

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2012-008

AN ORDINANCE GRANTING FINAL APPROVALS FOR THE PEI WEI ASIAN DINER
AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 701 NORTH
MILWAUKEE AVENUE, SUITE 366, IN THE RIVERTREE COURT SHOPPING CENTER
IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 7th DAY OF FEBRUARY 2012

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 7th Day of
February 2012

SECTION IV. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION V. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of Rivertree at Vernon Hills LLC, Clark Commercial Development, Inc. and Pei Wei Asian Diner

SECTION VI. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION VII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2012-008.

Adopted by roll call vote as follows:

AYES: 5 – Marquardt, Schultz, Williams, Hebda, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Schwartz



Roger L. Byrne
Village President

PASSED: 2/07/2012

APPROVED: 2/07/2012

PUBLISHED IN PAMPHLET FORM: 2/10/2012

ATTEST:



Michael S. Allison
Village Clerk

ORDINANCE NO. 2012-008

AN ORDINANCE GRANTING FINAL APPROVALS FOR THE PEI WEI ASIAN DINER AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 701 NORTH MILWAUKEE AVENUE, SUITE 366, IN THE RIVERTREE COURT SHOPPING CENTER IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Representatives from Clark Commercial Development, Inc, representing the property owner and Pei Wei Asian Diner, in regard to property at 701 North Milwaukee Avenue, Suite 366 and legally described in Exhibit A, have petitioned the Village of Vernon Hills for approval to amend the approved building elevations of the former Blockbuster Video/Verizon Wireless building to allow the proposed Pei Wei Asian Diner; and

WHEREAS, the final approvals would allow the façade renovation of a portion of the former Blockbuster Video/Verizon Wireless building into a Pei Wei Asian Diner in suite 366 on the subject property; and

WHEREAS, Rivertree at Vernon Hills LLC is the owner of the property and building located at 701 North Milwaukee Avenue; and

WHEREAS, after the public meeting held January 18, 2012 by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition as listed above and recommended approval to amend the approved building elevations for the proposed Pei Wei Asian Diner subject to certain conditions.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the building elevations for the Pei Wei Asian Diner, as set forth in Exhibit B, are hereby approved, subject to the conditions listed in Section II.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Conditions of Approval, as set forth in Exhibit C, are hereby approved and are made a part of the approvals as listed in the Section above.

SECTION III. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent

Exhibit A
Legal Description

Lot 1 in Hawthorn II-Retail Center Amended and Restated, being a subdivision of part of the southwest quarter of Section 34, Township 44 North, Range 11 and part of the Northwest quarter of Section 3, Township 43 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded December 17, 1987 as Document No. 2641246, In Lake County, Illinois.

Exhibit B
Approved Plans

1. Proposed plans prepared by Ideation Design Group entitled Pei Wei Asian Diner - Rivertree Court Outbuilding, consisting of Pages C1, SP, A1, A1.1, A2, A2.1, A2.2, A3, A 3.1, A3.2 and dated with a stamped RECEIVED date of December 29, 2011

PEI X WEI

ASIAN DINER

RECEIVED

DEC 29 2011

COMMUNITY DEVELOPMENT
DEPARTMENT

#TBD

RIVERTREE COURT
701 N. MILWAUKEE AVE., SUITE #364
VERNON HILLS, IL 60061



COVER SHEET

RIVERTREE COURT
701 NORTH MILWAUKEE AVENUE, SUITE #364
VERNON HILLS, IL 60061

~~SPECIAL USE PERMIT~~ APPLICATION PACKAGE

NOTICE OF EXTENDED PAYMENT PROVISION
THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENTS TO THE CONTRACTOR IN ACCORDANCE WITH THE SCHEDULED PAYMENT AND APPROVAL OF BILLINGS AND ESTIMATES. NOTICE OF EXTENDED CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REVISIONS

SPECIAL USE PERMIT APPLICATION - 12.23.11

ideation
DESIGN GROUP



5013 EAST WASHINGTON ST. SUITE 270 PHOENIX, ARIZONA 85034
tel 602.792.1781 fax 602.792.1846
INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE

