

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2010-036

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW THE OPERATION OF A FAST FOOD RESTAURANT WITH CARRY OUT SERVICE KNOWN AS PHILLY CHEESE STEAK EXPRESS FOR PROPERTY LOCATED AT 701 NORTH MILWAUKEE AVENUE, UNIT 104 IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.

THE 2ND DAY OF JUNE 2010

Published in pamphlet form by the
Authority of the President and Board
Of Trustees of the Village of Vernon
Hills, Lake County, Illinois, this 2nd
Day of June 2010

ORDINANCE NO. 2010-036

**AN ORDINANCE GRANTING APPROVAL
OF A SPECIAL USE PERMIT TO ALLOW
THE OPERATION OF A FAST FOOD
RESTAURANT WITH CARRY OUT SERVICE
KNOWN AS PHILLY CHEESE STEAK
EXPRESS FOR PROPERTY LOCATED AT
701 NORTH MILWAUKEE AVENUE, UNIT
104 IN THE VILLAGE OF VERNON HILLS,
LAKE COUNTY.**

WHEREAS, Vladislav Kostic, business owner and lessee, in regard to 701 N. Milwaukee Avenue, Unit 104, being in the Rivertree Court Shopping Center, said property legally described in Exhibit A, has petitioned the Village of Vernon Hills to grant approval of a special use permit to allow the operation of a fast food restaurant which provides carry-out service.

WHEREAS, said approval will allow for the operation of Philly Cheese Steak Express at the proposed location; and

WHEREAS, upon due notice and after public hearings held January 6, 2010 by the Planning and Zoning Commission of the Village of Vernon Hills, pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition and recommended approval of the special use permit to allow the operation of a fast food restaurant known as Philly Cheese Steak Express which provides for carry-out service at the proposed location, subject to certain conditions; and

WHEREAS, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that addresses the conditions in Section 18.3.

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, as amended, the special use permit to allow the operation of a fast food restaurant known as Philly Cheese Steak Express which provides for carry-out service at the proposed location as described in Exhibit A, and consistent with the floor plans as attached in Exhibit B, is hereby granted, subject to the following conditions:

- A. Adequate outdoor storage of trash and food waste shall be provided for the use within the existing trash enclosure area prior to issuance of a certificate of

occupancy. This will require an expansion of the existing enclosure area at the south end of the building to house the dumpster and grease containers for this use. The expansion of the enclosure area shall be designed to be architecturally consistent with the building and existing enclosures. Additional landscaping may be required to screen the enclosure or replace plant material adjacent to the existing enclosure.

- B. Receipt of all required licenses from the Village and Lake County Health Department prior to issuance of a final certificate of occupancy.
- C. Compliance with the Village Sign Ordinance
- D. Compliance with all ordinances and standards of the Village except as may otherwise be provided.
- E. Petitioner has agreed there will be not stopping, parking, or standing for delivery to the business in the fire lane between the hours of 11:00 AM and 2:00 PM and 4:00 PM and 7:00 PM.
- F. Petitioner has agreed there will be no delivery driver from the business parking in the lots adjacent to store spaces 39, 40, 42, 43 & 48 west of the business.
- G. Petitioner has agreed there will be no employee parking in the lots adjacent to store spaces 39, 40, 42, 43 & 48 west of the business.
- H. The Petitioner will work collaboratively with the Village and the center owner regarding signage and other inherent issues
- I. There will be no express or curb side delivery along the fire lane of the center.

SECTION II. 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 jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

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

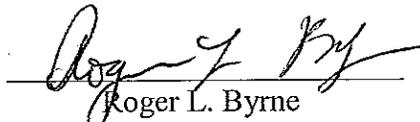
SECTION V. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2010-036.

Adopted by roll call vote as follows:

AYES: 5 Koch, Marquardt, Schultz, Schwartz, Williams

NAYS: 0 None

ABSENT AND NOT VOTING: 1 Hebda



Roger L. Byrne
Village President

PASSED: June 2, 2010

APPROVED: June 2, 2010

PUBLISHED IN PAMPHLET FORM: June 3, 2010

ATTEST:



Michael L. Anison
Village Clerk

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 2010-036, AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW THE OPERATION OF A FAST FOOD RESTAURANT WITH CARRY OUT SERVICE KNOWN AS PHILLY CHEESE STEAK EXPRESS FOR PROPERTY LOCATED AT 701 NORTH MILWAUKEE AVENUE, UNIT 104 IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY.



