

LAND USE APPLICATION

DATE: 05/10/2024

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)



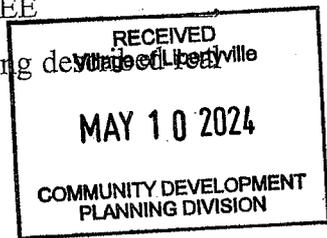
REQUESTED ACTION(S) (check all that apply)

<input type="checkbox"/> Comp. Plan	<input type="checkbox"/> Preliminary/Final Plat
<input type="checkbox"/> Comp. Plan Amendment	<input type="checkbox"/> Plat of Consolidation
<input type="checkbox"/> Map Amendment	<input type="checkbox"/> Site Plan Permit
<input type="checkbox"/> Planned Dev. (Concept/Final)	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Planned Dev. (Final Amendment)	<input checked="" type="checkbox"/> Text Amendment
<input type="checkbox"/> Planned Dev. (Adjustment)	<input type="checkbox"/> Variation
<input type="checkbox"/> Planned Dev. (Master Plan)	<input type="checkbox"/> Zoning Appeal
<input type="checkbox"/> Planned Dev. (Master Plan Amendment)	

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE ZONING BOARD OF APPEALS OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Winchester Court Group, LLC represents that they are the OWNER , CONTRACT PURCHASER _____, LESSEE _____ AUTHORIZED AGENT _____ (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate)

See attached



PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #): 11-18-100-075
The property is also known as: (street address) 1870 W. Winchester Rd Suite 148

If someone other than the applicant(s) has the title to the property, include the name, address, trust number with beneficiaries (if applicable), and phone number of such owner(s). **A written, notarized statement from the owner(s) which acknowledges and consents to this request must be provided.**

LAND USE APPLICATION
PAGE 2

The property is now classified under the Libertyville Zoning Code and is located in the 0-2 District.

FOR VARIATION ONLY: Please check the type of variation(s) requested:

<input type="checkbox"/> Front Yard Setback	<input type="checkbox"/> Sign
<input type="checkbox"/> Corner Side Yard Setback	<input type="checkbox"/> Fence
<input type="checkbox"/> Side Yard Setback	<input type="checkbox"/> Lot Coverage
<input type="checkbox"/> Rear Yard Setback	<input type="checkbox"/> Building Coverage
<input type="checkbox"/> Perimeter Landscaped Open Space	<input type="checkbox"/> Building Height
<input type="checkbox"/> Other (specify) _____	

Please attach a detailed narrative description of the requested development action(s).

Michael T. Boyd, Manager
 applicant/representative signature
 of Winchester Court Group, LLC

Michael T. Boyd
 please print full name

1521 S. River Rd.

Libertyville, IL 60048
 address of applicant/representative

847-997-4458
 phone number

mboyd@winchester.com
 e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

Rev. 11.2023

Name and Address of Title Insurance Company:
First American Title Insurance Company
27775 Diehl Road, Suite 200
Warrenville, IL 60555

Policy No.: **1820449**

File No.: **1820449**

Amount of Insurance: \$7,293,585.00
Date of Policy: August 15, 2008

1. Name of Insured:
Winchester Court Group, LLC
2. The estate or interest in the Land that is insured by this policy is:
Fee Simple
3. Title is vested in:
Winchester Court Group, LLC
4. The Land referred to in this policy is described as follows:

Real property in the City of Libertyville, County of Lake, State of Illinois, described as follows:

Units 214A, 120A, 123, 124, 131D, 148, 147, 146, 132B, 136A, 139, 233A, 140, 141A, 142, 143, 144, 149, 243A, and 249, in the Winchester Court Condominiums, as delineated on the survey of the following described real estate: the East 593.00 feet of the Northwest 1/4 of Section 18, Township 44 North, Range 11, East of the Third Principal Meridian, lying North of the Centerline of Winchester Road which survey is attached as exhibit "A" to the Declaration of Condominium Ownership recorded June 2, 1999, as Document 4364706 in the Recorder's Office of Lake County, Illinois, together with its undivided percentage interest in the common elements, as amended from time to time, all in Lake County, Illinois.

