

PD 958

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February 10, 2022

Mara S. Georges
Georges & Synowiecki
20 S. Clark Street, Suite 400
Chicago, IL 60603

Re: Minor Change to PD 958, Subarea A

Dear Ms. Georges:

Please be advised that your request for a minor change to Entertainment and Spectator Sports Planned Development No. 958 ("PD 958"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 16 of PD 958.

Wrigley Field Holdings, LLC, and Triangle Property Holdings, LLC, the owners of Subarea A in PD 958, are seeking a minor change to allow an approximately 22,350 square foot, three-story addition at the northwest corner of W. Addison Street and N. Sheffield Avenue. The addition will be utilized for a sports wagering facility and ancillary uses. The following drawings are attached:

- Building Elevations
- Construction Plan Level 1
- Construction Plan Level 2
- Construction Plan Rooftop
- Construction Plan Penthouse.

The Department of Planning and Development has determined that allowing the proposed addition 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 PD 958, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Please note, further information will be required at the time of building permit application so that Historic Preservation staff may determine if the project is consistent with what was reviewed and approved by the Permit Review Committee. In addition, the signage shown on the building elevation drawings is not part of this approval. Business identification signs require a separate sign permit review and approval process.

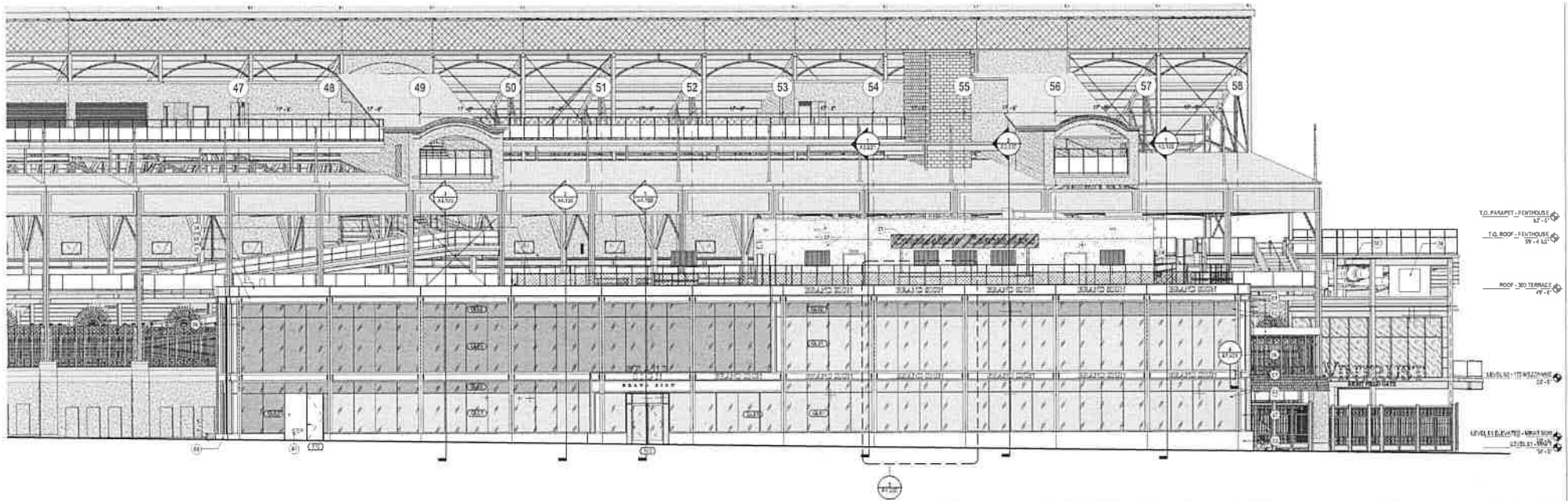
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including construction consistent with the minor change as authorized by a building permit. If action 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,

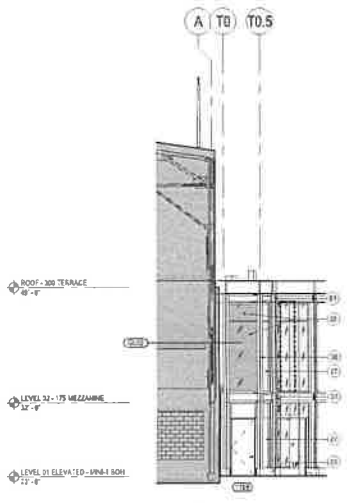
A handwritten signature in black ink, appearing to read "S. Valenziano", with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

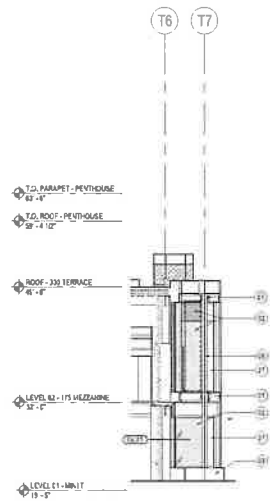
C: Mike Marmo, Erik Glass, Noah Szafraniec, Michael Berkshire, Dijana Cuvalo, Main file



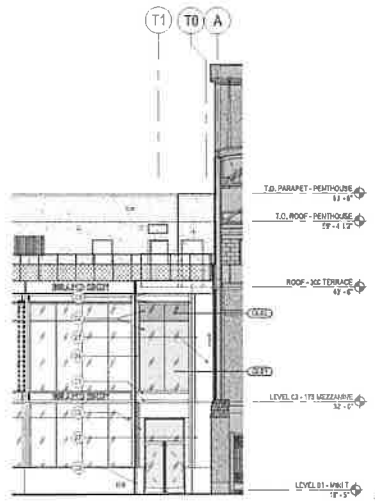
01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



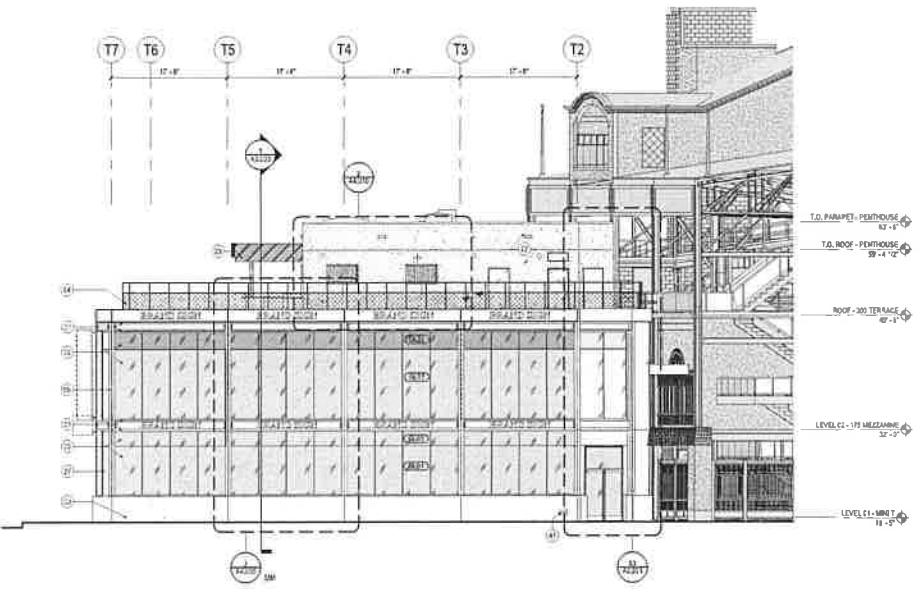
05 WEST ELEVATION - RETURN WALL
SCALE: 1/8" = 1'-0"



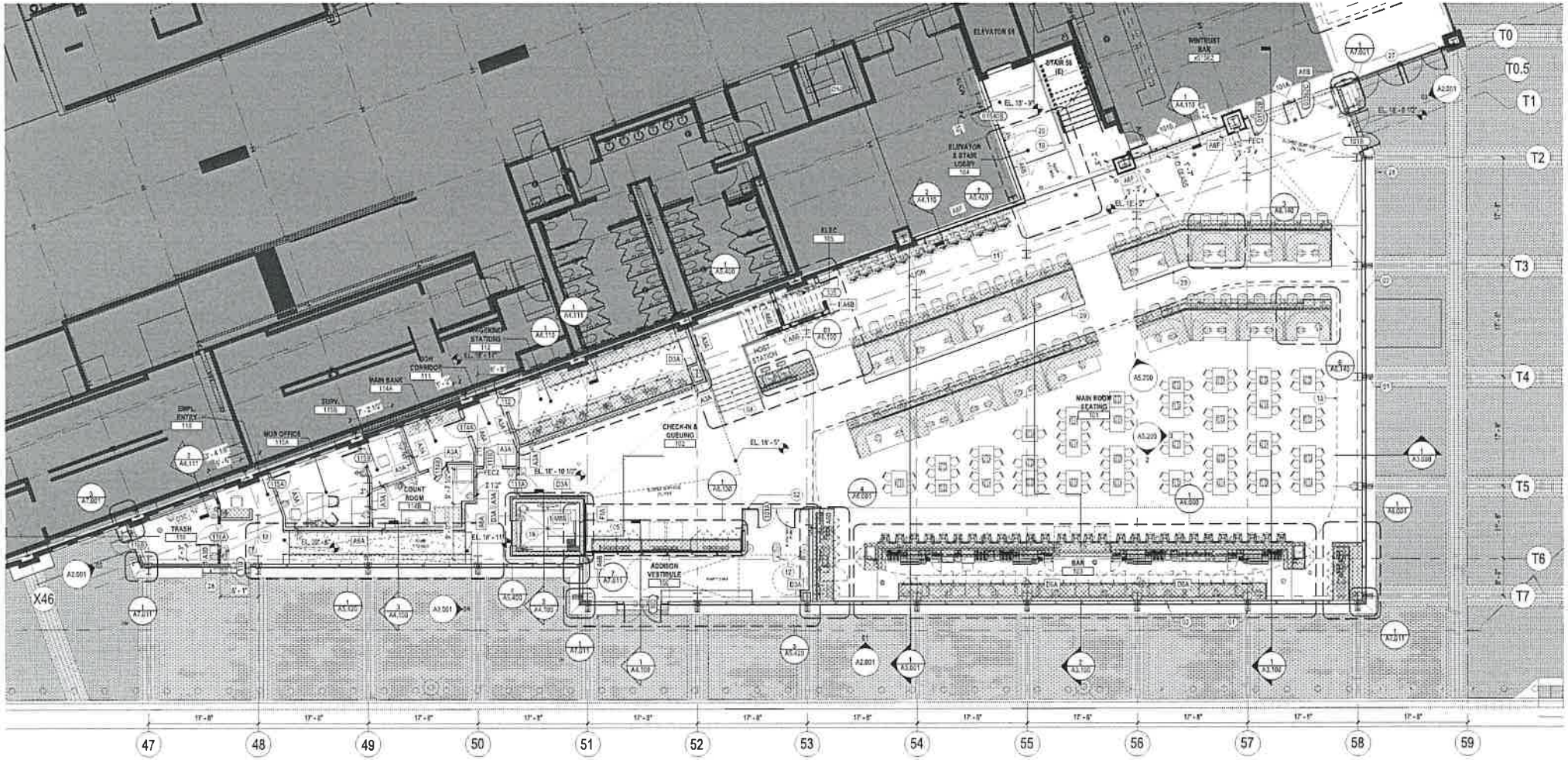
04 WEST ELEVATION - VESTIBULE
SCALE: 1/8" = 1'-0"



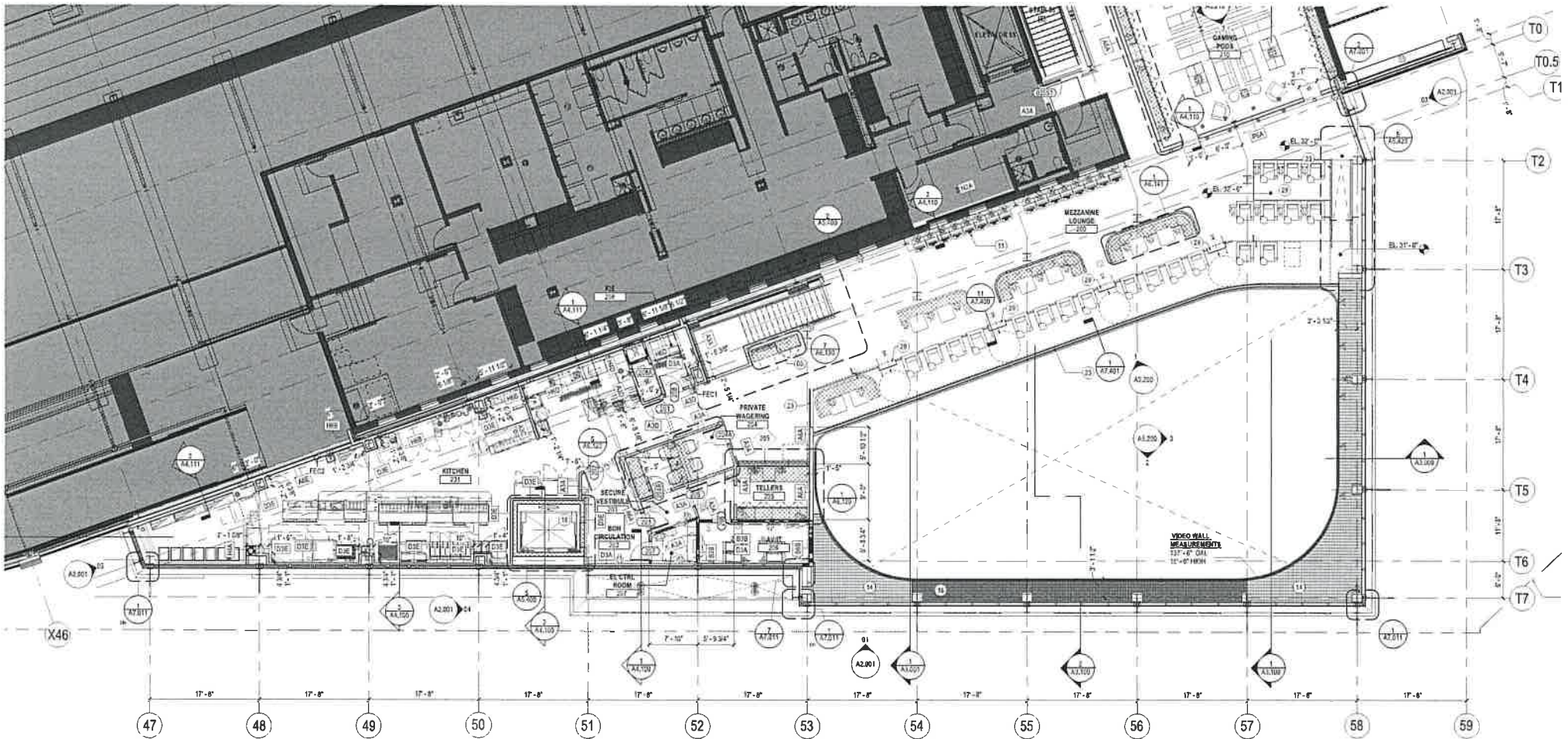
03 EAST ELEVATION - RETURN WALL
SCALE: 1/8" = 1'-0"



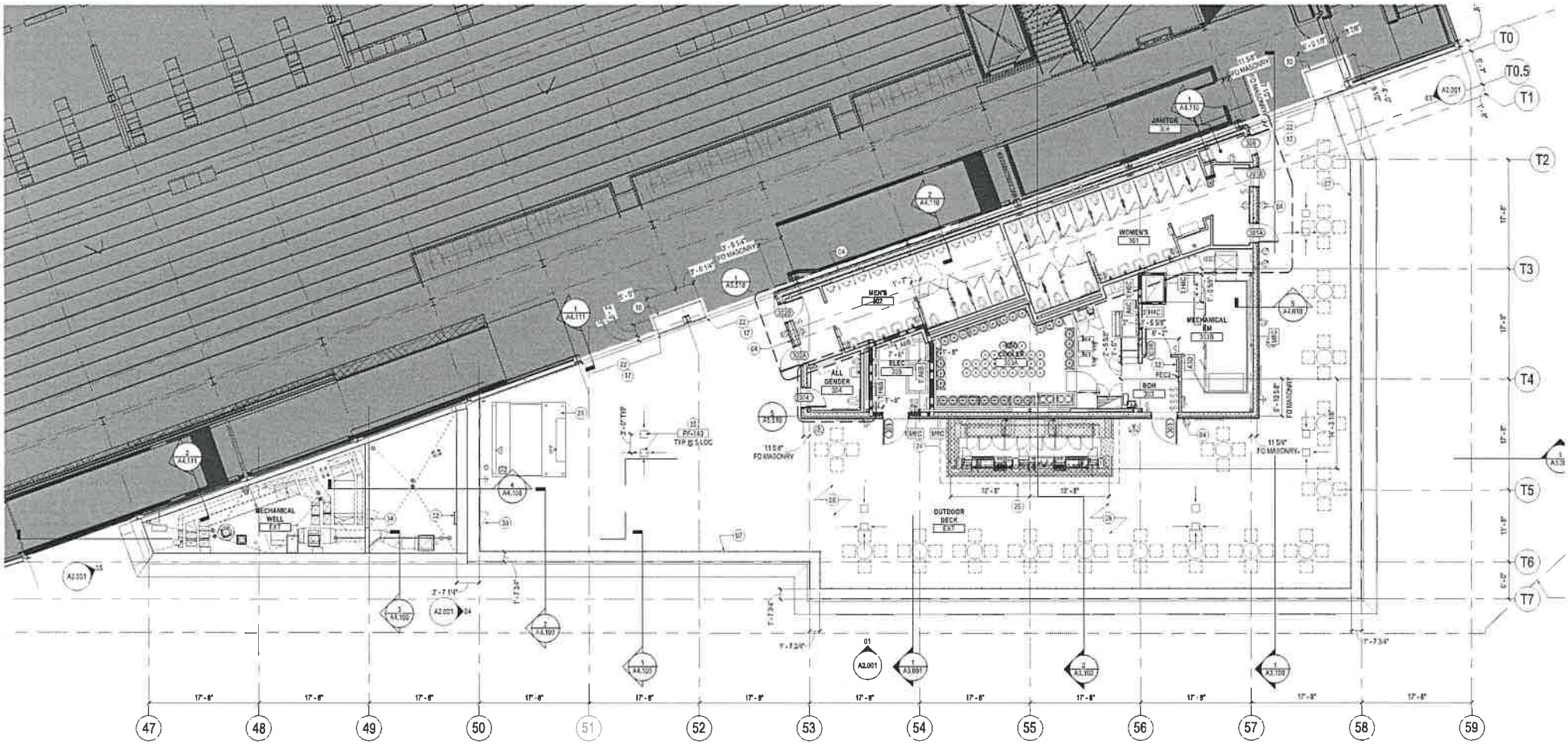
02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



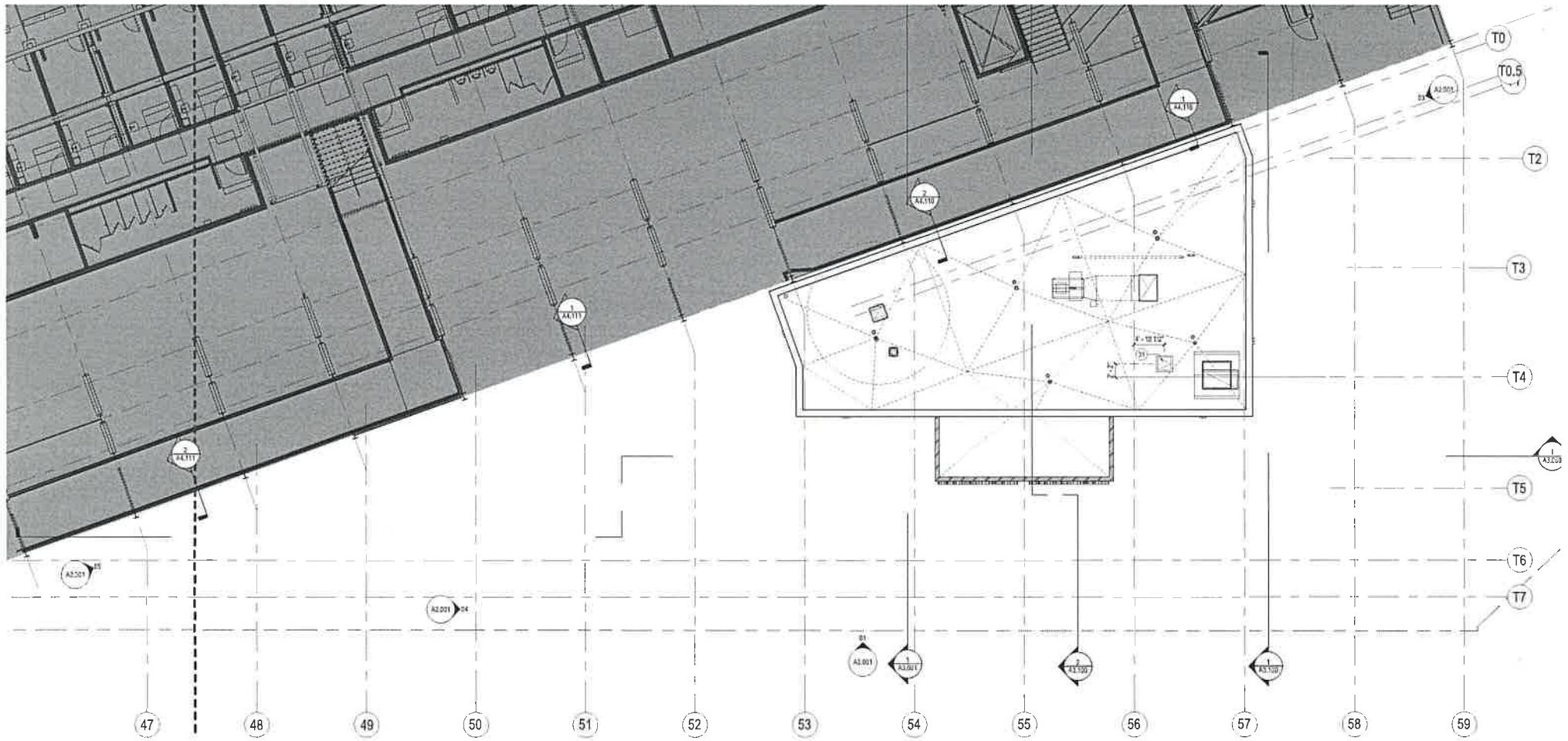
CONSTRUCTION PLAN LEVEL 1



CONSTRUCTION PLAN LEVEL 2



CONSTRUCTION PLAN ROOFTOP



CONSTRUCTION PLAN PENTHOUSE



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 10, 2018

Paul W. Shadle
DLA Piper LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1263

**Re: Administrative Relief request for PD No. 958, Sub-Area D
Hotel Zachary Private Club, 3630 N. Clark Street**

Dear Mr. Shadle:

Please be advised that your request for a minor change to Entertainment and Spectator Sports Planned Development No. 958, as amended, ("PD 958"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 5 and 16 of PD 958.

Your firm represents North Clark Street LLC, the sole owner of Sub-Area D of PD 958, and they are seeking administrative relief to establish a private club to be located within a portion of the 6th floor of the Hotel Zachary at 3630 N. Clark St., and as shown on the attached plans.

With regard to your request, the Department has determined that allowing the private club 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. Further, pursuant to Statement 5 of the PD, lodges and private clubs are permitted uses.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Entertainment and Spectator Sports Planned Development No. 958, 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.

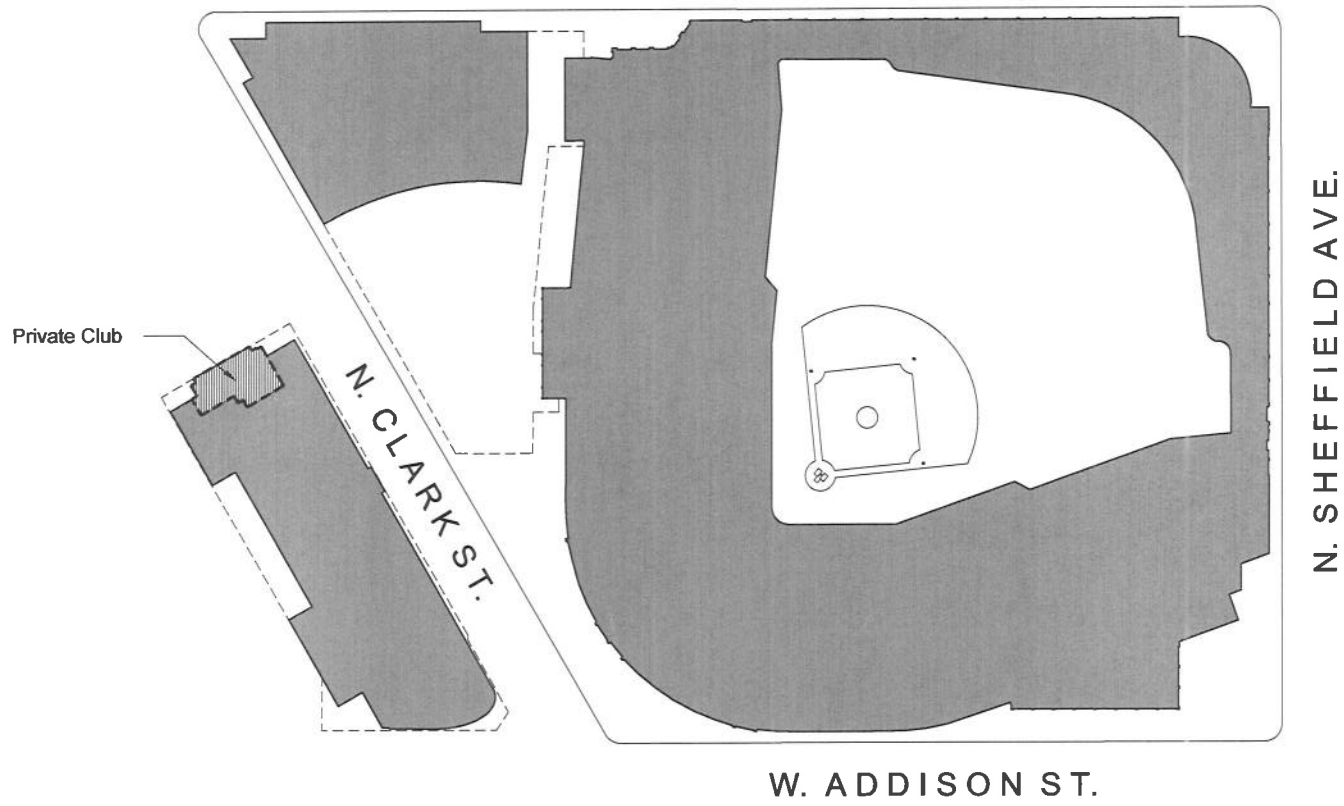
Sincerely,

Patrick Murphey
Acting Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Janice Hill, Main file

W. WAVELAND AVE.



N. SHEFFIELD AVE.

W. ADDISON ST.



RESERVED FOR CHICAGO
DOB BARCODE



HICKORY STREET CAPITAL, LLC
3721 N. CLARK STREET
CHICAGO, ILLINOIS 60613



ICON VENUE GROUP
8101 E. PRENTICE AVE.
SUITE 900
GREENWOOD VILLAGE, CO 80111



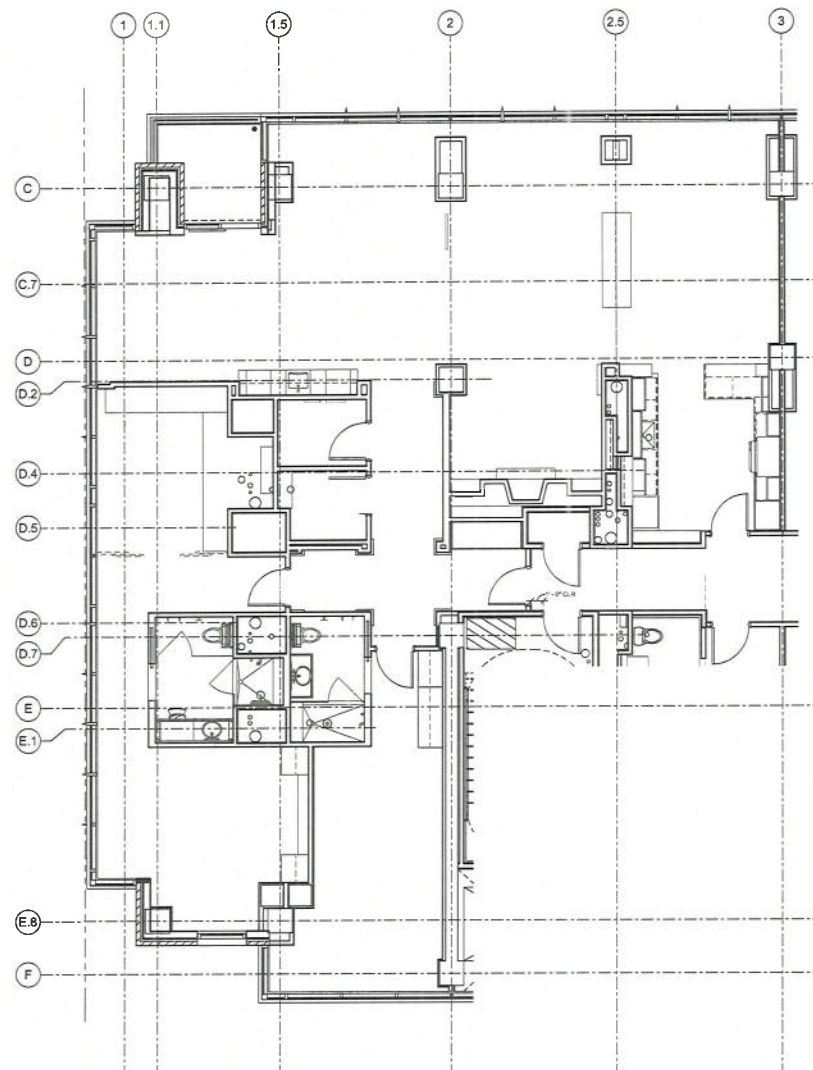
238 SOUTH MICHIGAN AVENUE
SUITE 1900
CHICAGO, ILLINOIS 60604-2500
(312) 554-1400

ARCHITECTURE | PLANNING | INTERIOR DESIGN

PROJECT 0'-0" = 24'-0" CCD

SEAL:

IN PROGRESS - NOT FOR
CONSTRUCTION



① LEVEL 05 - PRIVATE CLUB FLOOR PLAN
1/4" = 1'-0"



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11.17.2017

NO.	DESCRIPTION	DATE
-----	-------------	------



KEY PLAN

HSC
TOWER TWO

3721 NORTH CLARK STREET, CHICAGO, ILLINOIS 60613

FLOOR PLAN

DRAWN BY:	LMB
CHECKED BY:	ES / AP
DATE:	11.17.2017
PROJECT NO.:	2357 & 30

SCALE: 1/4" = 1'-0"

SHEET NO. A4-104



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 24, 2018

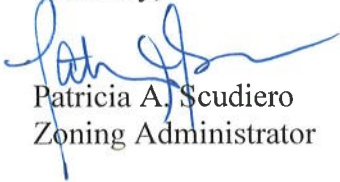
Dimitrios G. Christopoulos
Christopoulos Law Group LLC
351 W. Hubbard Street
Suite 602
Chicago IL 60654

**Re: Big Star patio at 3638-3640 N. Clark Street
Planned Development Number 958, Subarea D**

Dear Mr. Christopoulos:

This letter is in response to your recent submittal regarding the Big Star patio at 3638-3640 N. Clark St., within Planned Development Number 958, Subarea D. You submitted a clarification letter outlining your agreement to construct a patio wall and screen to the west of the patio to address potential noise concerns. You included copies of: an amended liquor license plan of operation, a letter dated March 18, 2018 to Alderman Tom Tunney, and drawings detailing the patio and its screening. The attached drawings shall be inserted into the main file: Patio Plan, Screen Wall Plan, Patio West Elevation, Patio Partial Plan, and Sections.

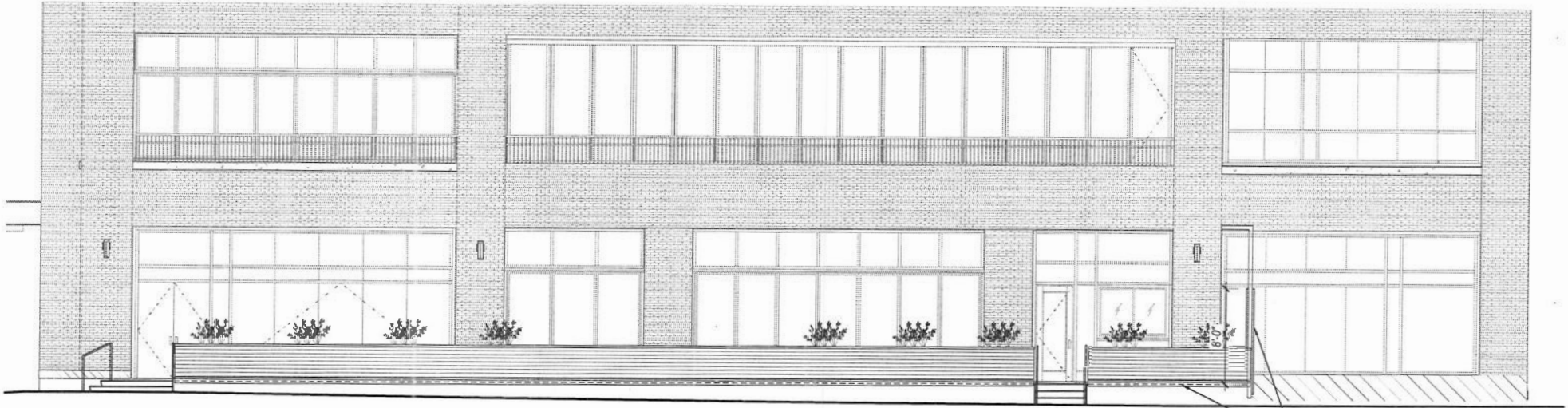
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

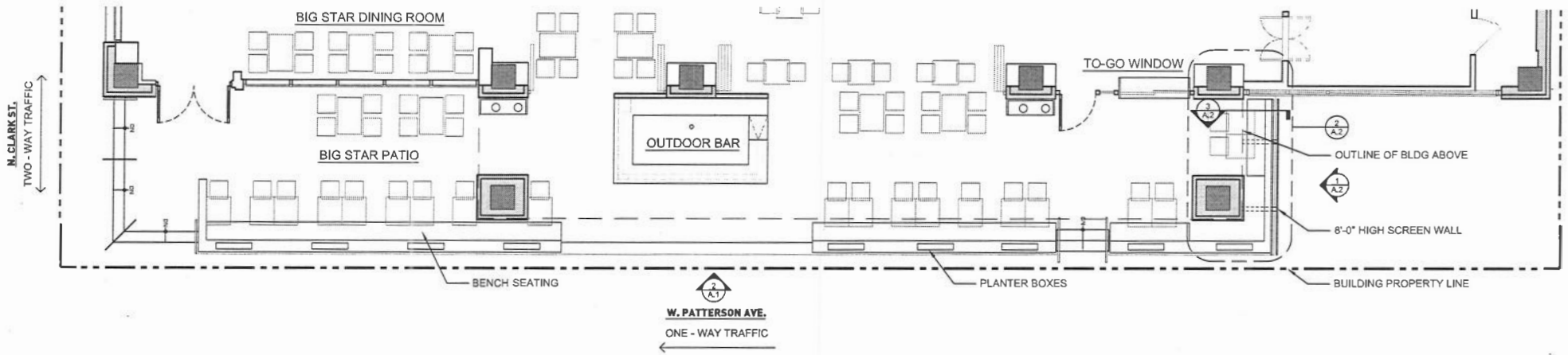
C: Noah Szafranec, Janice Hill, Main File



2 PATIO NORTH ELEV.

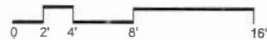
SCALE: 1/8" = 1'-0"

8'-0" HIGH SCREEN WALL
 DASHED LINE INDICATES
 LEVEL OF PATIO BEYOND



1 PATIO KEY PLAN

SCALE: 1/8" = 1'-0"



BIG STAR WRIGLEYVILLE

3638 N. CLARK ST.
 CHICAGO, ILLINOIS 60613

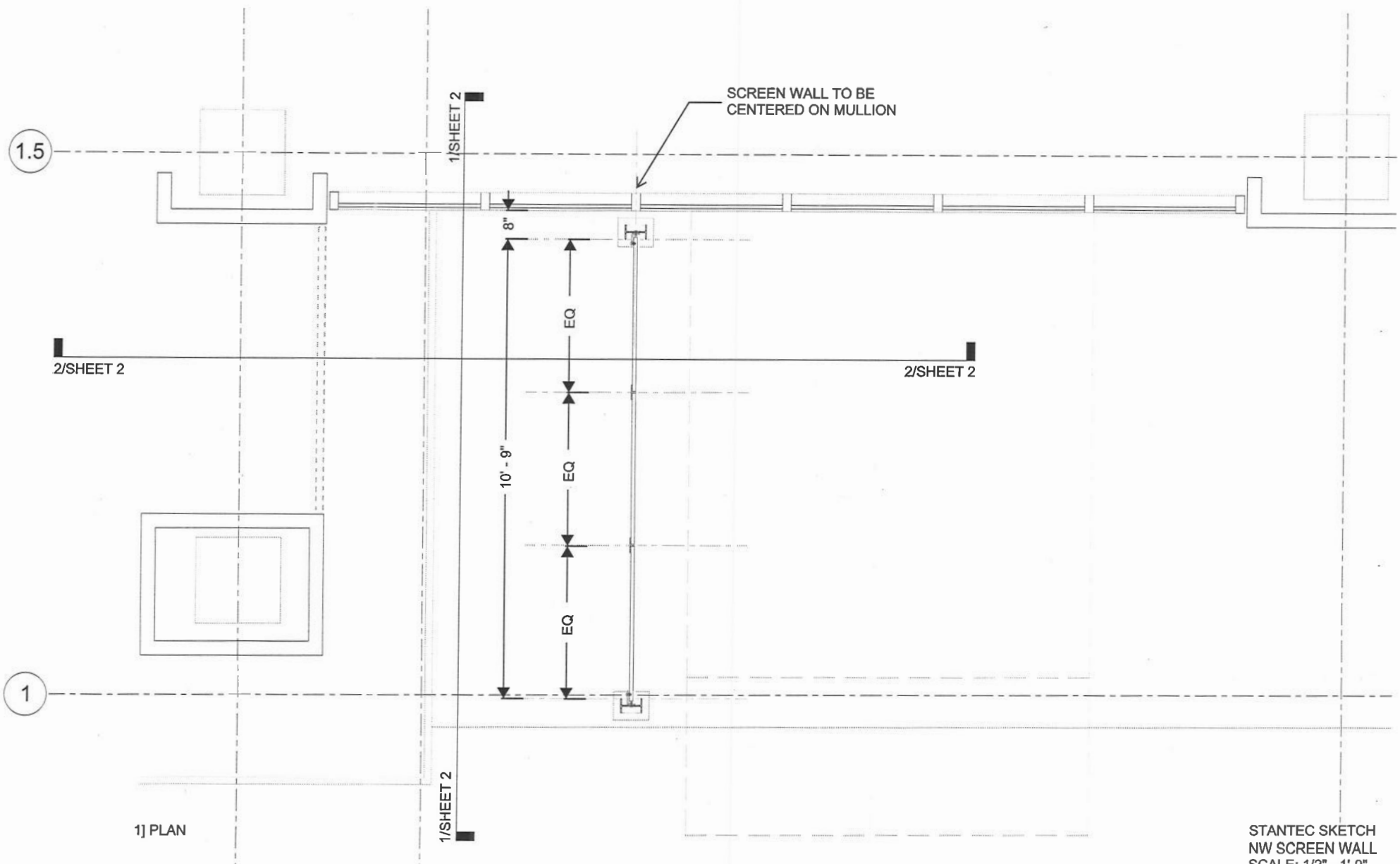
© 2018 BY SPACE ARCHITECTS + PLANNERS

SPACE
 ARCHITECTS + PLANNERS

3638 N. CLARK ST. CHICAGO, IL 60613
 312.467.1111
 WWW.SPACEARCHITECTS.COM

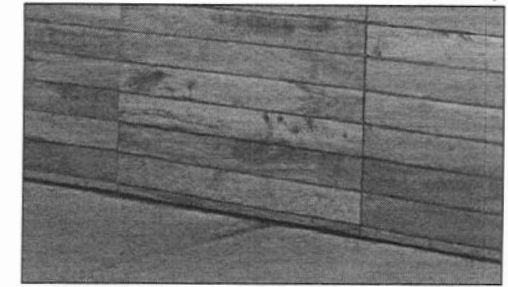
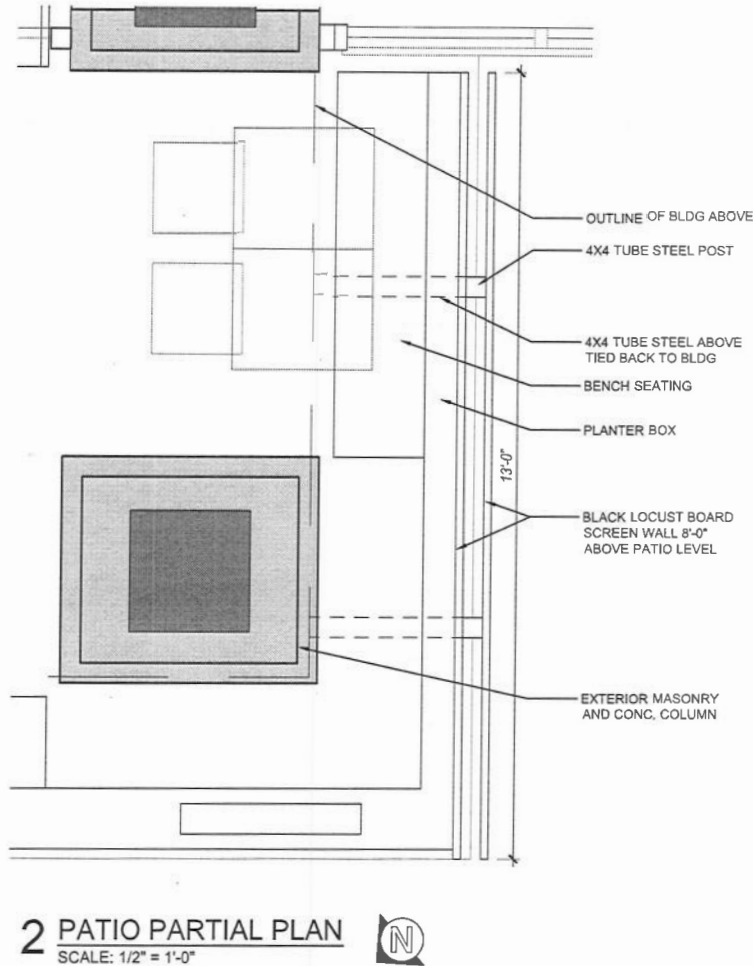
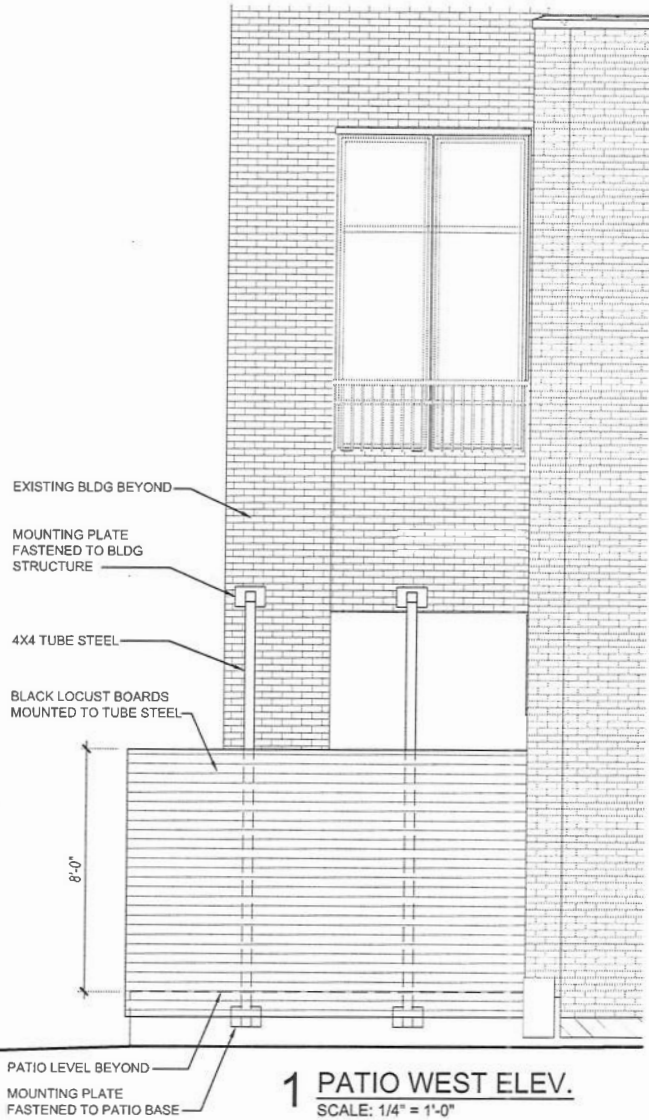
VERSION

A.1

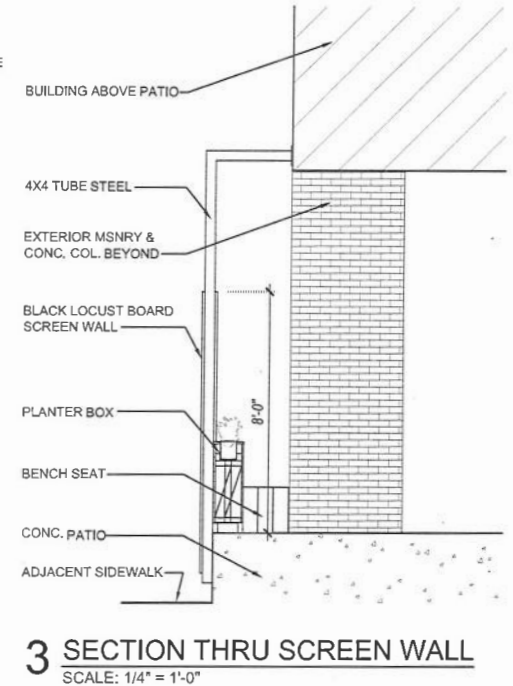


1] PLAN

STANTEC SKETCH
 NW SCREEN WALL
 SCALE: 1/2" - 1'-0"
 03/19/18 SHEET 1



4 SAMPLE IMAGE OF BOARDS
SCALE: N.T.S.

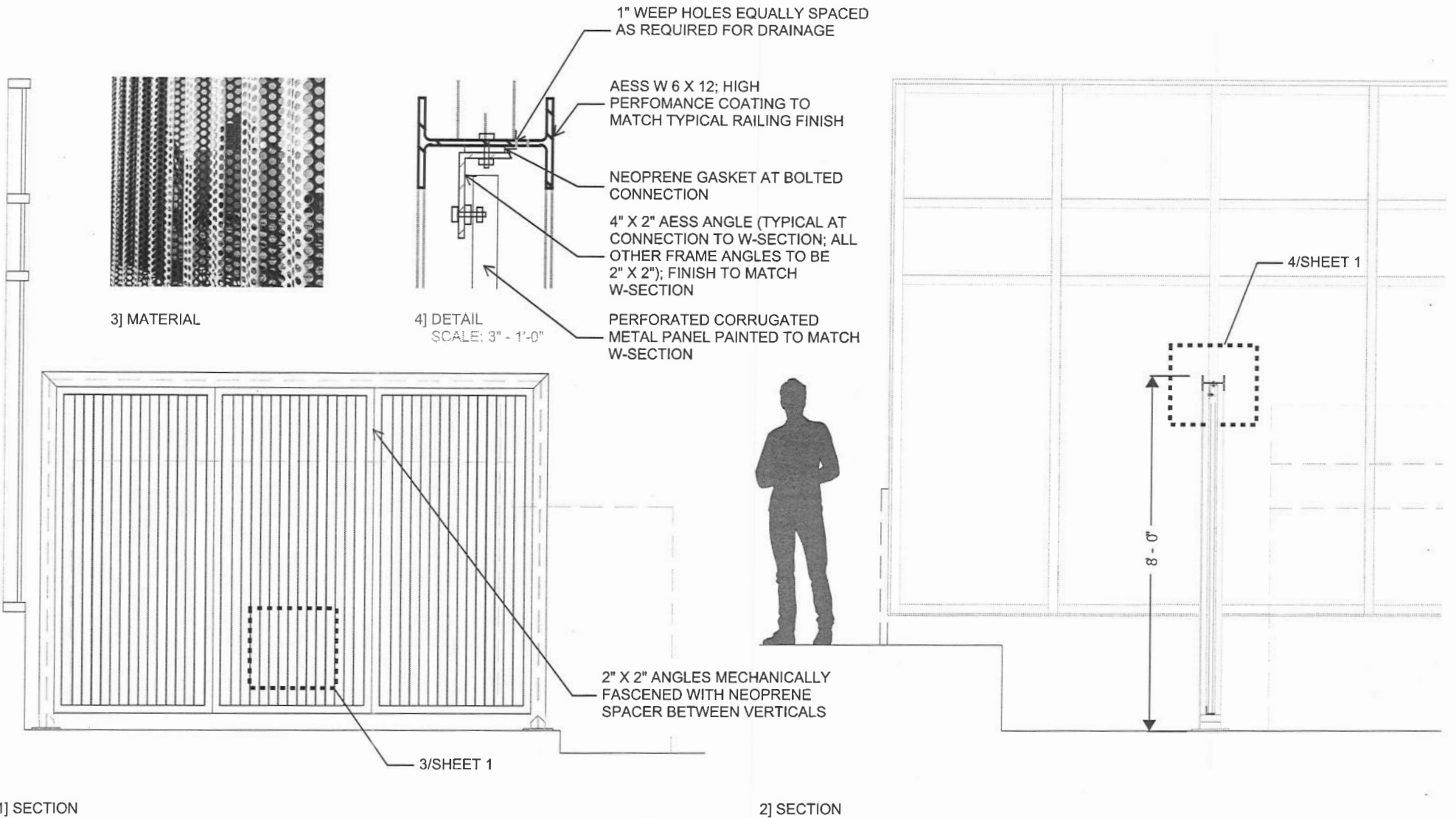


BIG STAR WRIGLEYVILLE

3638 N. CLARK ST.
CHICAGO, ILLINOIS 60613

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SPACE ARCHITECTS + PLANNERS
VERSION **A.2**



NOTE:
 ALL FRAME ANGLE CORNERS TO BE MITERED, FULLY WELDED, AND GROUND SMOOTH PRIOR TO FINISHING.



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 10, 2017

Mr. Eric Nordness
Hickory Street Development
3721 North Clark Street
Chicago, Illinois 60613

Re: Administrative Relief request for Entertainment and Spectator Sports Planned Development No. 958, Sub-Area D, Proposed Hotel

Dear Mr. Nordness:

Please be advised your request for a minor change to Entertainment and Spectator Sports Planned Development No. 958, as amended, ("PD 958"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the city's Municipal Code and Statements Number 15 and 16 of PD 958. Your firm is presented as constructing the office building designated to be established in Sub-Area D.

The Applicant is seeking a minor change to adjust access and the exterior materials and cladding of the proposed hotel, as described on the following plans, dated June 9, 2016, and which will be inserted into the main file:

Sheet A0-01 Hotel Building Project Data
Sheet A0-02A Hotel Building Parking Access and Loading Plan
Sheet A3-03 Hotel Building North Elevation
Sheet A3-04 Hotel Building West Elevation
Sheet A3-01A Hotel Building East Elevation

PD 958 was last amended on December 11, 2013, with the understanding building design changes may be allowed as a minor change. Pursuant to Statements Number 15 and 16, the Applicant and the Department of Planning and Development (the "Department") may continue to evolve the design of the building elevations in Sub-Area D and changes to such elevations shall, if mutually agreed upon, be approved by the Department administratively as a minor change.

With regard to your request, the Department has determined that these modifications will not: 1) change the character of the development, 2) increase the maximum permitted floor area, 3) introduce any residential units or 4) reduce periphery setback; and therefore, may be considered minor changes.

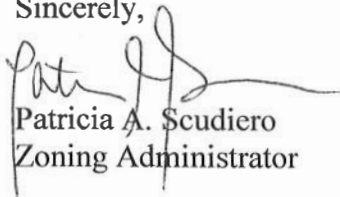


DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 958, I hereby approve the aforementioned minor change request, but no other changes to this Planned Development. This minor change approval makes no modification to the approved PD 958 Planned Development Signage Matrix as it applies to the Office Building, Sub-Area B, or otherwise; and, all signs listed in Sections A and B of the Signage Matrix, as applicable to the Office Building, shall be allowed as part of the revised Office Building design. Individual signs approved in the Signage Matrix may be modified in size or location to reflect the Office Building design authorized in this minor change approval and such new signage shall be eligible for approval as a minor change, provided the total overall square footage of signage is not inconsistent with PD 958.

This minor change will expire, pursuant to Section 17-13-0611-C, unless action to implement the minor change is commenced, as prescribed within such section. If action to implement the minor change does not begin within the time set forth then the change approved by this letter will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

Cc: Alderman Tom Tunney, 44th Ward
Eleanor Gorski
Maureen West
Mike Marmo
Patrick Murphey

March 29, 2017

Hon. Patricia Scudiero
Department of Planning and Development
121 N. LaSalle St.
10th Floor
Chicago, IL 60602

Re: Planned Development 958, Subarea D.

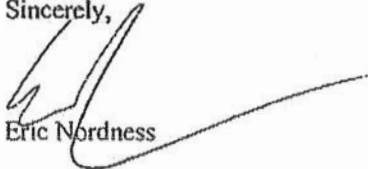
Dear Commissioner:

As you know, Hickory Street Development ("HSD") is constructing a multi-use building on Subarea D of Planned Development 958 ("PD 958"). As discussed with your office and pursuant to Statement 15 of PD 958, we have agreed to certain changes which are shown in the attached exhibits. These changes are designed to enhance the appearance and functionality of the hotel entrance, elevations and functionality. Included with this letter are:

- a. an updated bulk table;
- b. updated site plan;
- c. north elevation;
- d. west elevation; and,
- e. east elevation.

We understand these changes have been approved and this letter and the attached drawings will be incorporated into and become part of PD 958. If there is anything else you need or anything we can do to help, please do not hesitate to call.

Sincerely,



Eric Nordness

cc: Steve Jacobsen
Michael Lufrano

BULK REGULATIONS DATA TABLE UPDATE SUB-AREA D

ISSUED FOR INFORMATION ONLY - CURRENT INFO (PREVIOUS INFO)

FLOOR	TOWER 2 FLOOR GSF PREVIOUS	NON F.A.R.	TOWER 2 FLOOR GSF CURRENT	NON F.A.R.
B1	45,091	45,091	45,091	45,091
1	34,931	1,663	34,931	1,663
2	32,738	-	33,418	-
3	27,316	-	27,316	-
4	25,769	-	25,769	-
5	25,769	-	25,769	-
6	25,769	-	25,769	-
07/LOW ROOF	19,194	5,856	19,194	5,856
TOTAL GSF	236,577	52,610	237,257	52,610
	ALLOWED	PREVIOUS INFO	CURRENT INFO	
SITE AREA	45,338	45,338	45,338	
FAR RATIO	4.25	4.06	4.07	
FAR LIMIT	192,687	183,967	184,647	

HOTEL BUILDING

PD 958 - SUB-AREA D

BUILDING AREA					
LEVEL	GROSS AREA	NON F.A.R.	EXT. AREA	FOR F.A.R.	REMARKS
B1	45,091	45,091	-	-	NON F.A.R. AREA IS BELOW GRADE BASEMENT
01	34,931	1,663	-	33,268	NON F.A.R. AREA IS LOADING DOCK
02	33,418	-	2,334	33,418	EXT. AREA IS TERRACE DECKS
03	27,316	-	-	27,316	
04	25,769	-	-	25,769	
05	25,769	-	-	25,769	
06	25,769	-	-	25,769	
07 / LOW ROOF	19,194	5,856	4,449	13,338	NON F.A.R. AREA IS CONTIGUOUS MECH PH > 5,000 SF
TOTALS:	237,257	52,610	6,783	184,647	

ZONING / F.A.R.			
ITEM	ALLOWED / REQD.	ACTUAL	REMARKS
SITE AREA:	45,338	45,338	
F.A.R. AREA:	192,887	184,647	
F.A.R.:	4.25	4.07	
SITE COVERAGE:	PER PLAN	77.05%	
BUILDING HEIGHT:			
F.A.R. LIMIT:	116'-9"	108'-6"	TOP OF TOWER
MECHANICAL PH LIMIT:	101'-0"	101'-0"	
UNDERSIDE OF T/CEILING STRUCTURE:	91'-0"	91'-0"	
BUILDING SET BACKS:			
CLARK:	0'-0"	PER PLAN	
ADDISON:	0'-0"	PER PLAN	
PATTERSON:	0'-0"	PER PLAN	
ALLEY (WEST):	0'-0"	PER PLAN	
OFF-STREET LOADING:	3 BAYS	3 BAYS	2 BAYS @ 10X25, 1 BAY @ 10X50
OFF-STREET PARKING:	74	74 MIN.	
BICYCLE PARKING:	16	16 MIN.	

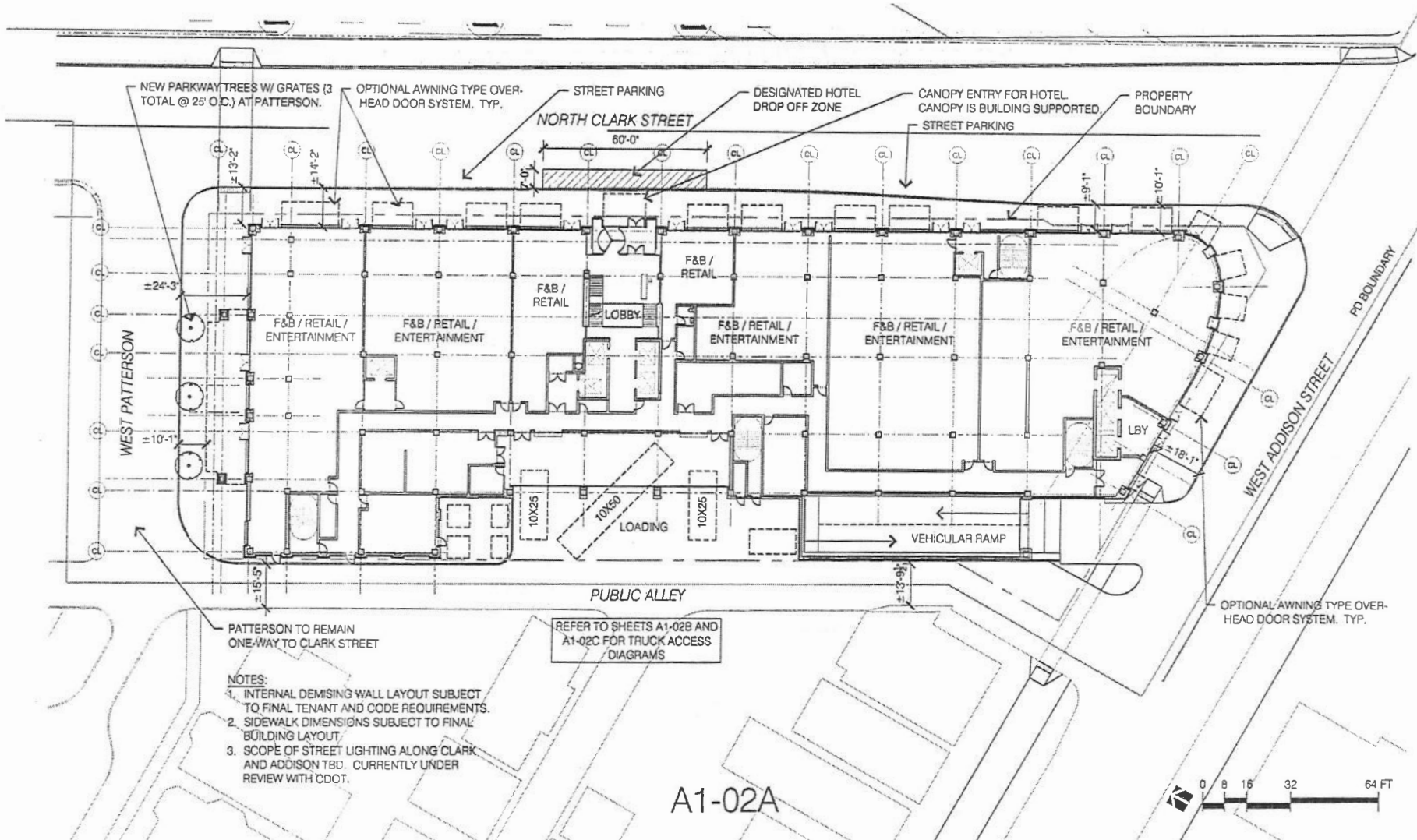
A0-01

HOTEL BUILDING
PD 958 - SUB-AREA D
JUNE 9, 2016
SCALE AS NOTED

HOTEL BUILDING
PROJECT DATA

VOA ASSOCIATES INCORPORATED
224 SOUTH MICHIGAN AVENUE - #1400
CHICAGO, ILLINOIS 60604
P: 312.554.1400





- NOTES:**
1. INTERNAL DEMISING WALL LAYOUT SUBJECT TO FINAL TENANT AND CODE REQUIREMENTS.
 2. SIDEWALK DIMENSIONS SUBJECT TO FINAL BUILDING LAYOUT.
 3. SCOPE OF STREET LIGHTING ALONG CLARK AND ADDISON TBD. CURRENTLY UNDER REVIEW WITH CDOT.

