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**NORTHFIELD**

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1391/0054 34 001 Page 1 of 16  
2000-02-14 14:39:05  
Cook County Recorder 99.00

I, Michael S. Nystrand, duly appointed Village Clerk of the Village of Northfield, Cook County, Illinois do hereby certify that the attached is a true and complete original Special Use Ordinance No. 98-924, to be recorded and attached to the following address:

1825 Willow Road, Northfield, Cook County, Illinois 60093  
Real Estate Index Number 04-24-216-006



MSN:ms  
2-8-2000

Michael S. Nystrand, Village Clerk

MAIL TO RECORDER'S BOX 324 (NFK)



**NORTHFIELD**



Property of Cook County Clerk's Office

I, Mark J. Morier, Deputy Village Clerk of the Village of Northfield, do hereby certify that the attached is a true and complete copy of Ordinance 98-924 granting a Special Use Permit to sell packaged food items in the Bond Drug Company Store at 1825 Willow Road, which was approved at the regularly scheduled meeting of the Board of Trustees of the Village of Northfield on January 27, 1998, at which time a quorum of members was present and voted.

*Mark J. Morier*

Mark J. Morier  
Deputy Village Clerk  
Village of Northfield

Seal

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ORDINANCE NO. 98-924  
 AN ORDINANCE  
 GRANTING A SPECIAL USE  
 FOR THE PROPERTY COMMONLY KNOWN AS 1825 WILLOW ROAD  
THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS

**Preamble**

A duly noticed public hearing was held by the Plan and Zoning Commission of the Village of Northfield on December 8, 1997, on the application of Centrum Equities, Inc., on behalf of Bond Drug Company of Illinois, an Illinois corporation (hereinafter Petitioner) for a Special Use Permit to sell packaged food items in the Bond Drug Company Store at 1825 Willow Road (Premises), pursuant to the provisions of the Zoning Ordinance of the Village of Northfield, Article XII, on the following legally described property (hereinafter Subject Property) to wit:

Legal Description: **LOT 1 IN CENTRUM SUBDIVISION**

Lot 1 in "Centrum Subdivision", being a subdivision in part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded in the Cook County Recorder's Office MAY 6, 1998, as Document No. 98-373126, all in Cook County, Illinois.

Commonly known as 1825 Willow Road, Northfield, Illinois 60093

Real Estate Index Nos. 04-24-216-003; 04-24-216-002; and 04-24-219-041

**WHEREAS**, the Plan and Zoning Commission of the Village of Northfield has filed its report of findings and recommendations that the requested Special Use Permit be granted with the President and Board of Trustees of the Village of Northfield, which report and recommendation has been duly considered by this President and Board of Trustees.

**WHEREAS**, all applicable provisions of the Zoning Ordinance of the Village of Northfield having been compiled with, the President and Board of Trustees of the Village

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of Northfield have determined that the Special Use Permit requested be granted subject to the conditions hereinafter set forth.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Northfield, Cook County, Illinois:

**SECTION 1:** A Special Use Permit be and hereby is granted to the Petitioner, pursuant to Article XII of the Zoning Ordinance of the Village of Northfield for retail sale of food items subject to the following conditions:

1. The Special Use is personal and shall not be assigned or otherwise conveyed and shall be limited to the Petitioner or any successor operating a use identical to that approved by the Village of Northfield pursuant to Ordinance No. 97-911.

2. For purposes of this Ordinance, food items shall be limited to prepackaged foods. The sale of produce and nonprepackaged foods is specifically prohibited. The sale of butcher shop-type meat is also specifically prohibited. However, the sale of prepackaged meats commonly referred to as cold-cuts and prepackaged foods incidentally containing meat is permitted.

3. The area of the store used for the sale of all food items, including but not limited to candy and gum, shall not exceed ten percent (10%) of the interior floor area.

4. All terms of Ordinance No. 97-911 shall remain in full force and effect.

5. The petitioner shall secure the approval of the Village of Northfield Health Official and the Village of Northfield Fire Marshal prior to securing an occupancy permit for the site.

6. The Petitioner shall employ a licensed pest control exterminator to inspect and treat the premises on at least a monthly basis.

