



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 5, 2016

John J. Lawlor  
Dentons US LLP  
233 S. Wacker Dr., Suite 5900  
Chicago, IL 60606-6261

**Re: Administrative Relief request for Planned Development No. 1336, 1515 W. Webster Avenue**

Dear Mr. Lawlor:


Please be advised that your request for a minor change to Waterway Planned Development No. 1336 ("PD 1336") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1336.

Your client and the owner of all of the property within PD 528, 1511 W. Webster LLC, is seeking administrative relief to add sunshades to the proposed building in order to achieve LEED Certification. As a result, the building needs to be moved three feet to the west from N. Dominick St. to create adequate space for the sunshades. The sunshades will provide the required reduction in solar heat gain needed to comply with the LEED energy usage requirements and the building relocation will still comply with the required 30 foot riverwalk setback. The proposed modifications are shown on the attached drawings, dated August 3, 2016: Site Plan, Landscape Plan, Landscape Plan Enlargement-North, Landscape Plan Enlargement-South, North, South, East and West Elevations.

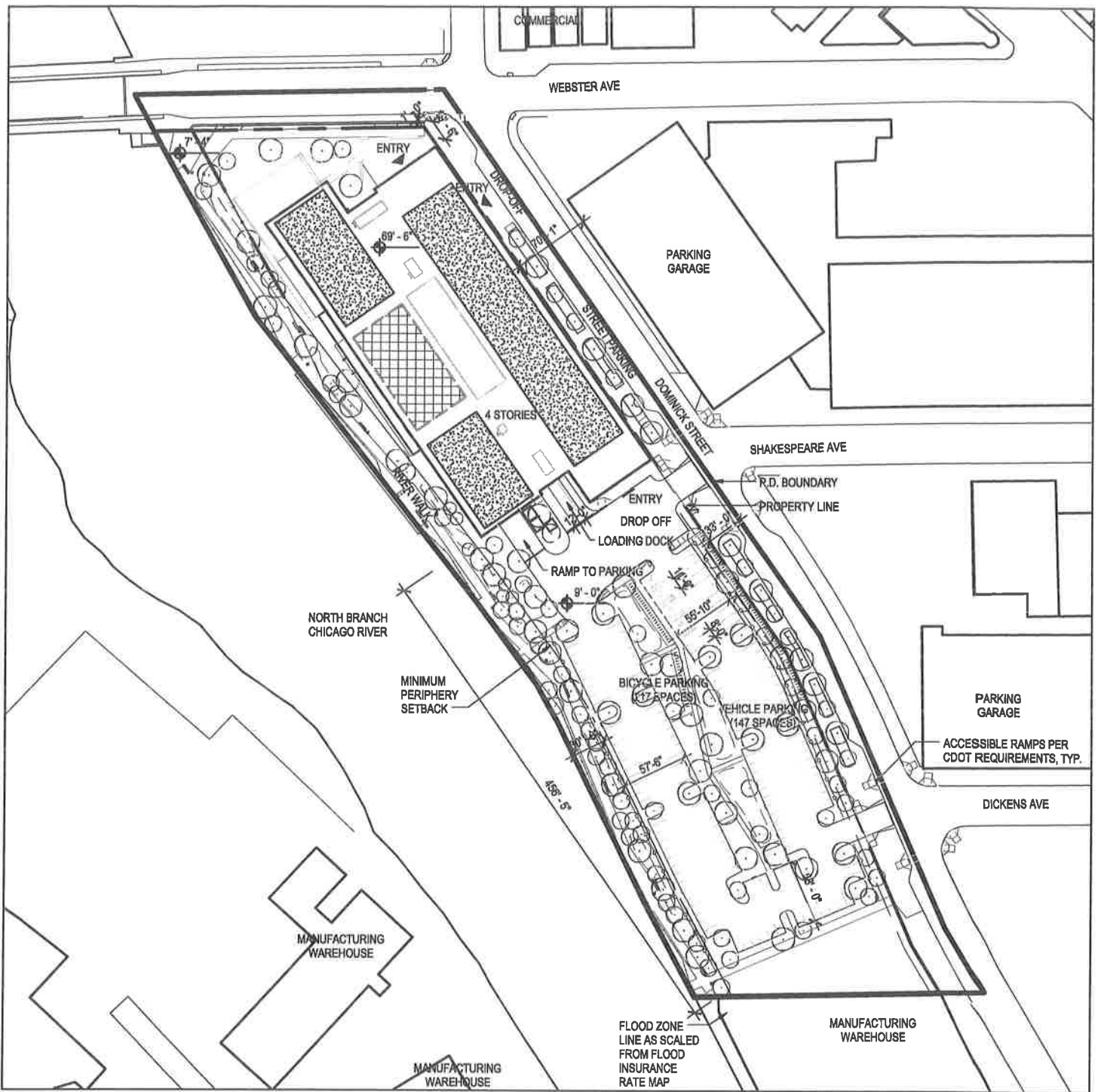
With regard to your request, the Department of Planning and Development has determined that allowing the proposed sunshades and three foot building relocation will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 1336, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Ron Daye, Main file



LEGEND

— PLANNED DEVELOPMENT (P.D.) BOUNDARY



Applicant: 1511 W. WEBSTER, LLC, a Delaware limited liability company

Scale: 1" = 125'-0"

Exhibits Revised: AUGUST 03, 2016

Address: 1515 WEST WEBSTER AVENUE

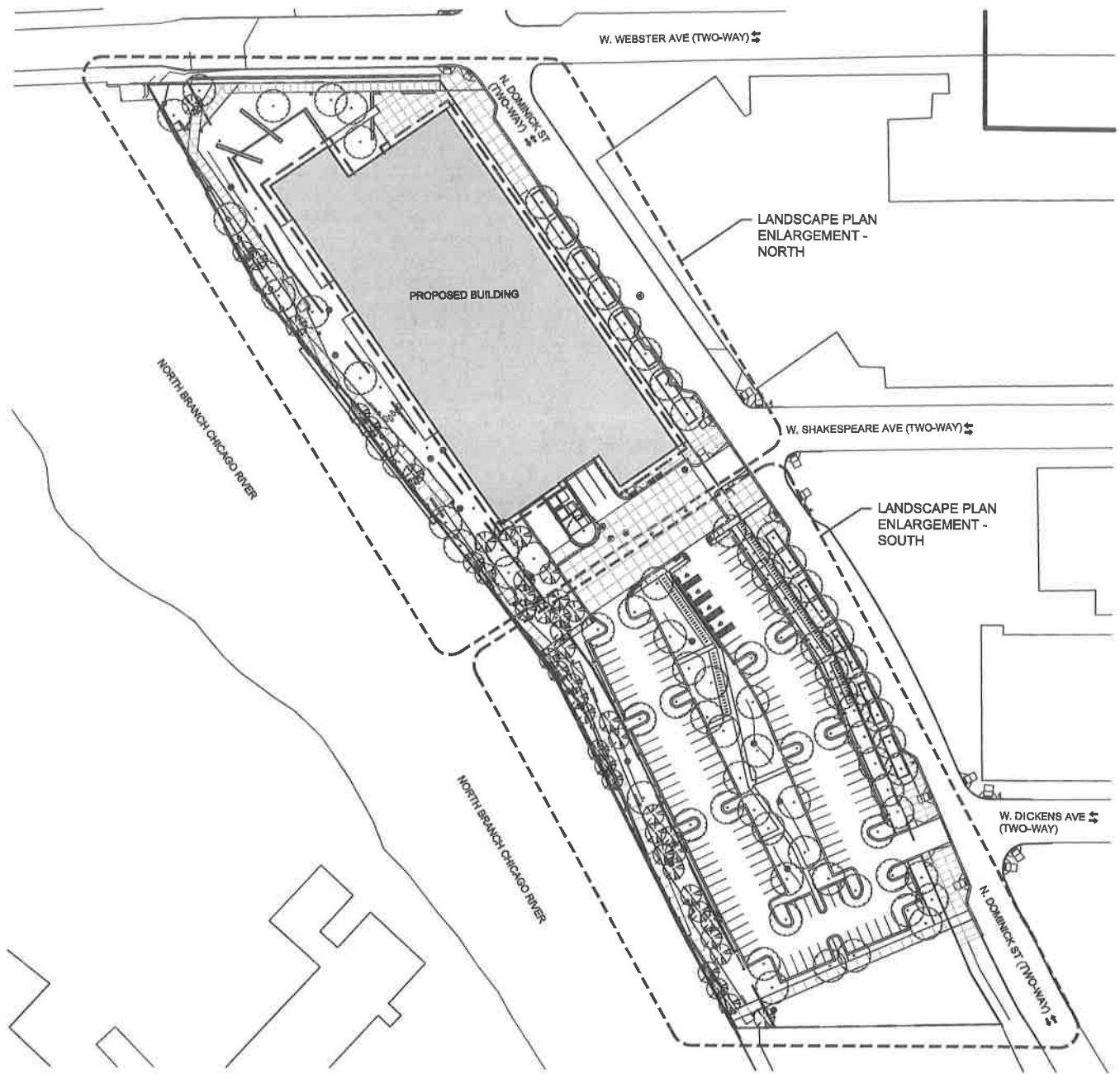
WEBSTER PROPERTY  
SITE PLAN

SOM

SKIDMORE, OWING & MERRILL, LLP  
224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604



STERLING BAY  
1040 WEST RANDOLPH STREET, CHICAGO, IL 60607



LANDSCAPE PLAN - OVERALL

CHICAGO RIVER CORRIDOR DESIGN GUIDELINES CALCULATIONS

VEHICULAR USE AREA RIVER FRONTAGE:	445 LF
REQUIRED TREE PLANTING:	1 TREE PER 25 LF FOR 445 LF = 36
NON-VEHICULAR USE AREA RIVER FRONTAGE:	467 LF
REQUIRED TREE PLANTING:	1 TREE PER 25 LF FOR 467 LF =19
TOTAL REQUIRED TREE PLANTING:	55

NOTES

1. RIVERWALK AND ASSOCIATED IMPROVEMENTS TO MEET OR EXCEED THE REQUIREMENTS OUTLINED IN THE CHICAGO RIVER CORRIDOR DESIGN GUIDELINES AND STANDARDS.
2. TOTAL BICYCLE PARKING COUNT = 217 SPACES



