

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: Special Use and other approvals for a food store and other uses for a new two-lot subdivision at 1822 Willow Road.

Petitioner: SDGDCG Northfield LLC.

Address: 444 N. Michigan Avenue, Ste 3450

City: Chicago

State: IL

Zip: 60611

Phone Number: 847-767-7190

E-mail: andrew@sdgchicago.com

Prospective Co-Petitioner Name: Prospective Food Store Tenant

Contact Person: Christopher S. Canning

Address: 1000 Skokie Blvd., Ste. 355

City: Wilmette **State:** IL **Zip:** 60091

Phone Number: 847-853-7040

E-mail: chris@canninglegal.com

Project Location: 1822 Willow Road

Zoning Designation: VC

Type of Review Requested (check all that apply):

Special Use

Two-lot subdivision

RECEIVED

JUL 23 2025

VILLAGE OF NORTHFIELD

Ownership and Site Authorization Affidavit

I, Andrew Bedford (printed name of natural person), being first duly sworn

upon oath, state that I am the

 sole
 an
 authorized officer of the

Owner of the property commonly described as:

1822 Willow Road and that such property is legally owned by

SDGDCG Northfield LLC as of the date of this affidavit.

As such, I hereby grant the employees of the Village of Northfield, their agents, and elected and appointed officials of the Village of Northfield permission to enter onto the property to perform a visual inspection and to familiarize themselves with conditions during reasonable hours. This permission is granted in connection with the application pertaining to the property pending before one or more bodies or agencies of Village government.

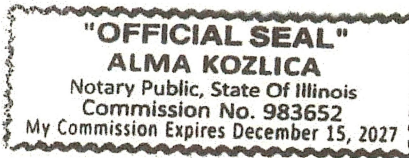
Andrew Bedford
Signature of person named above

In the space below, a) for a partnership, name all partners; b) for a corporation, name all officers, directors and shareholders of 25% or more of corporate stock; c) if a Trust, name the trustee, all persons holding a beneficial interest, and all persons holding Power of Direction.

Name	Address	Interest Held
<u>Steven M. Swanson II</u>	<u>444 N. Michigan Ave, Ste 3450, Chicago IL 60611</u>	<u>Partner/Manager 38.16%</u>
<u>Jay Owen</u>	<u>1185 N Clark Street, Ste 402, Chicago IL 60610</u>	<u>Partner/Manager 38.16%</u>
<u>Andrew Bedford</u>	<u>444 N. Michigan Ave, Ste 3450, Chicago IL 60611</u>	<u>Partner/Manager</u>

Subscribed and sworn to before me this
23RD day of JULY, 2025.

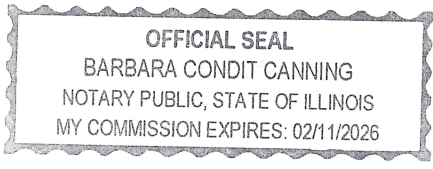
[Signature]
Notary Public



I, Christopher S. Canning, being first duly sworn upon oath, state that I am the authorized representative of Co-Petitioner and that I am authorized to sign this application.

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

Notary Public



**CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091**

CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
chris@canninglegal.com

July 23, 2025

VIA HAND DELIVERY

Bill Vaselopulos
Chair, Plan and Zoning Commission
Village of Northfield
c/o Steve Gutierrez
Community Development Director
Village of Northfield
361 Northfield Road
Northfield, IL 60093

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Re: Special Use Application for 1822 Williw Road.

Dear Chairman Vaselopulos and Members of the Plan and Zoning Commission:

I am writing on behalf of a prospective tenant (“Tenant”) regarding its application to receive a Special Use permit to operate a food store at 1822 Williw Road (the “Subject Property”) located within the VC Village Center District. The prospective tenant does not have a lease with the owner of the Subject Property at the time of the filing of this application but is in negotiations with the owner. The owner of the property is SDGDCG Northfield LLC and they are the applicant for the Special Use. Tenant is the co-applicant. For the reasons set forth more fully below, Tenant respectfully requests that the Plan and Zoning Commission of Village of Northfield recommend the granting of the Special Use.