NARRATIVE

OVERVIEW

As stated in Section 16-14.1, amendments to the Libertyville Zoning Code are intended to adjust the provisions of the code in light of changing, newly discovered, or newly important conditions. The applicant, Winchester Court Group LLC requests a text amendment to the Libertyville Zoning Code for the purpose of including shared workspace as a permitted use in an O-2 office district. The O-2 office district includes broad uses for medical, dental, professional, and providers of business services. The O-2 zoning also includes "clean" manufacturing. The code requires a minimum lot size of 120,000 square feet and allows structures as high as five (5) stories. Such characteristics encourage development of office parks and large office complexes.

CHANGES IN THE OFFICE ENVIRONMENT

The devastating effects of Covid-19 have severely impacted the ability to lease or sell office space, especially those spaces larger than 5,000 square feet. Larger employers were hit the hardest. Regional and national companies closed suburban offices. Many employees chose to work at home (and still do). Advances in audio-visual communications allowed companies to remain competitive and profitable. Shared Workspace became the new business office model. Smaller teams or business units were created. Suburban employees can work independently, meet locally if required, and link to the home office for necessary meetings.

SPECIFIC SITE

The applicant seeks this text amendment for the purpose of entering into an operating agreement with Regus whereby Regus would manage a vacant 8,000 square foot office unit in Winchester Court (known as Winchester Court No. 1870-148). The Winchester Court complex consists of four (4) two-story brick office buildings, each approximately 40,000 square feet in size. The complex is an office condo development. The subject unit had been previously leased to Cassidy and Schade, a Chicago based law firm. Cassidy was an initial tenant in the building since it was constructed and opened in 2005. Cassidy operated a satellite, suburban office serving the northwestern suburbs. Covid 19 caused the firm to close the Libertyville office and relocate all employees to Chicago. Constructed by Werchek Builders, the office space is beautifully designed with a floor plan perfect for shared workspace. WCG's agreement with Regus requires no exterior changes to the property and minimal interior work. No additional offices, doors, or walls will be constructed. The new interior improvements include repainting, new flooring, and installation of W-Fi.

PARKING

There are four buildings in the Winchester Court Complex with a total square footage of approximately 120,000. There is parking in place for over 400 cars. Post Covid-19, approximately 200 parking spaces are occupied each workday. We anticipate that once occupied, the subject unit will not require more parking than previously utilized.

SUMMARY

Co-Working spaces offer numerous benefits for workers, our Libertyville community, and the environment:

1. **Benefits to Workers:** Co-working spaces provide flexible work arrangements, allowing workers to choose their hours and workplace according to their needs. They facilitate networking and collaboration opportunities enabling workers to connect with professionals from various industries, potentially leading to new partnerships and opportunities. Being in a shared space often boosts productivity due to the conducive environment and absence of distractions. For freelancers or small businesses, co-working spaces offer an affordable alternative to traditional office leases, providing access to amenities like high-speed internet, meeting rooms, and office equipment.
2. **Benefits for the Libertyville Community:** Co-working spaces contribute to the local community by supporting small businesses and entrepreneurs, attracting talent to the area, and fostering innovation. They serve as hubs for community events, workshops, and networking and skill-sharing sessions, promoting knowledge exchange and skill development within the community.
3. **Benefits for the Environment:** Co-working spaces reduce commuting distances and reduce carbon emissions, contributing to a more sustainable environment. Shared office spaces promote resource sharing, reduce energy consumption, lower water usage and waste generation.

Winchester Court Group, LLC asks the Village of Libertyville to adopt the proposed Text Amendment in order to benefit all owners and tenants in the Village's O-2 Office Districts.