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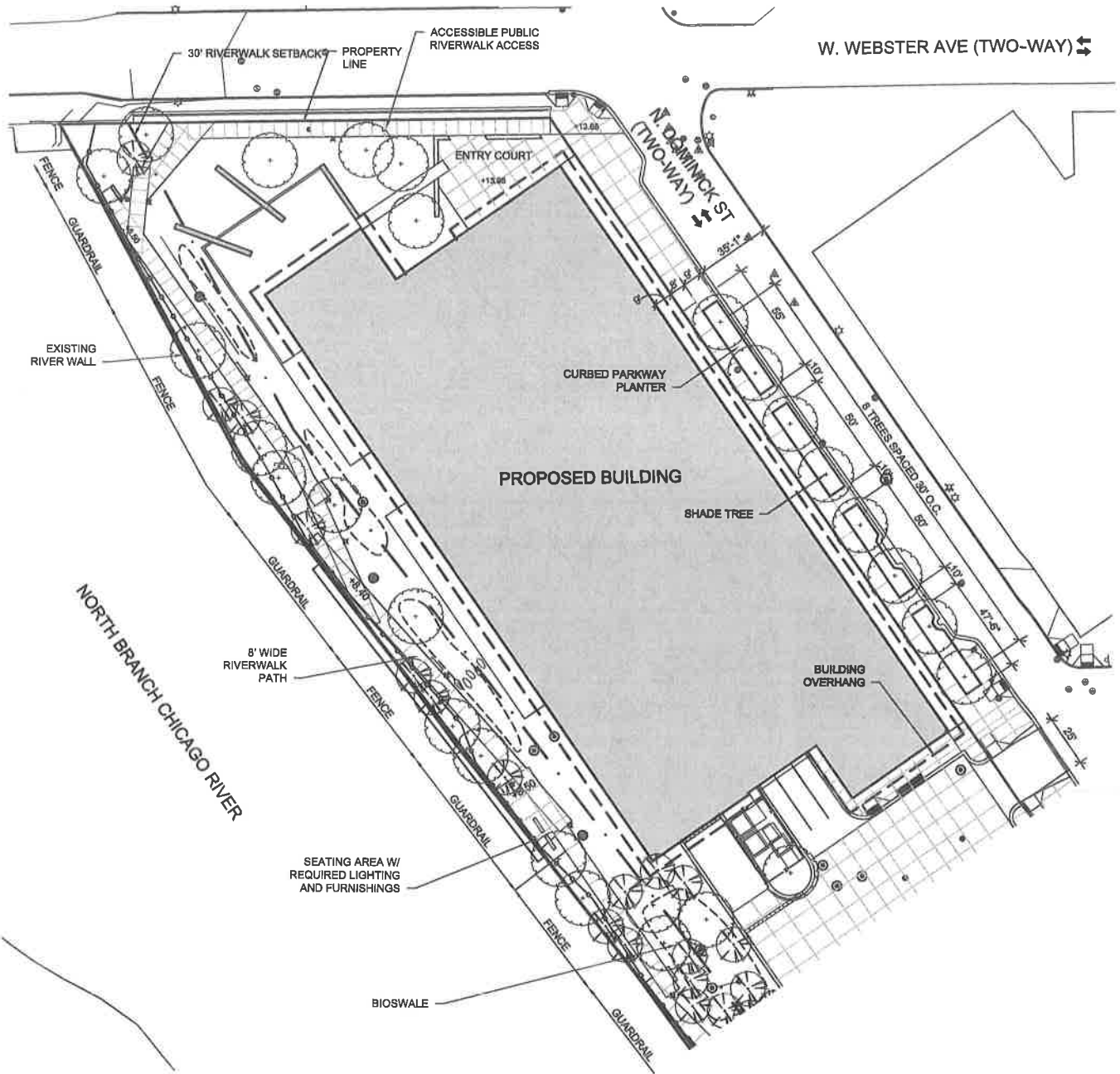
WEBSTER PROPERTY  
LANDSCAPE PLAN

SOM

SKIDMORE, OWING & MERRILL,  
224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604



STERLING BAY  
1040 WEST RANDOLPH STREET, CHICAGO, IL



LANDSCAPE PLAN ENLARGEMENT - NORTH

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Applicant: 1511 W. WEBSTER, LLC, a Delaware limited liability company

Scale: 1" = 75'-0"

Exhibit Revised : AUGUST 3, 2016

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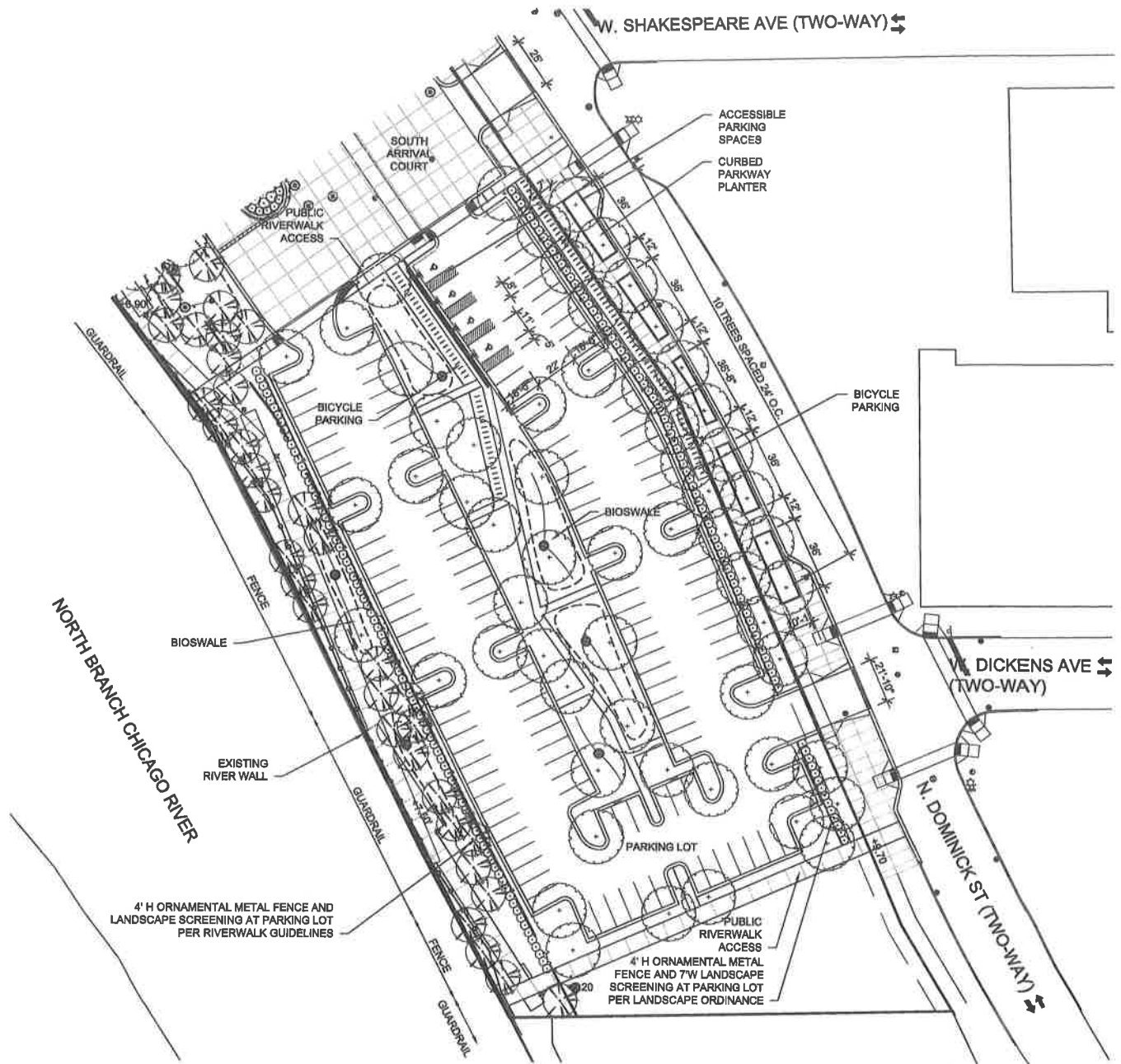
WEBSTER PROPERTY  
 LANDSCAPE PLAN ENLARGEMENT -  
 NORTH

SOM

SKIDMORE, OWING & MERRILL,  
 224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604



STERLING BAY  
 1040 WEST RANDOLPH STREET, CHICAGO, IL



LANDSCAPE PLAN ENLARGEMENT - SOUTH

PARKING LOT VEHICULAR USE AREA

147 PARKING SPACES W/4 ACCESSIBLE	
TOTAL VEHICULAR USE AREA:	37,929 SF
REQUIRED INTERNAL LANDSCAPED AREA:	10% of 37,929 = 3,793
LANDSCAPED AREA PROVIDED:	14,751 SF
REQUIRED INTERNAL TREE PLANTING:	1 TREE PER 125 SF FOR 3,793 SF = 31 TREES
TREES PROVIDED:	40

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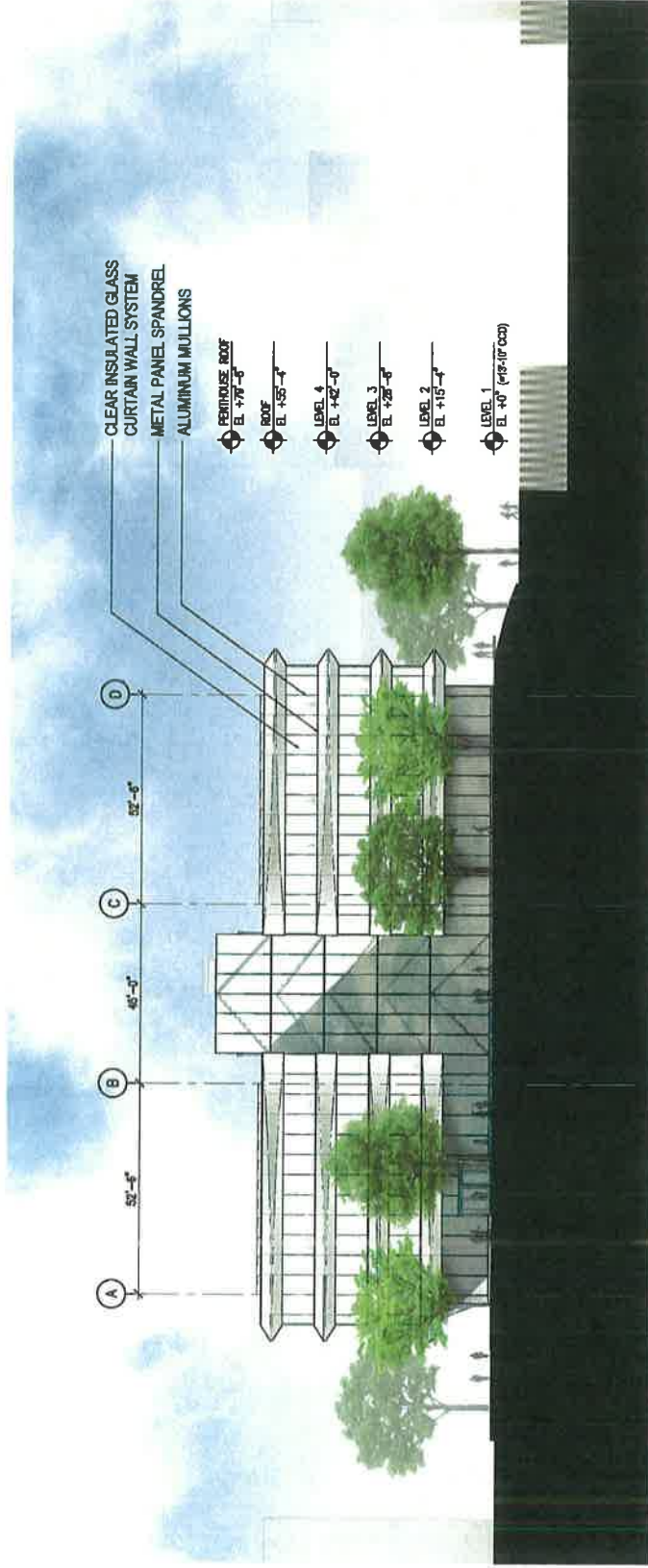
WEBSTER PROPERTY  
LANDSCAPE PLAN ENLARGEMENT -  
SOUTH

