

Project Narrative

March 15, 2024

Property Address:

1200 N. Milwaukee Avenue
Libertyville, Illinois 60048

Owner:

Patricia Carollo
1200 N. Milwaukee Avenue
Libertyville, Illinois 60048

The proposed project located at 1200 N. Milwaukee Avenue in Libertyville, Illinois involves an interior and exterior renovation of a former Midas Muffler shop into a new endodontics clinic, a new residual future tenant space, and slight modifications to the existing site. The existing building is freestanding, one-story, clad with brick, with a flat roof and multiple garage doors along the south and north facades.

Proposed building renovation:

- Remove the existing garage doors on the north and south facades and infill the spaces with new exterior walls, windows, doors and exterior materials.
- A vertical addition of a new tower feature at the southwest corner of the existing building, with an overall height of 32'-0" from the ground level. The tower is intended to enhance the building's overall visibility and curb appeal from N. Milwaukee Ave. as well as highlight the new main endodontics entry.
- Increase the existing building height from 19'-0" to 21'-0" by raising the existing parapet 2'-0". A taller parapet is intended to establish a more prominent building and a proportional exterior in relation to new exterior elements including new windows, materials and two metal-clad entry canopies.
- An interior floor plan that locates the new endodontics space (designated as Unit A) at the west end of the building and the vacant residual space for a future dental office (designated as Unit B) at the east end, each with its own main entry along the south façade.
- New exterior materials applied to all four facades of the building include stone cladding, fiber cement board siding and decorative trim, standing seam metal roofing on the tower, and aluminum and glass storefronts.
- New metal clad canopies above each main entrance with the application of "Unit A" and "Unit B" raised lettering.

Proposed site modifications:

- Add new concrete sidewalks along the building's south, east and north facades.
- Remove the existing trash enclosure at the building's east façade and locate a new freestanding enclosure at the south end of the existing parking lot. The new enclosure is designed with painted CMU with a secure metal gate.
- Remove 12 parking spaces located in the center of the existing parking lot and replace with five (5) new spaces. Remove two (2) parking spaces at the south end of the lot to accommodate the new trash enclosure. As a result, a total of 31 parking spaces are proposed on the lot.

- Remove an existing handicap accessible parking space at the southwest corner of the lot and relocate a few spaces to the east. Add one additional handicap space adjacent to the relocated handicap space. The handicap spaces are placed in a more convenient location to access the new building entrances at a shorter travel distance.
- Add new landscaping within the existing parking lot. Landscape features include two new accolade elm trees and blue oat grass.
- Remove two existing trees at the west end of the lot facing N. Milwaukee Ave. and replace with new boxwood shrubs and groundcover.

Proposed lighting:

- Add new outdoor LED light fixtures on the four facades of the building including at each entry.
- Add a directional LED light at the southeast corner of the building to illuminate the new trash enclosure to the south.

Proposed signage:

- New building signage:
 - Add “1200” text on the north and south facades as raised lettering with backlit lighting.
 - Add the endodontics logo adjacent to the main clinic entrance.
- Existing freestanding monument sign at the southwest corner of the lot:
 - Add the endodontics logo on the existing oval portion of the monument structure.
 - Paint the existing brick black with white “1200” raised lettering.
 - Remove the existing landscaping surrounding the monument and replace with new pachysandra evergreens and groundcover.

Traffic:

- For the endodontics clinic, a staff of ten is anticipated with working hours between 7am - 6pm, Monday through Friday. An estimated fifteen (15) patients a day are expected on average, or one to three patients per hour.
- Traffic entry and exiting is proposed off the west end of the lot along 1200 N. Milwaukee Avenue. Clearly visible painted arrows on the existing pavement are proposed throughout the lot to define the direction of traffic.

Please refer to the attached drawings and documents for additional information.

Notification Letter

March 16, 2024

(NAME OF PROPERTY OWNER WITHIN 250 FEET)

PROPERTY ADDRESS:

TAX IDENTIFICATION NUMBER P.I.N. #: ###

RE: Proposed building renovation at 1200 N. Milwaukee Ave., Libertyville, IL 60048

VIA: Certified Mail/Return Receipt Requested

Dear (NAME OF PROPERTY OWNER WITHIN 250 FEET):

Please take notice, that Brilliant Endodontics has made application to the Village of Libertyville for a variation for the property commonly known as 1200 N. Milwaukee Ave.

