

WEBSTER SQUARE

Residences | Flats | Shop | Health & Wellness

WEBSTER SQUARE

Live | Work | Play

WEBSTER
SQUARE



- Homes, offices, boutique neighborhood market and amenities in a single destination
- Adaptive reuse of existing buildings for greater compatibility with the surrounding neighborhood

Residences at **WEBSTER SQUARE**

**WEBSTER
SQUARE**



- Transforms and reclads existing structure into 120 luxury condominiums in LEED-certified building on Webster Street
- One – three bedrooms beginning at \$475,000
- Fitness center, community and media rooms
- 24-hour doorman and security
- Below-grade parking
- No increase of building height

The Flats at **WEBSTER SQUARE**

**WEBSTER
SQUARE**



- Forty-two new-construction residences replacing and reducing size of existing structures along Grant Place
- New setback and open space along Grant Place
- Two – four bedrooms beginning at \$650,000
- Below-grade parking
- Use of existing foundations protects neighboring properties and ensures less construction impact

Health & Wellness at **WEBSTER SQUARE**

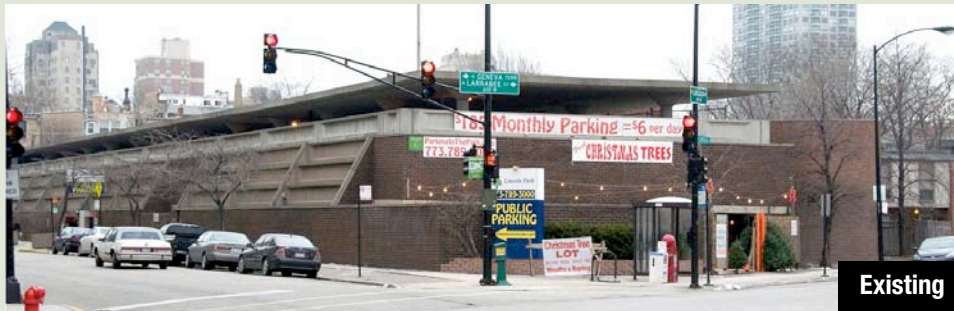
**WEBSTER
SQUARE**



- Adaptive reuse of building
- Six floors of medical and professional offices and health and wellness services
- Parking for occupants and visitors

The Fresh Market at **WEBSTER SQUARE**

**WEBSTER
SQUARE**



- Re-clad building including green roof
- The Fresh Market – gourmet prepared foods and locally-sourced organic selections
- 255 parking spaces
- Sales floor occupies only 12,000 square feet, all at ground level
- Windows and landscaping beautify streetscape and enhance community safety
- Neighborhood parking available

Green at **WEBSTER SQUARE**

**WEBSTER
SQUARE**

- LEED-certified adaptive re-use and façade replacement of existing buildings
- Site design demonstrates best practices of urban planning
- Increases green space from 4,800 square feet to more than 50,000 square feet



WEBSTER SQUARE

Smart Urban Redevelopment

WEBSTER
SQUARE



- Adaptive reuse and façade replacement of three major structures
- No increase in building height
- Reduction of building volume
- LEED-certified project
- Architecturally significant façade renovation by renowned local architects Solomon Cordwell Buenz respects neighborhood history and context
- Enhanced neighborhood streetscape and safety along Lincoln Avenue, Webster Street, Geneva Terrace and Grant Place

WEBSTER SQUARE

Adding Value to Community and City Alike

WEBSTER
SQUARE



- 162 proposed homes represent half the allowable zoning density on the surrounding blocks
- Creates more than 400 construction jobs and more than 100 permanent jobs
- Increases tax revenues to city and community
- Enhances property values
- Neighborhood parking availability

WEBSTER SQUARE

Complementing a Vibrant Community



WEBSTER
SQUARE

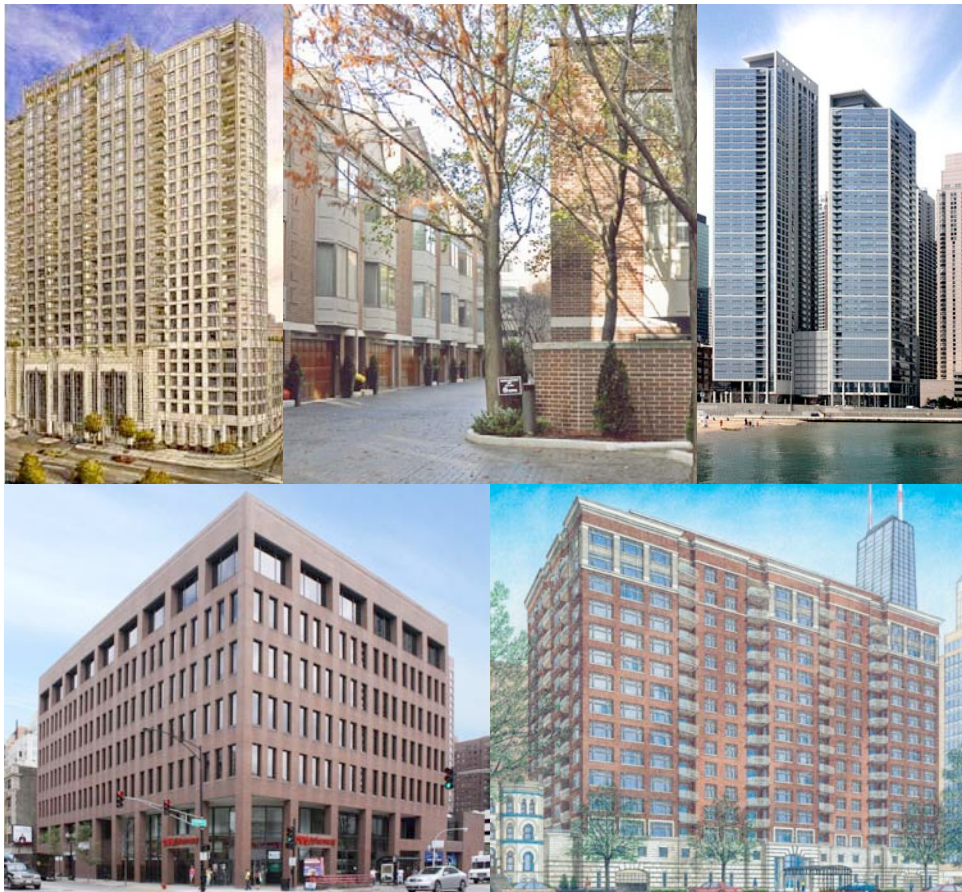
As proposed, this development:

- Decreases building volume
- Does not increase building height
- Increases green space and landscaping
- Improves the appearance and architectural quality of the site
- Represents a reduction in permitted intensity of use of the site
- Includes only half the residential density that is permitted in the surrounding neighborhood
- Includes parking for on-site uses and the neighborhood
- Is environmentally responsible
- Reduces traffic from permitted existing use
- Improves neighborhood security

About the Developer

Sandz Development Co.

SANDZ | DEVELOPMENT



- Principals Michael Supera and Richard Zisook's 40-year partnership has resulted in the development of more than \$750 million in condominiums and townhomes on the North Side of Chicago
- Sandz Development has a 100-percent success rate for project completion, accountability and responsibility.
- Award-winning single-family townhome, condominium, commercial and high-rise developments
- Builder of more than 500 townhomes in Lincoln Park, including Eugenie Terrace and Dickens Court
- Recent condominium developments include 600 N. Lake Shore Dr., 530 N. Lake Shore Dr., and The Whitney at 1301 N. Dearborn