from the LRS facility and 200 ft. from the UPS building. To the west, the addition would be approximately 770 feet from the front lot line and buffered by an additional 100 feet for right of way occupied by a five-lane road. To the north the closest portion of the addition would be about 465 ft. from the property line.

d) ***The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services:***

There is no expected impact on public facilities and services such as parks, libraries and schools as the addition will house a fully automated cold storage system.

e) ***The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets:***

The proposed addition seeks to reduce traffic congestion by eliminating trips associated with transportation to offsite storage facilities.

f) ***The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance****:*

Not applicable.

g) ***The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.*** The project otherwise complies with the zoning requirements.

ITEMS SUBMITTED AND REVIEWED:

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

DRAFT MOTION:

Once the Zoning Board of Appeals has made a determination as to whether or not the applicant has successfully met the standards required for a variance, the following motion is provided:

Move to **accept/deny** the proposed request by Highland Baking Company (BFB LLC) for a variance to increase the maximum height of a building to 108 feet, subject to the following condition(s):

- ***If approved***, that the construction shall be in substantial compliance with the plans reviewed by the Zoning Board of Appeals 11/17/2025.

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to determine if your application requires a Preliminary Review by the Board of Trustees. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

****Applications for zoning relief from the Zoning Board of Appeals must use a different application form.***

The initial submittal MUST contain:

- ❑ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions for naming files).**

Applicant Information

Legal Name BFB LLC

Company Highland Baking Company

Address 2301 Shermer Rd.

City, State, Zip Northbrook, IL 60062

Phone No. [redacted]

Email [redacted]

Primary Contact Person

Name Stuart Rosen

Company Highland Baking Company

Address 2301 Shermer Rd.

City, State, Zip Northbrook, IL 60062

Phone No. [redacted]

Email [redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name Michael D. Jones, AIA

Company Architect

Address 8294 Highway 92, Suite 210

City, State, Zip Woodstock, GA 30189

Phone No. [redacted]

Email [redacted]

Civil Engineer

Name Bernie Bono, PE

Company Bono Consulting Civil Engineers

Address 1018 Busse Highway

City, State, Zip Park Ridge, IL 60068

Phone No. [redacted]

Email [redacted]

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 2301 Shermer Road, Northbrook, IL 60062

Property Index Numbers: 04-15-304-007-0000

Size of Property: 760,574 square feet, 17.46 acres (square feet/acres)

Size of Building Space, if applicable: 281,000 sf bldg. footprint, 324,100 sf total incl. mezzanine (square feet)

Comprehensive Plan Land Use Designation[1]:

Current Zoning: I2 - Light Industrial

Current Use of the Property: Wholesale Bread Baking

Is any portion of the property within the 100-year floodplain?[1] Yes: _____ No: X

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☐ Annexation (*separate form required*)
- ☐ Rezoning from _____ to _____
- ☐ Special Permit for _____
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit
  Ord. No. _____
- ☐ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☒ Zoning Variation (in conjunction with other relief) for increased building height
- ☐ Planned Development
- ☐ Subdivision - Tentative Plat
- ☐ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☐ **Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☐ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☐ **Surrounding Property Owners Addresses**

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. See page 9 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

SITE OWNERSHIP AND CONTROL

Current Property Owner Information

Legal Name: BFB LLC

Primary Contact: Stuart Rosen
Address 2301 Shermer Rd
City, State, Zip Northbrook, IL 60062
Phone No. [redacted]
Email [redacted]

Proposed Property Owner Information

Legal Name: _____

Primary Contact: _____
Address _____
City, State, Zip _____
Phone No. _____
Email _____

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ☐ Deed
- ☒ Title Policy or Title Commitment ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☒ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☐ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☒ Other Affilated Company

☒ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☐ Annexation Worksheet
- ☐ Rezoning Worksheet
- ☐ Special Permit Worksheet
- ☐ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☒ Zoning Variation Worksheet
- ☐ Planned Development Worksheet
- ☐ Subdivision Worksheet – Tentative Plat
- ☐ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☐ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$ 600.00 Amount of Non-Refundable Fee

$ [redacted] Amount of Escrow

$ [redacted] Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** X

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes _X_ no (check one)
If yes, attach a statement of the grounds justifying reconsideration.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: _____ **Date** 10/15/2025
Print Name & Title: Stuart Rosen, CEO
Signatures of Property Owner(s): _____ **Date** 10/15/2025
Print Name & Title: Stuart Rosen, CEO **Property Address**: 2301 Shermer Road, Northbrook, IL

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Stuart Rosen Revocable Trust

Address: [redacted]
Highland Park, IL 60035

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: Stuart Rosen Irrevocable Trust

Address: [redacted]
Highland Park, IL 60035

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner (if applicable) – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

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Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

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Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

☒ Corporation	If **applicant** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☐ Partnership or LLC	If **applicant** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If the **applicant** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **applicant** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Stuart Rosen

Address: 2301 Shermer Rd
Northbrook, IL 60062

Ownership or Trust Interest: _____ %

Name: Stuart Rosen Investment Trust

Address: [redacted]
Highland Park, IL 60035

Ownership or Trust Interest: _____ %

Name: Herman Brons

Address: 2301 Shermer Rd
Northbrook, IL 60062

Ownership or Trust Interest: _____ %

Name: Daniel Rosen Investment Trust

Address: [redacted]
Highland Park, Il 60035

Ownership or Trust Interest: _____ %

Name: Michael Galenson

Address: 2301 Shermer Rd
Northbrook, IL 60062

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

ZONING VARIATION WORKSHEET

In addition to submitting the *Plan Commission Application* form **for a zoning variation in conjunction with a special permit, subdivision, or rezoning application**, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

☑ **Describe Variation Being Requested:**

Request for increase in allowable building height from 55'-0" to 108'-9".

