



## 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 Roundy's Supermarkets, Inc.  
\_\_\_\_\_  
Company Roundy's  
Address 875 E Wisconsin Ave  
City, State, Zip Milwaukee WI 53208  
\_\_\_\_\_  
\_\_\_\_\_

### Primary Contact Person

Name Brieanna Ramsey  
\_\_\_\_\_  
Company Roundy's  
Address 875 E Wisconsin Ave  
City, State, Zip Milwaukee WI 53208  
\_\_\_\_\_  
\_\_\_\_\_

### Consultants (as applicable)

**Attorney**  
Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone No. \_\_\_\_\_  
Email \_\_\_\_\_

### Architect/Planner

Name Brian Sheridan  
\_\_\_\_\_  
Company Galloway, Inc.  
Address 5500 Greenwood Plaza Blvd, Suite 200  
City, State, Zip Greenwood Village, CO 80111  
\_\_\_\_\_  
\_\_\_\_\_

### Civil Engineer

Name Timothy B. Kratz  
Company SEVAN ENGINEERING, PC  
Address 3025 Highland Pkwy., Ste. 850  
City, State, Zip Downers Grove, IL 60515  
\_\_\_\_\_  
\_\_\_\_\_

### Other

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone No. \_\_\_\_\_  
Email \_\_\_\_\_

Village of Northbrook  
FORMAL ZONING & SUBDIVISION RELIEF APPLICATION

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

Site Location/Address: 784 Skokie Blvd.

Property Index Numbers: 04024220100000

Size of Property: 268,723 SF (square feet/acres)

Size of Building Space, if applicable: \_\_\_\_\_ (square feet)

Comprehensive Plan Land Use Designation<sup>1</sup>: \_\_\_\_\_

Current Zoning: O4 Boulevard Office District

Current Use of the Property: Mixed Use Retail/Restaurant/Grocery

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

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

Comprehensive Plan Amendment

Zoning Code Text Amendment

Annexation (separate form required)

Zoning Variation (in conjunction with other relief) for \_\_\_\_\_

Rezoning from \_\_\_\_\_ to \_\_\_\_\_

Planned Development

Special Permit for fuel center

Subdivision - Tentative Plat

Renewal of Special Permit Ord. No. \_\_\_\_\_

Subdivision - Final Plat

Amendment to Existing Special Permit

Subdivision - Variations/Waiver for \_\_\_\_\_

Ord. No. \_\_\_\_\_

Exception for \_\_\_\_\_

Site Plan Approval

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.

<sup>1</sup> As found on the Village website [www.northbrook.il.us/Government/Departments/Planning/GIS/index.php](http://www.northbrook.il.us/Government/Departments/Planning/GIS/index.php)

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## SITE OWNERSHIP AND CONTROL

### Current Property Owner Information

Legal Name: Menard Inc

Primary Contact: \_\_\_\_\_

Address 5101 Menard Drive

City, State, Zip Eau Claire, WI, 54703

\_\_\_\_\_

### 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.

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### 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)*:

<input type="checkbox"/> Owner (see the previous box)	<input checked="" type="checkbox"/> Lease
<input type="checkbox"/> Real Estate Contract	<input type="checkbox"/> Other _____

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

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### 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](http://www.northbrook.il.us). *(Check all that are applicable)*

<input type="checkbox"/> Comprehensive Plan Amendment Worksheet	<input type="checkbox"/> Zoning Variation Worksheet
<input type="checkbox"/> Annexation Worksheet	<input type="checkbox"/> Planned Development Worksheet
<input type="checkbox"/> Rezoning Worksheet	<input type="checkbox"/> Subdivision Worksheet – Tentative Plat
<input checked="" type="checkbox"/> Special Permit Worksheet	<input type="checkbox"/> Subdivision Worksheet - Final Plat
<input checked="" type="checkbox"/> Site Plan Approval Worksheet	<input type="checkbox"/> Subdivision Worksheet - Variations/Waiver
<input type="checkbox"/> Zoning Code Text Amendment Worksheet	<input type="checkbox"/> Plat of Consolidation Worksheet

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#### 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.

\$ 500 Amount of Non-Refundable Fee

\$ 6500 Amount of Escrow

\$ 7000 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:

#### Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?

yes  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.

