

Village of Northfield

Plan and Zoning Commission Application

This application must be accompanied with a completed Ownership and Site Authorization Affidavit (see page 7).

Project Name: 1822 Willow Road

Petitioner Name: SDGDCG NORTHFIELD, LLC

Address: 1822 Willow Road

City: Northfield **State:** IL **Zip:** 60093

Phone Number: 630-536-6964

E-mail: matt@ft-union.com

Contact Person: Matt Hendy

Address: 350 W. Hubbard Street #620

City: Chicago **State:** IL **Zip:** 60654

Phone Number: 630-536-6964

E-mail: matt@ft-union.com

Project Location: 1822 Willow Road

Zoning Designation: V/C - Village Center District

Type of Review Requested (check all that apply):

- Subdivision
- Planned Unit Development
- Special Use
- Annexation Agreement
- Rezoning (map amendments)
- Zoning Text Amendment



June 27, 2025

Mr. Steve Gutierrez
Community Development Director
Village of Northfield
361 Happ Road
Northfield, IL 60093

**RE: 1822 WILLOW ROAD
SUBDIVISION APPLICATION**

Dear Mr. Gutierrez,

We are pleased to write you on behalf of our client, SDGDCG Northfield, LLC, in regards to the proposed subdivision of their property located at 1822 Willow Road.

The subject property is zoned V/C (Village Center District) and is home to an operating Mariano's grocery store. The current tenant will not be renewing their lease of the property and will be replaced by another grocery use.

Along with the tenant change, the owner is proposing to enhance the property by establishing one new Outlot in order to facilitate a future building that will accommodate a future user(s). At this time we are submitting pursuant to discussions between our client and Village for creation of the Outlot itself, without proposing development, however, we understand there are ongoing conversations with the Village as to my client needing zoning or other development entitlement to crystalize its ability develop the Outlot in the future. That said, this step is essential as it will allow our client to move swiftly to secure a future Outlot tenant. This is advantageous to both the future retailer/tenant, as well as the Village in regards to accelerated timeline to sales tax revenue.

Enclosed is our formal application to the Plan and Zoning Commission, along with the items required from the checklist. We appreciate your attention to this and thank you in advance for assisting us through this process.

Sincerely,
SDGDCG Northfield, LLC c/o CAGE Engineering

A handwritten signature in black ink, appearing to read "Greg Horejs".

Greg Horejs, P.E.
President

Enclosures

Cc: Matt Hendy, SDGDCG Northfield, LLC
Andrew Bedford, SDGDCG Northfield, LLC

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

LOT 1 IN DOMINICK'S FINER FOODS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 29, 1996 AS DOCUMENT 96154979 BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEASTERN 1/4 OF SECTION 24, TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST 1/2 OF THE SOUTHWESTERN 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PART OF PIN
04-24-413-086-0000