See legal description of property below:

AS-BUILT SURVEY

THE SOUTHERLY 25 FEET OF THE NORTHERLY 420 FEET (MEASURED ON THE EASTERLY AND WESTERLY LINES THEREOF), (EXCEPT THAT PART THEREOF LYING WEST OF A LINE WHICH IS 40 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF MILWAUKEE AVENUE, AND EXCEPT THE EASTERLY 290 FEET THEREOF); AND THE SOUTHERLY 125 FEET OF THE NORTHERLY 395 FEET (MEASURED ON THE EASTERLY AND WESTERLY LINE THEREOF), (EXCEPT THAT PART THEREOF LYING WEST OF A LINE WHICH IS 40 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF MILWAUKEE AVENUE, AND EXCEPT THE EASTERLY 190 FEET THEREOF), OF THE FOLLOWING DESCRIBED PREMISES (TAKEN AS A TRACT) TO-WIT: THAT PART OF LOTS 8 AND 9 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT 8, 30 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER THEREOF; THENCE EASTERLY 490 FEET ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE NORTHERLY LINE OF SAID LOT 8, 510 FEET EASTERLY OF THE PLACE OF BEGINNING; THENCE SOUTH 10 DEGREES EAST, AND PARALLEL WITH THE WESTERLY LINE OF SAID LOTS 8 AND 9 TO THE SOUTHERLY LINE OF GARRISON STREET EXTENDED EASTERLY; THENCE WESTERLY ALONG SAID EXTENSION OF GARRISON STREET TO THE EASTERLY LINE OF WILLARD AVENUE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF WILLARD AVENUE TO THE NORTHERLY LINE OF GARRISON STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF GARRISON STREET TO THE WESTERLY LINE OF SAID LOT 9; AND THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOTS 8 AND 9 TO THE PLACE OF BEGINNING; AND FURTHER DESCRIBED AS: THAT PART OF LOTS 8 AND 9 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 26, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 11 DEGREES 28 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 300 FEET; THENCE NORTH 75 DEGREES 29 MINUTES 15 SECONDS EAST, A DISTANCE OF 40.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 75 DEGREES 29 MINUTES 15 SECONDS EAST, A DISTANCE OF 260.0 FEET; THENCE SOUTH 11 DEGREES 28 MINUTES 00 SECONDS EAST PARALLEL WITH SAID WEST LINE OF LOTS 8 AND 9, A DISTANCE OF 125.00 FEET; THENCE SOUTH 75 DEGREES 29 MINUTES 15 SECONDS WEST, A DISTANCE OF 100.0 FEET; THENCE SOUTH 11 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 75 DEGREES 29 MINUTES 15 SECONDS WEST, A DISTANCE OF 160.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, SAID LINE ALSO BEING 40 FEET EAST OF AND PARALLEL WITH THE AFOREMENTIONED WEST LINE OF LOTS 8 AND 9; THENCE NORTH 11 DEGREES 28 MINUTES 00 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

(See reverse)

The applicant is requesting approval of a variation, pursuant to Chapter 26 of the Libertyville Municipal Code, as amended. The requested variation applies to the 25 foot front yard setback at the west end of the property. If approved, the variation will allow the addition of a 28 foot tall tower feature at the southwest corner of the existing building. The tower is intended to significantly enhance the building's visibility and curb appeal from N. Milwaukee Avenue as well as highlight the main building entrance. The approval will also allow raising the existing parapet two feet for a new building height of 18 feet (excluding the proposed tower). A height increase is intended to establish a more prominent building and a proportional design with new exterior elements such as windows and entry canopies. The property is currently zoned as District C-3.

The overall project proposal involves an interior and exterior renovation of a former Midas Muffler shop into a new endodontics clinic and residual future tenant space. The existing building is freestanding, one-story, clad with brick, with a flat roof and multiple garage doors along the south and north facades. The proposed exterior work includes new materials, doors and windows, building signage, and the 28 foot tall tower feature as mentioned above. The proposal also includes slight modifications to the existing site such as the addition of new landscaping, a new masonry trash enclosure, removal of two trees, and rearrangement of various parking spaces.

