

**VILLAGE OF VERNON HILLS
ORDINANCE 2022-075**

**AN ORDINANCE GRANTING APPROVAL OF FAÇADE RENOVATIONS FOR
BIBIBOP ASIAN GRILL LOCATED AT 700 EAST TOWNLINER ROAD, VILLAGE
OF VERNON HILLS, LAKE COUNTY**

WHEREAS, Jason Smith, the “Landlord” in cooperation with Bibibop Asian Grill, the “Tenant” has petitioned the Village of Vernon Hills for approval of façade renovations in connection with their new restaurant located at 700 East Townline Road; and

WHEREAS, the Vernon Hills Code of Ordinances requires owners to seek approval from the Board of Trustees prior to exterior renovation of commercial buildings; and

WHEREAS, the Board of Trustees, having reviewed and considered the façade renovation at their Committee of the Whole meeting on May 17, 2022, found that the façade renovation sufficiently complies with the requirements and standards of the Villages’ Code of Ordinances and which, in its judgment, would justify it in recommending approval:

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 Code of Ordinances, as amended, the façade renovation for Bibibop Asian Grill, located at 700 E. Townline Road is hereby granted subject to the following conditions:

1. Compliance with the color renderings, consisting of two (2) pages prepared by Rebecca Olson Architect; dated April 28, 2022.
2. Compliance with the letter from Rebecca Olson Architect; dated April 18, 2022, detailing the proposed renovation.

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 All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills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 2022-075

Dated the 7th of June, 2022

Adopted by roll call votes as follows:

AYES: 6 – Schenk, Marquardt, Forster, Oppenheim, Koch, Takaoka

NAYS: 0 – None

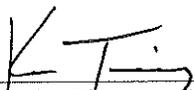
ABSENT AND NOT VOTING: 1 – Byrne


Thom Koch, Jr., Chairman Pro Tem

PASSED: 06/07/2022

APPROVED: 06/07/2022

ATTEST: 06/07/2022

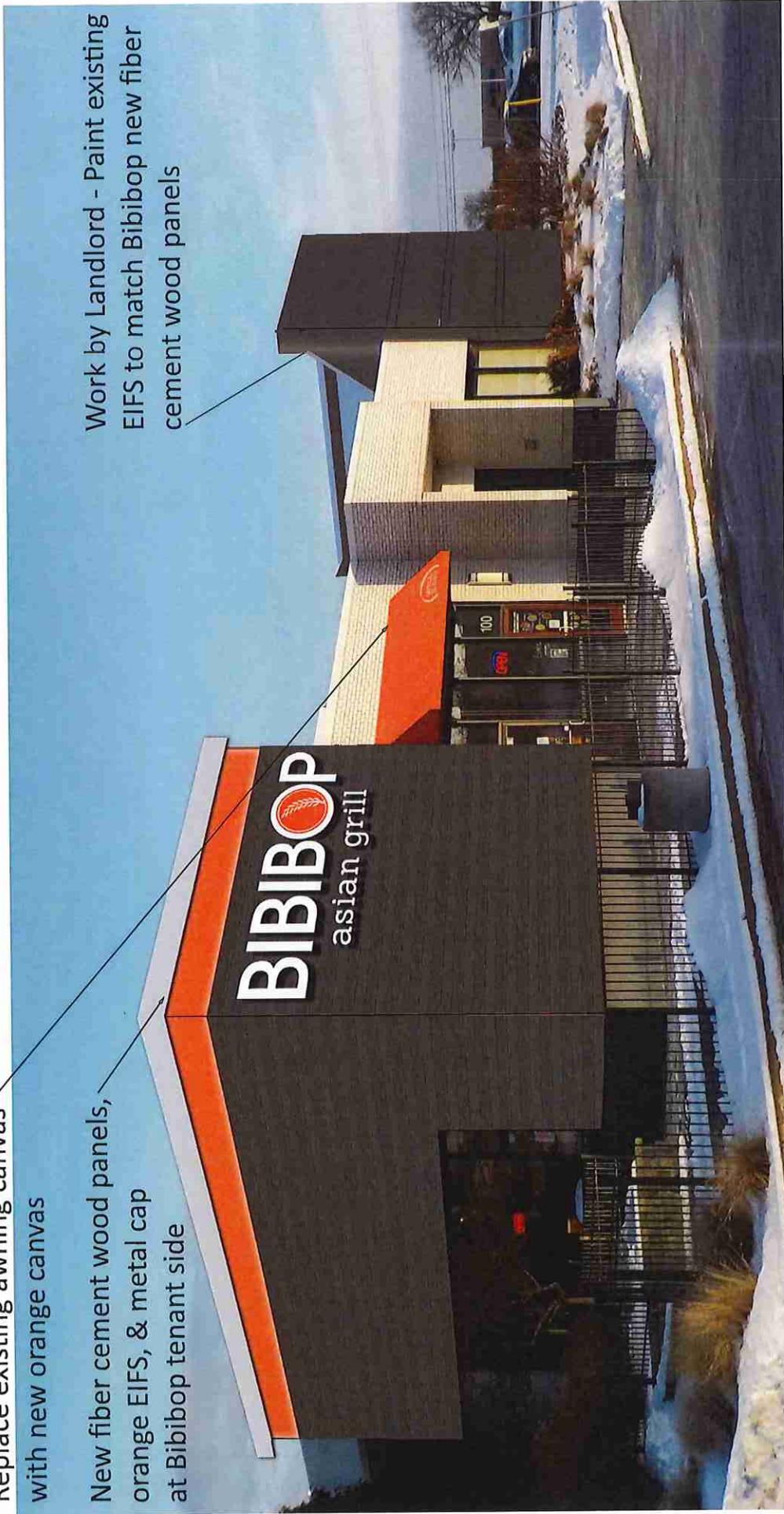

Kevin Timony, Village Clerk



Replace existing awning canvas with new orange canvas

New fiber cement wood panels, orange EIFS, & metal cap at Bibibop tenant side

Work by Landlord - Paint existing EIFS to match Bibibop new fiber cement wood panels



Proposed Southeast Corner - Nichiha Fiber Cement Panels - "Bark"

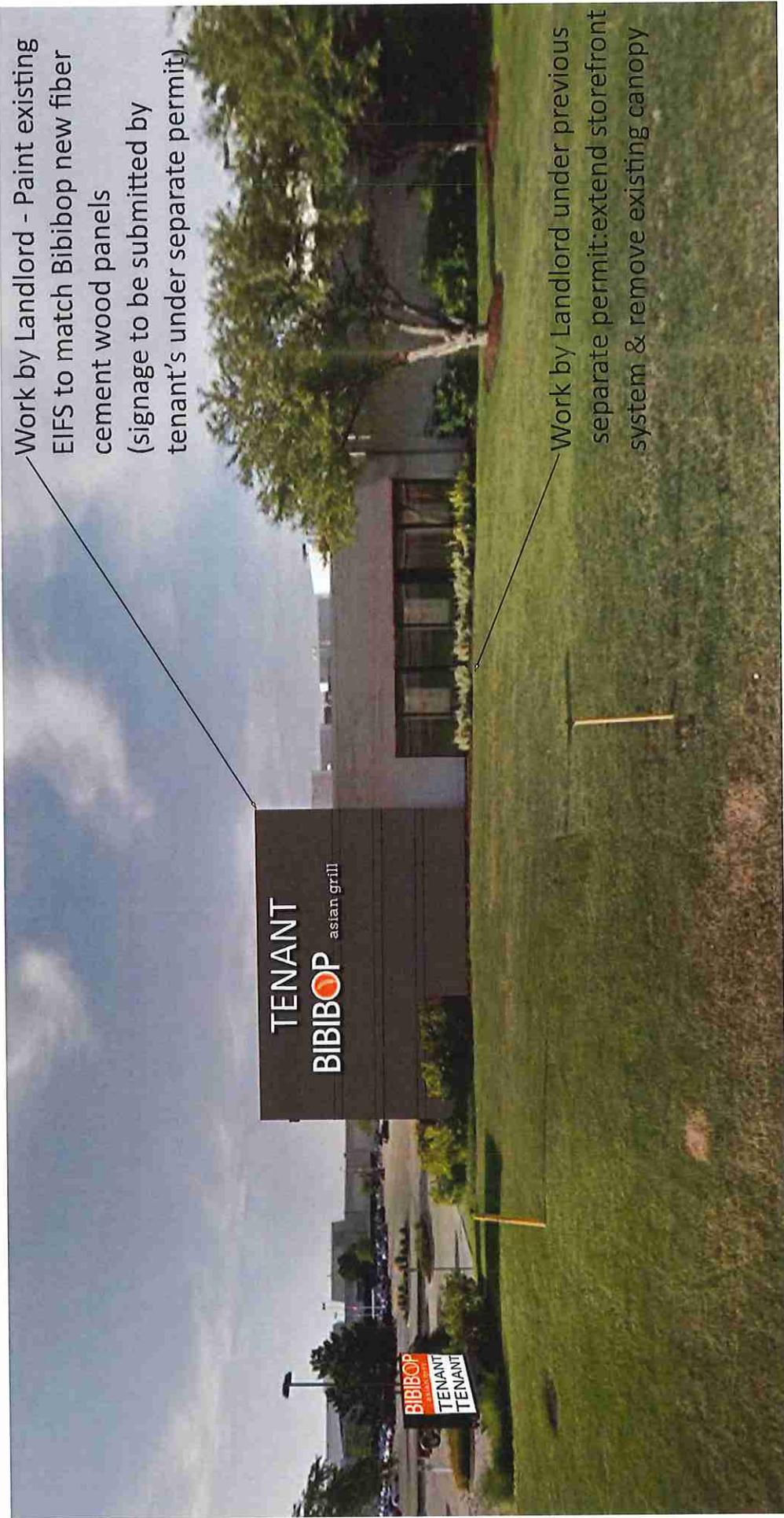
04.28.2022

VERNON HILLS

Rebecca Olson
A R C H I T E C T

700 E TOWNLINE RD, SUITE 100
VERNON HILLS, IL 60061

BIBIBOP
asian grill.