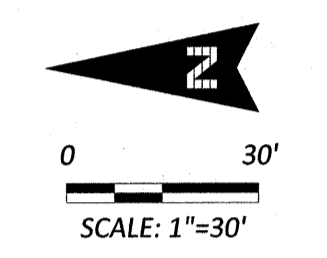
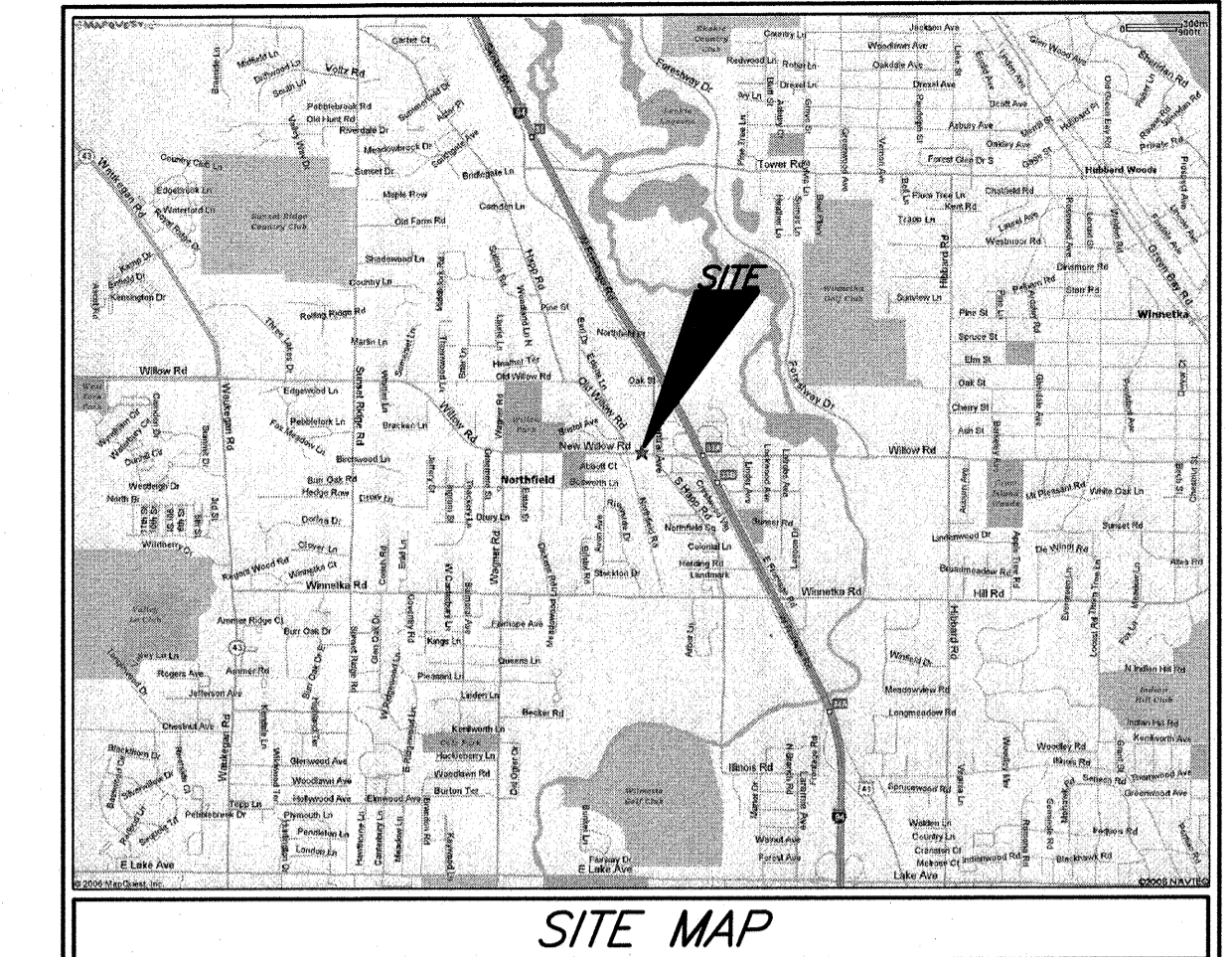
SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED USING ALTA COMMITMENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-184798-CHE, WITH AN EFFECTIVE DATE OF JUNE 8, 2023.
- BASE OF BEARINGS IS STATE PLANE COORDINATES, ILLINOIS EAST ZONE, NAD83.
- ALL DISTANCES ARE SHOWN IN SURVEY FEET AND DECIMAL FRACTIONS, UNLESS OTHERWISE NOTED.
- THE LAND REFERRED TO IN THIS DOCUMENT IS LOT 1 IN DOMINICK'S FINER FOODS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 29, 1996 AS DOCUMENT 96154979.
- WILLOW ROAD AND NORTHFIELD ROAD ARE PUBLIC ROADS.
- SUBJECT PARCEL HAS DESIGNATION OF (U) ZONE (OFFICE RESEARCH DISTRICT), PER VILLAGE OF NORTHFIELD, ILLINOIS WEBSITE. REFER TO VILLAGE OF USLE ZONING CODES FOR SPECIFIC RESTRICTIONS.