A public hearing will be held on April 15th at 7:00 p.m., at the Village Hall, 118 West Cook Avenue, Libertyville, Illinois 60048.

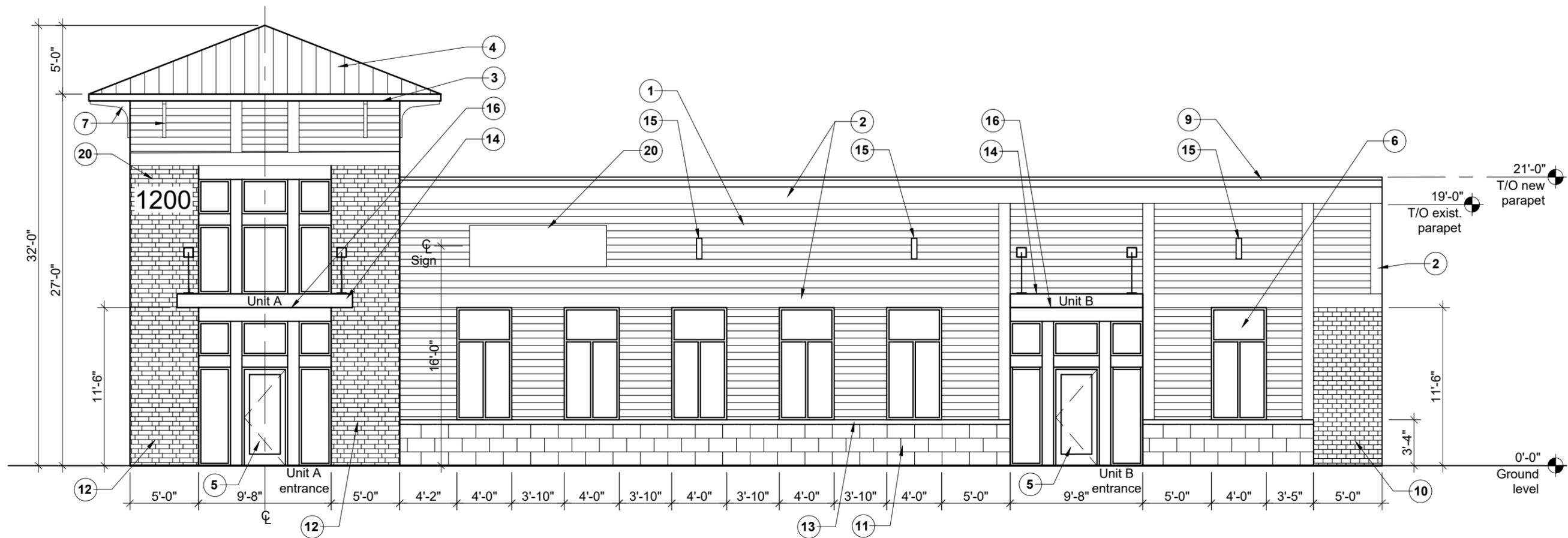
Any questions or requests for additional information regarding this application can be directed to Gavin Sharp with Sara E.F. Gensburg Ltd. at 847-715-9591 ext. 101, or by contacting the Community Development Department, Planning Division, 200 East Cook Avenue, Libertyville, Illinois 60048, (847) 918-2028.

This notice is being sent to you by the applicant, in compliance with Ordinance 85-O-26, Notice of Public Hearing.

Thank You.