*Brianna Ramsey*  
Signature of Applicant: Brianna Ramsey

Date 11/6/25

Print Name & Title: Brianna Ramsey // Sr. Asset Manager

Signatures of Property Owner(s): *T. Berg*

Date 11/7/25

Print Name & Title: T. Berg, GM Properties Property Address: \_\_\_\_\_

\*\*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.

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**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:

<input checked="" type="checkbox"/> Corporation	If the <b>proposed property owner</b> 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.
<input type="checkbox"/> Partnership or LLC	If <b>proposed property owner</b> is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
<input type="checkbox"/> Trust	If <b>proposed property owner</b> 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 <b>proposed property owner</b> 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: John R. Menard Jr.

Address: 5101 Menard Dr.  
Eau Claire, WI 54707

Ownership or Trust Interest: >5 %

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: \_\_\_\_\_ %

Name: \_\_\_\_\_

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Ownership or Trust Interest: \_\_\_\_\_ %

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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:

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<input type="checkbox"/> Partnership or LLC	If <b>proposed property owner</b> is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
<input type="checkbox"/> Trust	If <b>proposed property owner</b> 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 <b>proposed property owner</b> 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

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Village of Northbrook  
FORMAL ZONING & SUBDIVISION RELIEF APPLICATION

**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:

<input type="checkbox"/> Corporation	If <b>applicant</b> 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.
<input type="checkbox"/> Partnership or LLC	If <b>applicant</b> is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
<input type="checkbox"/> Trust	If the <b>applicant</b> 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 <b>applicant</b> 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

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## Written Explanation of Application

To	From
Village of Northbrook Planning and Zoning Dept. 1225 Cedar Lane Northbrook, IL 60062	Joseph Bermudez, Senior Project Manager Sevan Multi-Site Solutions 3025 Highland Parkway   Suite: 850 Downers Grove, IL 60515
Re:	Date
Written Explanation of Application Mariano's Fuel Center 784 Skokie Blvd. Northbrook, IL 60062	1/22/2026

Dear Village of Northbrook Planning Staff,

Sevan Multi-Site Solutions, on behalf of the applicant, Roundy's Supermarkets Inc., is submitting the attached documents to be presented to the Plan Commission for recommendation to the Village Board for approval of our Site Plan and amend the Planned Development for Fuel Sales Use. The documents detail the request for a proposed Mariano's retail fuel center consisting of five (5) multi-product fuel dispensers, one (1) fuel canopy, and transaction kiosk in the parking lot located south of the Mariano's grocery store located at 784 Skokie Blvd. within the 770 Northshore Shopping Center.

### Property:

The Northshore 770 property is zoned O4, Boulevard Office, which permits Fuel Sales use. This shopping center is anchored by Mariano's Grocery store which has 4 tenant spaces on the Northside of the building which includes Kriser's Natural Pet (retail), Hair Cuttery (retail service), Fuddruckers (Restaurant) and one (1) vacant space. Surrounding the anchor tenant building are Panera Bread, PNC Bank, a three commercial tenant building and four tenant commercial building which house a variety of retail, service retail, and fast casual restaurants.

### Project Background:

Mariano's is a brand of Roundy's Supermarkets Inc. who is a subsidiary of The Kroger Co. The Kroger Co. owns and operates approximately 1,500 retail fuel centers in combination with their grocery stores across the country in 37 states. The fuel program is designed to be a benefit to existing customers by providing loyalty discounts and one-stop convenience. The proposed retail fuel center is a category extension of the existing grocery operations and will be managed and staffed by well-trained grocery store employees (typically one employee per shift).

### Site Plan:

The fuel center is scheduled to be built within an approximately 10,900 S.F. section of the underutilized southern parking lot of Mariano's removing 85 parking stalls. The PUD requires 480 parking stalls and currently offers 563, the removal of these parking stalls would still allow the PUD to comply with the parking requirement. Mariano's utilized 355 of these parking stalls, the subtraction would result in 270 parking spaces for Mariano's.

We hired Colliers Engineering and Design to conduct a parking analysis where parking counts were observed on weekdays and weekends during peak and nonpeak hours. This study concluded that the Mariano's at

peak hours utilizes 196 stalls on a weekday and 182 stalls at peak hours on weekend day. This allows us to remain over 70 stalls over the parking demand that the Mariano's grocery store with the development of the Fuel Center.