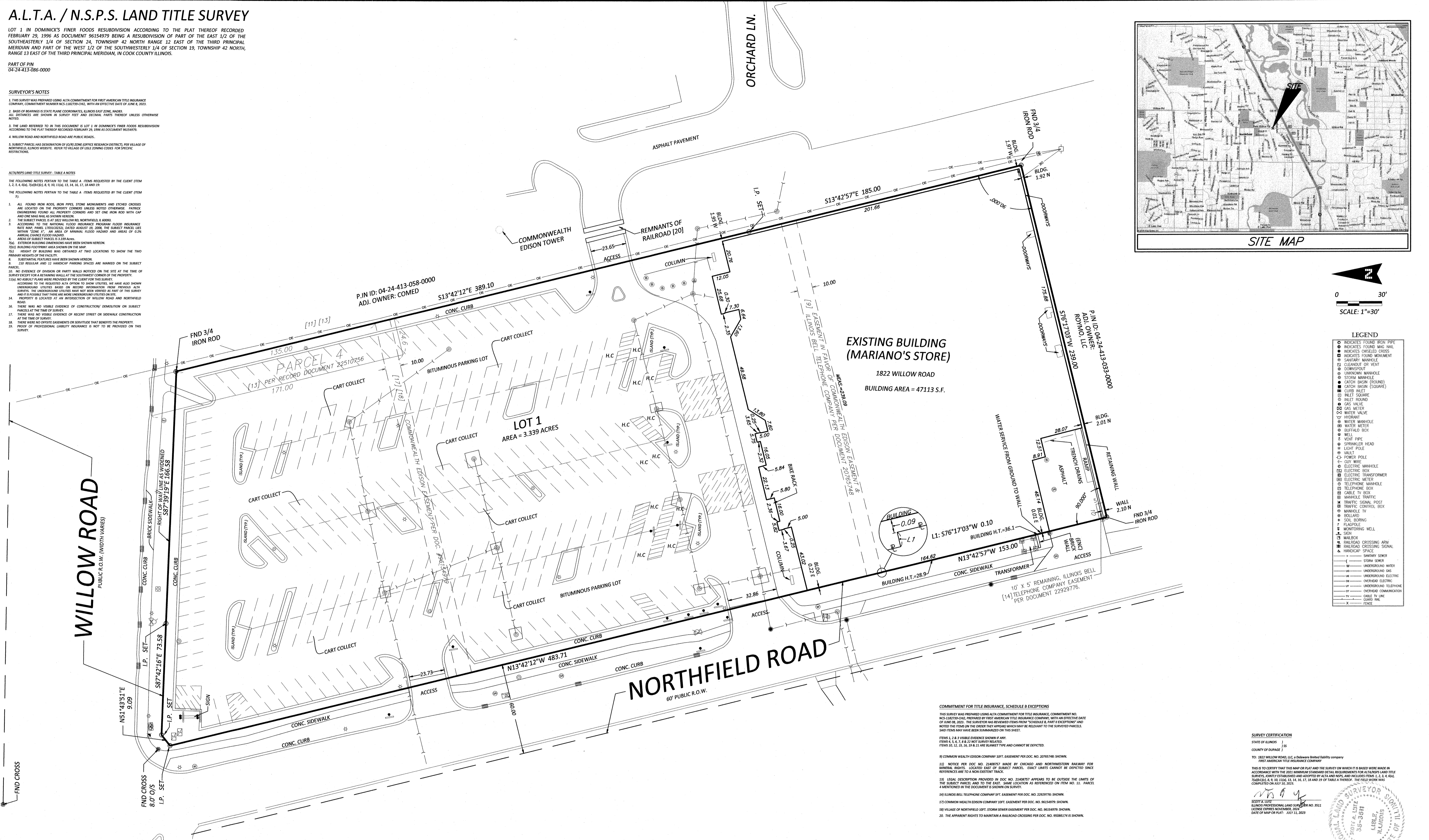
ALTA/NPS LAND TITLE SURVEY - TABLE A NOTES

THE FOLLOWING NOTES PERTAIN TO THE TABLE A ITEMS REQUESTED BY THE CLIENT (ITEM 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19).

- ALL FOUND IRON RODS, IRON PIPES, STONE MONUMENTS AND ETCHED CROSSES ARE LOCATED ON THE PROPERTY CORNERS UNLESS NOTED OTHERWISE. PATRICK ENGINEERING FOUND ALL PROPERTY CORNERS AND SET ONE IRON ROD WITH CAP AND ONE IRON NAIL AS SHOWN HEREON.
- THE SUBJECT PARCEL IS AT 1822 WILLOW RD, NORTHFIELD, IL 60093.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, PARCEL 1822 WILLOW RD, NORTHFIELD, IL 60093, THE SUBJECT PARCEL LIES WITHIN ZONE X1, AN AREA OF MINIMAL FLOOD HAZARD AND AREAS OF 0.25 ANNUAL CHANCE FLOODING.
- AREAS OF SUBJECT PARCEL IS 3.339 ACRES.
- EXTERIOR BUILDING DIMENSIONS HAVE BEEN SHOWN HEREON.
- BUILDING FOOTPRINT AREA SHOWN ON THE MAP.
- HEIGHT OF BUILDING WAS OBTAINED AT TWO LOCATIONS TO SHOW THE TWO PRIMARY HEIGHTS OF THE FACILITY.
- SUBSTANTIAL FEATURES HAVE BEEN SHOWN HEREON.
- 210 REGULAR AND 12 HANDICAP PARKING SPACES ARE MARKED ON THE SUBJECT PARCEL.
- NO EVIDENCE OF DIVISION OR PARTY WALLS NOTICED ON THE SITE AT THE TIME OF SURVEY EXCEPT FOR RETAINING WALLS AT THE SOUTHWEST CORNER OF THE PROPERTY.
- NO ADJACENT PLATS WERE PROVIDED BY THE CLIENT FOR THIS SURVEY.
- ACCORDING TO THE RECORDED INFORMATION FROM PREVIOUS ALTA SURVEYS, THE UNDERGROUND UTILITIES BASED ON RECORD INFORMATION FROM PREVIOUS ALTA SURVEYS, THE UNDERGROUND UTILITIES BASED ON RECORD INFORMATION FROM PREVIOUS ALTA SURVEYS, AND IT IS POSSIBLE THAT THERE ARE MORE UNDERGROUND UTILITIES ON SITE.
- PROPERTY IS LOCATED AT AN INTERSECTION OF WILLOW ROAD AND NORTHFIELD ROAD.
- THERE WAS NO VISIBLE EVIDENCE OF CONSTRUCTION/DEMOLITION ON SUBJECT PARCELS AT THE TIME OF SURVEY.
- THERE WAS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION AT THE TIME OF SURVEY.
- THERE WERE NO OFFICE EXAMINATIONS OR SERVICES THAT BENEFIT THE PROPERTY.
- PROOF OF PROFESSIONAL LIABILITY INSURANCE IS NOT TO BE PROVIDED ON THIS SURVEY.