Sincerely,

Brilliant Endodontics
C/O Sara E.F. Gensburg Ltd.
Architecture/Design
105 Revere Drive, Suite G
Northbrook, IL 60062



1 South Elevation

Scale: See Bar Scale



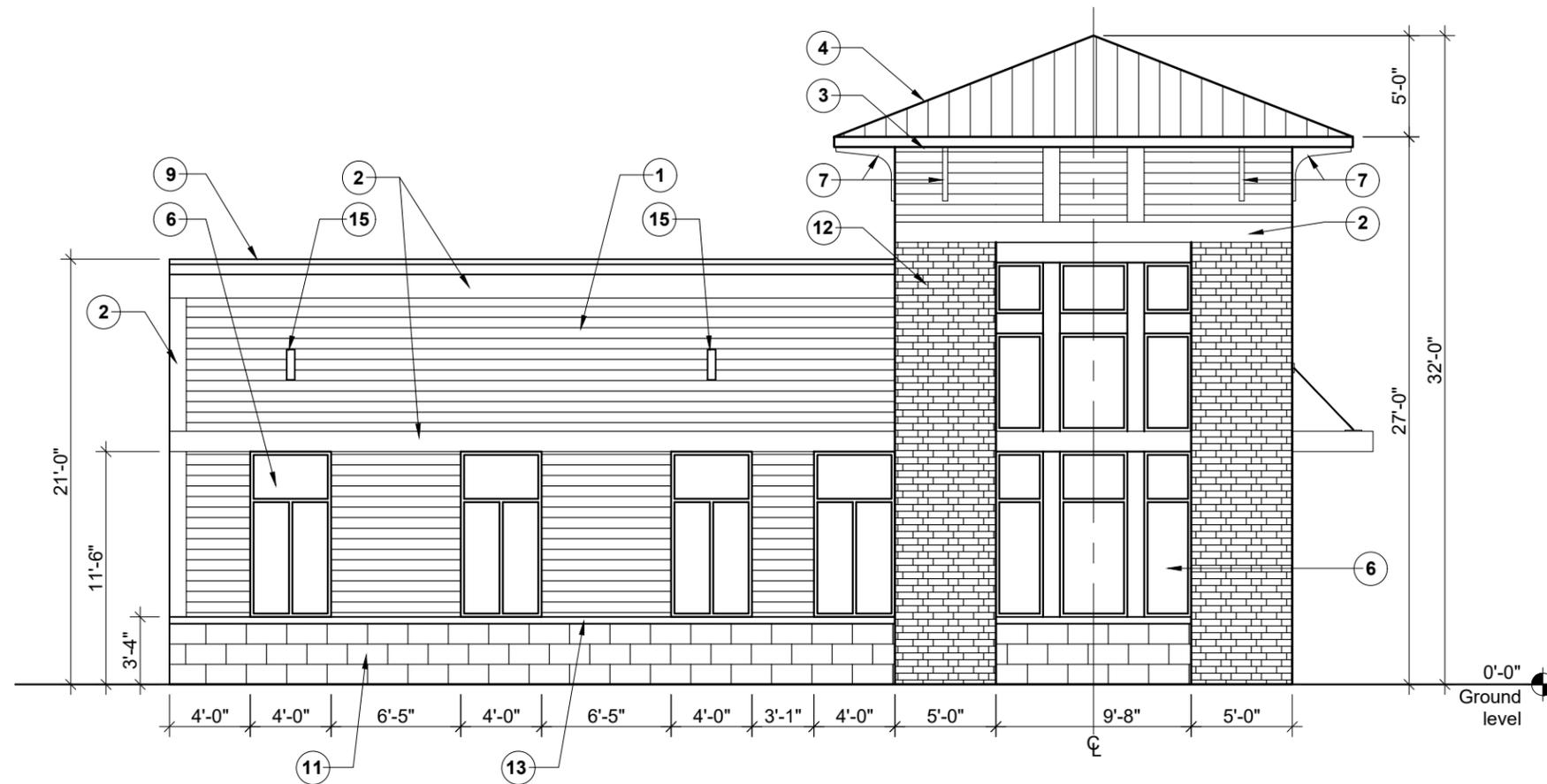
Exterior Material Legend:

- | | | | |
|--|---|--|---|
| ① New fiber cement horizontal siding. Color dark gray. | ⑥ New aluminum window. Mullion color dark gray. | ⑪ New stone veneer. | ⑰ New exterior light centered at underside of canopy. Fixture type "B". |
| ② New fiber cement trim. Color light gray. | ⑦ New decorative wood brackets for paint. Color light gray. | ⑫ New stone veneer. Random pattern | ⑱ New outdoor surface light above door entrance. Fixture type "C". |
| ③ New fiber cement board soffit. | ⑧ New door & transom. Frame color dark gray. | ⑬ New stone sill. | ⑲ Existing downspout to remain. |
| ④ New standing seam metal roofing. 1ft spacing. Color dark gray. | ⑨ New metal flashing at parapet. Color dark gray. | ⑭ New metal clad canopy above entrance w/ metal suspension cables. | ⑳ New outdoor wall sconce. Fixture type "D". |
| ⑤ New aluminum storefront entrance. Mullion color dark gray. | ⑩ Existing brick to remain. | ⑮ New outdoor wall sconce. Fixture type "A". | |