The site plan also includes restructuring of 6 parking lot islands to accommodate proper separation of the Fuel Center from the parking lot and shared access drive of the property. This is a minimal net loss of green space that does not alter the character of the landscape plan.

**Traffic:**

A traffic impact study was conducted by Colliers Engineering and Design which concluded the fuel center trip generation would operate near or at the same level in the future as if it was not built. Traffic within the site will not be affected as the fuel center stacking, fuel delivery, and consumer traffic will be contained within the Mariano's parking area being scheduled for development.

**Utilities/Stormwater:**

Power and communication services will be bored to the store where they will feed from existing systems. The sanitary lead will tie into a manhole north of the proposed kiosk location. The water service lead will tie into the existing Mariano's water lead West of the proposed Kiosk building which runs along the west property line and serves Mariano's. Existing storm systems will be mostly untouched including the underground detention vault North of the fuel center. All catch basins that receive runoff from the proposed fuel center dispenser pad will have stormwater quality treatment units installed prior to discharge.

A pre-application meeting with Metropolitan Water Reclamation District (MWRD) was held on October 6<sup>th</sup> which confirmed schedule A, B, & C permits were required for our sanitary connection while stormwater volume control will only be required if we cause more than 1/10<sup>th</sup> of an acre of impervious surface increase. The development will not increase the impervious area or change drainage patterns. The existing detention and volume control system that currently serves the entire shopping center will remain as is.

The underground petroleum storage tank system is designed, installed, and operated per local, state, and federal guidelines.

**Signage:**

A combination of Brand and price signage are proposed for the dispensers, canopy and alteration of the existing Mariano's panel on the multi-tenant monument sign to include electronic price reading boards.

**Architecture and Building Design Standards:**

The kiosk and canopy columns will mimic the existing Mariano's Grocery store masonry details, have two (2) restrooms, and a transition drawer. There is a 145' x 24' canopy for weather protection for the 5 fuel dispensers which creates locations for 10 vehicles to be fueled.

**Operations:**

The fuel center will operate 24 hours with credit card purchases while the kiosk will operate at the same hours as the Mariano's Grocery Store (6am-10pm, 7 days a week) and will have 2-3 employees. There will

be an outdoor sales area which includes beverage coolers, merchandisers containing: firewood, empty gas cans, windshield washing solvent, rock salt, etc. Customer's transactions will be handled directly at the pump via credit/debit cards or they may walk up to the transaction kiosk where they will be able to make purchases through a transition window. The kiosk will house two restrooms, one being an employee only restroom access from the employee area and a unisex restroom for customers to access from outside the kiosk.

Mariano's customers have come to expect the convenience of being able to redeem their earned fuel points for reduced fuel prices with grocery shopping trips. A significant portion of the sales at Mariano's fuel center are typically associated with a grocery shopping trip, hence a tremendous portion of those using the fuel center will be Mariano's shoppers already in the parking area. Additional fuel customers, as with any fuel center, will come from "pass by" trips already on Skokie Blvd., so there will be a negligible increase in traffic as concluded in our traffic impact study.

Sincerely,

**Joseph Bermudez | Senior Project Manager**

mobile: (253) 508-3104

[Joseph.Bermudez@sevansolutions.com](mailto:Joseph.Bermudez@sevansolutions.com)

[www.sevansolutions.com](http://www.sevansolutions.com)

Elmwood Park, IL 60707

**INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY**

CLIENT



SEAL

HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED AND CHECKED FOR ACCURACY AND THAT TO THE BEST OF MY KNOWLEDGE THEY CONFORM TO THE BUILDING CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