7. The Village of Northfield Health, Fire and Building Officials shall be granted access to the premises at any reasonable time for purposes of conducting inspections for compliance with Village Codes.

**SECTION 2:** Petitioners shall comply in all other respects with the ordinances of the Village of Northfield and nothing in this Special Use Ordinance shall be construed as a waiver of any of those requirements.

**SECTION 3:** Representations made in the application for this Special Use Permit shall be binding upon the applicant and all users of the premises. Such application is attached hereto as Exhibit "A" and made a part hereof.

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law. **PASSED** and **APPROVED** by me this 26th day of January, 1998.

AYES: Robinson, Wilke, Onixt, Allen, Birkinbine

NAYS: 0

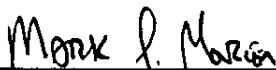
ABSENT: Holland

PASS: \_\_\_\_\_



\_\_\_\_\_  
President Donald Whiteman, Village of Northfield

ATTESTED and FILED in the office of the Deputy Village Clerk this 27th day of January, 1998.



\_\_\_\_\_  
Mark J. Morfen, Village Clerk



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RECEIVED  
OCT 8 1997

VILLAGE OF NORTHFIELD

October 8, 1997

Mr. Mark Morien  
Village Manager  
Village of Northfield  
361 Happ Road  
Northfield, IL 60093

**Re. Application for Special Use Permit**

Dear Mr. Morien:

Centrum Equities, Inc. ("Centrum" or "Applicant") is the Owner of the property located at 1925-51 Willow Road ("Subject Property") commonly known as Centrum Subdivision. As you know, the Village has previously approved building elevations and has issued a building permit for a proposed Walgreens store on the Subject Property.

Pursuant to Article XII (2)(12) of the Northfield Zoning Ordinance ("Ordinance"), Centrum hereby applies for a special use permit to operate a "Retail food outlet" in the proposed Walgreens store on the Subject Property. The proposed special use satisfies the standards of Article XII(3)(3) of the Ordinance.

A small portion of the Walgreens store, approximately ten percent (10%) of the floor area, is proposed to be used for the sale of packaged food items. The sale of food at the Walgreens store will not have any negative impact on the character of the surrounding neighborhood. The Subject Property is zoned (VC) Village Center District. A variety of food-related uses are permitted as a matter of right in the VC District, including bake shops, catering establishments, and gourmet and delicatessen stores. Numerous other food-related uses can, and many are operating pursuant to special uses, such as ice cream and dessert stores, sandwich shops and coffee houses. Within the near vicinity of the Subject Property, the Village already allows packaged food items to be sold at retail at many locations, including, but not limited to the approximately 50,000 square foot Dominick's grocery store located directly across the street from the Subject Property, Northfield Foods, several gasoline service stations and the hardware store. Food sales at the proposed Walgreens store is consistent with the character and use of properties within the VC District.

There is no evidence that the sale of food items at the proposed Walgreens store will have any negative impact on traffic conditions. Food sales at Walgreens is primarily a convenience

Mr. Mark Morien  
October 8, 1997  
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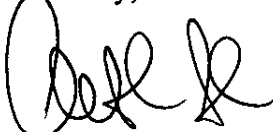
matter for customers who are already at the store for some other purpose. The traffic studies that were prepared on behalf of Centrum and the Village in conjunction with the proposed planned development of the Centrum Subdivision and the Old Willow Subdivision demonstrated that overall, the Walgreens store would not have a negative impact on traffic conditions. As you know, pursuant to the Subdivision Improvement Agreement between Centrum and the Village, certain intersection improvements have been proposed to ensure the continued safe and efficient flow of traffic in the vicinity of the Subject Property.

The food sale component of the Walgreens store has no impact on public utilities. With regard to the public health, safety and general welfare, the food sale operation will be conducted in compliance with applicable Village health, safety, licensing and food handling regulations.

A legal description of the Subject Property and filing fee in the amount of \$635.00 are enclosed. Approved site plans, landscaping and architectural plans for the Walgreens store are on file with the Village. A Project Accounting Form is being filed herewith.