REFER TO SHEETS A1-02B AND A1-02C FOR TRUCK ACCESS DIAGRAMS

A1-02A



HOTEL BUILDING
 PD 258 - SUB-AREA D
 JUNE 9, 2016
 SCALE AS NOTED

HOTEL BUILDING
 PARKING ACCESS & LOADING PLAN

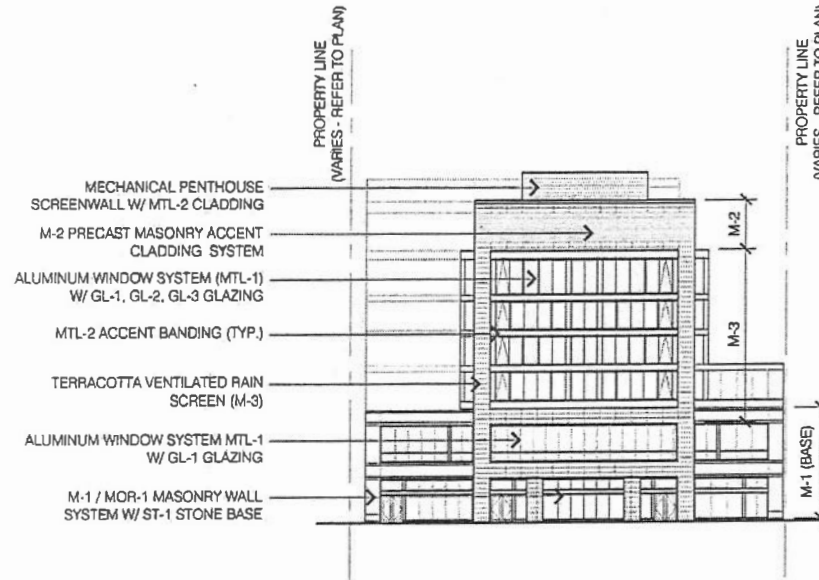
VOA ASSOCIATES INCORPORATED
 224 SOUTH MICHIGAN AVENUE - #1400
 CHICAGO, ILLINOIS 60604
 P: 312.554.1400



EXTERIOR MATERIAL AND FINISH SCHEDULE		
TAG	DESCRIPTION	COLOR / FINISH
M-1	MASONRY FIELD	DESSERT DARK, IRON SPOT
M-1 (ALT)	TEXTURED CONCRETE MASONRY	MATCH DESSERT DARK, IRON SPOT
M-2	PRECAST MASONRY ACCENT	DARK BUFF
M-3	TERRACOTTA VENTILATED RAINSCREEN	DARK BUFF
MTL-1	METAL COLOR LIGHT	CHAMPAGNE METALLIC
MTL-2	METAL COLOR MEDIUM	PEWTER METALLIC
MTL-3	METAL COLOR DARK	DRIFTWOOD MICA COOL
ST-1	STONE BASE	BLACK W/MATRIX / POLISHED
GL-1	GLAZING TYPE 1	CLEAR - LOW E
GL-2	GLAZING TYPE 2	TINT - LOW E
GL-3	GLAZING TYPE 3	FRIT - PATTERN TBD

EXTERIOR MATERIAL NOTES:

1. REFER TO SHEET A4-02 FOR EXTERIOR MATERIAL GRAPHIC DEPICTIONS.
2. ALL COLORS AND FINISHES MEANT AS 'BASIS OF DESIGN' AND 'OR EQUAL'. FINAL FINISHES SUBJECT TO ACTUAL MATERIAL SELECTIONS.
3. BASIS OF DESIGN FOR ALTERNATE AWNING WINDOW SYSTEM TO BE 'RENLITA' TYPE 'OR EQUAL'.



ALLOWABLE MAX BLDG. HEIGHT 116'-0"	
+108'-6"	
MECH PH HEIGHT	
+101'-0"	
U SIDE OF T/FLR JOIST	
+91'-0"	
<hr/>	
LEVEL 07 / LOW ROOF	+76'-2"
LEVEL 06	+64'-2"
LEVEL 05	+54'-2"
LEVEL 04	+44'-2"
LEVEL 03	+34'-2"
LEVEL 02	+16'-8"
LEVEL 01	0'-0"

A3-03



HOTEL BUILDING
PD 958 - SUB-AREA D
JUNE 9, 2016
SCALE AS NOTED

HOTEL BUILDING
NORTH ELEVATION

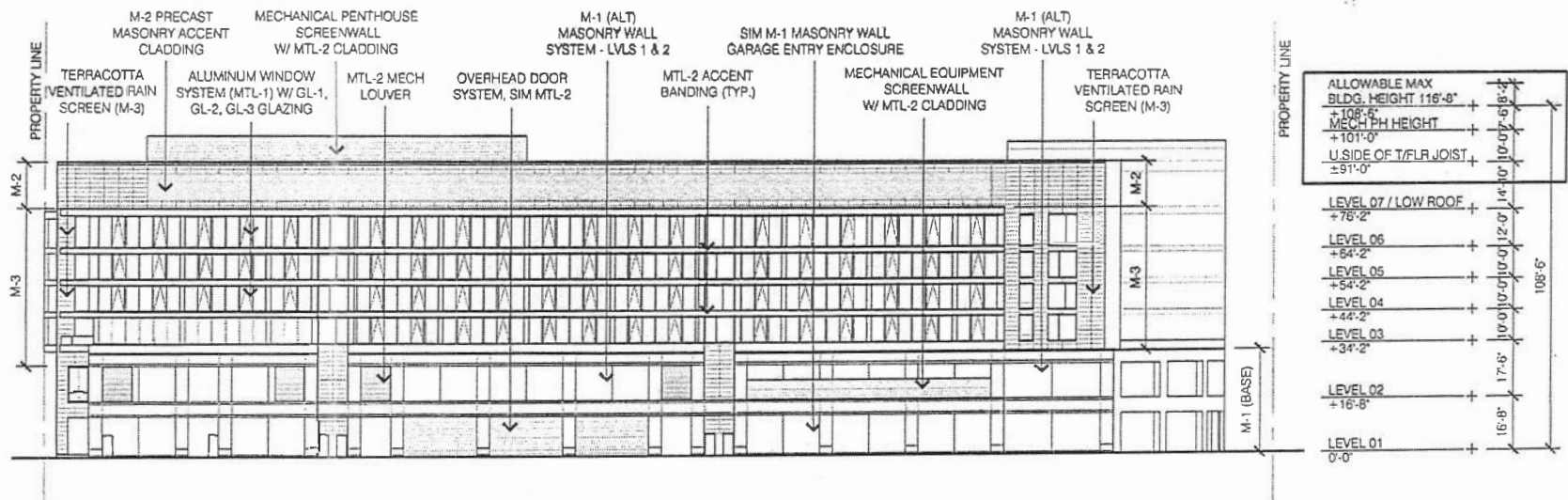
VOA ASSOCIATES INCORPORATED
224 SOUTH MICHIGAN AVENUE - #1400
CHICAGO, ILLINOIS 60604
P: 312.554.1400



EXTERIOR MATERIAL AND FINISH SCHEDULE		
TAG	DESCRIPTION	COLOR / FINISH
M-1	MASONRY FIELD	DESSERT DARK, IRON SPOT
M-1 (ALT)	TEXTURED CONCRETE MASONRY	MATCH DESSERT DARK, IRON SPOT
M-2	PRECAST MASONRY ACCENT	DARK BUFF
M-3	TERRACOTTA VENTILATED RAINSCREEN	DARK BUFF
MTL-1	METAL COLOR LIGHT	CHAMPAGNE METALLIC
MTL-2	METAL COLOR MEDIUM	PEWTER METALLIC
MTL-3	METAL COLOR DARK	DRIFTWOOD MICA COOL
ST-1	STONE BASE	BLACK W/MATRIX / POLISHED
GL-1	GLAZING TYPE 1	CLEAR - LOW E
GL-2	GLAZING TYPE 2	TINT - LOW E
GL-3	GLAZING TYPE 3	FRIT - PATTERN TBD

EXTERIOR MATERIAL NOTES:

1. REFER TO SHEET A4-02 FOR EXTERIOR MATERIAL GRAPHIC DEPICTIONS.
2. ALL COLORS AND FINISHES MEANT AS "BASIS OF DESIGN" AND "OR EQUAL". FINAL FINISHES SUBJECT TO ACTUAL MATERIAL SELECTIONS.
3. BASIS OF DESIGN FOR ALTERNATE AWNING WINDOW SYSTEM TO BE 'RENLITA' TYPE 'OR EQUAL'.



A3-04



HOTEL BUILDING
PD 958 - SUB-AREA D
JUNE 9, 2016
SCALE AS NOTED

HOTEL BUILDING
WEST ELEVATION

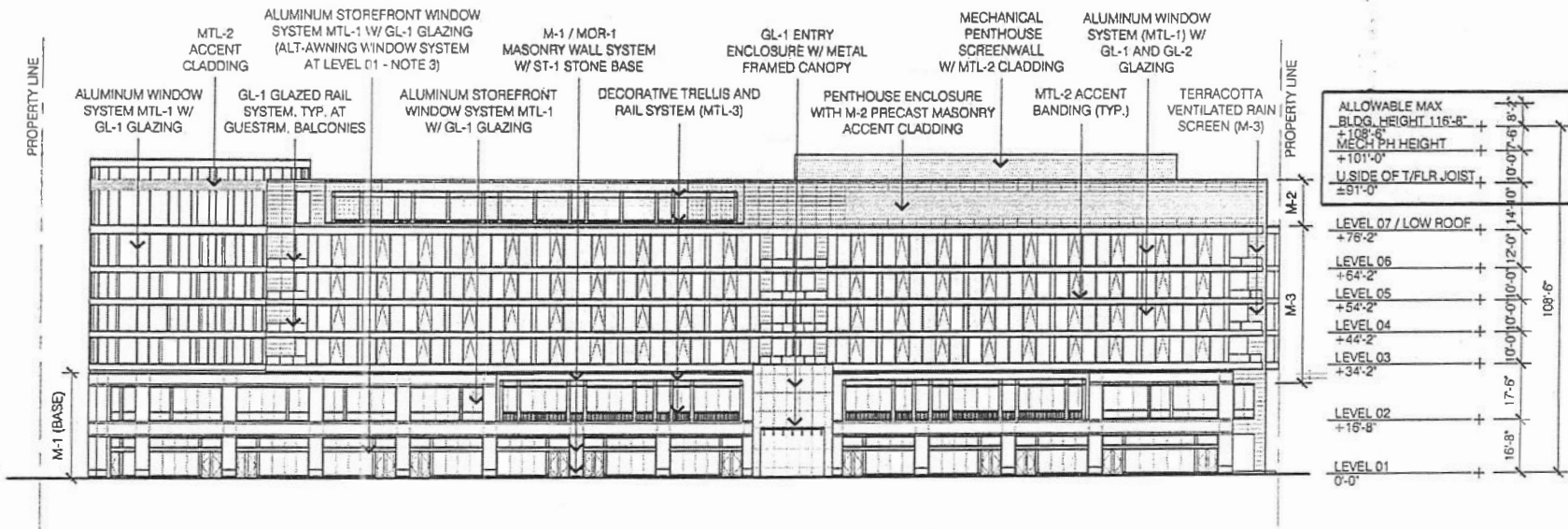
VOA ASSOCIATES INCORPORATED
224 SOUTH MICHIGAN AVENUE - #1400
CHICAGO, ILLINOIS 60604
P: 312.554.1400



EXTERIOR MATERIAL AND FINISH SCHEDULE		
TAG	DESCRIPTION	COLOR / FINISH
M-1	MASONRY FIELD	DESSERT DARK, IRON SPOT
M-1 (ALT)	TEXTURED CONCRETE MASONRY	MATCH DESSERT DARK, IRON SPOT
M-2	PRECAST MASONRY ACCENT	DARK BUFF
M-3	TERRACOTTA VENTILATED RAINSCREEN	DARK BUFF
MTL-1	METAL COLOR LIGHT	CHAMPAGNE METALLIC
MTL-2	METAL COLOR MEDIUM	PEWTER METALLIC
MTL-3	METAL COLOR DARK	DRIFTWOOD MICA COOL
ST-1	STONE BASE	BLACK W/MATRIX / POLISHED
GL-1	GLAZING TYPE 1	CLEAR - LOW E
GL-2	GLAZING TYPE 2	TINT - LOW E
GL-3	GLAZING TYPE 3	FRIT - PATTERN TBD

EXTERIOR MATERIAL NOTES:

1. REFER TO SHEET A4-02 FOR EXTERIOR MATERIAL GRAPHIC DEPICTIONS.
2. ALL COLORS AND FINISHES MEANT AS "BASIS OF DESIGN" AND "OR EQUAL". FINAL FINISHES SUBJECT TO ACTUAL MATERIAL SELECTIONS.
3. BASIS OF DESIGN FOR ALTERNATE AWNING WINDOW SYSTEM TO BE "RENLITA" TYPE "OR EQUAL".



A3-01A

HOTEL BUILDING
PD 958 - SUB-AREA D
JUNE, 9, 2016
SCALE AS NOTED

HOTEL BUILDING
EAST ELEVATION

VOA ASSOCIATES INCORPORATED
224 SOUTH MICHIGAN AVENUE - #1400
CHICAGO, ILLINOIS 60604
P: 312.554.1400





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 31, 2017

Mr. Eric Nordness
Hickory Street Development
3721 North Clark Street
Chicago, Illinois 60613

Re: Administrative Relief request for Entertainment and Spectator Sports Planned Development No. 958, Sub-Area B, Proposed Office Building

Dear Mr. Nordness:

Please be advised your request for a minor change to Entertainment and Spectator Sports Planned Development No. 958, as amended, ("PD 958"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the city's Municipal Code and Statements Number 15 and 16 of PD 958. Your firm is presented as constructing the office building designated to be established in Sub-Area B.

The Applicant is seeking a minor change to adjust the exterior materials and cladding of the proposed office building, as described on the following plans, dated February 2, 2017, and which will be inserted into the main file:

Office Building West Elevation
Office Building West Elevation – Glazing Types
Office Building North Elevation
Office Building North Elevation – Glazing Types

PD 958 was last amended on December 11, 2013, with the understanding building design changes may be allowed as a minor change. Pursuant to Statements Number 15 and 16, the Applicant and the Department of Planning and Development (the "Department") may continue to evolve the design of the building elevations in Sub-Area B and changes to such elevations shall, if mutually agreed upon, be approved by the Department administratively as a minor change.

With regard to your request, the Department has determined that these modifications will not: 1) change the character of the development, 2) increase the maximum permitted floor area, 3) introduce any residential units or 4) reduce periphery setback; and therefore, may be considered minor changes.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 958, I hereby approve the aforementioned minor change request, but no other changes to this Planned




DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

Development. This minor change approval makes no modification to the approved PD 958 Planned Development Signage Matrix as it applies to the Office Building, Sub-Area B, or otherwise; and, all signs listed in Sections A and B of the Signage Matrix, as applicable to the Office Building, shall be allowed as part of the revised Office Building design. Individual signs approved in the Signage Matrix may be modified in size or location to reflect the Office Building design authorized in this minor change approval and such new signage shall be eligible for approval as a minor change, provided the total overall square footage of signage is not inconsistent with PD 958.

This minor change will expire, pursuant to Section 17-13-0611-C, unless action to implement the minor change is commenced, as prescribed within such section. If action to implement the minor change does not begin within the time set forth then the change approved by this letter will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

Cc: Alderman Tom Tunney, 44th Ward
Eleanor Gorski
Maureen West
Mike Marmo
Patrick Murphey

March 29, 2017

Hon. Patricia Scudiero
Department of Planning and Development
121 N. LaSalle St.
10th Floor
Chicago, IL 60602

Re: Planned Development 958, Subarea B.

Dear Commissioner:

As you know, Hickory Street Development ("HSD") is constructing a multi-use building on Subarea B of Planned Development 958 ("PD 958"). As discussed with your office and pursuant to Statement 15 of PD 958, we have agreed to certain changes which are shown in the attached exhibits. These changes are designed to enhance the appearance and functionality of the office building elevations and functionality. Included with this letter are:

- a. an updated west elevation;
- b. an updated west elevation - glazing types;
- c. an updated north elevation; and,
- d. an updated north elevation - glazing types.

We understand these changes have been approved and this letter and the attached drawings will be incorporated into and become part of PD 958. If there is anything else you need or anything we can do to help, please do not hesitate to call.

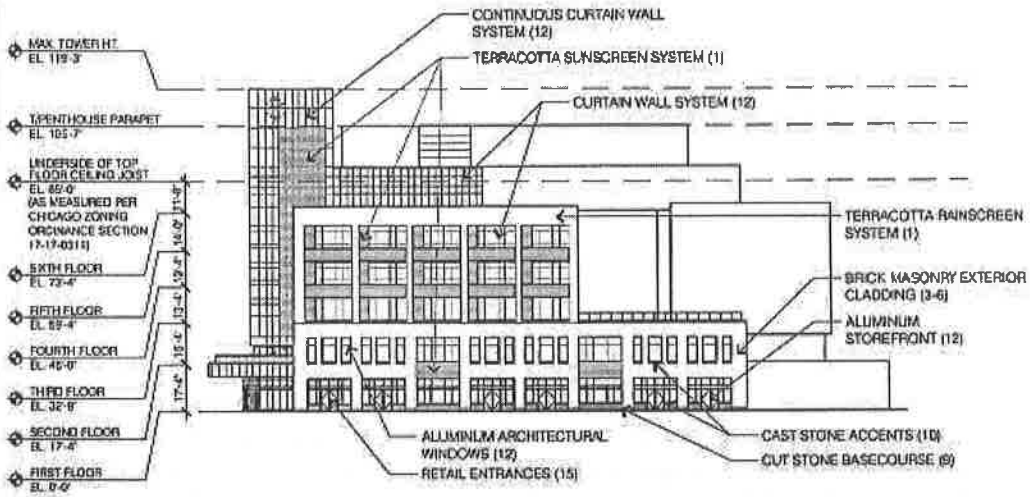
Sincerely,



Eric Nordness

cc: Steve Jacobsen
Michael Lufrano

WEST ELEVATION
EXHIBIT DATED 06/14/2015



PROPOSED EXHIBIT 02/02/2017

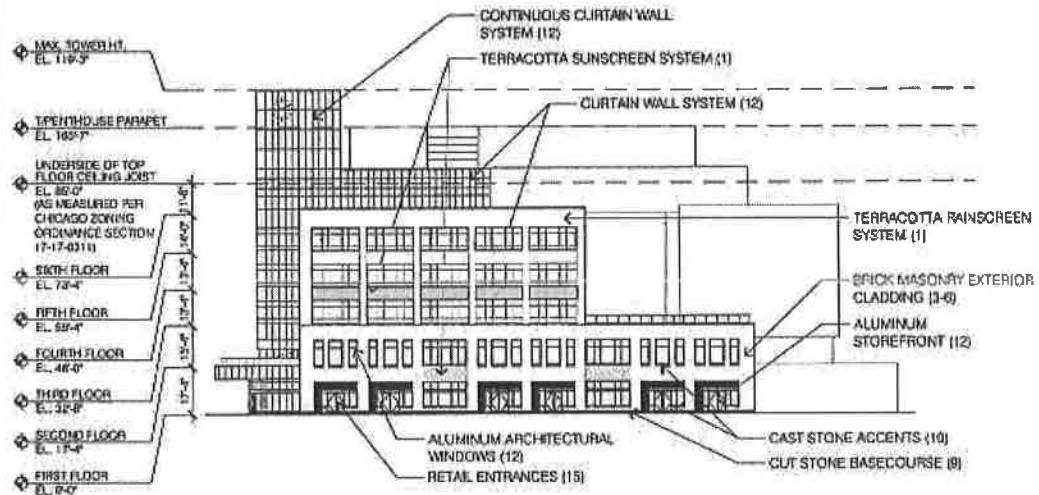
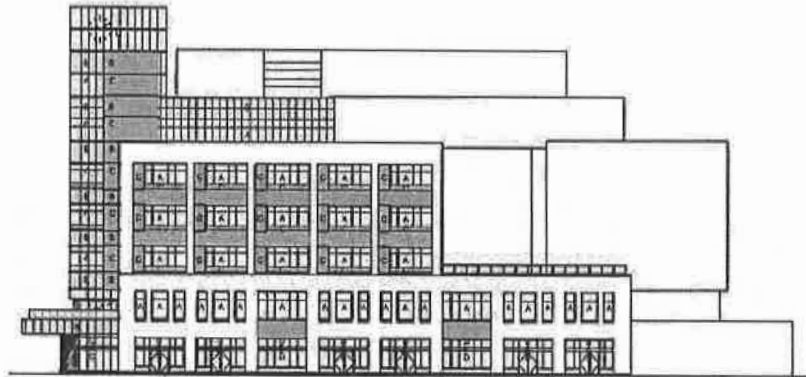


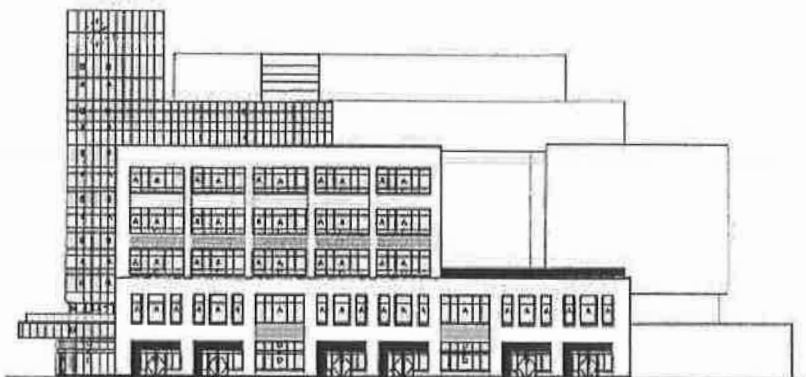
EXHIBIT DATED 05/14/2015
WEST ELEVATION - GLAZING TYPES
 OFFICE BUILDING
 02 FEBRUARY 2017

- VISION GLASS (A)
- SPANDREL GLASS (B)
- SPANDREL GLASS (B) BEHIND TERRACOTTA SUNSCREEN SYSTEM
- TRANSLUCENT GLASS (C)
- TRANSLUCENT GLASS (C) BEHIND TERRACOTTA SUNSCREEN SYSTEM
- CLEAR GLASS (D)
- ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (16)



PROPOSED EXHIBIT 02/02/2017

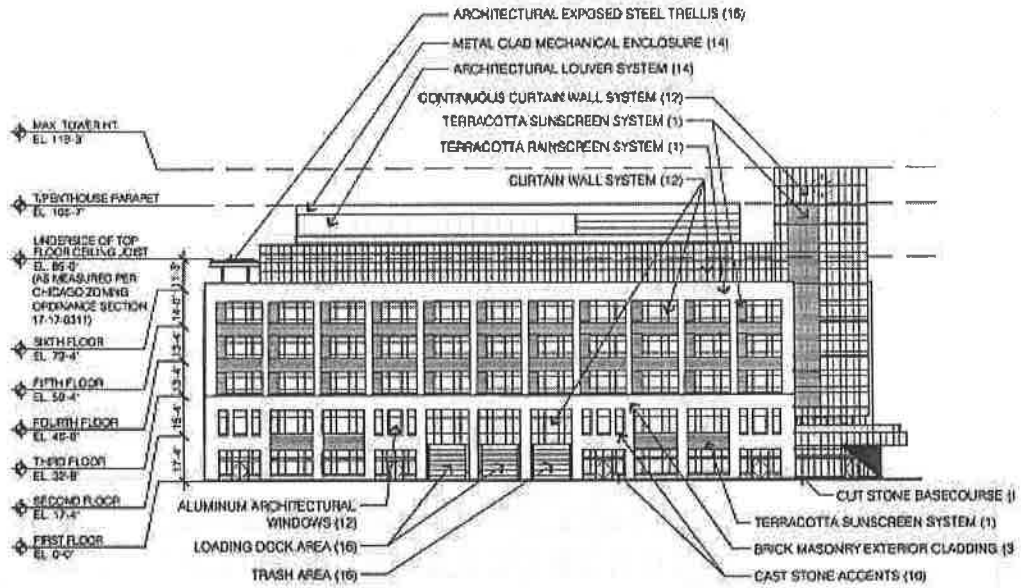
- VISION GLASS (A)
- SPANDREL GLASS (B)
- SPANDREL GLASS (B) BEHIND TERRACOTTA SUNSCREEN SYSTEM
- TRANSLUCENT GLASS (C)
- TRANSLUCENT GLASS (C) BEHIND TERRACOTTA SUNSCREEN SYSTEM
- CLEAR GLASS (D)
- ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (16)



OFFICE BUILDING
02 FEBRUARY 2017

NORTH ELEVATION

EXHIBIT DATED 05/14/2015



PROPOSED EXHIBIT 02/02/2017

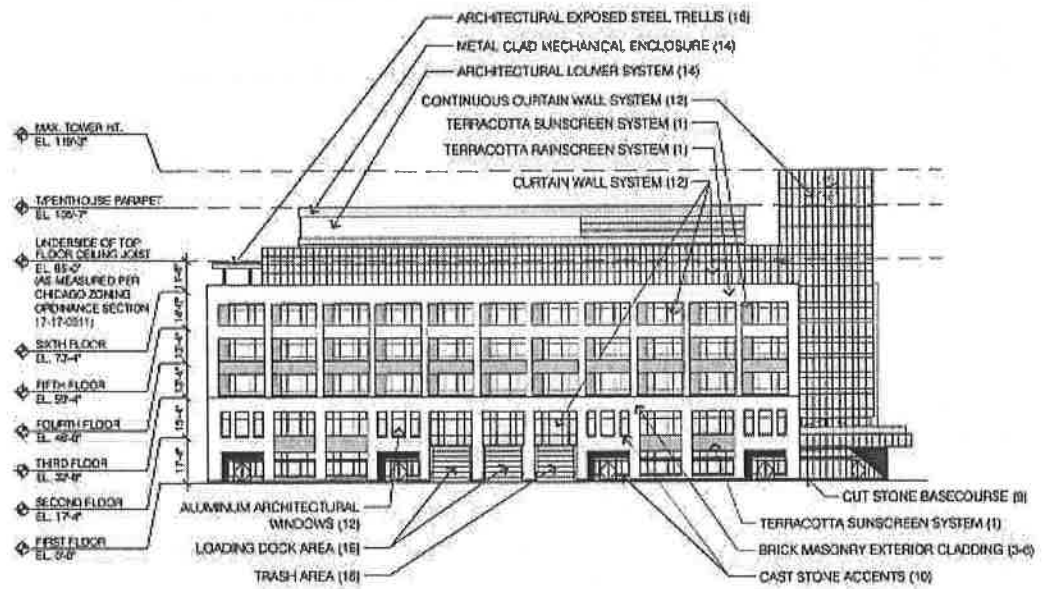
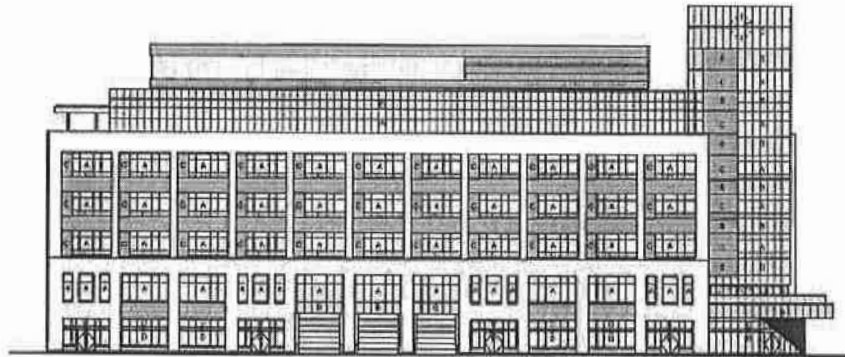


EXHIBIT DATED 05/14/2015
 NORTH ELEVATION - GLAZING TYPES
 OFFICE BUILDING
 02 FEBRUARY 2017

- = VISION GLASS (A)
- = SPANDREL GLASS (B)
- = SPANDREL GLASS (B) BEHIND TERRACOTTA SUNSCREEN SYSTEM
- = TRANSLUCENT GLASS (C)
- = TRANSLUCENT GLASS (C) BEHIND TERRACOTTA SUNSCREEN SYSTEM
- = CLEAR GLASS (D)
- = ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (16)



- = VISION GLASS (A)
- = SPANDREL GLASS (B)
- = SPANDREL GLASS (B) BEHIND TERRACOTTA SUNSCREEN SYSTEM
- = TRANSLUCENT GLASS (C)
- = TRANSLUCENT GLASS (C) BEHIND TERRACOTTA SUNSCREEN SYSTEM
- = CLEAR GLASS (D)
- = ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (16)



PROPOSED EXHIBIT 02/02/2017





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 14, 2016

Mr. Paul Shadle
DLA Piper LLP (US)
203 North LaSalle Street
Suite 1900
Chicago, Illinois 60601-1263

Re: Administrative Relief request for Entertainment and Spectator Sports Planned Development No. 958, Wrigley Field, Sub-Area D, Proposed Hotel Building

Dear Mr. Shadle:

Please be advised your request for a minor change to Entertainment and Spectator Sports Planned Development No. 958, as amended, ("PD 958"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the city's Municipal Code and Statement Numbers 15 and 16 of PD 958. Your firm represents North Clark Street LLC, which owns Sub-Area D of PD 958 (the "Applicant").

The Applicant is seeking a minor change to adjust the permitted height of the Sub-Area D hotel building pursuant to the following revised exhibits, prepared by VOA Associates Inc. and dated March 11, 2016 (the "Plans"), which Plans shall be inserted into the main file:

Site Plan (Sub-Area D)
Hotel Building Parking Plan
Hotel Building Parking Access & Loading Plan (A1-02A, 02B & 02C)
Hotel Building Green Roof Plan (Sub-Area D)
Hotel Building North Elevation
Hotel Building South Elevation
Hotel Building East Elevation
Hotel Building East Elevation, Hotel Entry Enclosure/Canopy Basis of Design
Hotel Building East Elevation, Decorative Trellis and Rail Basis of Design
Hotel Building West Elevation
Hotel Building Proposed Exterior Finish Materials

PD 958 was last amended on December 11, 2013, with the understanding building design changes may be allowed as a minor change. Pursuant to Statement Number 15, the Applicant and the Department of Planning and Development (the "Department") may continue to evolve the design of the building elevations in Sub-Area D and changes to such elevations shall, if mutually agreed upon, be approved by the Department administratively as a minor change.




DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

With regard to your request, the Department has determined that these modifications will not: 1) change the character of the development, 2) increase the maximum permitted floor area, 3) introduce any residential units or 4) reduce periphery setback; and therefore, may be considered minor changes.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 958, I hereby approve the aforementioned minor change request, but no other changes to this Planned Development. This minor change approval makes no modification to the approved PD 958 Planned Development Signage Matrix as it applies to the Hotel Parcel, Sub-Area D or otherwise; and, all signs listed in Sections A (6,255 square feet) and B (2,140 square feet) of the Signage Matrix, as applicable to the Hotel Parcel, shall be allowed as part of the new hotel design. Individual signs approved in the Signage Matrix may be modified in size or location to reflect the building design authorized in this minor change approval and such new signage shall be eligible for approval as a minor change, provided the total overall square footage of signage is not inconsistent with PD 958.

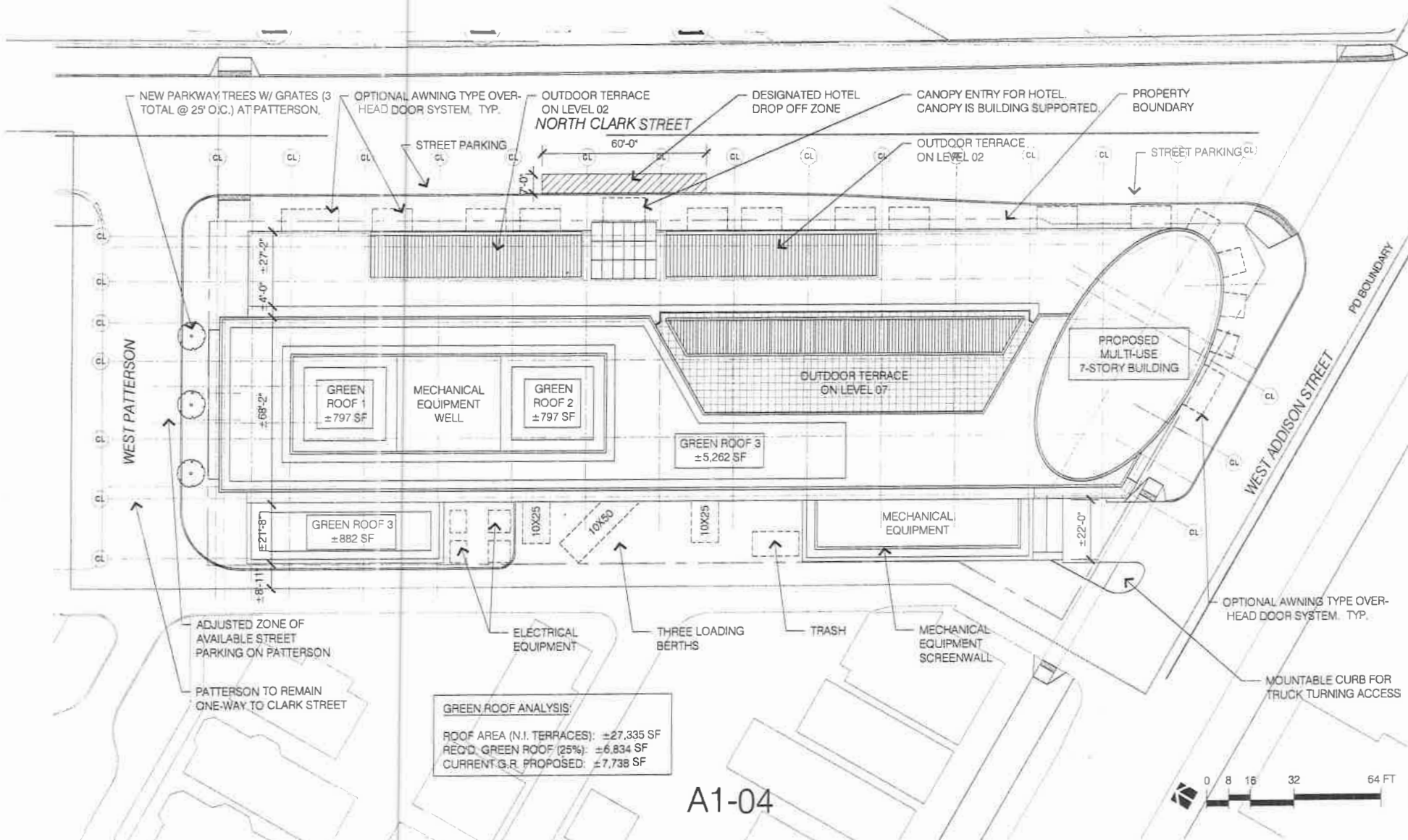
This minor change will expire, pursuant to Section 17-13-0611-C, unless action to implement the minor change is commenced, as prescribed within such section. If action to implement the minor change does not begin within the time set forth then the change approved by this letter will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

Cc: Alderman Tom Tunney, 44th Ward
Eleanor Gorski
Maureen West
Mike Marmo
Patrick Murphey



NEW PARKWAY TREES W/ GRATES (3 TOTAL @ 25' O.C.) AT PATTERSON.

OPTIONAL AWNING TYPE OVER-HEAD DOOR SYSTEM, TYP.

OUTDOOR TERRACE ON LEVEL 02

DESIGNATED HOTEL DROP OFF ZONE

CANOPY ENTRY FOR HOTEL. CANOPY IS BUILDING SUPPORTED.

PROPERTY BOUNDARY

NORTH CLARK STREET

STREET PARKING

OUTDOOR TERRACE ON LEVEL 02

STREET PARKING

WEST PATTERSON

GREEN ROOF 1
± 797 SF

MECHANICAL EQUIPMENT WELL

GREEN ROOF 2
± 797 SF

OUTDOOR TERRACE ON LEVEL 07

PROPOSED MULTI-USE 7-STORY BUILDING

GREEN ROOF 3
± 5,262 SF

GREEN ROOF 3
± 882 SF

MECHANICAL EQUIPMENT

ADJUSTED ZONE OF AVAILABLE STREET PARKING ON PATTERSON

PATTERSON TO REMAIN ONE-WAY TO CLARK STREET

ELECTRICAL EQUIPMENT

THREE LOADING BERTHS

TRASH

MECHANICAL EQUIPMENT SCREENWALL

OPTIONAL AWNING TYPE OVER-HEAD DOOR SYSTEM, TYP.

MOUNTABLE CURB FOR TRUCK TURNING ACCESS

GREEN ROOF ANALYSIS:
 ROOF AREA (N.I. TERRACES): ±27,335 SF
 REQ'D. GREEN ROOF (25%): ±6,834 SF
 CURRENT G.R. PROPOSED: ±7,738 SF

A1-04

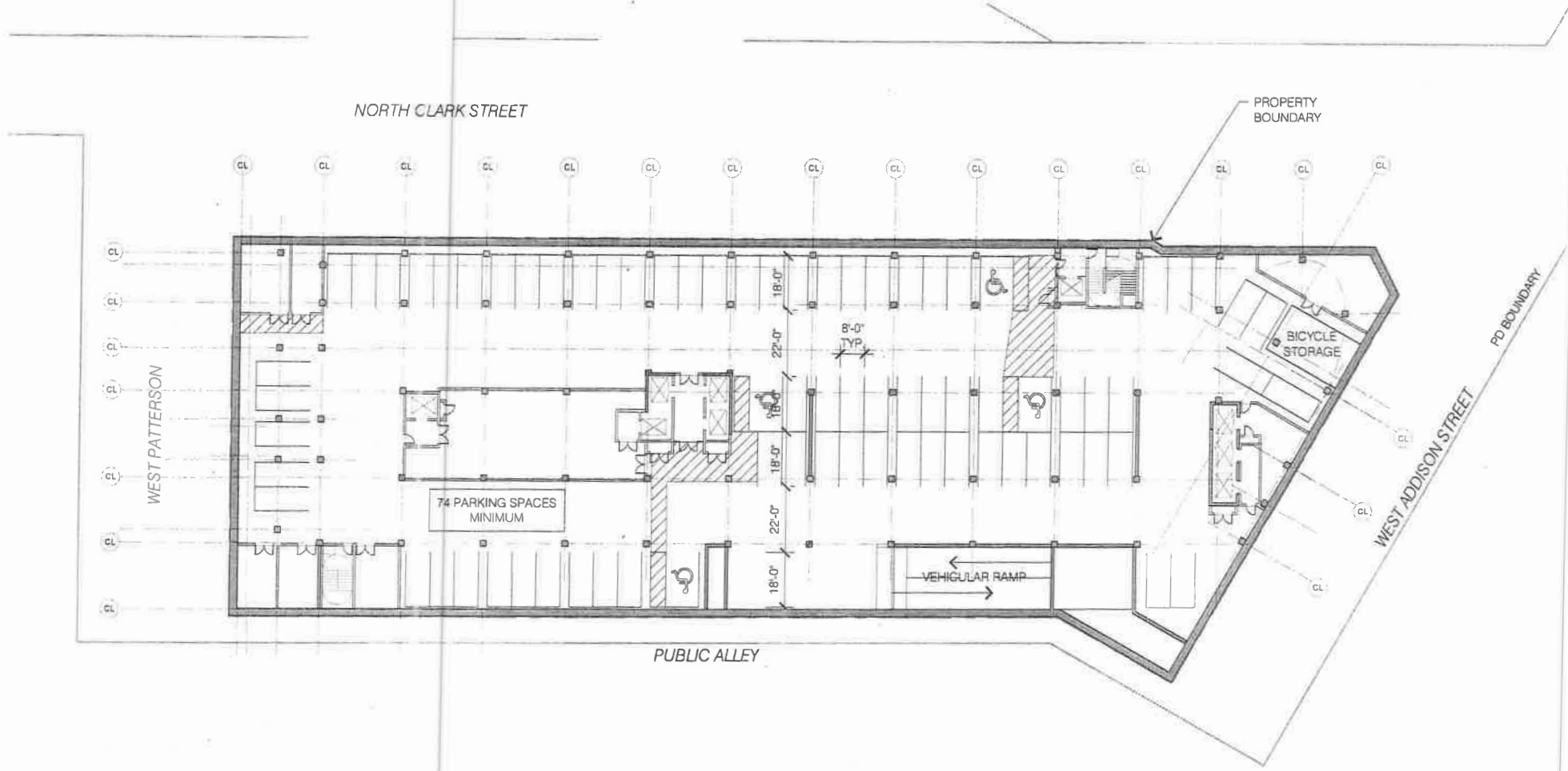


HOTEL BUILDING
 PD 958 - SUB-AREA D
 MARCH 11, 2016
 SCALE AS NOTED

SITE PLAN
 (SUB-AREA D)

VOA ASSOCIATES INCORPORATED
 224 SOUTH MICHIGAN AVENUE - #1400
 CHICAGO, ILLINOIS 60604
 P: 312.554.1400





NORTH CLARK STREET

PROPERTY BOUNDARY

WEST PATTERSON

74 PARKING SPACES
MINIMUM

BICYCLE
STORAGE

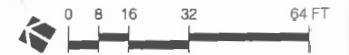
WEST ADDISON STREET

PD BOUNDARY

PUBLIC ALLEY

VEHICULAR RAMP

A1-01

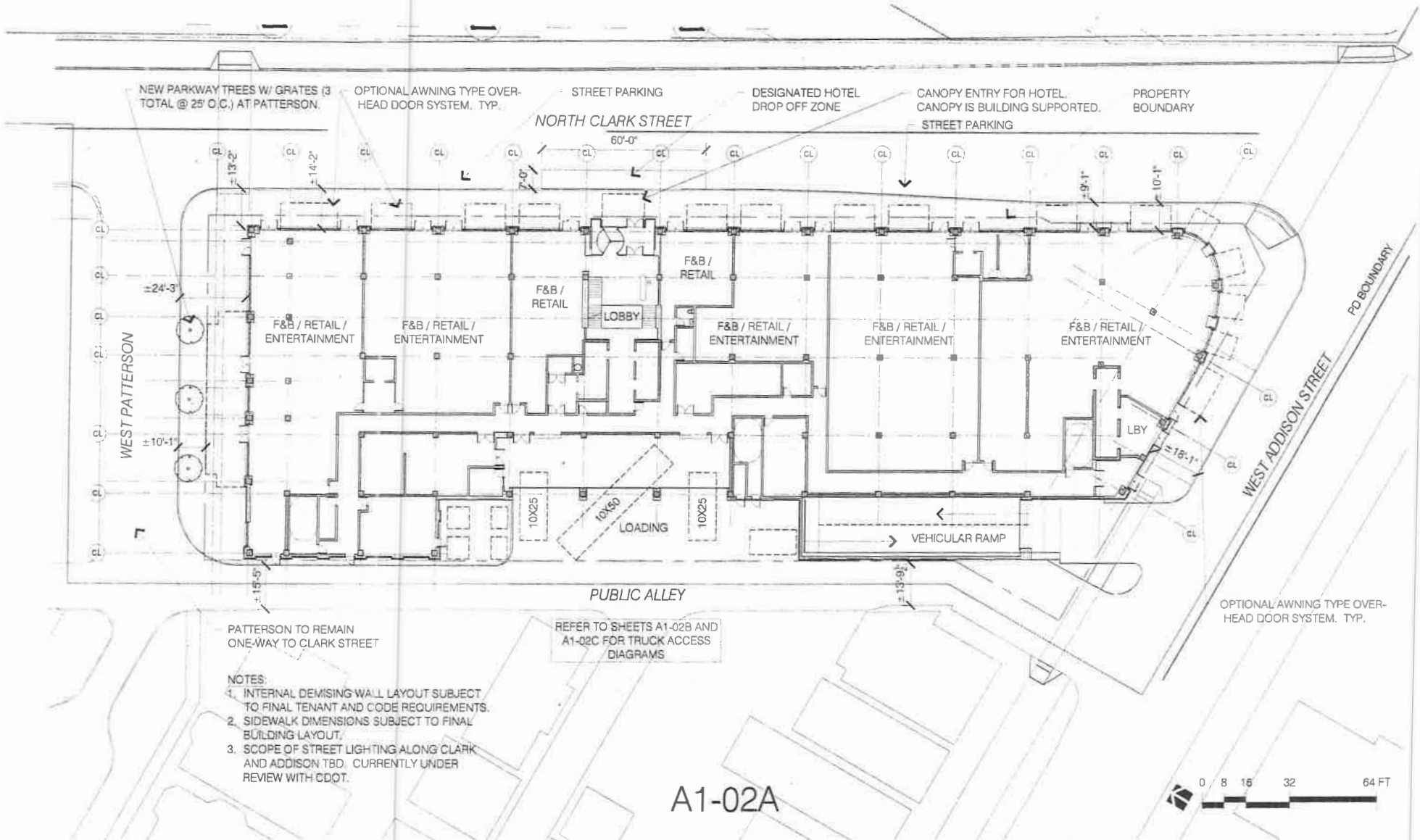


HOTEL BUILDING
PD 958 - SUB-AREA D
MARCH 11, 2016
SCALE AS NOTED

HOTEL BUILDING
PARKING PLAN

VOA ASSOCIATES INCORPORATED
224 SOUTH MICHIGAN AVENUE - #1400
CHICAGO, ILLINOIS 60604
P: 312.554.1400





NEW PARKWAY TREES W/ GRATES (3 TOTAL @ 25' O.C.) AT PATTERSON.

OPTIONAL AWNING TYPE OVER-HEAD DOOR SYSTEM, TYP.

STREET PARKING

DESIGNATED HOTEL DROP OFF ZONE

CANOPY ENTRY FOR HOTEL. CANOPY IS BUILDING SUPPORTED.

PROPERTY BOUNDARY

NORTH CLARK STREET

WEST PATTERSON

WEST ADDISON STREET

PD BOUNDARY

PUBLIC ALLEY

PATTERSON TO REMAIN ONE-WAY TO CLARK STREET

REFER TO SHEETS A1-02B AND A1-02C FOR TRUCK ACCESS DIAGRAMS

OPTIONAL AWNING TYPE OVER-HEAD DOOR SYSTEM, TYP.

- NOTES:
1. INTERNAL DEMISING WALL LAYOUT SUBJECT TO FINAL TENANT AND CODE REQUIREMENTS.
 2. SIDEWALK DIMENSIONS SUBJECT TO FINAL BUILDING LAYOUT.
 3. SCOPE OF STREET LIGHTING ALONG CLARK AND ADDISON TBD. CURRENTLY UNDER REVIEW WITH CDOT.

A1-02A

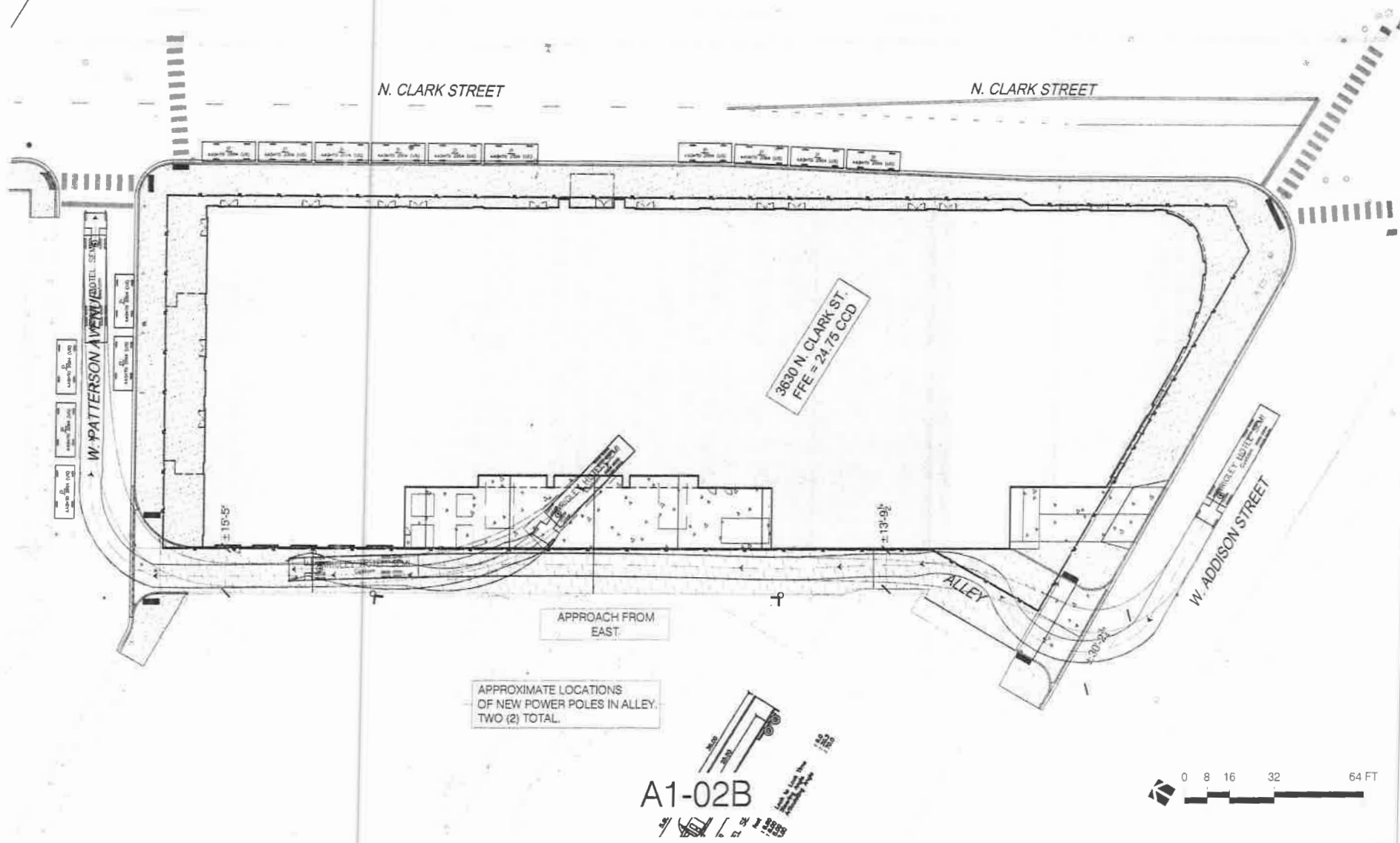


HOTEL BUILDING
 PD 258 - SUB-AREA D
 MARCH 11, 2016
 SCALE AS NOTED

HOTEL BUILDING
 PARKING ACCESS & LOADING PLAN

VOA ASSOCIATES INCORPORATED
 224 SOUTH MICHIGAN AVENUE - #1400
 CHICAGO, ILLINOIS 60604
 P: 312.554.1400





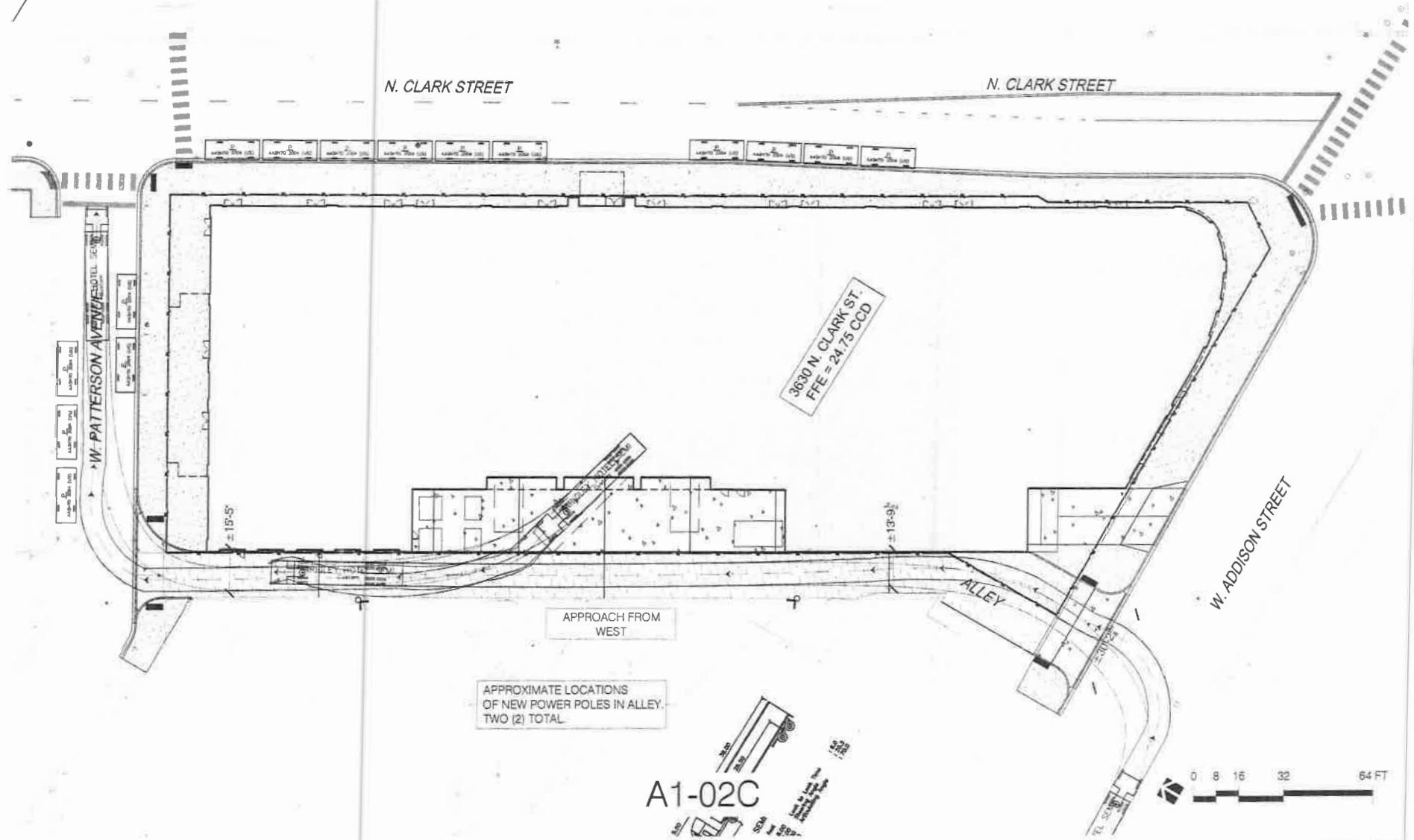
HOTEL BUILDING
 PD 958 - SUB-AREA D
 MARCH 11, 2016
 SCALE AS NOTED

A1-02B

HOTEL BUILDING
 PARKING ACCESS & LOADING PLAN

VOA ASSOCIATES INCORPORATED
 224 SOUTH MICHIGAN AVENUE - #1400
 CHICAGO, ILLINOIS 60604
 P: 312.554.1400



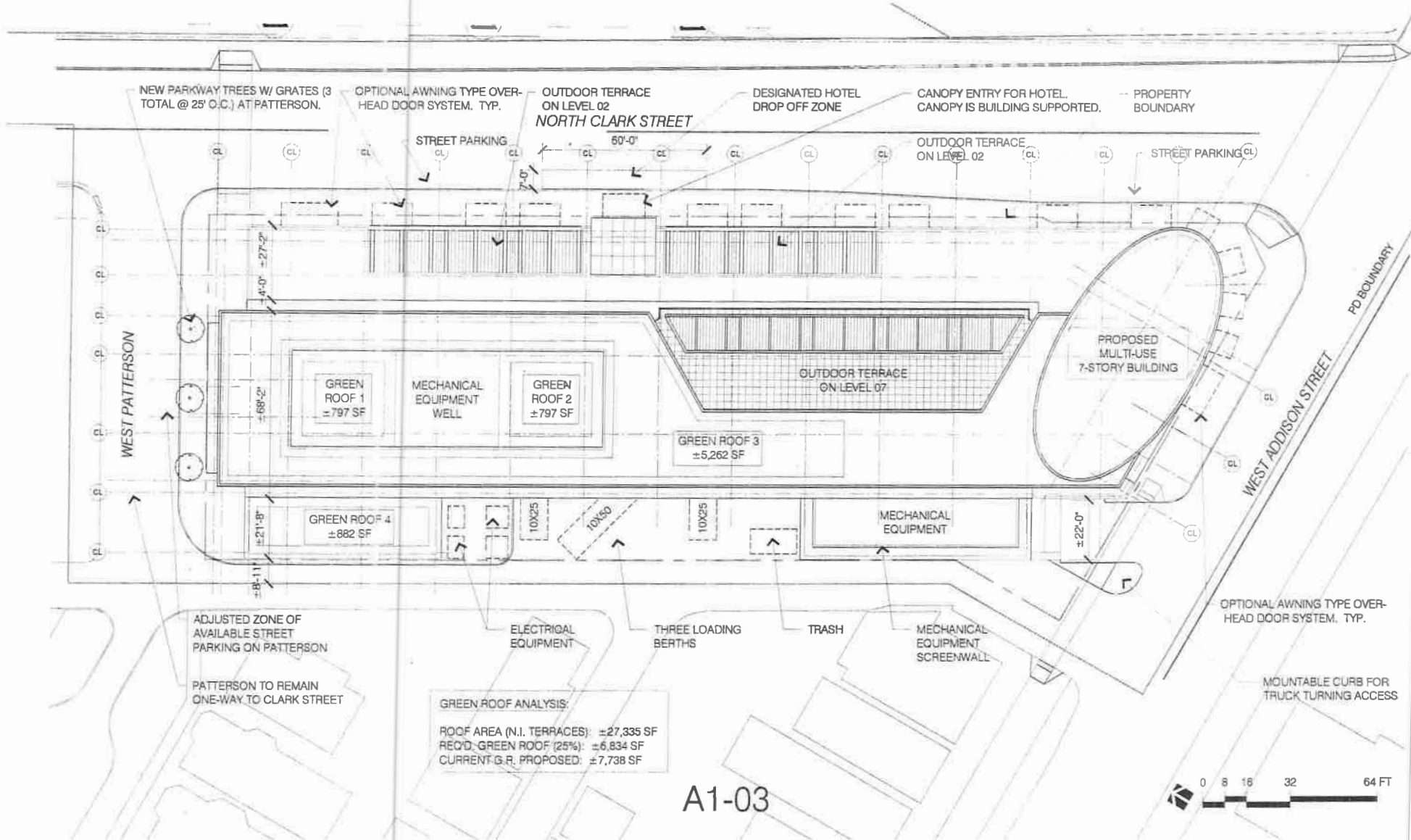


HOTEL BUILDING
 PD 958 - SUB-AREA D
 MARCH 11, 2016
 SCALE AS NOTED

A1-02C
 HOTEL BUILDING
 PARKING ACCESS & LOADING PLAN

VOA ASSOCIATES INCORPORATED
 224 SOUTH MICHIGAN AVENUE - #1400
 CHICAGO, ILLINOIS 60604
 P: 312.554.1400





NEW PARKWAY TREES W/ GRATES (3 TOTAL @ 25' O.C.) AT PATTERSON.

OPTIONAL AWNING TYPE OVER-HEAD DOOR SYSTEM, TYP.

OUTDOOR TERRACE ON LEVEL 02
NORTH CLARK STREET

DESIGNATED HOTEL DROP OFF ZONE

CANOPY ENTRY FOR HOTEL. CANOPY IS BUILDING SUPPORTED.

PROPERTY BOUNDARY

STREET PARKING

OUTDOOR TERRACE ON LEVEL 02

STREET PARKING

WEST PATTERSON

GREEN ROOF 1
±797 SF

MECHANICAL EQUIPMENT WELL

GREEN ROOF 2
±797 SF

OUTDOOR TERRACE ON LEVEL 07

PROPOSED MULTI-USE 7-STORY BUILDING

GREEN ROOF 3
±5,262 SF

GREEN ROOF 4
±882 SF

MECHANICAL EQUIPMENT

ADJUSTED ZONE OF AVAILABLE STREET PARKING ON PATTERSON

ELECTRICAL EQUIPMENT

THREE LOADING BERTHS

TRASH

MECHANICAL EQUIPMENT SCREENWALL

OPTIONAL AWNING TYPE OVER-HEAD DOOR SYSTEM, TYP.

PATTERSON TO REMAIN ONE-WAY TO CLARK STREET

MOUNTABLE CURB FOR TRUCK TURNING ACCESS

GREEN ROOF ANALYSIS:

ROOF AREA (N.I. TERRACES): ±27,335 SF
 REQ'D GREEN ROOF (25%): ±6,834 SF
 CURRENT G.R. PROPOSED: ±7,738 SF

A1-03



HOTEL BUILDING
 PD 958 - SUB-AREA D
 MARCH 11, 2016
 SCALE AS NOTED

HOTEL BUILDING
 GREEN ROOF PLAN (SUB-AREA D)

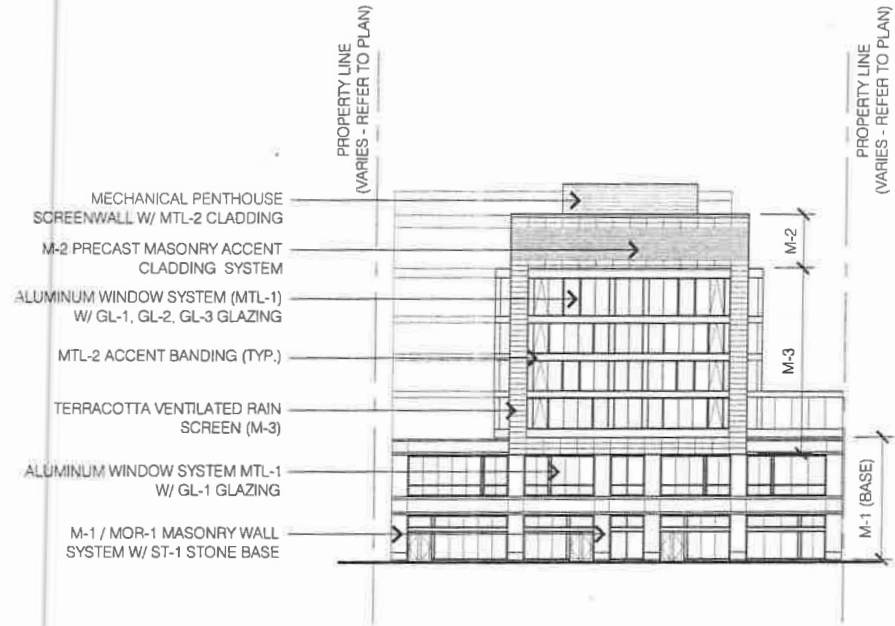
VOA ASSOCIATES INCORPORATED
 224 SOUTH MICHIGAN AVENUE - #1400
 CHICAGO, ILLINOIS 60604
 P: 312.554.1400



EXTERIOR MATERIAL AND FINISH SCHEDULE		
TAG	DESCRIPTION	COLOR / FINISH
M-1	MASONRY FIELD	DESERT DARK, IRON SPOT
M-1 (ALT)	TEXTURED CONCRETE MASONRY	MATCH DESERT DARK, IRON SPOT
M-2	PRECAST MASONRY ACCENT	DARK BUFF
M-3	TERRACOTTA VENTILATED RAINSCREEN	DARK BUFF
MTL-1	METAL COLOR LIGHT	CHAMPAGNE METALLIC
MTL-2	METAL COLOR MEDIUM	PEWTER METALLIC
MTL-3	METAL COLOR DARK	DRIFTWOOD MICA COOL
ST-1	STONE BASE	BLACK W/MATRIX / POLISHED
GL-1	GLAZING TYPE 1	CLEAR - LOW E
GL-2	GLAZING TYPE 2	TINT - LOW E
GL-3	GLAZING TYPE 3	FRIT - PATTERN TBD

EXTERIOR MATERIAL NOTES:

1. REFER TO SHEET A4-02 FOR EXTERIOR MATERIAL GRAPHIC DEPICTIONS.
2. ALL COLORS AND FINISHES MEANT AS "BASIS OF DESIGN" AND "OR EQUAL". FINAL FINISHES SUBJECT TO ACTUAL MATERIAL SELECTIONS.
3. BASIS OF DESIGN FOR ALTERNATE AWNING WINDOW SYSTEM TO BE "RENLITA" TYPE "OR EQUAL".