- ### LEGEND
- INDICATES FOUND IRON PIPE
 - INDICATES FOUND IRON NAIL
 - ⊕ INDICATES CHISELED CROSS
 - ⊙ INDICATES FOUND MONUMENT
 - ⊗ SANITARY MANHOLE
 - ⊕ CLEANOUT OR VENT
 - ⊙ UNKNOWN MANHOLE
 - ⊙ CATCH BASIN (ROUND)
 - ⊙ CATCH BASIN (SQUARE)
 - ⊕ CURB INLET
 - ⊙ INLET SQUARE
 - ⊕ INLET ROUND
 - ⊙ GAS VALVE
 - ⊕ GAS METER
 - ⊙ WATER VALVE
 - ⊕ HYDRANT
 - ⊙ WATER MANHOLE
 - ⊕ WATER METER
 - ⊙ SUFFALO BOX
 - ⊕ WELL
 - ⊙ VENT PIPE
 - ⊕ SPRINKLER HEAD
 - ⊙ LIGHT POLE
 - ⊕ POWER POLE
 - ⊙ CABLE IN BOX
 - ⊕ ELECTRIC MANHOLE
 - ⊙ ELECTRIC BOX
 - ⊕ ELECTRIC TRANSFORMER
 - ⊙ ELECTRIC METER
 - ⊕ TELEPHONE MANHOLE
 - ⊙ TELEPHONE BOX
 - ⊕ TELEPHONE MANHOLE TRAFFIC
 - ⊙ TRAFFIC SIGNAL POST
 - ⊕ TRAFFIC CONTROL BOX
 - ⊙ MANHOLE TV
 - ⊕ MOUND
 - ⊙ SOIL BORING
 - ⊕ MONITORING WELL
 - ⊙ MAILBOX
 - ⊕ RAILROAD CROSSING ARM
 - ⊙ RAILROAD CROSSING SIGNAL
 - ⊕ HANDICAP SPACE
 - ⊙ STORM SEWER
 - ⊕ UNDERGROUND WATER
 - ⊙ UNDERGROUND GAS
 - ⊕ UNDERGROUND ELECTRIC
 - ⊙ OVERHEAD ELECTRIC
 - ⊕ UNDERGROUND TELEPHONE
 - ⊙ OVERHEAD TELEPHONE
 - ⊕ CABLE TV LINE
 - ⊙ GATED RAIL
 - ⊕ FENCE



COMMITMENT FOR TITLE INSURANCE, SCHEDULE B EXCEPTIONS

THIS SURVEY WAS PREPARED USING ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-184798-CHE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 08, 2023. THE SURVEYOR HAS REVIEWED THE RECORD INFORMATION FROM PREVIOUS ALTA SURVEYS AND NOTED THE ITEMS IN THE ORDER THEY APPEAR WHOSE MAY BE RELEVANT TO THE SURVEYED PARCELS. SAID ITEMS MAY HAVE BEEN COMMENTED ON THIS SHEET.

ITEMS 1, 2 & 3 VISIBLE EVIDENCE SHOWN IF ANY.

ITEMS 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 ARE BLANKET TYPE AND CANNOT BE DEPICTED.

95 COMMONWEALTH EDISON COMPANY SPT. EASEMENT PER DOC. NO. 20765746- SHOWN.

113 NOTICE PER DOC. NO. 21489757 MADE BY CHICAGO AND NORTHWESTERN RAILWAY FOR GENERAL RIGHTS, LOCATED EAST OF SUBJECT PARCEL. EXACT LIMITS CANNOT BE DEPICTED SINCE REFERENCES ARE TO A NON-EXISTENT TRACK.

133 LEGAL DESCRIPTION PROVIDED IN DOC. NO. 21489757 APPEARS TO BE OUTSIDE THE LIMITS OF THE SUBJECT PARCEL AND TO THE EAST. SAME LOCATION AS REFERENCED ON ITEM NO. 11. PARCEL 4 MENTIONED IN THE DOCUMENT IS SHOWN ON SHEET.

140 ILLINOIS BELL TELEPHONE COMPANY SPT. EASEMENT PER DOC. NO. 22929776- SHOWN.

175 COMMONWEALTH EDISON COMPANY SPT. EASEMENT PER DOC. NO. 96154979- SHOWN.

181 VILLAGE OF NORTHFIELD SPT. STORM SEWER EASEMENT PER DOC. NO. 96154979- SHOWN.

20. THE APPARENT RIGHTS TO MAINTAIN A RAILROAD CROSSING PER DOC. NO. 9608174 IS SHOWN.

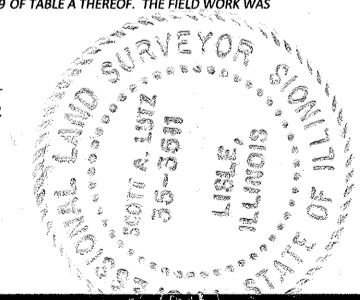
SURVEY CERTIFICATION

STATE OF ILLINOIS) SS
COUNTY OF DUKE)

TO: 1822 WILLOW ROAD, LLC a Delaware limited liability company
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2023 ANNUAL STANDARD FEE REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, QUANTITY ESTABLISHED AND ACCEPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 20, 2023.