Note: Refer to Site Lighting Plan for lighting fixture schedule for types A, B, C & D.

This drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any critical dimensions prior to construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 105 Revere Dr., Suite G. Northbrook, Illinois 60062 Tel. (847) 715-9591.

BRILLIANT ENDODONTICS
1200 N. MILWAUKEE AVE.
LIBERTYVILLE, ILLINOIS



2 West Elevation

Scale: See Bar Scale

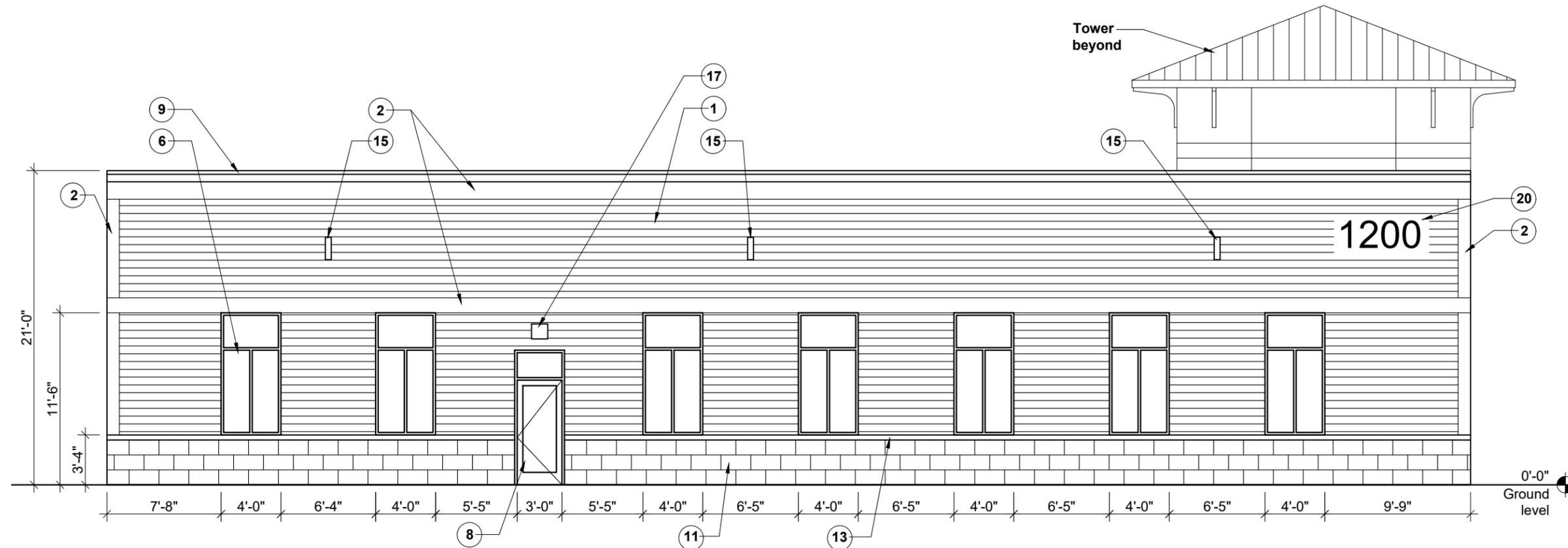
Exterior Material Legend:

- | | | | |
|--|---|--|---|
| ① New fiber cement horizontal siding. Color dark gray. | ⑥ New aluminum window. Mullion color dark gray. | ⑪ New stone veneer. | ⑰ New exterior light centered at underside of canopy. Fixture type "B". |
| ② New fiber cement trim. Color light gray. | ⑦ New decorative wood brackets for paint. Color light gray. | ⑫ New stone veneer. Random pattern | ⑱ New outdoor surface light above door entrance. Fixture type "C". |
| ③ New fiber cement board soffit. | ⑧ New door & transom. Frame color dark gray. | ⑬ New stone sill. | ⑲ Existing downspout to remain. |
| ④ New standing seam metal roofing. 1ft spacing. Color dark gray. | ⑨ New metal flashing at parapet. Color dark gray. | ⑭ New metal clad canopy above entrance w/ metal suspension cables. | ⑳ New signage. See signage design sheets. |
| ⑤ New aluminum storefront entrance. Mullion color dark gray. | ⑩ Existing brick to remain. | ⑮ New outdoor wall sconce. Fixture type "A". | |

Note: Refer to Site Lighting Plan for lighting fixture schedule for types A, B, C & D.

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BRILLIANT ENDODONTICS
1200 N. MILWAUKEE AVE.
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3 North Elevation

Scale: See Bar Scale



Exterior Material Legend:

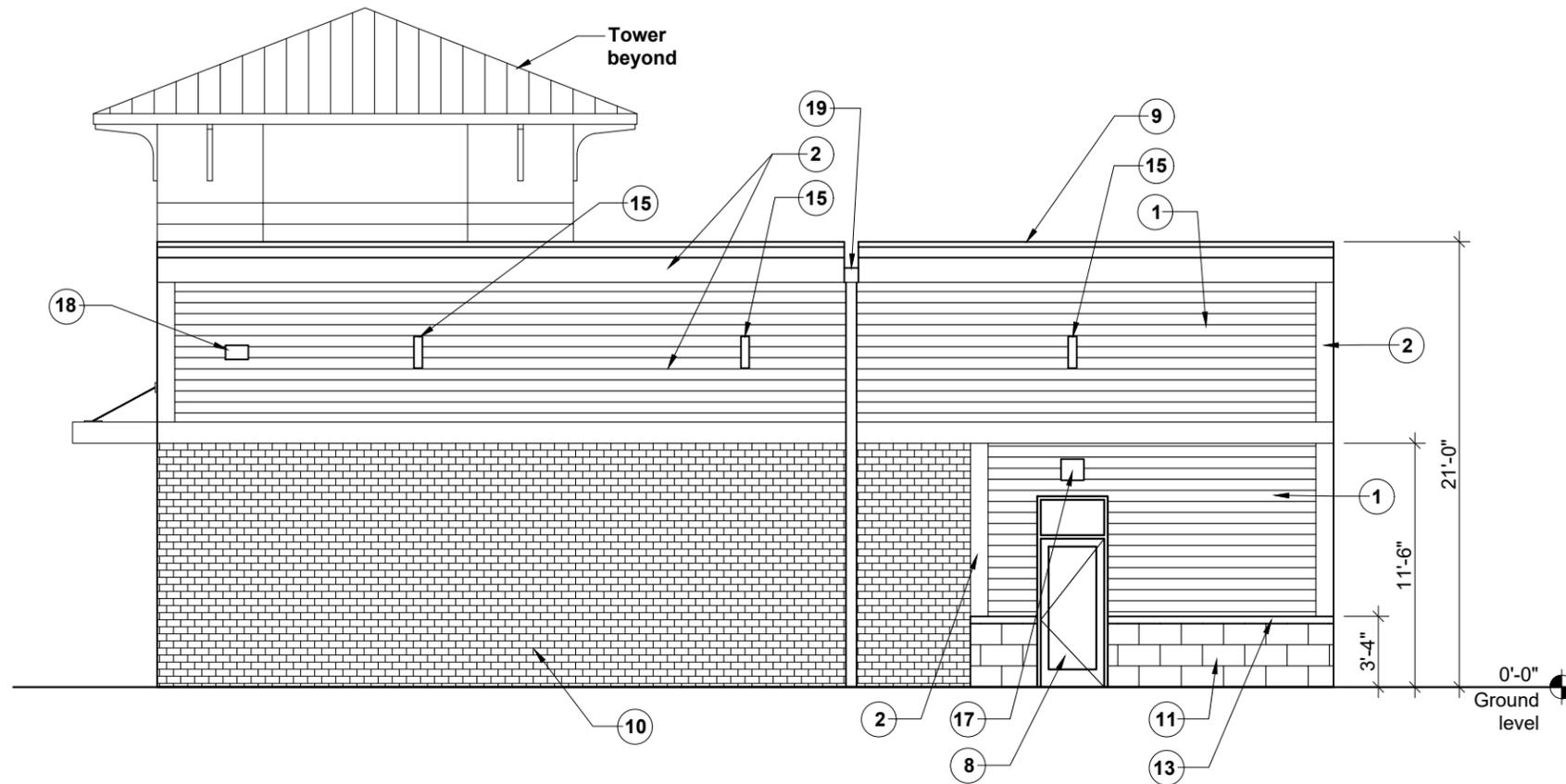
- | | | | |
|--|---|--|---|
| ① New fiber cement horizontal siding. Color dark gray. | ⑥ New aluminum window. Mullion color dark gray. | ⑪ New stone veneer. | ⑰ New exterior light centered at underside of canopy. Fixture type "B". |
| ② New fiber cement trim. Color light gray. | ⑦ New decorative wood brackets for paint. Color light gray. | ⑫ New stone veneer. Random pattern | ⑱ New outdoor surface light above door entrance. Fixture type "C". |
| ③ New fiber cement board soffit. | ⑧ New door & transom. Frame color dark gray. | ⑬ New stone sill. | ⑲ New outdoor wall sconce. Fixture type "D". |
| ④ New standing seam metal roofing. 1ft spacing. Color dark gray. | ⑨ New metal flashing at parapet. Color dark gray. | ⑭ New metal clad canopy above entrance w/ metal suspension cables. | ⑳ Existing downspout to remain. |
| ⑤ New aluminum storefront entrance. Mullion color dark gray. | ⑩ Existing brick to remain. | ⑮ New outdoor wall sconce. Fixture type "A". | ⑳ New signage. See signage design sheets. |