I. The Subject Property

The Subject Property is a parcel approximately 3.339 acres in size and is located within the VC Village Center District. The Subject Property is surrounded by VC Village Center District to the north, east and northwest, the B-2 Service Commercial District to the south and the R-4 Single Family Residential District to the west and southwest. The Subject Property has

approximately 249.25' of frontage on Willow Road and approximately 480.71' of frontage on Northfield Road. The Subject Property is improved with a building with approximately 47,133 square feet and a parking lot. Tenant seeks to operate a food store in the building. The building has most recently been a Mariano's food store and prior to that time, a Dominick's food store. A copy of the current Plat of Survey is attached as Exhibit A.

II. **Tenant.**

Tenant operates several food store locations in northeastern Illinois. Tenant intends to make renovation to the existing building and open for business in either late 2026 or Spring 2027. Tenant expects to have approximately 100 employees with a mix of full-time and part-time employees. Tenant expects to be open daily from 7am-10pm. A description of the operations at the Northfield store is attached as Exhibit B and a proposed floor plan is attached as Exhibit C.

III. **Standards of review.**

Pursuant to the Village of Northfield Zoning Ordinance any application to grant a Special Use must meet the Standards of Review set forth in Appendix A, Section 16-3 which provides in relevant part:

The following standards shall be utilized in considering special use applications. These standards shall be used as a framework within which the Village may test the appropriateness of the use at a specific location.

(1) The special use shall conform with the general planning policies, goals, and objects of the Village's Comprehensive Plan.

(2) The special use shall be compatible with the uses of surrounding properties and with the character of the neighborhood in which the special use is to be located.

(a) Potential adverse effects on nearby properties shall be mitigated through the building design, site design, landscaping, and screening.

(b) Potential adverse effects on nearby properties by the operation of the use may be minimized through limiting or placing conditions on the hours of operation, noise, delivery activities, refuse collection and lighting.

(3) The proposed special use may not cause an undue burden on any of the public infrastructure and/or will not diminish the existing tax base.

(a) If the tax base will be diminished, the applicant must provide a written report detailing the public service to be rendered by the operation of the special use.

(4) The special use will not have adverse environmental impacts.

(a) Adequate garbage and debris removal will be provided to serve the special use. In addition, all refuse will be stored in fully enclosed areas designed to minimize the impact on adjacent land uses.

(b) *The special use must assure that levels of noise, odor, vibration, and light pollution are the minimum that technologically and commercially are feasible and must meet the performance standards of this Code.*

(5) *There will be no negative impact as a result of the traffic, parking and circulation on the property and the surrounding area.*

(a) *The property must provide for adequate and safe vehicular and pedestrian access, vehicle stacking spaces and loading areas to serve the special use.*

(b) *Adequate parking areas will be provided to accommodate the special use.*

(c) *The special use will not generate traffic that is uncharacteristic of the neighborhood in which it is to be located.*

(d) *Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion on the public streets.*

(6) *The special use shall provide amenities that enhance the neighborhood in which it is located.*

(7) *The design of the special use will be an enhancement to the neighborhood. (Ord. 03-1155, 3-18-2003)*

Tenant's request for the granting of a Special Use Permit to complies with the Standards of Review in the following ways:

1. A food store in this location is consistent with the Vision 2040 Comprehensive Plan. The Plan specially describes the site and states "There is a strong desire to retain a food store as anchor to this portion of the Village Center whether as a tenant within the existing structure, or as part of redevelopment." Granting a Special Use permit to Tenant fulfills that vision.

2. The granting of a Special Use to permit Tenant to operate a food store is compatible with the uses of surrounding properties, many of which are commercial uses and with the character of the neighborhood. The neighborhood has been home to a food store for more than 45 years. The food store is also compatible with the nearby residential neighborhood where residents can walk and buy their groceries.

3. The granting of a Special Use permitting Tenant to operate a food store will not diminish the existing tax base. Denying the Special Use may diminish the existing tax base.

4. The granting of a special use to permit Tenant to operate a food store will not have adverse environmental impacts. Tenant has a long history of operating food stores and Tenant always takes great steps to ensure that there is adequate and timely garbage and debris removal. The use of Tenant as a food store will not create any additional noise than the former use of the building as a food store.