NOT FOR CONSTRUCTION

DATE: 08/05/11 SHEET:
SCALE: AS NOTED
DRAWN BY: JAB
PROJECT No: 11-150

C1

SHEET LIST		AREA CALCULATION			
C1	COVER SHEET	SQUARE FOOTAGE BREAKDOWN			
SP	SITE PLAN				
A1	FIXTURE / SEATING PLAN				
A1.1	FIXTURE PLAN - CORRIDOR				
A2	EXTERIOR ELEVATION				
A2.1	EXTERIOR ELEVATION				
A2.2	EXTERIOR ELEVATION				
A3	COLORED EXTERIOR ELEVATION				
A3.1	COLORED EXTERIOR ELEVATION				
A3.2	COLORED EXTERIOR ELEVATION				
PROJECT INFORMATION					
BUILDING TYPE: EXISTING SHELL - T.I.					
LANDLORD: RIVERTREE AT VERNON HILLS LLC.					
CONTACT: JOEL ROSENSTEIN					
		GROUND FLR.	%	TOTALS	
DINING		855	25%	855	
KITCHEN / OFFICE		1140	33%	1140	
PUBLIC AREAS		497	15%	497	
RESTROOM / LOCKER		174	5%	174	
STORAGE		131	4%	131	
EXIT CORRIDOR		416	12%	416	
UNUSABLE		194	6%	194	
ACTUAL SQ/FT TOTAL:			100%	3407	
BUILDING LEASED SQ/FT TOTAL:				3292	

PRINT PACKAGE ON 11"x17" TO ACHIEVE 1/8" SCALE DRAWINGS

ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF IDEATION DESIGN GROUP, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF IDEATION DESIGN GROUP, LLC IS PROHIBITED.

#TBD

RIVERTREE COURT
701 N. MILWAUKEE AVE., SUITE #364
VERNON HILLS, IL 60061



FIXTURE / SEATING PLAN

NOTICE OF EXTENDED PAYMENT PROVISION:
THIS CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE STANDARD CONTRACT FOR INTERIOR DESIGN SERVICES, WHICH IS INCORPORATED BY REFERENCE INTO THIS CONTRACT. THE OWNER'S OBLIGATION TO PAY SHALL BE AS SET FORTH IN THE STANDARD CONTRACT. APPROVAL OF BILLINGS AND ESTIMATES, AND APPROVAL OF PERIODIC PROVISIONS OF THE CONTRACT, SHALL BE THE OBLIGATION OF THE OWNER TO OBTAIN AND APPROVE AFTER THE BILLING AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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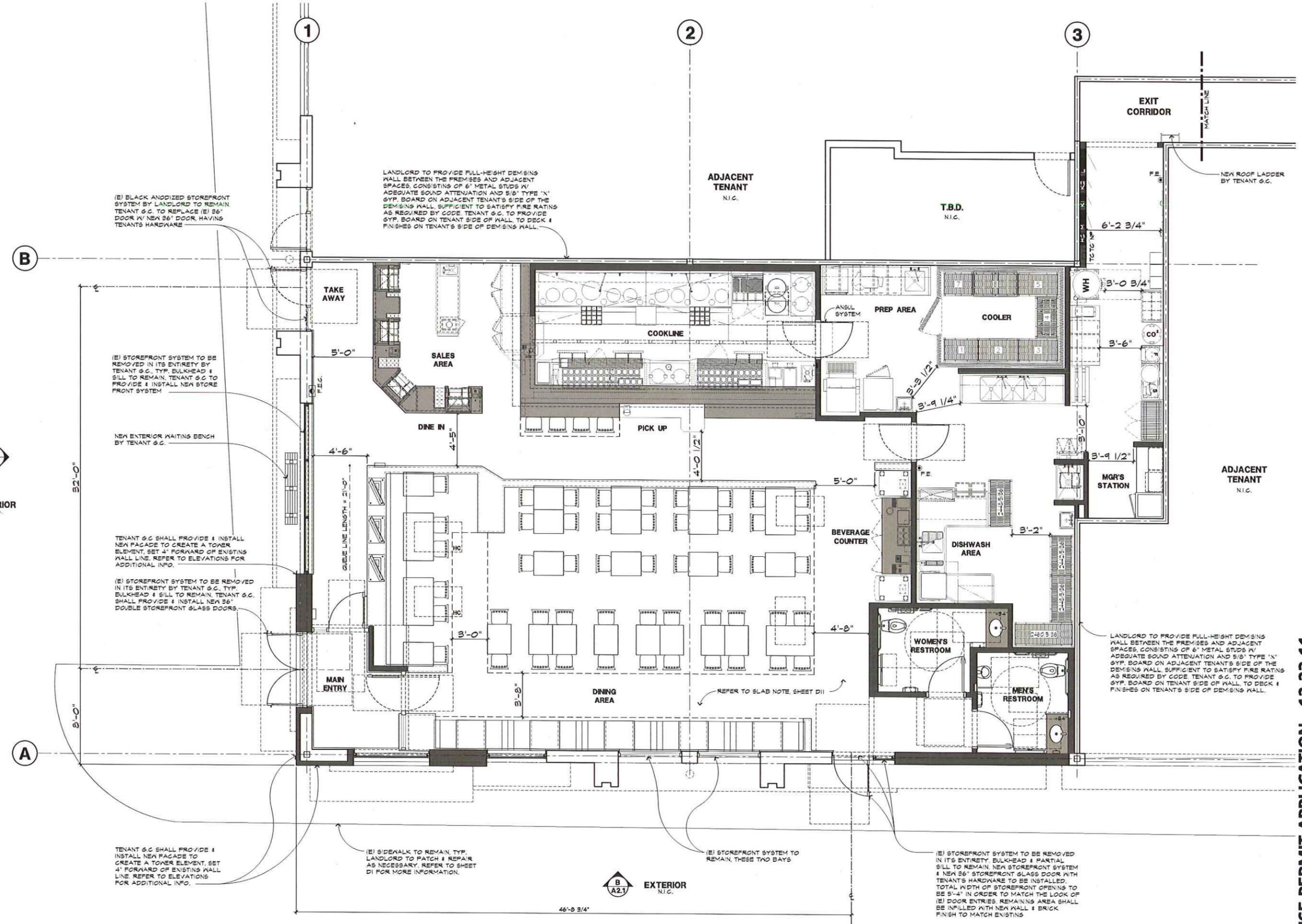