☑ **Statement of Justification**

Every application filed pursuant to Section 2-114 of Article 2 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 2-114.D of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed variation is appropriate. Please provide a written response for each item below to submit with the formal application.

a. The existing uses and zoning of nearby properties:

North: I-1, Restricted Industrial, South: I-2 Light Industrial, East: I-2 Light Industrial, West: I-B Institutional

b. The extent to which a particular zoning regulation diminishes property values:

Proposed expansion is consistent with current zoning and would not decrease the property values.

c. The extent to which the diminution of the plaintiff's property values promotes the health, safety, morals, or general welfare of the public:

See Stu Rosen letter describing commitment to the community and operational improvements this project will provide.

d. The balance between the gain to the public versus the hardship to the individual property owner:

See Stu Rosen letter describing commitment to the community and operational improvements this project will provide.

e. The property's suitability for the zoned purpose:

Proposed expansion is consistent with current zoning requirements of I-2, Light Industrial

f. The amount of time the subject property has been vacant as zoned in the context of land development in the vicinity:

Property is currently occupied with an I-2 Light Industrial use, consistent with the current zoning classification

g. The community's need for the proposed use:

See Stu Rosen letter describing commitment to the community and operational improvements this project will provide.

October 17, 2025

To whom it may concern,

I represent Highland Baking Company. Our headquarters today is at 2301 Shermer Rd where we house or corporate headquarters, our main production facility comprising six production lines, and a distribution freezer made up of nearly 10,000 pallet positions. We operate 3 shifts/24 hours per day 5 days per week and generally ship from 7am - 7pm daily. Monday through Friday.

Since covid, we have added two production lines to the Northbrook facility. These are our two largest and most automated lines, helping us to continue to grow our business and increase wages, benefits and opportunities for our employees. However, we have not added to our freezer, putting us out of capacity. Recently, we have had to contract with a cold storage provider in Geneva, forcing us to ship 6-10 trucks daily to accommodate our storage needs. They only receive during daytime hours so shipments must be made during the day. Further, staffing of warehouse employees in a freezer environment has become extremely difficult due to the rise in ecommerce warehouse positions. This is despite numerous raises. The problem is exacerbated in our overnight shifts.

We are proposing adding an approximately 33,000 square foot addition at 108 feet high that would create an additional 10,000 pallet spaces and that would be fully automated. Any water detention requirements will be accommodated through an expansion of the existing pond on the eastern part of the property adjacent to the freezer currently. The additional height gives us the long-term pallet spaces we need as well as makes the investment in automation in this section justifiable from a ROI perspective. Additionally, the automation would create little to no need for parking even though we have 40-50 vacant parking spaces even at our peak time.

Last and maybe most importantly, the automation would allow us to ship around the clock and erase the need to ship to cold storage during the day. Both would minimize daytime traffic, which we are sensitive to being across from two schools. Additional benefits of reducing the unnecessary and redundant mileage of bread shipments daily to Geneva are reducing CO2 emissions by nearly 1 ton per day, 35,000 gallons of diesel fuel per year and removing the equivalent of nearly 90,000 passenger car miles of roadway wear each day.

We would be asking the Board to grant a variance for the building to the proposed height of 108 feet.

Thank you for your consideration

Stu Rosen



Development & Planning Services Department
1225 Cedar Lane
Northbrook, Illinois 60062
847-664-4055
www.northbrook.il.us

Zoning Board of Appeals

Plat of Survey Affidavit

Required for Plat of Survey over one year old

STATE OF ILLINOIS
COUNTY OF COOK

AFFIDAVIT

Michael Galenson, being first duly sworn upon oath, deposes and states that the Plat of Survey dated March 20, 2024 for the property commonly known as 2301 Shermer Road, Northbrook, Illinois shows all of the structures and impervious surfaces as current and accurate on the property, with HBC NB Affidavit Addendum 10.23ZBF taken into consideration.

Michael Galenson
Affiant

Subscribed and sworn to before me this 23rd day of Oct, 2025.

R TABA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 06, 2027

Notary Public

(SEAL)

Affidavit Addendum to Plat of Survey

Property Address: 2301 Shermer Road, Northbrook IL 60062
PIN: 04-15-304-007-0000
Original Plat Date: March, 2024
Village of Northbrook Reference No.: Zoning Relief

I, Michael Galenson, being duly sworn, hereby affirm the following:

1. The attached Plat of Survey (C7_PLAT.pdf) represents the most recent recorded survey on file.

2. Since its preparation, a building addition known as Line 6 was constructed under Village permit PB23-0011, with final permit closeout completed in early 2025.

3. The as-built conditions of the Line 6 addition are accurately reflected in the attached Site Plan (A0.04.pdf).

4. Except for the referenced addition, all other structures and impervious surfaces on the property remain consistent with those shown on the original Plat of Survey.

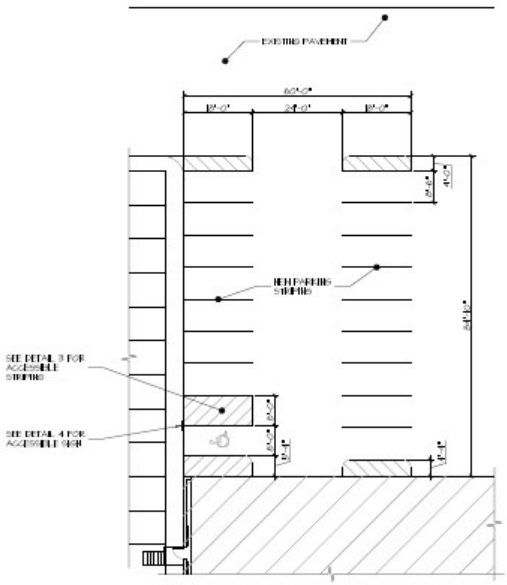
5. This Affidavit Addendum is submitted to certify the current accuracy of improvements on the property as of this date.