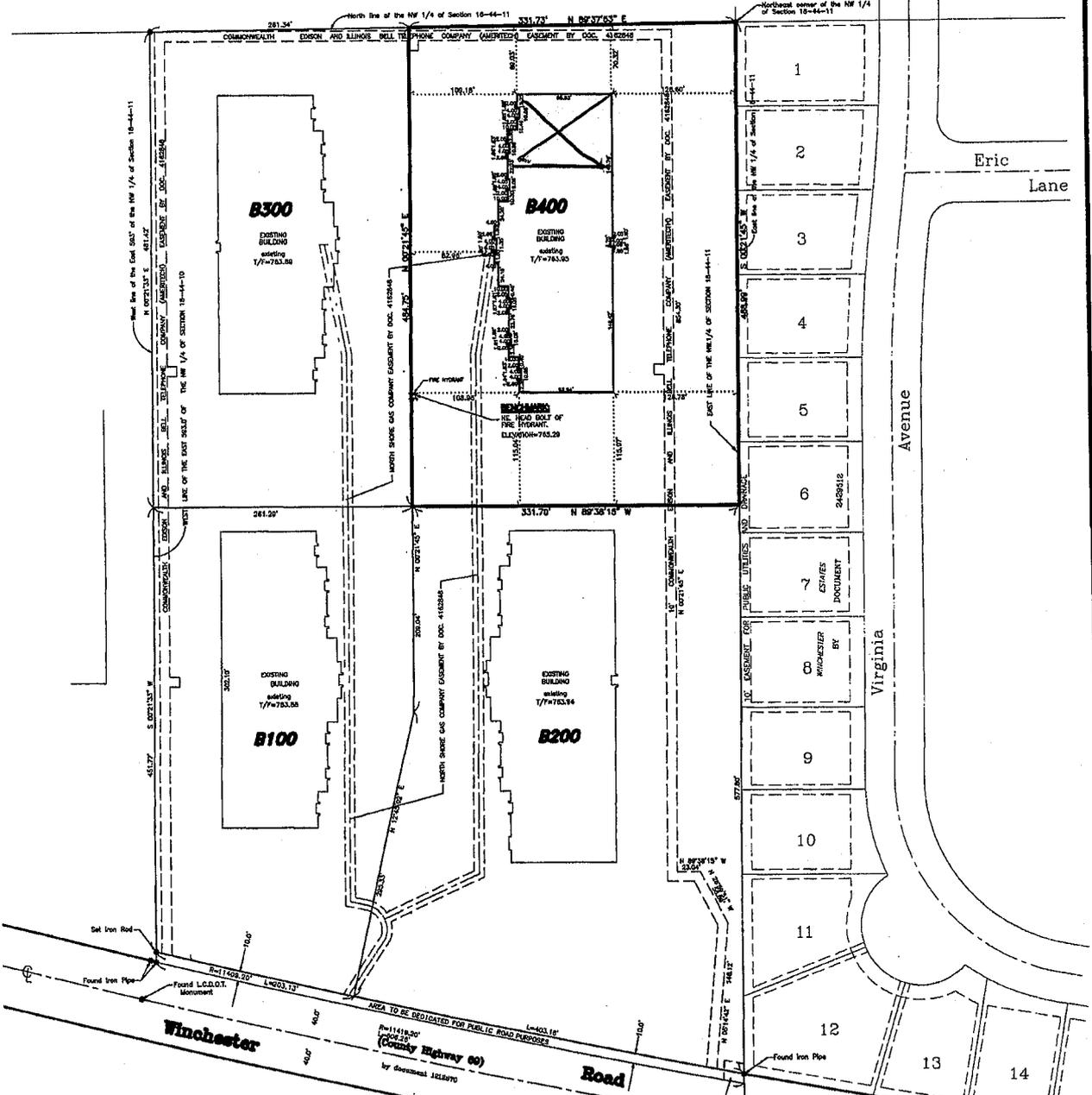
STANDARDS FOR AMENDMENTS

- a) The proposed amendment is consistent with the purpose of the Libertyville Zoning Code. The nature of office use and leasing has changed substantially in the last five (5) years due to the impact of COVID-19. These changes are more fully described in the Narrative.
- b) All units in the Winchester Office Court complex comply with O-2 zoning regulations. There are several nearby buildings zoned O-2 close by.
- c) Shared Workspace represents a major change in office usage. Rather than demolishing existing buildings (or allowing them to go into disrepair) by allowing Shared Workspace, the building(s) can be refitted to meet current business requirements.
- d) The value of the subject property will not be diminished by such an amendment and is most likely to increase.
- e) Not Applicable.
- f) The proposed amendment will not adversely affect the use and enjoyment of any adjacent property.
- g) The proposed amendment will not adversely affect the value of any adjacent property.
- h) Not Applicable, the site is fully built out.
- i) Not Applicable.
- j) Ingress and egress to and from the subject property will result in no increase in traffic, within and around the subject property.
- k) Not Applicable. All utilities and essential public service are in place and will not be affected by the proposed amendment.
- l) The subject property has been vacant for 10 months. The size of the office unit (approximately 8,000 square feet) makes it difficult to lease to a single tenant at a reasonable rate.
- m) The problems faced by Winchester Court Group, LLC are not unique to the Applicant. Tenants are demanding lower rental rates and reducing square footage needs throughout the country. The amendment will be a step forward by the Village to help all Libertyville O-2 property owners and tenants.