Note: Refer to Site Lighting Plan for lighting fixture schedule for types A, B, C & D.

3-15-2024

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LIBERTYVILLE, ILLINOIS



4 East Elevation

Scale: See Bar Scale



Exterior Material Legend:

- | | | | |
|--|---|--|---|
| ① New fiber cement horizontal siding. Color dark gray. | ⑥ New aluminum window. Mullion color dark gray. | ⑪ New stone veneer. | ⑰ New exterior light centered at underside of canopy. Fixture type "B". |
| ② New fiber cement trim. Color light gray. | ⑦ New decorative wood brackets for paint. Color light gray. | ⑫ New stone veneer. Random pattern | ⑱ New outdoor surface light above door entrance. Fixture type "C". |
| ③ New fiber cement board soffit. | ⑧ New door & transom. Frame color dark gray. | ⑬ New stone sill. | ⑲ New outdoor wall sconce. Fixture type "D". |
| ④ New standing seam metal roofing. 1ft spacing. Color dark gray. | ⑨ New metal flashing at parapet. Color dark gray. | ⑭ New metal clad canopy above entrance w/ metal suspension cables. | ⑳ Existing downspout to remain. |
| ⑤ New aluminum storefront entrance. Mullion color dark gray. | ⑩ Existing brick to remain. | ⑮ New outdoor wall sconce. Fixture type "A". | ㉑ New signage. See signage design sheets. |

Note: Refer to Site Lighting Plan for lighting fixture schedule for types A, B, C & D.