MAX BLDG HEIGHT	+108'-6"	
MECH PH HEIGHT	+101'-0"	10'-0"
U.SIDE OF T/FLR JOIST	±91'-0"	14'-0"
LEVEL 07 / LOW ROOF	+76'-2"	14'-10"
LEVEL 06	+64'-2"	12'-0"
LEVEL 05	+54'-2"	10'-0"
LEVEL 04	+44'-2"	10'-0"
LEVEL 03	+34'-2"	10'-0"
LEVEL 02	+16'-8"	17'-6"
LEVEL 01	0'-0"	16'-8"

A3-03



HOTEL BUILDING
PD 958 - SUB-AREA D
MARCH 11, 2016
SCALE AS NOTED

HOTEL BUILDING
NORTH ELEVATION

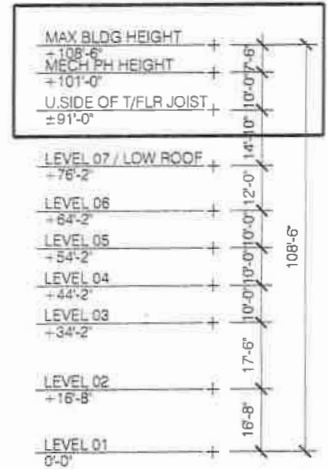
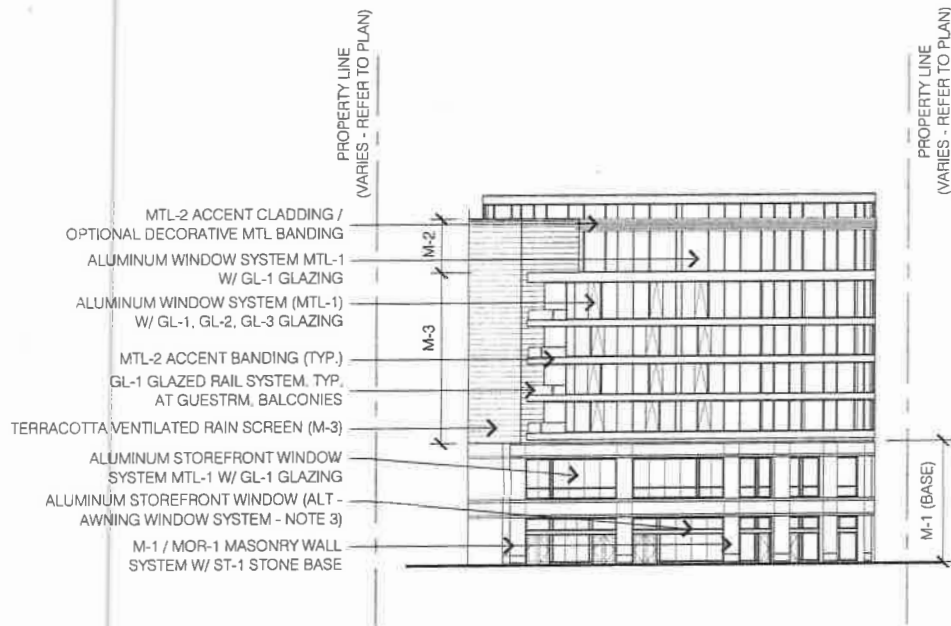
VOA ASSOCIATES INCORPORATED
224 SOUTH MICHIGAN AVENUE - #1400
CHICAGO, ILLINOIS 60604
P: 312.554.1400



EXTERIOR MATERIAL AND FINISH SCHEDULE		
TAG	DESCRIPTION	COLOR / FINISH
M-1	MASONRY FIELD	DESSERT DARK, IRON SPOT
M-1 (ALT)	TEXTURED CONCRETE MASONRY	MATCH DESSERT DARK, IRON SPOT
M-2	PRECAST MASONRY ACCENT	DARK BUFF
M-3	TERRACOTTA VENTILATED RAINSCREEN	DARK BUFF
MTL-1	METAL COLOR LIGHT	CHAMPAGNE METALLIC
MTL-2	METAL COLOR MEDIUM	PEWTER METALLIC
MTL-3	METAL COLOR DARK	DRIFTWOOD MICA COOL
ST-1	STONE BASE	BLACK W/MATRIX / POLISHED
GL-1	GLAZING TYPE 1	CLEAR - LOW E
GL-2	GLAZING TYPE 2	TINT - LOW E
GL-3	GLAZING TYPE 3	FRIT - PATTERN TBD

EXTERIOR MATERIAL NOTES:

1. REFER TO SHEET A4-02 FOR EXTERIOR MATERIAL GRAPHIC DEPICTIONS.
2. ALL COLORS AND FINISHES MEANT AS "BASIS OF DESIGN" AND "OR EQUAL", FINAL FINISHES SUBJECT TO ACTUAL MATERIAL SELECTIONS.
3. BASIS OF DESIGN FOR ALTERNATE AWNING WINDOW SYSTEM TO BE "RENLITA" TYPE "OR EQUAL".



A3-02

HOTEL BUILDING
SOUTH ELEVATION

HOTEL BUILDING
PD 958 - SUB-AREA D
MARCH 11, 2016
SCALE AS NOTED

VOA ASSOCIATES INCORPORATED
224 SOUTH MICHIGAN AVENUE - #1400
CHICAGO, ILLINOIS 60604
P: 312.554.1400

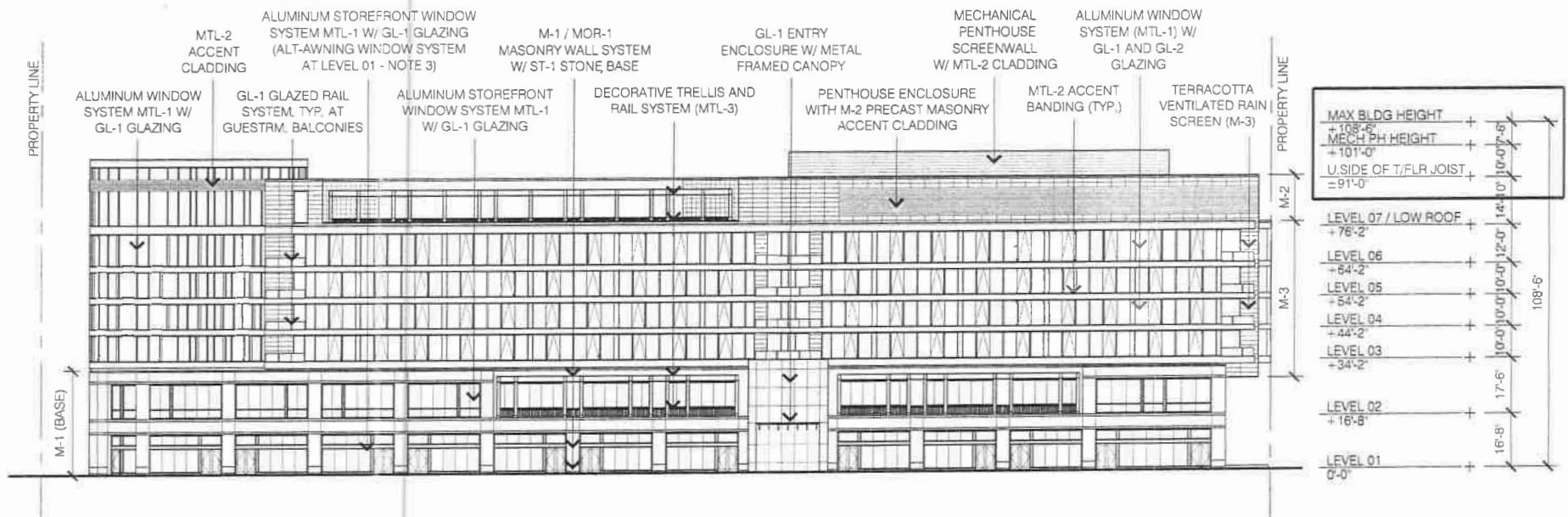


VOA ASSOCIATES INCORPORATED

EXTERIOR MATERIAL AND FINISH SCHEDULE		
TAG	DESCRIPTION	COLOR / FINISH
M-1	MASONRY FIELD	DESSERT DARK, IRON SPOT
M-1 (ALT)	TEXTURED CONCRETE MASONRY	MATCH DESSERT DARK, IRON SPOT
M-2	PRECAST MASONRY ACCENT	DARK BUFF
M-3	TERRACOTTA VENTILATED RAINSCREEN	DARK BUFF
MTL-1	METAL COLOR LIGHT	CHAMPAGNE METALLIC
MTL-2	METAL COLOR MEDIUM	PEWTER METALLIC
MTL-3	METAL COLOR DARK	DRIFTWOOD MICA COOL
ST-1	STONE BASE	BLACK W/MATRIX / POLISHED
GL-1	GLAZING TYPE 1	CLEAR - LOW E
GL-2	GLAZING TYPE 2	TINT - LOW E
GL-3	GLAZING TYPE 3	FRIT - PATTERN TBD

EXTERIOR MATERIAL NOTES:

1. REFER TO SHEET A4-02 FOR EXTERIOR MATERIAL GRAPHIC DEPICTIONS,
2. ALL COLORS AND FINISHES MEANT AS "BASIS OF DESIGN" AND "OR EQUAL". FINAL FINISHES SUBJECT TO ACTUAL MATERIAL SELECTIONS.
3. BASIS OF DESIGN FOR ALTERNATE AWNING WINDOW SYSTEM TO BE "RENLITA" TYPE "OR EQUAL".



A3-01A



HOTEL BUILDING
PD 958 - SUB-AREA D
MARCH 11, 2016
SCALE AS NOTED

HOTEL BUILDING
EAST ELEVATION

VOA ASSOCIATES INCORPORATED
224 SOUTH MICHIGAN AVENUE - #1400
CHICAGO, ILLINOIS 60604
P: 312.554.1400

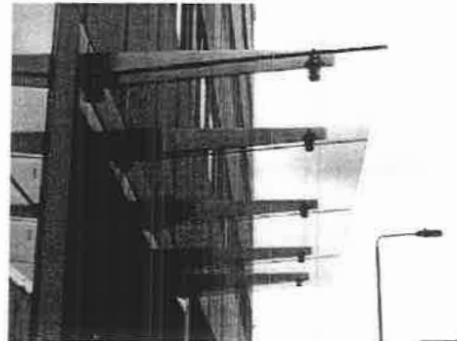




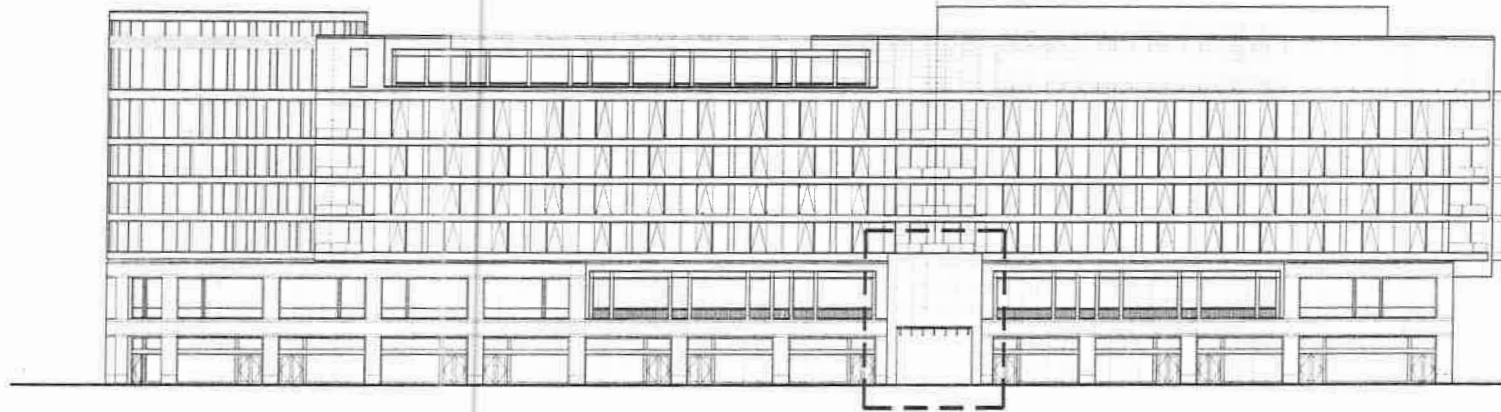
OPTION A



OPTION B



CANOPY



MAX BLDG HEIGHT	+	108'-6"
MECH. PH HEIGHT	+	101'-0"
U. SIDE OF T/FLR JOIST	±	91'-0"
LEVEL 07 / LOW ROOF	+	76'-2"
LEVEL 06	+	64'-2"
LEVEL 05	+	54'-2"
LEVEL 04	+	44'-2"
LEVEL 03	+	34'-2"
LEVEL 02	+	16'-8"
LEVEL 01	+	0'-0"

ENTRY ENCLOSURE AND CANOPY DEPICTED FOR GENERAL DESIGN INTENT AND SUBJECT TO FINAL DESIGN.

A3-01B



HOTEL BUILDING
 PD 958 - SUB-AREA D
 MARCH 11, 2016
 SCALE AS NOTED

HOTEL BUILDING - EAST ELEVATION
 HOTEL ENTRY ENCLOSURE / CANOPY BASIS OF DESIGN

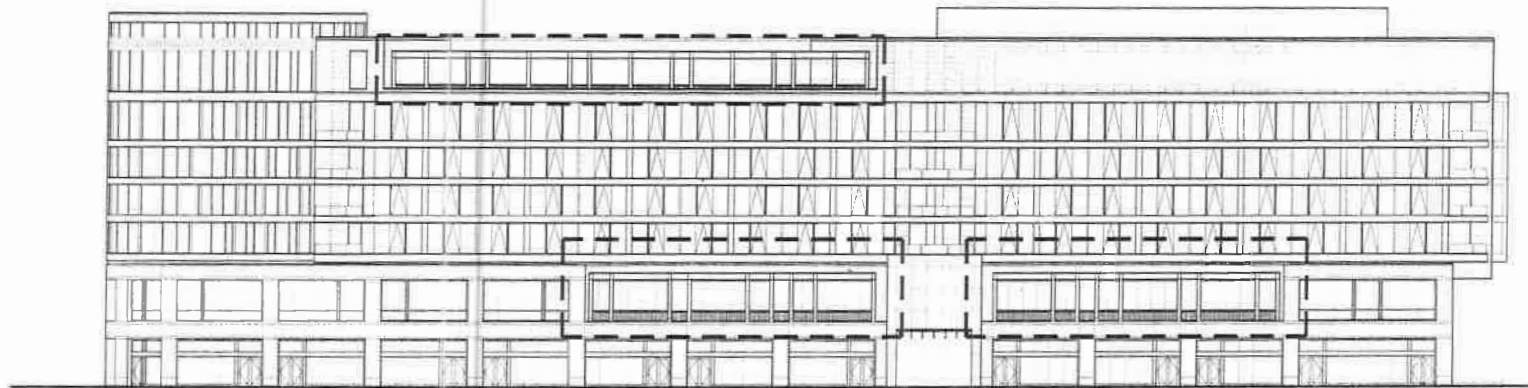
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 224 SOUTH MICHIGAN AVENUE - #1400
 CHICAGO, ILLINOIS 60604
 P: 312.554.1400



© VOA ASSOCIATES INCORPORATED



TRELLIS AND RAIL DEPICTED FOR GENERAL DESIGN
INTENT AND SUBJECT TO FINAL DESIGN.



MAX BLDG HEIGHT	+	108'-6"	108'-6"
MECH PH HEIGHT	+	101'-0"	
U. SIDE OF T/FLR JOIST	+	91'-0"	
		14'-0"	
LEVEL 07 // LOW ROOF	+	76'-2"	108'-6"
LEVEL 06	+	64'-2"	
LEVEL 05	+	54'-2"	
LEVEL 04	+	44'-2"	
LEVEL 03	+	34'-2"	
LEVEL 02	+	16'-8"	
LEVEL 01	+	0'-0"	



A3-01C

HOTEL BUILDING
PD 958 - SUB-AREA D
MARCH 11, 2016
SCALE AS NOTED

HOTEL BUILDING - EAST ELEVATION
DECORATIVE TRELLIS AND RAIL BASIS OF DESIGN

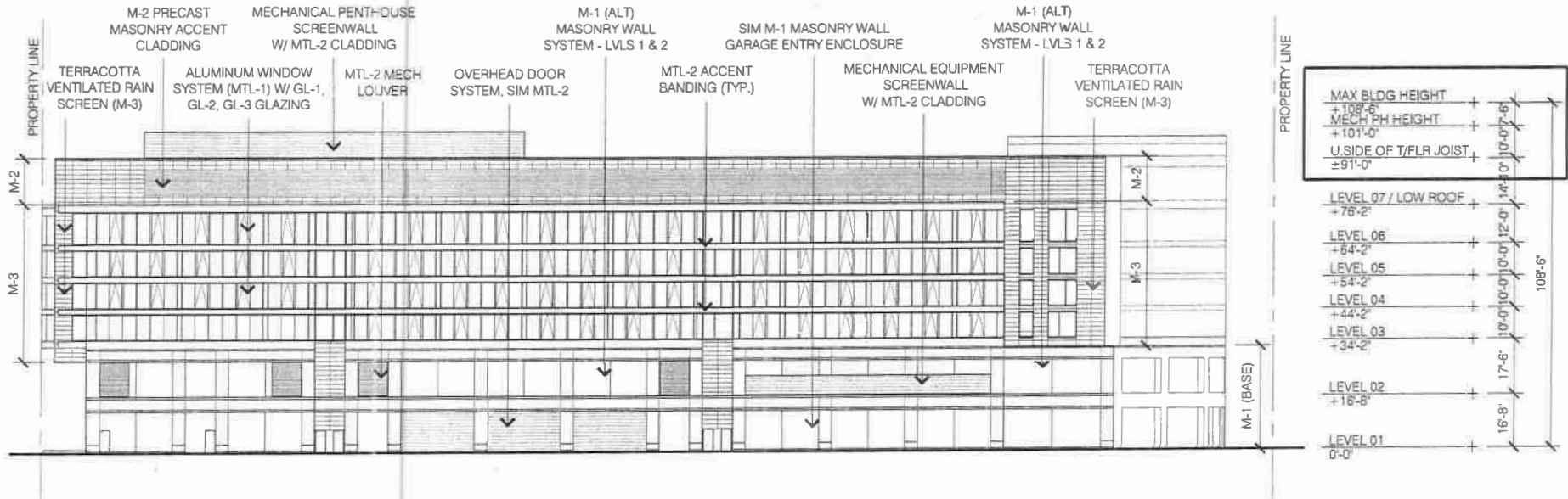
VOA ASSOCIATES INCORPORATED
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CHICAGO, ILLINOIS 60604
P: 312.554.1400



EXTERIOR MATERIAL AND FINISH SCHEDULE		
TAG	DESCRIPTION	COLOR / FINISH
M-1	MASONRY FIELD	DESSERT DARK, IRON SPOT
M-1 (ALT)	TEXTURED CONCRETE MASONRY	MATCH DESSERT DARK, IRON SPOT
M-2	PRECAST MASONRY ACCENT	DARK BUFF
M-3	TERRACOTTA VENTILATED RAINSCREEN	DARK BUFF
MTL-1	METAL COLOR LIGHT	CHAMPAGNE METALLIC
MTL-2	METAL COLOR MEDIUM	PEWTER METALLIC
MTL-3	METAL COLOR DARK	DRIFTWOOD MICA COOL
ST-1	STONE BASE	BLACK W/MATRIX / POLISHED
GL-1	GLAZING TYPE 1	CLEAR - LOW E
GL-2	GLAZING TYPE 2	TINT - LOW E
GL-3	GLAZING TYPE 3	FRIT - PATTERN TBD

EXTERIOR MATERIAL NOTES:

1. REFER TO SHEET A4-02 FOR EXTERIOR MATERIAL GRAPHIC DEPICTIONS.
2. ALL COLORS AND FINISHES MEANT AS "BASIS OF DESIGN" AND "OR EQUAL". FINAL FINISHES SUBJECT TO ACTUAL MATERIAL SELECTIONS.
3. BASIS OF DESIGN FOR ALTERNATE AWNING WINDOW SYSTEM TO BE "RENLITA" TYPE "OR EQUAL".



A3-04

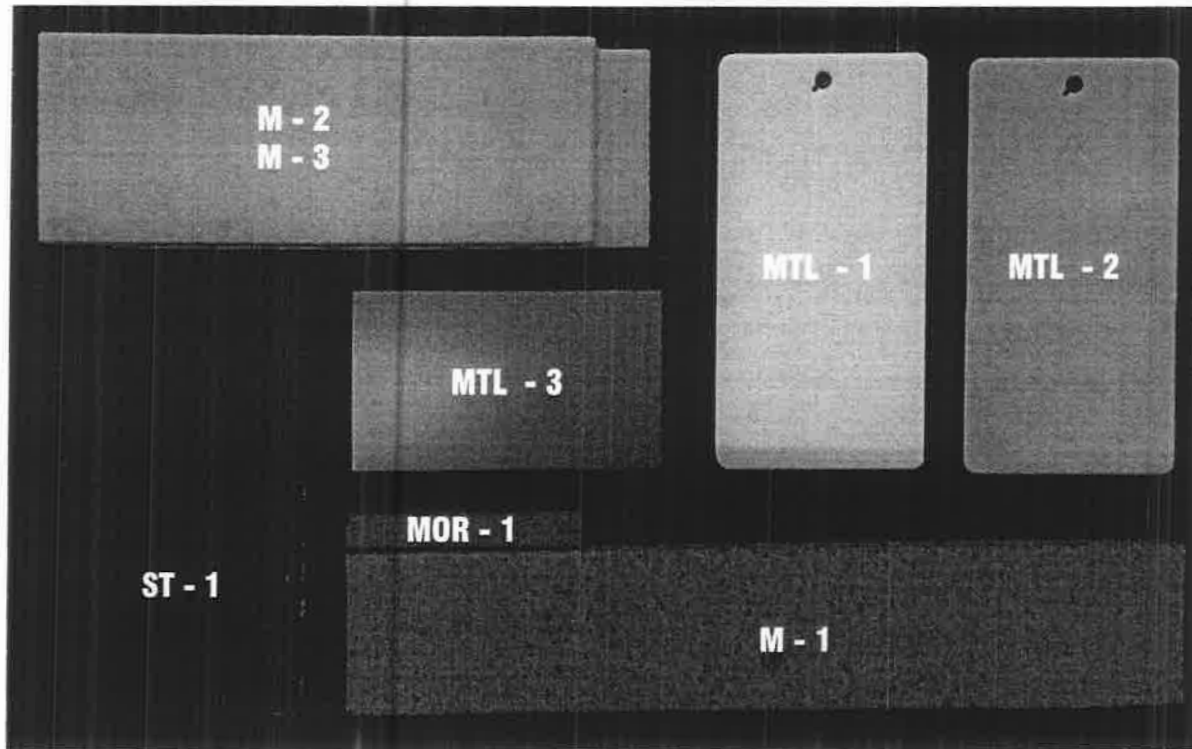


HOTEL BUILDING
PD 958 - SUB-AREA D
MARCH 11, 2016
SCALE AS NOTED

HOTEL BUILDING
WEST ELEVATION

VOA ASSOCIATES INCORPORATED
224 SOUTH MICHIGAN AVENUE - #1400
CHICAGO, ILLINOIS 60604
P: 312.554.1400





- M - 1** **MASONRY FIELD**
- M - 2** **PRECAST MASONRY ACCENT**
- M - 3** **TERRACOTTA RAINSCREEN**
- MOR - 1** **MORTAR**
- MTL - 1** **METAL COLOR LIGHT**
- MTL - 2** **METAL COLOR MEDIUM**
- MTL - 3** **METAL COLOR DARK**
- ST - 1** **STONE BASE**

M-1 (ALT) ALTERNATE TEXTURED
CONCRETE MASONRY



A4-02

HOTEL BUILDING
PROPOSED EXTERIOR FINISH MATERIALS

HOTEL BUILDING
PD 958 - SUB-AREA D
MARCH 11, 2016
SCALE AS NOTED

VOA ASSOCIATES INCORPORATED
224 SOUTH MICHIGAN AVENUE - #1400
CHICAGO, ILLINOIS 60604
P: 312.554.1400





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 3, 2015

David L. Reifman
DLA Piper LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1263

Re: Administrative Relief request for Entertainment and Spectator Sports Planned Development No. 958, Wrigley Field, Sub-Area B, Proposed Office Building

Dear Mr. Reifman:

Please be advised that your request for a minor change to Entertainment and Spectator Sports Planned Development No. 958, as amended, ("PD 958"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Numbers 15 and 16 of PD 958.

Your firm represents Triangle Property Holdings, LLC, (the "Applicant"), which is the owner of Sub-Area B of PD 958. The Applicant is seeking administrative relief to:

- Redesign the Sub-Area B office building as shown on the updated, attached drawings. Various design revisions were made to the proposed office building and the proposed Waveland Avenue curb cut was widened to 56 feet, as approved by the Department of Transportation on April 21, 2015. The 20 foot on-center spacing of the trees reflects alignment with the approved façade. The revised exhibits, prepared by VOA Architects Inc., and dated May 13, 2015, shall be inserted into the main file:
 - Site Plan (Sub-Area B)
 - Landscape Plan (Sub-Area B)
 - Landscape Plant List
 - Landscape Enlarged Plant Details
 - Office Building Loading Access Plan (Sub-Area B)
 - Office Building Green Roof Plan (Sub-Area B)
 - Office Building East Elevation (Sub-Area B) (1 of 4)
 - Office Building West Elevation (Sub-Area B) (2 of 4)
 - Office Building North Elevation (Sub-Area B) (3 of 4)
 - Office Building South Elevation (Sub-Area B) (4 of 4)
 - Plaza Building Exterior Materials and Finish Selections
 - Office Building East Elevation-Glazing Types (Sub-Area B) (1 of 4)
 - Office Building West Elevation-Glazing Types (Sub-Area B) (2 of 4)

Office Building North Elevation-Glazing Types (Sub-Area B) (3 of 4)
Office Building South Elevation-Glazing Types (Sub-Area B) (4 of 4)
Office Building Exterior Southeast Stair Section and Elevation

- Increase the maximum allowable Floor Area Ratio (“FAR”) for Sub-Area B from 2.30 to 2.40, as shown on the attached Bulk Regulations and Data Table, dated May 13, 2015. The maximum allowable FAR of 2.45 for the total net site area in the PD remains unchanged.
- Modify the Planned Development Signage Matrix Section A only, as it relates to the office building by changing the description of the LED video board to “1,275 SF; one LED sign on face of building (Replaces the 2,125 SF of signage on the surrounding rotunda).” There are no changes to the Planned Development Signage Matrix Section B, therefore, only a revised Signage Matrix Section A, dated May 13, 2015, is attached.

PD 958 was last amended on December 11, 2013, with the understanding that building design changes may be allowed as a minor change. Pursuant to Statement No. 15, the Applicant and the Department of Planning and Development (the “Department”) may continue to evolve the design of the building elevations in Sub-Area B and changes to such elevations shall, if mutually agreed upon, be approved by the Department administratively as a minor change.

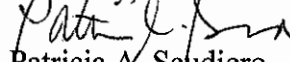
With regard to your request, the Department has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore,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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Entertainment and Spectator Sports Planned Development No. 958, 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.

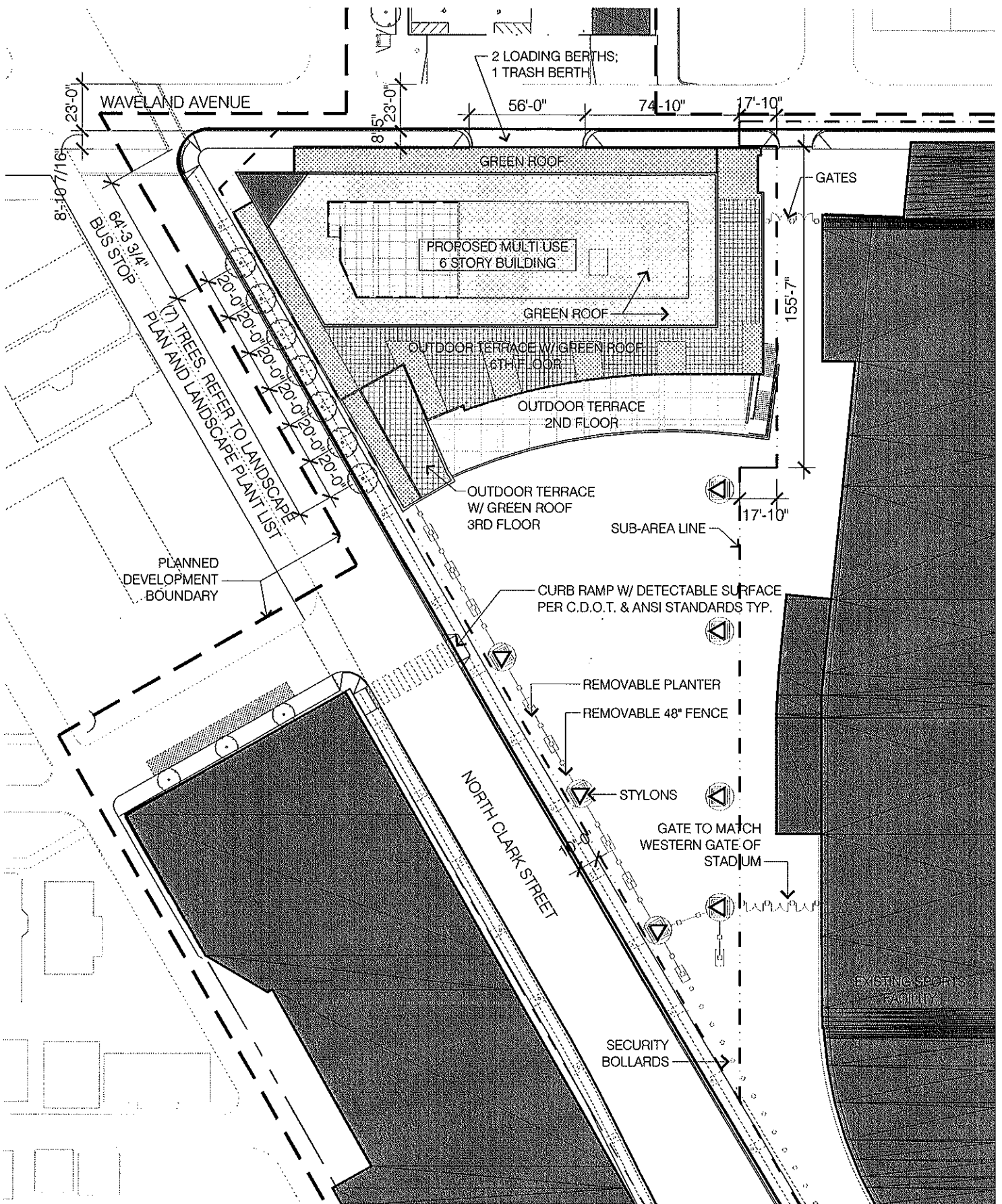
Nothing herein shall be deemed to change or modify the requirements and conditions of Statement 19 of PD 958, which shall govern in the event of any conflict or inconsistency with this letter. It is acknowledged, however, that construction of the improvements has by the date of this letter, commenced in Subarea A and further that foundation and underground work in Sub-Area B has likewise commenced.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

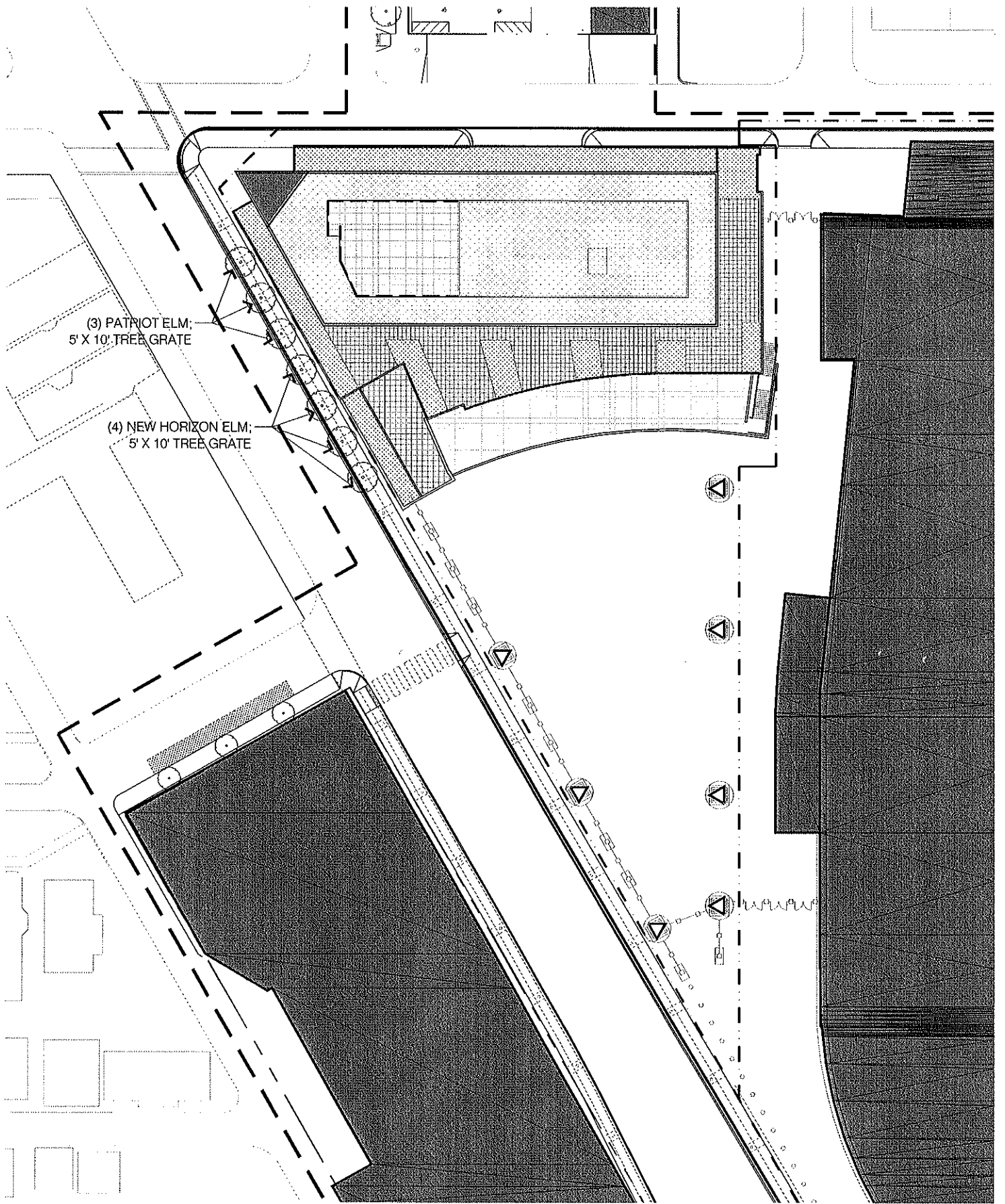
cc: Heather Gleason, Mike Marmo, Erik Glass, Main file



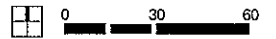
SITE PLAN (SUB-AREA B)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015





LANDSCAPE PLAN (SUB-AREA B)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015

	CODE	BOTANICAL NAME	COMMON NAME	QTY	HT	SPRD	ROOT	REMARKS
SHRUBS	DS	DIERVILLA SESSILIFOLIA	SOUTHERN BUSH HONEYSUCKLE	-	24"	-	#5	4'-0" ON CENTER
	JCSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	-	-	24"	#5	4'-0" ON CENTER
	JHP	JUNIPERUS HORIZONTALIS	ANDORRA COMPACT JUNIPER	-	-	18"	#5	3'-0" ON CENTER
	POS	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	-	36"	-	#5	4'-0" ON CENTER
	RAE	RIBES ALPINUM	ALPINE CURRANT	-	24"	-	#5	4'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	-	24"	#5	3'-0" ON CENTER
	RPKO	ROSA X 'PINK KNOCK OUT'	PINK KNOCKOUT ROSE	-	-	24"	#3	3'-0" ON CENTER
	RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	-	-	24"	#3	3'-0" ON CENTER
	SBG	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	-	-	24"	#3	3'-0" ON CENTER
TMW	TAXUS X MEDIA 'WARDII'	WARDS YEW	-	-	30"	B&B	3'-0" ON CENTER	
GRASSES	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	KARL FORESTER FEATHER REED GRASS	-	-	-	#3	2'-0" ON CENTER
	MCM	MOLINIA CAERULEA 'MOORFLAMME'	MOORFLAMME PURPLE MOOR GRASS	-	-	-	#1	1'-6" ON CENTER
	MSP	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	-	-	-	#3	3'-0" ON CENTER
	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	-	-	-	#1	2'-0" ON CENTER
	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	-	-	-	#1	2'-0" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	-	-	-	#1	1'-6" ON CENTER
PERENNIALS / GROUND -COVER	EFC	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	-	-	-	QT	1'-0" ON CENTER
	EPM	ÉCHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	-	-	-	#1	1'-6" ON CENTER
	HSM	HEMEROCALLIS SPECIES MIX	DAYLILY	-	-	-	#1	1'-6" ON CENTER
	NF	NEPETA X FAASSENII	CATMINT	-	-	-	#1	1'-6" ON CENTER
	PQ	PARTHENOCESSUS QUINQUEFOLIA	VIRGINIA CREEPER	-	-	-	#1	3'-0" ON CENTER
VINES	CR	CAMPISIS RADICANS	TRUMPET VINE	-	-	-	QT	SEE PLANS FOR SPACING
	HH	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	-	-	-	#3	SEE PLANS FOR SPACING
	HAP	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA	-	-	-	#3	SEE PLANS FOR SPACING
	LBDS	LONICERA X BROWNII 'DROPMORE SCARLET'	DROPMORE SCARLET BROWN'S TRUMPET HONEYSUCKLE	-	-	-	QT	SEE PLANS FOR SPACING
	PT	PARTHENOCESSUS TRICUSPIDATA	BOSTON IVY	-	-	-	QT	SEE PLANS FOR SPACING

PLANT PALETTE

NO LANDSCAPE PROPOSED DUE TO AREA CONSTRAINTS, PEDESTRIAN CIRCULATION AND QUEUING REQUIREMENTS.

SUB-AREA A

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	ROOT	REMARKS
TREES	UP	ULMUS 'PATRIOT'	PATRIOT ELM	3	4"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UNH	ULMUS 'NEW HORIZON'	NEW HORIZON ELM	4	4"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY

SUB-AREA B TREES

	BOTANICAL NAME	COMMON NAME	REMARKS
SEDUMS	ALLIUM SENESCENS 'SUMMER BEAUTY'	SUMMER BEAUTY ORNAMENTAL ONION	ALL TRAYS TO BE PRE-GROWN TO 95% COVERAGE AT TIME OF INSTALLATION
	SEDUM ALBUM	WHITE FLOWERED SEDUM	
	SEDUM KAMTSCHATICUM 'TAKAHIRA DAKE'	'TAKAHIRA DAKE' KAMTSCHATKA SEDUM	
	SEDUM MIDDENDORFFIANUM VAR. DIFFUSUM	DIFFUSE MIDDENDORP'S SEDUM	
	SEDUM SPURIUM 'ALBUM SUPERBUM'	WHITE FLOWERED SEDUM	
	SEDUM SPURIUM 'ROSEUM'	PINK FLOWERED SEDUM	
	SEDUM TAKESIMENSE 'GOLD CARPET'	'GOLD CARPET' SEDUM	
	SEDUM SPECTABILE 'NEON'	SHOWY STONECROP	

SUB-AREA B AND D GREEN ROOF AREAS

NO LANDSCAPE PROPOSED DUE TO AREA CONSTRAINTS.

SUB-AREA C TREES

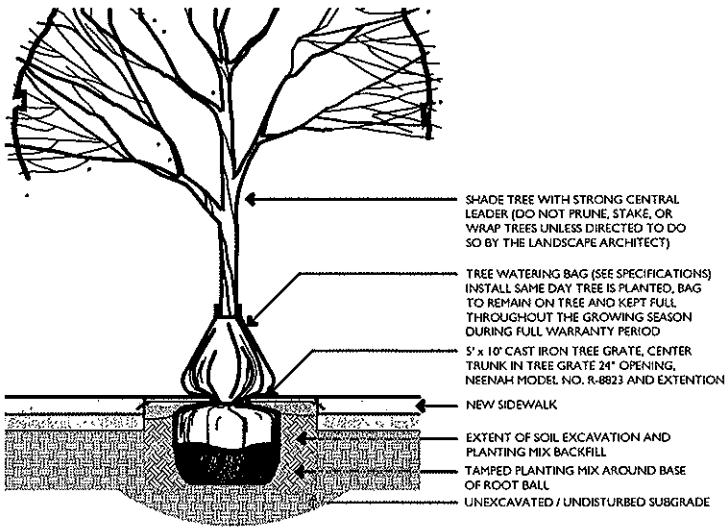
NO LANDSCAPE PROPOSED DUE TO AREA CONSTRAINTS.

SUB-AREA D

LANDSCAPE PLANT LIST

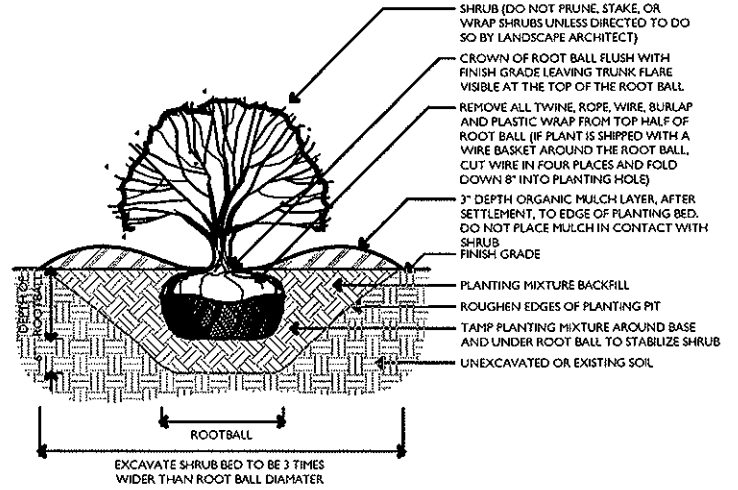
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015





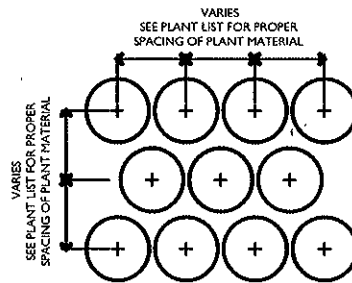
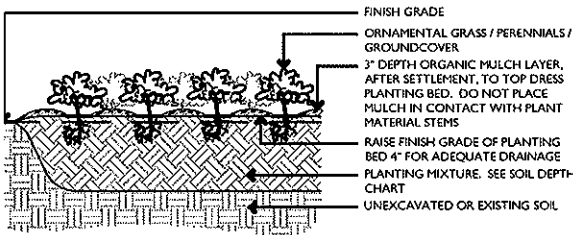
1 DECIDUOUS TREES IN TREE GRATE

SCALE: 3/16" = 1'-0"



2 SHRUB INSTALLATION

SCALE: 3/8" = 1'-0"



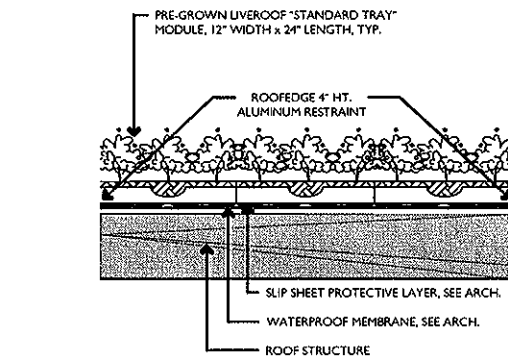
NOTE: THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

LANDSCAPE AREAS	DEPTH IN INCHES
LAWN AREAS (SOD)	12
LAWN AREAS (SEED)	NA
PLANTING BEDS - PERENNIALS	18 PLANTING MIX
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	18 PLANTING MIX
RAISED PLANTERS	48 PLANTING MIX
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL.

3 GROUNDCOVER AND PERENNIAL INSTALLATION

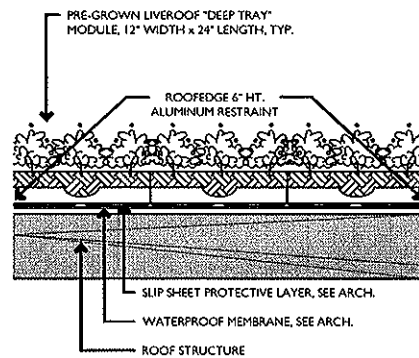
SCALE: 3/8" = 1'-0"

4 SOIL DEPTH CHART



5 4" DEPTH LIVEROOF GREEN ROOF TRAY

SCALE: 3/8" = 1'-0"



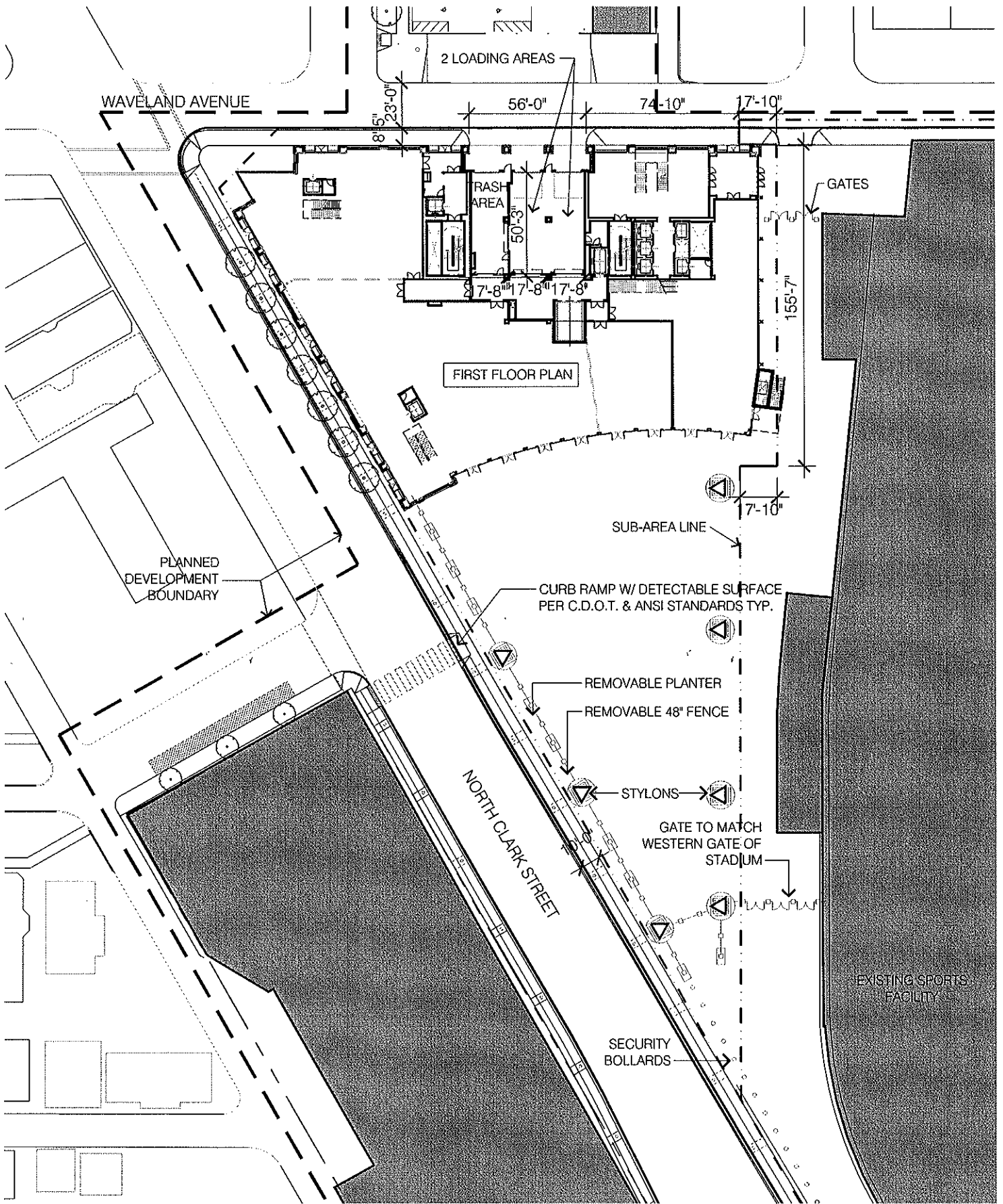
6 6" DEPTH LIVEROOF GREEN ROOF TRAY

SCALE: 3/8" = 1'-0"

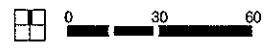
LANDSCAPE ENLARGED PLANT DETAILS

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015

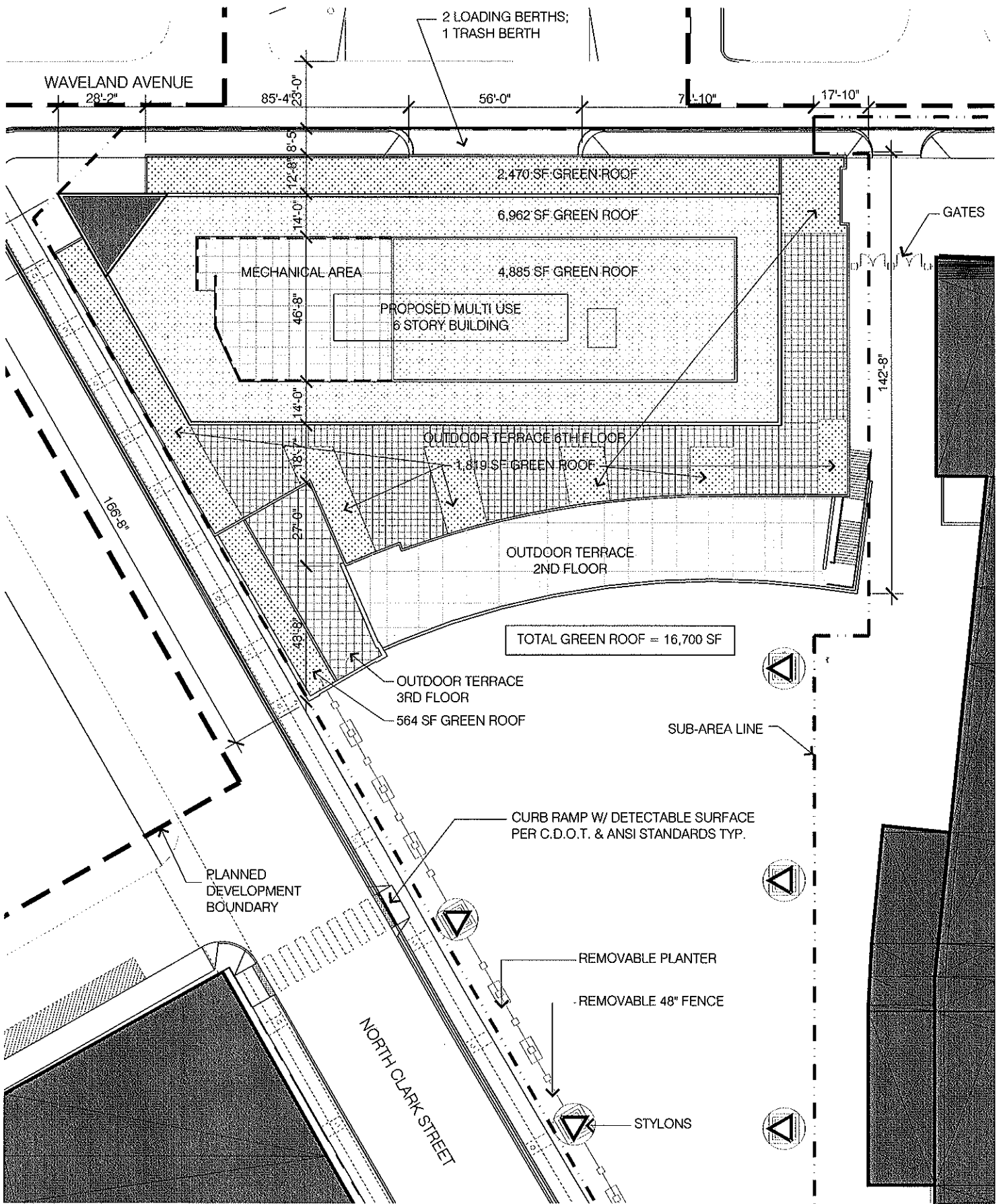




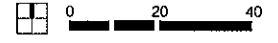
OFFICE BUILDING LOADING ACCESS PLAN (SUB-AREA B)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015



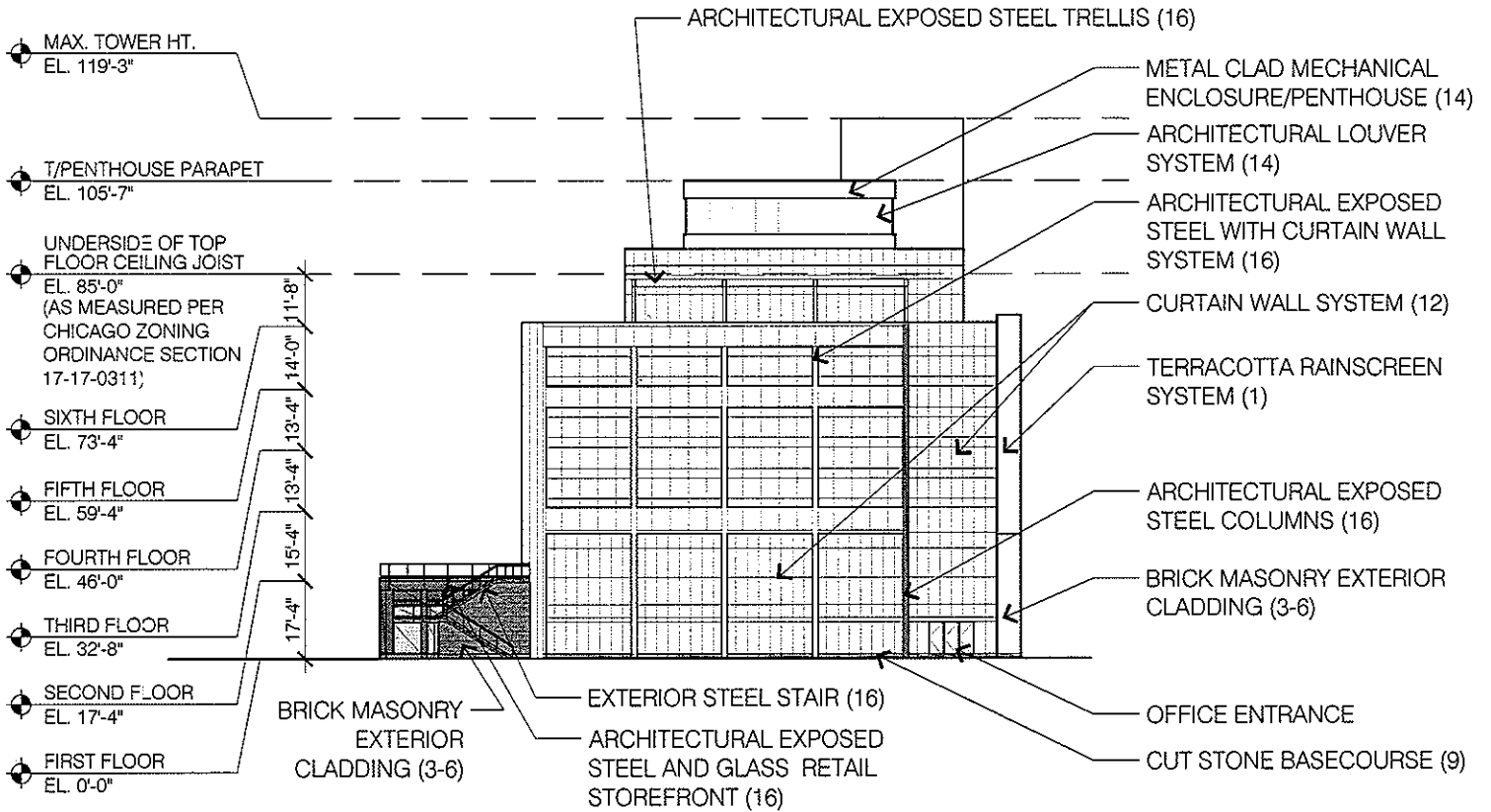
OFFICE BUILDING GREEN ROOF PLAN (SUB-AREA B)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015

OFFICE BUILDING EAST ELEVATION (SUB-AREA B) (1 OF 4)

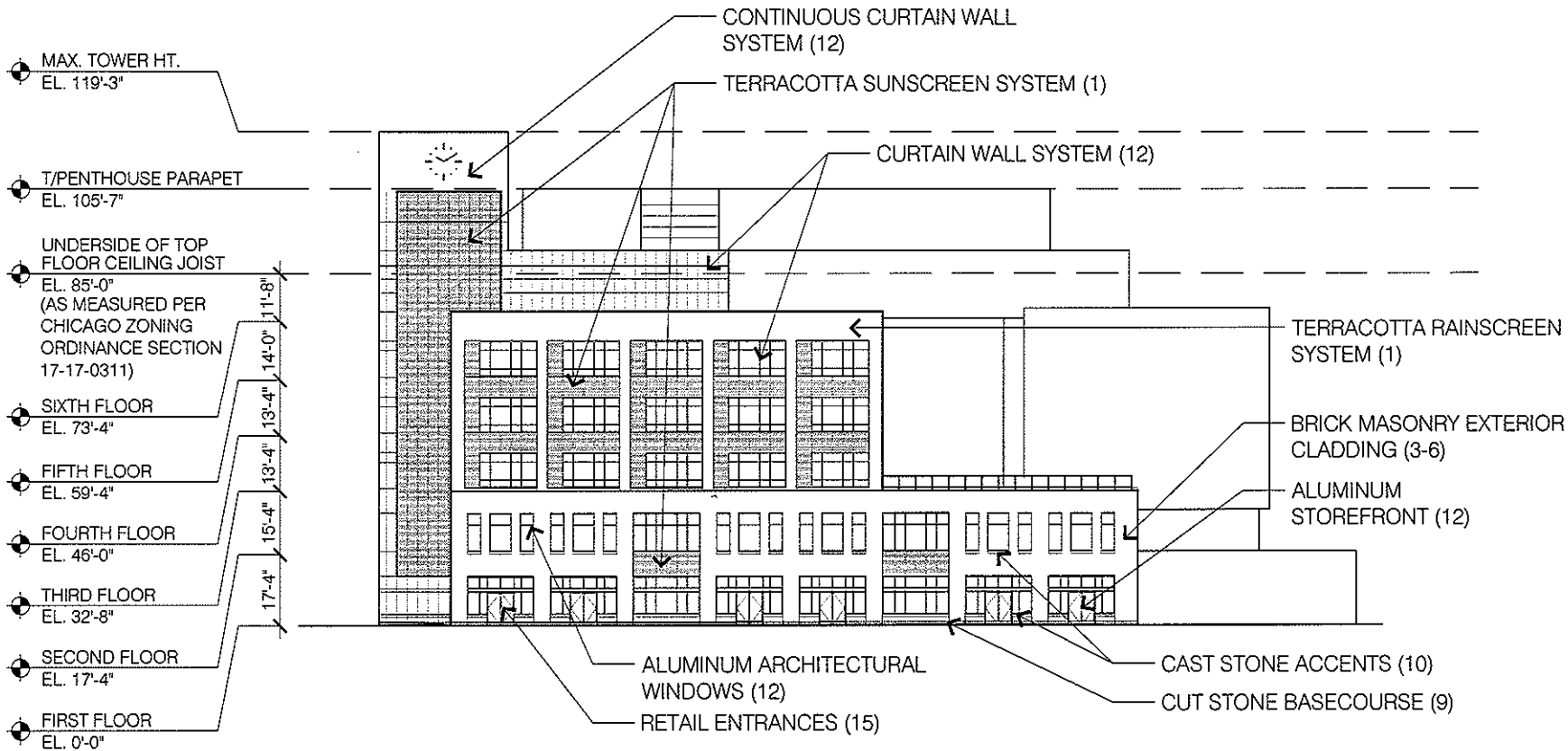
APPLICANT: WRIGLEY FIELD HOLDINGS LLC, (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015



NOTE: SIGNAGE OMITTED HERE
 SEE PD SIGNAGE MATRIX.



OFFICE BUILDING WEST ELEVATION (SUB-AREA B) (2 OF 4)



NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.