THOMAS B. KRATZ

062-068868

01.13.2026

REVISIONS

REV.	DATE	DESCRIPTION
0	11.01.2025	SITE PLAN/SPECIAL USE
1	10.13.2026	SITE PLAN REVISED/ITALIC

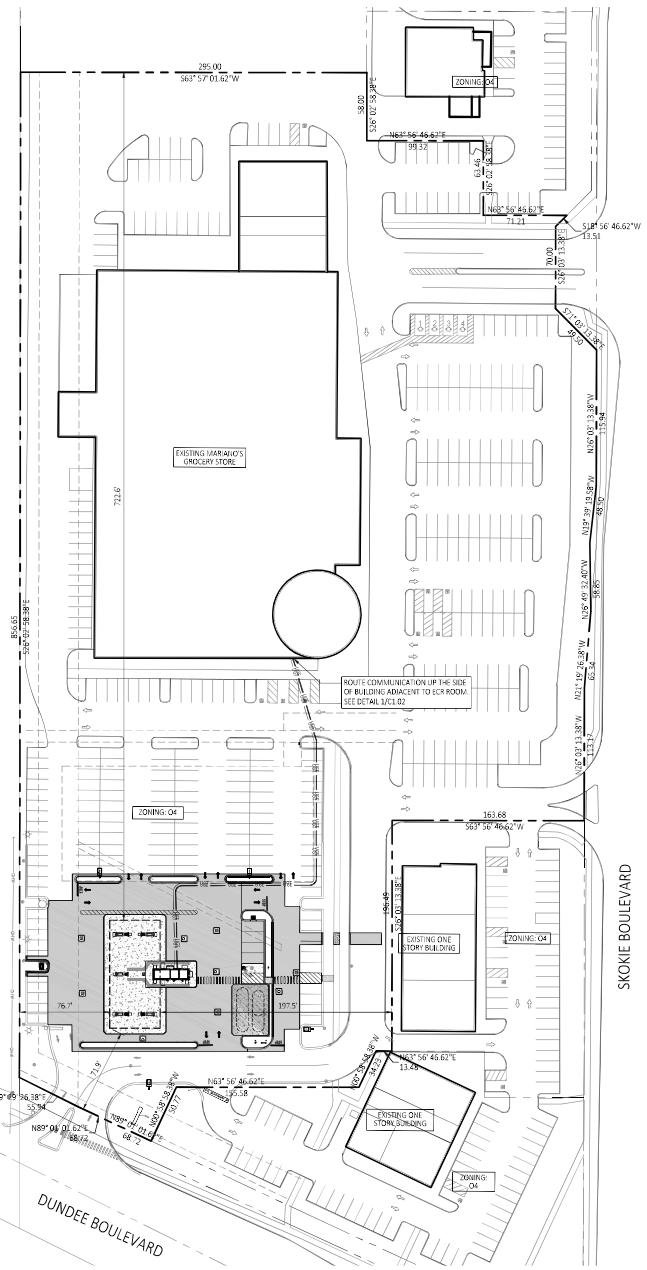
CONSULTANTS

PROJECT INFORMATION
MARIANO'S - M533 - RETAIL FUEL CENTER 754 SKOKIE BLVD. NORTHRIDGE, IL 60062 COOK COUNTY

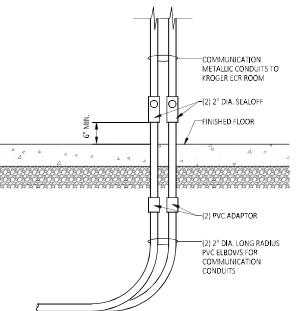
SHEET MANAGEMENT
PROJECT NUMBER: 1A-11
ISSUED DATE: 11.01.2025
DRAWN BY: TB
CHECKED BY: MN
PROJ. MGR: BS
THIS DRAWING IS THE PROPERTY OF SEVEN ENGINEERING, P.C. AND IS PROTECTED BY LAW. REPRODUCTION WHICH IS UNAUTHORIZED IS PROHIBITED. PRINTED BY SEVEN ENGINEERING, P.C. - CHICAGO PRINTED BY SEVEN ENGINEERING, P.C. - CHICAGO

