

## Project Description:

In 2008 representatives of Life Storage Centers LLC approached the Hezner Corporation with the intent to gain planning and zoning approval for the conversion of an existing manufacturing facility into a self storage facility. The Hezner Corporation worked with Life Storage and the Village of Libertyville to create a planned development that would allow for a more flexible use of the 17.3 acre site. Through the creation of a sequenced master plan that clearly delineated how the site would be developed, along with determining what the self-storage facility could really be, The Hezner Corporation was able to navigate the public hearing process and attain all approvals for their project. The project, which consisted of multiple phases, pursued economic efficiencies to meet prospective tenants/buyers needs. Phase I included the conversion of 100,000+ square foot of manufacturing space into a self storage facility. Unlike most storage facilities, it was the client's intent that this facility be geared more towards business, business storage, and other supporting functions which included leasable office and conferencing space aimed at nurturing small businesses. Phase II of the project included the creation of new detention and retention structures to accommodate all potential future development on this site as well as the subdivision of the existing property and an amendment to the special uses to include Veterinary Service uses and to allow for the construction of a new 4,000sf animal hospital. The Hezner Corporation worked with LSC's as well as representatives of the animal hospital and Village of Libertyville to create an architectural language for future phases of work that would tie both the new and existing buildings together to create a cohesive and appealing aesthetic throughout the development. Phase I of this project was completed in 2009 and Phase II was completed in early 2011. The Hezner Corporation was hired to facilitate the approval of Phase III of the development which included the demolition of an existing two story building component and separation of existing manufacturing spaces, revisions to the approved and special uses allowed on this site, and the creation of new parking to maximize appeal to potential tenants.



## Project:

**Park Avenue Corporate Center  
700 Park Avenue  
Libertyville, IL**

## Architects:

**The Hezner Corporation**

## Civil Engineering:

**Christopher Burke Engineering  
– Phase I (Now Part of  
SpaceCo)**

**SpaceCo – Phase II**

## Structural Engineering

**Pease Borst & Associates**

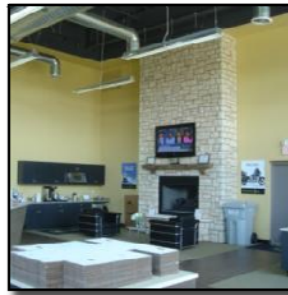
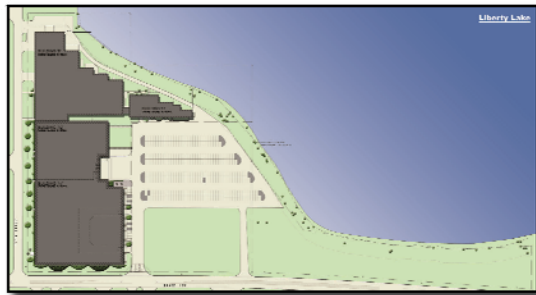
## MEPFP Engineering:

**WMA Consulting Engineers**

## Landscape Architecture:

**David R. McCallum &  
Associates**





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