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A1

SPECIAL USE PERMIT APPLICATION - 12.23.11



(E) BLACK ANODIZED STOREFRONT SYSTEM BY LANDLORD TO REMAIN. TENANT G.C. TO REPLACE (E) 36" DOOR W/ NEW 36" DOOR, HAVING TENANT'S HARDWARE.

LANDLORD TO PROVIDE FULL-HEIGHT DEMISING WALL BETWEEN THE PREMISES AND ADJACENT SPACES, CONSISTING OF 6" METAL STUDS W/ ADEQUATE SOUND ATTENUATION AND 5/8" TYPE "X" GYP. BOARD ON ADJACENT TENANT'S SIDE OF THE DEMISING WALL SUFFICIENT TO SATISFY FIRE RATINGS AS REQUIRED BY CODE. TENANT G.C. TO PROVIDE GYP. BOARD ON TENANT SIDE OF WALL TO DECK & FINISHES ON TENANT'S SIDE OF DEMISING WALL.

(E) STOREFRONT SYSTEM TO BE REMOVED IN ITS ENTIRETY BY TENANT G.C. TYP. BULKHEAD & SILL TO REMAIN. TENANT G.C. TO PROVIDE & INSTALL NEW STOREFRONT SYSTEM.

NEW EXTERIOR WAITING BENCH BY TENANT G.C.

TENANT G.C. SHALL PROVIDE & INSTALL NEW FACADE TO CREATE A TOWER ELEMENT, SET 4" FORWARD OF EXISTING WALL LINE. REFER TO ELEVATIONS FOR ADDITIONAL INFO.

(E) STOREFRONT SYSTEM TO BE REMOVED IN ITS ENTIRETY BY TENANT G.C. TYP. BULKHEAD & SILL TO REMAIN. TENANT G.C. SHALL PROVIDE & INSTALL NEW 36" DOUBLE STOREFRONT GLASS DOORS.