Centrum's address and telephone number are: 225 West Hubbard Street, Chicago, Illinois 60610; (312) 832-2500. Please contact us if you require any additional information in order to schedule this matter for a public hearing.

Sincerely,



CENTRUM EQUITIES, INC.

BY:

ITS:

Centrum Subdivision -- Legal Description

Of that part of the southeast quarter of the northeast quarter of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows beginning at the southwest corner of Lot 1 "Uptown Subdivision", being a resubdivision of Lot 14 in the County Clerk's Division of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded December 28, 1977, as Document No. 24262612, thence along the west line and the northerly extension of the west line of said Lot 1 in "Uptown Subdivision" north 13° 56' 58" west a distance of 280.45 feet, said line also being the easterly line of Happ Road, thence north 76° 03' 01" east a distance of 239.67 feet, thence on a curve to the right having a radius of 5699.65 feet, an arc length of 343.07 feet and having a chord which bears south 15° 40' 26" east to a point 150.00 feet easterly of, as measured at right angles to the easterly right-of-way line of the Chicago and Northwestern Railway Company, thence along said easterly right-of-way of the Chicago and Northwestern Railway Company north 13° 56' 58" west a distance of 38.00 feet to the southeast corner of said Lot 1 in "Uptown Subdivision", thence along the south line of said Lot 1 in "Uptown Subdivision" on a curve to the left having a radius of 10,151.10 feet, an arc length of 103.55 feet and having a chord which bears north 88° 54' 24" west to the point of beginning, all in Cook County, Illinois, excepting therefrom the Northerly 30.00 feet of the westerly 100.00 feet therefrom.





**VI. CONCLUSION**

Based on the analysis conducted by Metro, the only item that needs to be addressed is the ability to lengthen the eastbound left turn lane on Willow Road at Old Willow Road. The queuing analysis conducted determined that during the Saturday midday period, traffic may occasionally back-up past the proposed Walgreens entrance. However, field observations indicate that southbound traffic is able to clear the intersection in one green cycle, thus minimizing the time a driver will have to wait to enter the southbound Old Willow Road traffic flow. Additionally, traffic waiting to enter the Old Willow Road traffic flow is waiting on the Walgreens property and not on a public street.

Recommendations of this report include modifying the two access drives serving the Walgreens site as well as the site access drive serving the residential development. Internal circulation patterns appear to be adequate for both the retail and residential property.

In conclusion, the traffic that is anticipated to be generated by the development of a Walgreens store and 42 townhome units will not create a significant burden on the local street network. Capacity analyses indicate that the intersection of Willow Road and Old Willow Road can accommodate the site traffic as well as an increase in existing traffic and continue to maintain the level of operation that is experienced today. The impact to the western intersection of Willow Road and Old Willow Road is also anticipated to be minor. Due to the turn restriction at this intersection, traffic heading westbound will be the primary addition to this intersection. This additional traffic at this intersection is only anticipated to be minor.

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## SUMMARY NOTES of the REGULAR BOARD MEETING OF THE BOARD OF TRUSTEES VILLAGE OF NORTHFIELD MONDAY, JANUARY 26, 1998 - 7:00 p.m.

The President and Board of Trustees of the Village of Northfield met in the Council Chambers of the Village Hall at 7:30 p.m. The meeting was called to order by Village President Donald Whiteman. The roll call was as follows:

PRESENT:	President Trustees	Donald Whiteman John Wilke Sandra Allen John Birkinbine Diane Onix Blair Robinson Kit Holland-Eichholz
ABSENT:		

### APPROVAL OF CONSENT AGENDA ITEMS:

Trustee Birkinbine made a motion, seconded by Trustee Wilke, to approve the Consent Agenda items, 1 through 12 with clarification on the wording of Agenda item #2 to read "...\$6,000 per month."

Upon the following roll call vote, the motion was approved.

AYES:	Birkinbine Onix Wilke Allen Robinson	NAYS: 0	ABSTAIN: 0	ABSENT: Holland
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### Presentation by Northfield Caucus Chair Cindy Whittaker:

Caucus Chair Cindy Whittaker addressed the Board on a number of issues including expressing the Caucus' agreement with the way the Village Board is handling the Willow Road issue; concern about safety at the New Trier West crossing and again requesting that a traffic light be installed at this location, and a recommendation that the Village consider being on-line with Internet capability. She also asked that the Village Board look at televising meetings on cable TV.