Signed:
Michael Galenson
President - Highland Baking Company

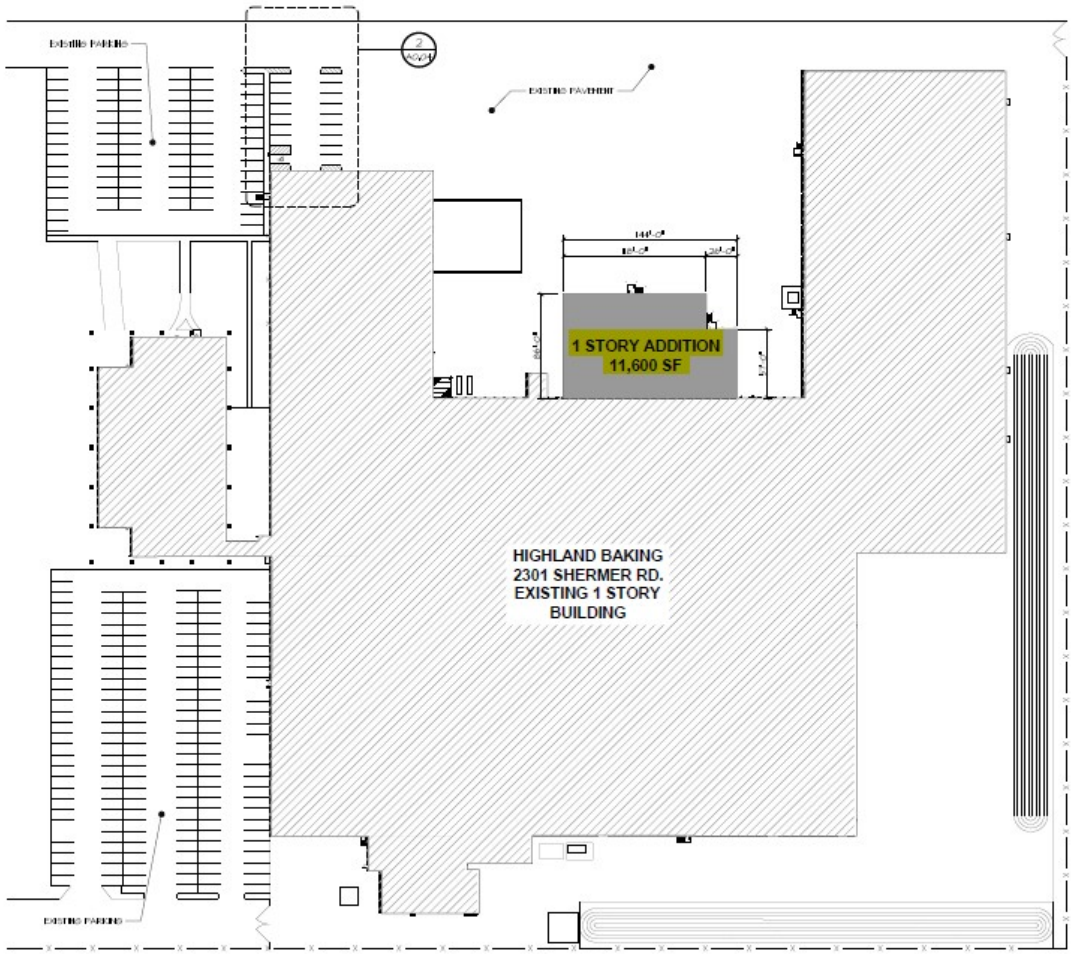
Date: October 23, 2025

Notary Acknowledgment:
Subscribed and sworn before me this 23rd day of October, 2025
Notary Public: _____
Seal: _____

R TABA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 06, 2027

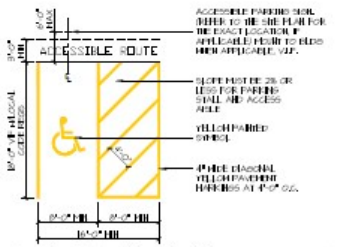


PROPOSED STRIPING 2 A0.04
SCALE: 1/16" = 1'-0"



ACCESSIBLE PARKING NOTES

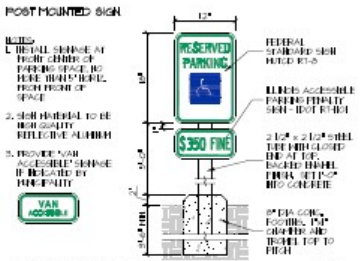
1. ALL ACCESSIBLE PARKING PAVEMENT MARKINGS TO BE YELLOW IN COLOR
2. FEDERAL STANDARD R7-8 SIGN. THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE ARROW MAY ALSO BE REPLACED BY "VAN" WHERE A PART-TIME RESTRICTION EXISTS. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF A FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S).
3. THE ACCESS AISLE MAY BE ON EITHER SIDE OF THE PARKING STALL, EXCEPT FOR ANGLED PARKING SPACES, WHICH SHALL HAVE THE ACCESS AISLE LOCATED ON THE PASSENGER SIDE OF THE PARKING STALL.
4. THE NORTHBROOK ZONING CODE HAS VARYING PARKING STALL DIMENSIONS DEPENDING ON THE ZONING DISTRICT.



ACCESSIBLE STALL 3 A0.04
SCALE: 1/8" = 1'-0"

POST MOUNTED SIGN

NOTES:
1. INSTALL SIGNAGE AT FRONT CENTER OF PARKING SPACE, NO MORE THAN 5' HORIZ. FROM FRONT OF SPACE
2. SIGN MATERIAL TO BE HIGH QUALITY REFLECTIVE ALUMINUM
3. PROVIDE "VAN ACCESSIBLE" SIGNAGE IF INDICATED BY MUNICIPALITY



ACCESSIBLE SIGN 4 A0.04
SCALE: 1" = 1'-0"

GENERAL NOTES

1. INFORMATION FROM THIS SITE PLAN HAS PROVIDED BY THE OWNER.
2. (1) ACCESSIBLE SPACE ARE TO BE PROVIDED PER PLAN AS REQUIRED PER THE ILLINOIS ACCESSIBILITY CODE BASED ON (15) STANDARD PARKING SPACES.