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN to Before
Me this 17th day of June, 2010

Lisa L. Fischbach
Notary Public

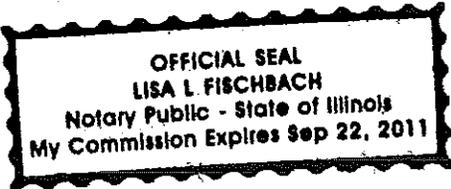


EXHIBIT A

**LEGAL DESCRIPTION OF RIVERTREE COURT SHOPPING CENTER
VERNON HILLS, ILLINOIS**

LOT 6 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.

DEMOLITION NOTES

PRIOR TO DEMOLITIONS OF WALLS, COLUMNS, FLOORS AND ROOFS, THE CONTRACTOR SHALL VERIFY EXISTING STRUCTURAL CONDITIONS AND ALL BEARING WALLS AND CONSULT THE ARCHITECT AS TO STRUCTURAL CONDITIONS THAT MAY BE CONTRARY TO THESE DINGS.

PROPERLY SHORE EXISTING STRUCTURE WHEN REMOVING COLUMNS, WALLS, FLOORS AND ROOF PER PLAN.

THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS.

PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION, FOR THE EXTENT OF THE DEMOLITION AND MODIFICATION.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

ALL LABOR, MATERIALS AND CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK, INCLUDING OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND RUBBISH AND AT THE COMPLETION OF THE WORK UNDER EACH PHASE SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE AREAS BROOM CLEAN. SITE BURNING WILL NOT BE ALLOWED.

THE CONTRACTOR SHALL PERFORM DEMOLITION IN SUCH A MANNER THAT WILL PROTECT THE EXISTING CONSTRUCTION, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING WORK, ETC. WHICH IS TO REMAIN AND/OR BE REUSED. ALL ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED.

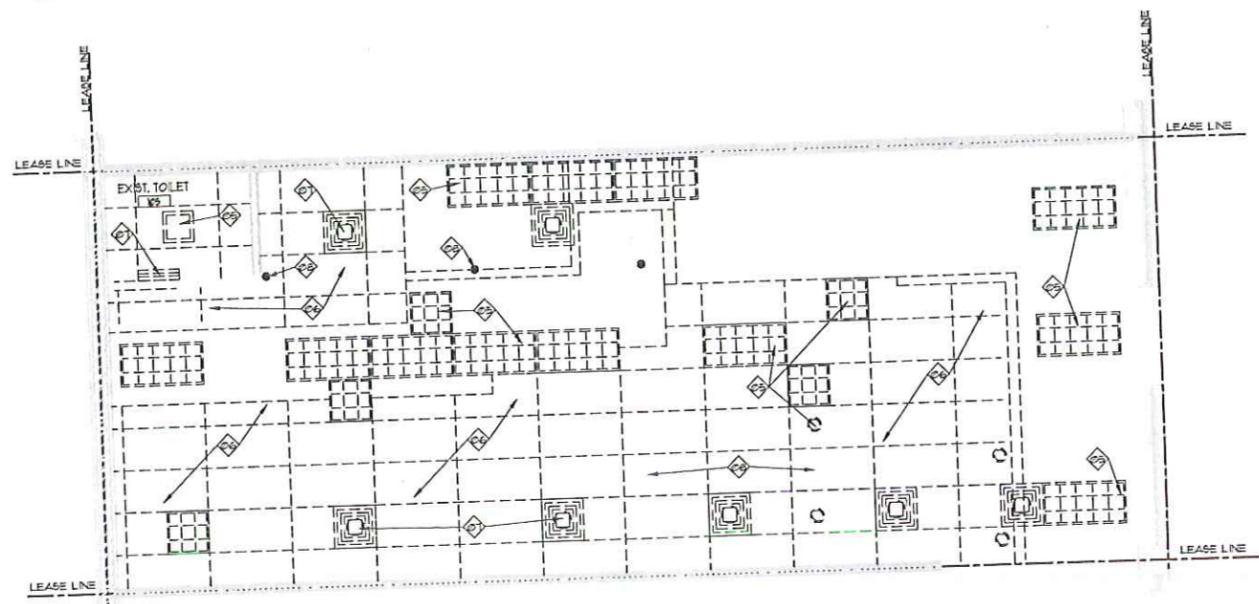
INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON EARLIER DOCUMENTATION AND FIELD VERIFICATION OF APPARENT ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS AND INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL BE NOTIFIED OF ANY LATENT AND UNFORESEEN CONDITIONS WHICH WILL ADVERSELY AFFECT THE PROGRESS OF WORK. SECURE ANY DAMAGED AREAS AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT FOR ADDITIONAL EVALUATION AND REMEDIAL WORK TO OCCUR.