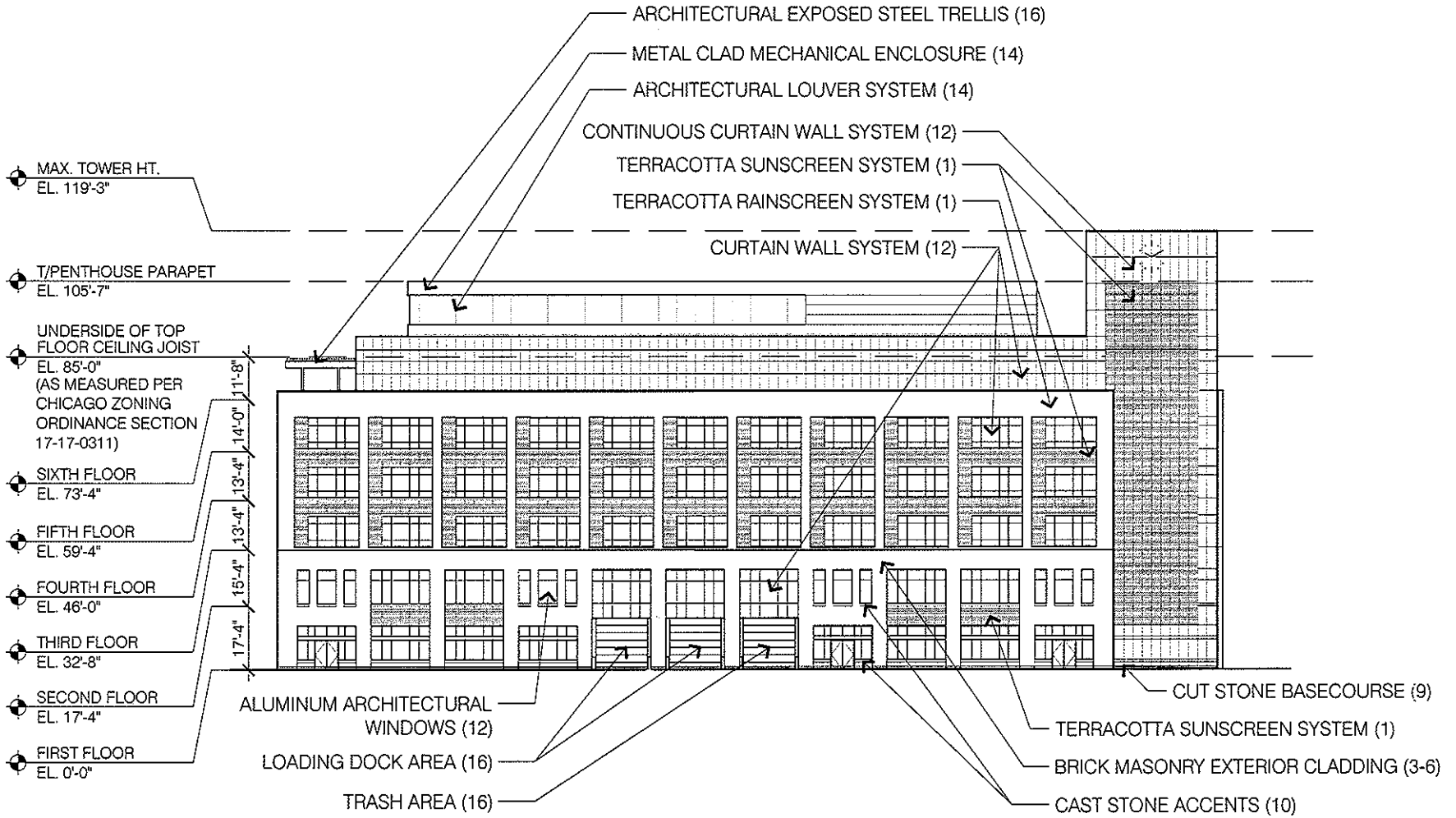


APPLICANT: WRIGLEY FIELD HOLDINGS, LLC, (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
REVISED DATE: 13 MAY 2015



APPLICANT: WRIGLEY FIELD HOLDINGS, LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015

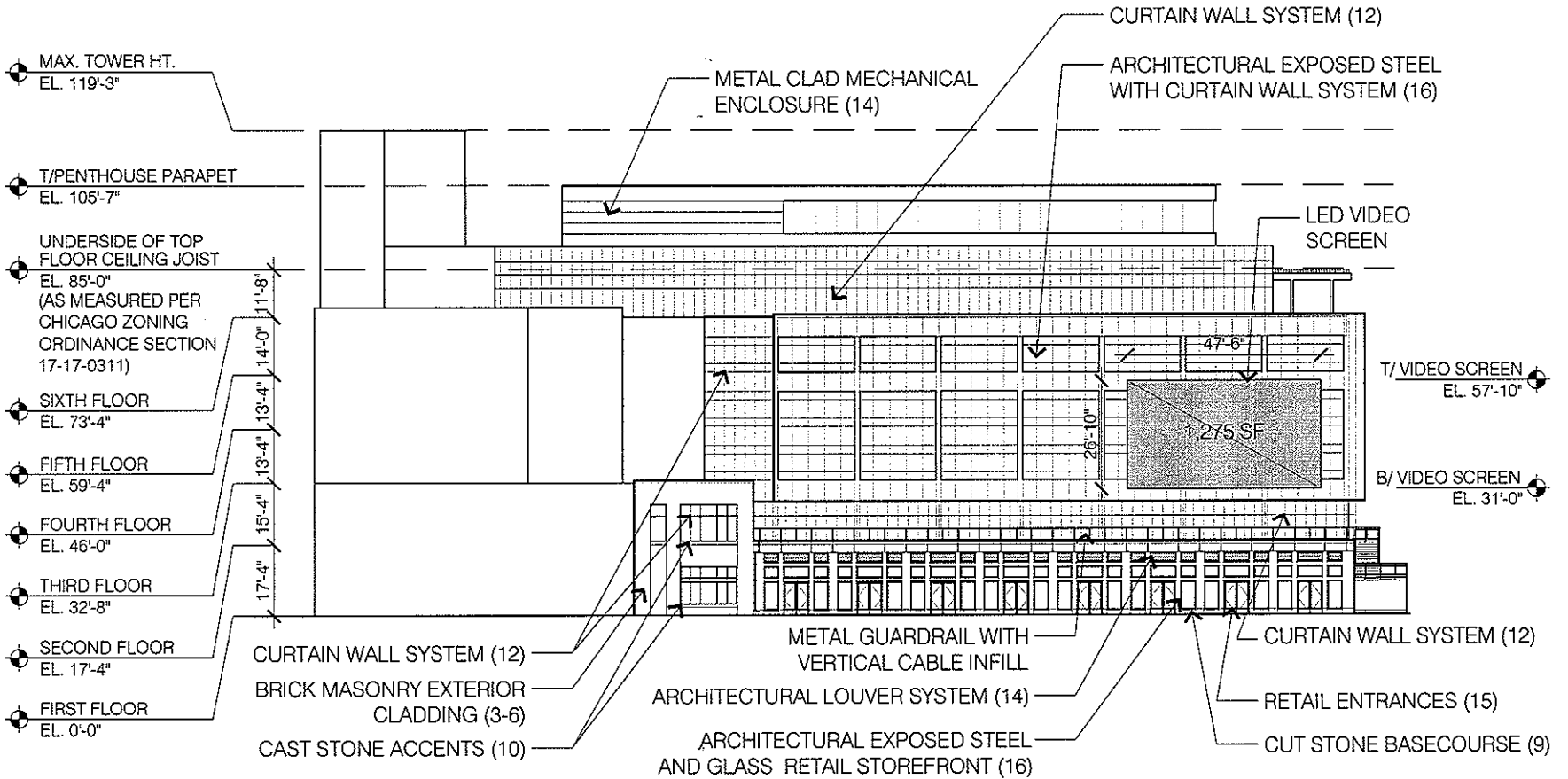
OFFICE BUILDING NORTH ELEVATION (SUB-AREA B) (3 OF 4)



NOTE: SIGNAGE OMITTED HERE
 SEE PD SIGNAGE MATRIX.



OFFICE BUILDING SOUTH ELEVATION (SUB-AREA B) (4 OF 4)



NOTE: SIGNAGE OMITTED HERE
 SEE PD SIGNAGE MATRIX.











PLAZA BUILDING

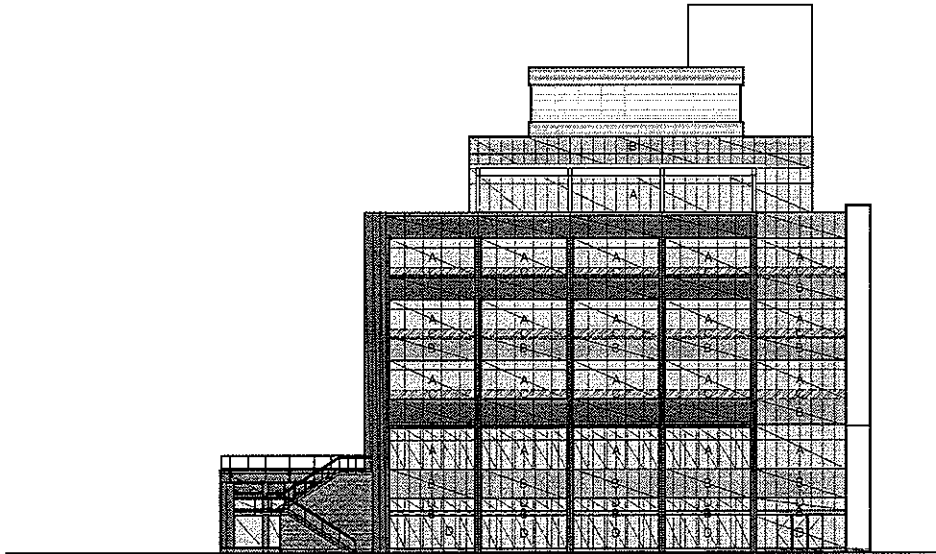
EXTERIOR MATERIALS AND FINISH SELECTIONS

VOA ASSOCIATES

	MATERIAL	NOTES
3,4,5,6	<u>Masonry - mock-ups required</u>	
	Brick Veneer	Size (Standard) running bond, ironspot, smooth, Type X chippage, Type FBX for dimensional tolerance, Grade SW severe weathering, 2 colors: Desert Dark ironspot and Medium Ironspot 77
	10 Cast Stone - Copings, Sills, Base	Profile, Finish, and color to match Architect's sample
	8 Cut Stone	Granite, Poppy Red-Polished, Basecourse, Nom. 8" x 6" x length as shown
	9 Cut Stone	Granite, Poppy Red-Flamed, Basecourse, Nom. 8" x 6" x length as shown
7	Mortar	SGS 33H Brown, tinted, 1/color
	<u>Roofing/Exterior Membrane System</u>	
13	Concrete Deck Pavers	Hydraulic Pressed Pavers, Matrix #2156, Tudor Finish, size TBD, include integrated pedestal system per manufacturer
	<u>RainScreen</u>	
2	Terracotta Rain Screen (Color 1)	Special Color Wrigleybrown 1
1	Terracotta Rain Screen (Color 2)	Special Color Wrigleybrown 9
	<u>Metal Penthouse</u>	
14	Prefinished Metal Panel Screen Wall	Light Bronze, 1-1/2" horizontal corrugation, duranar XL, color from manufacturer standard
	Acoustical Metal Panel Screen Wall	
	Metal Coping	
	<u>Architectural exposed ornamental/structural steel/steel doors</u>	
16	Trellis, Lintels, Column covers, Spandrels, Storefront, Overhead Garage Doors	Dark Bronze, High PSPT coating, 3 coat, prep
	<u>Windows - mock-ups required</u>	
12	Curtain Wall System - Pressure Cap	Duranar XL finish, color: dark bronze
	Curtain Wall System - Structural Wet Glaze	Duranar XL finish, color: dark bronze
	Aluminum Architectural Windows	Duranar XL finish, color: dark bronze
11	Glass	nominal 1" thick, Black spacers
A	Vision	Insulated, tinted, tempered/laminated per N.S.G.A.
B	Spandrel	Insulated, custom color on #4 surface, C.F.S.A. standard, tempered/laminated per N.S.G.A.
C	Obscure	Insulated, simulated sandblast on #3 surface, tempered/laminated per N.S.G.A.
D	Clear	Insulated, clear, tempered/laminated per N.S.G.A.
E	Fritted	Insulated, fritted, tempered/laminated per N.S.G.A.
15	<u>Hardware</u>	
	Exterior Doors	ADA, closer as needed, brushed Stainless steel finish
	Garage Doors	

OFFICE BUILDING EAST ELEVATION - GLAZING TYPES (SUB-AREA B) (1 OF 4)









-  = VISION GLASS (A)
-  = SPANDREL GLASS (B)
-  = SPANDREL GLASS (B) BEHIND TERRACOTTA SUNSCREEN SYSTEM
-  = TRANSLUCENT GLASS (C)
-  = TRANSLUCENT GLASS (C) BEHIND TERRACOTTA SUNSCREEN SYSTEM
-  = CLEAR GLASS (D)
-  = FRITTED GLASS (E)
-  = ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (16)

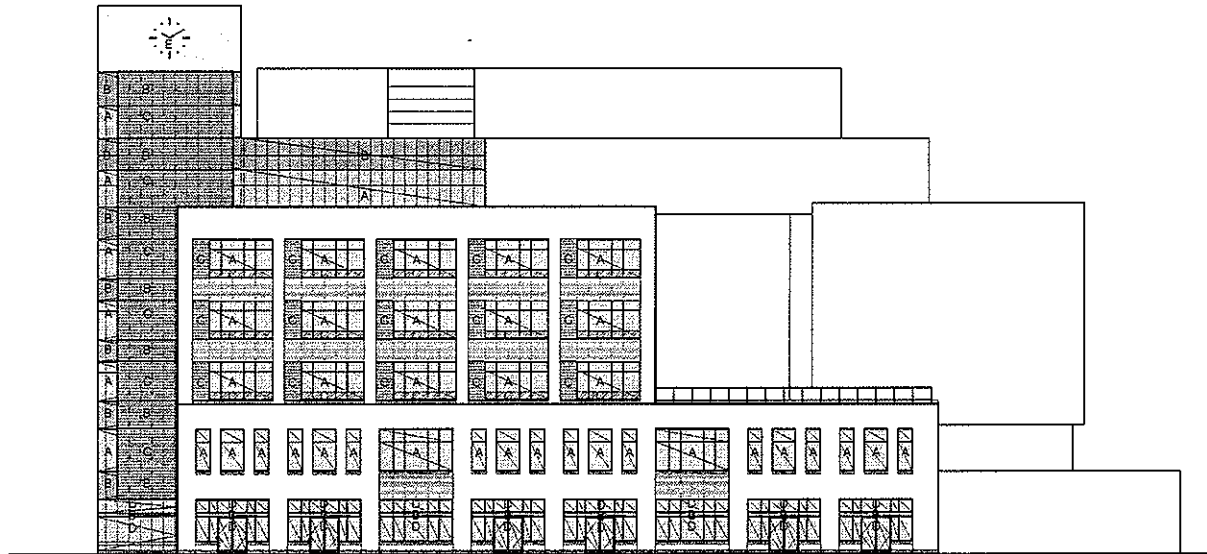


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 SEE PD SIGNAGE MATRIX.



OFFICE BUILDING WEST ELEVATION - GLAZING TYPES (SUB-AREA B) (2 OF 4)









-  = VISION GLASS (A)
-  = SPANDREL GLASS (B)
-  = SPANDREL GLASS (B) BEHIND TERRACOTTA SUNSCREEN SYSTEM
-  = TRANSLUCENT GLASS (C)
-  = TRANSLUCENT GLASS (C) BEHIND TERRACOTTA SUNSCREEN SYSTEM
-  = CLEAR GLASS (D)
-  = FRITTED GLASS (E)
-  = ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (16)

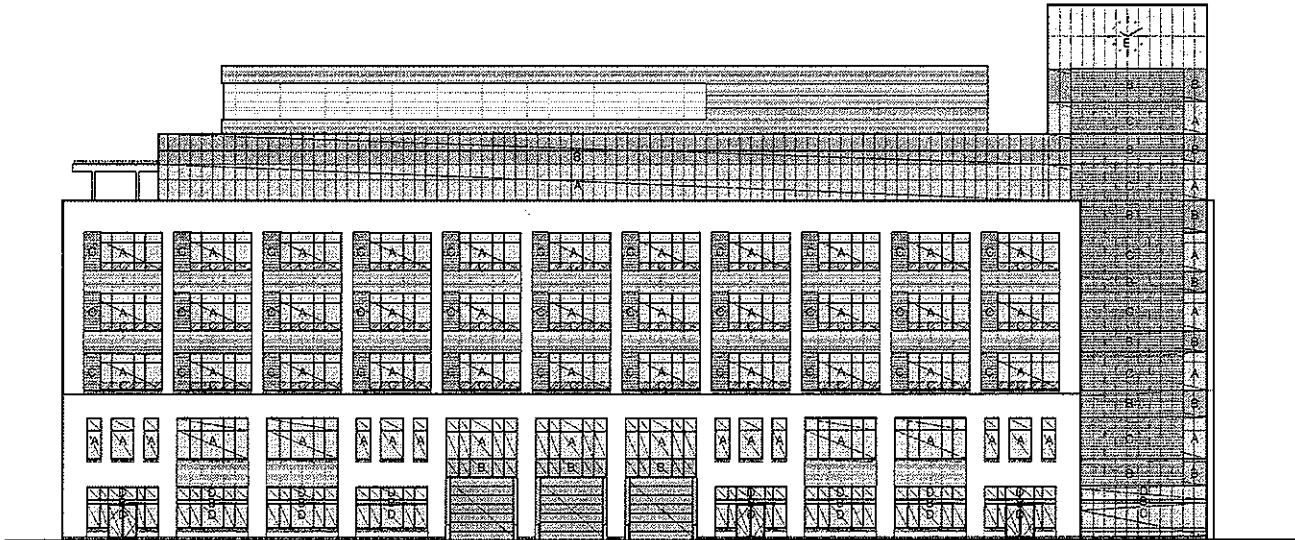


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OFFICE BUILDING NORTH ELEVATION - GLAZING TYPES (SUB-AREA B) (3 OF 4)









-  = VISION GLASS (A)
-  = SPANDREL GLASS (B)
-  = SPANDREL GLASS (B) BEHIND TERRACOTTA SUNSCREEN SYSTEM
-  = TRANSLUCENT GLASS (C)
-  = TRANSLUCENT GLASS (C) BEHIND TERRACOTTA SUNSCREEN SYSTEM
-  = CLEAR GLASS (D)
-  = FRITTED GLASS (E)
-  = ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (16)

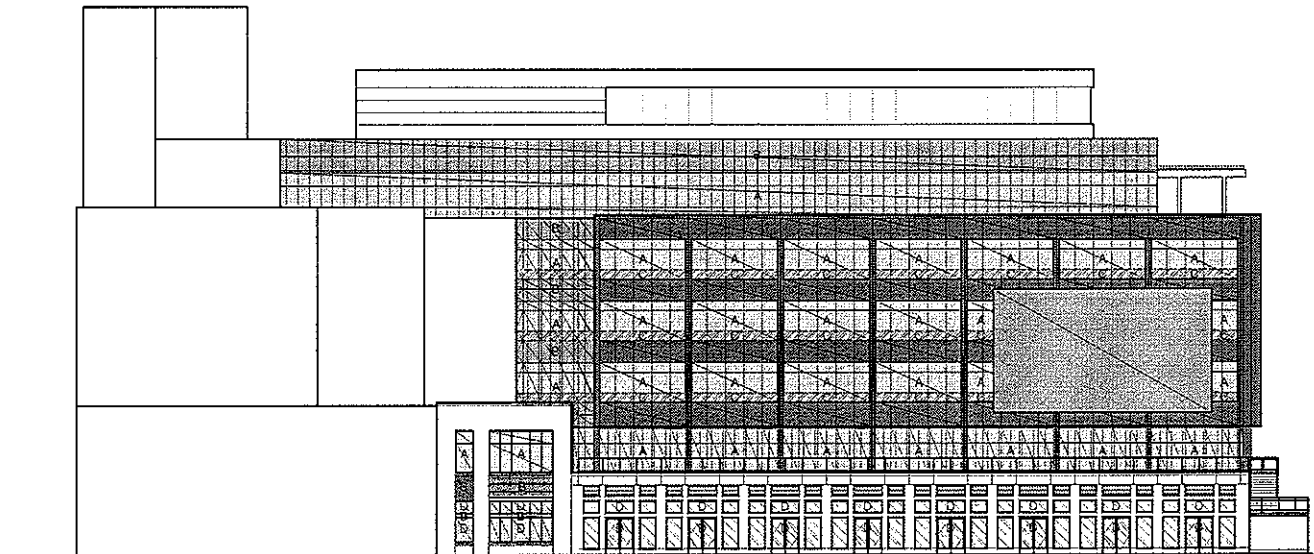


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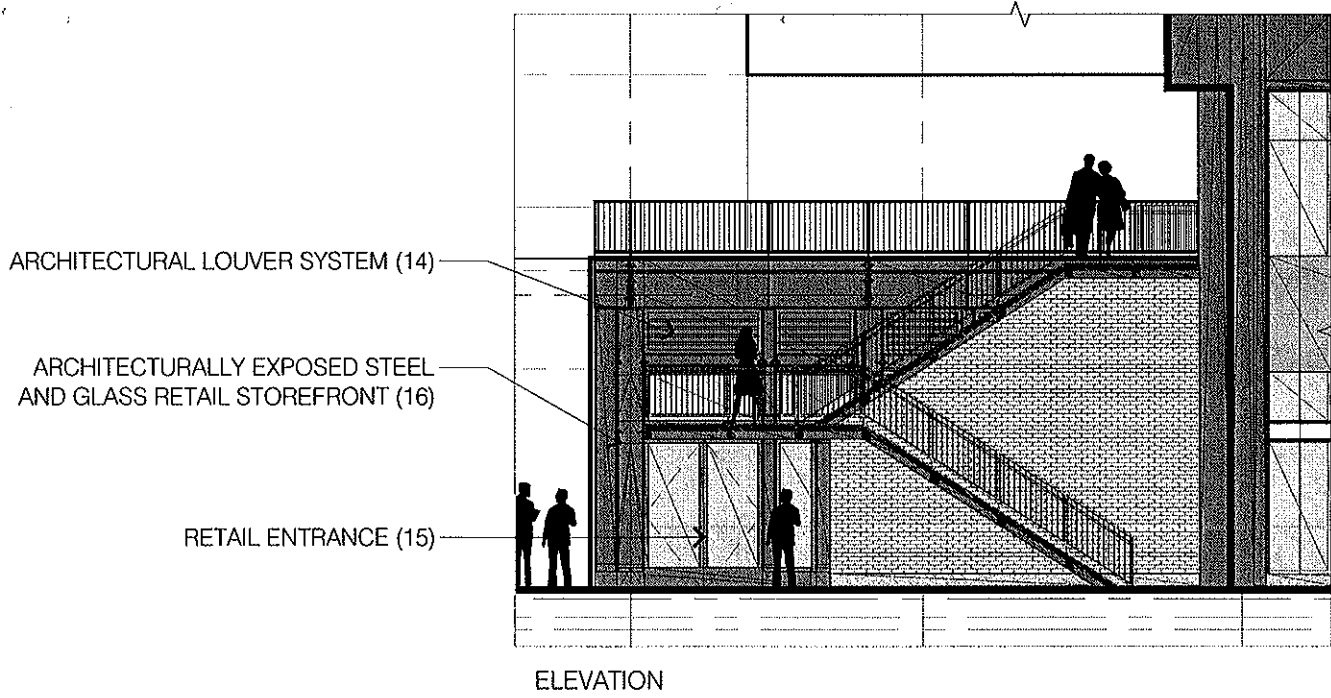
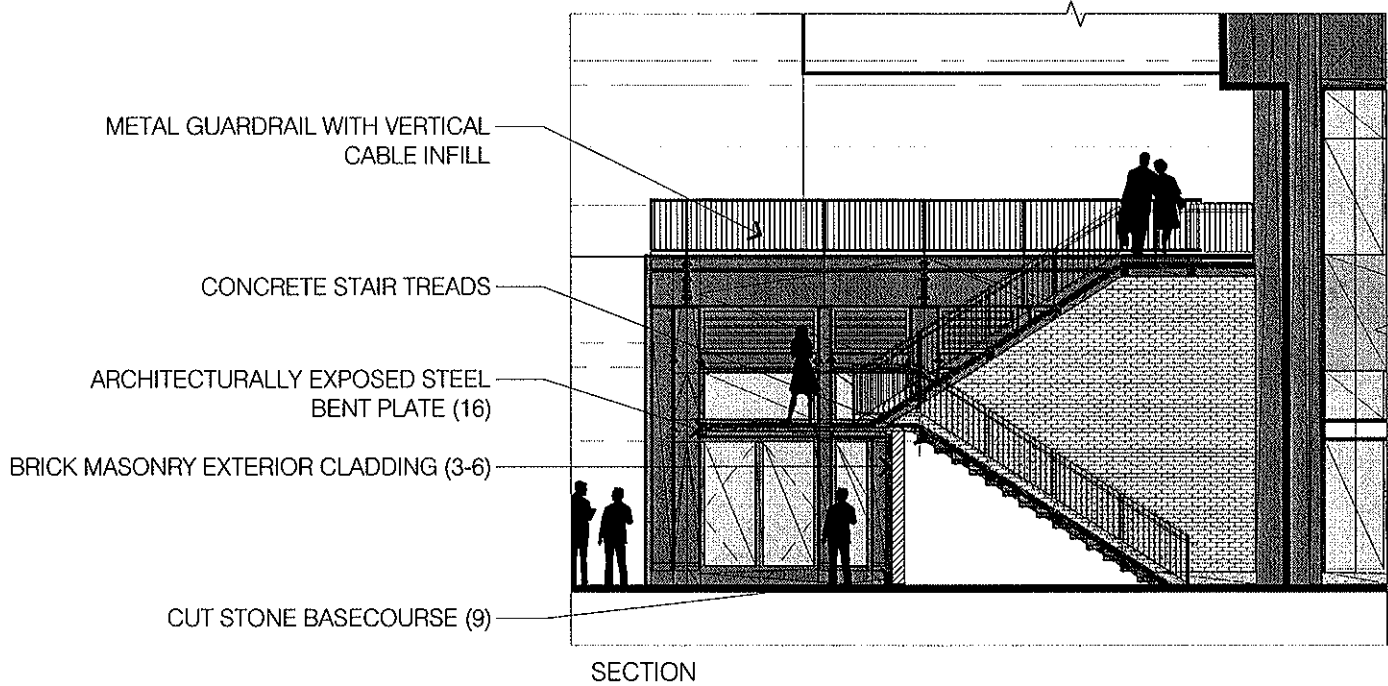
OFFICE BUILDING SOUTH ELEVATION - GLAZING TYPES (SUB-AREA B) (4 OF 4)

-  = VISION GLASS (A)
-  = SPANDREL GLASS (B)
-  = SPANDREL GLASS (B) BEHIND TERRACOTTA SUNSCREEN SYSTEM
-  = TRANSLUCENT GLASS (C)
-  = TRANSLUCENT GLASS (C) BEHIND TERRACOTTA SUNSCREEN SYSTEM
-  = CLEAR GLASS (D)
-  = FRITTED GLASS (E)
-  = ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (16)

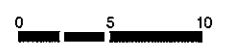


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SEE PD SIGNAGE MATRIX.





OFFICE BUILDING EXTERIOR SOUTHEAST STAIR



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015

ENTERTAINMENT AND SPECTATOR SPORTS PLANNED DEVELOPMENT
NUMBER 958, AS AMENDED

BULK REGULATIONS AND DATA TABLE

(Revised: May 13, 2015)

Gross Site Area (sf):	617,099	
Public Rights of Way (sf):	101,479	
Net Site Area (sf):		
Total ¹ :	515,620	
Sub-Area A:	Existing:	358,384
	Vacated Rights-of-Way ² :	33,486
	Sub-Area A Total:	391,870
Sub-Area B:	Existing:	58,215
	Vacated Rights-of-Way ² :	7,743
	Sub-Area B Total:	65,958
Sub-Area C:	12,454	
Sub-Area D:	45,338	
Maximum Floor Area Ratio:		
Overall	2.45	
Sub-Area A:	2.20	
Sub-Area B:	2.40	
Sub-Area C:	0.35	

¹ Includes the areas vacated as set forth herein and excludes air rights vacated. See ordinance approving vacations recorded August 8, 2014 as Document No. 1423029050.

² Excludes vacated air rights.

Sub-Area D:	4.25
Minimum Building Setbacks:	
Sub-Area A:	North: 0'-0"
	West: 0'-0"
	East: 0'-0"
	South: 0'-0"
Sub-Area B:	North: 8'-0"
	West: 0'-0"
	East: 1'-0"
	South: See Site Plan for Details
Sub-Area C:	North: 2'-6"
	West: Approximately 88'
	East: 2'-6"
	South: 0'-0"
Sub-Area D:	North: 0'-0"
	West: 0'-0"
	East: 0'-0"
	South: 0'-0"
Minimum Number of Loading Berths:	
Sub-Area A:	Zero
Sub-Area B:	2 (1 at 17'8"x 26'0"; 1 at 17'8"x50'3")
Sub-Area C:	Zero
Sub-Area D:	3 (2 10'x25'; 1 10'x50')
Maximum Number of Hotel Keys in Subarea D:	
	182
Maximum Building Height	
Sub-Area A:	135' (existing)

Sub-Area B: 85'-0" (as measured per Section 17-17-0311 of the Zoning Ordinance)
119'-3" (Top of Architectural Clock Tower Structure)

Sub-Area C: 30'-0" (as measured per Section 17-17-0311 of the Zoning Ordinance)

Sub-Area D: 91'-0" (as measured per Section 17-17-0311 of the Zoning Ordinance)
116'-8" (Top of Architectural Elements)

Minimum Number of Parking Spaces:

Sub-Area A: Zero; provided, however, new parking spaces shall be provided for any increase in the seating capacity of the Wrigley Field bleachers in excess of 3,525 bleachers seats on the basis of one parking space for every ten new seats or fraction thereof. Such parking spaces shall be deemed to be parking spaces in excess of 1,200 parking spaces owned or controlled by Applicant (or any of them) or any affiliate thereof (the "Existing Spaces"). Such new parking spaces may be owned, leased or operated by Applicant or an affiliate and may be located within the Planned Development, any location within one mile of Sub-Area A or Sub-Area B, or at a remote parking facility operated by Applicant or an affiliate.

Sub-Areas B, C and D
in the aggregate: 74 to be located in Sub-Area D.

Minimum Number of Bike Spaces: 16

Planned Development Signage Matrix, Section A: Approved signage where square footage is counted.

Applicant shall have the right and is permitted to erect, place, establish, paint, create, modify and maintain in the Planned Development all of the signs identified in the Zoning Ordinance as well as all the types of signs and the specific signs listed in this Signage Matrix, including without limitation pylons, blade signs, banners, LED screens and ribbon boards, exposed neon lighted flush mounted and similar signage. The maximum square footage of exterior regulated signage in the Planned Development shall be the square footage shown in Section A of this Signage Matrix, provided however the following signage shall be allowed and shall not be included in or otherwise counted in the calculation of total square footage maximum: signage existing as of the date of the Planned Development amendment; directional signage; signage which contains the name or logo of the baseball team playing in Wrigley Field; signage identified in Section B (approved, non-counted signage and without limitation including the notes attached to Section B); and, signage exempt under applicable law. Applicant will provide to the Department a Style Guide showing examples of the types of signs Applicant shall be allowed to install. Within the boundaries of each of SubArea B, C and D, individually, Applicant is permitted to allocate and reallocate the individual Sub Area's aggregate square footage of allowable signage and to modify any sign type or location listed below as long as the total square footage of exterior signage counted for purposes of this Section "A" within each of SubAreas B, C and D individually is not exceeded for such subarea, subject to the exclusions above; and further provided, however, that Applicant is permitted to allocate and reallocate the square footage of allowable signage counted for purposes of this Section "A" between the SubAreas B and D in the Planned Development by not more than 20% in such a way as Applicant may designate, which designation may, at Applicant's option, be done through a zoning and signage rights agreement between Applicant and other owners or lessors of the property in the applicable SubArea(s).

The categories and allocations of signage types, sizes and location which follow in the comments and chart below are representative of how and where such signage which is counted for purposes of this Section A may be implemented by Applicant within the Planned Development and the various Subareas, provided however Applicant shall have the right to allocate and reallocate such signage in the manner set forth below or in a different manner, subject to the limitations specifically set forth above; provided for SubAreas B and D only, the total area of all such signage which is LED signage and counted as part of the square footage total in this Section A may not exceed, in the aggregate, 5,000 square feet. This list is conceptual and not all signs need to be installed. Applicant shall have the right to determine which will be installed. Applicant shall have the right to determine the design, look feel and placement of all signs. No sign identified or similar to the signs listed in Section B of this Signage Matrix shall be governed by Section A of this Signage Matrix. Signage in Section B is in addition to the signage identified in this Section A. The content of any sign in this Signage Matrix, whether in Section A or B, shall be as determined by Applicant in its discretion and may change as desired by Applicant. Signage in this Signage Matrix is approved. Future sign requests will be approved provided they are not inconsistent with this Signage Matrix or the Planned Development.

Description	Square	Comments
Hotel Parcel		
Starwood Signage		
Building sign.	600	Hotel's sign at top of building. Internally illuminated.
Hotel Clark Street entrance sign	120	Located on canopy. Internally illuminated branded sign
Blade signs.	800	Two blade signs. Internally illuminated. Each sign is double sided, with each side being 200 sf.
Tenant Signs		
Corner marquee tenant.	360	Three signs in each bay at corner of Clark & Addison. Internally illuminated.
Health Club sign at first floor.	70	Main entrance to Health Club. Internally illuminated.
Health Club building sign.	70	Building façade. Internally illuminated.
McDonald's storefront sign.	80	Located over storefront per agreement. Internally illuminated.
McDonald's directional sign.	15	Location TBD. Internally illuminated.
Tenant signs.	640	Assume eight tenants @ 80 sf per tenant. Internally illuminated. Additional signs may be added as tenants identified (up to seven additional).
Window Awnings	200	Awning along Patterson street attached to the building - one static painted or vinyl sign per awning - total of 5 signs at 40 square feet each. 12' clear from grade & max. 18
Blade branded vertical signs.	1,200	Two blade vertical signs of 300 sf each total 600 sf. Two sided- located at Clark & Addison/corner & on Clark at NE corner. Internally illuminated or neon.
Branded signs.	900	Flat wall branded signs on bldg. facade - 3 @ 300 sf each.
Branded signs.	750	Located at corner of Clark & Addison at top of bldg. Six signs @ 125 sf each.
LED ribbon board.	450	LED ribbon board at corner of Clark & Addison. Approximately 3'-0 x 150'-0.
Subtotal Hotel Parcel	6,255	
Office Building		
Main sign.	600	Located center of building at roof level. Internally illuminated.
Secondary sign.	275	East & west ends of office bldg. at roof level - One sign at 275 sf each. Internally illuminated.
LED video board	1,275	LED sign on face of building (Replaces the 2,125 of signage on the surrounding rotunda).
LED ribbon board.	450	LED ribbon board at top of first floor - 3 feet tall by 150 feet long.
Façade signage.	216	Store name and logo - four signs at 54 sf each. Internally illuminated.
Office.	120	Logo/names of office tenant(s) over office entrance on Waveland Avenue. Internally illuminated.
Office Tenant signs.	240	Assume three at 80 sf each. Internally illuminated.
Tenant Signs.	480	Assume six additional tenants @ 80 sf per sign. Internally illuminated. Additional signs may be added as tenants are certified (up to seven additional).
Major tenant(s).	750	Assume three signs of 250 sf each. Internally illuminated.
Blade vertical signs.	880	Vertical blade sign double sided attached to western edge of office bldg. Each sign is double sided, with each side being 220 sf.

SIGNAGE MATRIX

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015



Planned Development Signage Matrix, Section A: Approved signage where square footage is counted.

Branded Activation Areas.	280	Assume two activation zones - 140 sf each. Internally illuminated.
Showcase branded signage.	1,000	Second level outdoor deck. Attached to trellis. Script neon signage.
Sub-Total Office Bldg.	6,566	
Clark Street - Gateway Arch.		Arch signage does not count against the square footage in either sub-section "B" or "D".
Welcome Branded Arch signage	288	Located at center of arch - north and south sides two signs at 250 sf each. All letters shall either be internally illuminated with no exposed neon or concealed up-lighting.
Branded signage.	198	Center of arch. Plaza identification and sponsor sign. 210 sf each side
Branded sign banners	124	Banners attached to arch structure 31 sf each - 4 total.
Branded metallic/metal inserts	88	Branded internally illuminated branded metal cut out signs. 4 each side @ 11sf each - 8 total
Sub-Total Arch	698	
Plaza		
Stylons		Stylons are the 51' tall elements in the plaza. They have third-party sponsorship and messaging, LED and other components. Stylon examples are shown on the PD drawings submitted to the Department (e.g., style letter J).
Stylon brand area.	1,050	Three signs at top of each of seven stylons - 50 sf each. Internally illuminated or face lighted.
LED.	1,750	Each of seven stylons has LED board on two sides - 125 sf each.
Plaza entry gates.	1,000	Assume two gates, signs @ 250 sf each, two per gate. Internally illuminated.
Main entry gate.	500	10'x25' two sides of portal. Internally illuminated.
Branded walkway.	200	Connector walkway from upper level plaza. Faces east into open plaza.
Sponsor activation.	500	Two signs 10' x 25'. Internally illuminated. Sponsor activation area allowed on plaza.
Sub-Total Plaza	5,000	
Ballpark Exterior		
Western Gate		
LED Ribbon Boards.	120	Two LED ribbon boards 60 sf each (2'-0" x 15'-0" each).
Bleacher Gate		See Section B
Marquee Entrance		
Marquee sign.	900	Existing neon marquee to remain with LED board. LED neon and technology board may be upgraded.
Panel below Marquee sign.	125	Sign to be located in existing rectangle box below marquee. This area has been previously used for branded signage.
Ticket LED Ribbon.	68	Existing LED ribbon board to be revamped to include two LED ribbon boards above ticket windows. 2'-0 x 17'-0 each.
Mini-Triangle		
Gate entrance.	1,000	Neon, internally illuminated or painted letters.
Neon sign concession stand 3rd level.	600	Two exposed neon signs located above concession stand on third level. 300 sf each total 600 sf.
Ticket window LED.	35	LED ribbon board located above ticket window.
LED sign east elevation.	176	LED board, 37" inches high x 57 feet long.
LED sign south elevation.	278	LED board, 37" inches high x 90 feet long.
Restaurant signage.	200	Neon.
Restaurant (currently United Club).	200	Neon.
Restaurant (east façade; currently Sheffield Grill).	200	Neon. Located on east elevation of restaurant.
Store branded name.	150	Logo centered over merchandise entry & behind three windows - exposed neon - 50 sf each.
Retail store.	300	Neon signs - logo and store name. Located along Addison Street and over store entrance.
Store branded name.	150	Located on exterior storefront. Internally illuminated.
Branded merchandise.	21	Three branded neon signs behind glass storefront. Each sign 7 sf.
Branded blade signs.	135	Three branded signs attached to Mini T and Sheffield Grill expansion. 45 sf each total 135 sf total.
Branded Gate D signage.	70	Branded, internally illuminated gate entry over Gate D entrance. Existing Gate ID signage to be revised as noted.
Branded vertical sign Gate D.	20	Branded, internally illuminated vertical flat sign flanking Gate D entry.
Branded Gate D vertical sign.	160	Vertical double-sided neon gate branded sign attached to south east corner of mini-T bldg. 80 sf per side.

SIGNAGE MATRIX

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015



Planned Development Signage Matrix, Section A: Approved signage where square footage is counted.

Gate K		
Ticket LED Ribbon.	40	Two LED ribbon boards located above and adjacent to ticket windows. 2'-0 x 10'-0 each.
Total	23,467	
Notes:		
1. The following signage types (including without limitation signs in the following categories which are upgraded or increased in size) are permitted and are excluded from calculation of the square footage maximum. Such signage may be added in the discretion of Applicant and shall be permitted.		
a. Directional, public informational, accessibility signage, etc., and signage required by law.		
b. Portable and temporary signage, tables, chairs, umbrellas, awnings, patios, party decks, drink rails, doorways, etc. Without limiting the foregoing, signage (for example, awnings) on the exterior of Wrigley Field, the hotel, office building and plaza is allowed and shall be permitted subject to applicable building codes.		
c. Seasonal and event-related signage, skating rink, rink boards (e.g., dasher boards), farmers market, event hosts, movies, special events, banners, mobile food and beverage, gates, barricades, etc..		
d. Signage promoting owner(s), signage related to event(s) in the Planned Development, signage related to the baseball team playing in Wrigley Field and/or containing its logo.		
e. Incidental, temporary, seasonal, special event, branded directional or specific location, mobile food and beverage signs, branded seasonal banners.		
f. Signage Interior to Wrigley Field.		
2. Square footage listed is approximate. For example, as tenants are added or changed, additional signage may be added and signs may be modified to reflect the tenant name and may be larger or smaller.		
3. Signage Interior to Wrigley Field is exempt from review under the Planned Development and is permitted subject to review by the Commission on Chicago Landmarks, as applicable.		
4. Street pole banners will be added only when agreed by Applicant. Same for ads on public ways, trash containers, bus shelters, etc.		
5. Any sign in this Section A may include third-party branding. For the avoidance of doubt and without limiting the foregoing, signs which are Cubs-branded are allowed, even if a third-party logo or identification also appears on the sign.		
6. The square footage included in this Signage Matrix is for informational purposes only and does not imply any maximum square footage for such signs. Signage is subject to the overall maximum square footage.		
7. Cubs pennant on back of bleacher scoreboard is omitted and should not be counted for purposes of calculating the square footage of signage or allowable signage in the Planned Development.		
8. Signage associated with sponsor displays in activation zones on the Interior of the ballpark is not subject to square footage maximum. It is permitted.		
9. Signage is listed as "existing" in this Matrix if a sign is presently in the noted location, even if the sign proposed in this Matrix is expanded or modified from the existing sign. Future or modified signage is permitted in this approximate location in the dimensions, style or illumination noted in this Matrix or permitted by the Planned Development.		
10. All sign dimensions, locations and styles are approximate and may be modified or expanded as long as not inconsistent with the Master Sign Program Contents, as approved by the Commission on Chicago Landmarks (for signs Interior to Wrigley Field) or with the Planned Development (for regulated signs not Interior to Wrigley Field).		

SIGNAGE MATRIX

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1080 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 13 MAY 2015





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 7, 2014

David L. Reifman
DLA Piper
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1263

Re: Administrative Relief request for Entertainment and Spectator Sports Planned Development No. 958, Wrigley Field, Sub-Area A, B and C

Dear Mr. Reifman:

Please be advised that your request for a minor change to Entertainment and Spectator Sports Planned Development No. 958, as amended, ("PD 958"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Numbers 15 and 16 of PD 958.

Your firm represents Wrigley Field Holdings, LLC, which owns part of Sub-Area A, Triangle Property Holdings, LLC, which owns part of Sub-Area A and Sub-Area B, and Wrigley Field Parking Operations, LLC, which owns Sub-Area C of the PD (collectively, "Applicants").

The Applicants are seeking a minor change to:

- Adjust the boundary between Sub-Area A and Sub-Area B and transfer 2,778 SF of net site area from Sub-Area A to Sub-Area B. This is due to proposed plans for the office building which will result in a portion of the building being located in Sub-Area A. The revised Planned Development Boundary and Sub-Area Boundary Map adjusts the boundary between Sub-Area A and Sub-Area B so that the office building will now be located entirely within Sub-Area B. The proposed Sub-Area B office building has been expanded approximately 17 feet to the east. A revised site plan and elevations for the office building, which will include detailed dimensions, will be submitted at a later date.
- Modify the Sub-Area C media building as shown on the updated Sub-Area C Site Plan, Landscape Plan and Media Building Elevations prepared by VOA Associates Inc. dated October 16, 2014. The proposed building has been relocated from the north end of the site to the east, along the existing alley. The height of the media building has increased from 20' to 23'-8" (excluding parapet), which conforms to the maximum height of 30'. The Bulk Regulations and Data Table has been revised to increase the allowable FAR for

- Sub-Area C from 0.25 to 0.35. The maximum allowable FAR of 2.45 for the total net site area in the PD remains unchanged. The parking has been reduced from approximately 32 to 20 spaces, however, no parking is required within Sub-Area C. The curb cut has been reduced from 87 feet to 79 feet and was approved by the Department of Transportation on November 5, 2014.
- Revise the Bulk Regulations and Data Table due to the transfer of 2,778 SF of net site area from Sub-area A and B and certain setback adjustments resulting from the modifications to the office building and media building.
- Add a new curb cut along Sheffield Avenue, as shown on the revised Right-of-Way Adjustment Map (Sheffield Ave. /Sub-Area A) and as approved by the Department of Transportation.

It is acknowledged that the right-of-way vacations contemplated by PD 958 have been completed, and are therefore reflected in the revised Bulk Regulations and Data Table (See *Ordinance Authorizing Vacation of Portions of W. Waveland Ave. and N. Sheffield Ave. in Vicinity of Wrigley Field*, December 11, 2013, Recorded August 8, 2014 as Document No. 1423029050).

The following revised documents, dated October 16, 2014, unless noted otherwise, shall be inserted into the main file:

- Revised Bulk Regulations and Data Table (November 6, 2014)
- Planned Development Boundary and Sub-Area Boundary Map
- Right Of Way Adjustment Map (Sub-Area A)
- Right Of Way Adjustment Map (Sub-Area B)
- Site Plan (Sub-Area C)
- Landscape Plan (Sub-Area C)
- Media Building Elevations (Sub-Area C)
- Right Of Way Adjustment Map (Sheffield Ave./Sub-Area A)

With regard to your request, the Department has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, and will not change the character of the development, and therefore would constitute a minor change.

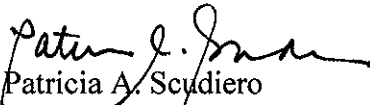
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Entertainment and Spectator Sports Planned Development No. 958, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

It is noted that Applicants' letter to the Department dated June 27, 2014 included additional requests for minor changes to PD 958. However, Applicants subsequently requested that the Department separately authorize this minor change approval only for the foregoing matters. The remaining minor changes to PD 958 not approved herein will require a new written request together with the required application fee as set forth in Section 17-13-0611-D.

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 change approved by this letter will lapse and become null and void. Nothing herein shall be deemed to change or modify the requirements and conditions of Statement 19 of PD 958, which shall govern in the event of any conflict or inconsistency with this letter.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Heather Gleason, Mike Marmo, Erik Glass, Karen Bielarz, Maureen West, Eleanor Gorski,
Main file

**ENTERTAINMENT AND SPECTATOR SPORTS PLANNED DEVELOPMENT
NUMBER 958, AS AMENDED**

BULK REGULATIONS AND DATA TABLE

(Revised: November 6, 2014)

Gross Site Area (sf):	617,099	
Public Rights of Way (sf):	101,479	
Net Site Area (sf):		
Total ¹ :	515,620	
Sub-Area A:	Existing:	358,384
	Vacated Rights-of-Way ² :	33,486
	Sub-Area A Total:	391,870
Sub-Area B:	Existing:	58,215
	Vacated Rights-of-Way ² :	7,743
	Sub-Area B Total:	65,958
Sub-Area C:	12,454	
Sub-Area D:	45,338	
Maximum Floor Area Ratio:		
Overall	2.45	
Sub-Area A:	2.20	
Sub-Area B:	2.30	
Sub-Area C:	0.35	

¹ Includes the areas vacated as set forth herein and excludes air rights vacated. See ordinance approving vacations recorded August 8, 2014 as Document No. 1423029050.

² Excludes vacated air rights.

Sub-Area D: 4.25

Minimum Building Setbacks:

Sub-Area A: North: 0'-0"
West: 0'-0"
East: 0'-0"
South: 0'-0"

Sub-Area B: North: 8'-0"
West: 0'-0"
East: 1'-0"
South: See Site Plan for Details

Sub-Area C: North: 2'-6"
West: Approximately 88'
East: 2'-6"
South: 0'-0"

Sub-Area D: North: 0'-0"
West: 0'-0"
East: 0'-0"
South: 0'-0"

Minimum Number of Loading Berths:

Sub-Area A: Zero

Sub-Area B: 2 (1 at 17'8"x 26'0"; 1 at 17'8"x50'3")

Sub-Area C: Zero

Sub-Area D: 3 (2 10'x25'; 1 10'x50')

Maximum Number of Hotel Keys
in Subarea D: 182

Maximum Building Height

Sub-Area A: 135' (existing)

Sub-Area B: 85'-0" (as measured per Section 17-17-0311 of the Zoning Ordinance)
119'-3" (Top of Architectural Clock Tower Structure)

Sub-Area C: 30'-0" (as measured per Section 17-17-0311 of the Zoning Ordinance)

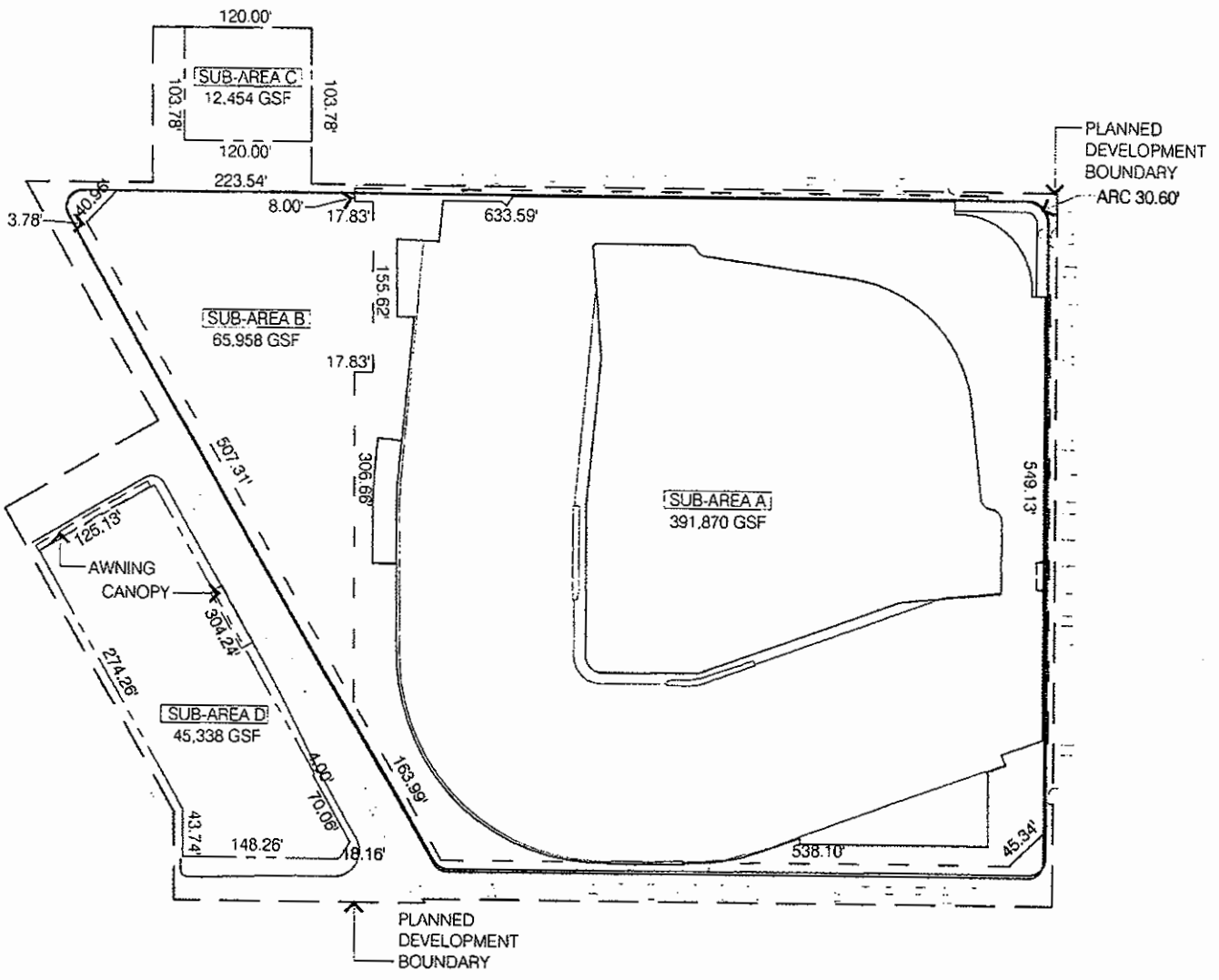
Sub-Area D: 91'-0" (as measured per Section 17-17-0311 of the Zoning Ordinance)
116'-8" (Top of Architectural Elements)

Minimum Number of Parking Spaces:

Sub-Area A: Zero; provided, however, new parking spaces shall be provided for any increase in the seating capacity of the Wrigley Field bleachers in excess of 3,525 bleachers seats on the basis of one parking space for every ten new seats or fraction thereof. Such parking spaces shall be deemed to be parking spaces in excess of 1,200 parking spaces owned or controlled by Applicant (or any of them) or any affiliate thereof (the "Existing Spaces"). Such new parking spaces may be owned, leased or operated by Applicant or an affiliate and may be located within the Planned Development, any location within one mile of Sub-Area A or Sub-Area B, or at a remote parking facility operated by Applicant or an affiliate.

Sub-Areas B, C and D
in the aggregate: 74 to be located in Sub-Area D.

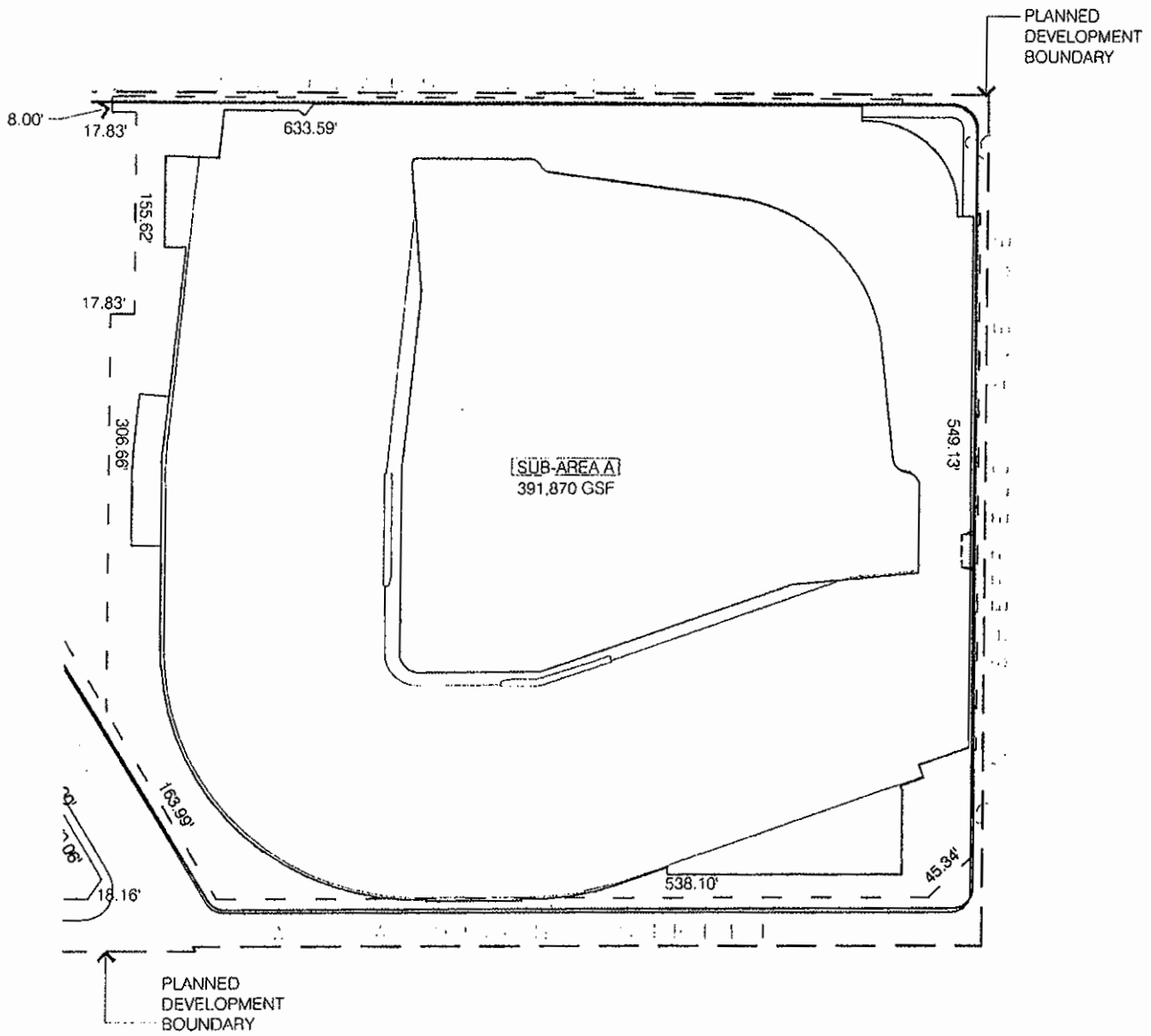
Minimum Number of Bike Spaces: 16



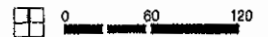
PLANNED DEVELOPMENT BOUNDARY AND SUB-AREA BOUNDARY MAP

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1980 W. ADOLPHSON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 16 OCTOBER 2014

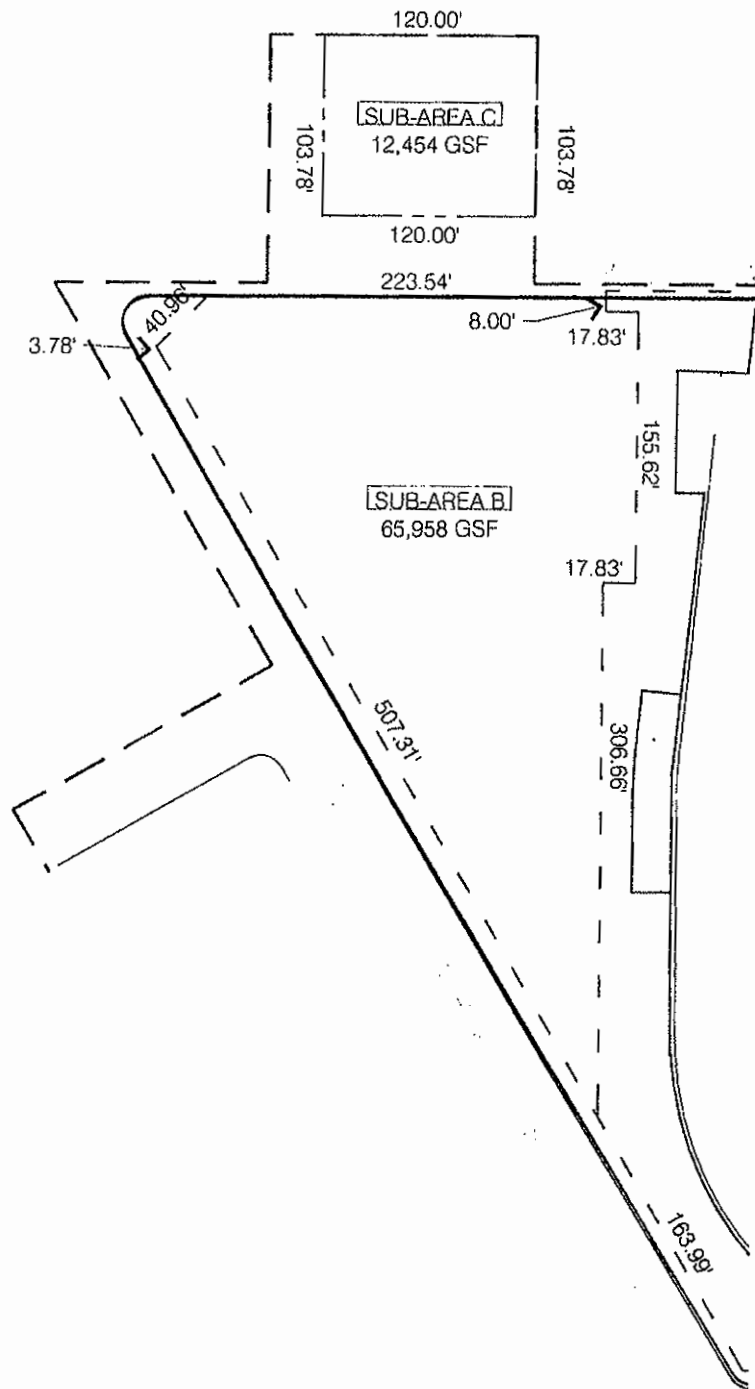




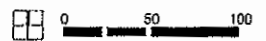
RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 16 OCTOBER 2014

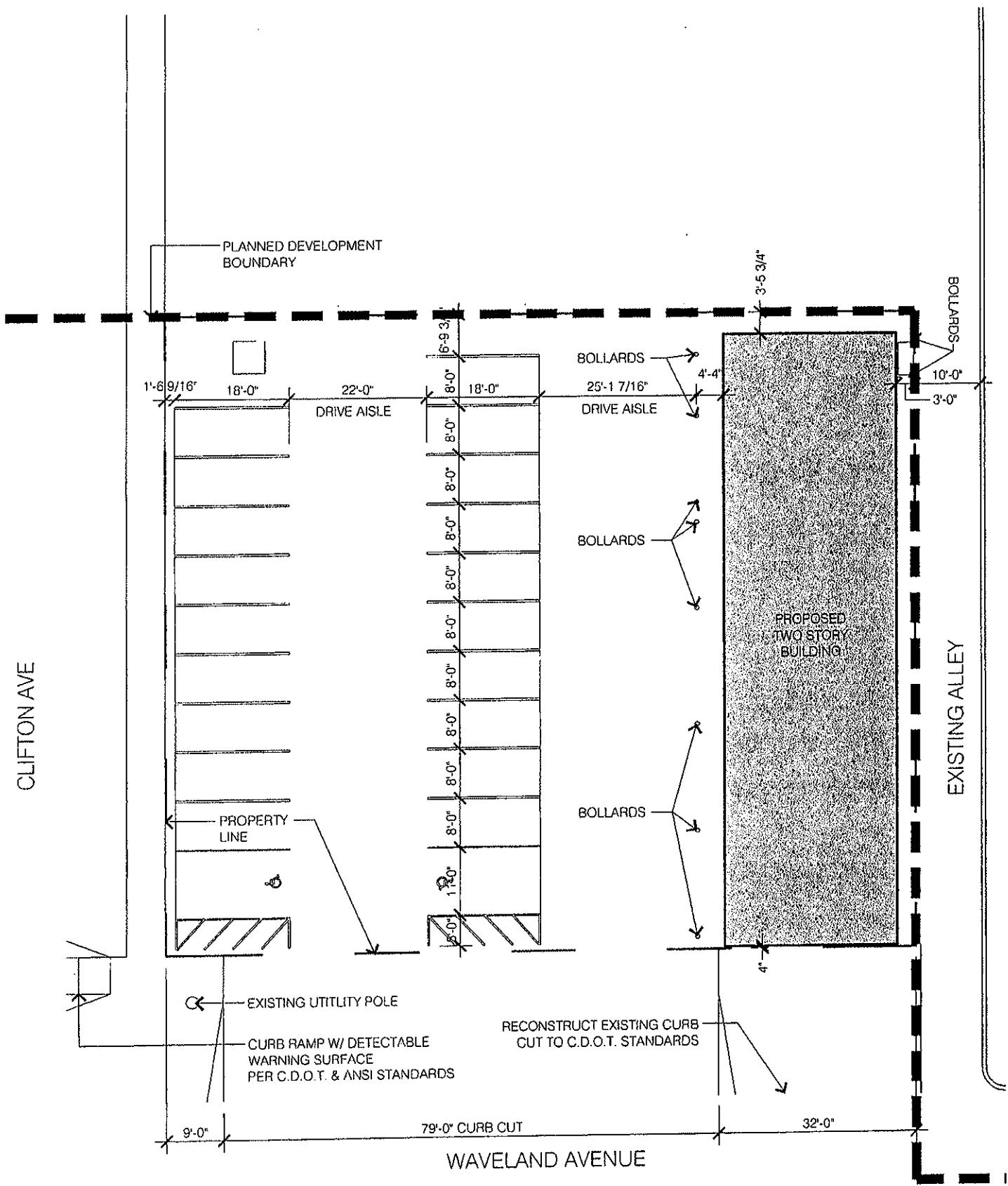


RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA B)

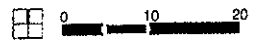


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1080 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 16 OCTOBER 2014

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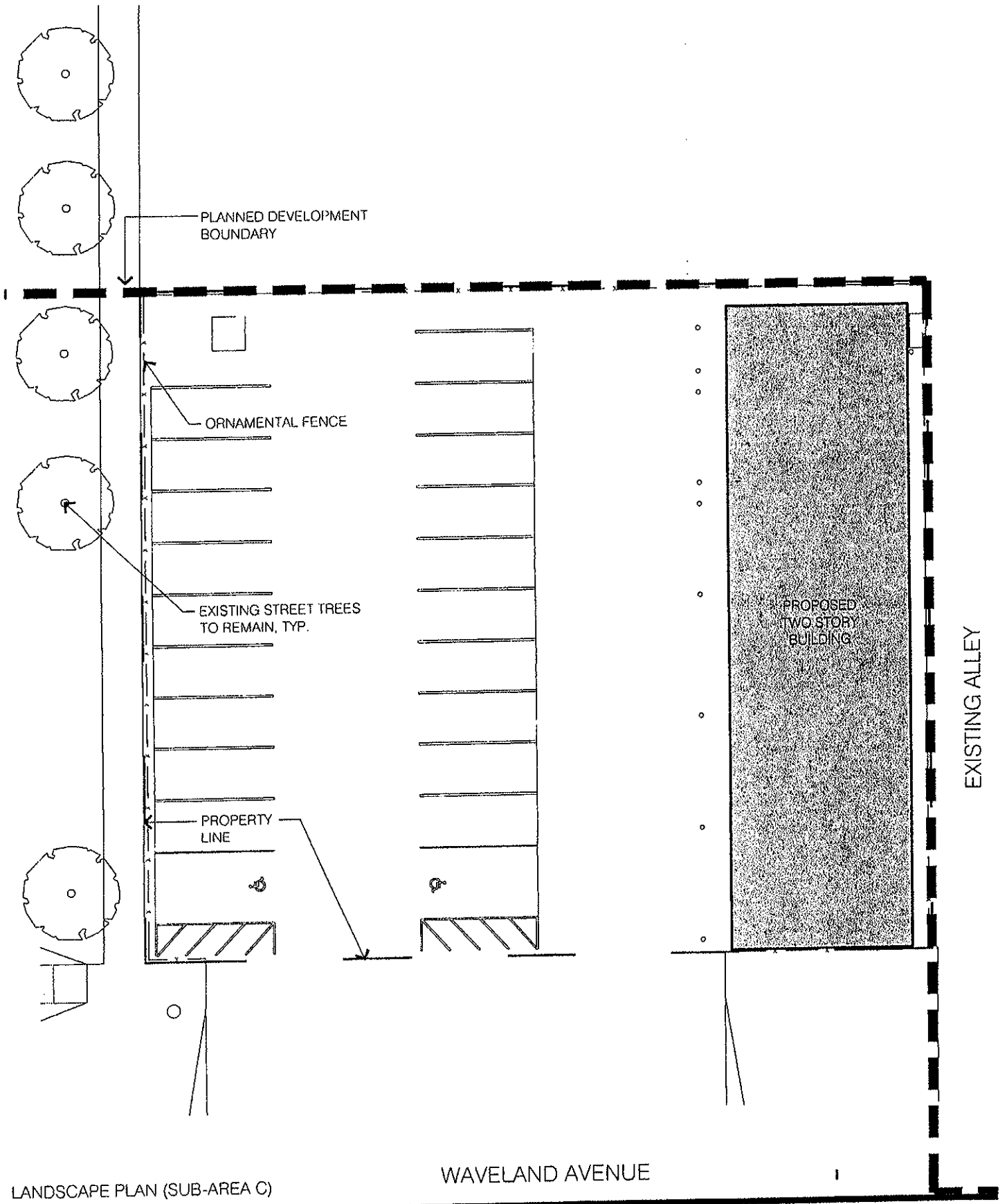