SITE PLAN 1 A0.04
SCALE: 1" = 50'-0"

designhaus inc architecture
800 lively boulevard elk grove village, illinois 60007
p: 847.593.5010 f: 847.593.5012 www.dhausarch.com

HIGHLAND BAKING COMPANY

COOLER ADDITION
2301 SHERMER RD.
NORTHBROOK, IL 60062

DESCRIPTION	AS-BUILT
DATE:	12.18.24

PROJECT NO: 23.123
SHEET NO:
A0.04

SHEET TITLE: SITE PLAN
DRAWN BY: KZ
CHECKED BY: DHI

PLAT OF SURVEY

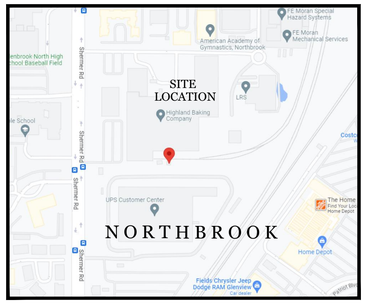
FOR

HIGHLAND BAKING COMPANY

2301 SHERMER ROAD, NORTHBROOK, ILLINOIS

Lot 1 in Comed-Techny Re□□□divi□on of part of Lot 1 in Glen□oo□ Ind□□rial Par□ Unit 3, S□□divi□on of part of So□th Half of the So□hwe□ Q□arter of Section 15, Town□ip 42 North, Ran□e 12, Ea□ of the Third Principal Meridian and the North 132 feet of the Northwe□ Q□arter of Section 22, Town□ip 42 North, Ran□e 12, Ea□ of the Third Principal Meridian, lyin□ □o feet We□ of the mo□ We□erly trac□ of the Chica□, Milwa□ee, St. Pa□ Railway in Coo□ Co□nty, Illinoi□

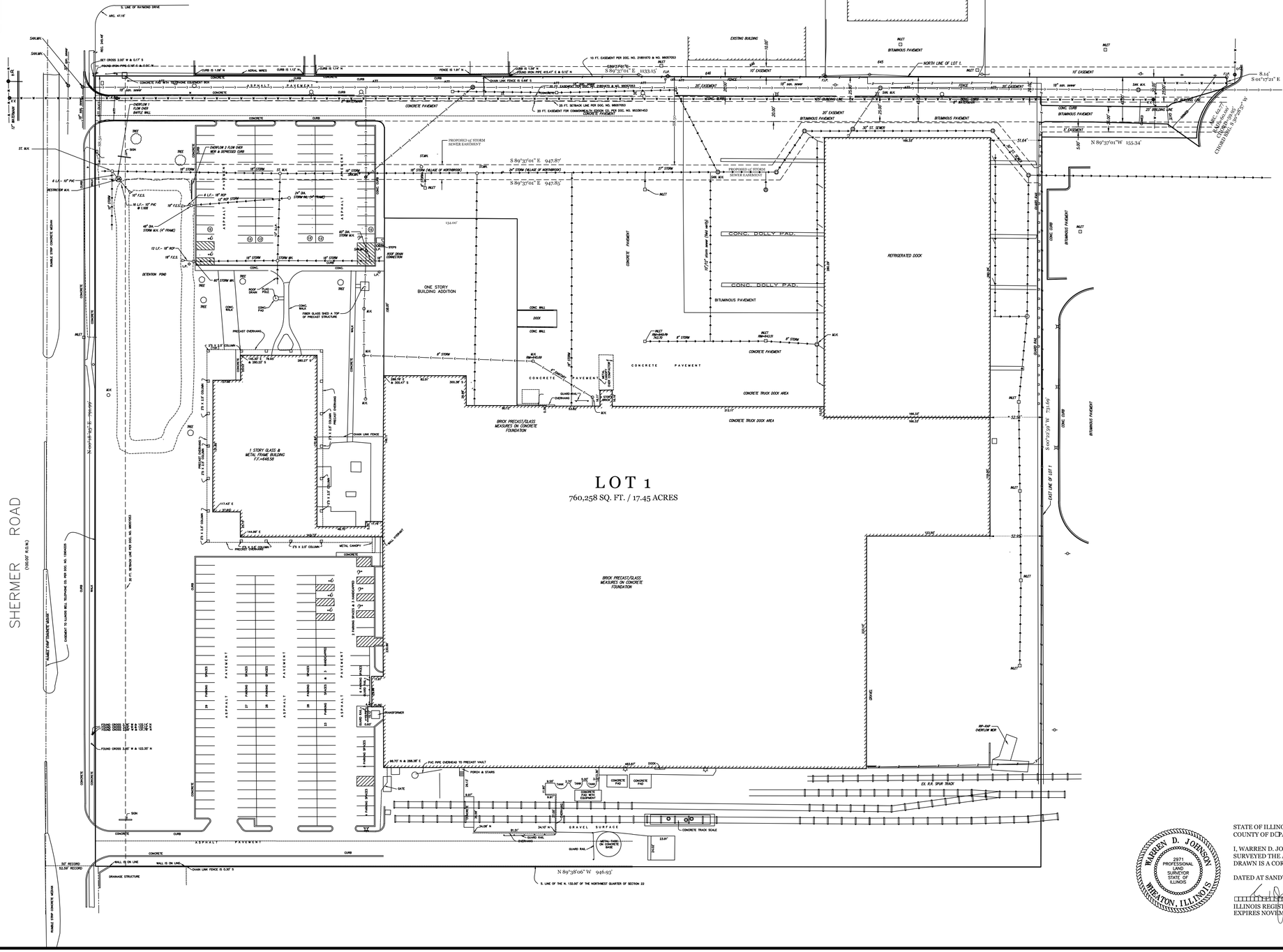
PROPERTY AREA□760,258 SQ. FT. OR 17.45 ACRES MORE OR LESS.