DEMOLITION THAT IS NOTED FOR THE EXISTING FACILITY AND SYSTEMS CAN NOT POSSIBLY CONVEY ALL OF THE ELEMENTS OF WORK IN THE DEMOLITION. THE INTENT OF THE DEMOLITION NOTES CONTAINED HEREIN IS TO CONVEY THE MAJOR ITEMS TO BE REMOVED, BUT ALSO PERMITS THAT ALL TYPICAL ITEMS CONSISTENT WITH THE MAJOR ITEM BE REMOVED. THUS, THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM LIMITS AND NOT THE ENTIRE SCOPE OF WORK.

KEY NOTES	
01	REMOVE EXISTING INTERIOR PARTITION WALL OR HALF WALL PARTITION, AND ALL RELATED ITEMS AS REQUIRED. PREP AREA FOR NEW LAYOUT.
02	REMOVE EXISTING PLUMBING FIXTURES, AND ALL RELATED ITEMS AS REQUIRED. PREP AREA FOR NEW LAYOUT.
03	REMOVE EXISTING SALES FIXTURES, CABINETS, SHELVES AND ALL RELATED ITEMS AS REQUIRED. PREP AREA FOR NEW LAYOUT.
04	REMOVE EXISTING FLOOR FINISH, TRIM AND ALL RELATED ITEMS AS REQUIRED. PREP AREA FOR NEW LAYOUT.
05	REMOVE EXISTING LIGHT FIXTURES, TRIM AND ALL RELATED ITEMS AS REQUIRED. PREP AREA FOR NEW LAYOUT.
06	REMOVE EXISTING DROP IN CEILING TILE, GRID, TRIM AND ALL RELATED ITEMS AS REQUIRED. PREP AREA FOR NEW LAYOUT.
07	REMOVE EXISTING MECHANICAL EQUIPMENT AND ALL RELATED ITEMS AS REQUIRED FOR NEW LAYOUT.
08	REMOVE EXISTING SPRINKLER HEAD AND ALL RELATED ITEMS AS REQUIRED FOR NEW LAYOUT.