SOM

SKIDMORE, OWING & MERRILL  
224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604



STERLING BAY  
1040 WEST RANDOLPH STREET, CHICAGO, IL



Applicant: 1511 W. WEBSTER, LLC, a Delaware limited liability company  
 Address: 1515 WEST WEBSTER AVENUE

Exhibits Revised : AUGUST 03, 2016

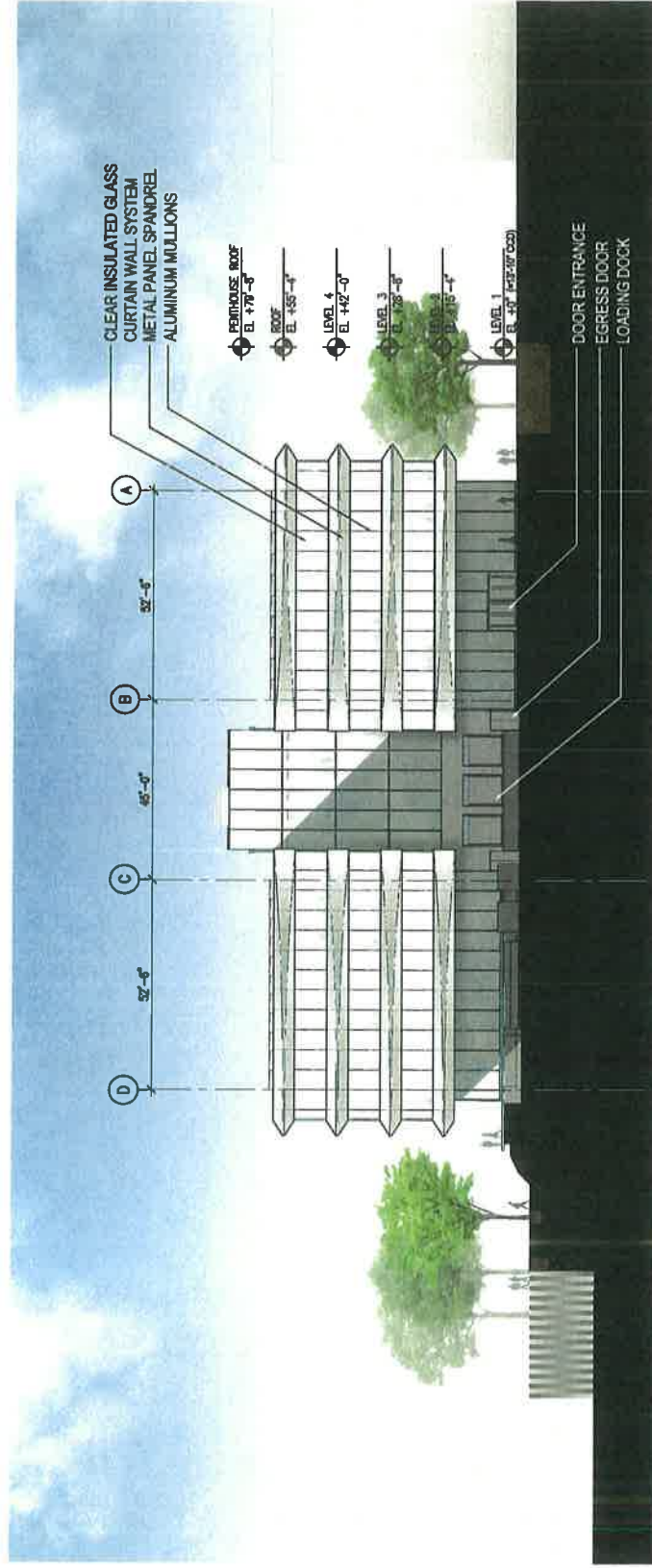
WEBSTER PROPERTY  
 NORTH ELEVATION

SOM

SKIDMORE, OWING & MERRILL, LLP  
 224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604



STERLING BAY  
 1040 WEST RANDOLPH STREET, CHICAGO, IL 60607



Applicant: 1511 W. WEBSTER, LLC, a Delaware limited liability company

Address: 1515 WEST WEBSTER AVENUE

WEBSTER PROPERTY  
SOUTH ELEVATION

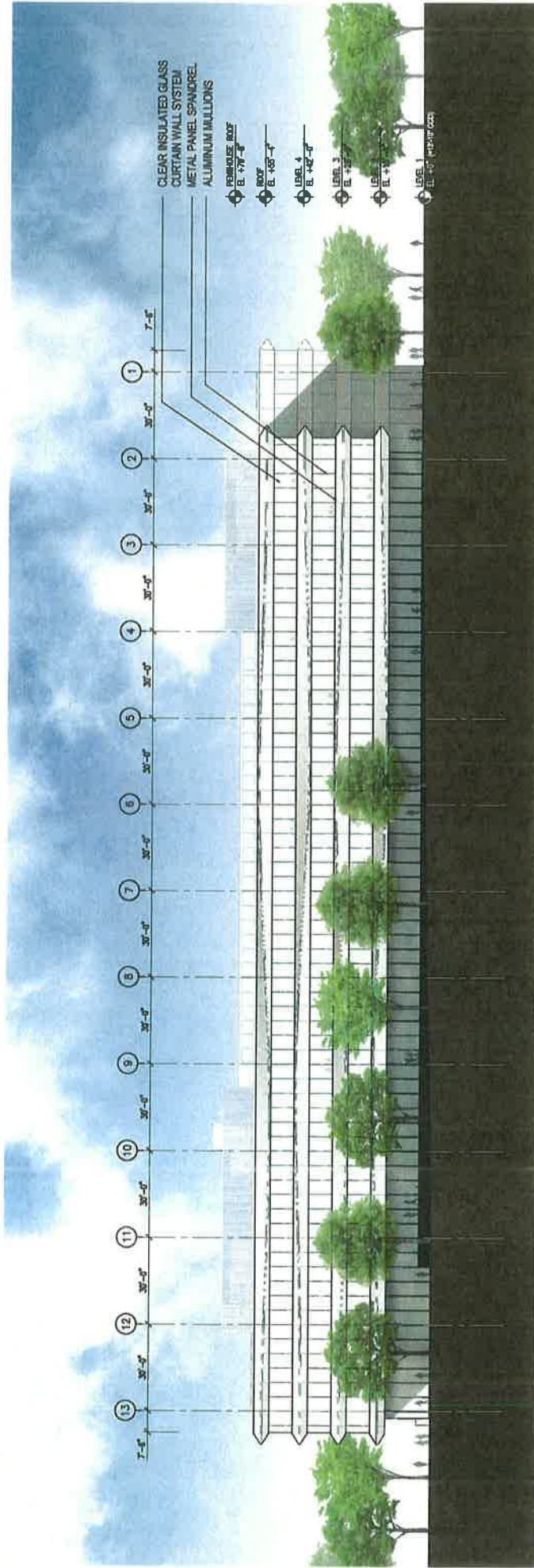
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SKIDMORE, OWING & MERRILL, LLP  
224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604



STERLING BAY  
1040 WEST RANDOLPH STREET, CHICAGO, IL 60607

Exhibits Revised : AUGUST 03, 2016



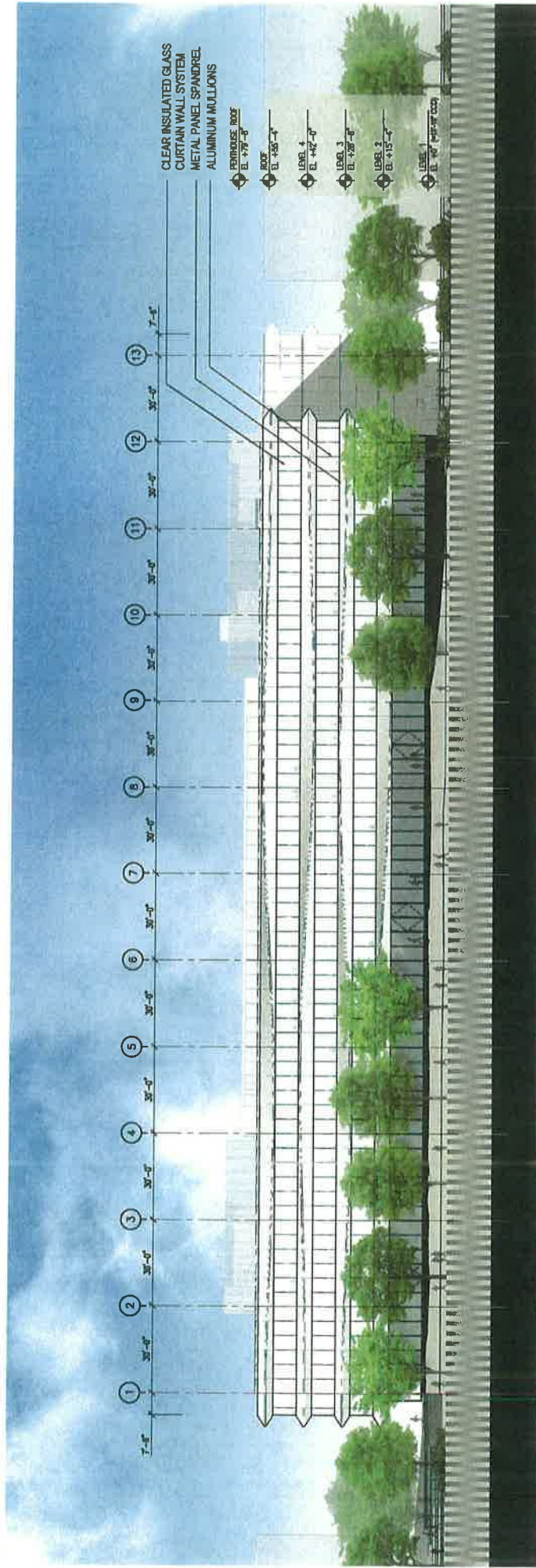
Applicant: 1511 W. WEBSTER, LLC, a Delaware limited liability company  
 Address: 1515 WEST WEBSTER AVENUE

Exhibits Revised : AUGUST 03, 2016

**WEBSTER PROPERTY  
 EAST ELEVATION**

**SOM**  
 SKIDMORE, OWING & MERRILL, LLP  
 224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604


**SB**  
 STERLING BAY  
 1040 WEST RANDOLPH STREET, CHICAGO, IL 60607



Applicant: 1511 W. WEBSTER, LLC, a Delaware limited liability company  
 Address: 1515 WEST WEBSTER AVENUE

**WEBSTER PROPERTY**  
**WEST ELEVATION**

**SOM**  
 SKIDMORE, OWING & MERRILL, LLP  
 224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604


**STERLING BAY**  
 1040 WEST RANDOLPH STREET, CHICAGO, IL 60607

Exhibits Revised : AUGUST 03, 2016

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 5-G.*  
(As Amended)  
(Application No. 18727)  
(Common Address: 1515 W. Webster Ave.)