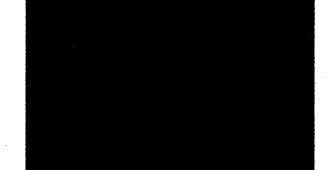
SCOTT A. LUIZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3022
LICENSE EXPIRES NOVEMBER, 2024
DATE OF MAP OR PLAT: JULY 11, 2023



REV.	DATE	DESCRIPTION
ISSUES & REVISIONS		
THE INFORMATION CONTAINED ON THESE DRAWINGS IS FOR USE ON THIS PROJECT ONLY		

Owner/Client:

SWANSON DEVELOPMENT GROUP, LLC


PATRICK ENGINEERING
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000409

4970 Varsity Drive
 Lisle, IL 60532
 TEL. (630) 795-7200
 FAX (630) 724-1681
 www.patrickco.com

Project Name:
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

Sheet Title:
**MARIANO'S
1822 WILLOW ROAD
NORTHFIELD, IL 60093**

Date:	JULY 11, 2023	Project #:	22307.079
Field Crew:	JO,MD	Sheet No.:	1
Drawn By:	FA	Sheet 1 of 1	
Checked By:	SL		
Approved By:	SL		

FINAL PLAT OF NORTHFIELD & WILLOW GROCE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
EXISTING AND PROPOSED CONDITIONS

CLIENT/DEVELOPER

FORT UNION, LLC
350 WEST HUBBARD ST, #620
CHICAGO, ILLINOIS

OWNER

SDGDCG NORTHFIELD, LLC
444 N MICHIGAN AVE, #3450
CHICAGO, ILLINOIS

CURRENT P.I.N.:

04-24-413-086-0000

PREPARED BY & RETURN TO:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL 60532

ADDRESS OF LOT 1

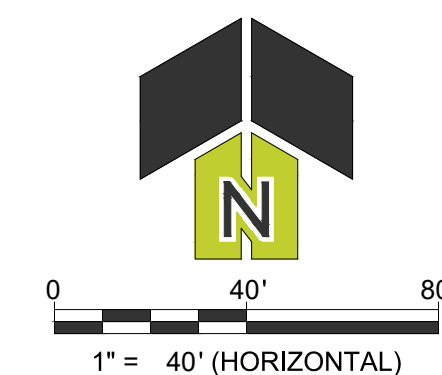
1822 WILLOW ROAD,
NORTHFIELD, IL 60093

SEND TAX BILL TO:

FORT UNION, LLC
350 WEST HUBBARD ST, #620
CHICAGO, ILLINOIS

LEGEND

- = EX. BOUNDARY LINE
- - - = EX. EASEMENT LINE
- = EX. RIGHT OF WAY LINE
- = PROPOSED LOT LINE
- xxx.xx = MEASURED INFORMATION
- (xxx.xx) = RECORD INFORMATION
- o = FOUND IRON ROD/PIPE
- x = FOUND CUT CROSS
- = SET IRON ROD
- = SET CONCRETE MONUMENT
- = SET PK NAIL



BASIS OF BEARING

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE
PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND
VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL
NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE VILLAGE OF NORTHFIELD.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. ■ DENOTES SET CONCRETE MONUMENTS.
8. BLANKET INGRESS/EGRESS, RECIPROCAL PARKING AND UTILITY EASEMENTS WILL BE GRANTED BY A SEPARATE DOCUMENT IF NECESSARY.

AREA SUMMARY:

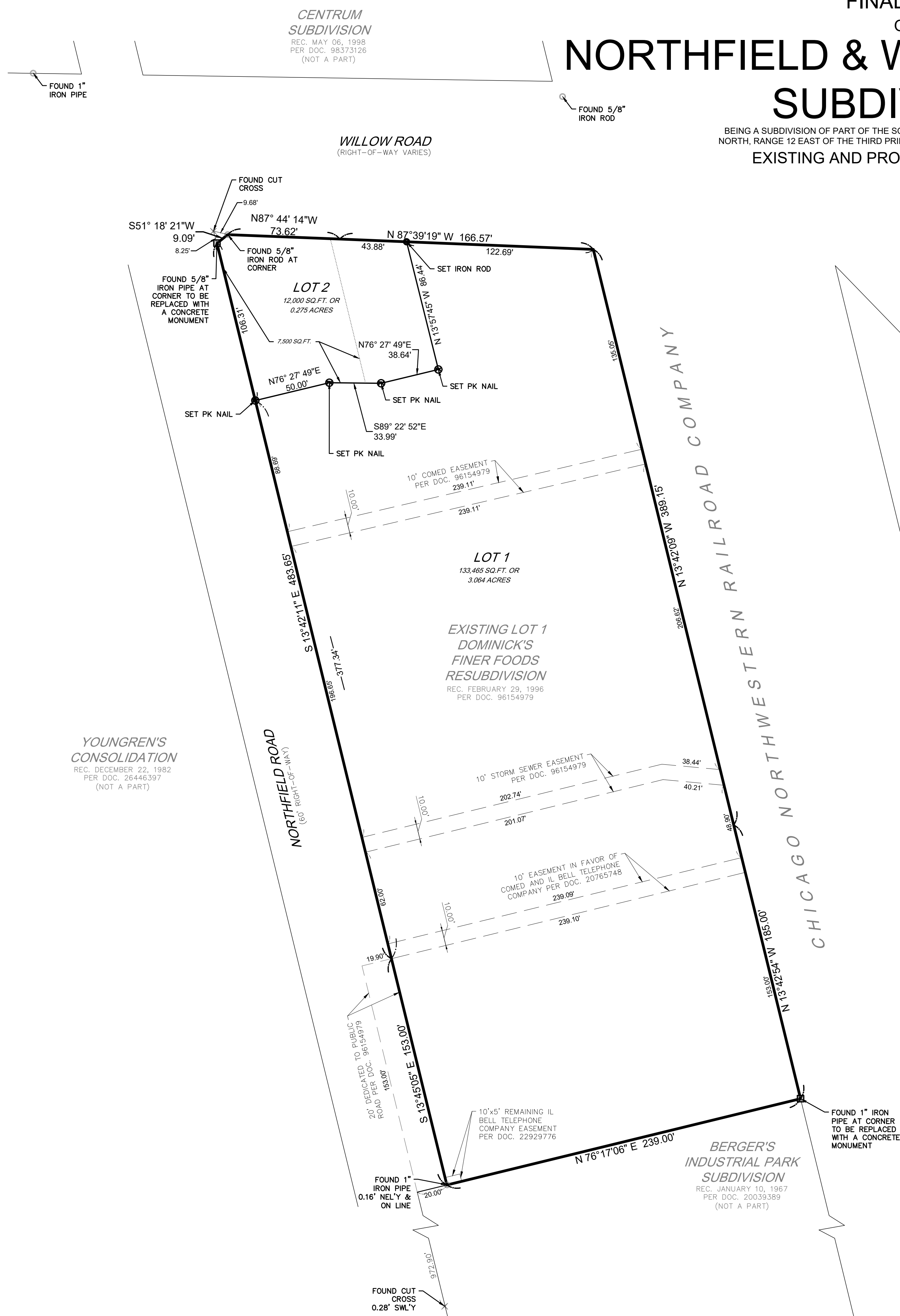
145,465 SQUARE FEET (3.339 AC±)

LOT AREA TABLE

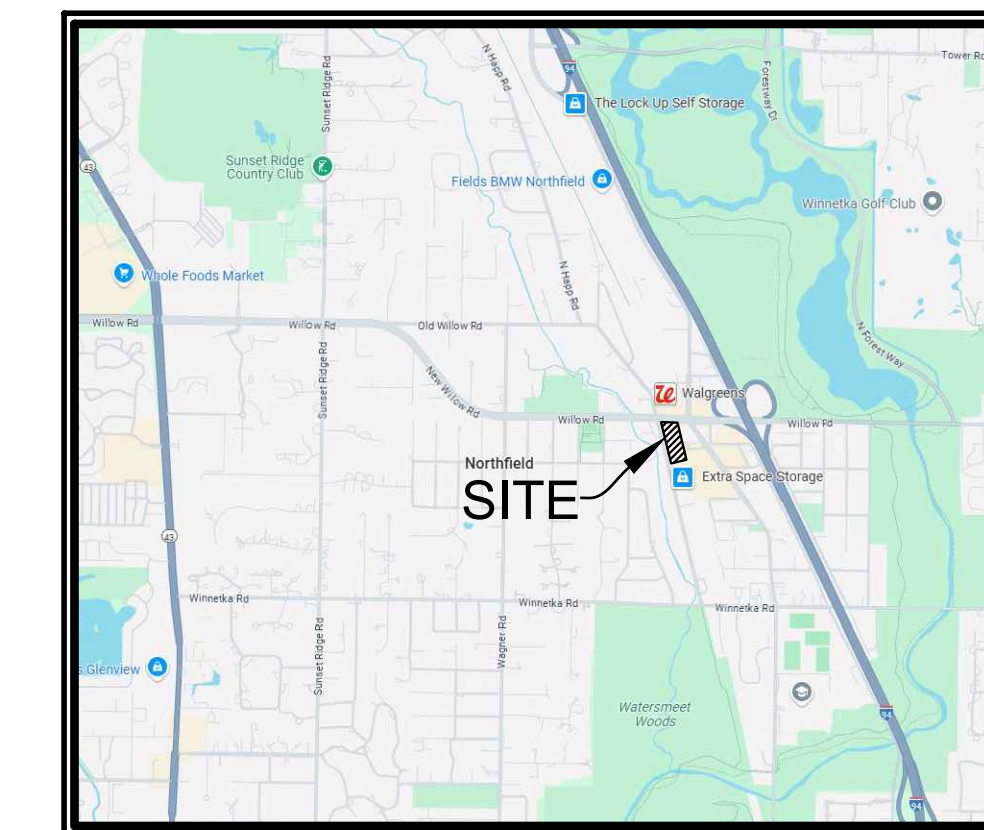
LOT 1:	133,465 SQUARE FEET (3.064 AC±)
LOT 2:	12,000 SQUARE FEET (0.275 AC±)
TOTAL:	145,465 SQUARE FEET (3.339 AC±)