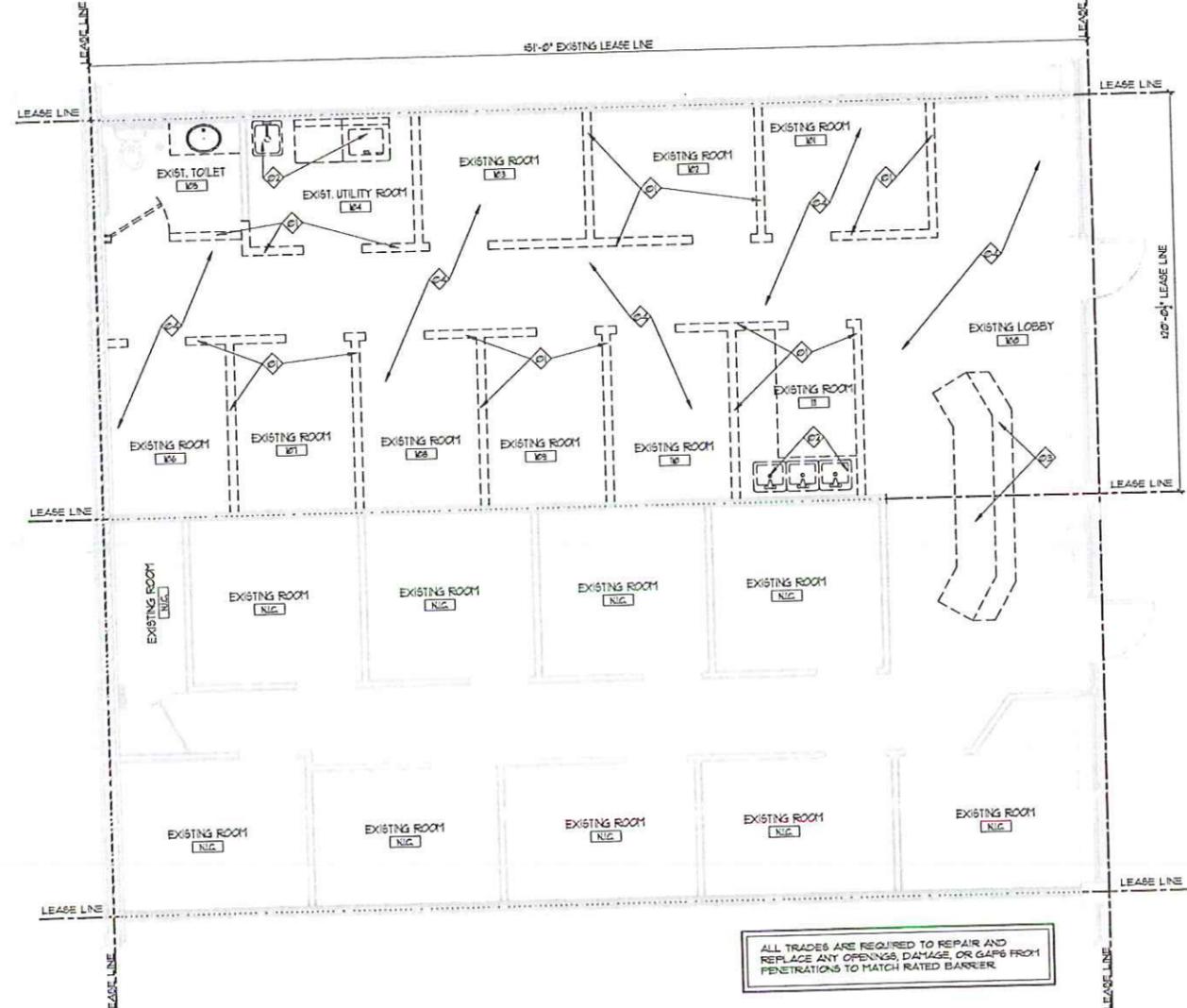
TENANT MUST NOTIFY LANDLORD 48 HOURS PRIOR TO ANY SPRINKLER OR FIRE ALARM WORK.
 ANY SPRINKLER WORK TO BE COMPLETED BY LANDLORD'S CONTRACTOR AT TENANT'S EXPENSE.

LENGEND	
	EXISTING GYPED, PARTITION, PATCH AND REPAIR AS REQUIRED.
	EXISTING 1 HR DEMING WALL TO REMAIN, PATCH AS REQUIRED TO MAINTAIN RATINGS - UL USC1
	EXISTING EXTERIOR MASONRY WALL UL 462 4HR
	EXISTING INTERIOR PARTITIONS TO BE REMOVED
	EXISTING DOOR TO BE REMOVED
	EXISTING FLUORESCENT LIGHT
	EXISTING DROP IN CEILING TILE AND GRID



2 REFLECTIVE CEILING DEMOLITION PLAN
SCALE: 1/4"=1'-0"

ALL TRADES ARE REQUIRED TO REPAIR AND REPLACE ANY OPENINGS, DAMAGE, OR GAPS FROM PENETRATIONS TO MATCH RATED BARRIER.



1 DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

ALL TRADES ARE REQUIRED TO REPAIR AND REPLACE ANY OPENINGS, DAMAGE, OR GAPS FROM PENETRATIONS TO MATCH RATED BARRIER.