WPD 1336

[SO2016-2602]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Manufacturing District Number 2 district symbols and indications as shown on Map Number 5-G in the area bounded by:

West Webster Avenue; North Dominick Street; a line 777.3 feet south of West Webster Avenue; and the Chicago River,

to those of a Waterway Planned Development District, which is hereby established in the areas above-described, subject to the use and bulk regulations as are set forth in the plan of development herewith attached and made part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Planned Development Statements.*

1. The area delineated herein as Waterway Planned Development Number 1336 ("Planned Development") consists of approximately 187,352 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 1511 West Webster LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's

successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans (as described in Section 4, below).

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Generalized Land-Use Plan; Site Plan; Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West), submitted herein. Full-sized copies of the Site Plan, Generalized Land-Use Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed/permitted in the area delineated herein as a Waterway Planned Development: offices; high technology offices; outdoor roof deck; accessory parking; electronic data storage center; business support services; copying and reproduction; communication service establishments; eating and drinking

establishments (restaurant, limited), restaurant (general), tavern, provided each is limited to a maximum of 4,000 gross square feet and no entertainment is allowed; financial services, excluding drive-through facilities, pay day loan and pawn shops; retail sales, general, limited to a maximum of 3,000 gross square feet only for accessory sale of goods produced on-site; manufacturing, production and industrial service, artisan and limited; wireless communication facilities, co-located; and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines of the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail providing a right of access for pedestrian and bicycle movement as indicated on the Site Plan and Open Space Plan and Landscape Plan; and (b) permit connection of such setback and trail on the Property to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The applicant shall permit un-gated public access to the riverside trail on the Property and provide signage that the riverside trail is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of the Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
9. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 187,352 square feet.
10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. Such modifications may include the relocation of access between the river setback and Dominick Street to a substitute location.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. A rooftop deck is permitted. The project will have a 50 percent green roof and achieve LEED certification.
16. This Planned Development shall, be governed by Section 17-13-0612 of the Zoning Ordinance in effect as of the date of this ordinance. Should this Planned Development ordinance lapse pursuant to said Section 17-13-0612, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the Planned Manufacturing District Number 2, Subdistrict A zoning district that served as the previous zoning district classification of this Planned Development.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Generalized Land-Use Plan; Site Plan; Landscape Plan; North and South Landscape Plan Enlargements; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 27206 through 27218 of this *Journal*.]

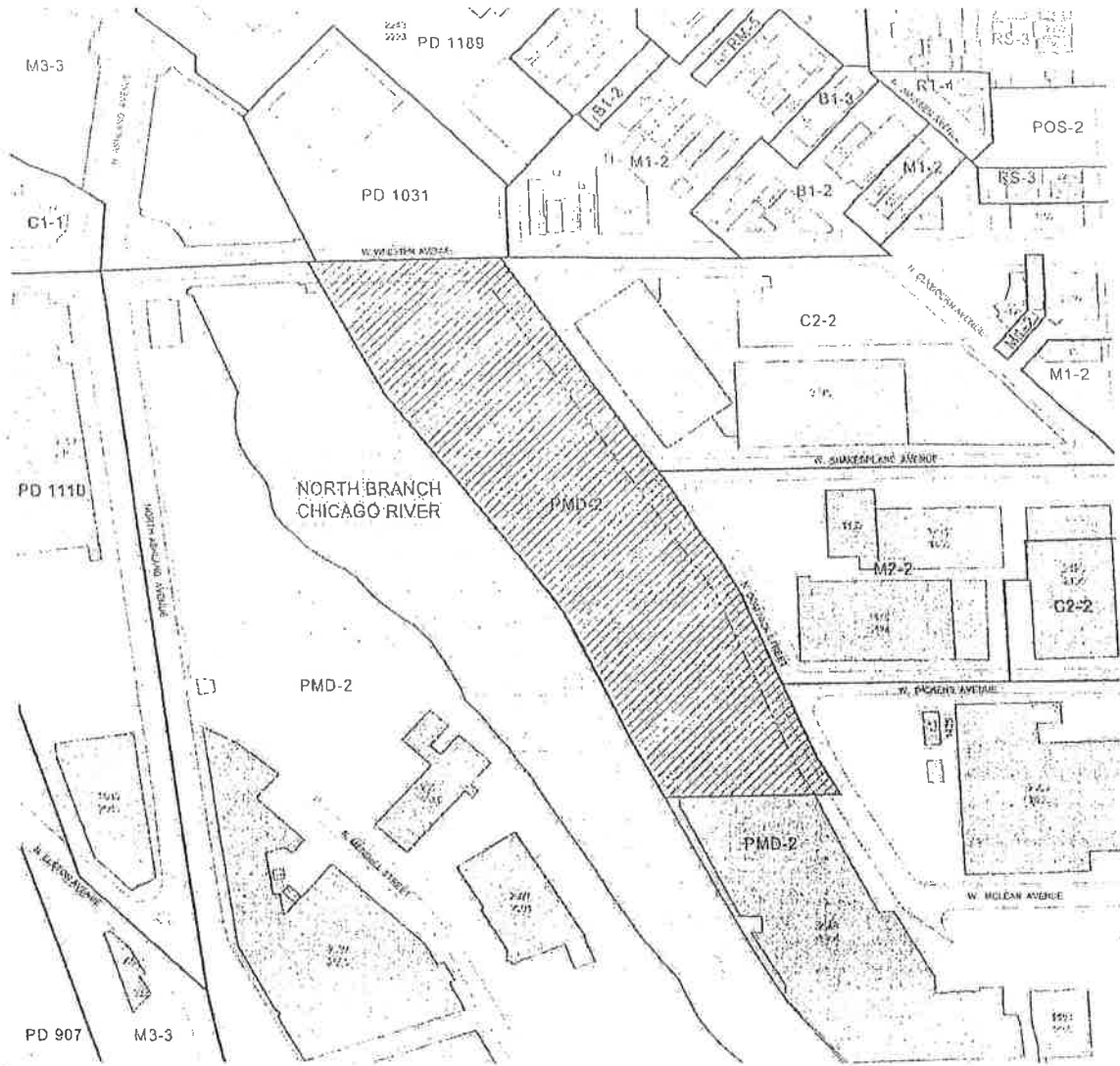
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Waterway Planned Development No. 1336.*

*Bulk Regulations And Data Table.*

Gross Site Area:	226,228 square feet
Area in the Public Right-of-Way:	38,876 square feet
Net Site Area:	187,352 square feet
FAR:	3.0
Minimum Parking Spaces:	197
Minimum Bicycle Parking:	217
Off-Street Loading Berths:	3
Maximum Building Height:	79 feet, as "Building Height" is defined in the Chicago Zoning Ordinance
Minimum Periphery Setbacks:	Per Site Plan

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LEGEND

- B1-2 Neighborhood Shopping District
- B1-3 Neighborhood Shopping District
- C1-1 Neighborhood Commercial District
- C2-2 Motor Vehicle-Related Commercial District
- M1-2 Limited Manufacturing/Business Park District
- M3-3 Heavy Industry District
- POS-2 Parks & Open Space District
- PDM-2 Planned Manufacturing District
- PD-907 Planned Development
- PD-1031 Planned Development
- PD-1189 Planned Development
- RM-4.5 Residential Multi-Unit District
- RM-5 Residential Multi-Unit District
- RS-3 Residential Single-Unit District
- RT-4 Residential Two-Flat, Townhouse & Multi-Unit District