PLAT OF SURVEY

of
WINCHESTER COURT DEVELOPMENT AREA
B400
BEING A CONDOMINIUM DEVELOPMENT OF

THAT PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 484.99 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 15 SECONDS WEST, A DISTANCE OF 331.70 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 484.25 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 331.73 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



NOTES:

FLOOD LETTER CERTIFICATION REPORT
THIS IS TO CERTIFY THAT AS OF THIS DATE, THE ABOVE REFERENCED PROPERTY IS NOT LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP IN OUR FILE AS FAR AS CAN BE DETERMINED, VILLAGE OF URBANTVILLE.
MAP SOURCE: 130377 0161 F
DATED: SEPTEMBER 3, 1997

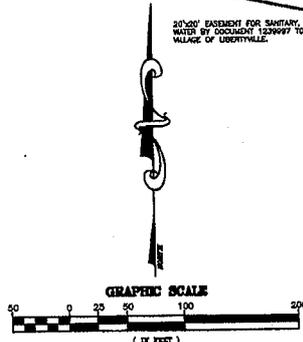
WINCHESTER COURT TOTAL AREA:
B100: 116,255 SQ.FT./2.671 AC.
B300: 190,500 SQ.FT./4.373 AC.
B300: 128,234 SQ.FT./2.937 AC.
B400: 181,498 SQ.FT./4.157 AC.
TOTAL AREA: 594,815 SQ.FT./13.650 AC.

HORIZONTAL PLANS WITHIN THIS EXHIBIT ARE SHOWN AS THE TOP OF FINISHED FLOOR AND BOTTOM OF FINISHED CEILING.
VERTICAL PLANS WITHIN THIS EXHIBIT ARE SHOWN AS MEASURED TO THE INTERIOR FACE OF FINISHED WALL.

BY OF ILLINOIS
CITY OF LAKE S.S.

BRYAN J. LEY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED & PLATTED THE LAND AS DESCRIBED IN THE ABOVE TITLE. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF SAID LAND AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR SURVEYING.
D.D. AT GRAYSLAKE, ILLINOIS THIS 1st DAY OF MARCH, A.D. 20 08.