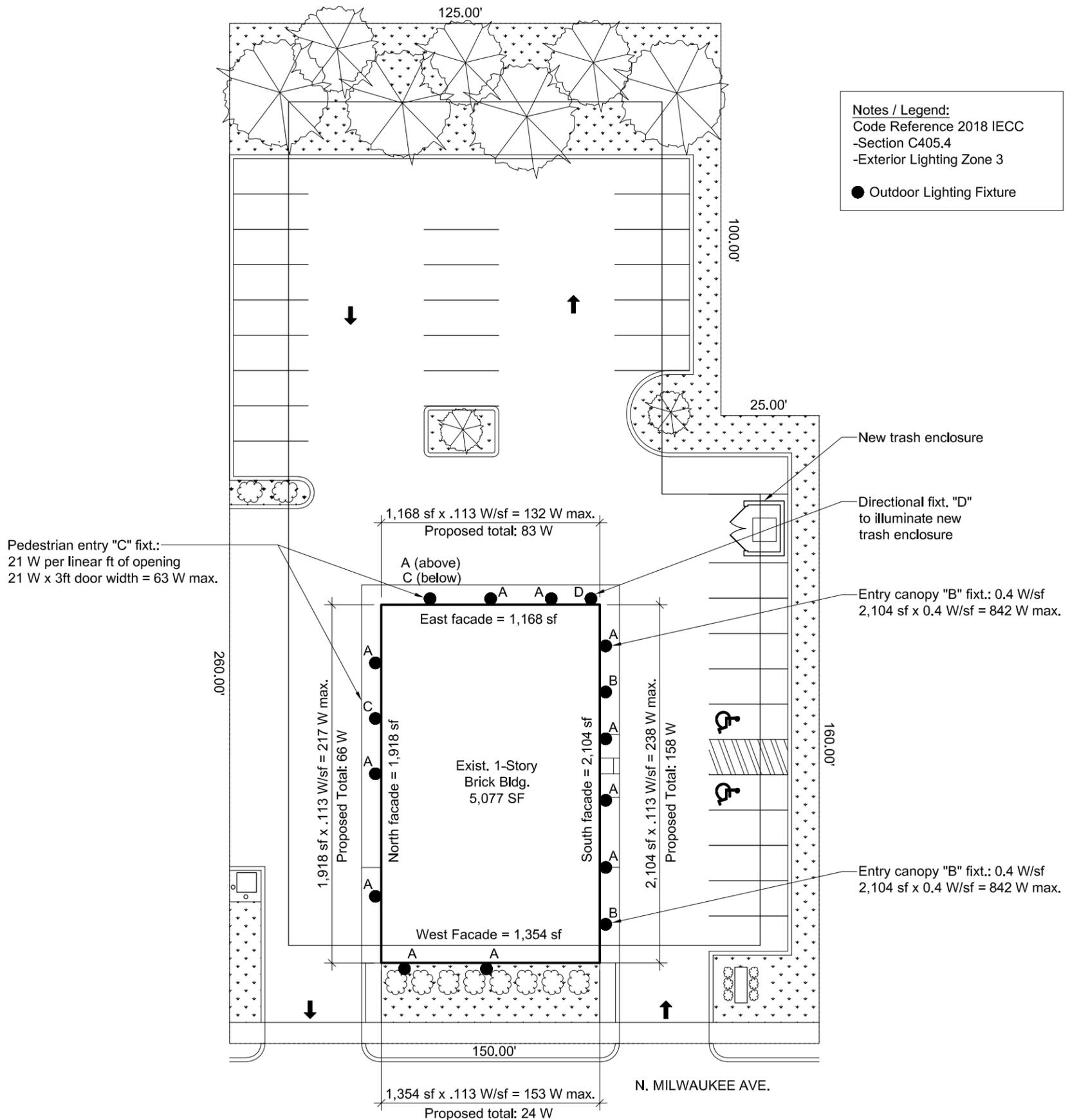
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BRILLIANT ENDODONTICS
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EXTERIOR LIGHT FIXTURE SCHEDULE

Type	Description	Voltage	Lamps		Mounting	Manufacturer and Catalog Number	Remarks
			Watts	Type			
A	Outdoor Wall Sconce	120V	1 - 12W	LED	Surface	Alcon Lighting Model #11252, frosted glass.	
B	Canopy Luminaire	120V - 277V	1 - 55W	LED	Surface	Sylvania, Item #74174	Mount at underside of entry canopy.
C	Muro surface light		1 - 30W	LED	Surface	Sylvania Product # 0049945	Incl. emergency unit. Color gray. Wall mounted.
D	Outdoor cylinder wall sconce	120V	1 - 17W	LED	Surface	WAC Lighting, Model # WS-W230301-30-WT	Adjustable, wall mounted.



Proposed Site Lighting Plan

Scale: See Bar Scale



3-15-2024

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