Applicant: 1511 W. WEBSTER, LLC

Scale: NTS

City Council Introduction Date : APRIL 13, 2016

Address: 1511 WEST WEBSTER AVENUE

Plan Commission Date : JUNE 16, 2016

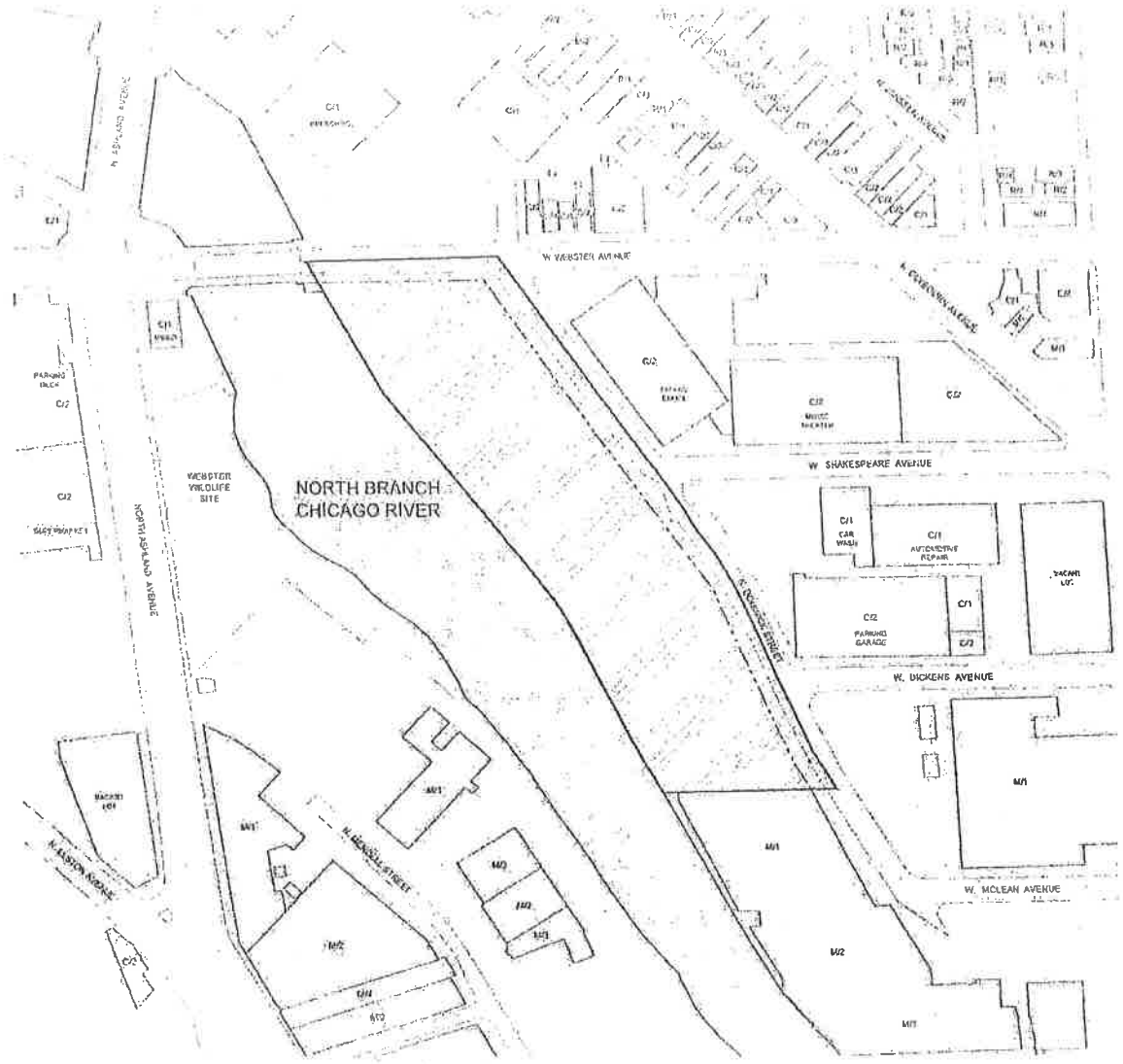
WEBSTER PROPERTY  
EXISTING ZONING MAP

**SOM**  
 SKIDMORE, OWING & MERRILL, LLP  
 225 WEST WASHINGTON AVENUE, CHICAGO, IL 60604

**STERLING BAY**  
 1040 WEST RANDOLPH STREET, CHICAGO, IL 60604



FINAL FOR PUBLICATION



LEGEND

- B BUSINESS
- C COMMERCIAL
- M MANUFACTURING
- POS PARK
- PD PLANNED DEVELOPMENT
- R RESIDENTIAL
- S STORAGE

LETTER - #  
 NUMBER OF STORIES  
 BUILDING TYPE

SUBJECT PREMISES



Applicant: 1511 W. WEBSTER, LLC, a subsidiary of the SOM Company  
 Address: 1515 WEST WEBSTER AVENUE

Scale: NTS

City Council Introduction Date: APRIL 13, 2016

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WEBSTER PROPERTY  
 EXISTING LAND USE MAP

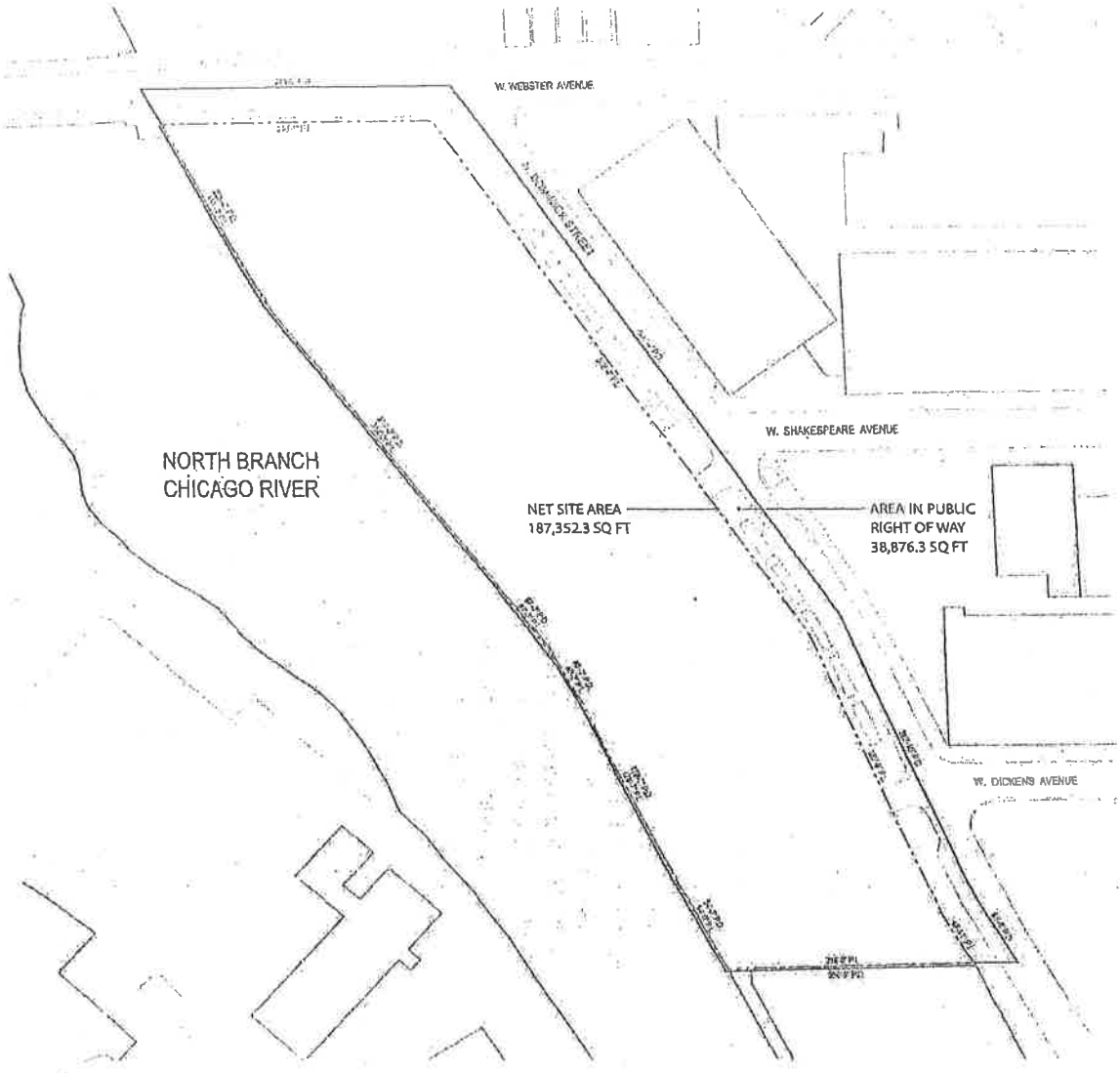


SKIDMORE, OWING & MERRILL, LLP  
 275 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60601



STERLING BAY  
 1000 WEST RANDOLPH STREET, CHICAGO, IL 60607

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LEGEND

- PLANNED DEVELOPMENT (P.D.) BOUNDARY
- - - PROPERTY LINE (P.L.)



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Scale: 1" = 125'-0"

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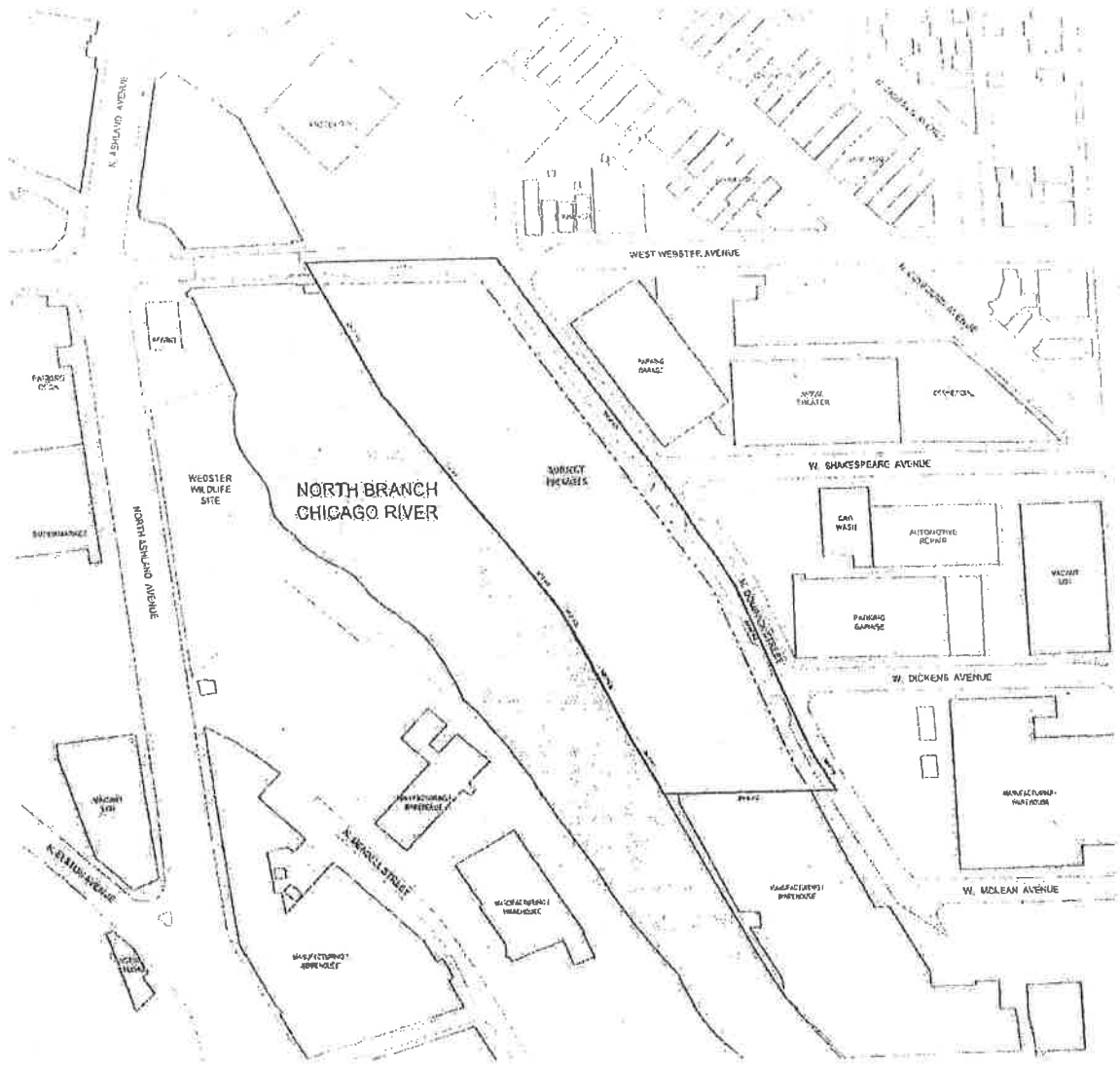
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WEBSTER PROPERTY  
PD BOUNDARY AND PROPERTY LINE MAP