TENANT G.C. SHALL PROVIDE & INSTALL NEW FACADE TO CREATE A TOWER ELEMENT, SET 4" FORWARD OF EXISTING WALL LINE. REFER TO ELEVATIONS FOR ADDITIONAL INFO.

(E) SIDEWALK TO REMAIN TYP. LANDLORD TO PATCH & REPAIR AS NECESSARY. REFER TO SHEET D1 FOR MORE INFORMATION.

(E) STOREFRONT SYSTEM TO REMAIN, THESE TWO BAYS

(E) STOREFRONT SYSTEM TO BE REMOVED IN ITS ENTIRETY. BULKHEAD & PARTIAL SILL TO REMAIN. NEW STOREFRONT SYSTEM & NEW 36" STOREFRONT GLASS DOOR WITH TENANT'S HARDWARE TO BE INSTALLED. TOTAL WIDTH OF STOREFRONT OPENINGS TO BE 5'-4" IN ORDER TO MATCH THE LOOK OF (E) DOOR ENTRIES. REMAINING AREA SHALL BE INFILLED WITH NEW WALL & BRICK FINISH TO MATCH EXISTING.

LANDLORD TO PROVIDE FULL-HEIGHT DEMISING WALL BETWEEN THE PREMISES AND ADJACENT SPACES, CONSISTING OF 6" METAL STUDS W/ ADEQUATE SOUND ATTENUATION AND 5/8" TYPE "X" GYP. BOARD ON ADJACENT TENANT'S SIDE OF THE DEMISING WALL SUFFICIENT TO SATISFY FIRE RATINGS AS REQUIRED BY CODE. TENANT G.C. TO PROVIDE GYP. BOARD ON TENANT SIDE OF WALL TO DECK & FINISHES ON TENANT'S SIDE OF DEMISING WALL.