SUBMITTAL / REVISION DATES	
13 JULY 2009	DESIGN REVIEW
29 JULY 2009	ZONING MEETING
10 AUGUST 2009	F.O.G. REVISED PLANS
8 SEPTEMBER 2009	ISSUED FOR F.O.G. APPLICATION
23 OCTOBER 2009	F.O.G. APPLICATION APPROVED
26 OCTOBER 2009	ISSUED FOR PERMIT
12 NOVEMBER 2009	OWNER'S REVISION
1 DECEMBER 2009	LC-DPH REVISION
17 DECEMBER 2009	OWNER'S REVISION
13 JANUARY 2010	PLUMBERS REVIEW
10 FEBRUARY 2010	PERMIT CORRECTIONS
11 FEBRUARY 2010	LANDLORD COMMENTS

studio D architecture LLC
 1000 N. Dearborn Street
 Chicago, IL 60607-2604
 P 312.251.7741 F 312.421.7742
 studioDarch.com

studio
 architecture

DRAWN BY:
 DATE:
 CAD SAVED NAME:

**INTERIOR ALTERATION
 TO AN EXISTING BUILDING**
PHILLY - CHEESE STEAK EXPRESS -
701 NORTH MILWAUKEE AVE. STE 104
VERNON HILLS, IL - 60061

PROJECT NUMBER:

SHEET TITLE

**DEMOLITION
 PLANS
 AND NOTES**

SHEET NO.
D 1.0

SCALE: AS NOTED

RECEIVED

MAY 12 2010

COMMUNITY DEVELOPMENT DEPARTMENT

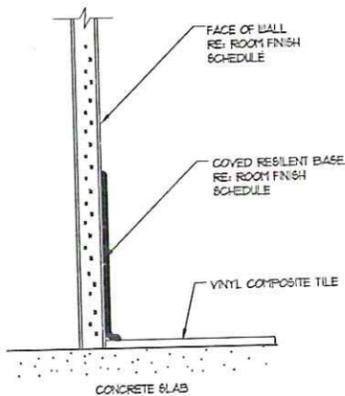
EXHIBIT B.

FIXTURE/EQUIPMENT SCHEDULE

TAG	DESCRIPTION
FEB 100	CUSTOM DINING COUNTER. VERIFY SIZE, STYLE, AND COLOR WITH OWNER.
FEB 101	TALL DINING CHAIR. VERIFY SIZE, STYLE, AND COLOR WITH OWNER. (14 REQUIRED)
FEB 102	CUSTOMER SERVICE COUNTER, CUSTOM BUILT W/ ADA COUNTER. VERIFY SIZE, STYLE, COLOR AND LAYOUT WITH OWNER. (1 REQUIRED)
FEB 103	SERVICE COUNTER COMPUTER. (2 REQUIRED)
FEB 104	CUSTOMER INTERIOR SIGNAGE BY OWNER.
FEB 105	ADJUSTABLE SHELF SYSTEMS. VERIFY SIZE, STYLE, AND HEIGHT LOCATION WITH OWNER. (1 REQUIRED)
FEB 106	PAPER NAPKIN DISPENSERS. VERIFY STYLE, FINISH AND EXACT MODEL WITH OWNER. (3 REQUIRED)
FEB 107	HATCO PIZZA HOLDING CABINET. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 108	CUSTOM BUILT GARBAGE CABINET W/ 25 GALLON GARBAGE CAN ON ROLLERS. CABINET STYLE, FINISH, AND COLOR TO MATCH CUSTOMER SERVICE COUNTER. VERIFY WITH OWNER. (1 REQUIRED)
FEB 109	DELTA OR EQUAL 1 GLASS DOOR REACH-IN COOLER. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 110	BLODGET OR EQUAL PIZZA OVEN. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 111	4 BURNER STOVE. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 112	4'-0" GRIDDLE. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 113	2'-0" GRILL. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 114	2'-0" x 3'-0" STAINLESS STEEL PREP TABLE. VERIFY WITH OWNER. (2 REQUIRED)
FEB 115	40 LB. DEEP FRYER. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (2 REQUIRED)
FEB 116	GLOBE OR EQUAL 30 QT. COMMERCIAL PIZZA MIXER. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 117	DELTA OR EQUAL 3 DOOR REACH-IN COOLER. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 118	DELTA OR EQUAL 3 DOOR REACH-IN FREEZER. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 119	DELTA OR EQUAL 3 DOOR REACH-IN FREEZER. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 120	ELKAY OR EQUAL TRIPLE COMPARTMENT SINK WITH DRAIN BOARDS ON BOTH SIDES AND BACKPLASH. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 121	ELKAY OR EQUAL SINGLE COMPARTMENT SINK WITH BACKPLASH. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 122	ELKAY OR EQUAL HAND SINK WITH BACK PLASH. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (2 REQUIRED)
FEB 123	DELTA OR EQUAL 2 DOOR REACH-IN COOLER. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 124	MICROWAVE. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 125	TRUE 5'-0" REFRIGERATED SANDWICH COUNTER WITH 2 DOORS. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 126	35 GALLON ROLLING GARBAGE CAN WITH LID. VERIFY WITH OWNER. (1 REQUIRED)
FEB 127	2'-6" x 6'-0" STAINLESS STEEL PREP TABLE. VERIFY WITH OWNER. (1 REQUIRED)
FEB 128	AUTOMATIC MEAT SLICER. VERIFY WITH OWNER EXACT MODEL. COORDINATE ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 129	ADJUSTABLE HANGING SHELF SYSTEMS. VERIFY SIZE, STYLE, AND HEIGHT LOCATION WITH OWNER.
FEB 130	SERVICE SINK. (1 REQUIRED)
FEB 131	BIG DIPPER IS POINT SOURCE AUTOMATIC GREASE REMOVAL SYSTEM, MODEL NUMBER W-250-18. VERIFY ALL REQUIREMENTS WITH MANUFACTURER. (1 REQUIRED)
FEB 132	CUSTOM BUILT OFFICE DESK. VERIFY SIZE, STYLE, COLOR AND LOCATION WITH OWNER. (1 REQUIRED)
FEB 133	LOCALLY PURCHASED OFFICE CHAIR. VERIFY SIZE, STYLE, COLOR AND LOCATION WITH OWNER. (1 REQUIRED)
FEB 134	CUSTOM BUILT OFFICE SHELVES. VERIFY SIZE, STYLE, COLOR AND LOCATION WITH OWNER. (1 REQUIRED)
FEB 135	OFFICE COMPUTER. (1 REQUIRED)