**SOM**  
 SKIDMORE, OWING & MERRILL, LLP  
 224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604

**STERLING BAY**  
 1040 WEST RANDOLPH STREET, CHICAGO, IL 60607

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LEGEND

- PLANNED DEVELOPMENT (P.D.) BOUNDARY
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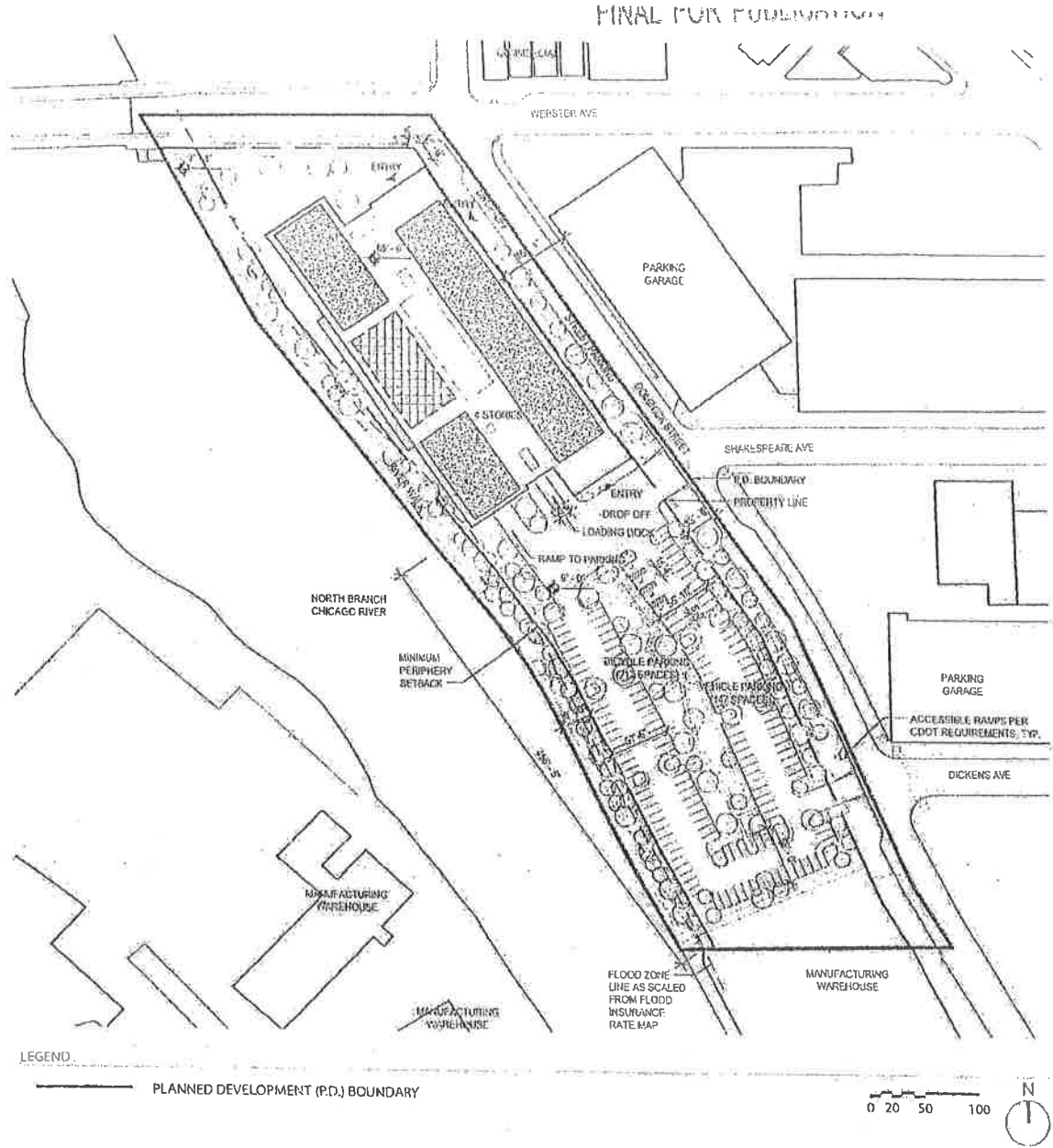
Address: 1515 WEST WEBSTER AVENUE

Plan Commission Date: JUNE 16, 2016

WEBSTER PROPERTY  
GENERALIZED LAND-USE PLAN

**SOM**  
 SKIDMORE, OWING & MERRILL, LLP  
 224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604

**STERLING BAY**  
 1041 WEST RANDOLPH STREET, CHICAGO, IL 60607



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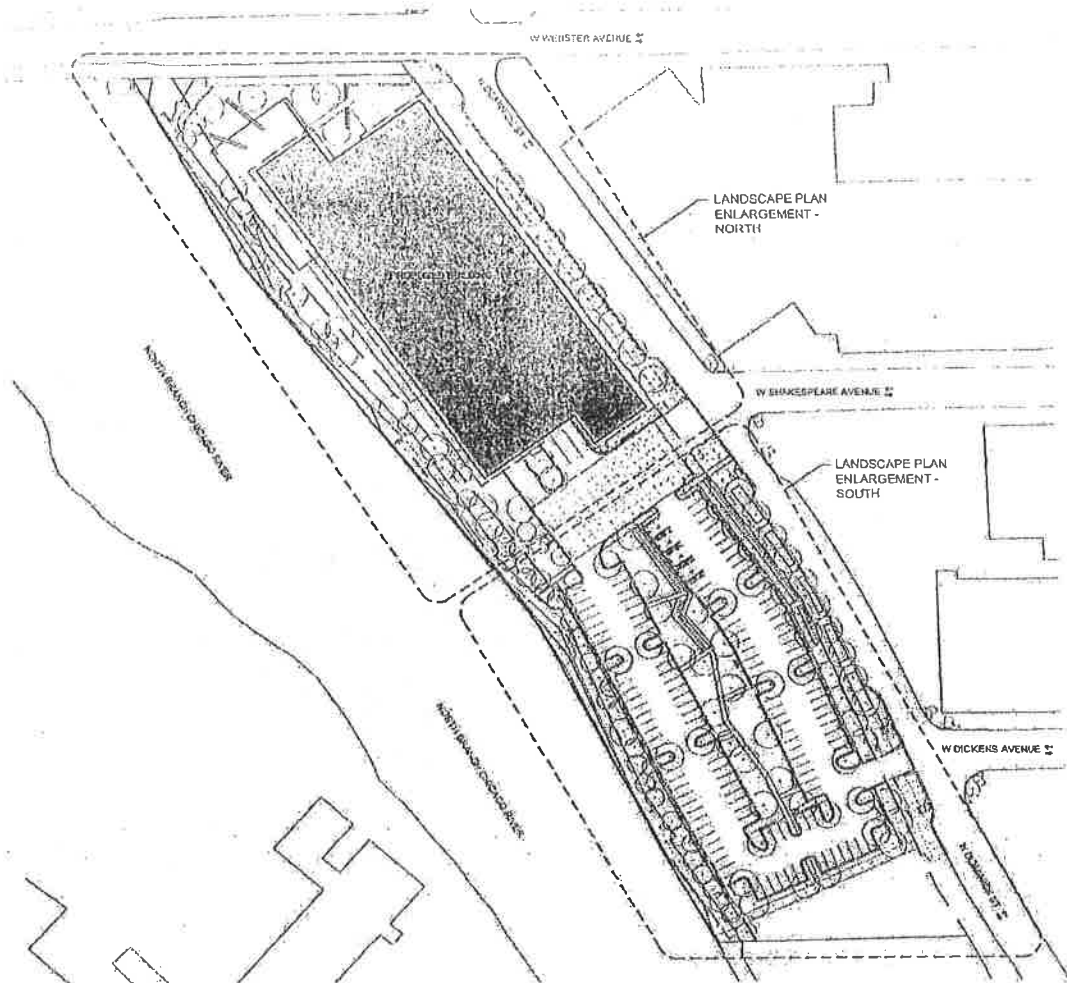
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WEBSTER PROPERTY  
SITE PLAN

**SOM**  
 SKIDMORE, OWING & MERRILL, LLP  
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**STERLING BAY**  
 1040 WEST RANDOLPH STREET, CHICAGO, IL 60607

FINAL FOR PUBLICATION



LANDSCAPE PLAN - OVERALL

PARKING LOT VEHICULAR USE AREA CALCULATIONS

147 PARKING SPACES W/4 ACCESSIBLE SPACES (50 ADDITIONAL SPACES W/2 ACCESSIBLE SPACES COVERED)

VEHICULAR USE AREA RIVER FRONTAGE:	445 LF
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WEBSTER PROPERTY  
LANDSCAPE PLAN

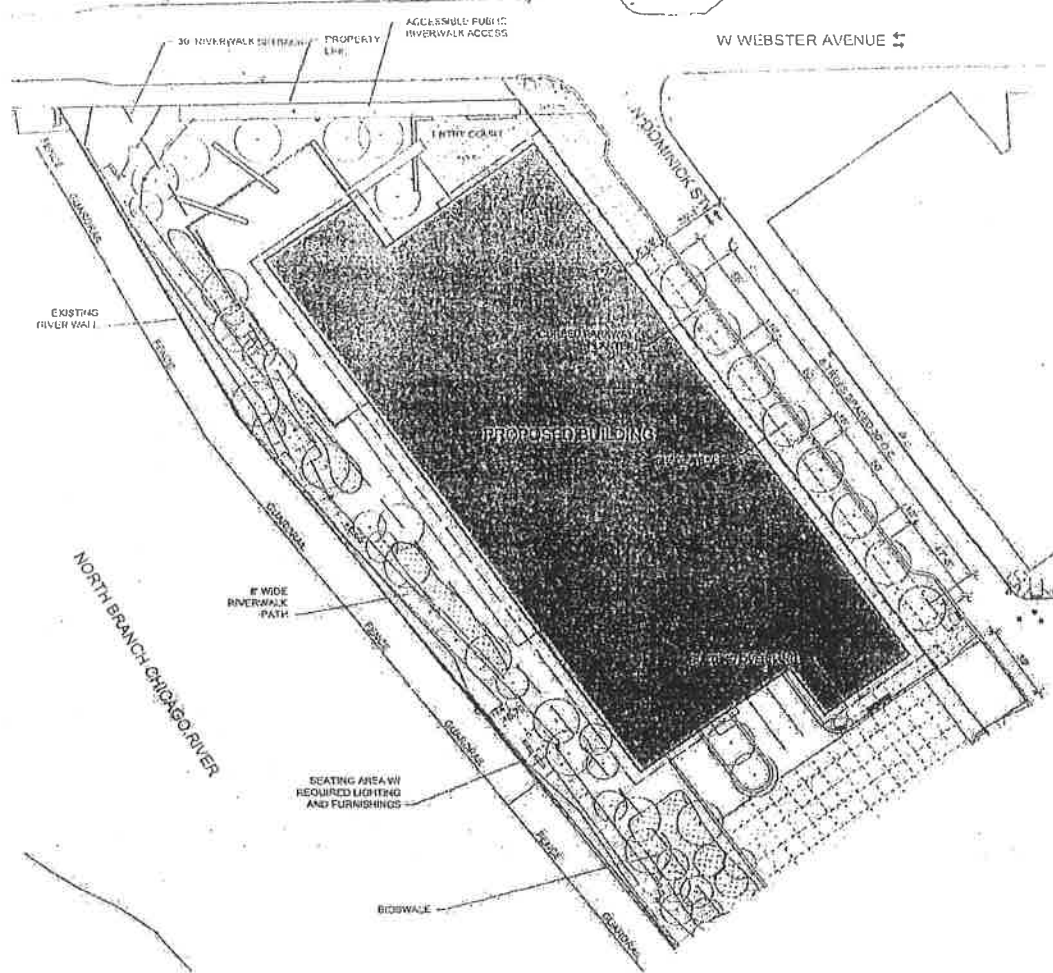


SKIDMORE, OWING & MERRILL, LLP  
724 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60605