EXTERIOR N12

EXTERIOR N12.1

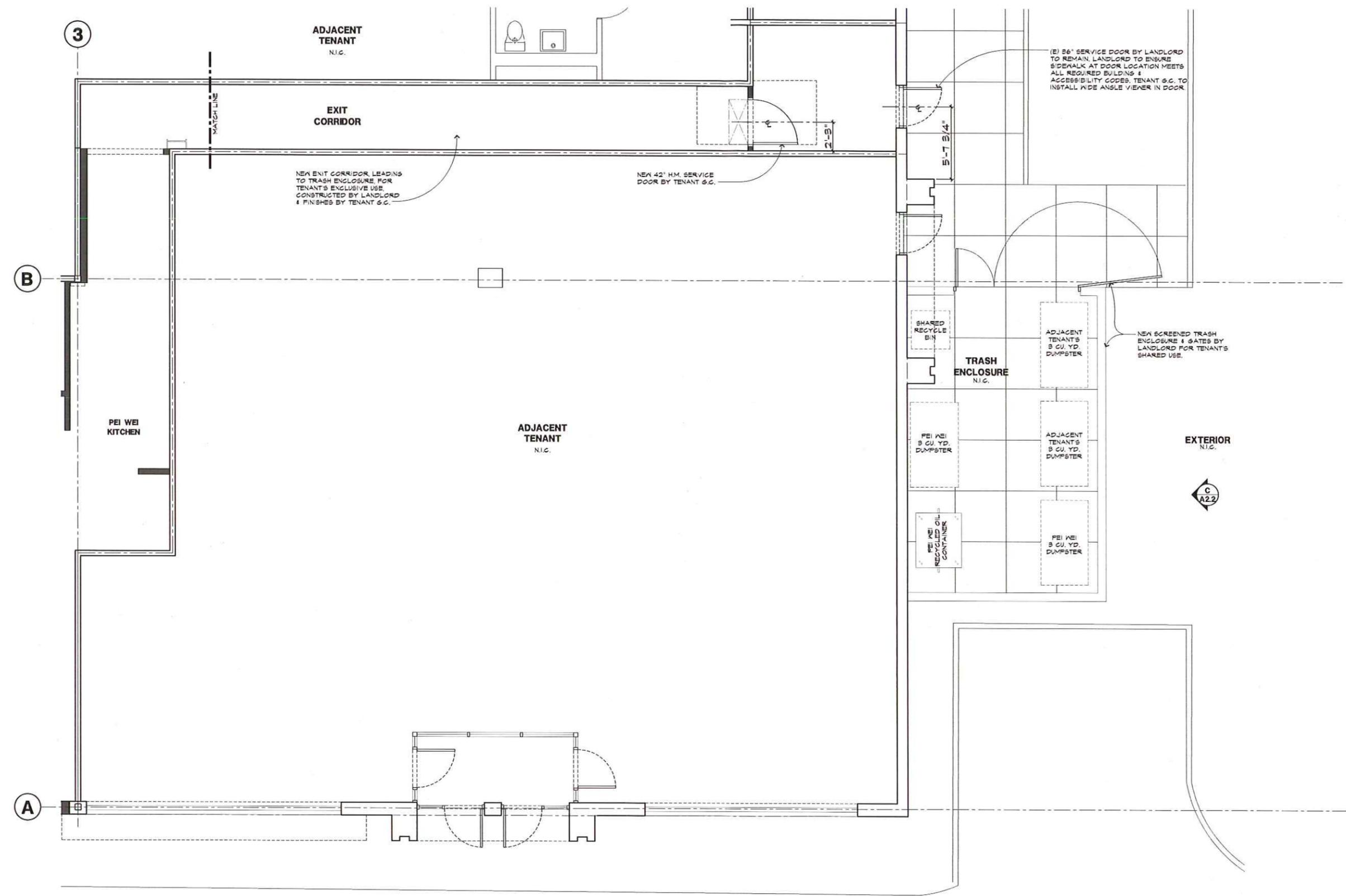
FIXTURE / SEATING PLAN



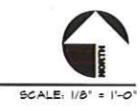
SCALE: 1/8" = 1'-0"

Drawing name: M:\Projects\2011 Projects\1-150 PWAD Vernon Hills, IL (Burrus County)\CAD\MEC_Schematic\2011\2011-1107.rvt Printed on: Dec 21, 2011 11:07am

ALL EXISTING INDICATED ON THESE DRAWINGS ARE PROTECTED BY U.S. COPYRIGHT LAW AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF GARDNER WHARF, LLC.