SHEET INDEX

SHEET 1 OF 2: BOUNDARY, RIGHT OF WAY, EXISTING EASEMENTS, PROPOSED LOTS
SHEET 2 OF 2: CERTIFICATES, LEGAL DESCRIPTION AND PROVISIONS



RECORDER'S STAMP



LOCATION MAP

NOT TO SCALE

REVISIONS	▲
07/16/2025	VILLAGE COMMENTS
07/22/2025	UPDATE LOT LIMITS

NORTHFIELD & WILLOW GROCE SUBDIVISION
NORTHFIELD, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ NO. 230260

PM: GP/AR

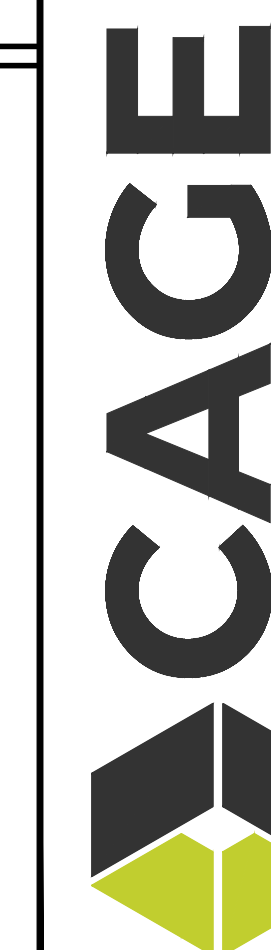
DATE: 06/26/2025

SCALE: 1" = 40'

SHEET NUMBER

1 OF 2

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



YOUNGREN'S
CONSOLIDATION
REC. DECEMBER 22, 1982
PER DOC. 26446397
(NOT A PART)

CENTRUM
SUBDIVISION
REC. MAY 06, 1998
PER DOC. 98373126
(NOT A PART)

WILLOW ROAD
(RIGHT-OF-WAY VARIES)

EXISTING LOT 1
DOMINICK'S
FINER FOODS
RESUBDIVISION
REC. FEBRUARY 29, 1996
PER DOC. 96154979

BERGER'S
INDUSTRIAL PARK
SUBDIVISION
REC. JANUARY 10, 1967
PER DOC. 20039389
(NOT A PART)

AL'S
SUBDIVISION
REC. JUNE 14, 1968
PER DOC. 20520250
(NOT A PART)

OWNER

SDGDCG NORTHFIELD, LLC
444 N MICHIGAN AVE, #3450
CHICAGO, ILLINOIS

CLIENT/DEVELOPER

FORT UNION, LLC
350 WEST HUBBARD ST, #620
CHICAGO, ILLINOIS

CURRENT P.I.N.:

04-24-413-086-0000

FINAL PLAT
OF

NORTHFIELD & WILLOW GROCER
SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
CERTIFICATES AND EASEMENT PROVISIONS

OWNER'S CERTIFICATE

STATE OF _____ }
COUNTIES OF _____ } SS

THIS IS TO CERTIFY THAT _____ IS/ARE THE OWNER(S)
OF THE PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE SURVEYED AND
SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREON SEEN FORTH, AND DOES
HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.
THE OWNER(S) ALSO STATE(S) THE ACKNOWLEDGEMENT THAT SAID PROPERTY IS WITHIN THE NEW
TRIER COMMUNITY CONSOLIDATED SCHOOL DISTRICT 29, OAKTON COMMUNITY COLLEGE DISTRICT 535
AND TOWNSHIP HIGH SCHOOL DISTRICT 203.

DATED THIS ____ DAY OF _____ A.D., 20__

OWNER(S) _____

PRINTED NAME & TITLE: _____
ADDRESS: _____

NOTARY CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE
AFORESAID, DO HEREBY CERTIFY THAT _____ AND
PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVERED THIS SUBJECT INSTRUMENT AS A
HIS/HER/THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____ A.D., 20__

NOTARY PUBLIC SIGNATURE _____

MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS }
VILLAGE OF NORTHFIELD } SS

APPROVED BY THE COMMISSION OF THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS THIS ____
DAY OF _____ A.D., 2025.