PROFESSIONAL LAND SURVEYOR 33-2018
MY LICENSE EXPIRES 11-30-08
PROFESSIONAL DESIGN FIRM NO. 184-002732

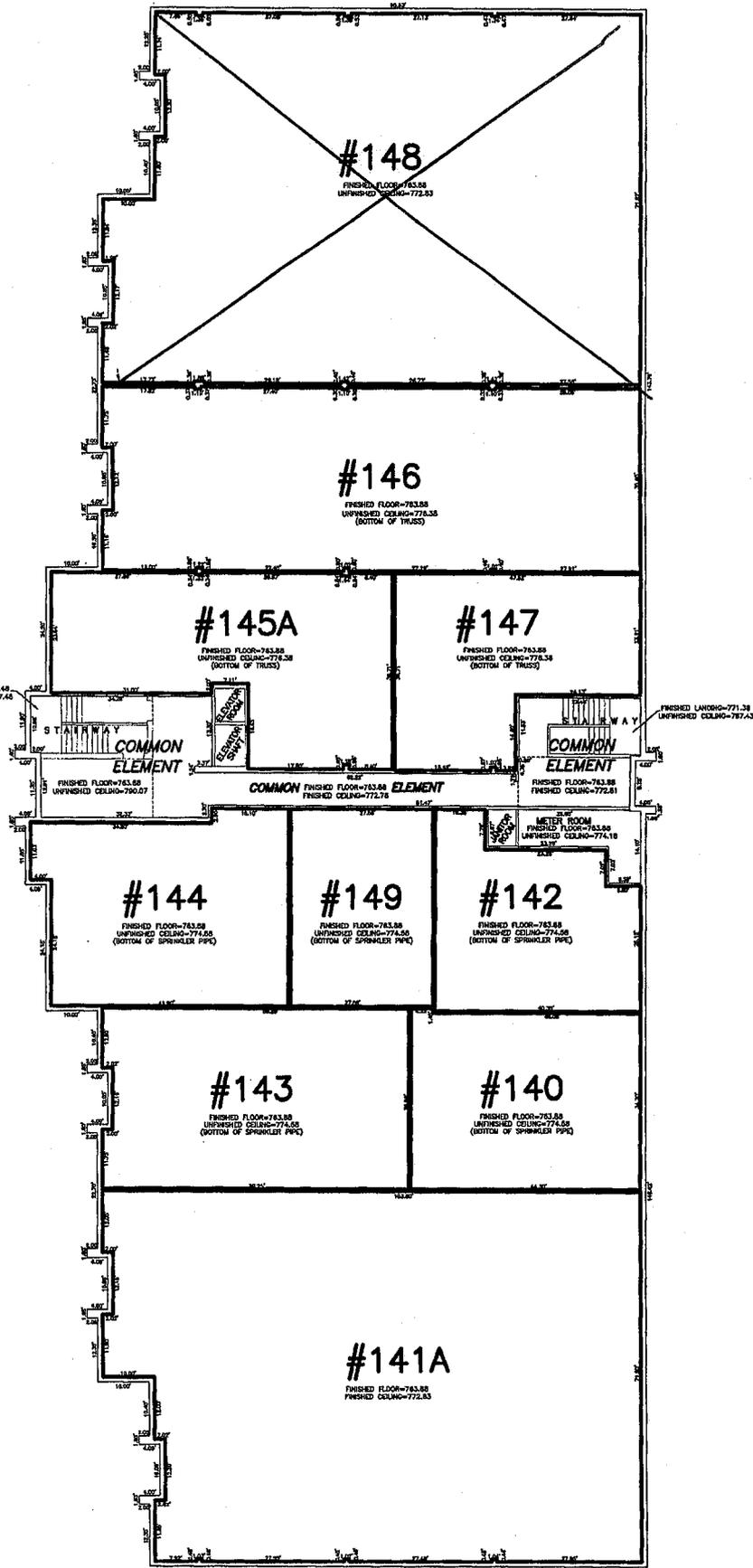


NO.	DATE	DESCRIPTION	BY
8	05-23-08	ADD 141A,140-141,142,210,213A	S.J.L.
8	03-25-07	ADD 240B,247,249/REVISE 145 WEAS.	S.J.L.
4	01-18-07	ADD 145A, 146, 147	S.J.L.
3	04-21-06	REVISE 240 LABEL	S.J.L.
2	04-19-06	ADD UNIT 248	S.J.L.
1	01-03-06	ORIGINAL ISSUE	S.J.L.

NOTES:
PLAT IS VOID IF THE IMPROVED SURVEYORS SEAL DOES NOT APPEAR.
Only these Building Lines or Easements shown on a Recorded Subdivision Plat or Plan & Easement Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN and associates, ltd.
professional land surveyors
graylake 647-223-0914 Elmhurst

PLAT
OF
WINCHESTER
COURT
BUILDING 400
FIRST FLOOR PLAN



FILE NO. 42-97,
SCALE 1" = 10'
BLDG400.DWG

NO.	DATE	DESCRIPTION	BY
0	05-23-08	ADD 140,141,142,143,144,149,141A	B.J.L.
1	03-08-07	ADD 2450,247,248/REVISE 148 MEAS.	B.J.L.
4	1-19-07	ADD 145A, 145, 147	B.J.L.
3	4-21-06	REVISE 245 LABEL	B.J.L.
2	4-19-06	ADD UNIT 246	B.J.L.
1	1-18-05	ORIGINAL ISSUE	B.J.L.



Photo 1
Aerial view of site showing building layout and surrounding landscape.



Photo 2
Aerial view of site showing building layout and surrounding landscape.



Photo 3
Aerial view of site showing building layout and surrounding landscape.

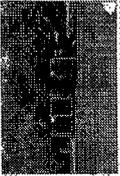


Photo 4
Aerial view of site showing building layout and surrounding landscape.



Photo 5
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Photo 6
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Photo 7
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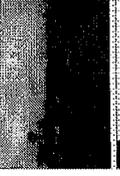


Photo 8
Aerial view of site showing building layout and surrounding landscape.