NORTH

LOCATION MAP

N.T.S.



NORTH

50 0 50 100 150

SCALE: 1" □50'

STATE OF ILLINOIS)
COUNTY OF D□PAGE) S.S.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT SANDWICH, IL. THIS 20TH DAY OF MARCH, A.D. 2024.

ILLINOIS REGISTERED LAND SURVEYOR NO. 2971
EXPIRES NOVEMBER 30, 2024

WARREN D. JOHNSON
2971
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
WHEATON, ILLINOIS

PLAT OF SURVEY

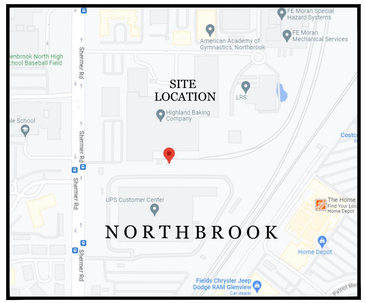
FOR

HIGHLAND BAKING COMPANY

2301 SHERMER ROAD, NORTHBROOK, ILLINOIS

Lot 1 in Comed-Techny Re□□□divi□n on of part of Lot 1 in Glen□oo□ Ind□□rial Par□ Unit 3, S□□divi□n on of part of So□th Half of the So□hwe□ Q□arter of Section 15, Town□ip 42 North, Ran□e 12, Ea□ of the Third Principal Meridian and the North 132 feet of the Northwe□ Q□arter of Section 22, Town□ip 42 North, Ran□e 12, Ea□ of the Third Principal Meridian, lyin□ □o feet We□ of the mo□ We□erly trac□ of the Chica□, Milwa□ee, St. Pa□ Railway in Coo□ Co□nty, Illinoi□

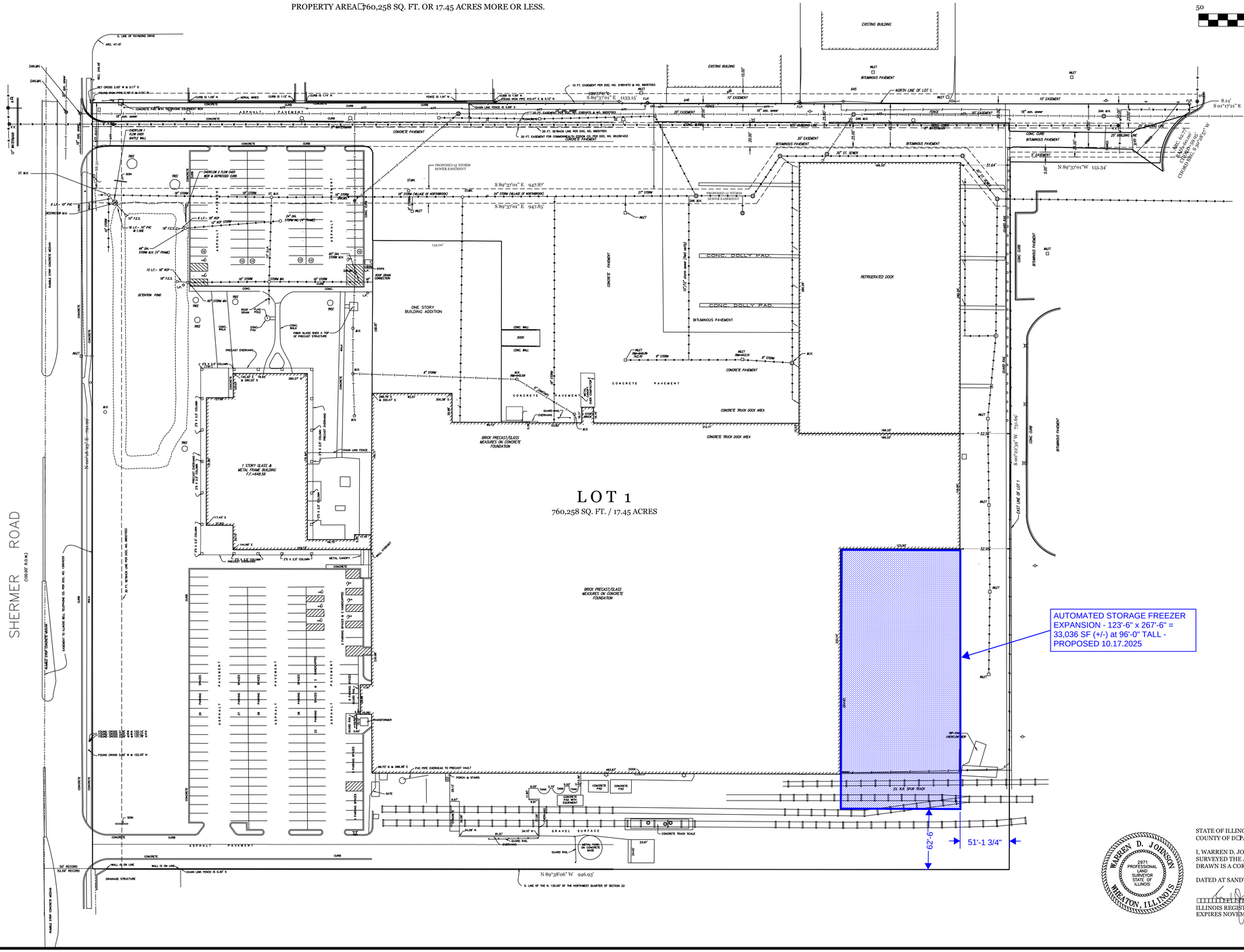
PROPERTY AREA□760,258 SQ. FT. OR 17.45 ACRES MORE OR LESS.