5. The granting of a Special Use to Tenant to permit the operation of a food store will not create negative impacts due to traffic, parking, and circulation. The property has adequate and safe vehicular access and adequate parking. The granting of a Special Use will not generate traffic that is uncharacteristic of the neighborhood that has been home to a food store for decades.

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6. The granting of a Special Use for Tenant to operate a food store will be an amenity that enhances the neighborhood. Losing a food store in this location would be a devastating blow to the Village Center specifically and the Village in general.

7. The granting of a Special Use to Tenant to operate a food store will be an enhancement to the neighborhood. Tenant has a long history of operating food stores. Tenant will be meticulous in how it renovates the interior of the building. Tenant's contributions to the neighborhood will not be limited to the four walls of the building. In every community where Tenant operates, they sponsor teams, support community events and add to the vitality of the area. Tenant looks forward to the opportunity to contribute to the fabric of the Village of Northfield.

Tenant asks that the Plan and Zoning Commission recommend approval of the application for a Special Use permit. We will appear at the Public Hearing on the application and answer any questions the Plan and Zoning Commission may have. Thank you for your consideration of Tenant's request.

Very truly yours,



Christopher S. Canning

Tenant Narrative for Special Use

We are a family-owned and operated grocery store that has served our communities for decades. Our longevity is rooted in a simple philosophy: prioritizing exceptional customer service, upholding the highest standards of quality, and staying deeply connected to the people we serve. As we plan to open the Northfield location, we are committed to maintaining this tradition while bringing fresh energy and offerings to meet the evolving needs of our neighbors.

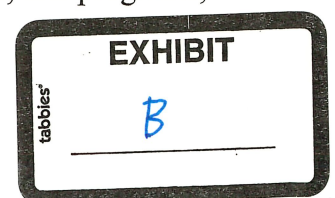
Our operations will include all customary grocery departments, such as bakery and deli departments, a fully stocked grocery aisle, dairy and frozen food sections, and a wine and spirits department. Throughout the store, our selections will focus heavily on organic, natural, and better-for-you products, providing our customers with an elevated range of options. Our produce department adheres to farm-to-shelf principles and features locally sourced, seasonal items from Von Bergen Farm, which is farmed less than fifty miles away. Tenant will also feature full-service meat and seafood counters staffed by professionally trained butchers and fishmongers, providing custom cuts and daily seafood selections that far exceed what is typically offered in standard grocery stores. Fresh turkeys provided by Slagel Farms, another family-owned local farm partner, are a staple holiday offering in Tenant's meat departments. Our floral department will offer fresh, seasonal arrangements prepared on-site, and our cheese section will feature a curated selection of fresh-cut cheeses sourced from both local and international suppliers.

The in-store bakery and deli will operate with expanded offerings, preparing a wide selection of items from scratch using Tenant's time-tested recipes. We will offer catering services for events, parties, and local organizations. We are especially excited to introduce two signature concepts: *Smokehouse*, which will serve handcrafted brisket sandwiches, smoked ribs, and other fresh selections, and *BeriGood*, our own fresh Acai Bowl line made with premium ingredients. Both offerings will be available for takeout and quick-service dining, meeting the demand for convenient, wholesome, and flavorful meal options.

Tenant will offer convenient online shopping for our customers. With the same pricing as in-store, selections carefully shopped by Tenant employees, and curbside pickup, we enjoy providing this service for those customers who prefer to shop online. Tenant will continue our partnership with DoorDash to offer last-mile delivery to our customers, as well as Instacart services as an additional grocery delivery option.

Additionally, the store's second floor will continue to be used as a food production space for departments such as produce and meat, along with storage for dry goods, groceries, and overflow cooler and freezer storerooms.

Beyond our products, we aim to remain a cornerstone of community life. We will host seasonal events, support local food producers and artisans, and continue to offer friendly, personalized service that large chain stores simply can't match. Tenant supports the communities it serves by engaging with local food banks and sponsoring local teams, school organizations, arts programs,



and community events in each of the communities we serve. Tenant is a member of numerous Chambers of Commerce, Rotary Clubs, and community organizations and we look forward to expanding this engagement into the Village of Northfield.