The Board and staff will review the suggestions with staff. No formal action was taken by the Board.

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## ADJOURNMENT

There being no further business to come before the Board, Trustee Birkinbine made a motion, seconded by Trustee Wilke to adjourn the meeting.

Upon the following roll call vote, the motion was approved and the meeting adjourned at 7:27 p.m.

AYES:	Birkinbine	NAYS: 0	ABSTAIN: 0	ABSENT: Holland
	Onix			
	Wilke			
	Allen			
	Robinson			

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**AGENDA  
REGULAR MEETING OF THE  
BOARD OF TRUSTEES  
of the  
VILLAGE OF NORTHFIELD  
MONDAY, JANUARY 26, 1998 AT 7:00 P.M.**

ROLL CALL of the Board of Trustees of the Village of Northfield.  
PRESENTATION OF MATTERS BY THE VILLAGE PRESIDENT, TRUSTEES AND OTHER OFFICIALS.

**I. Consent Agenda Items:****Village President**

All items listed have been previously considered by the Village Board and will be enacted by one motion. There will be no separate discussion on these items unless a Village Board member so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

1. Approve the Summary Notes from the December 8, 1997 Combined Board meeting.
2. Approve retaining the services of Thomas and Joyce, Inc. of Chicago as Public Affairs consultants re: Willow Road, for an amount not to exceed \$6,000 for a six month period beginning February 1, 1998. The FY1997/98 Budget is also amended to reflect this expense.
3. Approve an ordinance granting a Special Use Permit to allow for the sale of packaged food items in Walgreens, 1825 Willow Road.
4. Approve amendment of the Zoning Ordinance to incorporate the definition of Convents and list Convents as a Special Use in R-1 Single Family Dwelling Districts when developed as a Planned Development.
5. Approve an ordinance granting a Special Use for final approval of a Planned Development of Convent Subdivision, a 12.342 acre parcel with four single story residential dwelling units and a two story convent with associated zoning code amendments and variances for 319 Waukegan Road.
6. Approve award of schematic design services to Basii Associates, Inc. for relocating Post Office for a not to exceed cost of \$5,900.
7. Approve award of a contract for Audit services to Friedman Eisenstein, Raemer & Schwartz (FERS) for \$13,500 (FY1997-98), \$14,000 (FY1998-99) and \$14,500 (FY1999-2000), plus option years at Village's discretion of \$15,000 (FY2000-2001) and \$15,500 (FY2001-02).
8. Approve an ordinance adopting the following Building Codes by reference:
  - BOCA National Fire Prevention Code/1996
  - NFPA 101/Life Safety Code/1997
  - BOCA National Building Code/1996
  - Suburban Building Officials Conference Code/1996
  - BOCA International Mechanical Code/1996
  - NFPA National Electrical Code/1996
9. Approve the Bills and Disbursements for the month of January, 1998 for \$1,005,726.34.
10. Approve the bi-ennial Resolution re: work within State rights of way.
11. Approve amended Hold Harmless Agreement with Cook County re: work in County rights of way.
12. Pursuant to State requirements, approval of a motion to place none of the Summary Notes currently in the Executive Session book in with Regular Board Summary Notes.

**II. Action Items:****III. Discussion Items:**

13. Presentation by Caucus Chair Cindy Whitaker.

**Village President**

**IV. Information Items:**

**14. Upcoming meetings -**

- Jan. 27 - Comprehensive Plan Review Committee meeting - 6:30 p.m.
- Jan. 29 - FEMA meeting on Flood plain Mapping Project at New Trier West - 6:30 p.m.
- Feb. 2 - Architectural Commission meeting - 7:00 p.m.
- Feb. 2 - Zoning Board of Appeals meeting - 7:00 p.m.
- Feb. 9 - Plan and Zoning Commission meeting - 7:00 p.m.
- Feb. 18 - Community Life Commission meeting - 7:00 p.m.
- Feb. 11 - Budget Meeting - 6:00 p.m.
- Feb. 17 - Consolidated Board meeting - **TUESDAY** - 7:00 p.m.
- Feb. 23 - Regular Board meeting - 7:00 p.m.