SITE PLAN (SUB-AREA C)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 16 OCTOBER 2014





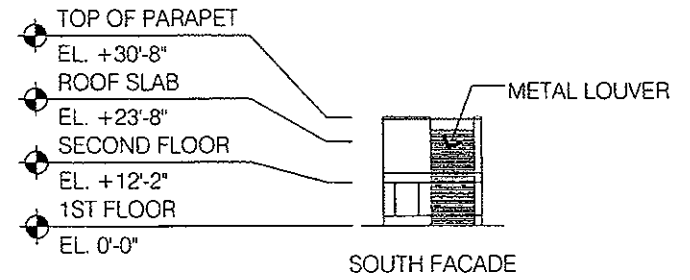
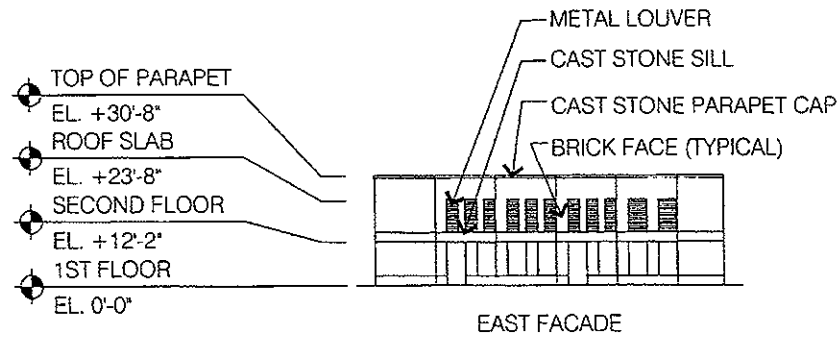
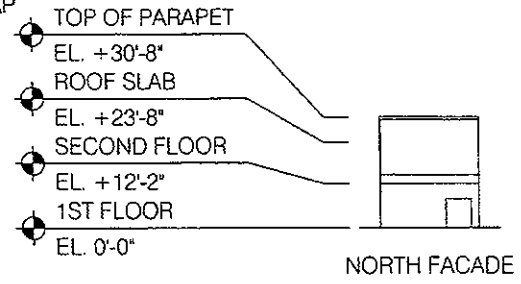
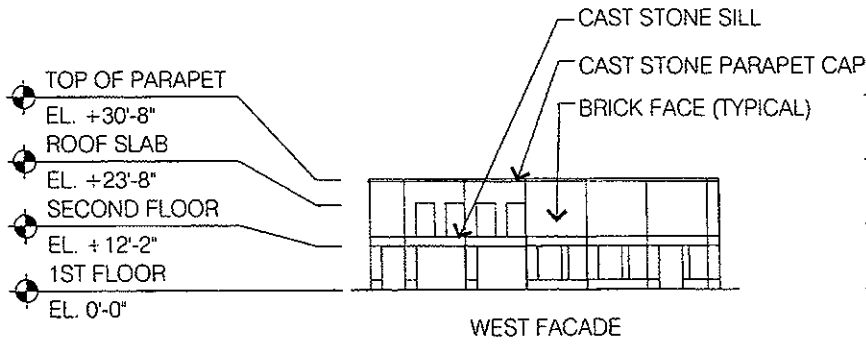
LANDSCAPE PLAN (SUB-AREA C)

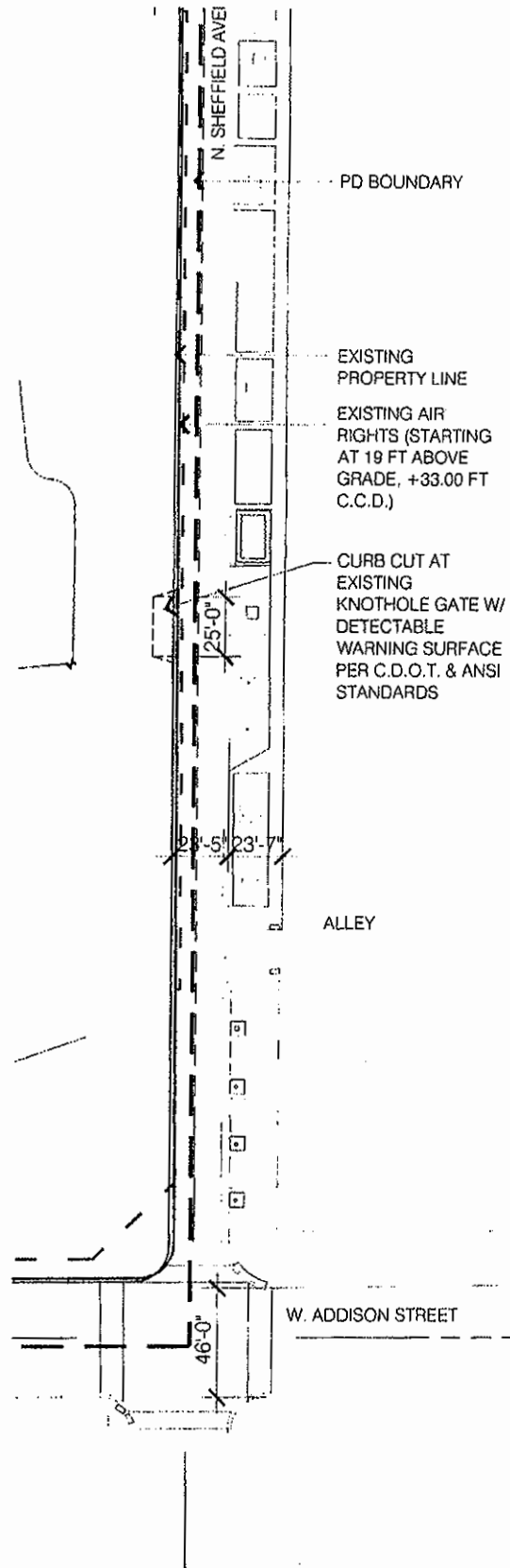
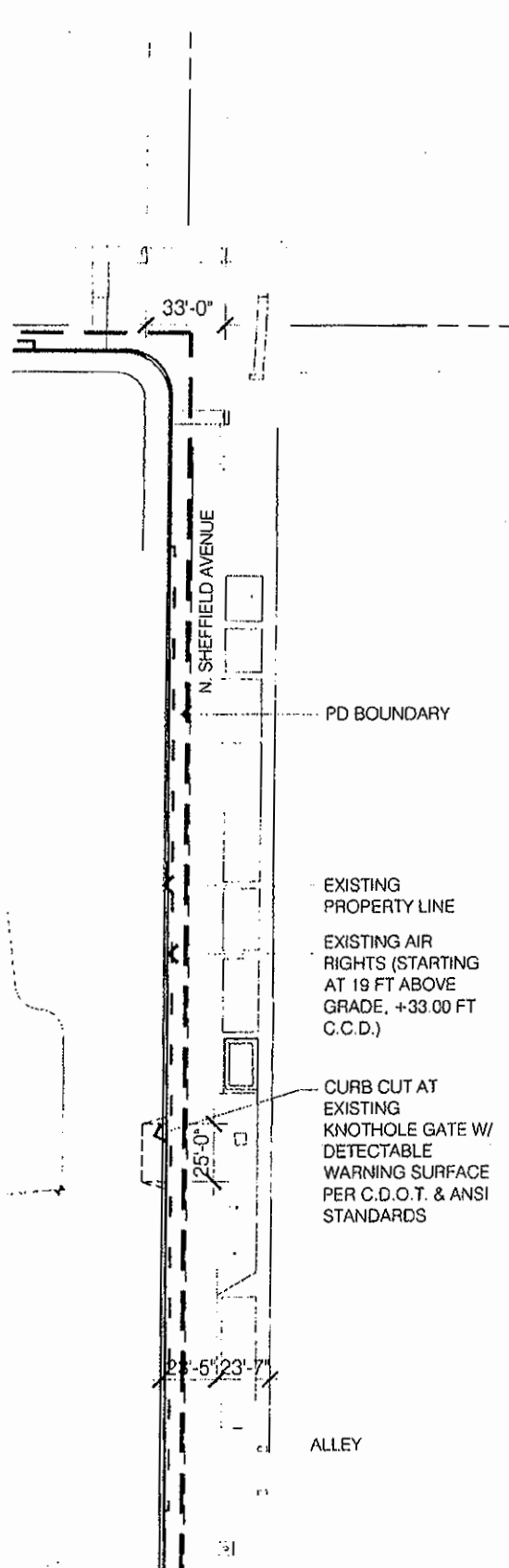
WAVELAND AVENUE

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 16 OCTOBER 2014

MEDIA BUILDING (SUB-AREA C)

APPLICANT: WRIGLEY FIELD HOLDINGS, L.L.C. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 16 OCTOBER 2014





RIGHT OF WAY ADJUSTMENT MAP (SHEFFIELD AVE./SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 REVISED DATE: 16 OCTOBER 2014



MA-164

71990

JOURNAL--CITY COUNCIL--CHICAGO

12/11/2013

Reclassification Of Area Shown On Map No. 7-I.

(Application No. 17847)

(Common Address: 2947 W. Belmont Ave.)

[O2013-7543]

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, be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 7-I in the area bounded by:

West Belmont Avenue; a line 145 feet east of and parallel to North Sacramento Avenue; the alley next south of and parallel to West Belmont Avenue; and a line 121 feet east of and parallel to North Sacramento Avenue,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map No. 9-G.

(As Amended)

(MA-164)

(Common Address: 1060 W. Addison St., 3614 -- 3640 N. Clark St.,
3639 -- 3659 N. Clark St., 3701 -- 3709 N. Clifton Ave.
And 1101 -- 1103 W. Waveland Ave.)

ESSPD 958, 99

[SO2013-8220]

WHEREAS, On July 24, 2013, the City Council of the City of Chicago (the "City Council") adopted an ordinance amending the Chicago Zoning Ordinance by reclassifying certain areas shown on Map Number 9-G to Entertainment and Spectator Sports Planned Development Number 958, as amended (the "PD Ordinance"), which ordinance is published at pages 58425 through 58503 of the July 24, 2013 *Journal of the Proceedings of the City Council of the City of Chicago*; and

WHEREAS, Pursuant to an ordinance introduced by the Mayor at the October 16, 2013 meeting of the City Council, the City Council wishes to further amend the PD Ordinance to provide for various amendments to the PD Ordinance including, without limitation, to remove a previously proposed pedestrian bridge over Clark Street; remove a previously proposed deck over Patterson Avenue; shift the hotel entrance from Patterson Avenue to Clark Street; allow for right-of-way vacations adjacent to Wrigley Field of an additional approximately

10 feet on Sheffield Avenue and approximately 5 inches on Waveland Avenue resulting in minor changes to the bulk table; adjustments to the signage matrix, and other matters set forth therein; and

WHEREAS, For the convenience of the reader and to avoid confusion, it is advisable to publish the PD Ordinance, as hereby amended, in its entirety instead of replacing pages in various locations within the PD Ordinance; now, therefore,

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Entertainment and Spectator Sports Planned Development Number 958, as amended, symbols and indications as shown on Map 9-G in the area bounded by:

a line 103.78 feet north of and parallel to West Waveland Avenue; a line 120.00 feet east of and parallel to North Clifton Avenue; West Waveland Avenue; North Sheffield Avenue; West Addison Street; the public alley next west of and parallel (in part) to North Clark Street; the north right-of-way line of West Patterson Avenue; North Clark Street; West Waveland Avenue; and North Clifton Avenue;

to those of Entertainment and Spectator Sports Planned Development Number 958, as amended.

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:

*Entertainment And Spectator Sports Planned Development
No. 958, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Entertainment and Spectator Sports Planned Development Number 958, as amended (the "Planned Development") consists of a net site area of approximately five hundred fifteen thousand six hundred twenty (515,620) square feet (11.84 acres) of property, including approximately 41,229 square feet to be vacated, all as depicted on the attached Planned Development Boundary and Property Line Map and Right-of-Way Adjustment Map (the "Property"). The term "Property" shall also be deemed to include certain air rights to be vacated, as shown on the Right-of-Way Adjustment Maps included as part of the Plans (defined below); provided, however, the square footage of such vacated air rights shall not be included in the calculation of net site area. The "Applicants" for purposes of this Planned Development

are Wrigley Field Holdings LLC, and Wrigley Field Parking Operations LLC, as the owners of Subarea A, Triangle Property Holdings LLC, and Wrigley Field Parking Operations LLC, as the owners of Subarea B, Wrigley Field Parking Operations LLC, as the owner of Subarea C and North Clark Street LLC as the owner of Subarea D. As used in this Planned Development, the term "Applicant" or "Applicants" means the Applicants collectively, or individually with respect to individual subareas or the improvements thereto and uses thereof, as the context requires.

2. Applicant shall obtain all applicable official reviews, approvals, permits and/or agreements which are required to implement this plan of development. Any dedication or vacation of streets, alleys or easements or any adjustment of or privileges to use rights-of-way shall require a separate approval by the City Council, provided however the right-of-way adjustments shown on the Right-of-Way Adjustment Plan shall be approved by the Department of Housing and Economic Development (the "Department"), the Department of Transportation and any other City agency with review authority, subject to these statements and the requisite approval of the City Council. Subject to site plan approval by the Department and the Department of Transportation (including the specific location of arch supports), Applicant shall have the right to construct a branded arch (including required support structure) within and spanning the width of the Clark Street right-of-way, a canopy affixed to the building to be constructed in Subarea D over the entrance on Clark Street, and an awning affixed to the building to be constructed in Subarea D over the immediately adjacent sidewalk along North Patterson Avenue, all in substantial conformance with the Plans. This Planned Development is intended to encourage economic development at the site and in its immediate vicinity.
3. The requirements, obligations and conditions of this Planned Development shall be binding upon Applicant, its successors and assigns and, if different than Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to Applicant shall inure to the benefit of Applicant's successors and assigns and, if different than 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 any subsequent 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.
4. This Plan of Development consists of these nineteen (19) statements and the following exhibits (collectively, the "Plans"):
 - (a) Bulk Regulations and Data Table;
 - (b) Existing Land Use Map prepared by VOA Associates, Inc. and dated October 16, 2013;
 - (c) Existing Zoning Map;

- (d) Planned Development Boundary and Subarea Boundary Map, consisting of two (2) pages, prepared by VOA Associates, Inc. and dated November 21, 2013;
- (e) Right-of-Way Adjustment Maps, prepared by VOA Associates, Inc., consisting of eight (8) pages, prepared by VOA Associates, Inc. and dated November 21, 2013;
- (f) Site plans, landscape plans, landscape details, building elevations, expansion plans and other drawings and plans, consisting of forty-nine (49) pages, prepared by VOA Associates, Inc. and dated November 21, 2013; and
- (g) Planned Development Signage Matrix, consisting of six (6) pages, prepared by VOA Associates, Inc. and dated November 21, 2013 (the "PD Signage Matrix").

Full-sized copies of the Plans are on file with the Department. Any interior demising walls and other interior improvements and spaces shown on the Plans are for information only, and this Planned Development shall not be deemed to limit or prescribe the location of interior demising walls or other interior improvements or spaces.

This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a planned development. The provisions of this Planned Development are intended to apply to the Property and are in lieu of any conflicting, inconsistent or more restrictive provisions of the Chicago Zoning Ordinance.

5. The following uses are allowed in the areas delineated herein as Entertainment and Spectator Sports Planned Development Number 958, as amended (including all subareas as designated herein): all uses allowed in a C2-5 Motor Vehicle-Related Commercial District, including, without limitation, and in addition, as applicable: entertainment and spectator sports establishments of any capacity, other than inter-track wagering facilities; lighting for night events; seasonal lighting; special events and entertainment (including, without limitation, live and recorded musical performances and concerts; theater and movies; sports tournaments, competitions and exhibitions not limited to baseball and including sports such as football, softball, basketball, volleyball, hockey, cycling and extreme sports exhibitions such as "X Games"); permanent, semi-permanent, temporary and portable concessions, vendors, carts, catering, kiosks and trolleys; food trucks; farmer's markets; outdoor music; public performances; dining and picnic areas; general retail sales; food and beverage sales (including liquor); restaurants; taverns (including, without limitation, bars and night clubs); hotels; offices; at-grade, terrace and rooftop outdoor patios; plazas and open space; sidewalk cafes; public address and sound systems; stadium suites; team and other service uses such

as clubhouses, locker rooms, batting cages, media rooms, player lounge and related services and facilities; banquet, conference and meeting halls; scoreboards; lodges and private clubs; beer gardens; sponsorships; co-located and freestanding broadcast and telecommunications equipment and facilities (including earth station receiving dishes); generators and other power generating facilities; ticket offices, ticket sales and ticket agencies; ticket brokers; public and civic uses (including, without limitation, museums, fund-raisers and other non-profit events); pyrotechnic displays (but not in connection with baseball games, other than for playoffs/post-season, All Star Game, Opening Day and Fourth of July, all subject to applicable permit approval); community centers; participant sports and recreation (including, without limitation, health clubs, ice rink, and sports); personal services (including, without limitation, spas); accessory and non-accessory parking; outdoor staging and parking of commercial and communications vehicles; the existing off-premises billboard advertising sign in Subareas C and D; any use identified in the Plans not set forth herein; and accessory uses. In the event any provisions of this Planned Development conflict with the Night Game Ordinance (the ordinance adopted on June 5, 2013 and set forth in the *Journal of the Proceedings of the City Council of the City of Chicago* at pages 54974 through 54982), as the same may be amended from time to time, the provisions of the Night Game Ordinance, as may be amended, shall govern.

The following uses in the C2-5 Motor Vehicle-Related Commercial District are prohibited: Uses in the residential use group, Adult Use, Stables, Day Labor Employment Agency, Inter-Track Wagering Facility, Pay Day Loan Store, Pawn Shop, Poultry (including slaughtering with associated retail sales), Funeral and Internment Services, Gas Stations, Urban Farms, Construction Sales and Service, and Hookah Bars.

Subject to compliance with Statement 18, portions of the Property may be utilized on an interim basis for accessory and non-accessory parking, construction staging, construction support activities and the storage of construction materials for the various stages of development of the Property. All allowed uses of the Property may be operated indoors and outdoors.

6. In Subarea A, exterior on-premises signs are permitted subject to the review and approval of the Department and, if applicable, the Commission on Chicago Landmarks.

In Subarea B, exterior on-premises signs are permitted subject to the review and approval of the Department.

In Subarea C, exterior on-premises signs are permitted subject to the review and approval of the Department. Notwithstanding any provision of this Planned Development to the contrary, the existing off-premises billboard sign is permitted.

In Subarea D, exterior on-premises signs are permitted subject to the review and approval of the Department. Notwithstanding any provision of this

Planned Development to the contrary, the existing off-premises billboard sign is permitted prior to development of Subarea D as contemplated herein.

All Subareas: notwithstanding the foregoing, the Department shall approve all signs substantially conforming to the PD Signage Matrix. The PD Signage Matrix is incorporated herein and is hereby approved as an integral part of this Planned Development, the proposed expansion and renovation of Wrigley Field, and development and redevelopment of the Property as contemplated herein.

For the purposes of this Planned Development, any sign which identifies the name or sponsorship of any structure or designated area within the Property, such as "Captain Morgan Club", or any sponsor of the baseball team operating in the ballpark, or any sponsor of a retail showcase or other space within the Property, shall be deemed an on-premises sign and may be located in any subarea. Maximum total sign area shall be determined as set forth in the PD Signage Matrix. Interior signs are permitted and nothing in this Planned Development shall regulate any interior sign. Specifically, but without limitation, Applicant shall have the right to expand the Wrigley Field bleachers to install (i) a new video board in left field, which may include an LED sign, a neon illuminated sign above it and two light towers to assist in outfield lighting; and (ii) a neon sign in right field, which signage has been approved by the Commission on Chicago Landmarks and, in addition to being part of the bleacher expansion, and along with all other signage contemplated by this Planned Development, is integral to the expansion and renovation of Wrigley Field and the development and redevelopment of the Property as contemplated herein. In furtherance of the foregoing, and for the avoidance of doubt, a sign shall be deemed interior and inside Wrigley Field if: (1) the message face and the primary vertical structural supports of such sign are located entirely within the property lines of Subarea A (which property lines include vacated air rights); and (2) the primary audience for such sign is persons viewing (in person or on television) events inside the ballpark, regardless of whether the sign or any part thereof is legible or can be seen from the exterior of the ballpark or any adjacent right-of-way.

Signs set forth in the PD Signage Matrix, including, without limitation, all existing signs, are permitted and approved, subject where applicable to the review and approval of the Commission on Chicago Landmarks (i.e., signs attached to Protected Features of Wrigley Field). The Commission on Chicago Landmarks has approved a Master Sign Program governing certain signage in Subarea A. Nothing in this Planned Development or the PD Signage Matrix shall be deemed to regulate or limit any other sign exempt from regulation under Section 17-12-0500 of the Chicago Zoning Ordinance, or incidental, temporary and special events signage.

Solely as applied to the Property, this Planned Development and the PD Signage Matrix shall supersede any provisions of Title 17 of the Chicago Municipal Code which are inconsistent or in conflict with or more restrictive than the PD Signage Matrix, including, without limitation, Chapter 17-12 of the Zoning Ordinance.

7. Off-street parking and off-street loading shall be provided in compliance with the Bulk Regulations and Data Table and any exhibits attached hereto.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of final design and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department.
9. As part of this Planned Development, infrastructure improvements will be undertaken as follows:
 - a traffic signal at the intersection of Clark Street and Waveland Avenue;
 - a traffic signal at the intersection of Clark Street and Roscoe Street;
 - a traffic signal at the intersection of Clark Street and School Street.

All of the foregoing infrastructure improvements will be designed and installed by the Department of Transportation and paid for using the CubFund, with an additional contribution from Applicant of an amount equal to the actual costs to install a traffic signal at the intersection of Clark Street and Waveland Avenue not to exceed in any event \$350,000 and such additional contribution shall be used solely for this purpose and no other. Applicant will pay or reimburse, as the case may be, this amount to the Department of Transportation following written notice to the Department, the Department of Transportation and the Department of Buildings that Applicant intends to apply for a certificate of occupancy for the improvements in Subarea B. No certificate of occupancy may be issued until and unless said payment has been made, provided however a Certificate of Occupancy will not be denied or delayed if the City decides not to install the traffic signal at the intersection of Clark Street and Waveland Avenue or the installation is otherwise delayed. In addition, Applicant and the Department of Transportation have developed a hotel management plan for the hotel and related uses on Subarea D, which the Department of Transportation has approved. Further, Applicant and the Department of Transportation have developed a traffic management plan for game day traffic which the Department of Transportation has approved and Applicant and the Department of Transportation will continue to meet on an annual basis to review this game-day traffic management plan, evaluate the future traffic conditions and discuss any necessary modifications.

10. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall be subject only to:

- (a) height limitations established by the Federal Aviation Administration; and
 - (b) airport zoning regulations as established by the Department, the Department of Aviation and the Department of Law and approved by the City Council.
 - (c) For purposes of height measurement, the definitions in the Zoning Ordinance shall apply.
11. 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. The fee shall be calculated in the same manner as is standard and generally applicable to all Part II fees, and 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.
12. The maximum permitted floor area ratio for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the requirements of the Zoning Ordinance shall apply and the following additional exclusions shall also apply: (a) space devoted to mechanical equipment, if any, shall not be counted as floor area; (b) the seating bowl of the stadium will not be counted as floor area; and (c) all parking located on the Property shall be deemed accessory off-street parking and any space devoted to parking (including all lobbies, concourses and areas accessory thereto) shall not be counted as floor area.
13. 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. The new buildings (i.e., those located on Subarea B and Subarea D) proposed to be constructed in the Planned Development at the date of this amendment shall be designed per LEED criteria with a green roof per the plans.
14. Applicant acknowledges it is in the public interest to design, construct and maintain the expansion and renovation of Wrigley Field and development and redevelopment of the Property as contemplated herein in a manner which promotes, enables and maximizes universal access throughout the Property. Prior to issuance of a permit, plans for all material new construction and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permits shall be granted for any material new construction or improvement until the Director of M.O.P.D. has approved detailed construction drawings for each such material new construction or improvement.

15. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for any use contemplated herein which is located or established in, on, over or above the improvements, facilities and spaces undertaken in accordance with the Plans other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Applicant and the Department, at either party's request, may continue to evolve the design of the building elevations on Subarea B and Subarea D and changes to such elevations, if any, shall, if mutually agreed, be approved by the Department administratively as a Minor Change. Uses which are allowed as set forth in statement 5 but which involve development of Subarea B and Subarea D in a manner which materially and significantly modifies the uses set forth in the Plans (i.e., do not include a hotel in Subarea D or an office building in Subarea B) must be submitted for Site Plan Approval to the Department prior to Part II Approval pursuant to this statement 15. Notwithstanding the foregoing, temporary or seasonal uses, including any of the special events and entertainment uses listed above, sidewalk and outdoor cafes, and any non-permanent structures, including without limitation farmer's markets, music performances, special events, movies, athletic contests and exhibitions, sidewalk and outdoor cafes, ice rinks, other events or uses of a temporary or seasonal nature and any non-permanent structures, shall not require Site Plan Approval. To the extent Site Plan Approval is required for Subarea B or Subarea D as set forth in this statement 15, Applicant shall, prior to Part II Approval, submit the information required in this statement 15 below for the specific subarea(s) for review and approval by the Department (the "Subarea Site Plan Approval Submittals"). Review and approval by the Department is intended to assure that specific development components substantially conform with this Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals need only include the portion of the Property for which approval is being sought by Applicant. If Applicant is seeking approval of a portion of the Property which represents less than an entire subarea, Applicant shall also include a site plan for the area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way. Site plans which propose new curb cuts or other changes to any rights-of-way must also receive Department of Transportation approval. If the Subarea Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department shall approve such submittal. Following approval by the Department, the approved Subarea Site Plan Approval Submittals, including supporting data and materials, shall be made part of the main file and shall be deemed an integral part of this Planned Development.

Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;

- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

16. The terms, conditions and exhibits of this Planned Development may be modified, administratively, by the Commissioner of the Department upon the application for such a modification by Applicant or legal titleholder of the Property and after a determination by the Commissioner of the Department that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the Department shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
17. Final landscape plan review and approval will be by the Department and will be approved provided it substantially conforms with the applicable Plans. In the event of any conflict or contradiction between, the Plans, on the one hand, and the Landscape Ordinance or the Sustainable Development Policy Matrix, on the other hand, the Plans shall control over the Landscape Ordinance and the Sustainable Development Policy Matrix. Any interim reviews associated with site plan review or Part II Reviews are conditional until final Part II Approval.
18. Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code or any other provision of that Code.
19. Unless construction of the improvements within Subarea A as contemplated by this Planned Development has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall expire by separately introduced ordinance, if any, and in such event the zoning of the Property shall revert to the C2-5 Motor Vehicle-Related Commercial District. It is understood this Planned Development involves a multi-phase development. Provided that this Planned Development has not expired pursuant to the previous sentence, then following the first six-year period governing Subarea A, including the additional one-year extension permitted, unless construction of the improvements as contemplated by this Planned Development has commenced within six years thereafter within either Subarea B or D, then this Planned Development shall expire, solely with respect to both such subareas, by separately introduced ordinance, if any, and in such event the zoning of such subareas shall revert to the C2-5 Motor Vehicle-Related Commercial District.

MA-164

72000

JOURNAL--CITY COUNCIL--CHICAGO

12/11/2013

[Existing Land Use Map; Existing Zoning Map; Planned Development Boundary and Subarea Maps; Right-of-Way Adjustment Maps; Stadium Building Section; Site Plans; Landscape Plans; Landscape Plant List; Landscape Enlarged Plant Details; Expansion Plans; Mini-Triangle Expansion Elevations; Restoration and Expansion Elevations; Office Building Loading Access Plan; Office Building Green Roof Plan; Office Building Elevations; Hotel Building Parking Plan; Hotel Building Parking Access and Loading Plan; Hotel Building Green Roof Plan; Hotel Building Elevations; Hotel Canopy Detail Elevation; Hotel Canopy Section; Hotel Awning Section; Media Building; Plaza Gate Plan and Elevations; Plaza Stylon Plan and Elevations; Gateway Arch and Branded Plan and Elevation; and Signage Matrices referred to in these Plan of Development Statements printed on pages 72004 through 72070 of this *Journal*.]

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

*Entertainment And Spectator Sports Planned Development
No. 958, As Amended.*

Bulk Regulations And Data Table.

Gross Site Area (square feet):	617,099
Public Rights-of-Way (square feet):	101,479
Net Site Area (square feet):	
Total ⁽¹⁾ :	515,620
Subarea A:	
Existing:	361,162
Rights-of-Way to be Vacated ⁽²⁾ :	33,486
Subarea A Total:	394,648

(1) Includes the areas to be vacated as set forth herein and excludes air rights to be vacated.

(2) Excludes air rights to be vacated.

Subarea B:

Existing:	55,437
Rights-of-Way to be Vacated ⁽²⁾ :	7,743
Subarea B Total:	63,180

Subarea C: 12,454

Subarea D: 45,338

Maximum Floor Area Ratio:

Overall:	2.45
Subarea A:	2.20
Subarea B:	2.30
Subarea C:	0.25
Subarea D:	4.25

Minimum Building Setbacks:

Subarea A:

North:	0 feet, 0 inches
West:	0 feet, 0 inches
East:	0 feet, 0 inches
South:	0 feet, 0 inches

Subarea B:

North:	8 feet, 0 inches
--------	------------------

(2) Excludes air rights to be vacated.

West: 0 feet, 0 inches
East: 4 feet, 4 inches
South: See Site Plan for Details

Subarea C:

North: 2 feet, 6 inches
West: 10 feet, 0 inches
East: 10 feet, 0 inches
South: 80 feet, 0 inches

Subarea D:

North: 0 feet, 0 inches
West: 0 feet, 0 inches
East: 0 feet, 0 inches
South: 0 feet, 0 inches

Minimum Number of Loading Berths:

Subarea A: Zero
Subarea B: 2 (1 at 17 feet, 8 inches by 26 feet, 0 inches;
1 at 17 feet, 8 inches by 50 feet, 3 inches)
Subarea C: Zero
Subarea D: 3 (2 at 10 feet by 25 feet; 1 at 10 feet by 50 feet)

Maximum Number of Hotel Keys
in Subarea D:

182

Maximum Building Height:

Subarea A:	135 feet (existing)
Subarea B:	85 feet (as measured per Section 17-17-0311 of the Zoning Ordinance) 119 feet, 3 inches (Top of Architectural Clock Tower Structure)
Subarea C:	30 feet (as measured per Section 17-17-0311 of the Zoning Ordinance)
Subarea D:	91 feet (as measured per Section 17-17-0311 of the Zoning Ordinance) 116 feet, 8 inches (Top of Architectural Elements)

Minimum Number of Parking Spaces:

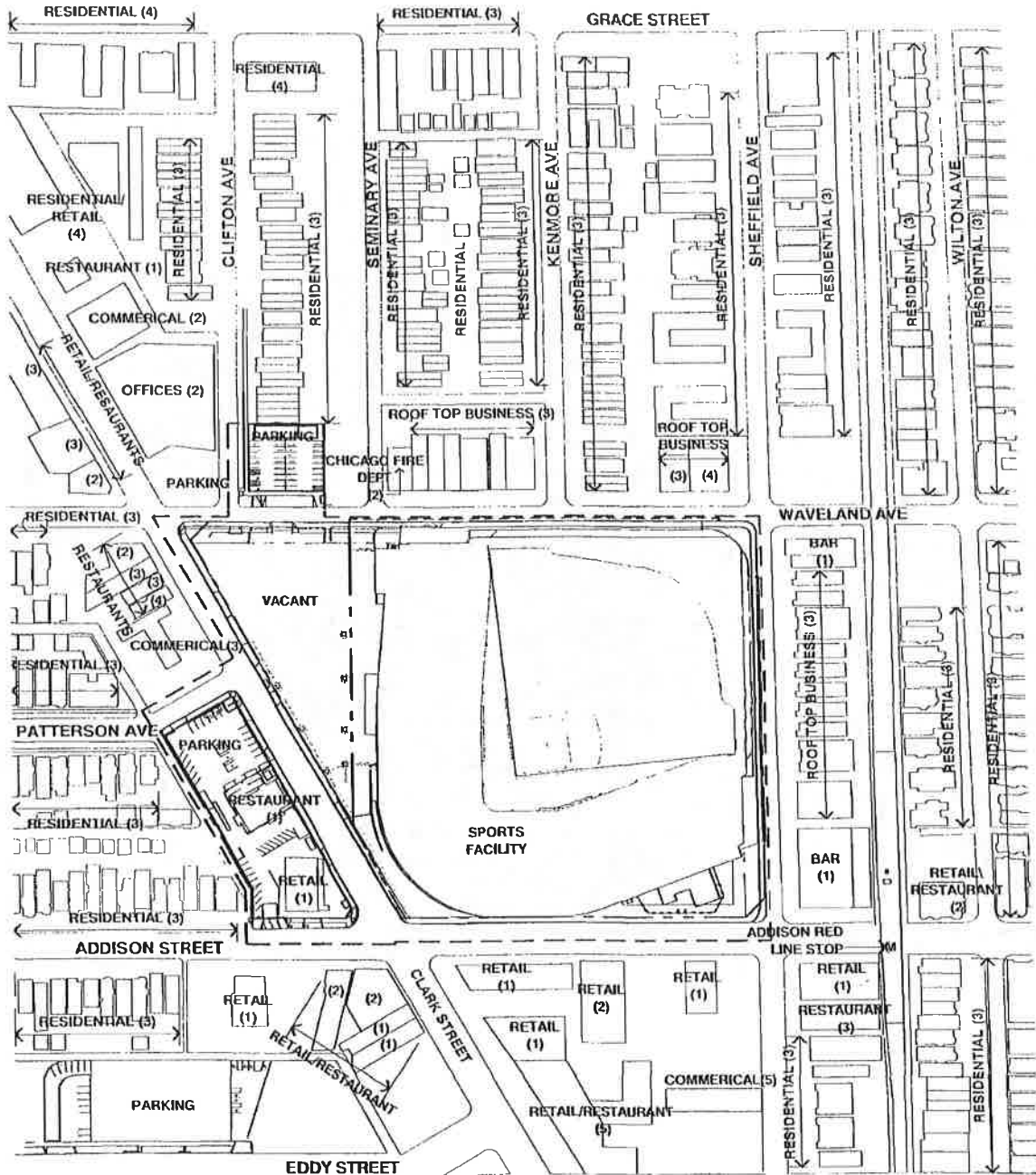
Subarea A:	Zero; provided, however, new parking spaces shall be provided for any increase in the seating capacity of the Wrigley Field bleachers in excess of 3,525 bleachers seats on the basis of one parking space for every 10 new seats or fraction thereof. Such parking spaces shall be deemed to be parking spaces in excess of 1,200 parking spaces owned or controlled by Applicant (or any of them) or any affiliate thereof (the "Existing Spaces"). Such new parking spaces may be owned, leased or operated by Applicant or an affiliate and may be located within the Planned Development, any location within one mile of Subarea A or Subarea B, or at a remote parking facility operated by Applicant or an affiliate.
------------	---

Subareas B, C and D
in the aggregate:

74 to be located in Subarea D.

Minimum Number of Bike Spaces:

16.

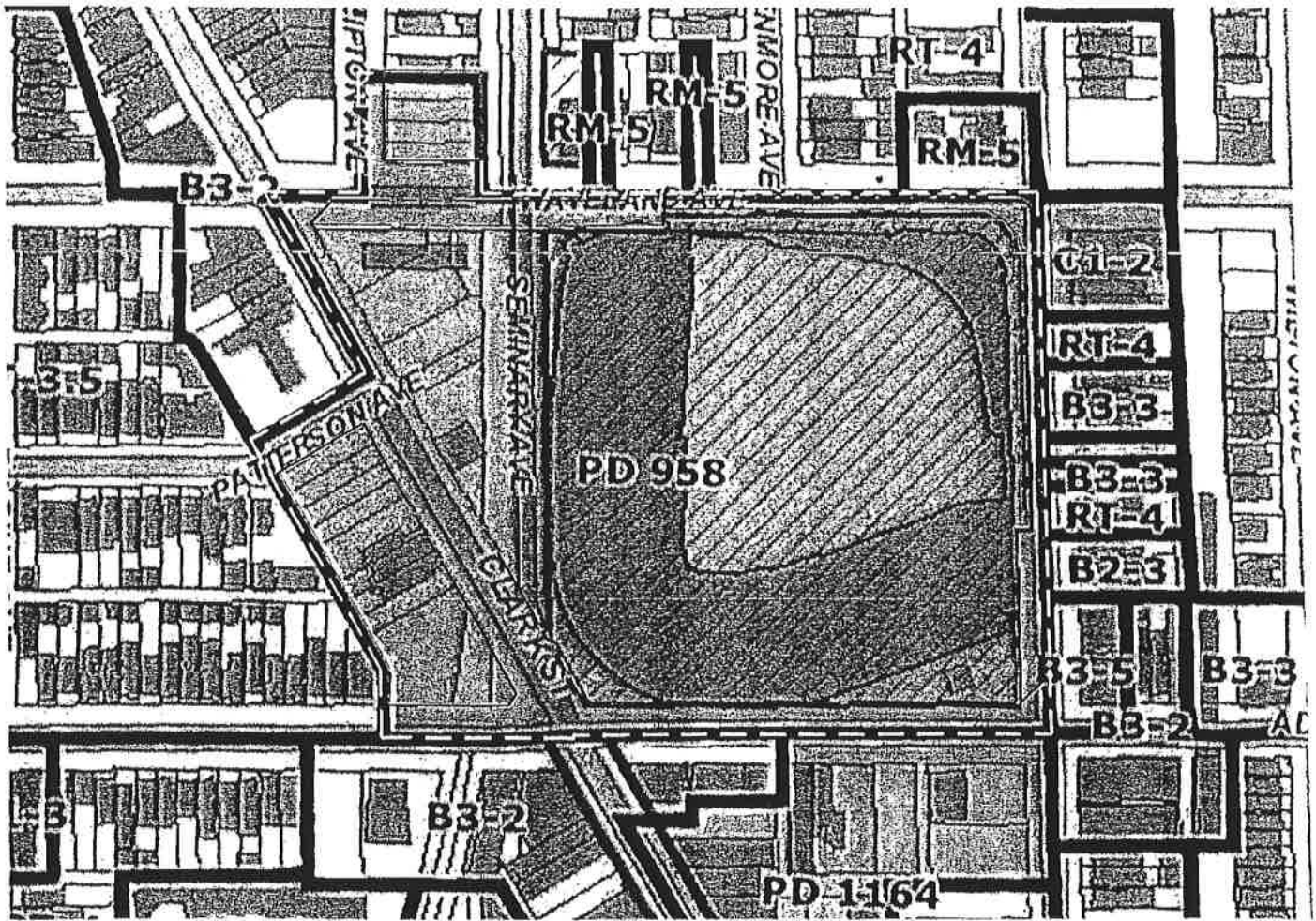


EXISTING LAND USE MAP

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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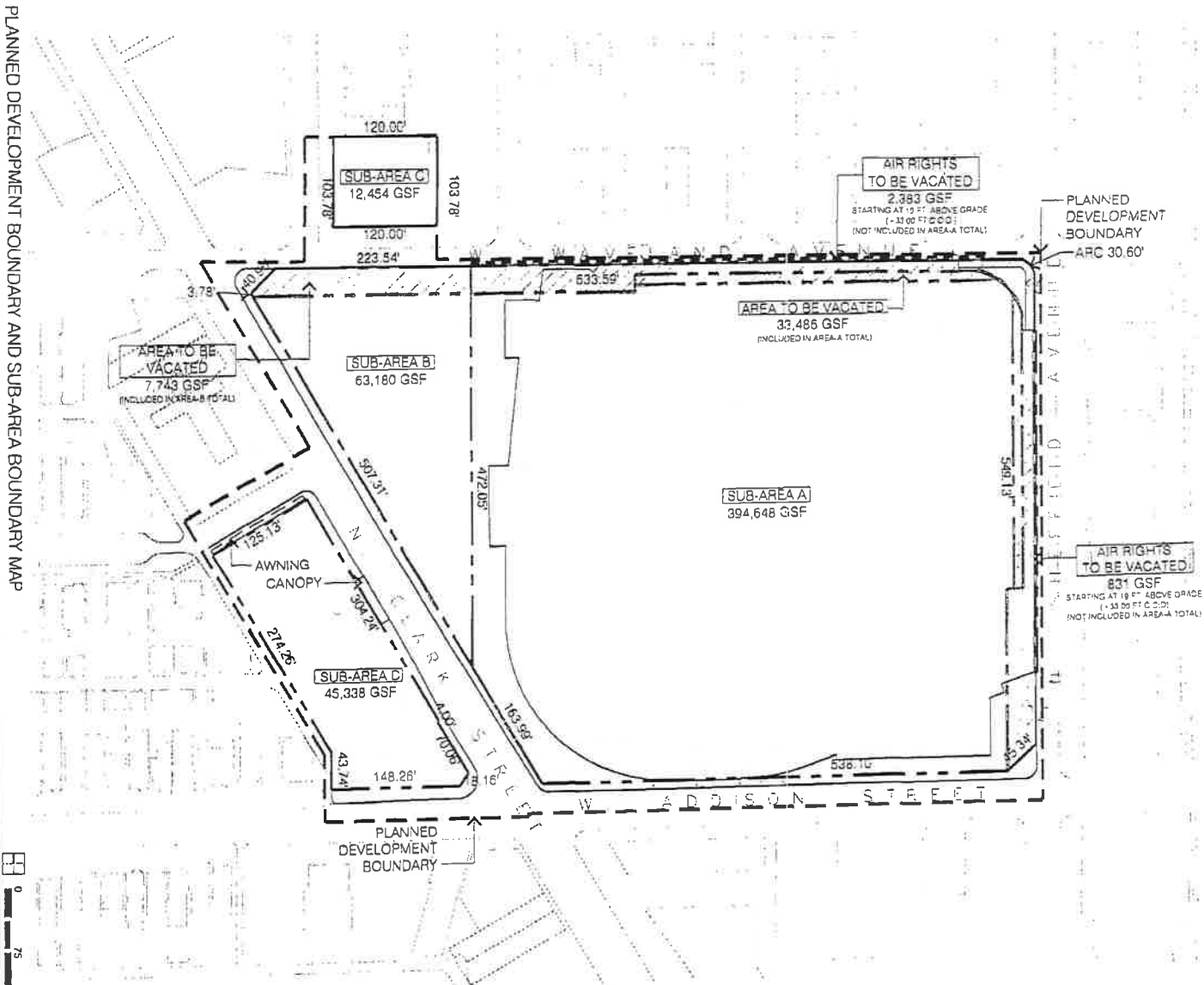


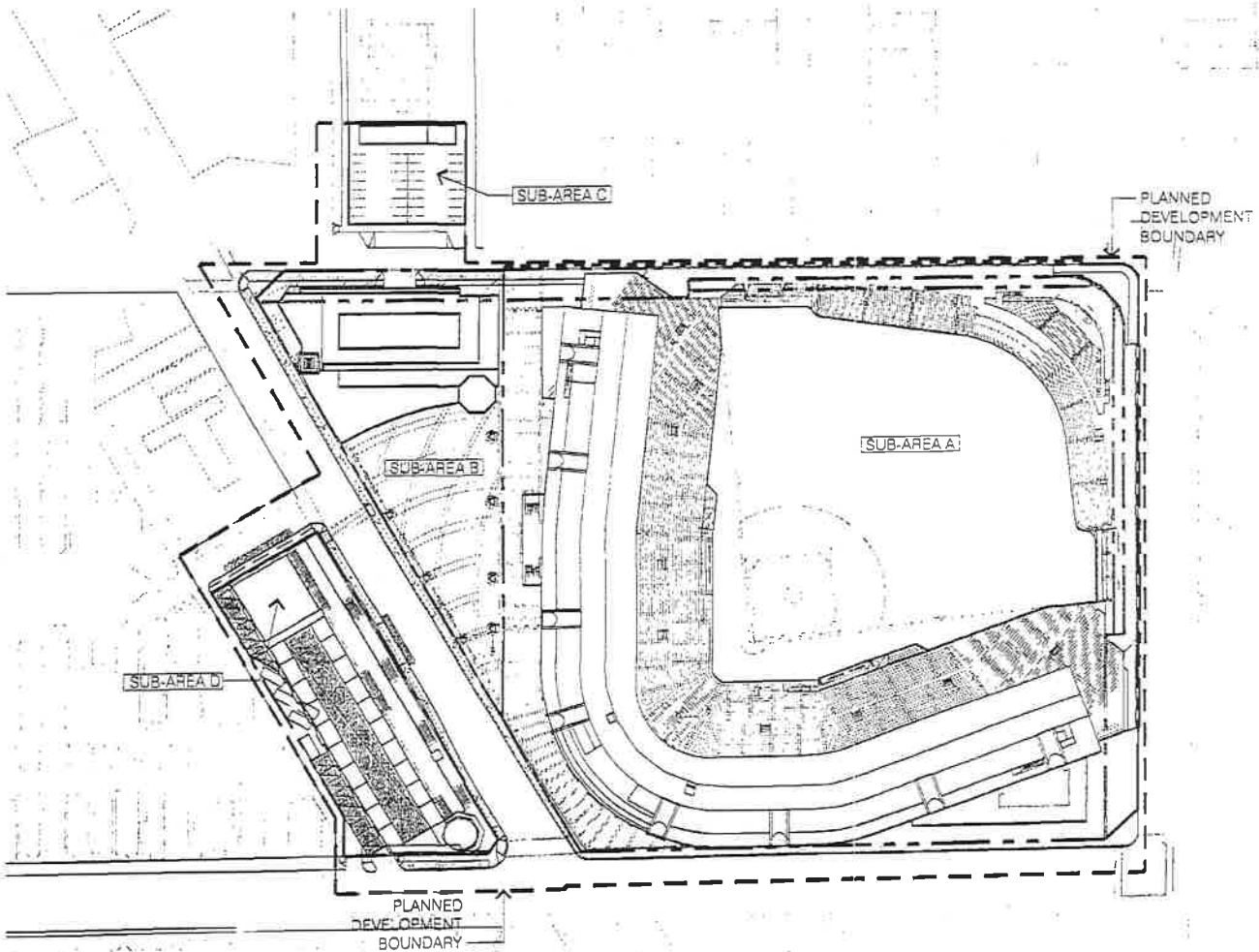
EXISTING ZONING MAP



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
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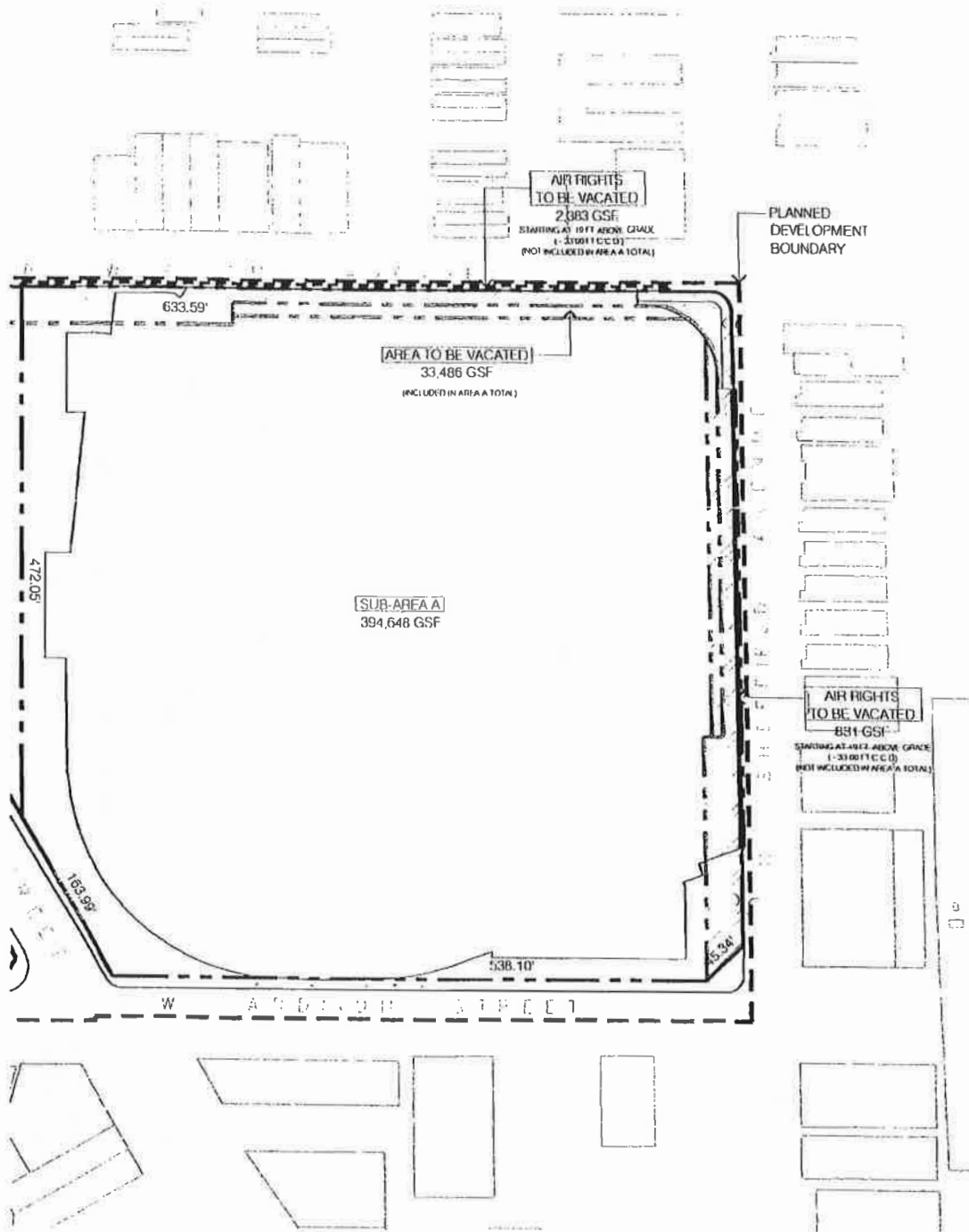
PLANNED DEVELOPMENT BOUNDARY AND SUB-AREA BOUNDARY MAP



APPLICANT: WRIGLEY FIELD HOLDINGS, LLC (AND OTHERS)
ADDRESS: 1060 W. ADISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
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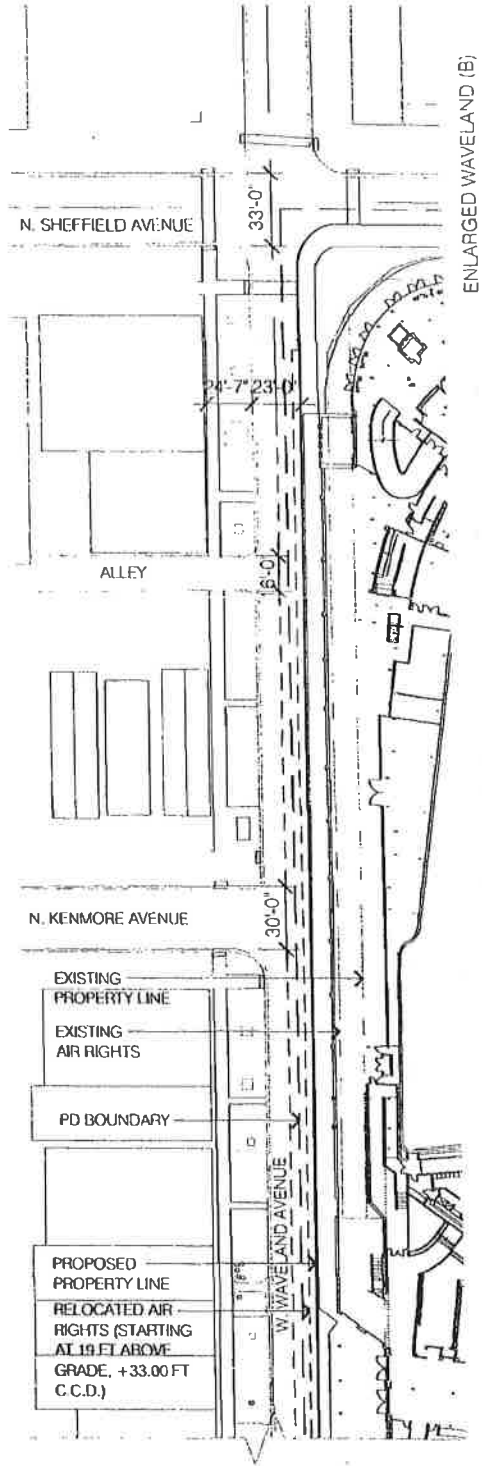
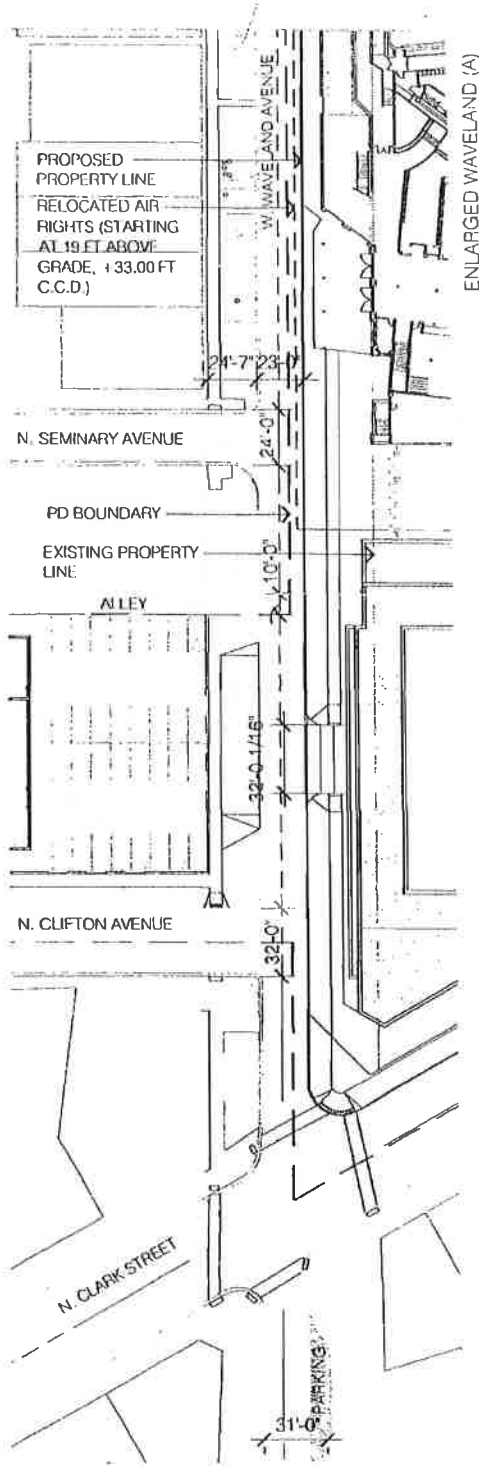
RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
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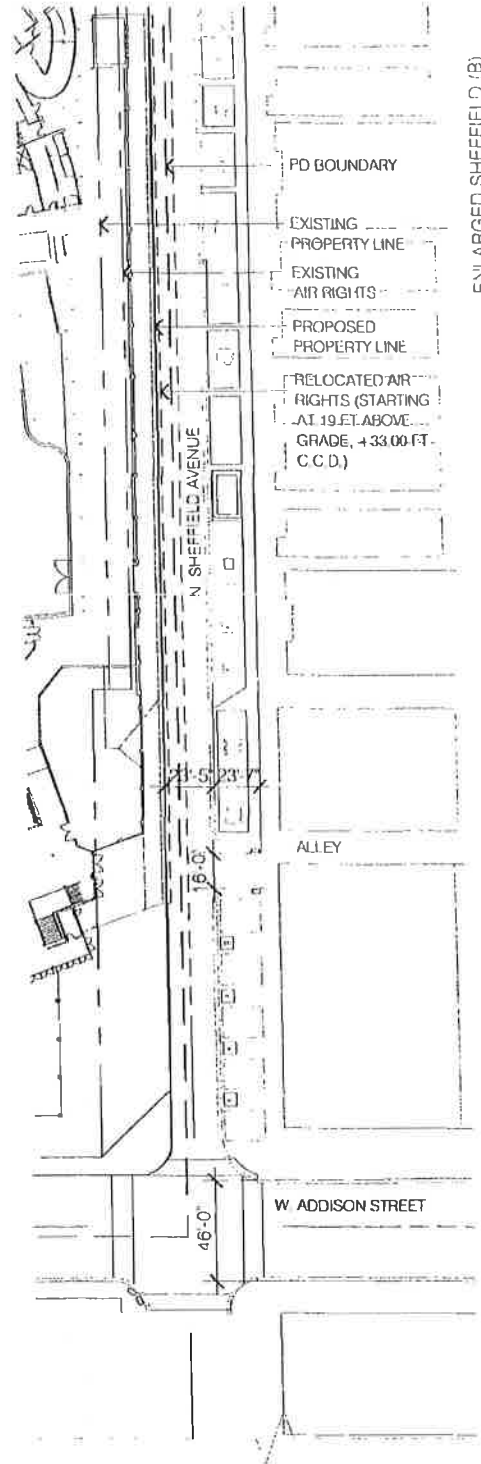
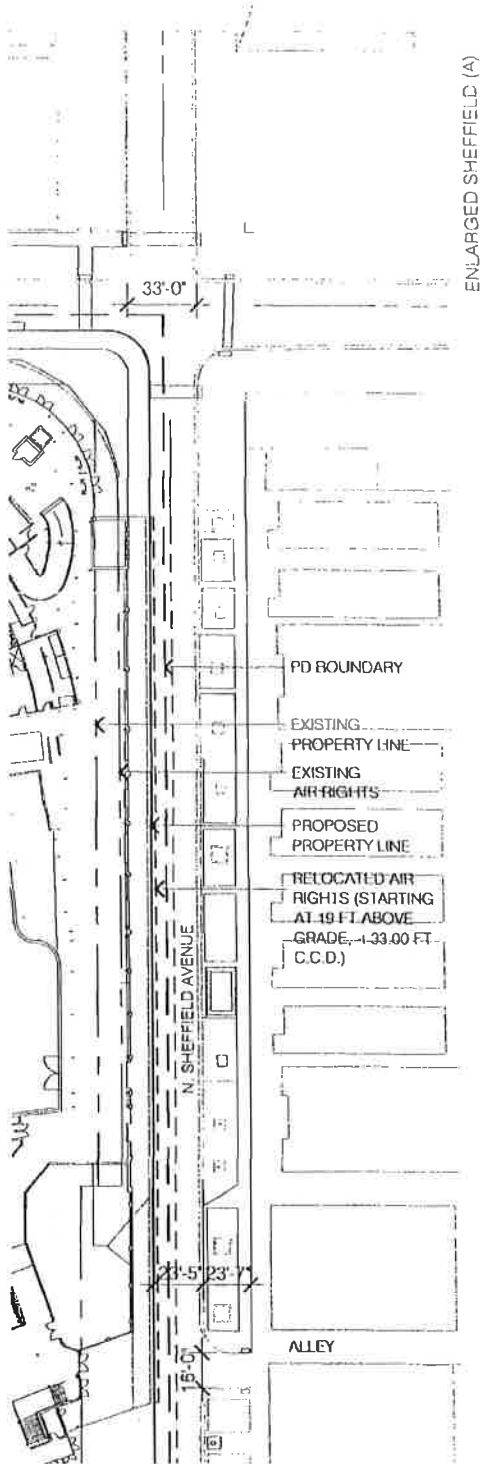
RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
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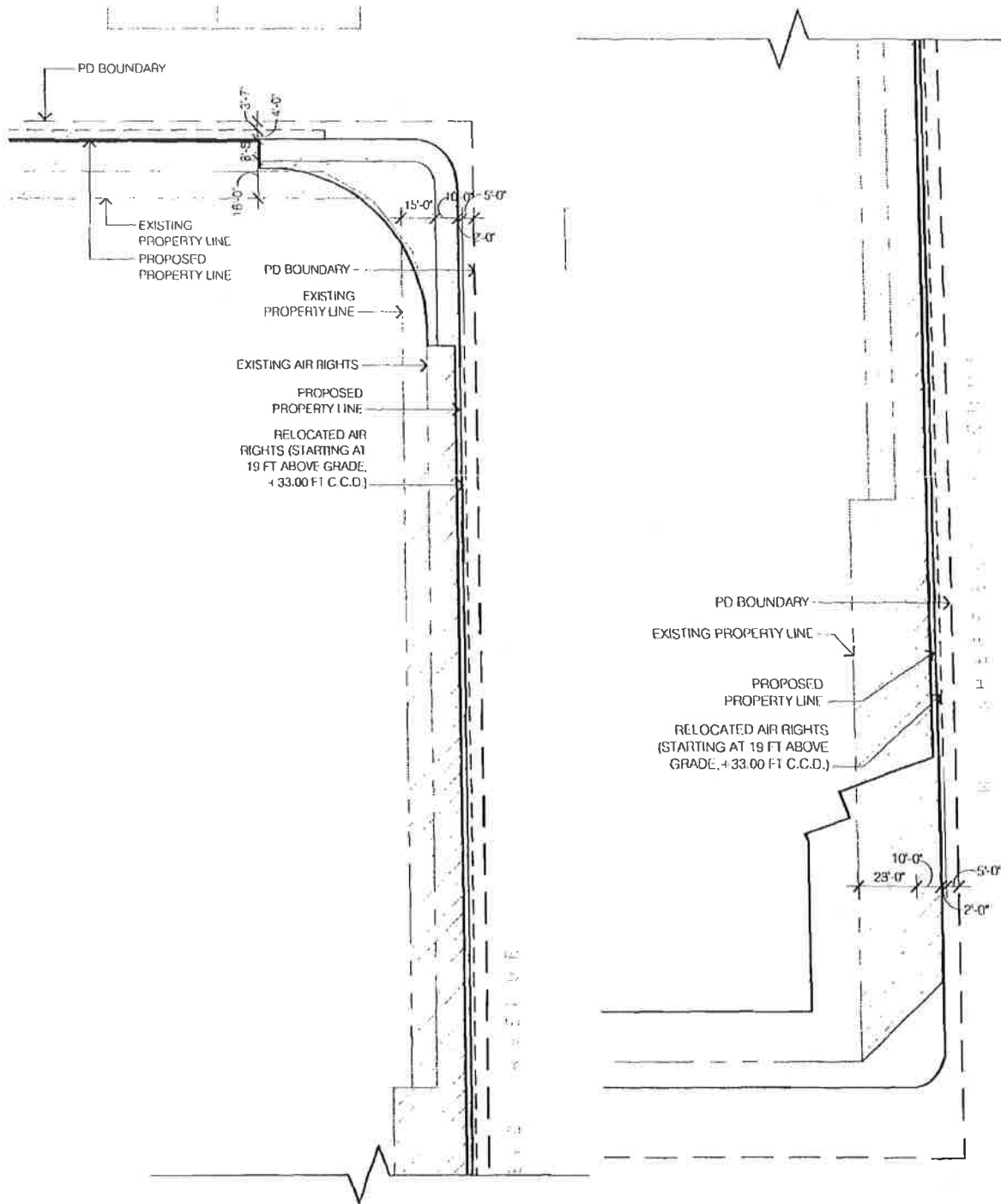
RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
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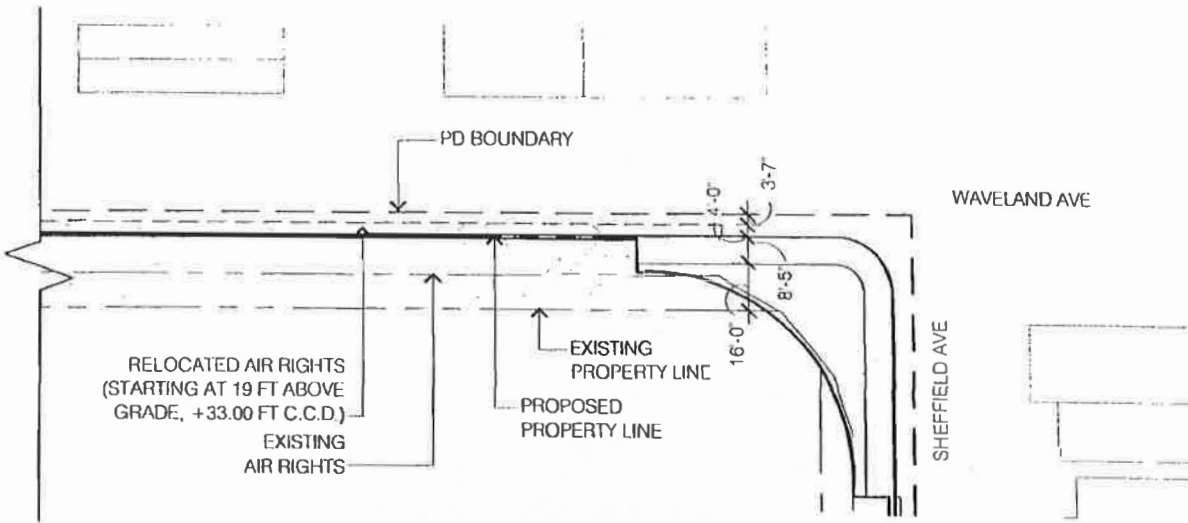
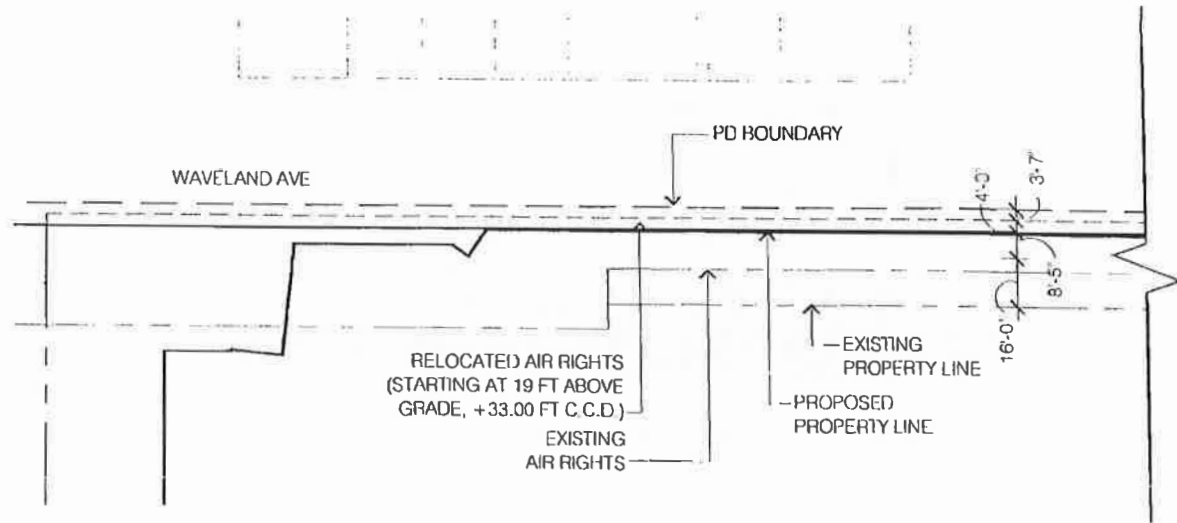