NORTH

LOCATION MAP

N.T.S.



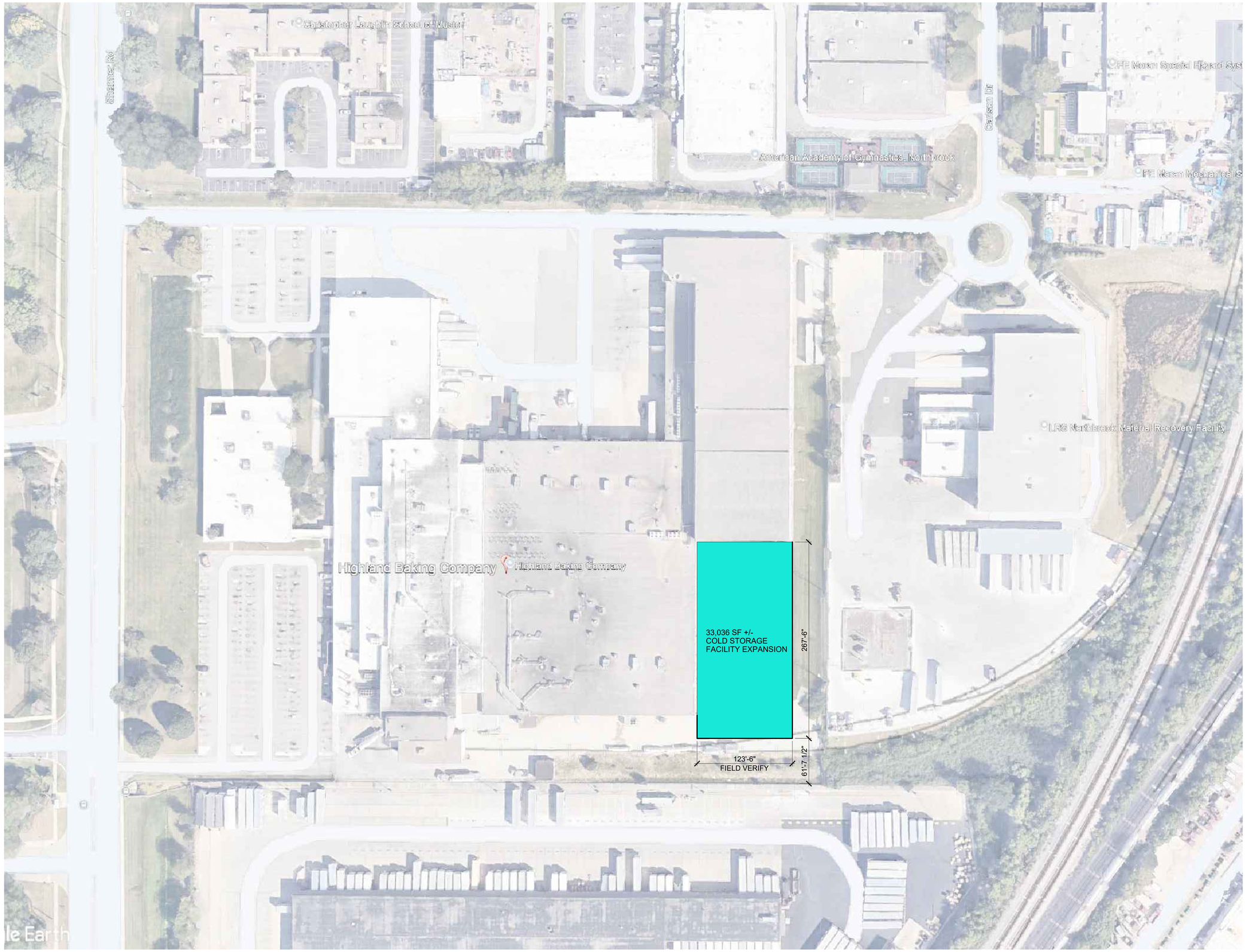
WARREN D. JOHNSON
2971
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WHEATON, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF D□PAGE) S.S.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT SANDWICH, IL. THIS 20TH DAY OF MARCH, A.D. 2024.

□□□



1 A0.1 OVERALL SITE PLAN

0 50' 100' 150' 200' 250'

SCALE: 1" = 50'-0"

NORTH

PRIMUS
8294 Highway 92, Suite 210
Woodstock, GA 30189
tel. 770.928.7120
www.primusbuilders.com

A COLD STORAGE FACILITY EXPANSION FOR:

HIGHLAND BAKING CO.
Bread is our passion. Service is our specialty.