**V. Adjourn**

**15. Adjournment.**

The Village of Northfield 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 and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village Manager's office (446-9200 or 446-7131/TDD) at least one week prior to the meeting, if possible, to allow the Village of Northfield to make reasonable accommodations for those persons.

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SUMMARY NOTES  
OF THE  
MEETING OF THE  
PLAN AND ZONING COMMISSION  
MONDAY DECEMBER 8, 1997  
VILLAGE OF NORTHFIELD

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On Monday, December 8, 1997 at the East Library Basement, 1785 Orchard Lane, the Plan and Zoning Commission met at 7:00 PM to consider one (1) issue:

Members in Attendance:

Evan Karnes, Vice-Chair  
Joanna Stein  
Richard Totaro  
Michael Nardini  
Craig Colmar  
Kerry Sabanty  
Terry Gottlieb  
Beth K. Levy

Members Absent:

G. Kirk Bennett, Chair  
Ann Hill

OTHERS PRESENT: Trustee Onixt, & Trustee Wilke; John Spoden, Community Development Director; and others, (see attached sign-in sheet).

Vice-Chairman Karnes opened the meeting and noted that the Summary Notes of the November 10, 1997 were not available for review at this meeting.

**ISSUE #1 Consideration of a request for a Special Use Permit to allow for packaged food items in the Walgreen's Store at - 1825 Willow Road**

Ms. Mary Koberstein, Attorney for Centrum, was present to review Centrum's tenant (Walgreen's) request for a Special Use permit to sell prepackaged foods in the new store at 1825 Willow Road. Vice-Chairman Karnes noted that the Commissioners had reviewed the Staff's Issue Sheet and asked if the petitioner had any additional information to present. Ms. Koberstein indicated that she would review any concerns of the Commission. Commissioner Sabanty asked for a definition of prepackaged foods. John Spoden explained that prepackaged foods are prepared and sealed off site. Commissioner Sabanty requested the reason for Centrum requesting the Special Use for Walgreen's and also the type of license required for food sales. The Commission noted that under Village Code a standard business license would be required. After further discussion the Commission noted that the use was consistent with other Special Uses in the Village Center District and the following motion was made:

**A motion was made by Commissioner Gottlieb, seconded by Commissioner Stein, to recommend to the Village Board of Trustees approval of the Walgreen's Drug Store**

Special Use Permit to allow for the sale of prepackaged foods at 1825 Willow Road subject to the following development conditions:

1. That the area of the Walgreen's store dedicated to the sales of prepackaged foods be limited to ten percent(10%) of the floor area;
2. Approval of the Village of Northfield Health Official;
3. Approval of the Village of Northfield Fire Marshal;
4. The Village of Northfield Health, Fire and Building Officials shall be granted access to the subject property at any reasonable time for purposes of conducting inspections for compliance with Village Codes and Ordinances;
5. The owner shall employ a licensed pest control exterminator to inspect and treat the premises on at least a monthly basis and provide proof of such treatments to the Building Department.
6. The Special Use Permit to be issued to Centrum's tenant Walgreen's only.

**The motion was as follows:**

**AYES: 7**

Evan Karnes, Vice-Chair  
 Joanna Stein  
 Richard Totaro  
 Michael Nardini  
 Craig Colmar  
 Terry Gottlieb  
 Beth K. Levy

**NAYS: 1**

Kerry Sabanty

**ABSTAIN: 0**

**ABSENT: 2**

G. Kirk Bennett, Chair  
 Ann Hill

**Motion Carried**

There being no further issues to discuss upon a motion duly made seconded and passed the meeting was adjourned.

ms 4-10-98d

Approved 4-13-98

**NORTHFIELD**

**SIGN-IN SHEET**

MEETING BEING HELD: PLAN + ZONING COMMISSION

DATE: 12/8/97

**PLEASE PRINT NAME AND ADDRESS  
THANK YOU!!**

- 1) Mary Koberstein, Sachnoff + Weaver 30 S. Wacker Dr. Chicago 60606
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_
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