FIXTURE PLAN - CORRIDOR



SPECIAL USE PERMIT APPLICATION - 12.23.11



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A1.1

NOTICE OF EXTENDED PAYMENT PROVISION:
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REVISIONS



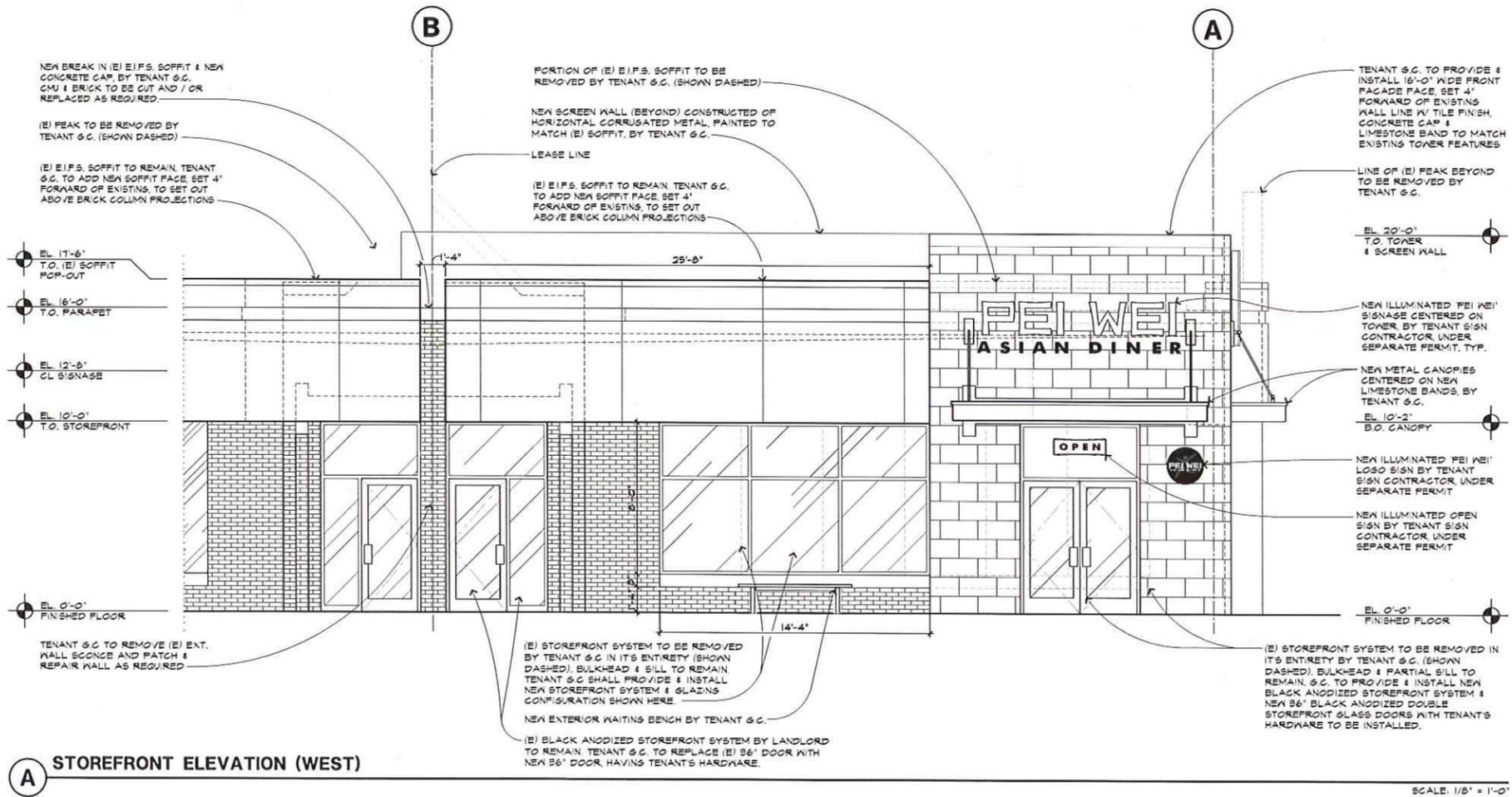
RIVERTREE COURT
701 N. MILWAUKEE AVE., SUITE #364
VERNON HILLS, IL 60061

FIXTURE / SEATING PLAN

#TBD

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Drawing name: M:\Projects\2011\Proposed\110 PWAD Vernon Hills, IL (Rivercrest Court)\CAD\Mac_Schmitt\0101P_Schmitt\Vernon Hills SLP Package.dwg Printed on: Dec 23, 2011 10:54am



A STOREFRONT ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

#TBD

RIVERTREE COURT
701 N. MILWAUKEE AVE., SUITE #364
VERNON HILLS, IL 60061



EXTERIOR ELEVATION

NOTICE OF EXTENDED PAYMENT PROVISION:
THIS CONTRACT ALLOWS THE OWNER TO MAKE CHANGES TO THE DESIGN AND APPROVAL OF BILLINGS AND ESTIMATES. APPROVAL PERIOD PROVISION THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE AFTER THE BILLING AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