2301 SHERMER ROAD
NORTHBROOK, IL 60062

date	description
10/17/2025	VARIANCE REQUEST

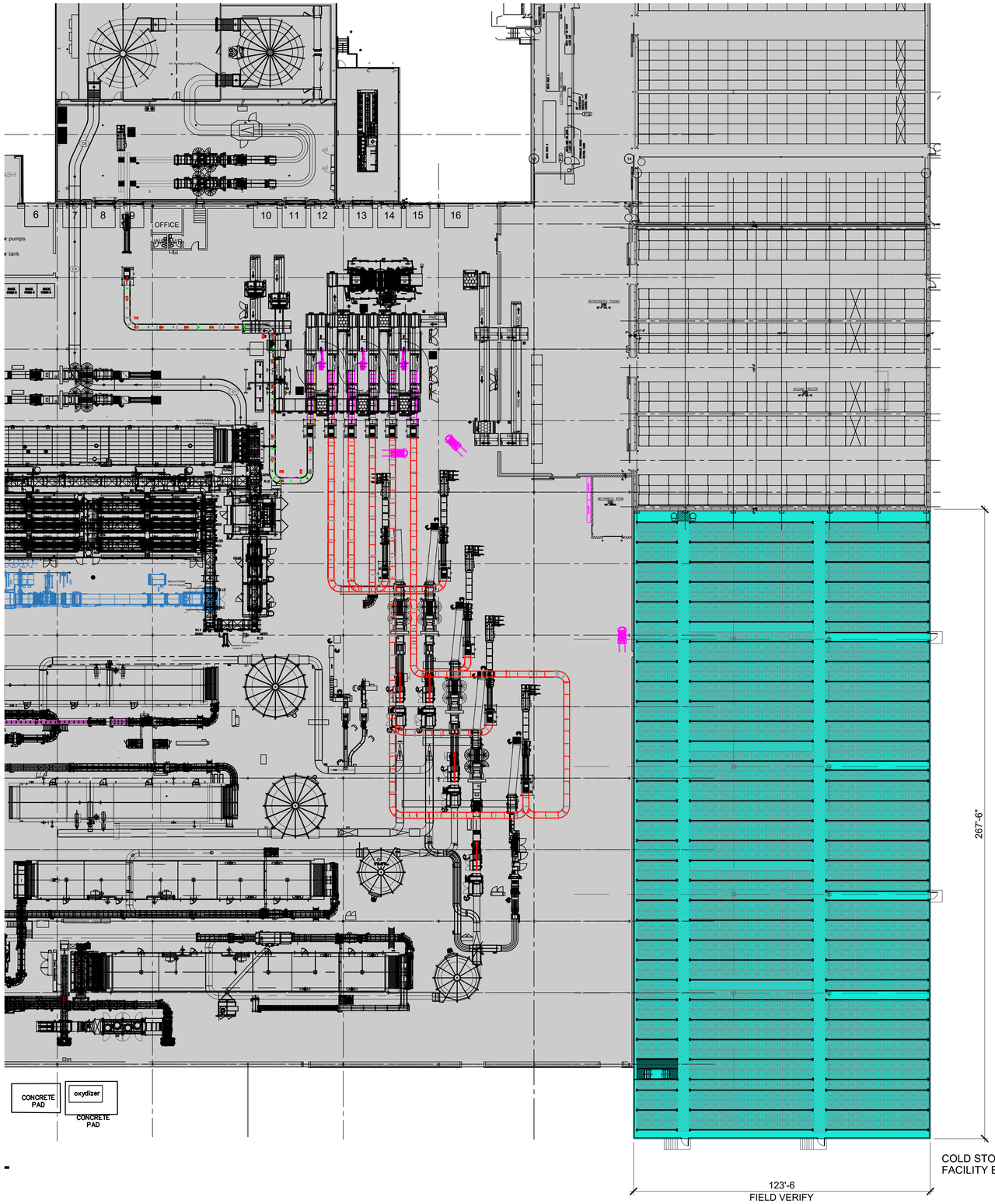
drawing status

project no. 24-086

seal

title
OVERALL SITE PLAN

sheet
A0.1



1 A1.0 EXPANSION FLOOR PLAN

0 20' 40' 60' 80' 100'

SCALE: 1" = 20'-0"

NORTH

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8294 Highway 92, Suite 210
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tel. 770.928.7120
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2301 SHERMER ROAD
NORTHBROOK, IL 60062