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR		WALLS				CEILING		REMARKS	
	GT-1	VCT	NORTH	SOUTH	WEST	EAST	EXISTING-ACT	CEILING HEIGHT		
			MATERIAL	FINISH	MATERIAL	FINISH				MATERIAL
100 SERVICE COUNTER	●	●	GYP	F-1	GYP	F-1	GL	●	10'-0"	
101 DINING AREA	●	●	GYP	F-1	GYP	F-1	GL	●	10'-0"	
102 CLOSET	●	●	GYP	F-2	GYP	F-2	GYP	●	10'-0"	
103 OFFICE	●	●	GYP	F-2	GYP	F-2	GYP	●	10'-0"	
104 MEN'S TOILET	●	●	GYP	F-2	GYP	F-2	GYP	●	8'-0"	
105 WOMEN'S TOILET	●	●	GYP	F-2	GYP	F-2	GYP	●	8'-0"	
106 JANITOR CLOSET	●	●	GYP	FRP	GYP	FRP	GYP	FRP	10'-0"	
107 HALLWAY	●	●	GYP	F-1	GYP	F-1	GYP	FRP	10'-0"	
108 KITCHEN	●	●	GYP	FRP	GYP	FRP	GYP	FRP	10'-0"	
109 CLOSET	●	●	GYP	F-2	GYP	F-2	GYP	●	10'-0"	