STERLING BAY  
1045 WEST RANDOLPH STREET, CHICAGO, IL 60607

FINAL FOR PUBLICATION



LANDSCAPE PLAN ENLARGEMENT - NORTH

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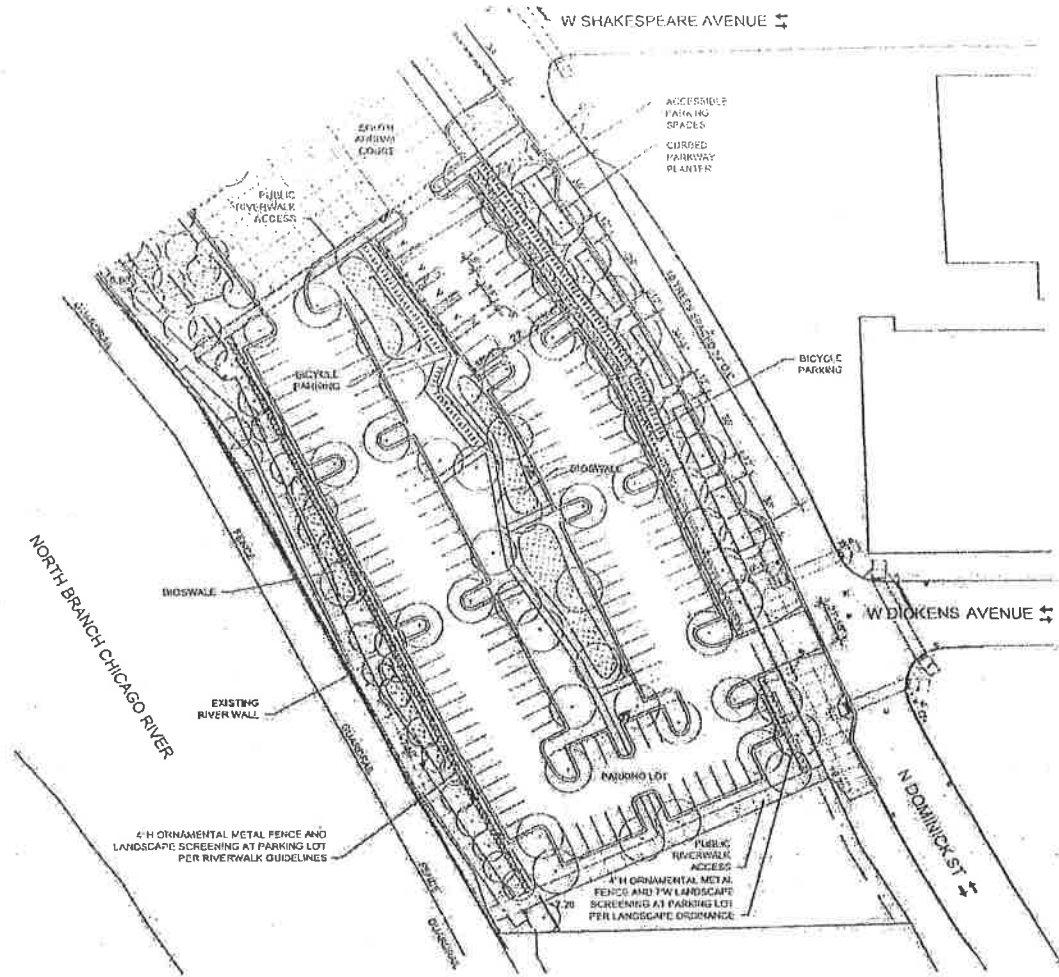
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WEBSTER PROPERTY  
LANDSCAPE PLAN ENLARGEMENT - NORTH

**SOM**  
 SKIDMORE, OWING & MERRILL, LLP  
 225 N. MICHIGAN STREET, SUITE 2000, CHICAGO, IL 60601

  
 STERLING BAY  
 1040 WEST WASHINGTON STREET, CHICAGO, IL 60601

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LANDSCAPE PLAN ENLARGEMENT - SOUTH

PARKING LOT VEHICULAR USE AREA

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TOTAL VEHICULAR USE AREA:	37,929 SF
REQUIRED INTERNAL LANDSCAPED AREA:	10% of 37,929 = 3,793
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Address: 1515 WEST WEBSTER AVENUE

NOTES

1. RIVERWALK AND ASSOCIATED IMPROVEMENTS TO MEET OR EXCEED THE REQUIREMENTS OUTLINED IN THE CHICAGO RIVER CORRIDOR DESIGN GUIDELINES AND STANDARDS

2. TOTAL BICYCLE PARKING COUNT = 217 SPACES



City Council Introduction Date : APRIL 13, 2016

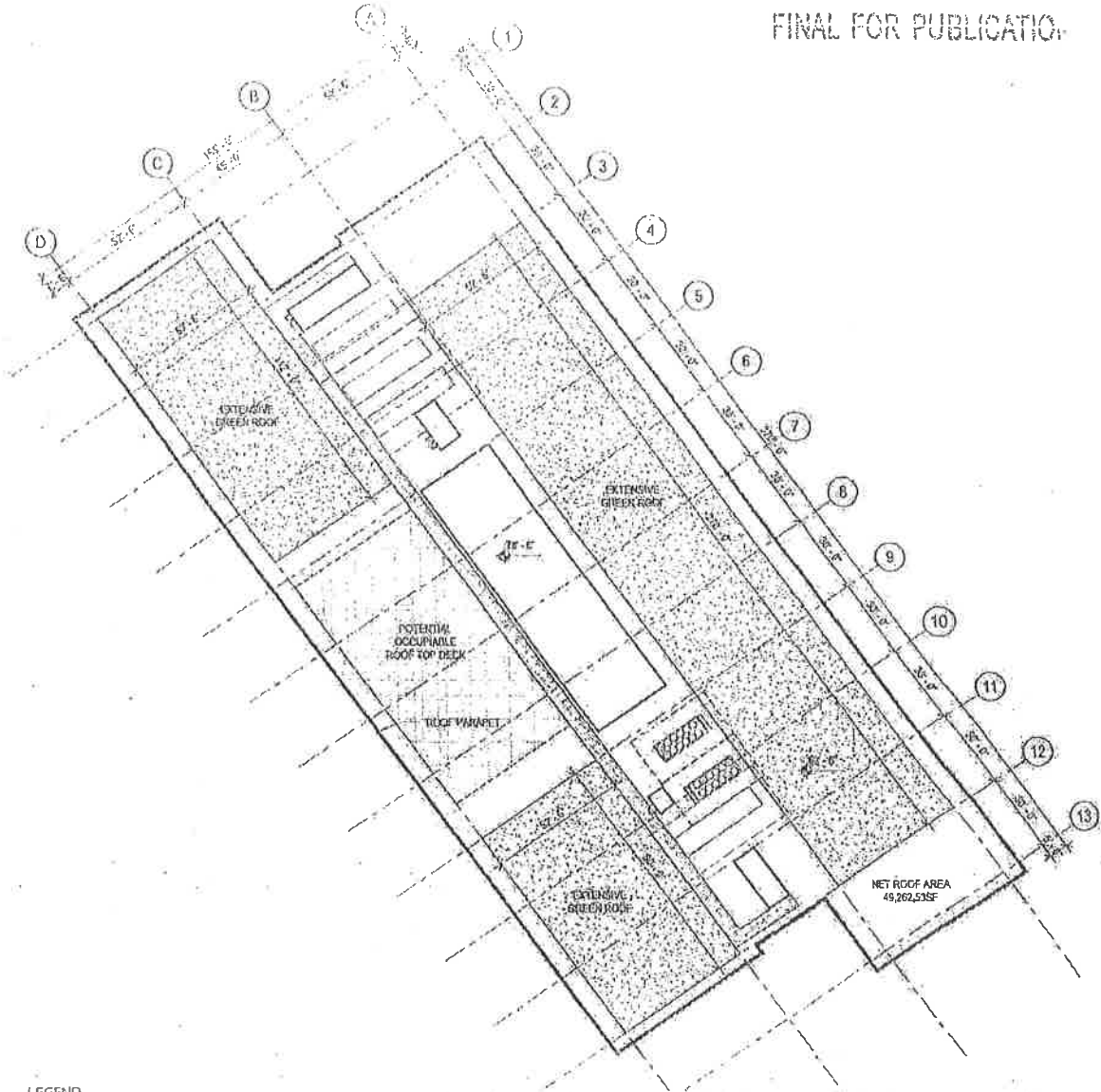
Plan Commission Date : JUNE 16, 2016

WEBSTER PROPERTY  
LANDSCAPE PLAN ENLARGEMENT - SOUTH

**SOM**  
SKIDMORE, OWING & MERRILL, LLP  
224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604

  
**STERLING BAY**  
1620 WEST BRANZOLPH STREET, CHICAGO, IL 60609

FINAL FOR PUBLICATION



LEGEND

- GREEN ROOF AREA
- FUTURE OCCUPIABLE ROOF TOP DECK
- PATHWAY

NET ROOF AREA	49,262.53 SF
GREEN ROOF AREA	24,760 SF
GREEN ROOF COVERAGE	50%



NOTE

1. Area of green roof coverage based on the net area of the roof, which is defined as the usable space of the roof including pathways. Up to 10% of the green roof area can be hardscape.
2. The project will have a 50% green roof and achieve LEED certification.