date	description
10/17/2025	VARIANCE REQUEST

drawing status

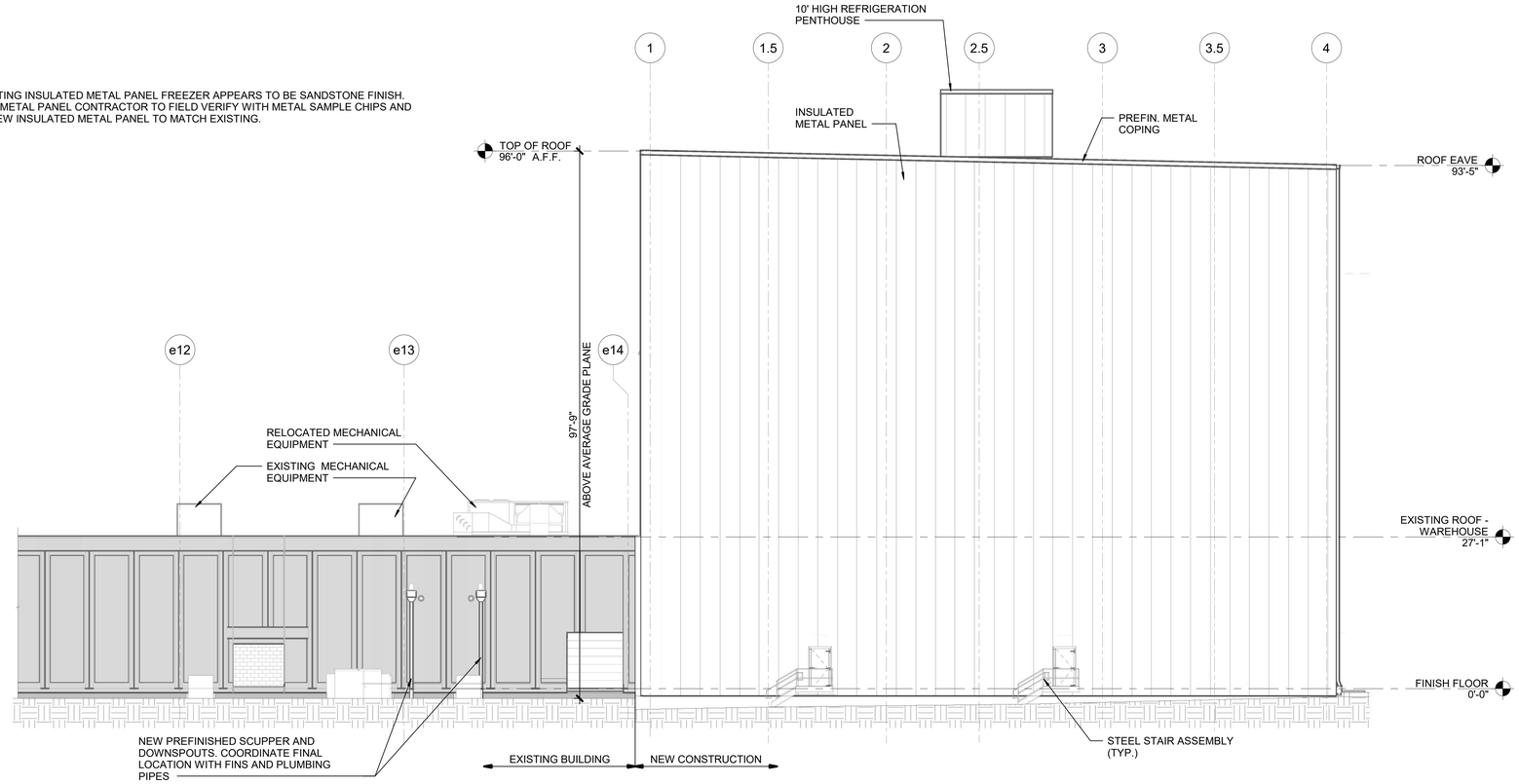
project no. 24-086

seal

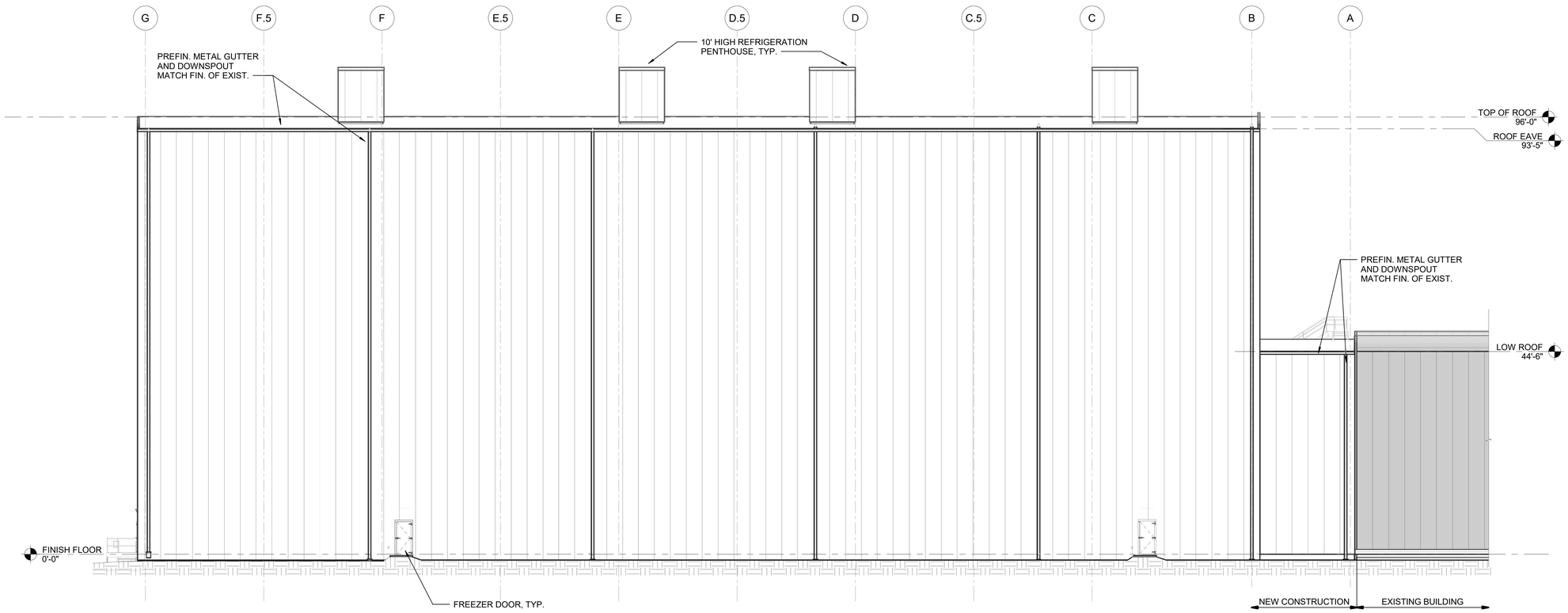
title
EXPANSION FLOOR PLAN

sheet
A1.0

NOTE: EXISTING INSULATED METAL PANEL FREEZER APPEARS TO BE SANDSTONE FINISH. INSULATED METAL PANEL CONTRACTOR TO FIELD VERIFY WITH METAL SAMPLE CHIPS AND PROVIDE NEW INSULATED METAL PANEL TO MATCH EXISTING.



1 A2.1 OVERALL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 A2.1 FREEZER EAST ELEVATION
SCALE: 3/32" = 1'-0"

PRIMUS
8294 Highway 92, Suite 210
Woodstock, GA 30189
tel. 770.928.7120
www.primusbuilders.com

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2301 SHERMER ROAD
NORTHBROOK, IL 60062

date	description
10/17/2025	VARIANCE REQUEST

drawing status

project no. 24-086

seal

title
BUILDING EXPANSION ELEVATIONS

sheet
A2.1



VIEW LOOKING SOUTHWEST FROM CARLSON DRIVE



VIEW LOOKING EAST FROM SHERMER ROAD

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8294 Highway 92, Suite 210
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FOR:

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2301 SHERMER ROAD
NORTHBROOK, IL 60062

date	description
10/17/2025	VARIANCE REQUEST

drawing status

project no. 24-086

seal

title
PERSPECTIVE
3D VIEWS

sheet A2.2

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.

DRAFT

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 **17th day of November 2025**

AYES: ()
NAYS: () [**PENDING VOTE]**
ABSTAIN: ()
ABSENT: ()

ATTEST:

[PENDING VOTE]

DRAFT