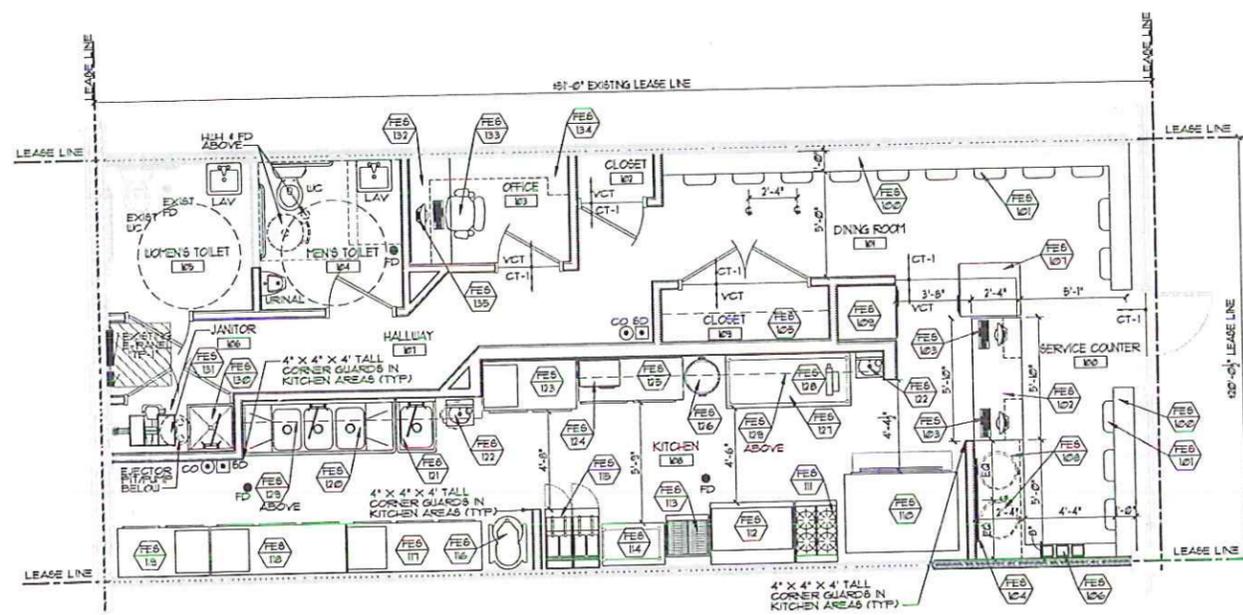


A RUBBER BASE AT V.C.T.
N.T.S.

FINISH MATERIALS

NUMBER	DESCRIPTION
CERAMIC TILE, CT-1	OWNER TO VERIFY MATERIAL, COLOR, STYLE, AND PATTERN
VINYL COMPOSITE TILE, VCT	OWNER TO VERIFY MATERIAL, COLOR, STYLE, AND PATTERN
TRANSITION STRIPS VT8-1	ROFFPE OR EQUIVALENT. OWNER TO VERIFY COLOR AND STYLE
FB	1/2" THICK FAUX BRICK FINISH, OWNER TO VERIFY COLOR, STYLE, AND PATTERN
RUBBER BASE, RB-1	4" HIGH RUBBER BASE (4'-0" STRIPS NOT ALLOWED) OWNER TO VERIFY COLOR AND STYLE
PANT, F-1	1-COAT SHERWIN WILLIAMS "PREPRITE" HIGH BUILD LATEX PRIMER/ SURFACER, B28U6-D1 2-COATS SHERWIN WILLIAMS "PROMAR 200" LATEX FLAT OR EGG SHELL COLOR. OWNER TO VERIFY COLOR, STYLE, AND PATTERN
PANT, F-2	1-COAT SHERWIN WILLIAMS "PREPRITE" HIGH BUILD LATEX PRIMER/ SURFACER, B28U6-D1 2-COATS SHERWIN WILLIAMS "PROMAR 200" LATEX EGGSHELL COLOR. OWNER TO VERIFY COLOR, STYLE, AND PATTERN
PANT, F-3	1-COAT SHERWIN WILLIAMS "PREPRITE" HIGH BUILD LATEX PRIMER/ SURFACER, B28U6-D1 2-COATS SHERWIN WILLIAMS "PROMAR 200" LATEX EGGSHELL COLOR. OWNER TO VERIFY COLOR, STYLE, AND PATTERN
PLASTIC LAMINATE, PL-1	OWNER TO VERIFY COLOR, STYLE, AND PATTERN
ACOUSTICAL CEILING TILE ACT-1	ARMSTRONG OR EQUIVALENT WITH MATCHING GRID. OWNER TO VERIFY COLOR, STYLE, AND PATTERN
ACOUSTICAL CEILING TILE ACT-2	VINYL FACED CEILING TILE. ARMSTRONG OR EQUIVALENT WITH MATCHING GRID. OWNER TO VERIFY COLOR, STYLE, AND PATTERN
RUBBER T-MOLDING, RT-1	1 1/2" RUBBER T MOLDING 7 DECK EDGE
FRP PANEL	USG INTERORS - CLASS 'C' TUFNOR 8101, COLOR WHITE