RIGHT OF WAY ADJUSTMENT ENLARGED MAP (SUB-AREA A.1)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
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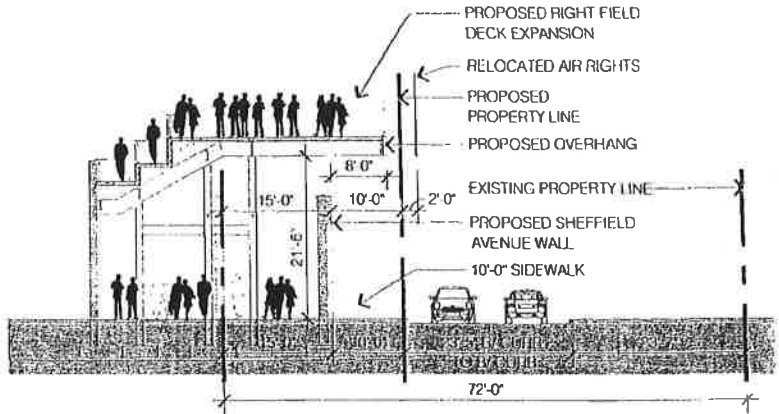
RIGHT OF WAY ADJUSTMENT ENLARGED MAP (SUB-AREA A, 2)



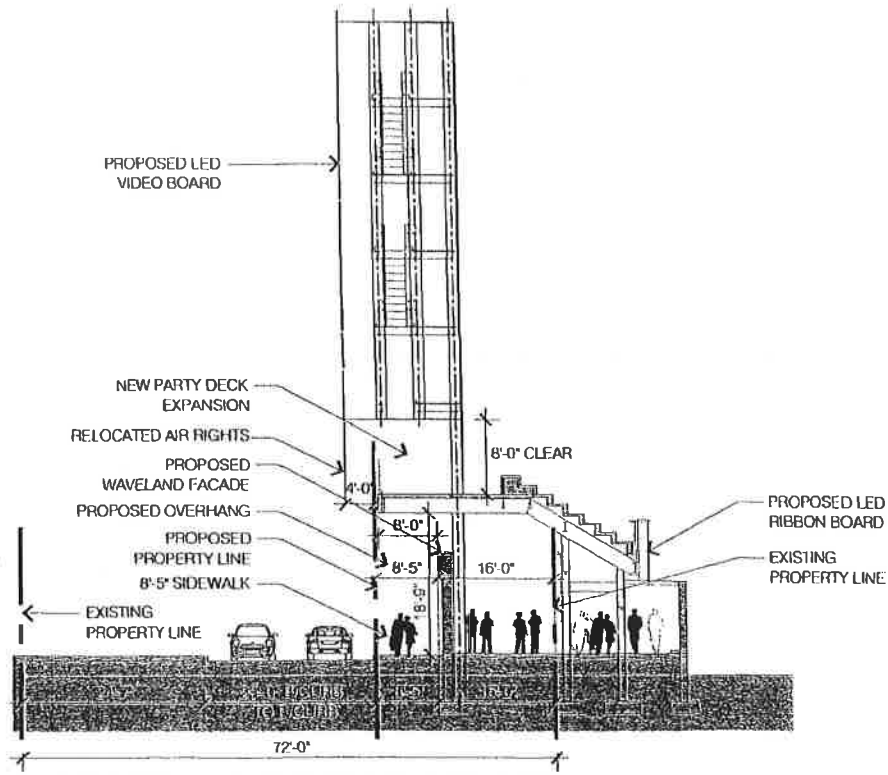
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
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PROPOSED SECTION AT SHEFFIELD AVENUE BLEACHERS



PROPOSED SECTION AT WAVELAND AVENUE BLEACHERS

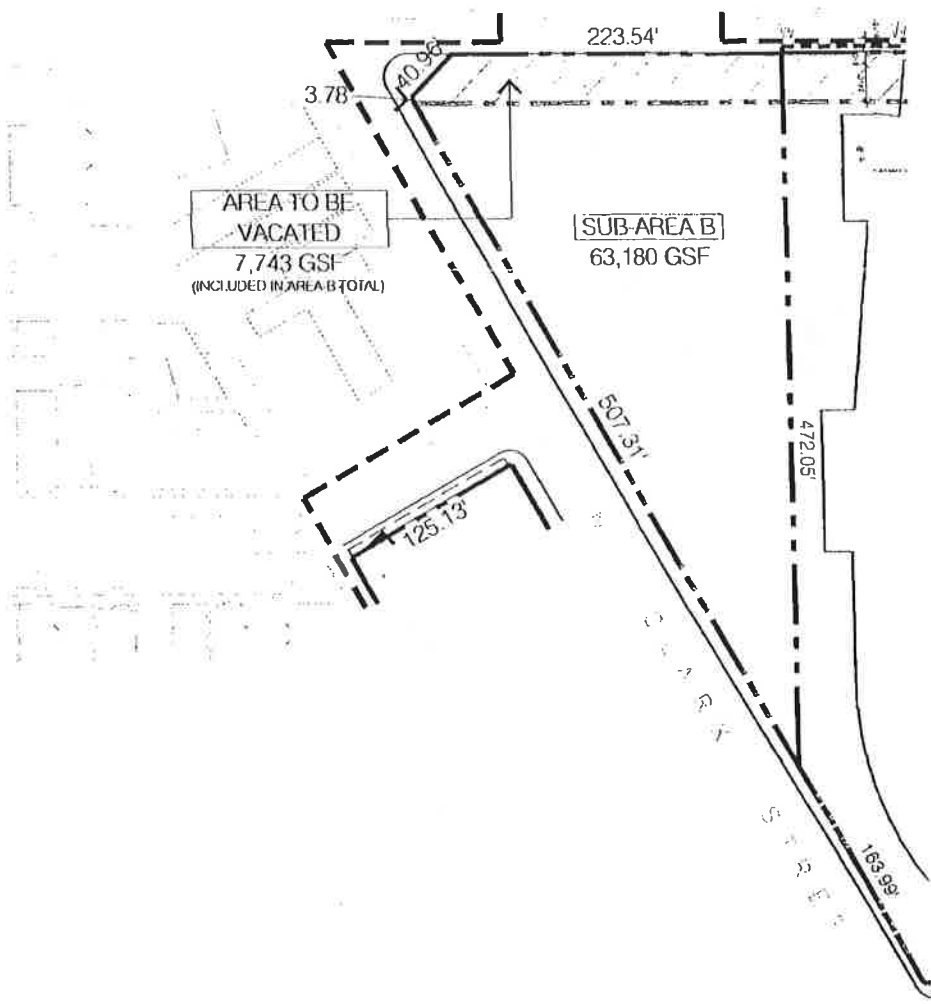
RIGHT OF WAY ADJUSTMENT SECTION (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
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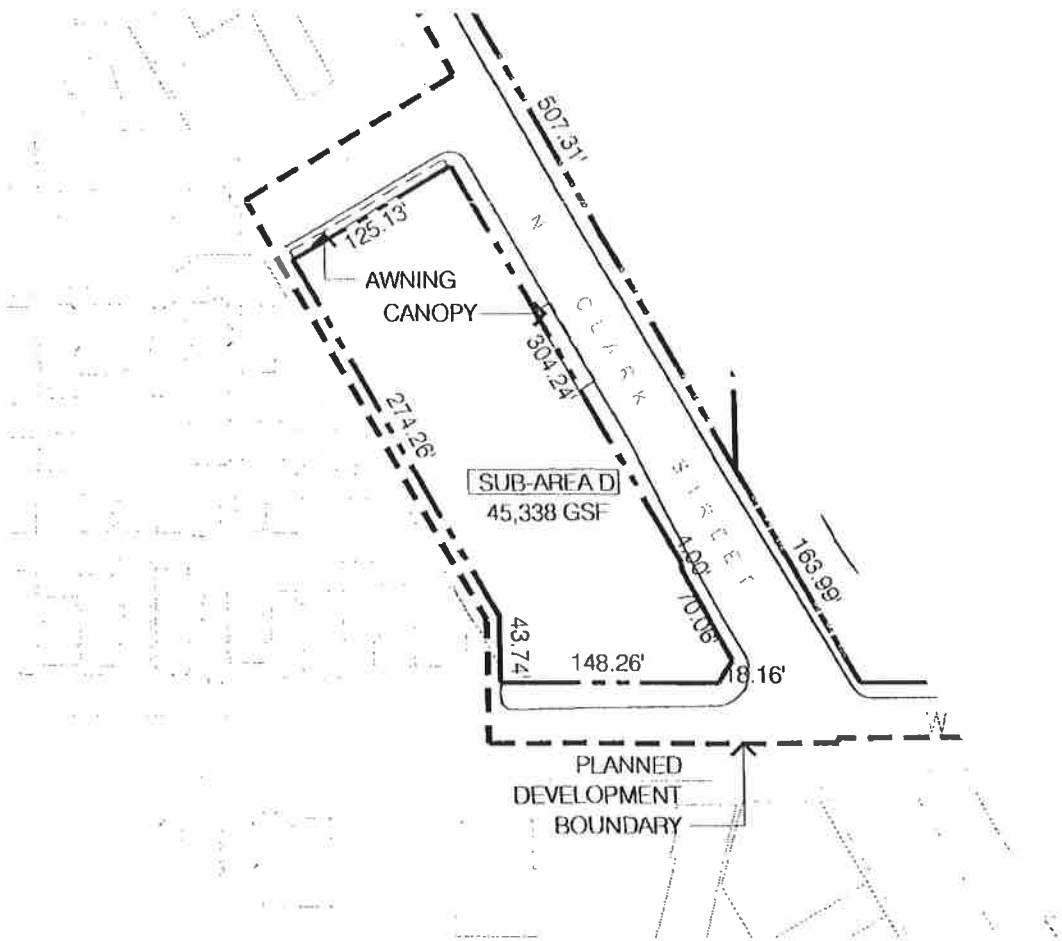
RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA B)



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ADDRESS: 1060 W. ADDISON STREET
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FINAL DATE: 21 NOVEMBER 2013

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RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA D)

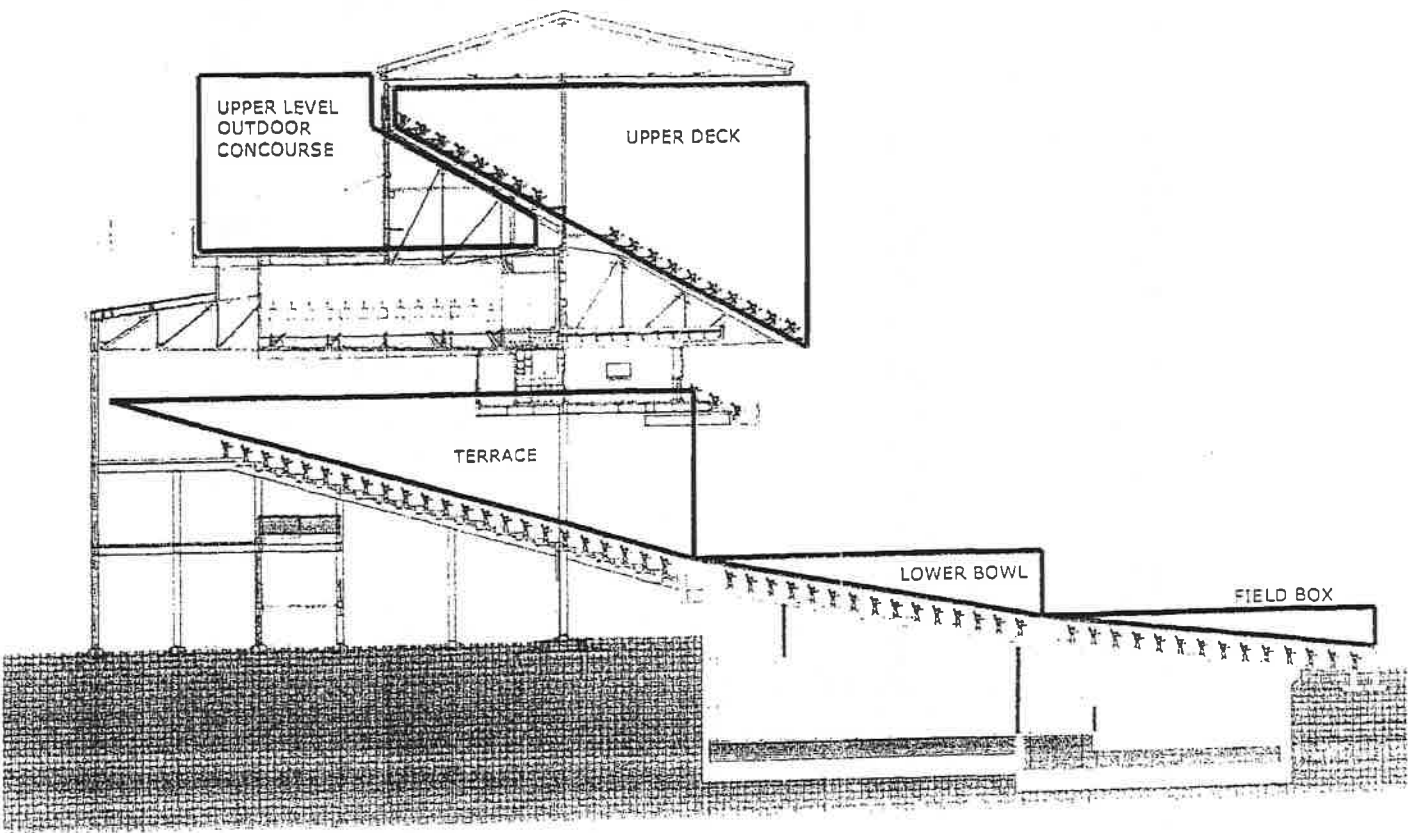


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
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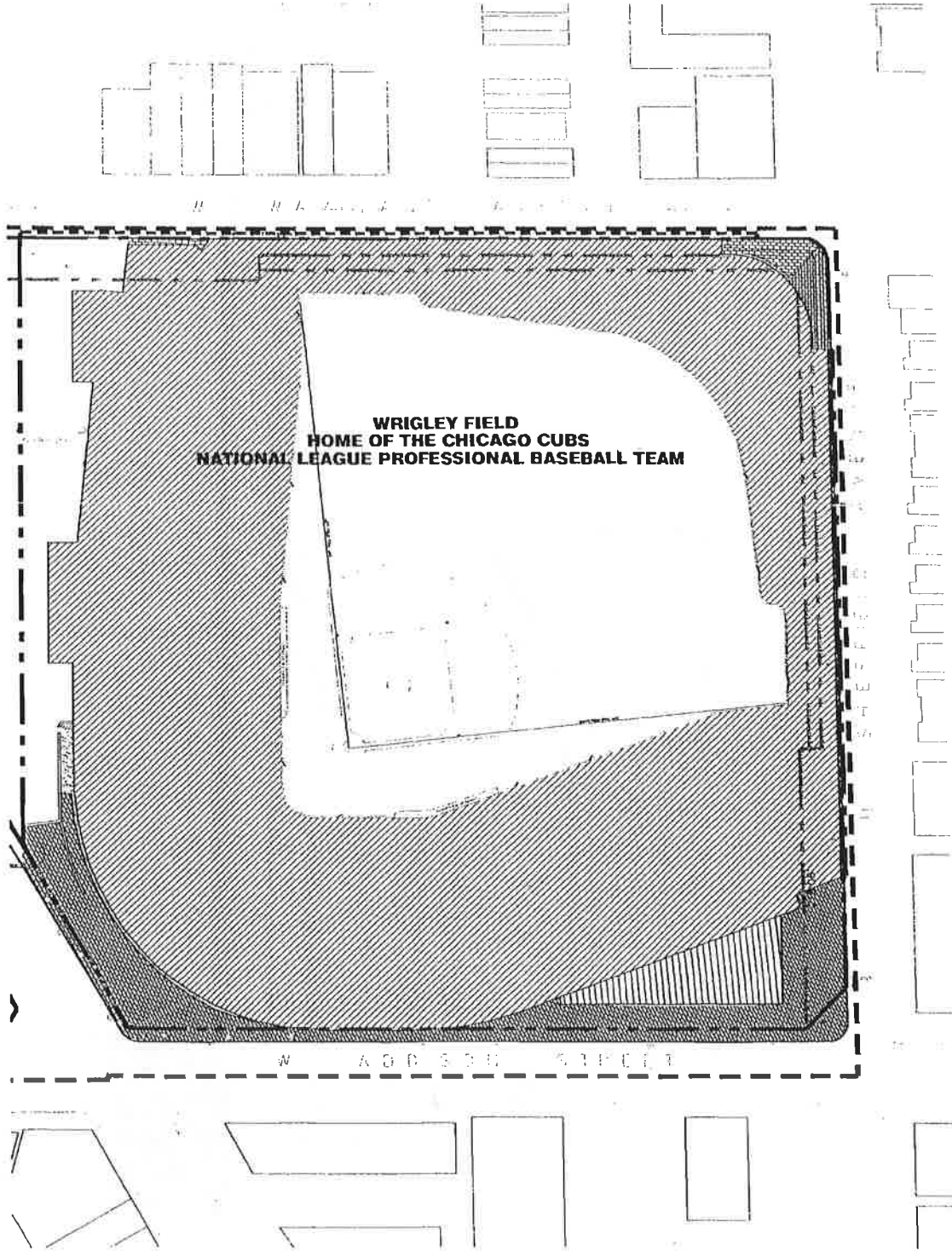
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STADIUM BUILDING SECTION

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1000 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

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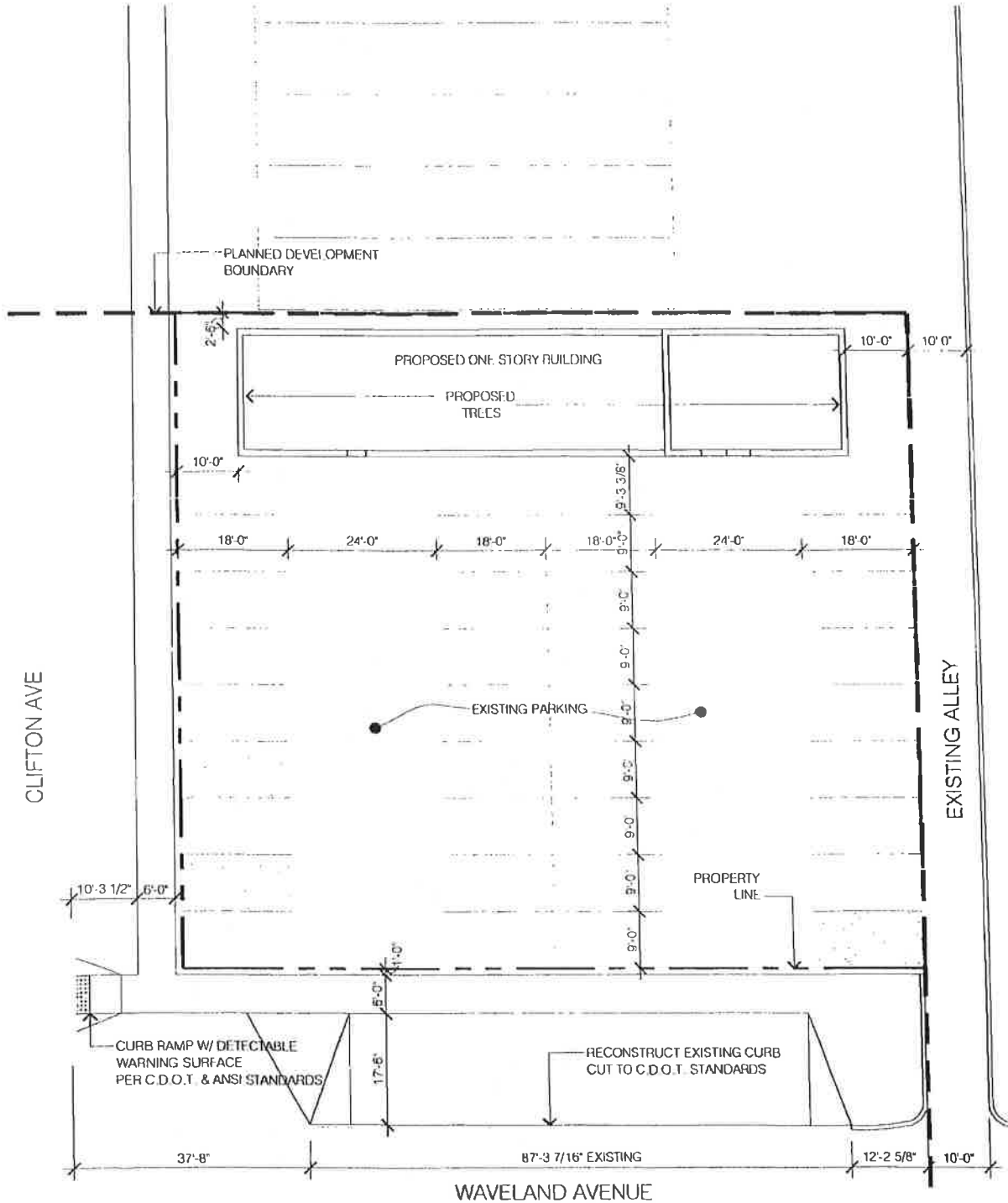
SITE PLAN (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
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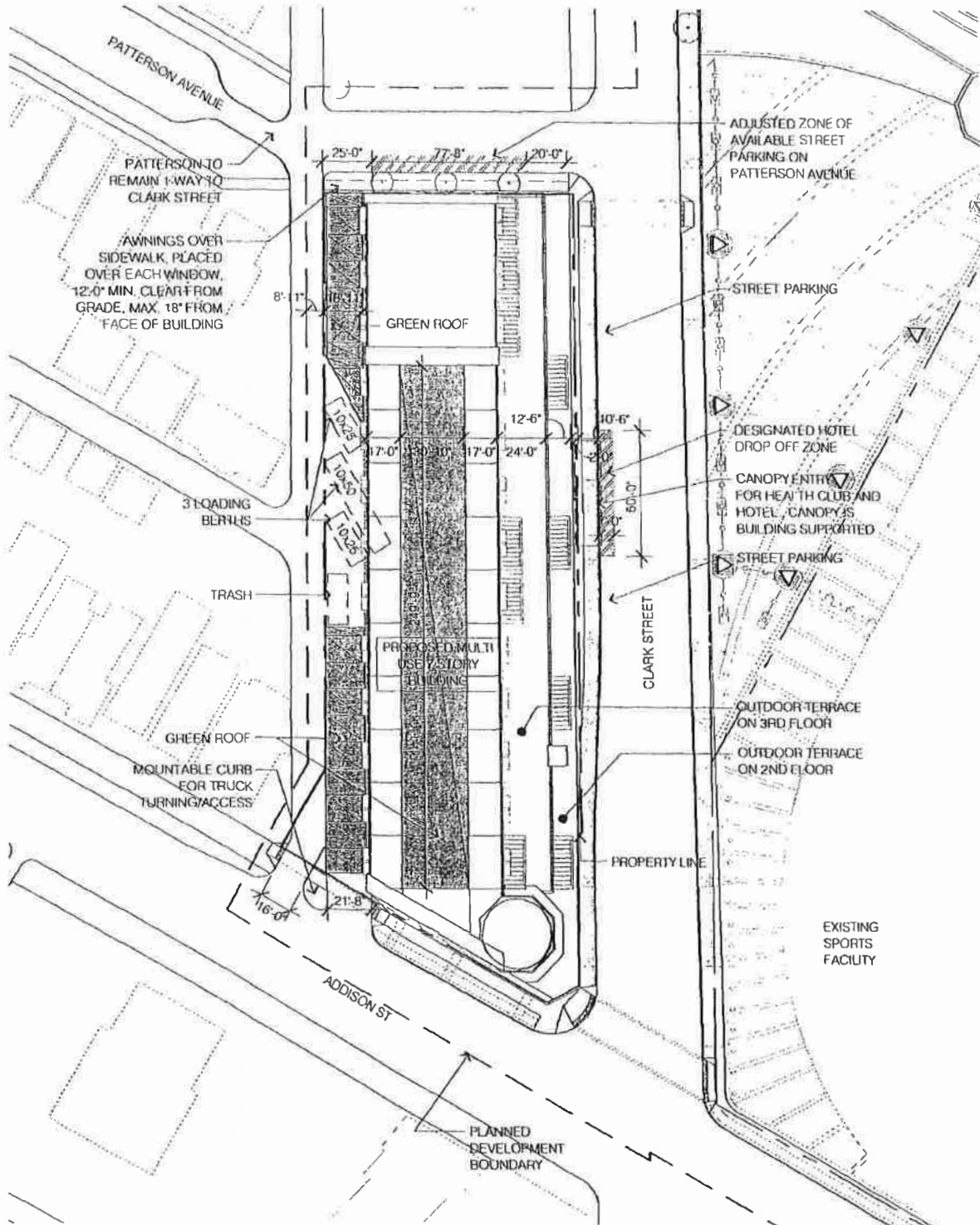


SITE PLAN (SUB-AREA C)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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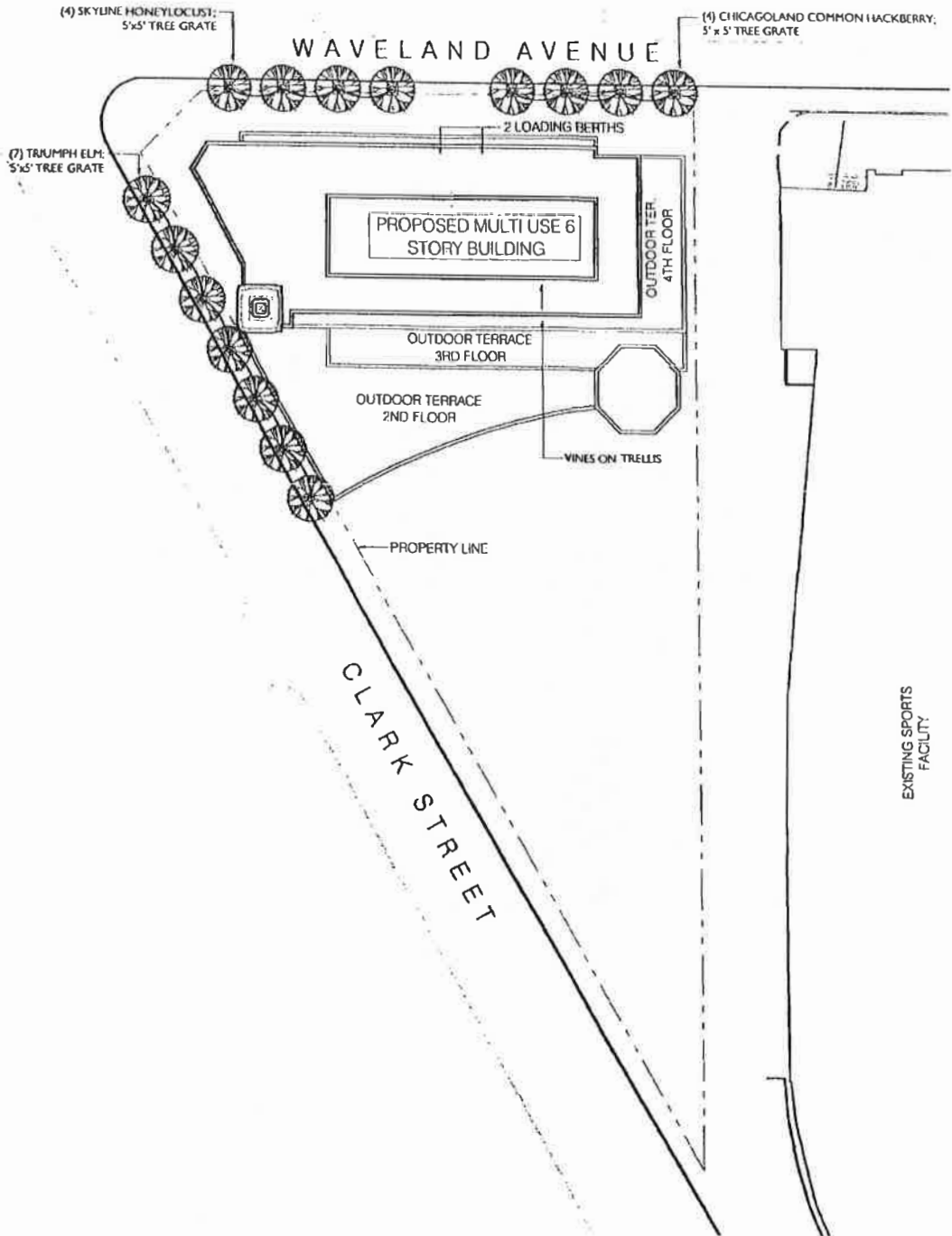
SITE PLAN (SUB-AREA D)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC, (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
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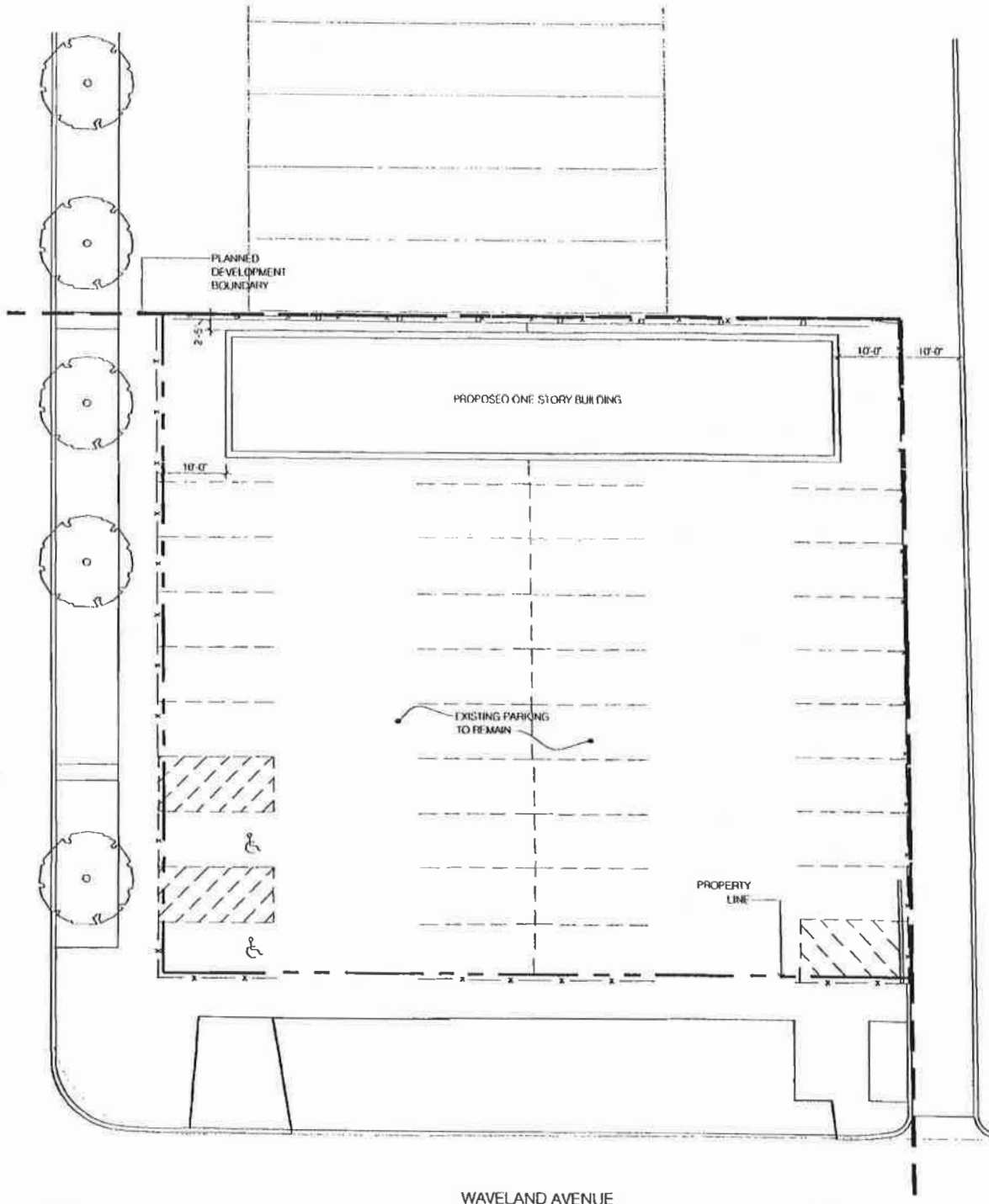
LANDSCAPE PLAN (SUB-AREA B)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
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LANDSCAPE PLAN (SUB-AREA C)

WAVELAND AVENUE



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
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	CODE	BOTANICAL NAME	COMMON NAME	QTY	HT	SPRD	ROOT	REMARKS
SHRUBS	DS	DIERVILLA SESSILIFLOA	SOUTHERN BUSH HONEYSUCKLE	-	24"	-	#5	4'-0" ON CENTER
	JCSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	-	-	24"	#5	4'-0" ON CENTER
	JHP	JUNIPERUS HORIZONTALIS	ANDORRA COMPACT JUNIPER	-	-	18"	#5	3'-0" ON CENTER
	POS	PHYSOCARPUS OPUULIFOLIUS SEWARD	SUMMER WINE NINEBARK	-	36"	-	#5	4'-0" ON CENTER
	RAE	RIBES ALPINUM	ALPINE CURRANT	-	24"	-	#5	4'-0" ON CENTER
	RAGI	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	24"	-	#5	3'-0" ON CENTER
	RPKO	ROSA X 'PINK KNOCK OUT'	PINK KNOCKOUT ROSE	-	24"	-	#3	3'-0" ON CENTER
	RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	-	24"	-	#3	3'-0" ON CENTER
	SDG	SPREA X BIMALDA 'GOLDFLAME'	GOLDFLAME SPREA	-	24"	-	#3	3'-0" ON CENTER
	TMW	TAXUS X MEDIA 'WARDII'	WARDS YEW	-	30"	-	B&B	3'-0" ON CENTER
GRASSES	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	KARL FORESTER FEATHER REED GRASS	-	-	-	#3	2'-0" ON CENTER
	MCM	MOLINIA CAERULEA 'MOORFLAMME'	MOORFLAMME PURPLE MOOR GRASS	-	-	-	#1	1'-0" ON CENTER
	MSP	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	-	-	-	#3	3'-0" ON CENTER
	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	-	-	-	#1	2'-0" ON CENTER
	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF TOUNTAIN GRASS	-	-	-	#1	2'-0" ON CENTER
PERENNIALS / GROUND COVER	SH	SPOROBOLUS HETEROLEPS	PRAIRIE DROPSIED	-	-	-	#1	1'-6" ON CENTER
	FFC	EUONYMUS FORTUNII 'COLORATUS'	PURPLE LEAF WINTERHELPER	-	-	-	QT	1'-0" ON CENTER
	EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	-	-	-	#1	1'-6" ON CENTER
	HSP1	HEMEROCALLIS SPECIES MIX	DAYLILY	-	-	-	#1	1'-6" ON CENTER
	NC	NEPETA X FAASSENII	CATMINT	-	-	-	#1	1'-6" ON CENTER
	PQ	PARTHENOCESSIS QUINQUEFOIA	VIRGINIA CREEPER	-	-	-	#1	3'-0" ON CENTER
	CR	CAMPISIS RADICANS	TRUMPET VINE	-	-	-	QT	SEE PLANS FOR SPACING
	HH	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	-	-	-	#3	SEE PLANS FOR SPACING
	HAP	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CUMMING HYDRANGEA	-	-	-	#3	SEE PLANS FOR SPACING
	LBDS	LONICERA X BROWNII 'DROPMORE SCARLET'	DROPMORE SCARLET BROWNS TRUMPET HONEYSUCKLE	-	-	-	QT	SEE PLANS FOR SPACING
PT	PARTHENOCESSIS TRICUSPIDATA	BOSTON IVY	-	-	-	QT	SEE PLANS FOR SPACING	

PLANT PALETTE

NO LANDSCAPE PROPOSED DUE TO AREA CONSTRAINTS, PEDESTRIAN CIRCULATION AND QUEUING REQUIREMENTS.

SUB-AREA A

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	ROOT	REMARKS
TREES	COC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	3	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GTIS	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	4	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	LICMG	LILIJUS CARPINIFOLIA 'MORTON GLOSSY'	TRUMPET ELM	7	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY

SUB-AREA B TREES

	BOTANICAL NAME	COMMON NAME	REMARKS
SEDUMS	ALLIUM SENESCENS 'SUMMER BEAUTY'	SUMMER BEAUTY ORNAMENTAL ONION	ALL TRAYS TO BE PRE-GROWN TO 95% COVERAGE AT TIME OF INSTALLATION
	SEDUM ALBUM	WHITE FLOWERED SEDUM	
	SEDUM KAMTSCHATICUM 'TAKAHIRA DAKE'	'TAKAHIRA DAKE' KAMTSCHATKA SEDUM	
	SEDUM MIDDENDORFFIANUM VAR. DIFFUSUM	DIFFUSE MIDDENDORF'S SEDUM	
	SEDUM SPURIMUM 'ALBUM SUPERBUM'	WHITE FLOWERED SEDUM	
	SEDUM SPURIMUM 'ROSEUM'	PINK FLOWERED SEDUM	
	SEDUM TAKESIMENSE 'GOLD CARPET'	'GOLD CARPET' SEDUM	
	SEDUM SPECTABILE 'NEON'	SHOWY STONECROP	

SUB-AREA B AND D GREEN ROOF AREAS

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	ROOT	REMARKS
TREES	GTIS	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	3	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	PCC	PYRUS CALLERYANA 'CLEVELAND'S SELECT'	CHANTICLEER PEAR	2	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY

SUB-AREA C TREES

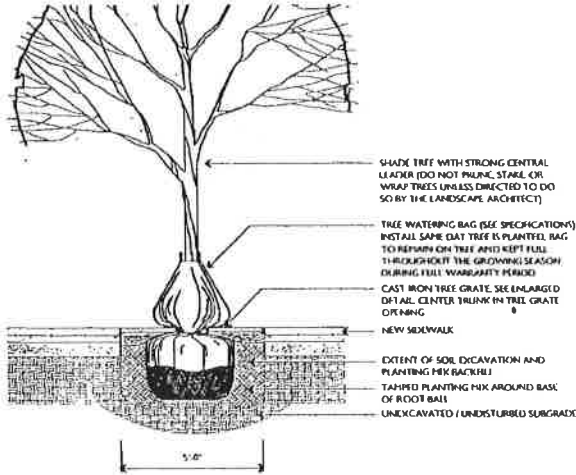
NO LANDSCAPE PROPOSED DUE TO AREA CONSTRAINTS.

SUB-AREA D

LANDSCAPE PLANT LIST

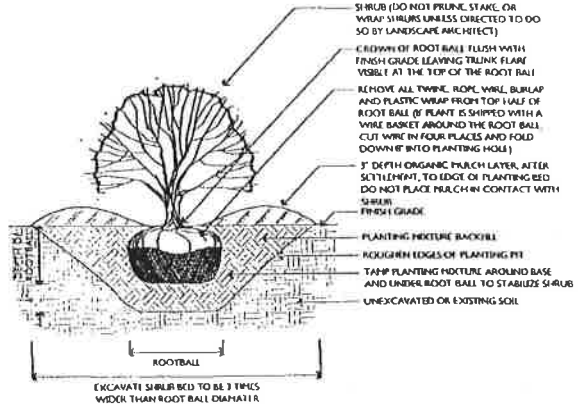
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
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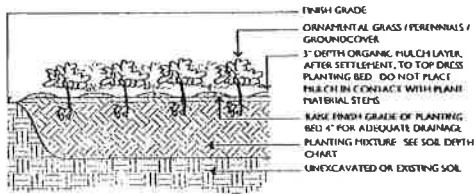
1 DECIDUOUS TREES IN TREE GRATE

SCALE: 3/16" = 1'-0"



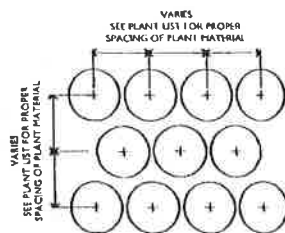
2 SHRUB INSTALLATION

SCALE: 3/8" = 1'-0"



3 GROUNDCOVER AND PERENNIAL INSTALLATION

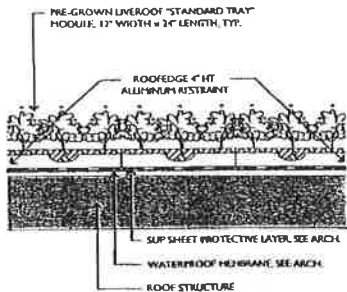
SCALE: 3/8" = 1'-0"



NOTE: THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

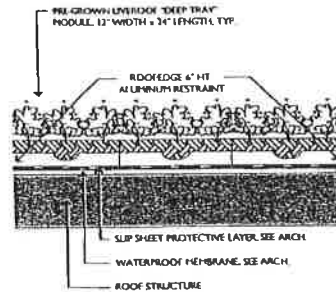
LANDSCAPE AREAS	DEPTH IN INCHES
LAWN AREAS (SOO)	12
LAWN AREAS (SEED)	NA
PLANTING BEDS - PERENNIALS	18 PLANTING MIX
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	18 PLANTING MIX
RAISED PLANTERS	48 PLANTING MIX
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

4 SOIL DEPTH CHART



5 4" DEPTH LIVEROOF GREEN ROOF TRAY

SCALE: 3/8" = 1'-0"



6 6" DEPTH LIVEROOF GREEN ROOF TRAY

SCALE: 3/8" = 1'-0"

LANDSCAPE ENLARGED PLANT DETAILS

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
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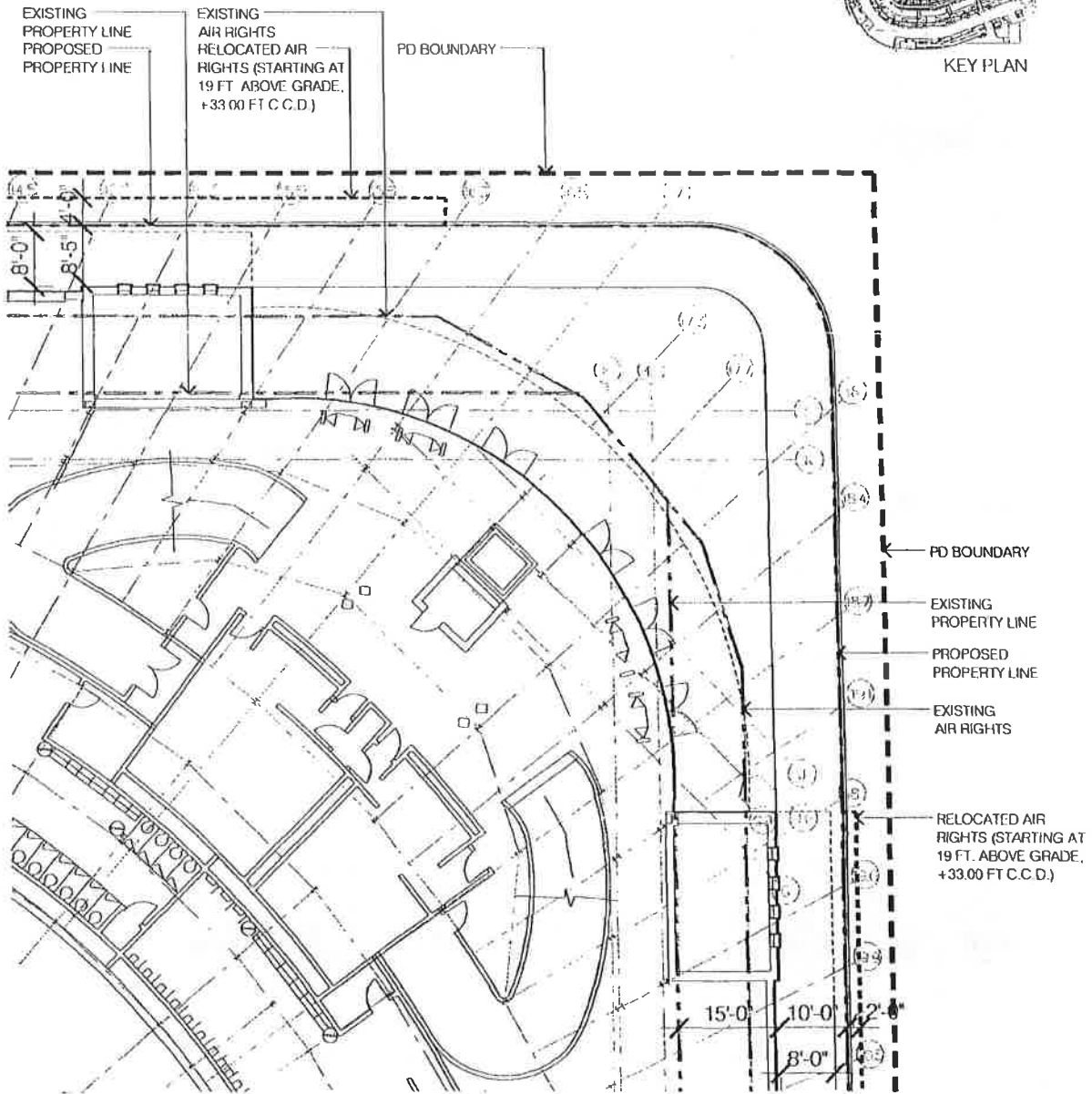
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KEY PLAN



SHEFFIELD & WAVELAND WALL EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)



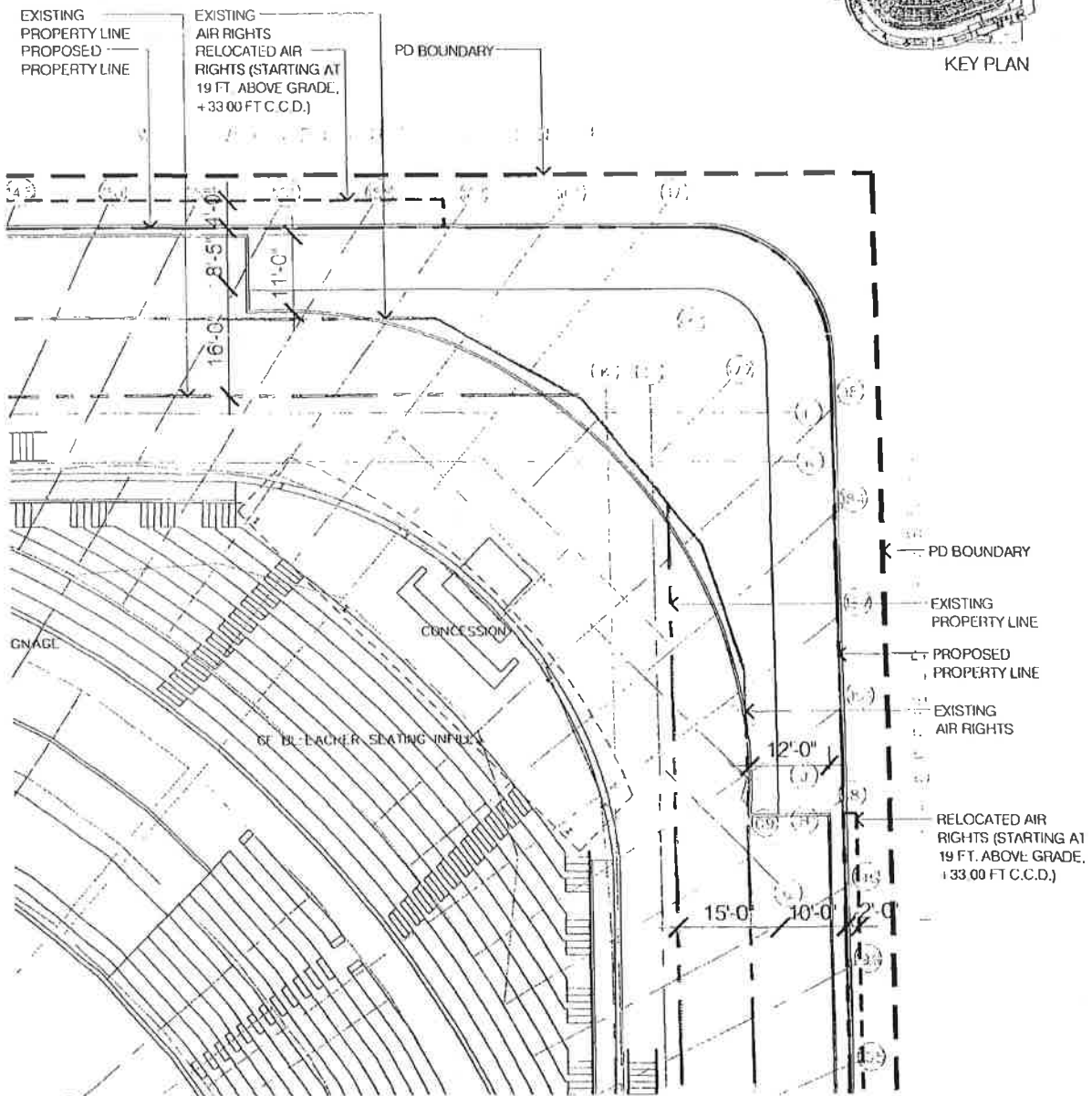
APPLICANT WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION





KEY PLAN



SHEFFIELD & WAVELAND WALL EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC, (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

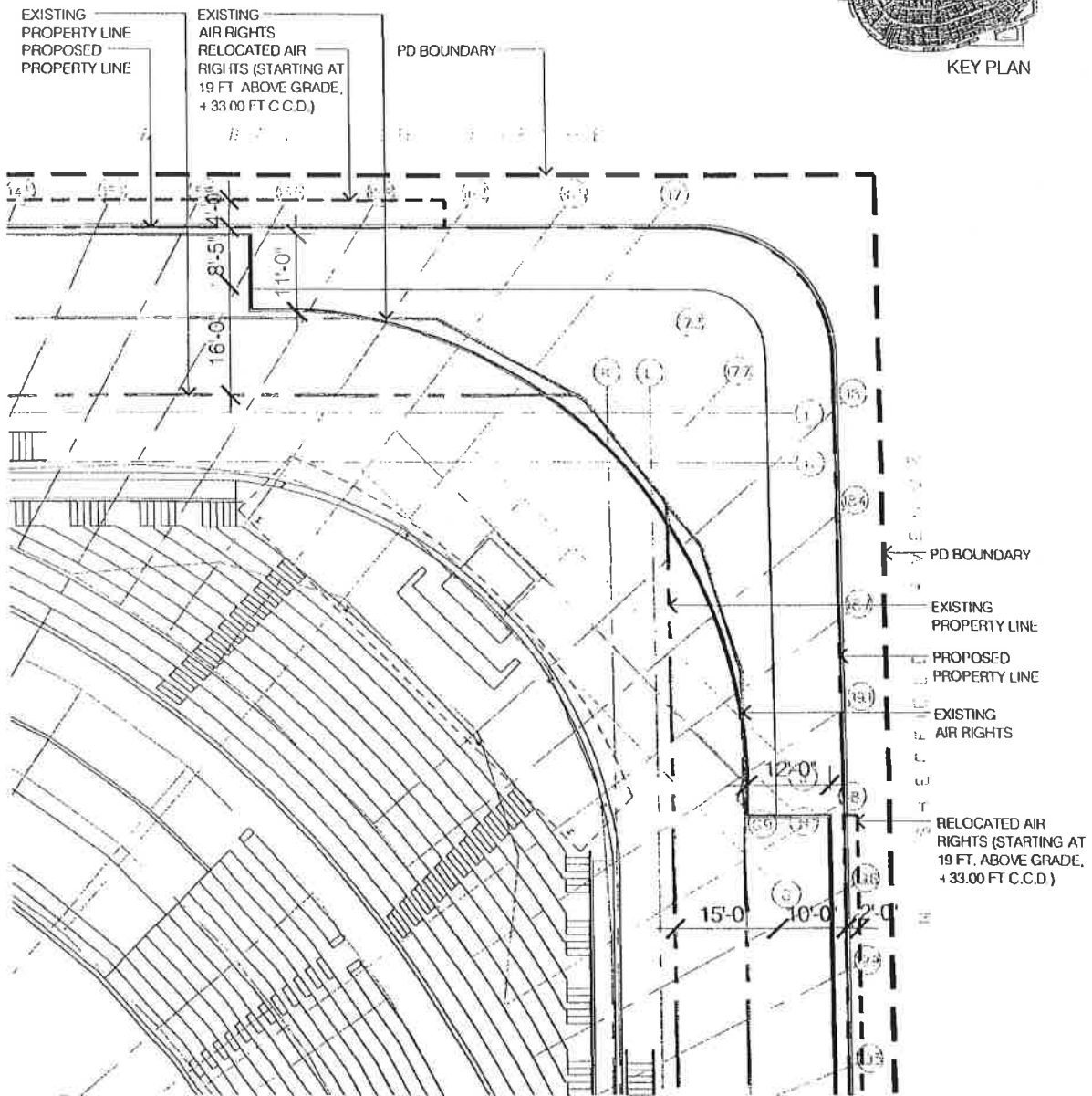
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KEY PLAN



SHEFFIELD & WAVELAND WALL EXPANSION PLAN - BOWL LEVEL (SUB-AREA A)



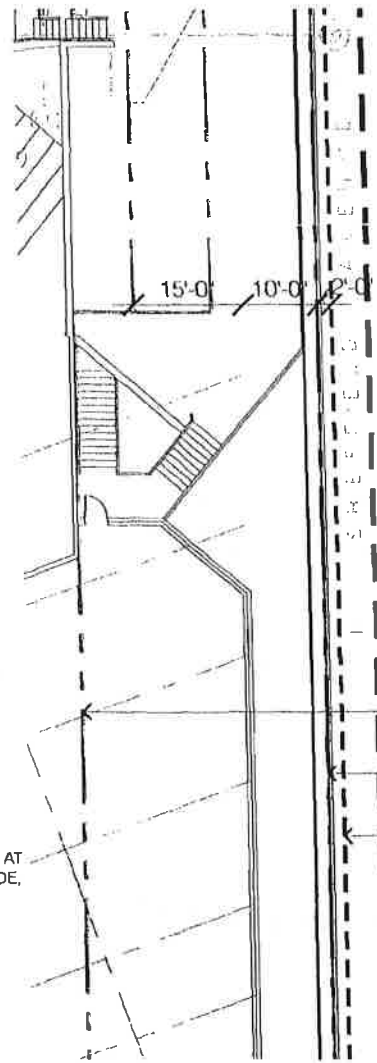
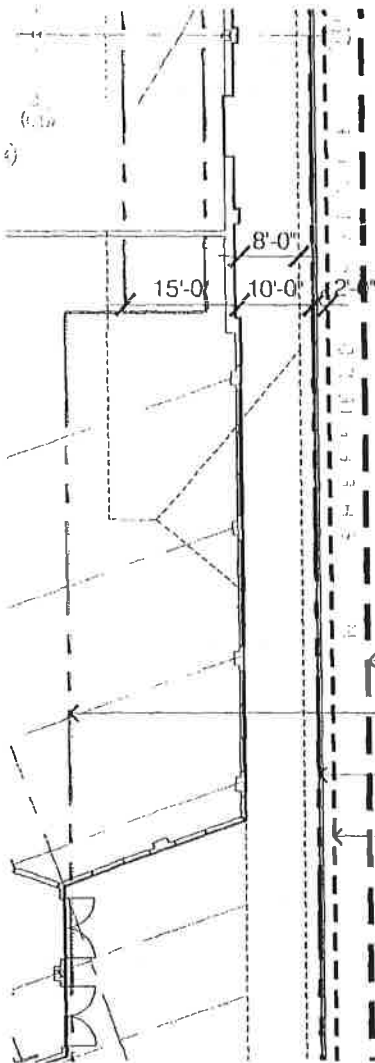
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION





KEY PLAN



← PD BOUNDARY
 ← EXISTING PROPERTY LINE
 ← PROPOSED PROPERTY LINE
 ← RELOCATED AIR RIGHTS (STARTING AT 19 FT. ABOVE GRADE, +33.00 FT C.C.D.)

← PD BOUNDARY
 ← EXISTING PROPERTY LINE
 ← PROPOSED PROPERTY LINE
 ← RELOCATED AIR RIGHTS (STARTING AT 19 FT. ABOVE GRADE, +33.00 FT C.C.D.)