Photo 9
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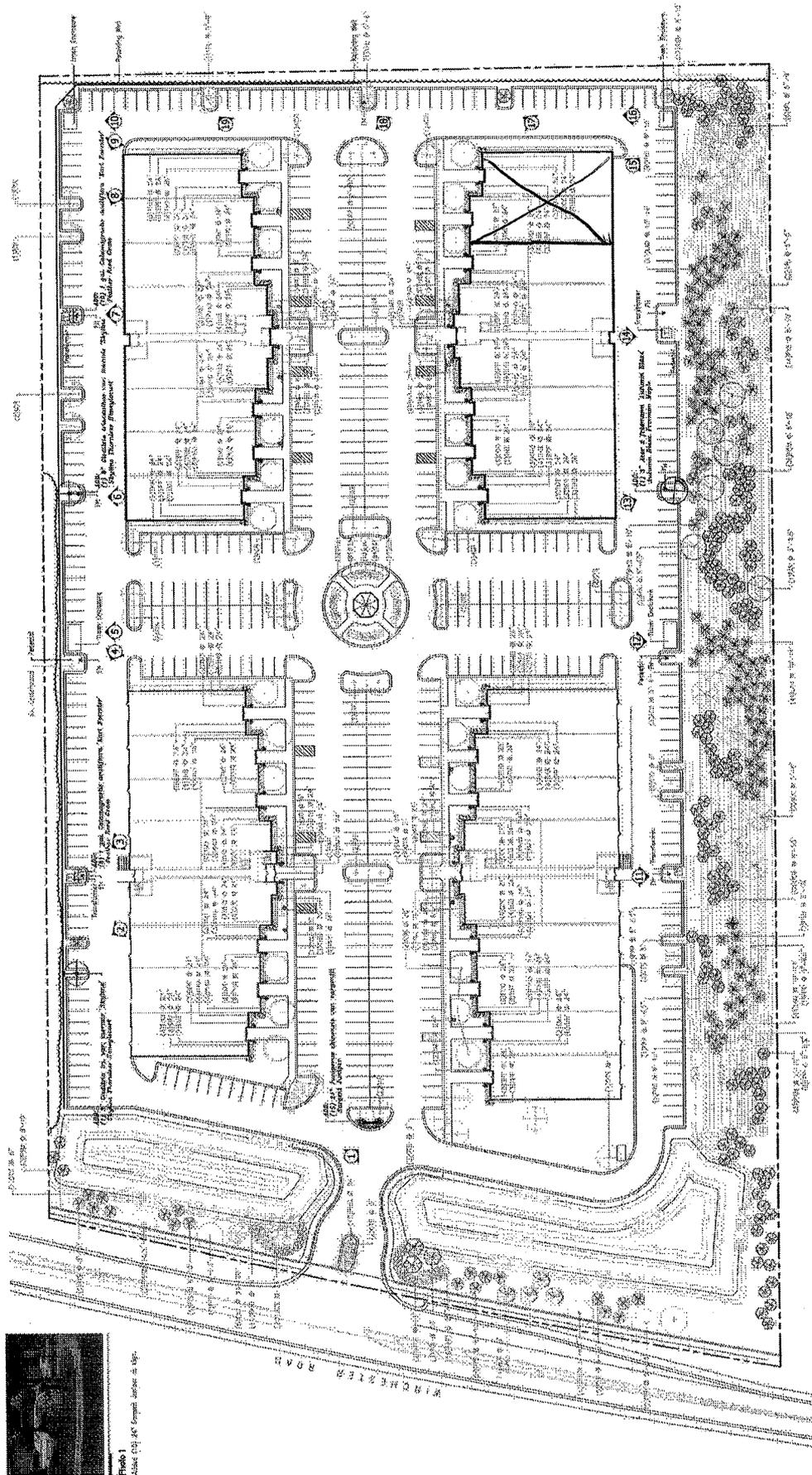


Photo 10
Aerial view of site showing building layout and surrounding landscape.



Photo 11
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Photo 12
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Photo 13
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Photo 14
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Photo 15
Aerial view of site showing building layout and surrounding landscape.



Photo 16
Aerial view of site showing building layout and surrounding landscape.



Photo 17
Aerial view of site showing building layout and surrounding landscape.



Photo 18
Aerial view of site showing building layout and surrounding landscape.