BY: _____
CHAIRPERSON

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
VILLAGE OF NORTHFIELD } SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHFIELD, COOK
COUNTY, ILLINOIS AT A MEETING HELD THIS ____ DAY OF _____ A.D., 20__

BY: _____
PRESIDENT

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS }
VILLAGE OF NORTHFIELD } SS

I, _____ COLLECTOR OF THE VILLAGE OF NORTHFIELD, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED
PROPERTY.

DATED AT NORTHFIELD, COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____ A.D., 20__

VILLAGE COLLECTOR _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHFIELD, COOK COUNTY,
ILLINOIS, THIS ____ DAY OF _____ A.D., 20__

VILLAGE ENGINEER _____

SCHOOL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS ALSO TO CERTIFY THAT SDGDCG NORTHFIELD, LLC, AN _____ LIMITED LIABILITY COMPANY
AS OWNER OF THE PROPERTY DESCRIBED AS _____ SUBDIVISION AND LEGALLY
DESCRIBED ON THE PLAT OF THE SAME NAME, HAS DETERMINED TO THE BEST OF ITS KNOWLEDGE THAT
THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES IS AS FOLLOWS:

LOT NUMBER(S) SCHOOL DISTRICT
ALL OAKTON COMMUNITY COLLEGE DISTRICT 535
ALL NEW TRIER TOWNSHIP HIGH SCHOOL 203
ALL SCHOOL DISTRICT 29

DATED THIS ____ DAY OF _____ A.D., 20__

OWNER: _____

PRINTED NAME: _____

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED
_____ AND RECORDED IN THE RECORDER'S OFFICE OF THE VILLAGE OF NORTHFIELD,
COOK COUNTY, ILLINOIS, ON THIS ____ DAY OF _____ A.D., ____ AS
DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED
HEREON.

DATED THIS ____ DAY OF _____ A.D., 20__

BY: _____ MORTGAGEE'S NAME AND ADDRESS

PRINTED NAME AND TITLE: _____

ATTEST: _____

PRINTED NAME AND TITLE: _____

MORTGAGEE NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND
_____ OF _____ WHO ARE
PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGES THAT THEY DID SIGN
AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES
HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____ A.D., 20__

NOTARY PUBLIC SIGNATURE _____

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT
TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE
LAND INCLUDED IN THE SUBDIVISION PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT CHICAGO, ILLINOIS,

THIS ____ DAY OF _____ A.D., 20__

COUNTY CLERK _____

RECORDER'S STAMP

COOK COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

DOCUMENT NUMBER _____ FILLED FOR RECORD IN THE RECORDER'S OFFICE
OF COOK COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____ A.D., 2025, AT _____ O'CLOCK __M.

COUNTY RECORDER _____

PERMISSION TO RECORD

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION
TO _____ TO RECORD THIS PLAT
WITH THE COOK COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS
SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ____ DAY OF _____ A.D., 2025.

FOR REVIEW

BY: _____
GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893
LICENSE EXPIRES NOVEMBER 30, 2026

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A
PLAT OF SUBDIVISION HAS BEEN MADE UNDER MY DIRECTION AND SUPERVISION OF THE FOLLOWING
DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS CORRECT PRESENTATION OF SAID
PROPERTY:

LOT 1 IN DOMINICK'S FINER FOODS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 29, 1996 AS DOCUMENT NUMBER 96154979 BEING A RESUBDIVISION OF PART OF THE
EAST HALF OF THE SOUTHEASTERLY QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE SOUTHWESTERLY
QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 145,465 SQUARE FEET (3,339 AC±) MORE OR LESS AND ALL
DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT CAPPED 5/8" X 24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON
COMPLETION OF CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND
CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON.

I FURTHER CERTIFY THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL
NUMBER 1703100232J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE
DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS
DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP.
PART OF THE PROPERTY LIES WITHIN AN AREA DESIGNATED AS OTHER AREA ZONE X WHICH IS
DETERMINED TO HAVE THE 0.2% CHANCE FLOODPLAIN AND 1% CHANCE FLOODPLAIN WITH AVERAGE
DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AS
WELL AS AREAS PROTECTED BY LEVEES FROM 1% CHANCE FLOODPLAIN. THIS DOES NOT GUARANTEE
THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE SUBDIVISION PLAT LIES
WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHFIELD, ILLINOIS, WHICH HAS ADOPTED A
CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN
ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS,
THIS ____ DAY OF _____ A.D., 2025.

FOR REVIEW

BY: _____
GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2027.

DATE OF FIELD SURVEY: JULY 17, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

07/16/2025	VILLAGE COMMENTS
07/22/2025	UPDATE LOT LIMITS

SEE REVISIONS AND THESE DRAWINGS ARE THE PROPERTY OF
CAGE CIVIL ENGINEERING. NO PART OF THIS DRAWING MAY
REPRODUCE WITHOUT PRIOR WRITTEN PROFESSIONAL FIRM
CONSENT AND SIGNATURE.

NORTHFIELD & WILLOW GROCER SUBDIVISION
NORTHFIELD, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ NO. 230260
PM: GP/AR
DATE: 06/26/2025
SCALE: N/A
SHEET NUMBER