EXPANSION PLAN - CONCOURSE, MEZZANINE LEVEL - RIGHT FIELD (SUB-AREA A)

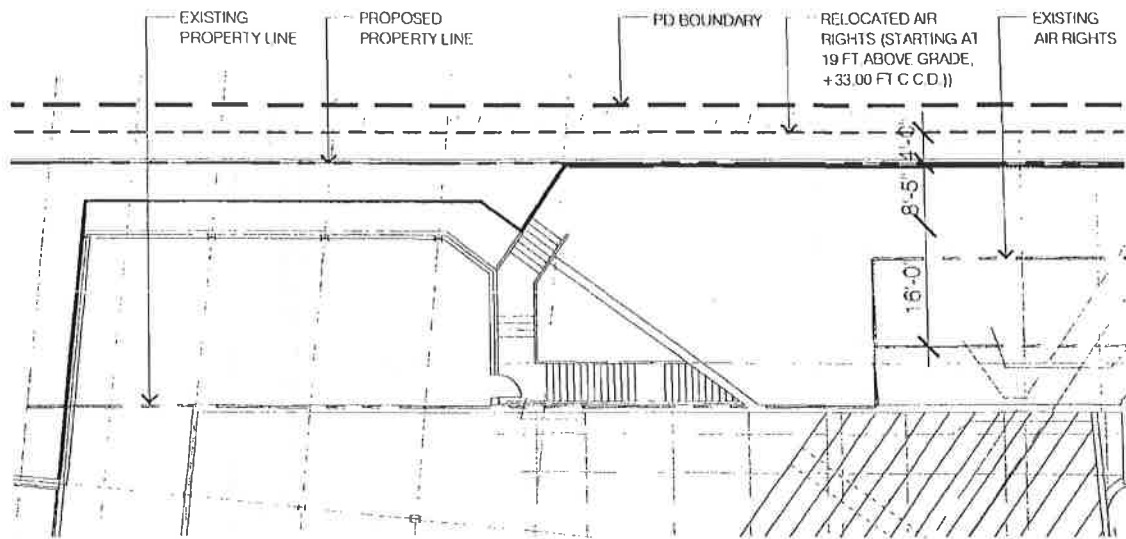


APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
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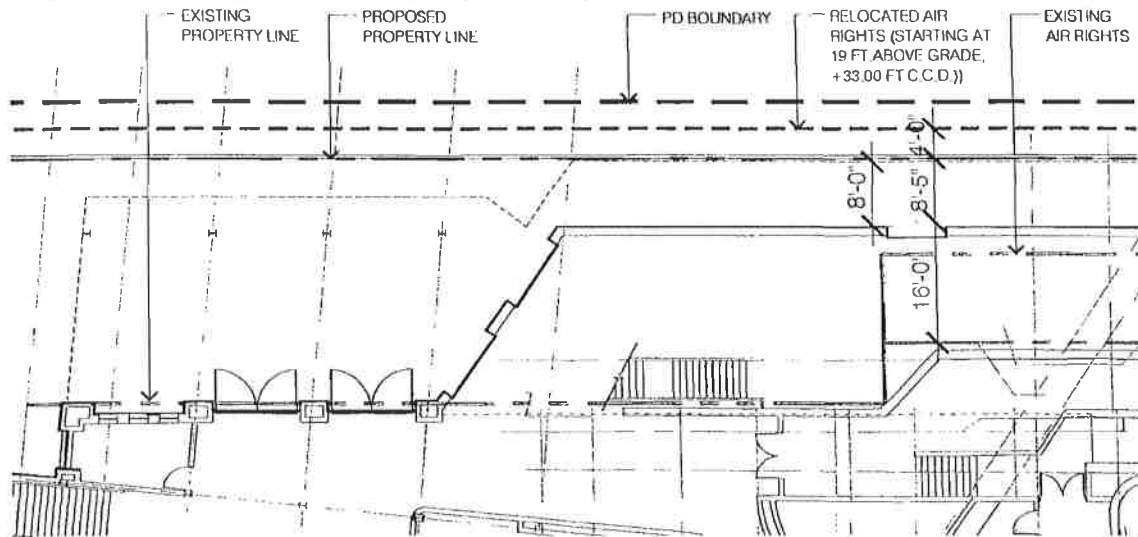
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KEY PLAN



EXPANSION PLAN - MEZZANINE LEVEL - LEFT FIELD (SUB-AREA A)



EXPANSION PLAN - CONCOURSE LEVEL - LEFT FIELD (SUB-AREA A)

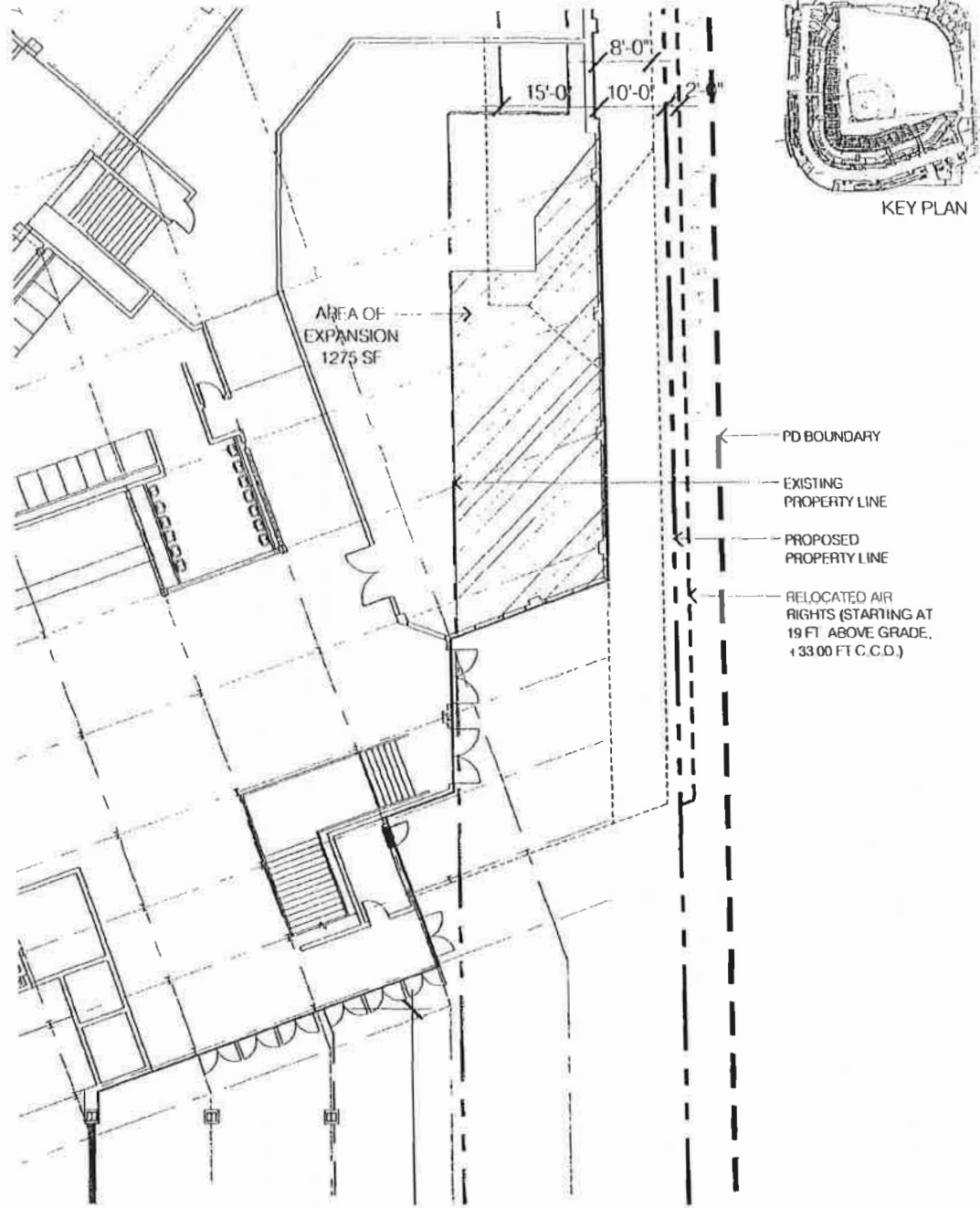


APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W ADDISON STREET
 INTRODUCTION DATE: 18 OCTOBER 2013
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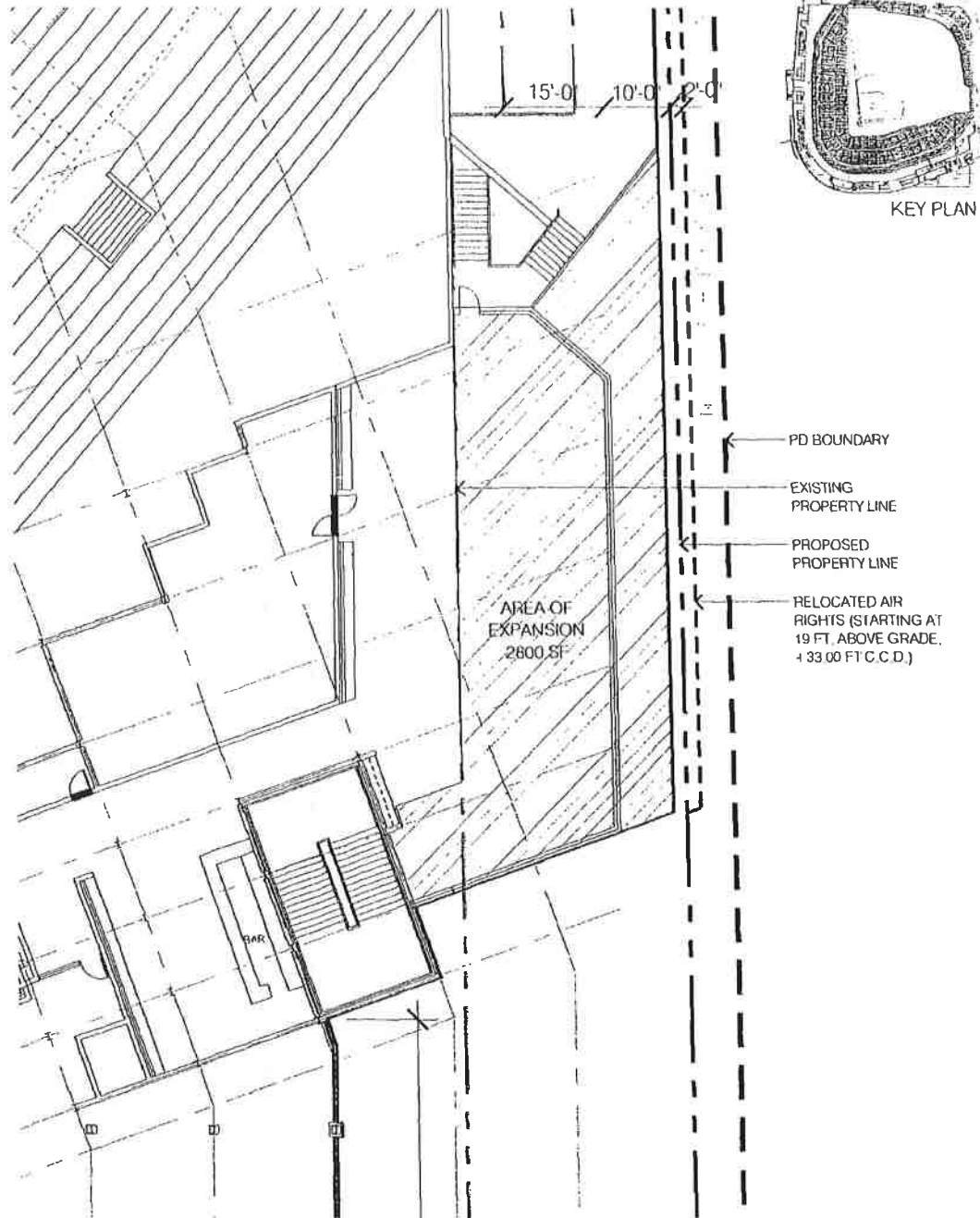
EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)



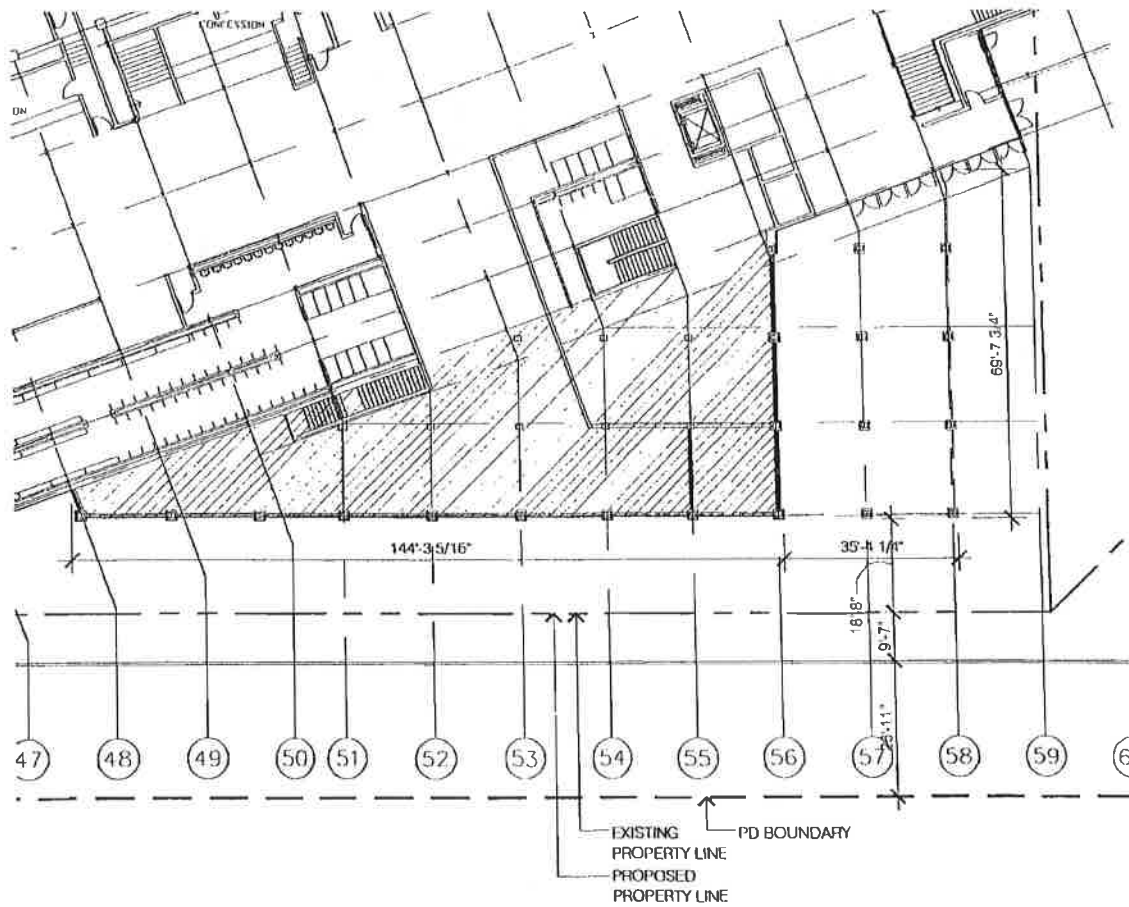
APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1080 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION





KEY PLAN



EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)



APPLICANT WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

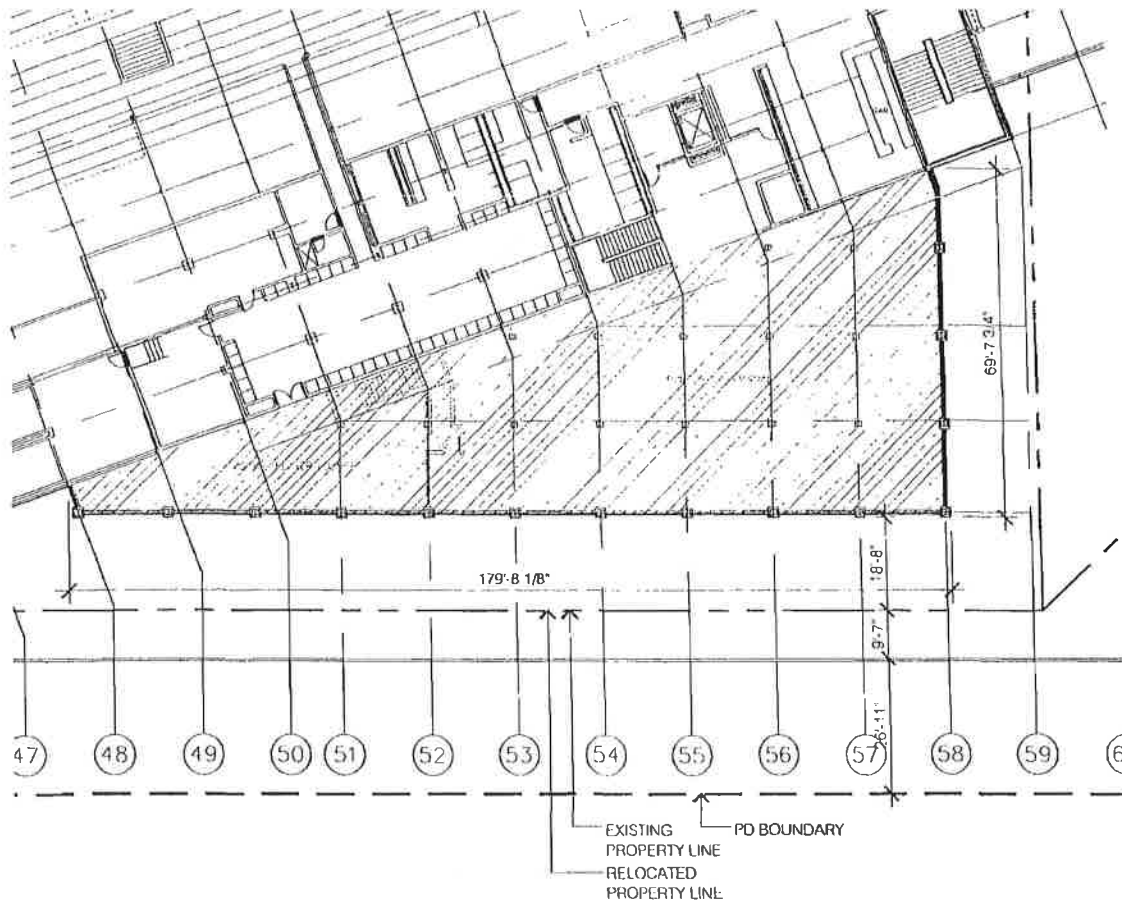
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KEY PLAN



EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
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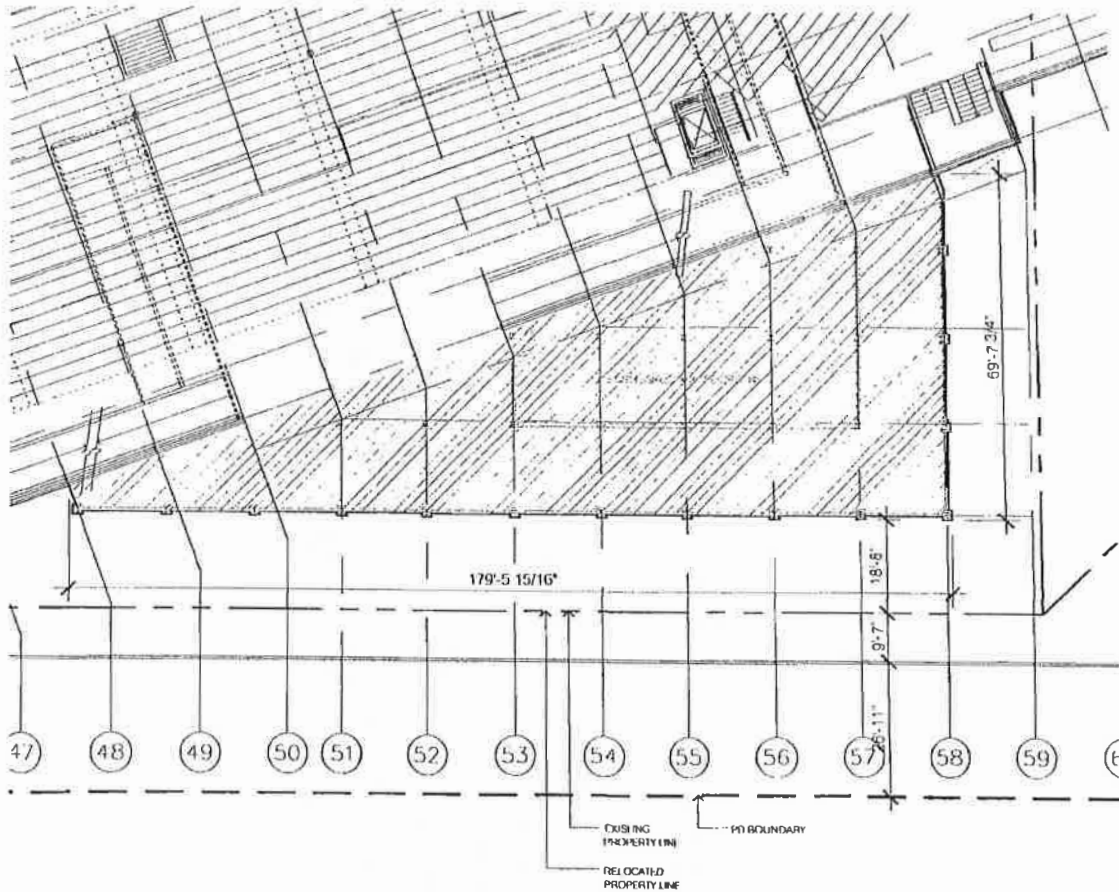
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KEY PLAN



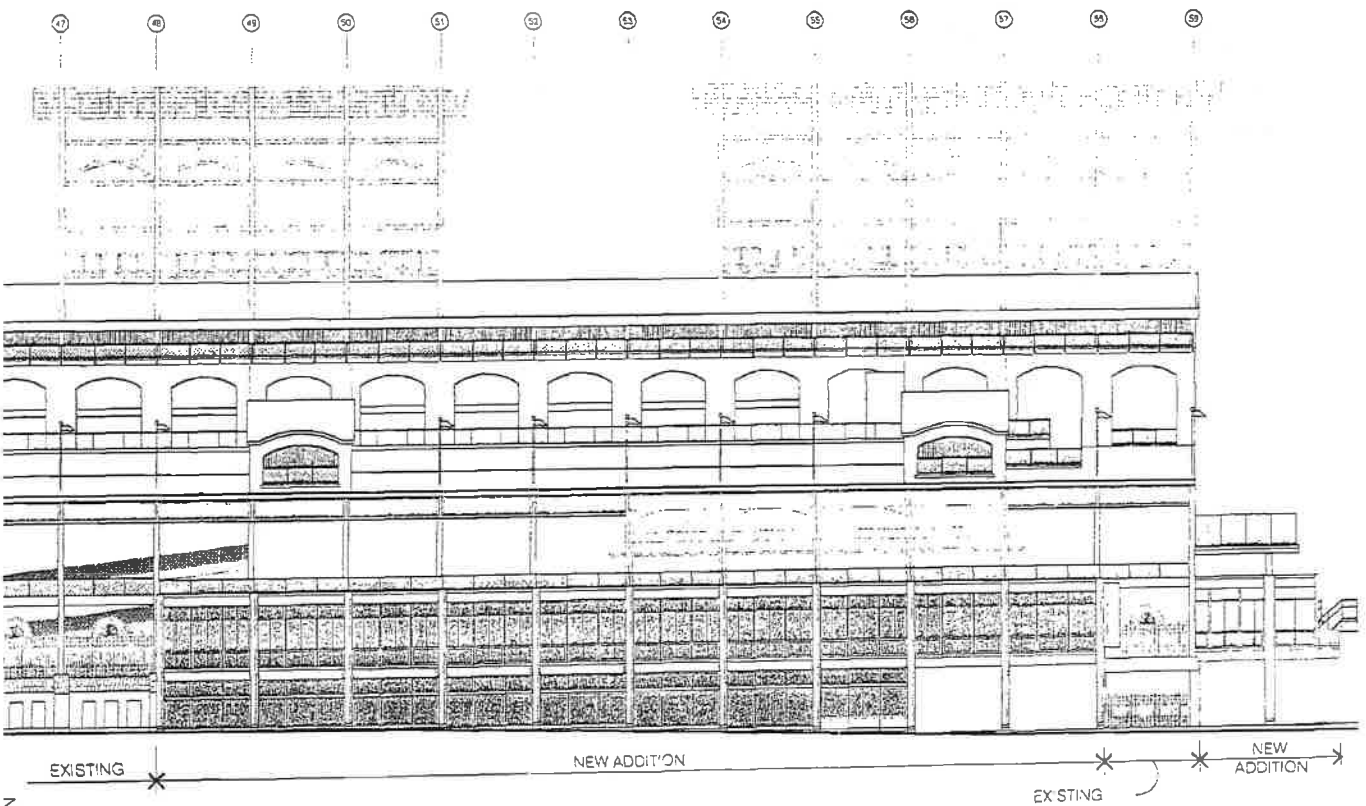
EXPANSION PLAN - BOWL LEVEL (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
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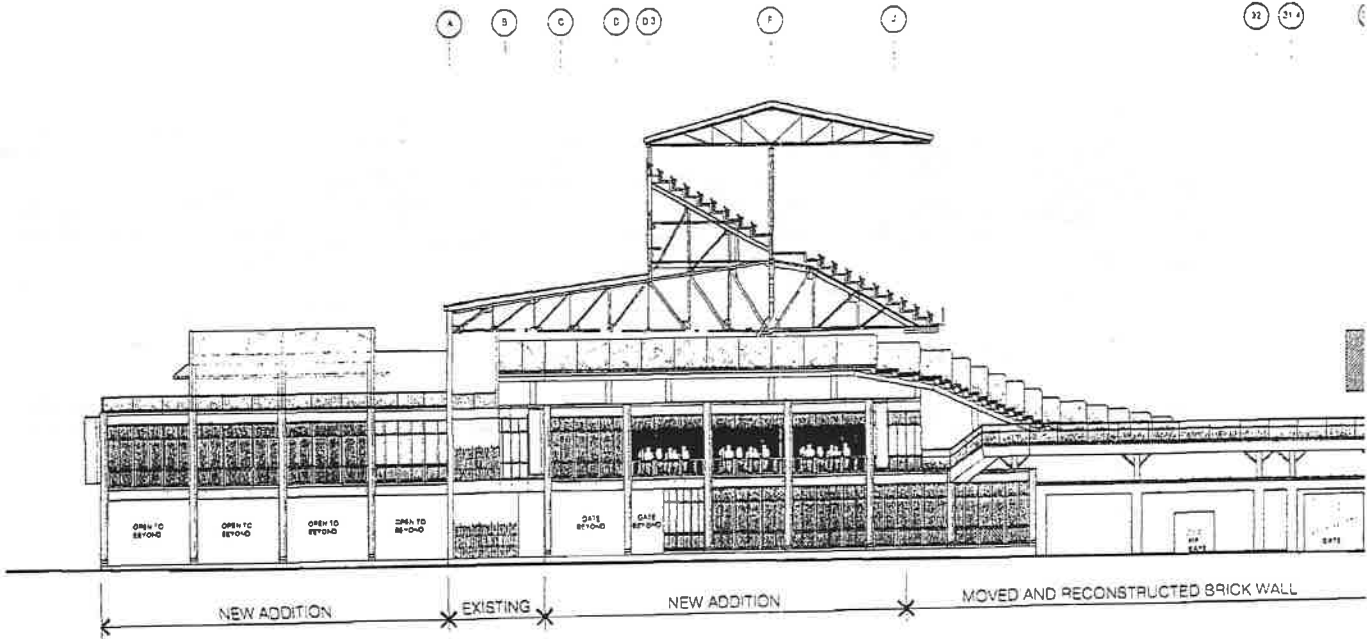
MINI-TRIANGLE EXPANSION ELEVATIONS (SUB-AREA A) (1 OF 2)



APPLICANT: WRIGLEYFIELD HOI DINSS, LLC (AND OTHERS)
ADDRESS: 1090 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

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MINI-TRIANGLE EXPANSION ELEVATIONS (SUB-AREA A) (2 OF 2)

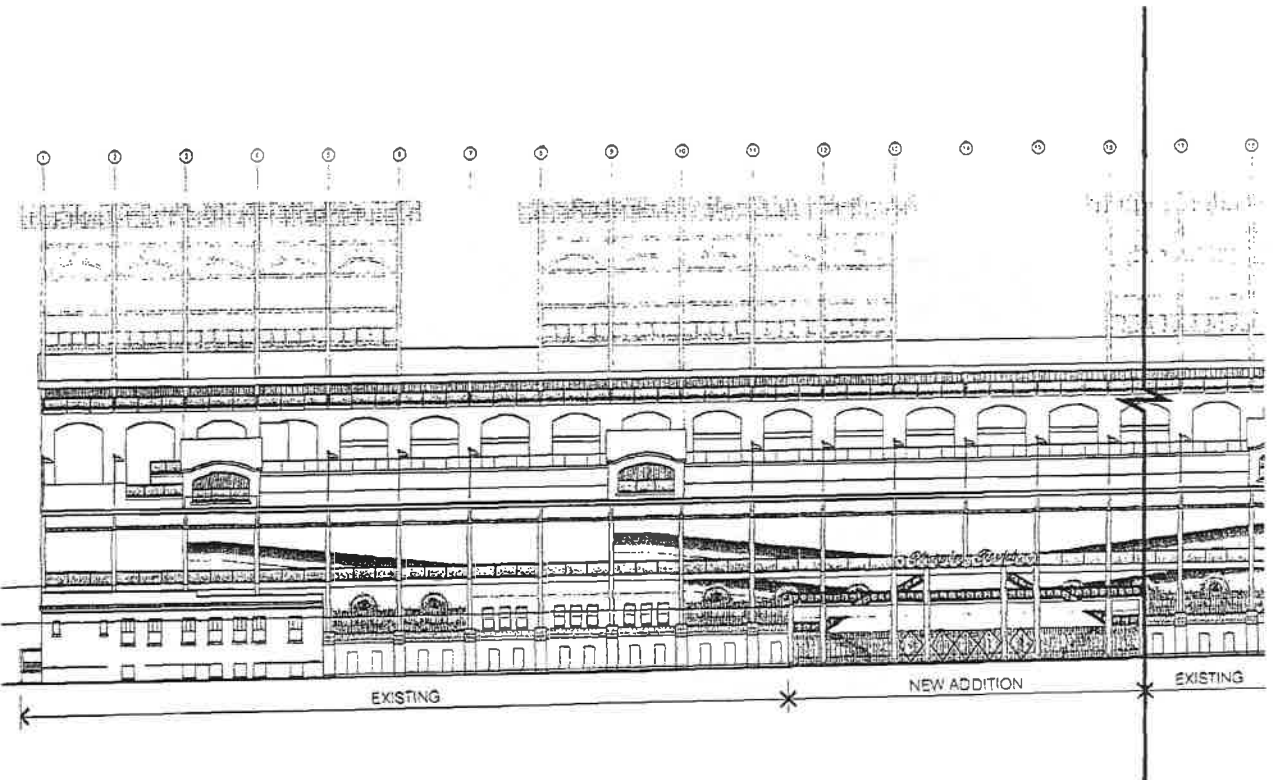
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SEE PD SIGNAGE MATRIX.



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1000 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

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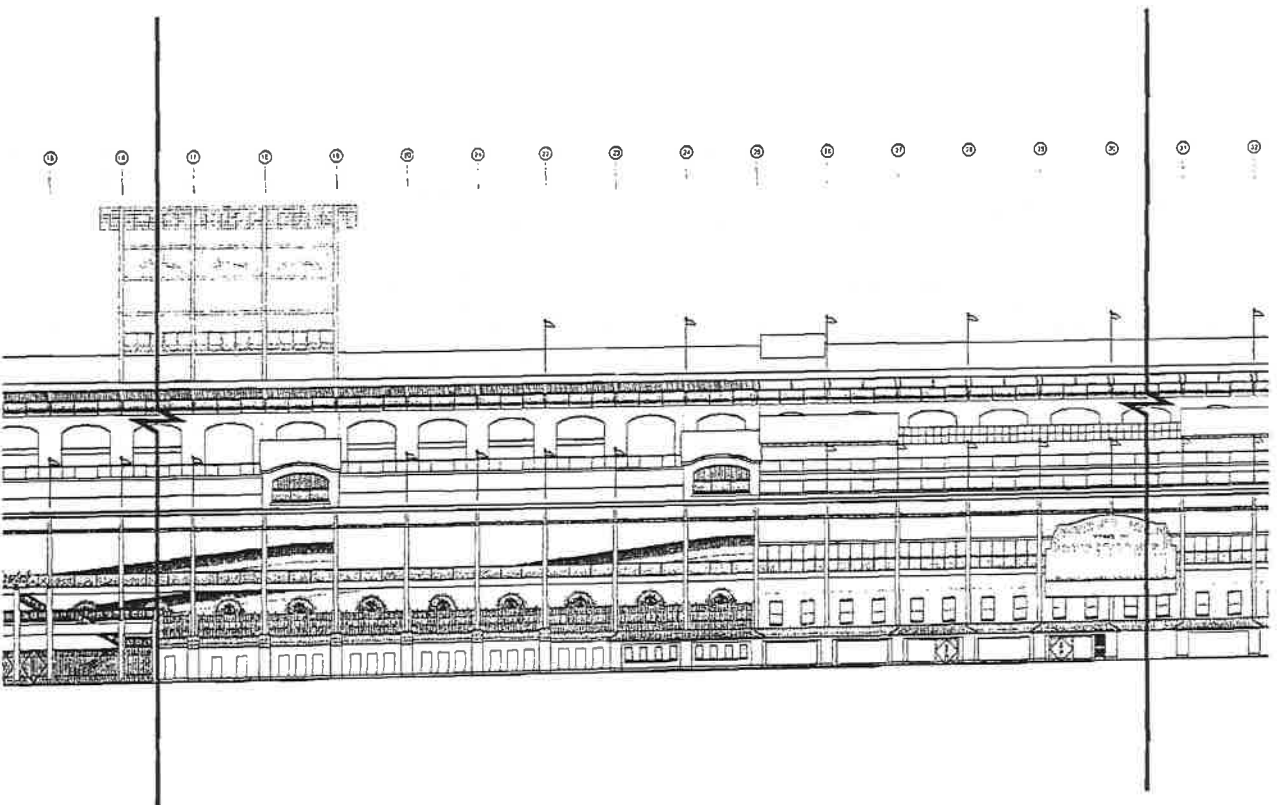
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (1 OF 8)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

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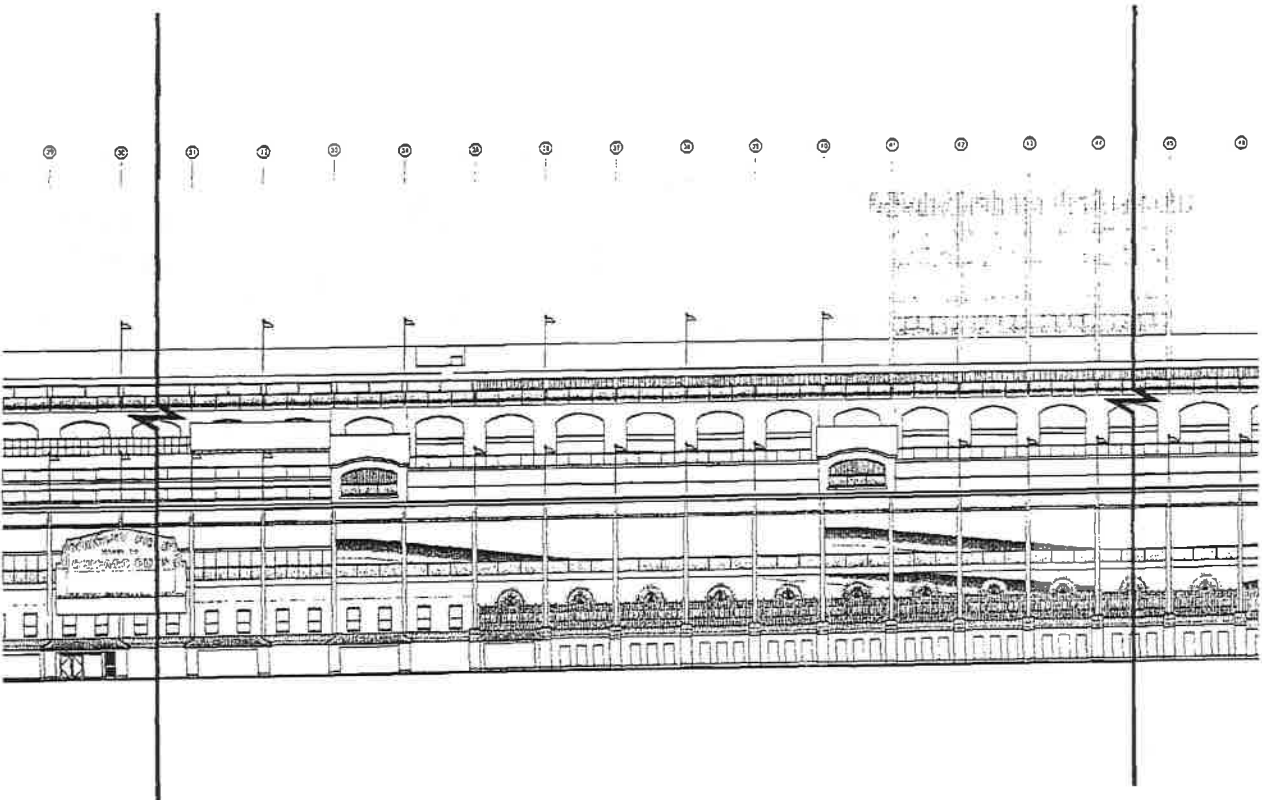
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (2 OF 8)

0 20 40

APPLICANT: WRIGLEY FIELD HOLDINGS, LLC (AND OTHERS)
ADDRESS: 1050 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
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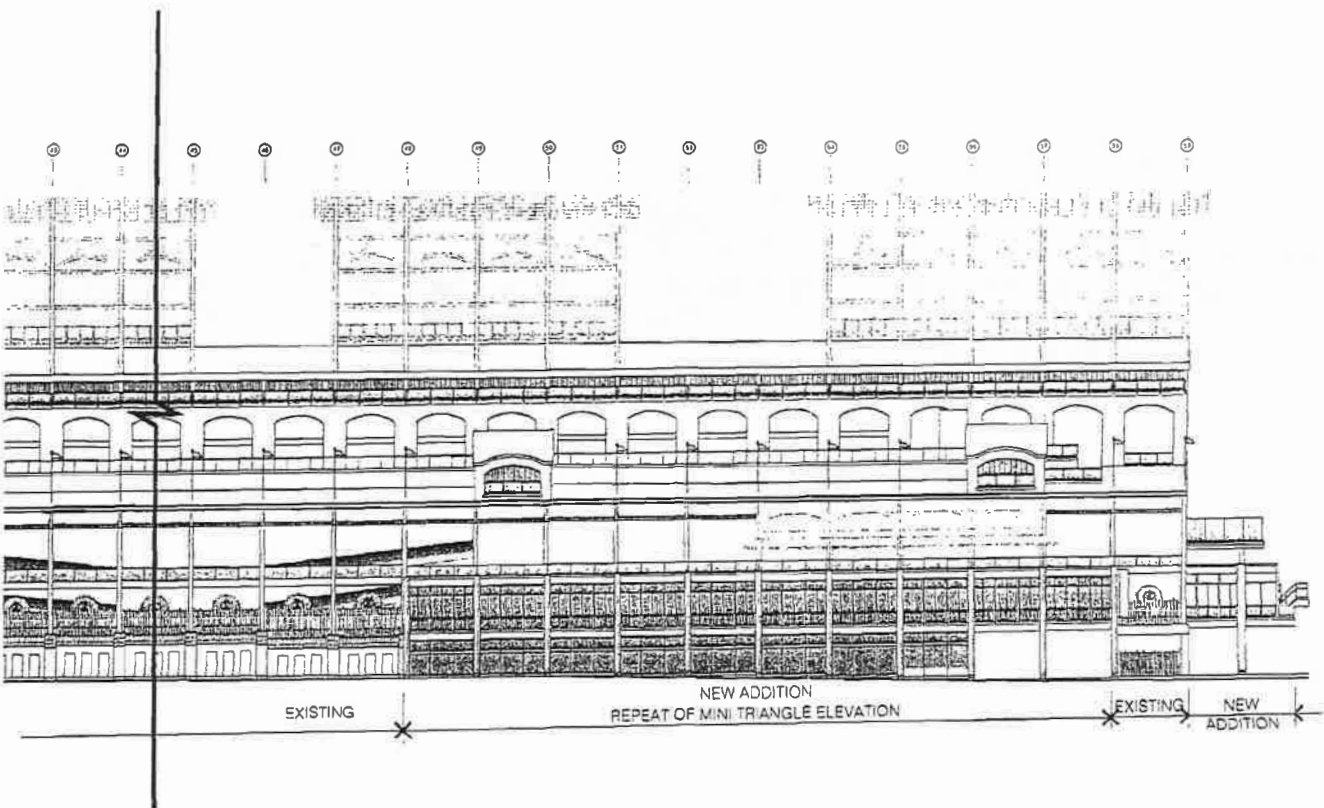
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SEE PD SIGNAGE MATRIX

RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (3 OF 8)



APPLICANT: WRIGLEY FIELD HOLDINGS, LLC (AND OTHERS)
ADDRESS: 1090 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION



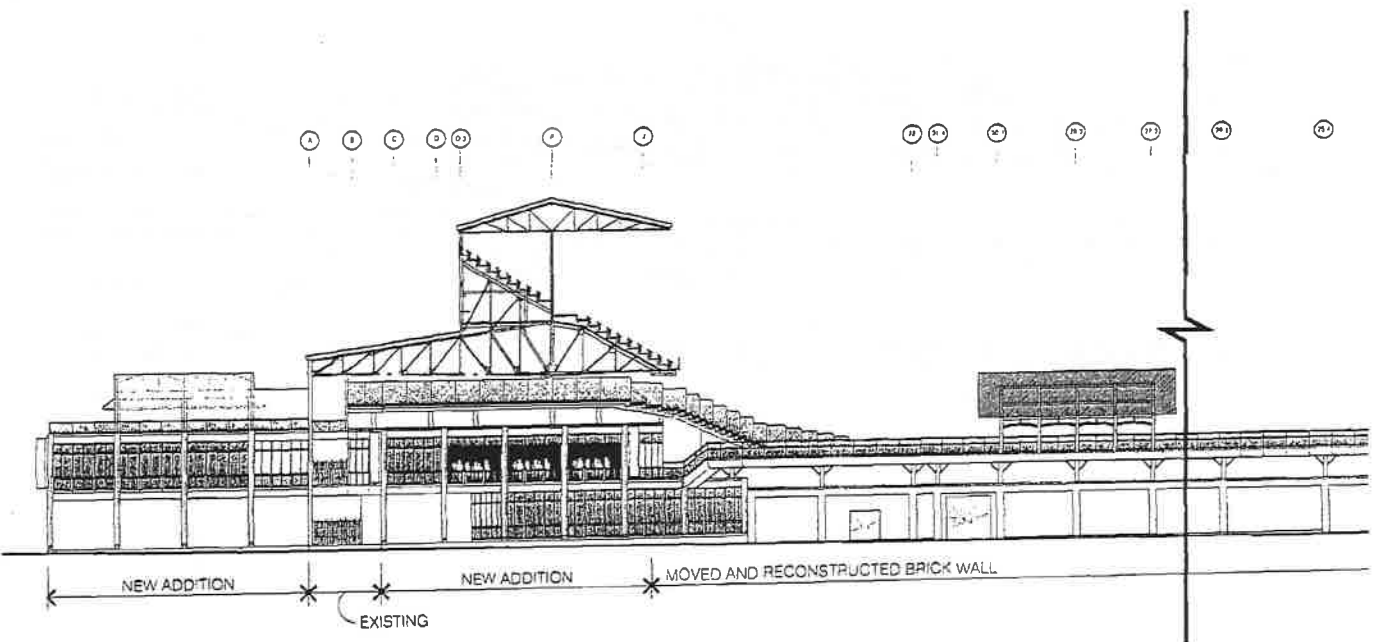
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 SEE PD SIGNAGE MATRIX



RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (4 OF 8)
 APPLICANT: WRIGHTLEY FIELD HOLDINGS, L.L.C. (AND OTHERS)
 ADDRESS: 1080 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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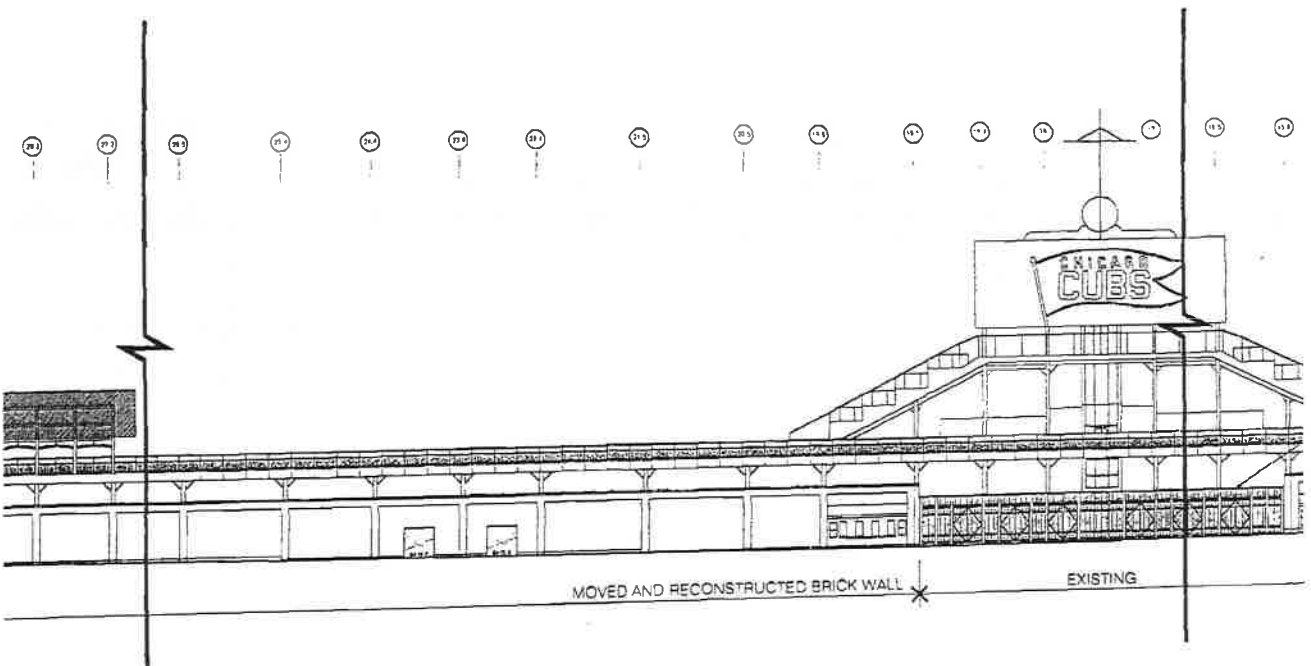


RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (5 OF 8)

APPLICANT: WRIGHT FIELD HOLDINGS, LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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NOTE: SIGNAGE OMITTED HERE
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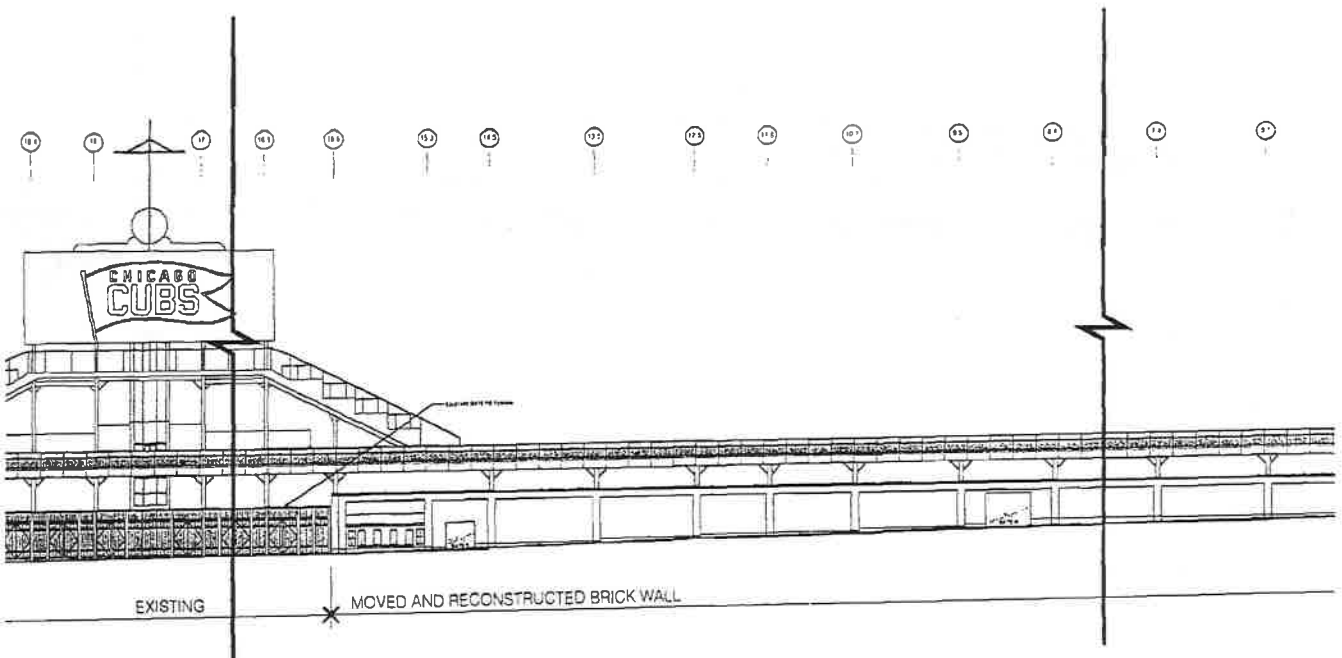


RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (6 OF 8)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

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RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (7 OF 8)

0 20 40

APPLICANT: WRIGLEY FIELD HOLDINGS, LLC (AND OTHERS)

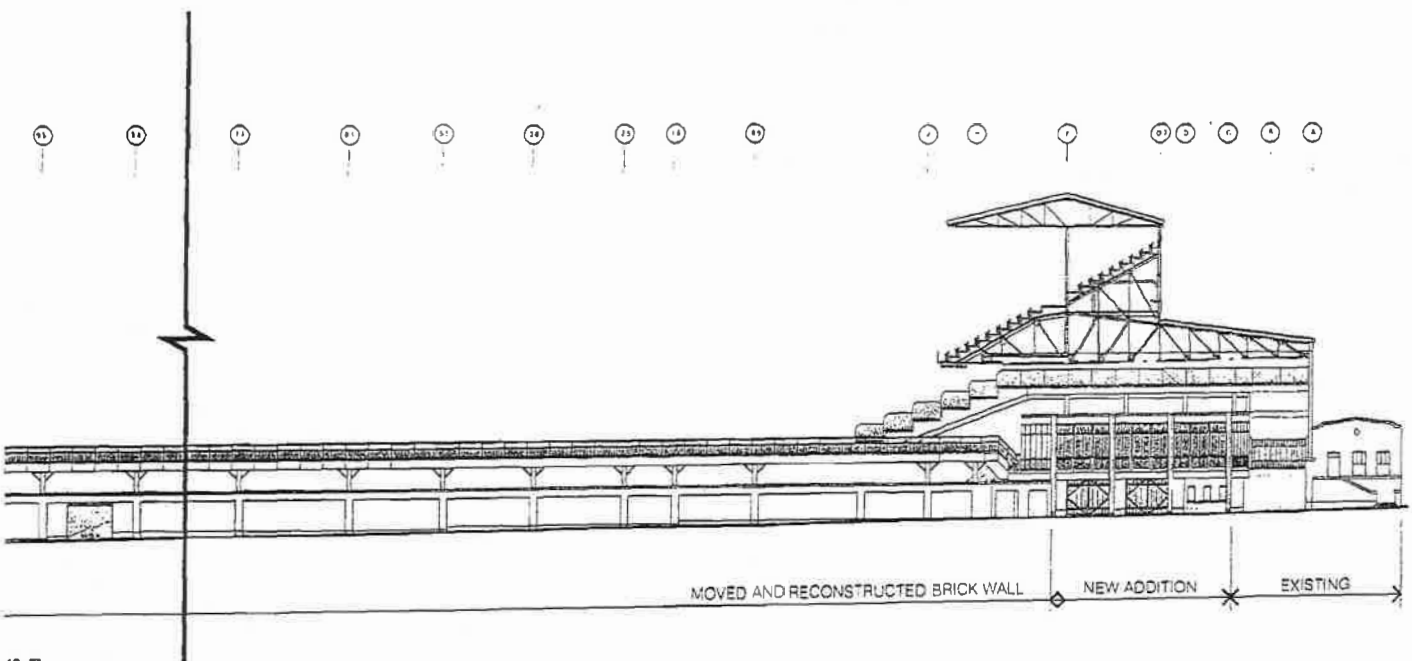
ADDRESS: 1080 W. ADDISON STREET

INTRODUCTION DATE: 16 OCTOBER 2013

FINAL DATE: 21 NOVEMBER 2013

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SEE PD SIGNAGE MATRIX

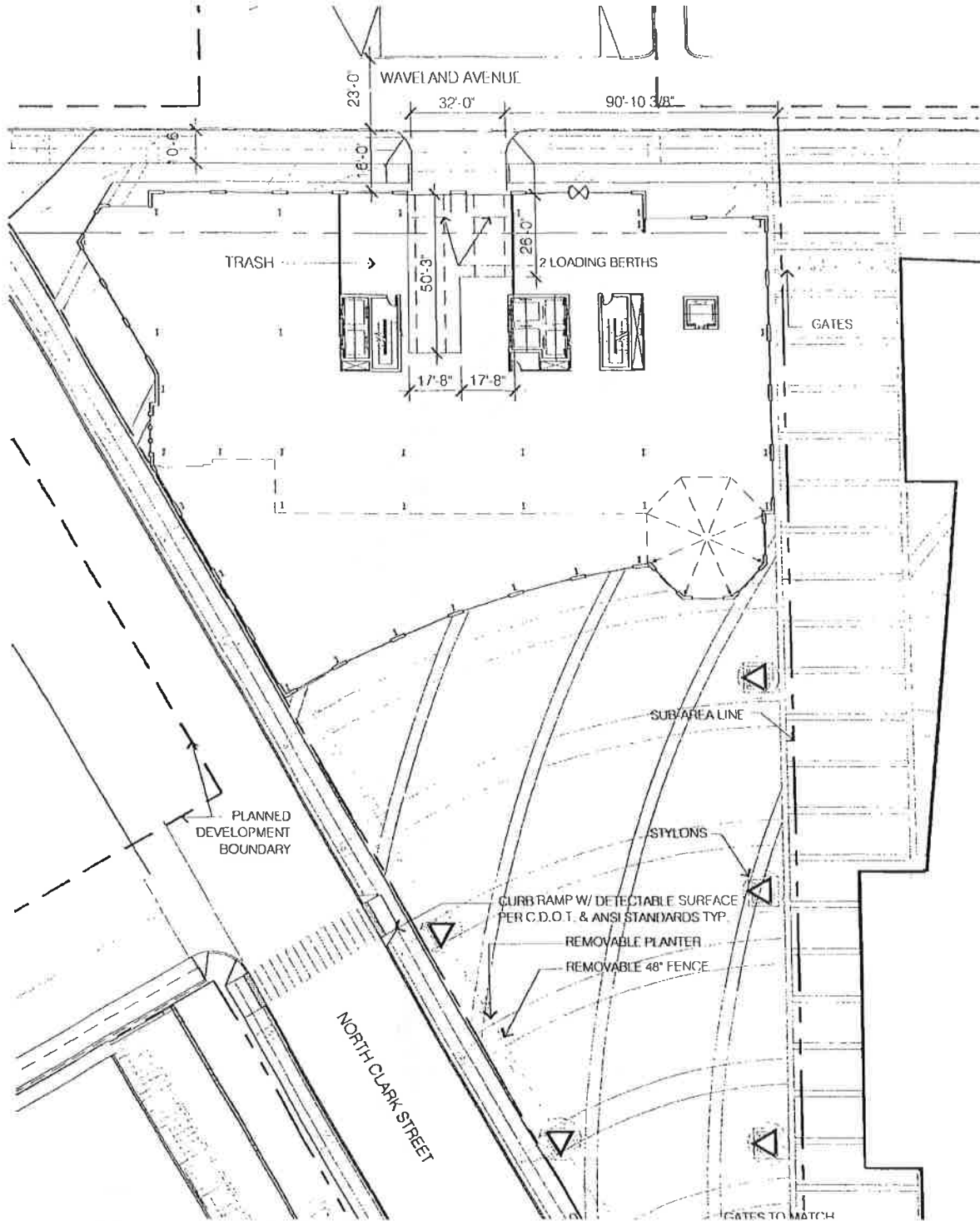
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (8 OF 8)



APPLICANT: WINGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1081 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

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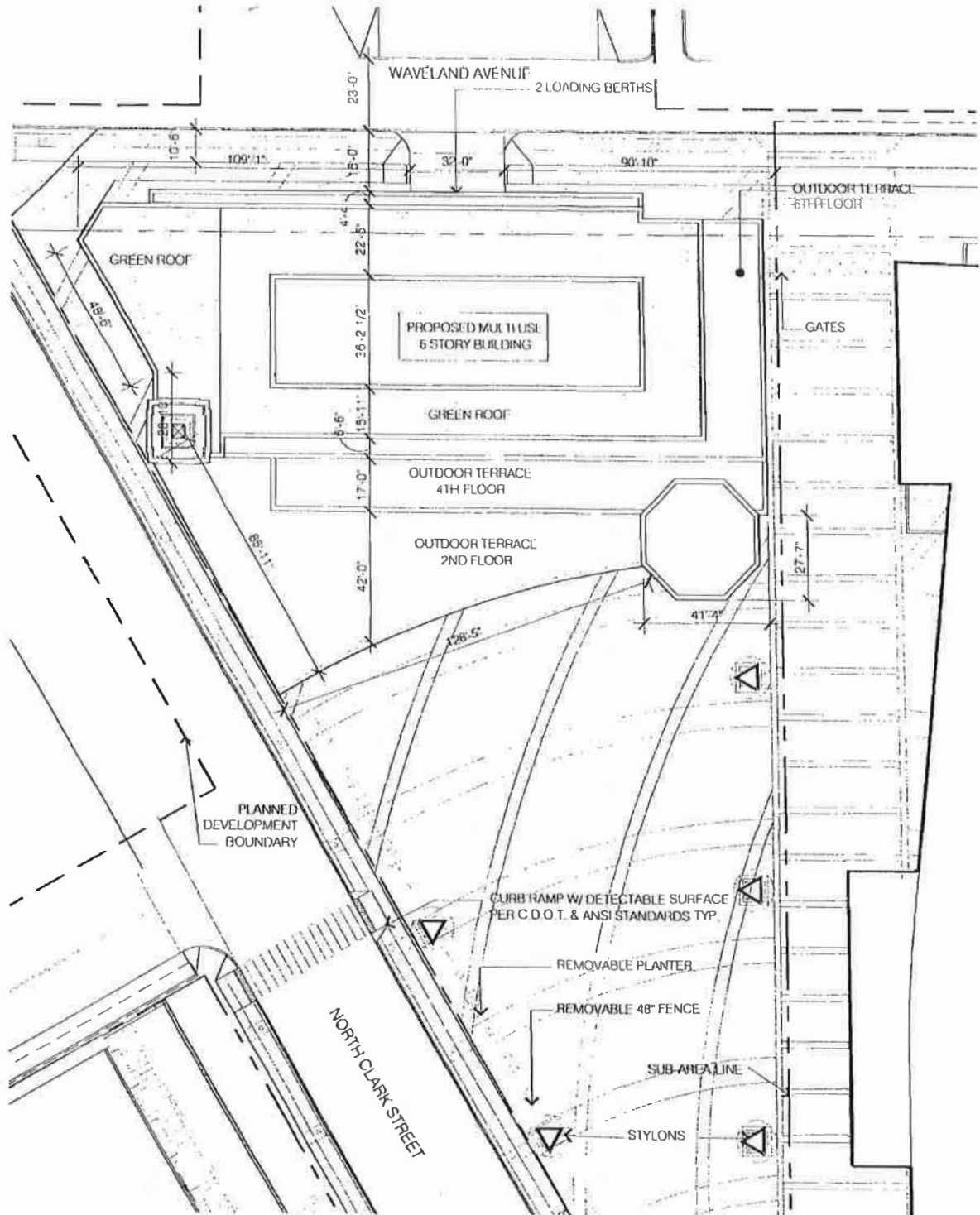
OFFICE BUILDING LOADING ACCESS PLAN (SUB-AREA B)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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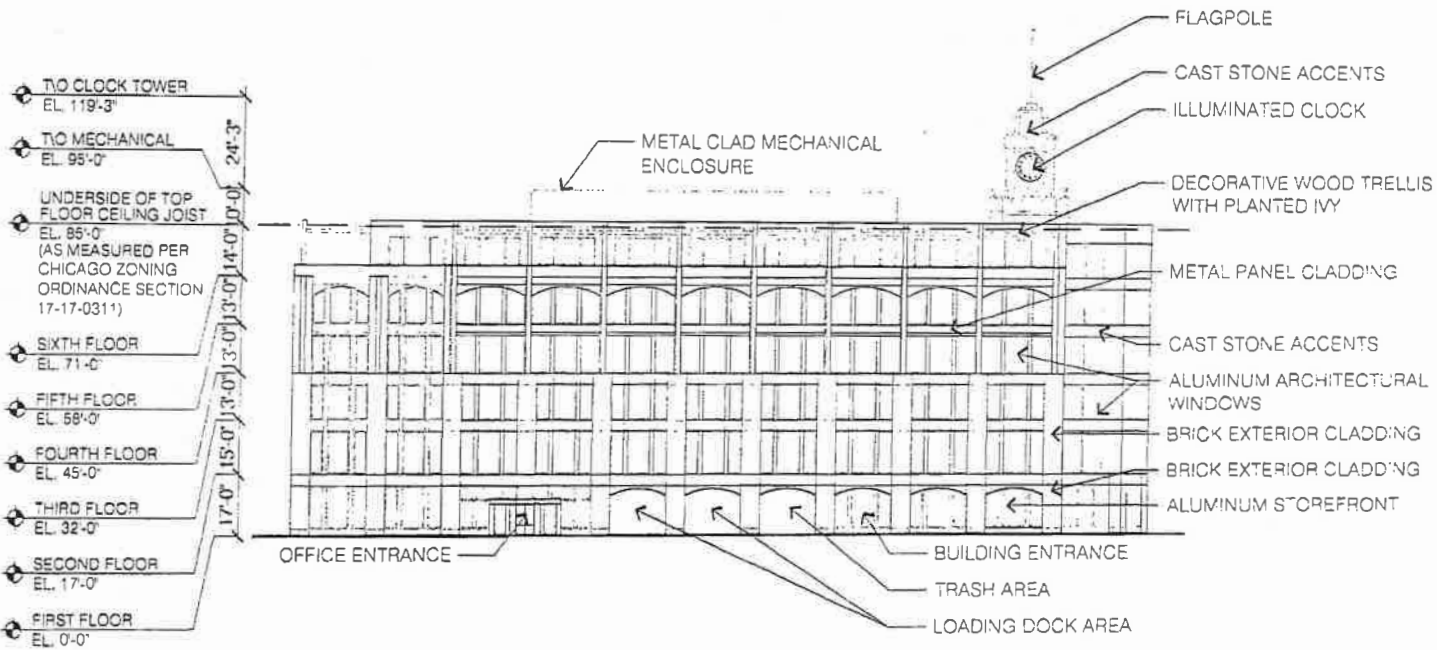
OFFICE BUILDING GREEN ROOF PLAN (SUB-AREA B)



APPLICANT: WRIGLEY FIELD HOLDINGS (I.C. (AND OTHERS))
 ADDRESS: 1060 W ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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OFFICE BUILDING NORTH ELEVATION (SUB-AREA B) (4 OF 4)

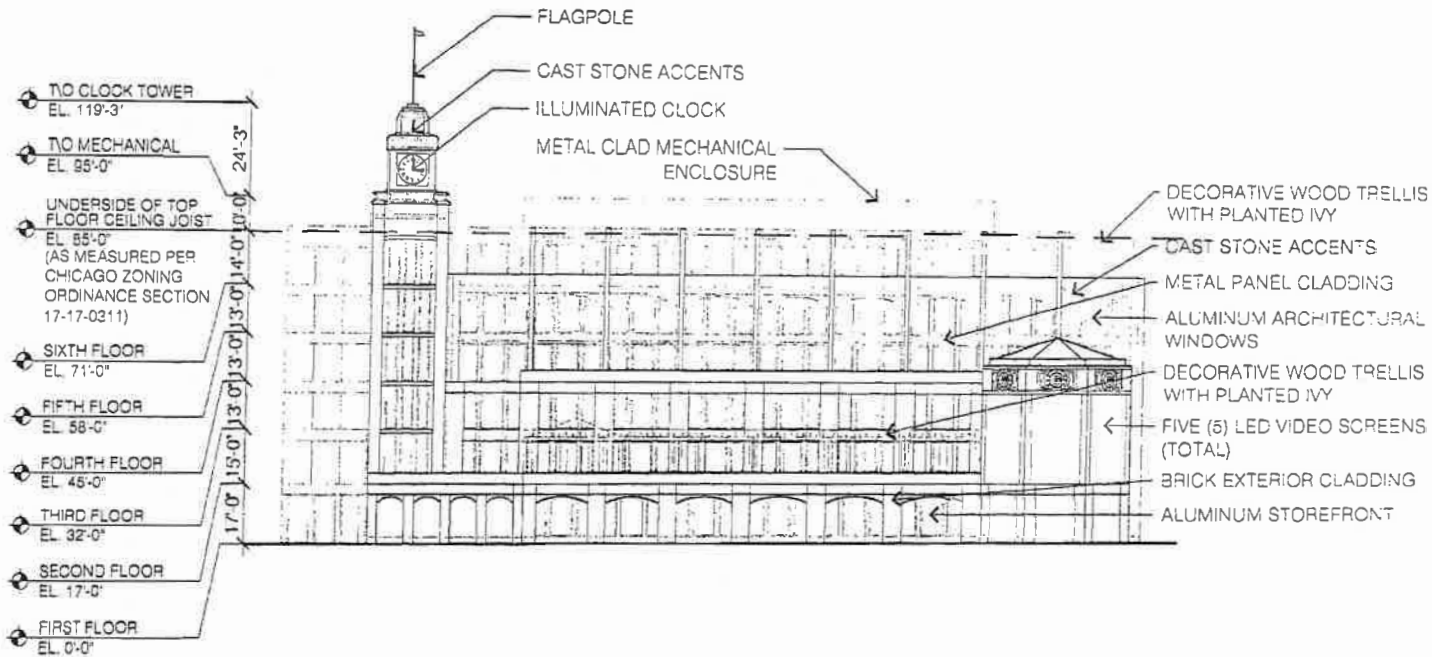
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SEE PD SIGNAGE MATRIX.