Applicant: 1511 W. WEBSTER, LLC, a subsidiary of Webster Property Group

Scale: 1" = 50'-0"

City Council Introduction Date: APRIL 13, 2016

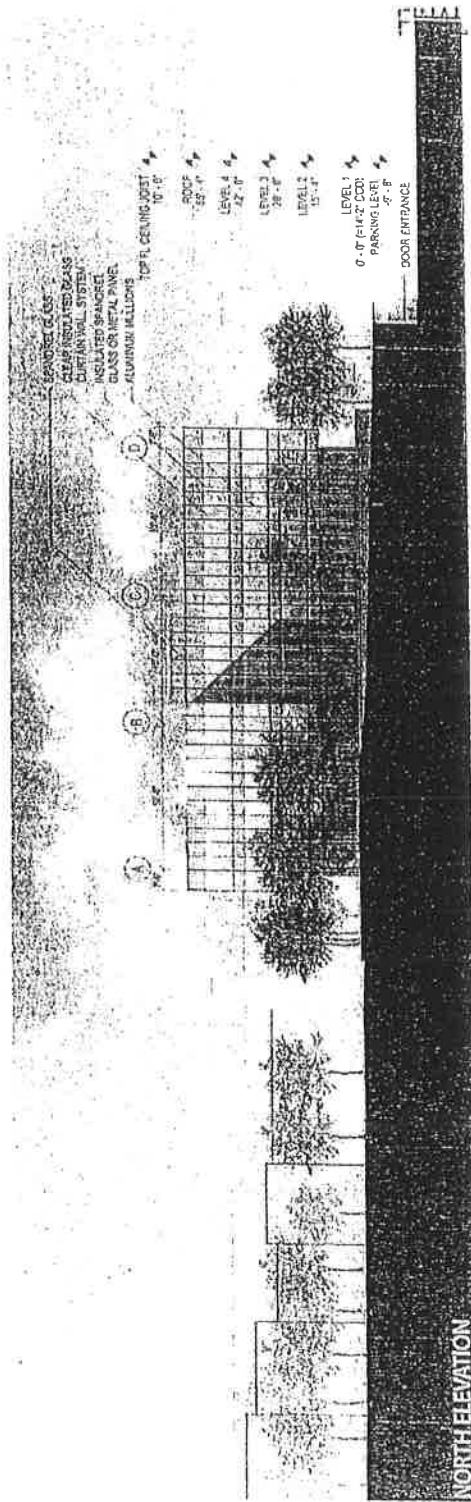
Address: 1515 WEST WEBSTER AVENUE

Plan Commission Date: JUNE 16, 2016

WEBSTER PROPERTY  
GREEN ROOF PLAN

**SOM**  
SKIDMORE, OWING & MERRILL, LLP  
224 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60604

**SR**  
STERLING RAY  
1040 WEST PANDOLPH STREET, CHICAGO, IL 60607



FILED FOR PUBLICATION

City Council Introduction Date: APRIL 13, 2016  
Plan Commission Date: JUNE 15, 2016

Scale: 1" = 50'-0"

Applicant: 1511 W. WEBSTER, LLC  
Address: 1515 WEST WEBSTER AVENUE

SOM

SKIDMORE OWING & MERRILL LLP  
300 SOUTH DEARBORN AVENUE, CHICAGO, IL 60604



STERLING DAY

1400 WEST SARGENT STREET, CHICAGO, IL 60604

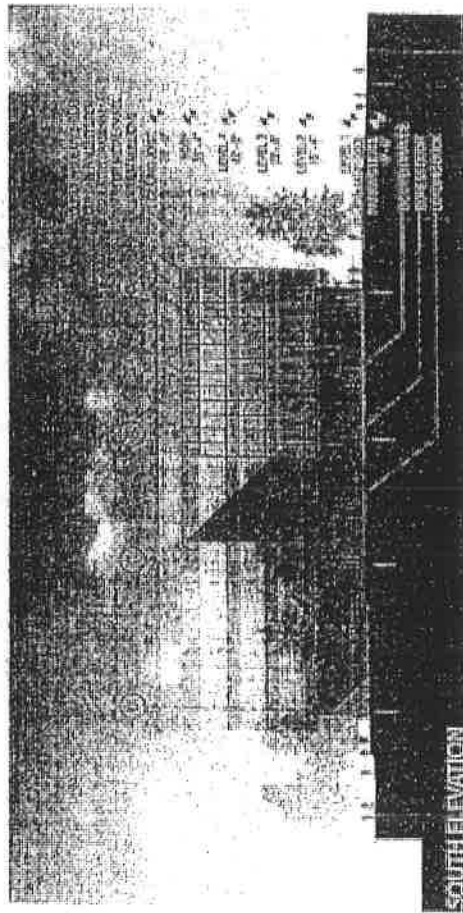
WEBSTER PROPERTY  
NORTH ELEVATION

27216

JOURNAL--CITY COUNCIL--CHICAGO

6/22/2016

FINAL FOR PUBLICATION



City Council Introduction Date: APRIL 13, 2016  
 Plan Commission Date: JUNE 16, 2016



STERLING RAY  
 100 WEST MADISON STREET, CHICAGO, IL 60601

SOM

SKIDMORE, OWING & MERRILL, LLP  
 145 SOUTH MICHIGAN STREET, CHICAGO, IL 60604

Scale:

Applicant: 1511 W. WEBSTER, LLC  
 Address: 1515 WEST WEBSTER AVENUE

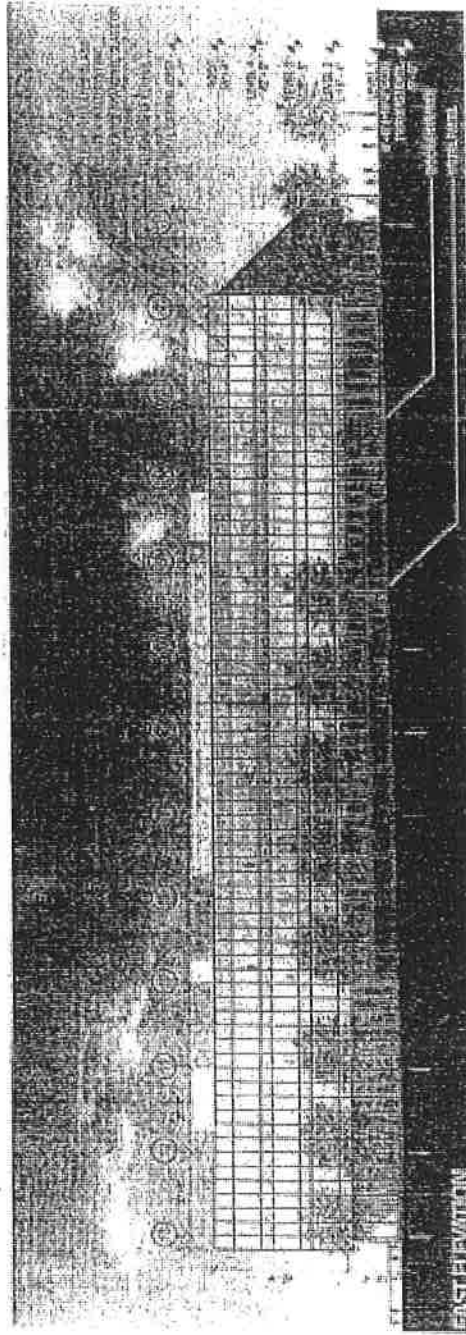
WEBSTER PROPERTY  
 SOUTH ELEVATION

6/22/2016

REPORTS OF COMMITTEES

27217

FINAL FOR PUBLICATION



City Council Introduction Date: APRIL 15, 2016  
 Plan Commission Date: JUNE 16, 2016

Scale:

Applicant: 1511 W. WEBSTER, LLC  
 Address: 1515 WEST WEBSTER AVENUE

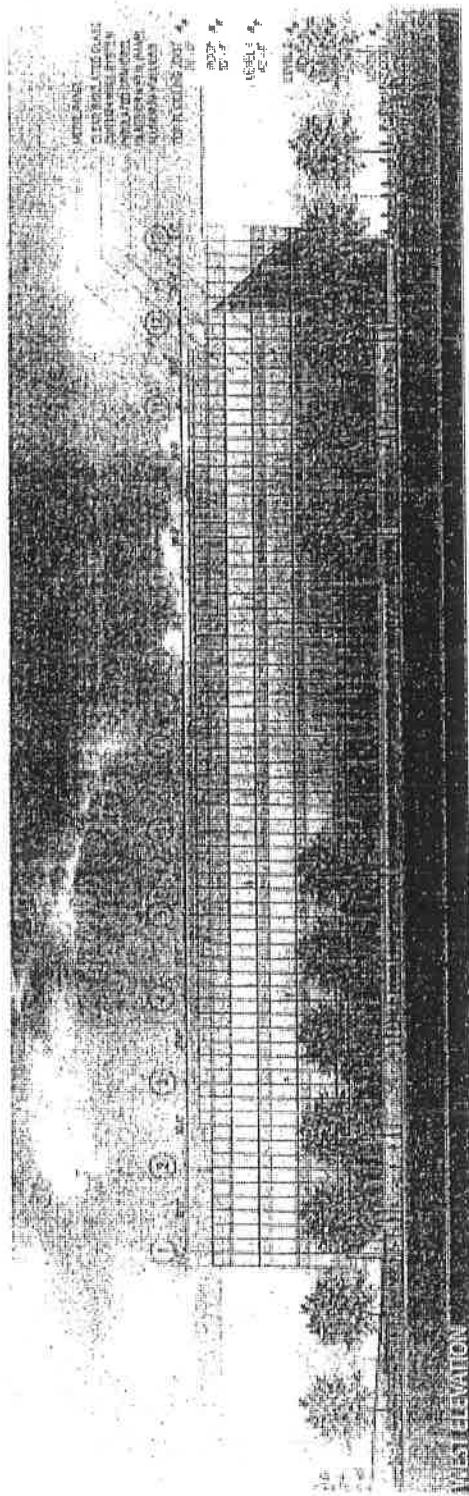


SOM

SMIDMORE, OWING & MERRILL, LLP  
 2000 WASHINGTON AVENUE, SUITE 2000, CHICAGO, IL 60601

STERLING BAY ARCHITECTS, LLC  
 1000 W. WASHINGTON AVENUE, SUITE 2000, CHICAGO, IL 60601

WEBSTER PROPERTY  
 EAST ELEVATION



FINAL FOR PERMIT

City Council Introduction Date: APRIL 13, 2016  
 Plan Commission Date: JUNE 16, 2016



**SOM**

SKIDMORE OWING & MERRILL, LLP  
 235 SOUTH DEARBORN AVENUE CHICAGO, IL 60604

STERLING BAY  
 1445 WEST PACE BOULEVARD, SUITE 1000, CHICAGO, IL 60610

Scale:

Applicant: 1511 W. WEBSTER, LLC  
 Address: 1515 WEST WEBSTER AVENUE

WEBSTER PROPERTY  
 WEST ELEVATION