Work by Landlord - Paint existing EIFS to match Bibibop new fiber cement wood panels (signage to be submitted by tenant's under separate permit)

Work by Landlord under previous separate permit: extend storefront system & remove existing canopy

Proposed South - E.I.F.S. to match Nichiha Fiber Cement Panels - "Bark"

05.03.2022

VERNON HILLS

700 E TOWNLINE RD, SUITE 100
VERNON HILLS, IL 60061

Rebecca Olson
A R C H I T E C T

BIBIBOP
asian grill.



Rebecca Olson
A R C H I T E C T

2145 Ford Parkway, Suite 301
Saint Paul, Minnesota 55116
651.888.6885

April 18, 2022

Village of Vernon Hills
290 Evergreen Drive
Vernon Hills, Illinois 60061

Re: Bibibop Asian Grill – Vernon Hills
700 East Townline Road, Suite 100
Vernon Hills, Illinois 60061
Description of Bibibop Asian Grill & Proposed Exterior Work

CC: Brian Kong – Bibibop Asian Grill

Description of Bibibop Asian Grill

BIBIBOP is all about Well-Being. We serve healthy and affordable Asian food because we really care. Since opening our first location in 2013, we have been sharing healthy & affordable Asian food along with a message of well-being throughout the country. At BIBIBOP, you can build a bowl filled with fresh veggies, lean proteins, and bold sauces, all being 100% gluten free.

BIBIBOP is a fast casual restaurant offering dine-in and to go options with locations nationwide.
www.bibibop.com

Description of Proposed Exterior Work

The site in review is an existing single level strip center with two tenant lease spaces. The lease space Bibibop is looking to build-out is the former Qdoba fast casual restaurant into a new Bibibop Asian Grill fast casual restaurant.

The current exterior façade is comprised of brick and E.I.F.S with a CMU base. Bibibop is proposing to remove most of the E.I.F.S. finish on the corner tower element at their side of the lease line, leaving the existing framing behind for the new proposed construction. It would then be built back up with fiber cement panels that mimic the appearance of wood, an orange band of E.I.F.S., and a metal cap at the top. The existing height of the tower element would be maintained, as the work would mainly be in refacing over the existing framing. It is also proposed that the existing canvas awning be replaced with a new canvas awning in the Bibibop orange branded color.

Signage shown on the included rendering to be provided by Bibibop's Signage Vendor under separate permit.

To maintain uniformity on the building, we are also proposing coordinating with the building Landlord to repaint the adjacent tenant's E.I.F.S. corner tower element in a color to match the Bibibop proposed fiber cement panel finish.

New finish specifications include:

Metal Cap: Firestone Una-Clad - Clear Anodized Aluminum

E.I.F.S.: Dryvit – Sandblast – Color to match Pantone 021C

Fiber Cement Panels: Nichiha – Vintagewood “Bark”

Adjacent Tenant Paint for Existing E.I.F.S.: To match Fiber Cement Panels (specific color TBD)

Please feel free to reach out with any questions or comments. Thank you!

Sincerely,

A handwritten signature in black ink that reads "Becky Olson". The signature is written in a cursive, flowing style.

Rebecca L. Olson, AIA, NCARB

Enclosures: Existing Southeast Corner, dated 03.29.2022
Proposed Southeast Corner, dated 04.28.2022

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2022-075

AN ORDINANCE GRANTING APPROVAL OF FAÇADE RENOVATIONS FOR BIBIBOP
ASIAN GRILL LOCATED AT 700 EAST TOWNLINE ROAD, VILLAGE OF VERNON
HILLS, LAKE COUNTY

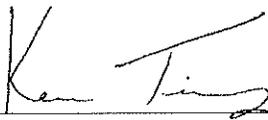
THE 7th DAY OF JUNE 2022

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 June, 2022

AFFIDAVIT OF SERVICE

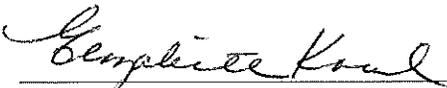
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, KEVIN TIMONY, 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 NO. 2022-075 AN ORDINANCE GRANTING APPROVAL OF FAÇADE RENOVATIONS FOR BIBIBOP ASIAN GRILL LOCATED AT 700 EAST TOWNLINE ROAD, VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM JUNE 7, 2022 TO JUNE 17, 2022.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 7th DAY OF JUNE 2022



Notary Public