SHEET NUMBER

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CONDUITS FOR FUEL CENTER  
SCALE: NOT TO SCALE



**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

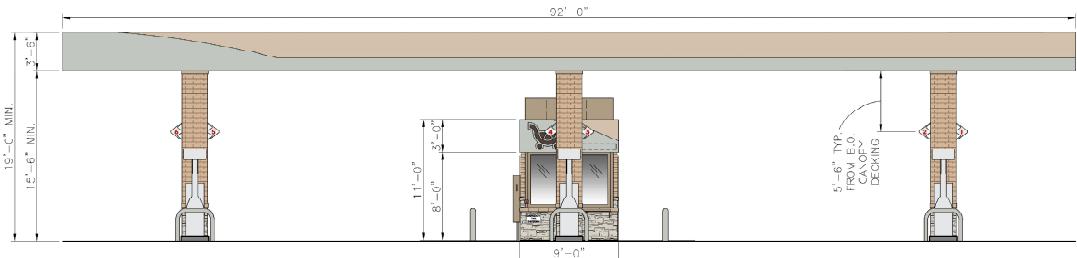
**COPYRIGHT**  
THESE PLANS ARE AN INSTRUMENT OF SERVICE  
AND ARE THE PROPERTY OF GALLOWAY AND MAY  
NOT BE DUPLICATED, ENCODED, OR REPRODUCED  
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.  
WHEN THE PLANS ARE USED, THEY SHALL BE  
UNFORGED AND PROSECUTED.

**The Kroger Co.**  
Department: General  
Service: 202-0229  
Phone: 202-752-0800  
Fax: 202-752-0800

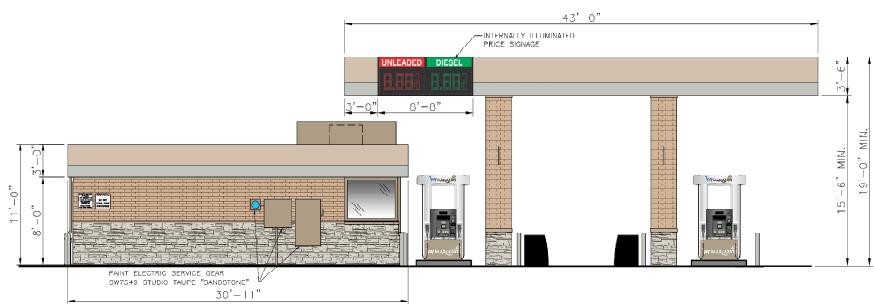
**Kroger**

**COLOR ELEVATION  
5 (GD) 2RR NW VENEER**

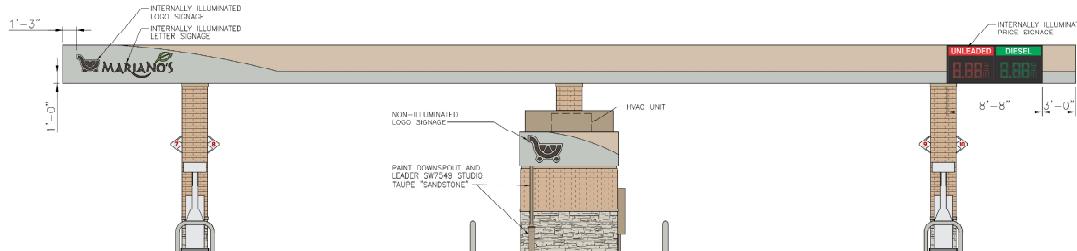
784 SHOKE BLVD  
NORTH BROOK, ILLINOIS 60062



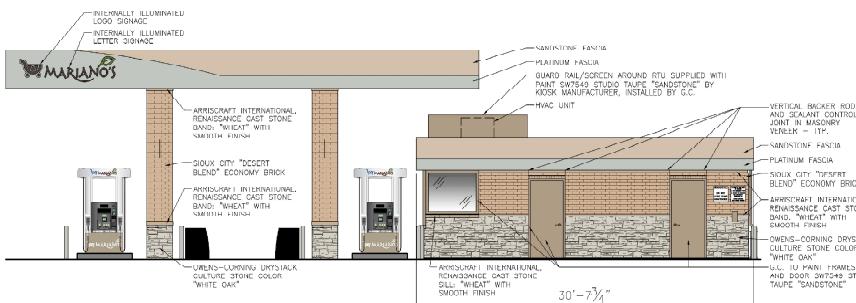
**1 FRONT (WEST) ELEVATION**  
SCALE: 3/16=1'-0"



**2 LEFT (NORTH) ELEVATION**  
SCALE: 3/16=1'-0"



**4 REAR (EAST) ELEVATION**  
SCALE: 3/16=1'-0"



**3 RIGHT (SOUTH) ELEVATION**  
SCALE: 3/16=1'-0"

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