NOTE:
ALL INTERIOR FINISHES TO BE CLASS 1 WITH 0 TO 25 FLAME SPREAD RATING



1 FIXTURE / FINISH FLOOR PLAN
SCALE: 1/4" = 1'-0"

SUBMITAL / REVISION DATES
13 JULY 2009 DESIGN REVIEW
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26 OCTOBER 2009 ISSUED FOR PERMIT
12 NOVEMBER 2009 OWNER'S REVISION
1 DECEMBER 2009 LC-DEP REVISION
17 DECEMBER 2009 OWNER'S REVISION

CONSULTING ENGINEER:

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1100 North Dearborn Street
Chicago, IL 60610-2904
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www.studiod.com
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Design Firm, Inc. #15400447

studio architecture

DRAWN BY:
DATE:
CAD SAVED NAME:

INTERIOR ALTERATION TO AN EXISTING BUILDING - PHILLY - CHEESE STEAK EXPRESS - 701 NORTH MILWAUKEE AVE. STE 104 VERNON HILLS, IL - 60061

PROJECT NUMBER:

SHEET TITLE
DEMO PLAN, FIXTURE/FINISH PLAN AND NOTES

SHEET NO.
A 1.0

SCALE:
1/4" = 1'-0"



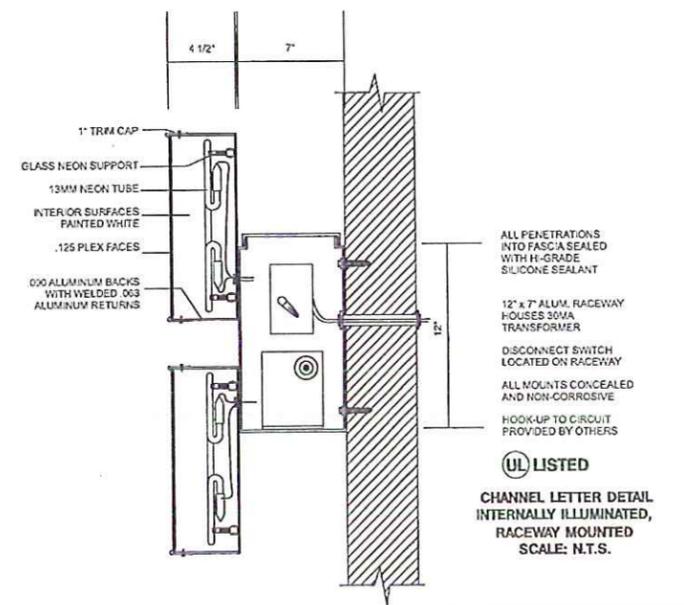
Sign approved provided sign is in compliance with all local, state and federal codes, rules, and regulations, statutes and permitting laws.
 Inland Commercial Property Management, Inc

By: *Gotti Beecher*
 Its: *Property Manager*

INDIVIDUAL ILLUMINATED CHANNEL LETTERS
 3/16" = 1'-0"
 20 SQ. FT.

FABRICATED INDIVIDUAL CHANNEL LETTERS
 DK. BRONZE 313 POLYURETHANE FINISH
 CLEAR RED 13mm NEON ILLUMINATION
 RED PLEX FACES / DK. BRONZE TRIM CAPS
 MOUNTED TO RACEWAY PAINTED TO MATCH BLDG. CLR.

120v-20amp SERVICE



REVISED	COMMENTS
A 6/18/09	CHG. DETAILS
B 6/22/09	chg. raceway detail view

Philly Cheese Steak Express
 701 N. Milwaukee Ave. - Suite 104 Vernon Hills, IL

SCALE NOTED		DRAW BY: AS
DATE 3/26/09		REVISED
SALESPERSON SKIP	APPROVED BY:	DRAWING # 08557

NORTH SHORE SIGN
 1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
 "Quality Signage Since 1930"

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