SPECIAL USE PERMIT APPLICATION - 12.23.11

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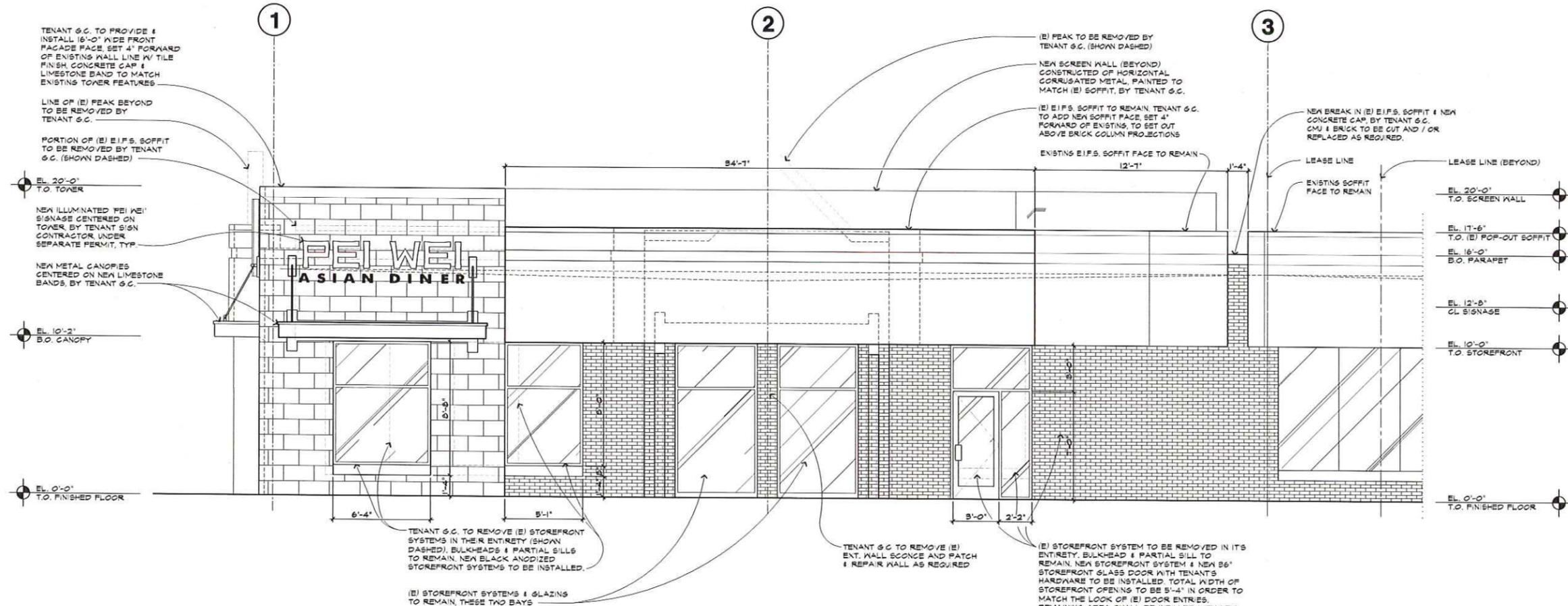
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DATE: 08/05/11 SHEET:
SCALE: AS NOTED
DRAWN BY: JAB
PROJECT No.: 11-150

A2

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Drawing name: M:\Projects\2011\Projects\11-150 PMAD Vernon Hills, IL (RiverTree Court)\CAD\Main_Submittals\01\Submittal\11-150 PMAD Vernon Hills_SUF_Package.dwg Plot date: Dec 21, 2011 - 10:55am



B STOREFRONT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"

#TBD

RIVERTREE COURT
701 N. MILWAUKEE AVE., SUITE #364
VERNON HILLS, IL 60061



EXTERIOR ELEVATION

NOTICE OF EXTENDED PAYMENT PROVISION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS WITHIN 14 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. APPROVAL PERIOD PROVIDED IN THIS CONTRACT SHALL BE EXTENDED TO 30 DAYS AFTER THE BILLING AND ESTIMATES CERTIFY AND APPROVE AFTER THE BILLING AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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A2.1

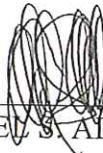
Exhibit C
Terms and Conditions of Approval

1. General compliance with plans prepared by Ideation Design Group entitled Pei Wei Asian Diner - Rivertree Court Outbuilding, consisting of Pages C1, SP, A1, A1.1, A2, A2.1, A2.2, A3, A 3.1, A3.2 and dated with a stamped RECEIVED date of December 29, 2011. The plans may be updated to reflect additional conditions required by the Commission or Village Board.
2. The expansion of the trash enclosure as setforth in P&Z Case #12-02 shall be completed prior to issuance of any certificate of occupancy.
3. Compliance with all ordinances and standards of the Village except as may otherwise be provided.

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, MICHAEL S. ALLISON, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2012-008, AN ORDINANCE GRANTING FINAL APPROVALS FOR THE PEI WEI ASIAN DINER AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 701 NORTH MILWAUKEE AVENUE, SUITE 366, IN THE RIVERTREE COURT SHOPPING CENTER IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE
THIS 7th DAY OF FEBRUARY 2012



Notary Public