APPLICANT: WRIGLEY FIELD HOLDINGS, LLC. (AND OTHERS)
 ADDRESS: 1080 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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OFFICE BUILDING SOUTH ELEVATION (SUB-AREA B) (3 OF 4)



NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX



APPLICANT: WRIGLEY FIELD HOLDINGS LLC, (AND OTHERS)

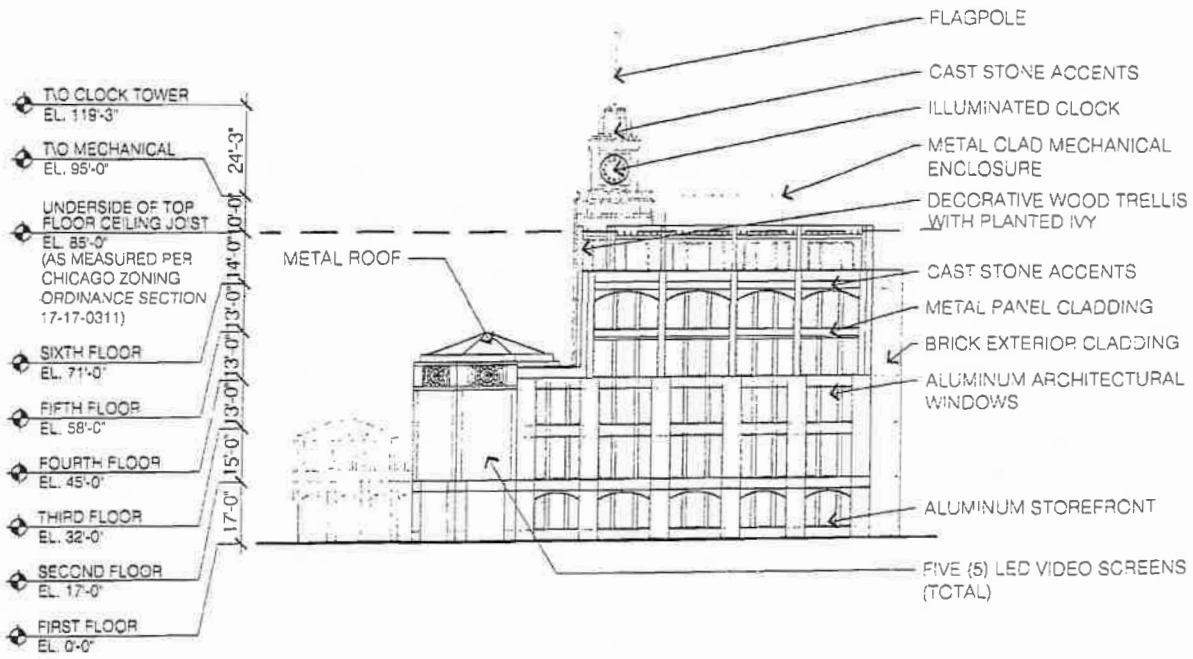
ADDRESS: 1060 W. ADDISON STREET

INTRODUCTION DATE: 16 OCTOBER 2013

FINAL DATE: 21 NOVEMBER 2013

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OFFICE BUILDING EAST ELEVATION (SUB-AREA B) (1 OF 4)

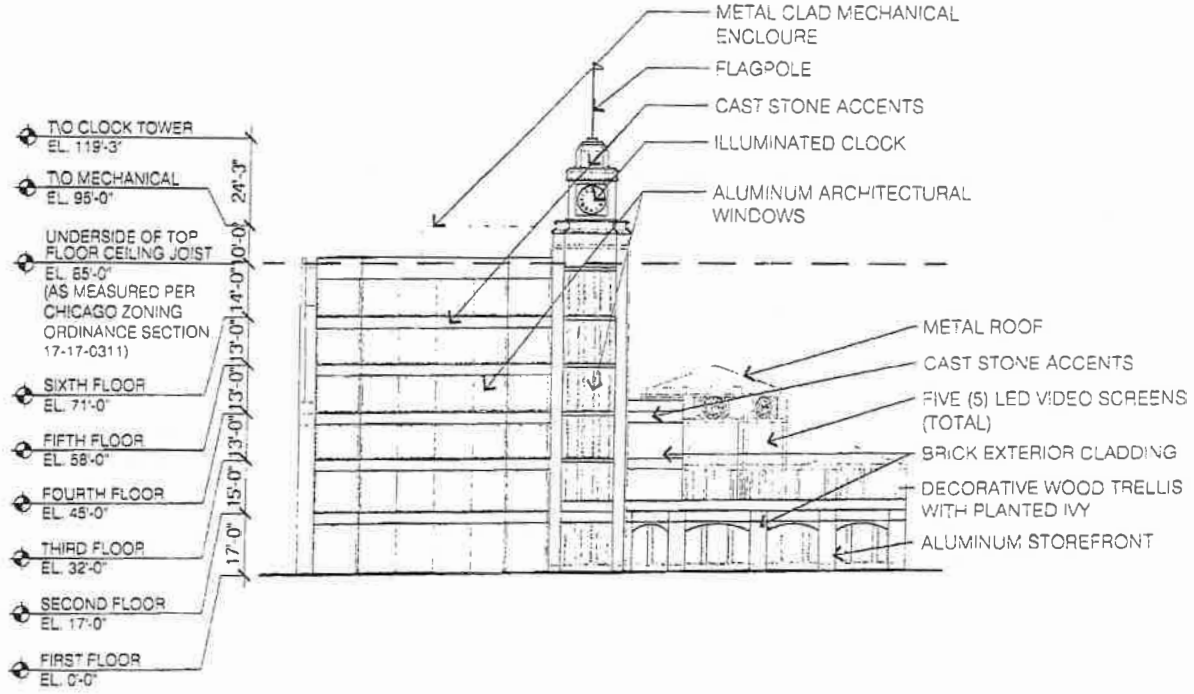
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SEE PD SIGNAGE MATRIX.



APPLICANT: WINGLEBY FIELD HOLDINGS L.L.C. (AND OTHERS)
ADDRESS: 1090 W. ADRIAN STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

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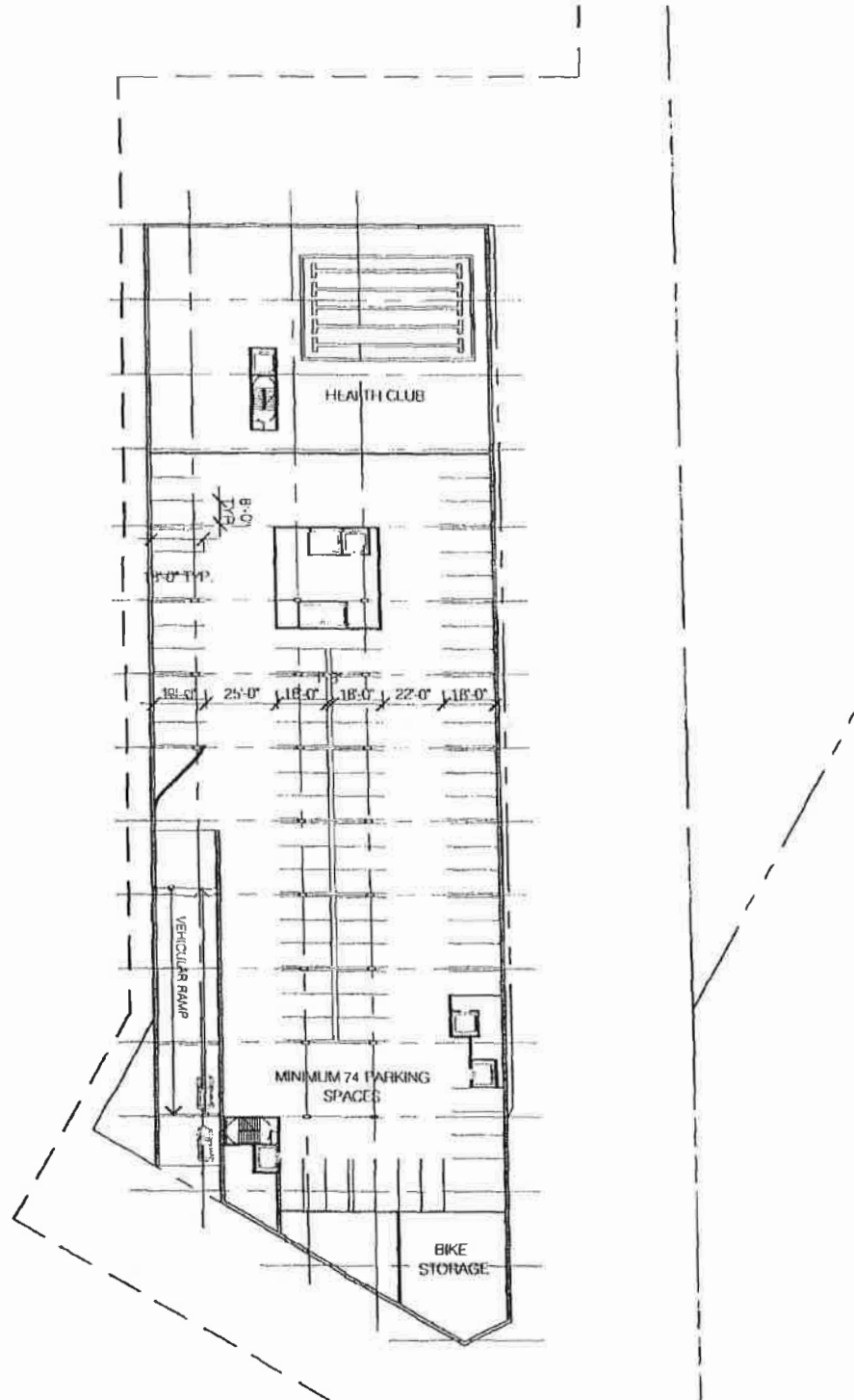


OFFICE BUILDING WEST ELEVATION (SUB-AREA B) (2 OF 4)

APPLICANT: WINGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

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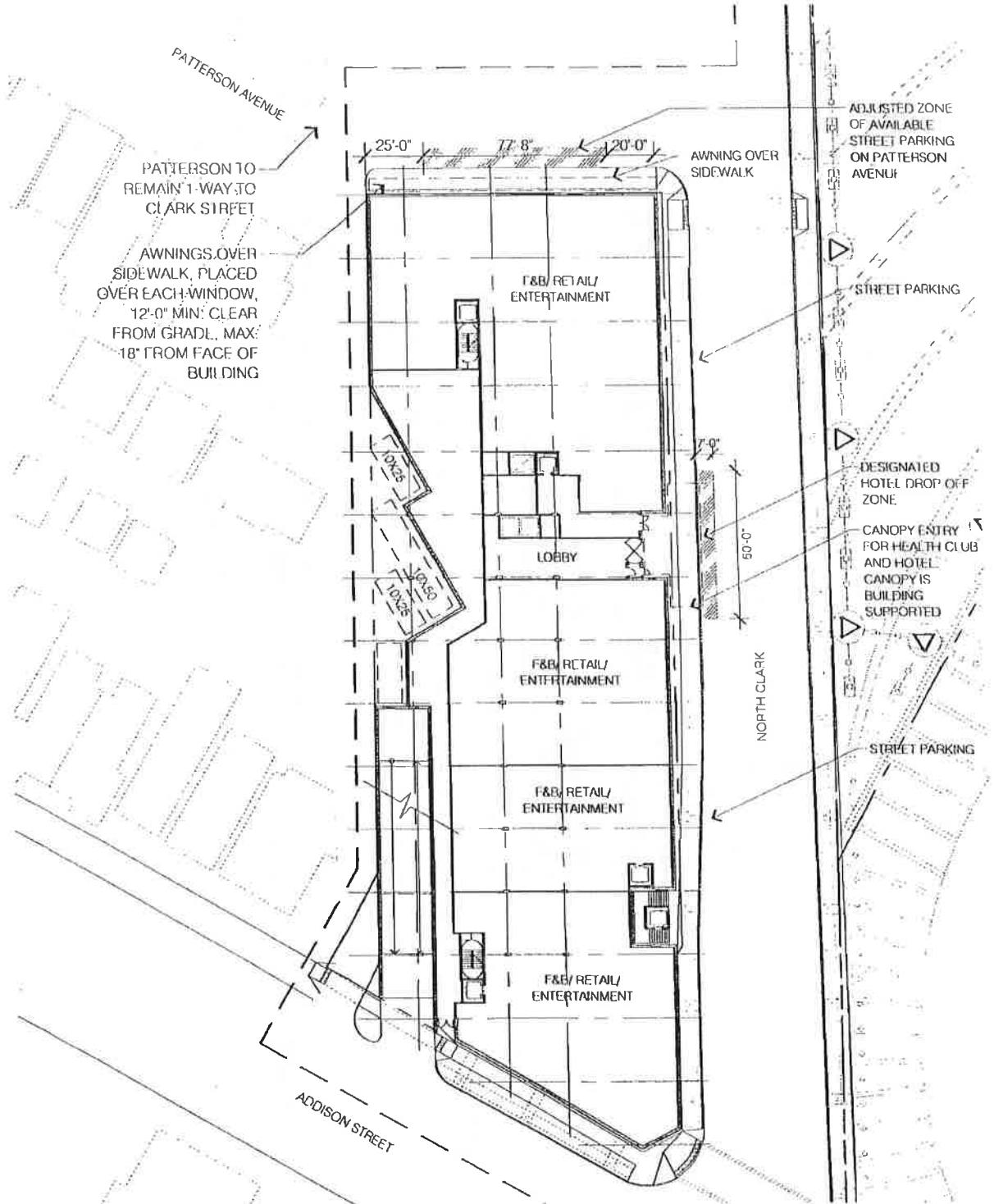
HOTEL BUILDING PARKING PLAN



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION



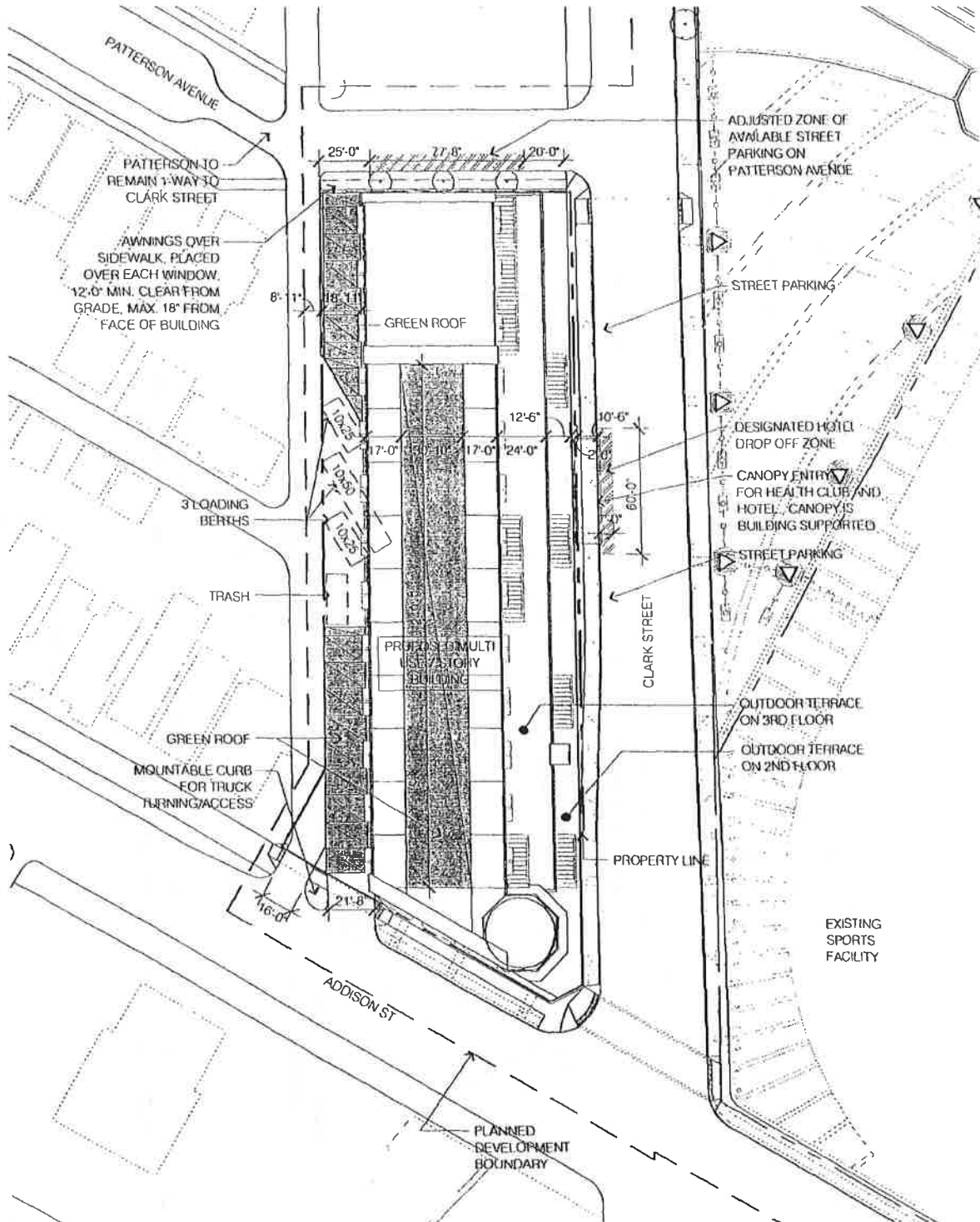


HOTEL BUILDING PARKING ACCESS & LOADING PLAN

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION





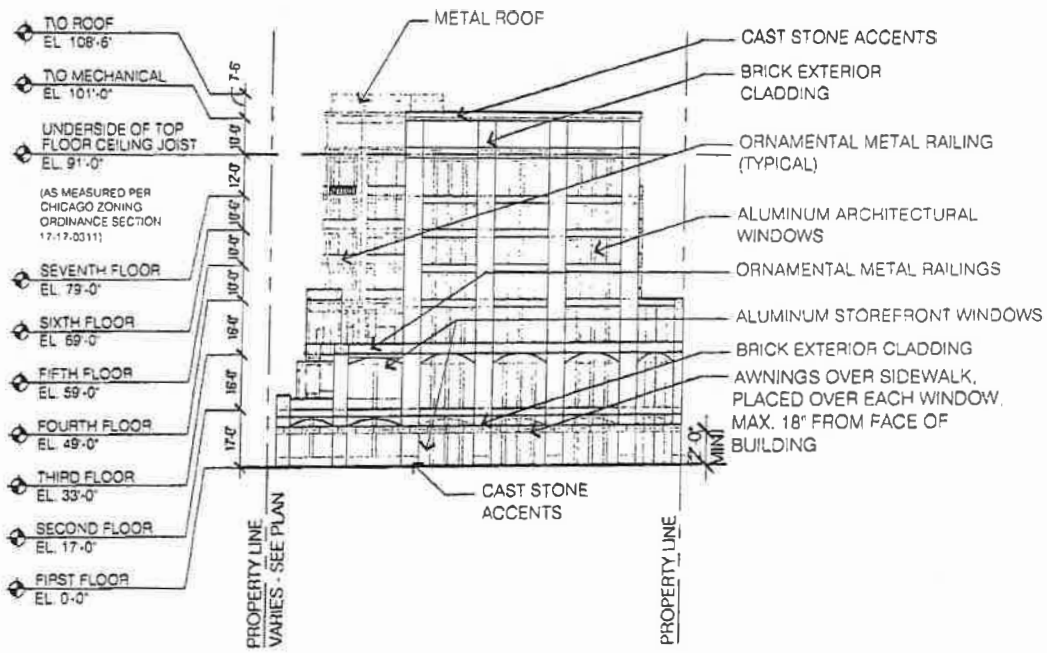
HOTEL BUILDING GREEN ROOF PLAN



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
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HOTEL BUILDING NORTH ELEVATION (SUB-AREA D) (2 OF 4)

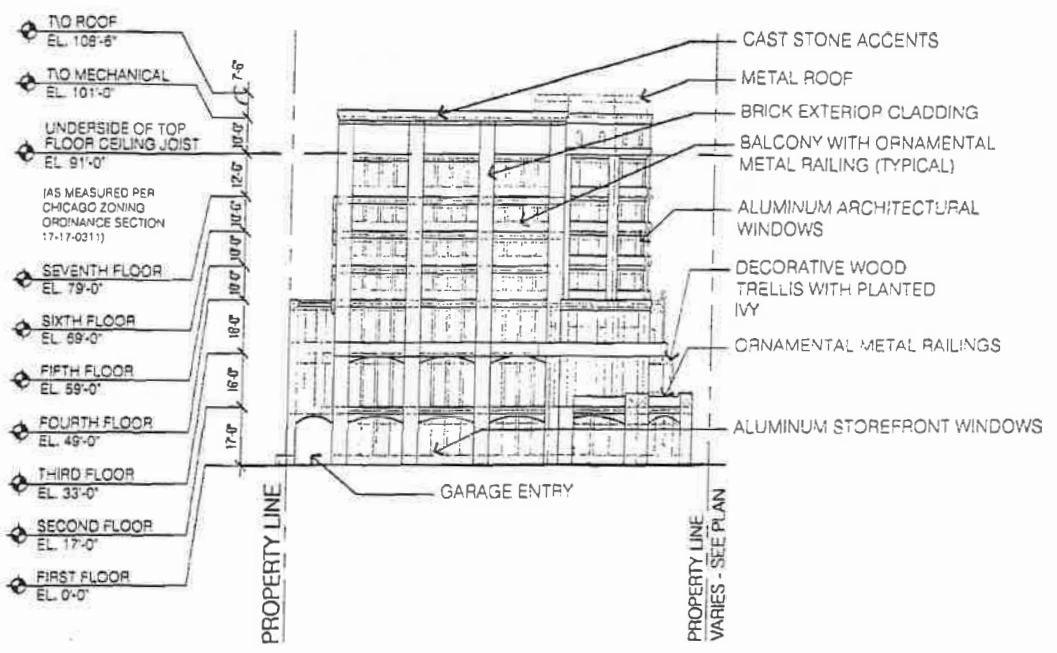
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APPLICANT: WRIGLEY FIELD HOLDINGS, LLC. (AND OTHERS)
ADDRESS: 1080 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

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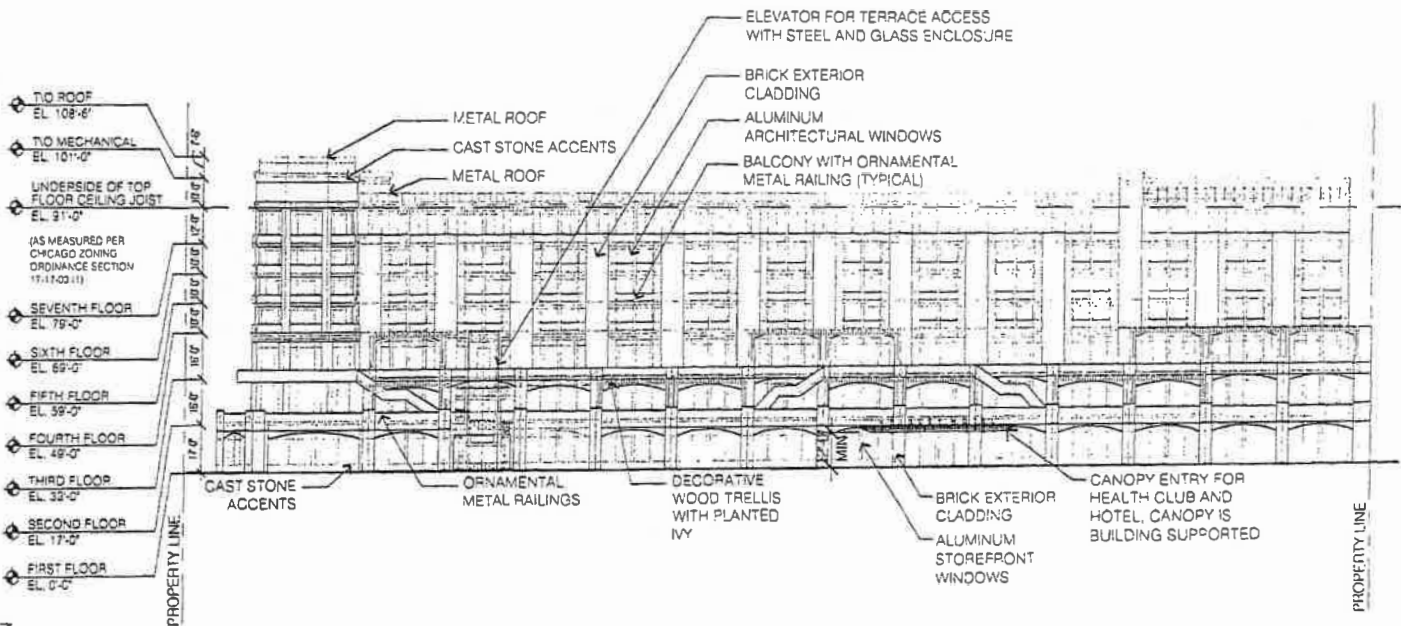




HOTEL BUILDING SOUTH ELEVATION (SUB-AREA D) (3 OF 4)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1090 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

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HOTEL BUILDING EAST ELEVATION (SUB-AREA D) (1 OF 4)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1090 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
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FINAL FOR PUBLICATION

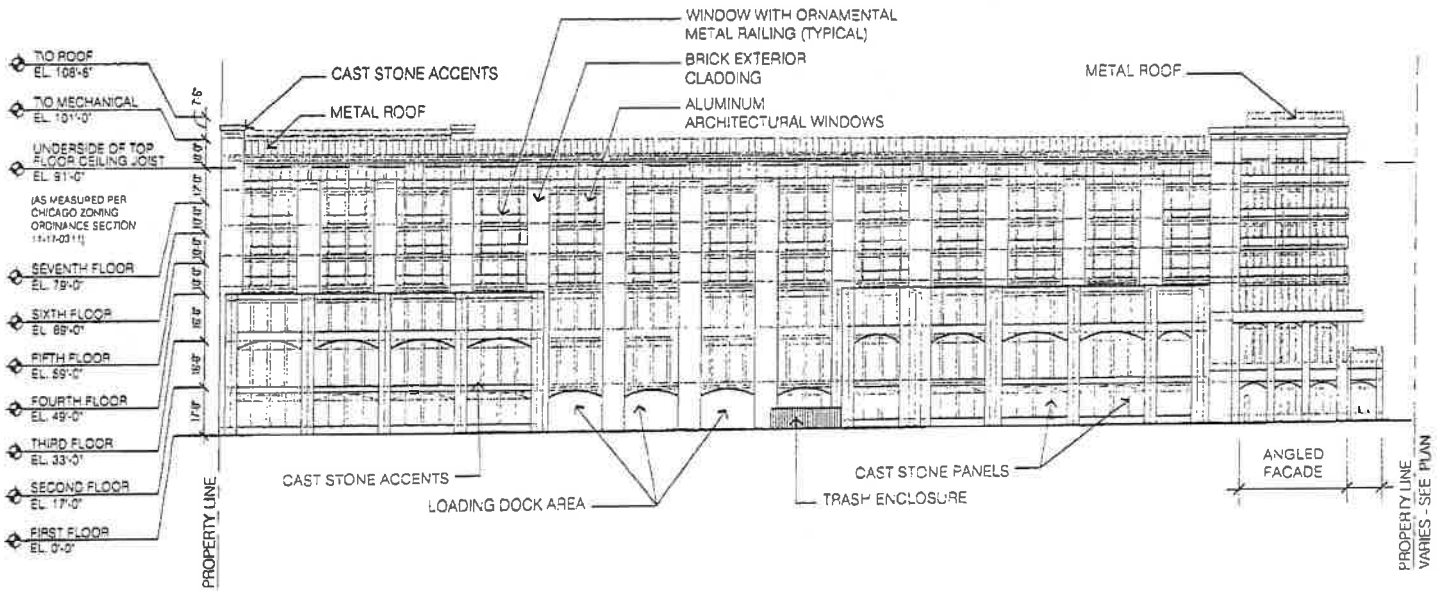


12/11/2013

REPORTS OF COMMITTEES

72057

HOTEL BUILDING WEST ELEVATION (SUB-AREA D) (4 OF 4)



APPLICANT: WRIGHT FIELD HOLDINGS LLC (AND OTHERS)

ADDRESS: 1080 W. ADDISON STREET

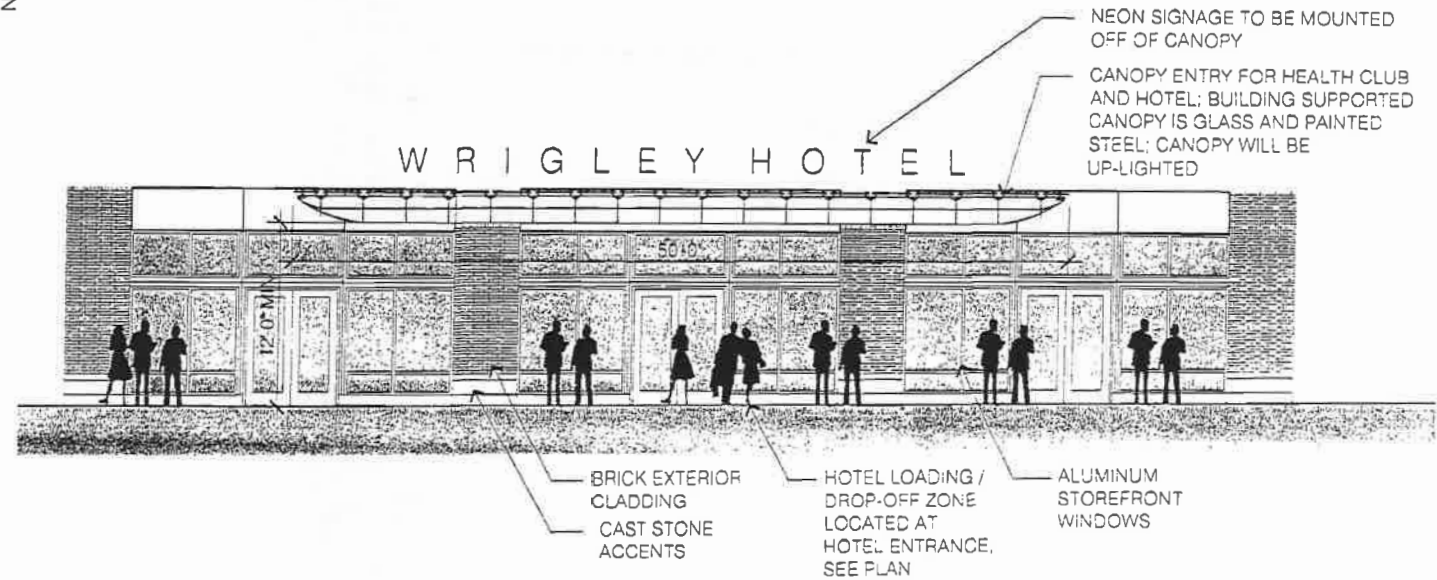
INTRODUCTION DATE: 16 OCTOBER 2013

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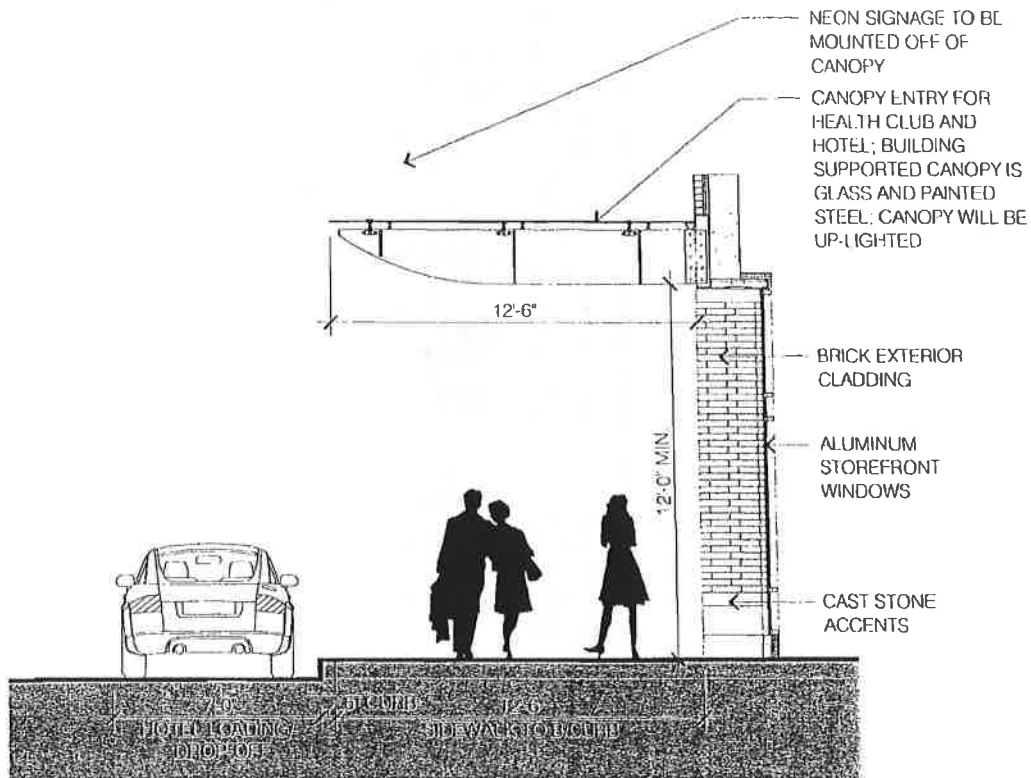


HOTEL CANOPY DETAIL ELEVATION

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1090 W. ADDISON STREET
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HOTEL CANOPY SECTION

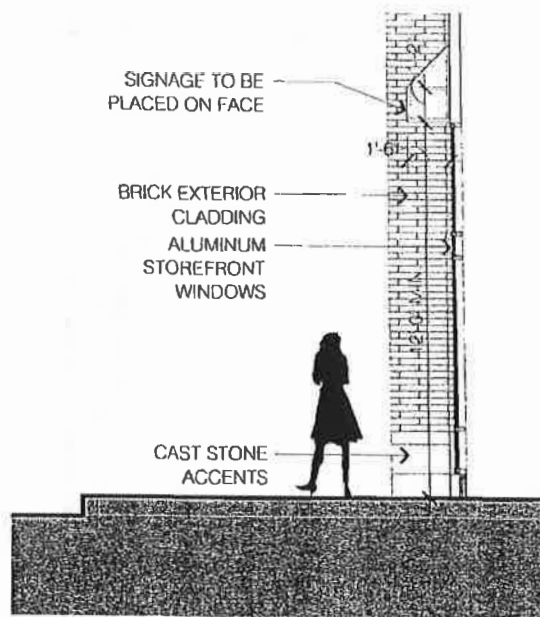


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
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HOTEL AWNING SECTION



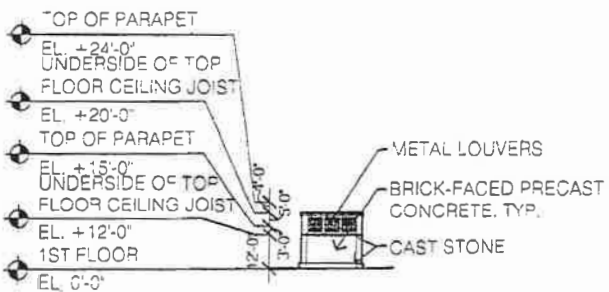
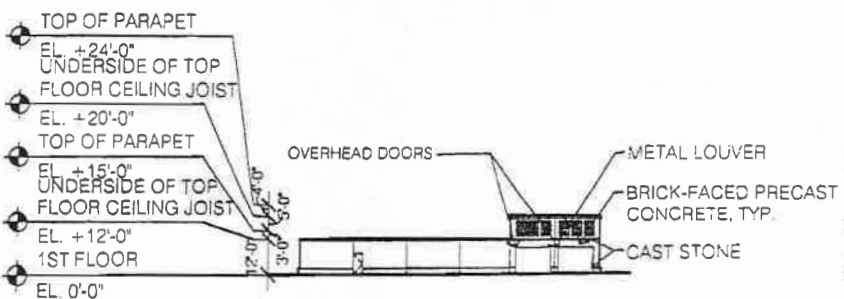
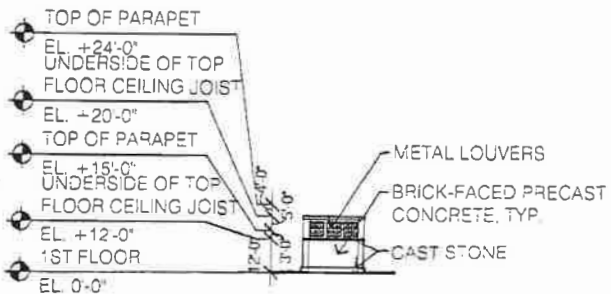
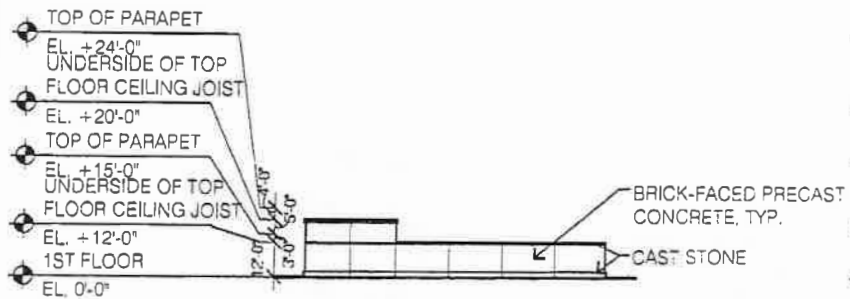
APPLICANT: WRIGLEY FIELD HOLDINGS LLC, (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

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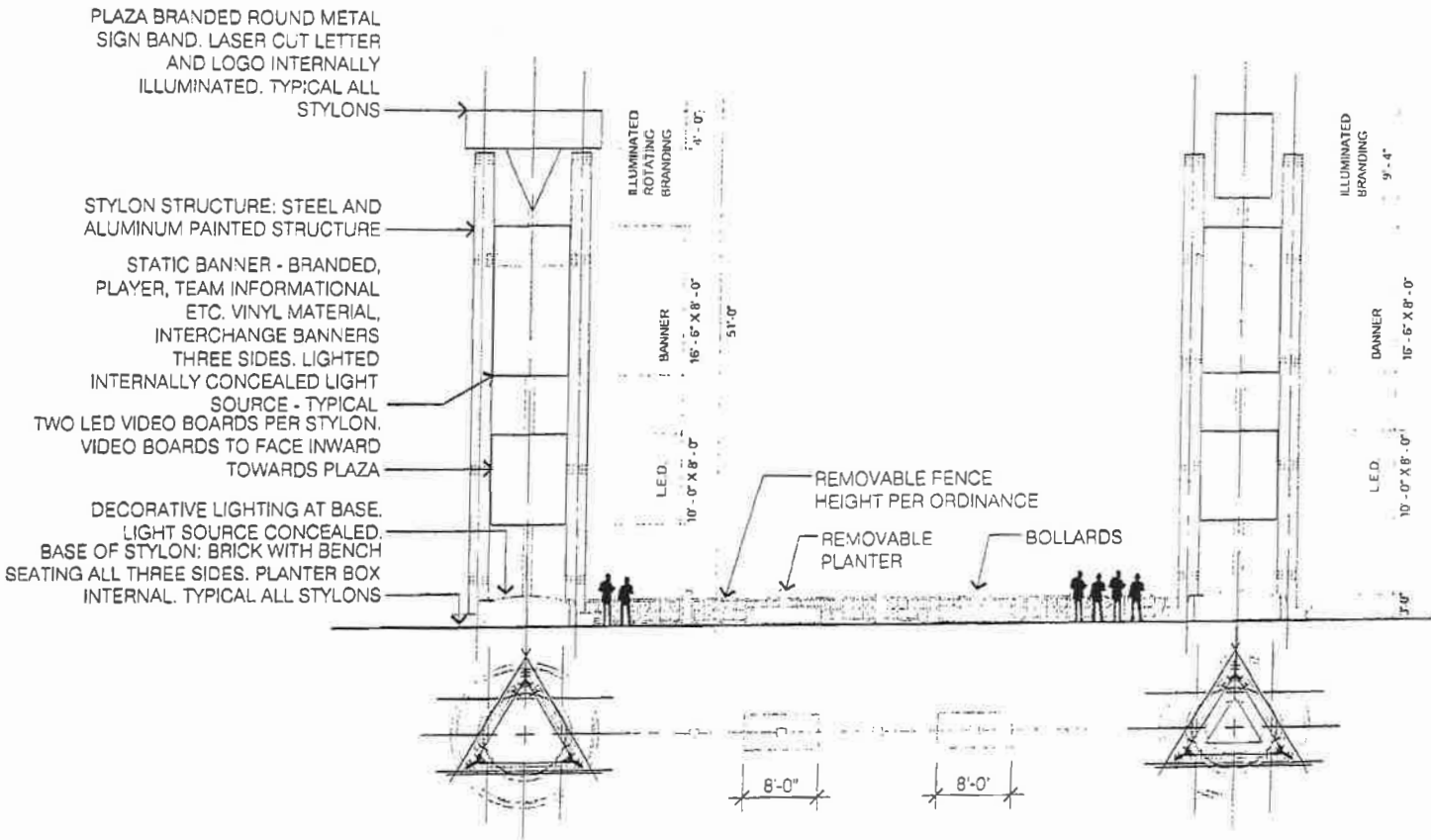
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MEDIA BUILDING (SUB-AREA C)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1091 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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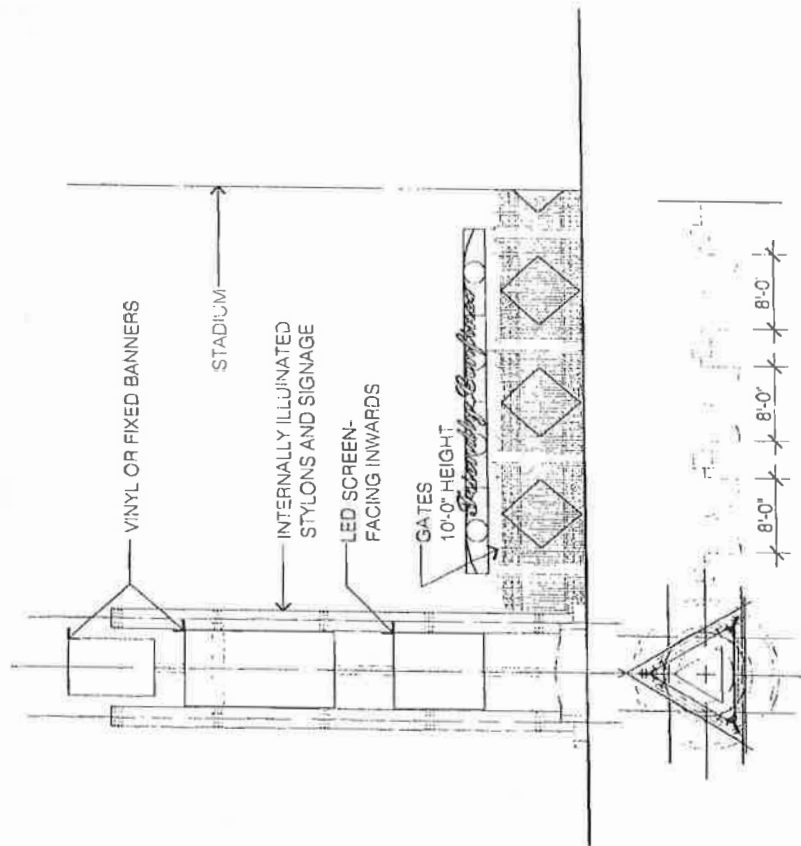
PLAZA GATE PLAN AND ELEVATIONS

APPLICANT: MRGAL EY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1090 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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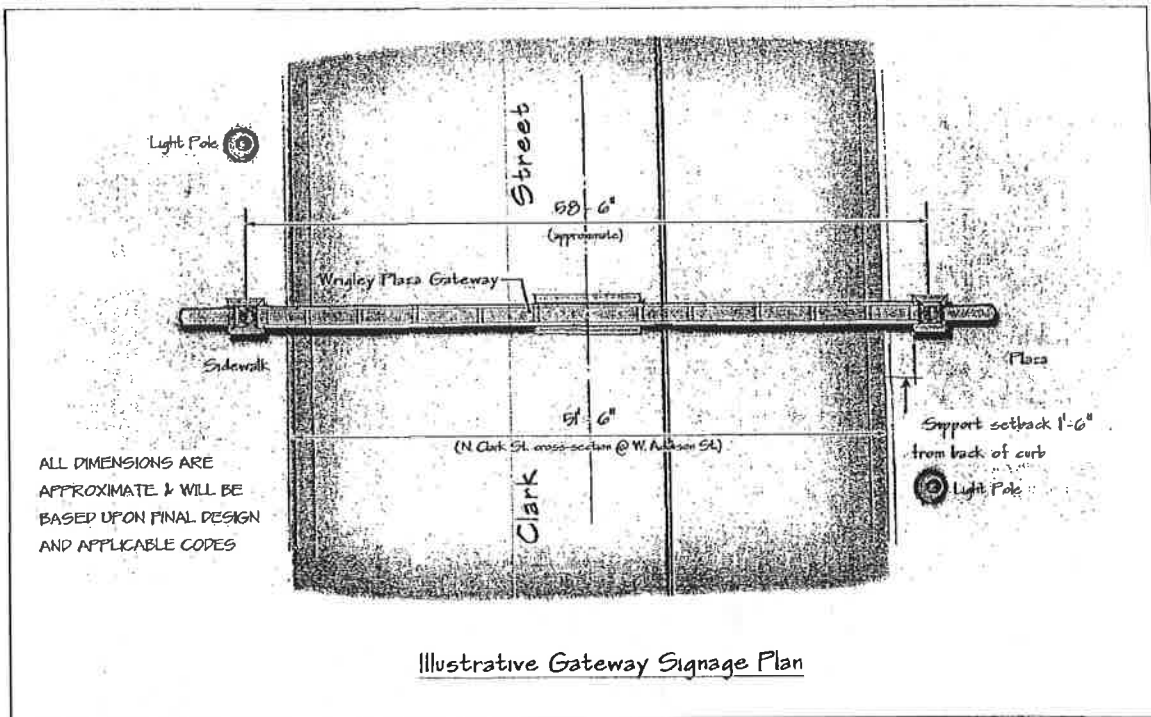
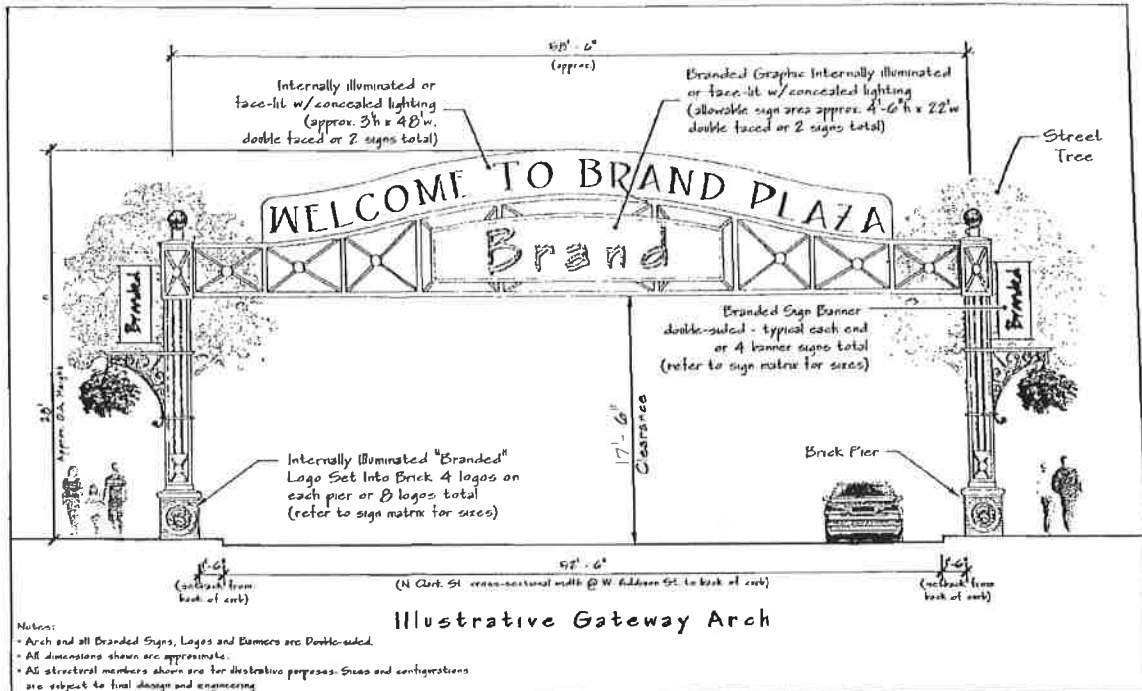


PLAZA STYLON PLAN AND ELEVATIONS

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1060 W ADDISON STREET
INTRODUCTION DATE: 16 OCTOBER 2013
FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION





GATEWAY ARCH & BRANDED SIGNAGE PLAN AND ELEVATION



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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Planned Development Signage Matrix, Section A: Approved signage where square footage is counted.

Applicant shall have the right and is permitted to erect, place, establish, paint, create, modify and maintain in the Planned Development all of the signs identified in the Zoning Ordinance as well as all the types of signs and the specific signs listed in this Signage Matrix, including without limitation pylons, blade signs, banners, LED screens and ribbon boards, exposed neon lighted flush mounted and similar signage. The maximum square footage of exterior regulated signage in the Planned Development shall be the square footage shown in Section A of this Signage Matrix, provided however the following signage shall be allowed and shall not be included in or otherwise counted in the calculation of total square footage maximum: signage existing as of the date of the Planned Development amendment; directional signage; signage which contains the name or logo of the baseball team playing in Wrigley Field; signage identified in Section B (approved, non-counted signage and without limitation including the notes attached to Section B); and, signage exempt under applicable law. Applicant will provide to the Department a Style Guide showing examples of the types of signs Applicant shall be allowed to install within the boundaries of each of SubArea B, C and D, individually. Applicant is permitted to allocate and reallocate the individual Sub Area's aggregate square footage of allowable signage and to modify any sign type or location listed below as long as the total square footage of exterior signage counted for purposes of this Section "A" within each of SubAreas B, C and D individually is not exceeded for such subarea, subject to the exclusions above, and further provided, however, that Applicant is permitted to allocate and reallocate the square footage of allowable signage counted for purposes of this Section "A" between the SubAreas B and D in the Planned Development by not more than 20% in such a way as Applicant may designate, which designation may, at Applicant's option, be done through a zoning and signage rights agreement between Applicant and other owners or lessors of the property in the applicable SubArea(s).

The categories and allocations of signage types, sizes and location which follow in the comments and chart below are representative of how and where such signage which is counted for purposes of this Section A may be implemented by Applicant within the Planned Development and the various Subareas, provided however Applicant shall have the right to allocate and reallocate such signage in the manner set forth below or in a different manner, subject to the limitations specifically set forth above; provided for SubAreas B and D only, the total area of all such signage which is LED signage and counted as part of the square footage total in this Section A may not exceed, in the aggregate, 5,000 square feet. This list is conceptual and not all signs need to be installed. Applicant shall have the right to determine which will be installed. Applicant shall have the right to determine the design, look feel and placement of all signs. No sign identified or similar to the signs listed in Section B of this Signage Matrix shall be governed by Section A of this Signage Matrix. Signage in Section B is in addition to the signage identified in this Section A. The content of any sign in this Signage Matrix, whether in Section A or B, shall be as determined by Applicant in its discretion and may change as desired by Applicant. Signage in this Signage Matrix is approved. Future sign requests will be approved provided they are not inconsistent with this Signage Matrix or the Planned Development.

Category	Square Footage	Comments
Hotel Parcel		
Starwood Signage		
Building sign	600	Hotel's sign at top of building. Internally illuminated.
Hotel Clark Street entrance sign	120	Located on canopy. Internally illuminated branded sign.
Blade signs	800	Two blade signs. Internally illuminated. Each sign is double sided, with each side being 200 sf.
Tenant Signs		
Corner marquee tenant	360	Three signs in each bay at corner of Clark & Addison. Internally illuminated.
Health Club sign at first floor	70	Main entrance to Health Club. Internally illuminated.
Health Club building sign	70	Building facade. Internally illuminated.
McDonald's storefront sign	80	Located over storefront per agreement. Internally illuminated.
McDonald's directional sign	15	Location TBD. Internally illuminated.
Tenant signs	640	Assume eight tenants @ 80 sf per tenant. Internally illuminated. Additional signs may be added as tenants identified (up to seven additional).
Window Awnings	200	Awning along Patterson street attached to the building - one static painted or vinyl sign per awning - total of 5 signs at 40 square feet each. 12' clear from grade & max. 18" from blade.
Blade branded vertical signs	1,200	Two blade vertical signs of 300 sf each total 600 sf. Two sided. Located at Clark & Addison/corner & on Clark at NE corner. Internally illuminated or neon.
Branded signs	900	Flat wall branded signs on bldg. facade - 3 @ 300 sf each.
Branded signs	750	Located at corner of Clark & Addison at top of bldg. Six signs @ 125 sf each.
LED ribbon board	450	LED ribbon board at corner of Clark & Addison. Approximately 3.0 x 150.0.
Subtotal Hotel Parcel	6,355	
Office Building		
Main sign	600	Located center of building at roof level. Internally illuminated.
Secondary sign	275	East & west ends of office bldg. at roof level - One sign at 275 sf each. Internally illuminated.
LED video boards	2,125	LED surrounding rotunda - 3 LED's at 425 sf each.
LED ribbon board	450	LED ribbon board at top of first floor - 3 feet tall by 150 feet long.
Facade signage	216	Store name and logo - four signs at 54 sf each. Internally illuminated.
Office	120	Logo/names of office tenant(s) over office entrance on Waveland Avenue. Internally illuminated.
Office Tenant signs	240	Assume three at 80 sf each. Internally illuminated.
Tenant Signs	480	Assume six additional tenants @ 80 sf per sign. Internally illuminated. Additional signs may be added as tenants are certified (up to seven additional).
Major tenant(s)	750	Assume three signs of 250 sf each. Internally illuminated.
Blade vertical signs	880	Vertical blade sign double sided attached to western edge of office bldg. Each sign is double sided, with each side being 220 sf.
Branded Activation Areas	280	Assume two activation zones - 140 sf each. Internally illuminated.
Showcase branded signage	1,000	Second level outdoor deck. Attached to trellis. Script font signage.
Sub-Total Office Bldg.	7,416	

SIGNAGE MATRIX

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1080 W ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION



Planned Development Signage Matrix, Section A: Approved signage where square footage is counted.

Clark Street - Gateway Arch		Arch signage does not count against the square footage in either sub-section "B" or "D".
Welcome Branded Arch signage	288	Located at center of arch - north and south sides two signs at 250 sf each. All letters shall either be internally illuminated with no exposed neon or concealed up-lighting.
Branded signage	198	Center of arch Plaza identification and sponsor sign 210 sf each side
Branded sign banners	124	Banners attached to arch structure 31 sf each - 4 total
Branded metallic/metal inserts	88	Branded internally illuminated branded metal cut out signs 4 each side @ 11 sf each - 8 total
Sub-Total Arch	698	
Plaza		
Stylons		Stylons are the 51' tall elements in the plaza. They have third-party sponsorship and messaging, LED and other components. Stylon examples are shown on the PD drawings submitted to the Department (e.g., style letter D).
Stylon brand area	1,050	Three signs at top of each of seven stylons - 50 sf each. Internally illuminated or face lighted.
LED	1,750	Each of seven stylons has LED board on two sides - 125 sf each.
Plaza entry gates	1,000	Assume two gates, signs @ 250 sf each, two per gate. Internally illuminated.
Main entry gate	500	10'x25' two sides of portal. Internally illuminated.
Branded walkway	200	Connector walkway from upper level plaza. Faces east into open plaza.
Sponsor activation	500	Two signs 10'x25'. Internally illuminated. Sponsor activation area allowed on plaza.
Sub-Total Plaza	5,000	
Ballpark Exterior		
Western Gate		
LED Ribbon Boards	120	Two LED ribbon boards 60 sf each (2'-0" x 15'-0" each).
Bleacher Gate		See Section B
Marquee Entrance		
Marquee sign	900	Existing neon marquee to remain with LED board. LED neon and technology board may be upgraded.
Panel below Marquee sign	125	Sign to be located in existing rectangle box below marquee. This area has been previously used for branded signage.
Ticket LED Ribbon	68	Existing LED ribbon board to be revamped to include two LED ribbon boards above ticket windows 2'-0" x 17'-0" each.
Mini-Triangle		
Gate entrance	1,000	Neon, internally illuminated or painted letters.
Neon sign concession stand 3rd level	600	Two exposed neon signs located above concession stand on third level. 300 sf each total 600 sf.
Ticket window LED	35	LED ribbon board located above ticket window.
LED sign east elevation	176	LED board, 37" inches high x 57 feet long.
LED sign south elevation	278	LED board, 37" inches high x 90 feet long.
Restaurant signage	200	Neon.
Restaurant (currently United Club)	200	Neon.
Restaurant (east facade, currently Sheffield Grill)	200	Neon. Located on east elevation of restaurant.
Store branded name	150	Logo centered over merchandise entry & behind three windows - exposed neon - 50 sf each.
Retail store	300	Neon signs - logo and store name. Located along Addison Street and over store entrance.
Store branded name	150	Located on exterior storefront. Internally illuminated.
Branded merchandise	21	Three branded neon signs behind glass storefront. Each sign 7 sf.
Branded blinds signs	135	Three branded signs attached to Mini-T and Sheffield Grill expansion 45 sf each total 135 sf total.
Branded Gate D signage	70	Branded, internally illuminated gate entry over Gate D entrance. Existing Gate D signage to be revised as noted.
Branded vertical sign Gate D	20	Branded, internally illuminated vertical flat sign flanking Gate D entry.
Branded Gate D vertical sign	160	Vertical, double-sided neon gate branded sign attached to south east corner of mini-T bldg. 80 sf per side.
Gate K		
Ticket LED Ribbon	40	Two LED ribbon boards located above and adjacent to ticket windows 2'-0" x 10'-0" each.
Total	24,317	

SIGNAGE MATRIX

APPLICANT: WIRELEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 10801 W ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION



Planned Development Signage Matrix, Section A: Approved signage where square footage is counted.

Notes:
1. The following signage types (including without limitation signs in the following categories which are upgraded or increased in size) are permitted and are excluded from calculation of the square footage maximum. Such signage may be added in the discretion of Applicant and shall be permitted:
a. Directional, public informational, accessibility signage, etc., and signage required by law
b. Portable and temporary signage, tables, chairs, umbrellas, awnings, patios, party decks, drink rails, doorways, etc. Without limiting the foregoing, signage (for example, awnings) on the exterior of Wrigley Field, the hotel, office building and plaza is allowed and shall be permitted subject to applicable building codes
c. Seasonal and event-related signage, skating rink, rink boards (e.g., dasher boards), farmers market, event hosts, movies, special events, banners, mobile food and beverage, gates, barricades, etc.
d. Signage promoting owner(s), signage related to event(s) in the Planned Development, signage related to the baseball team playing in Wrigley Field and/or containing its logo
e. Incidental, temporary, seasonal, special event, branded directional or specific location, mobile food and beverage signs, branded seasonal banners
f. Signage Interior to Wrigley Field.
2. Square footage listed is approximate. For example, as tenants are added or changed, additional signage may be added and signs may be modified to reflect the tenant name and may be larger or smaller.
3. Signage Interior to Wrigley Field is exempt from review under the Planned Development and is permitted subject to review by the Commission on Chicago Landmarks, as applicable.
4. Street pole banners will be added only when agreed by Applicant. Same for ads on public ways, trash containers, bus shelters, etc.
5. Any sign in this Section A may include third-party branding. For the avoidance of doubt and without limiting the foregoing, signs which are Cubs-branded are allowed, even if a third-party logo or identification also appears on the sign.
6. The square footage included in this Signage Matrix is for informational purposes only and does not imply any maximum square footage for such signs. Signage is subject to the overall maximum square footage.
7. Cubs pennant on back of bleacher scoreboard is omitted and should not be counted for purposes of calculating the square footage of signage or allowable signage in the Planned Development.
8. Signage associated with sponsor displays in activation zones on the interior of the ballpark is not subject to square footage maximum. It is permitted.
9. Signage is listed as "existing" in this Matrix if a sign is presently in the noted location, even if the sign proposed in this Matrix is expanded or modified from the existing sign. Future or modified signage is permitted in this approximate location in the dimensions, style or illumination noted in this Matrix or permitted by the Planned Development.
10. All sign dimensions, locations and styles are approximate and may be modified or expanded as long as not inconsistent with the Master Sign Program Contents, as approved by the Commission on Chicago Landmarks (for signs Interior to Wrigley Field) or with the Planned Development (for regulated signs not Interior to Wrigley Field)

SIGNAGE MATRIX

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1000 W ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION



Planned Development Signage Matrix, Section B: Approved signage where square footage is not counted

In addition to the signage set forth in Section A of this Signage Matrix, Applicant shall have the right and is permitted to erect, place, establish, paint, create, modify and maintain in the Planned Development all of the signs identified in the Zoning Ordinance as well as all the types of signs and the specific signs listed in this Signage Matrix, including without limitation stylons, blade signs, banners, LED screens and ribbon boards, exposed neon lighted flush mounted and similar signage. The maximum square footage of exterior regulated signage in the Planned Development shall be the square footage shown in Section A of this Signage Matrix, provided however the following signage shall be allowed and shall not be included in or otherwise counted in the calculation of total square footage maximum: signage existing as of the date of the Planned Development amendment, directional signage, signage which contains the name or logo of the baseball team playing in Wrigley Field, signage identified in Section B (approved, non-counted signage and without limitation including the notes attached to Section B); and, signage exempt under applicable law. Applicant will provide to the Department a Style Guide showing examples of the types of signs Applicant shall be allowed to install. Within the boundaries of each of SubArea B, C and D, individually, Applicant is permitted to allocate and reallocate the aggregate square footage of allowable signage designated for each such subarea below and to modify any sign type or location listed below, and further provided, however, that Applicant is permitted to allocate and reallocate the square footage of allowable signage between the Sub Areas B and D in the Planned Development in such a way as Applicant may designate, which designation may, at Applicant's option, be done through a zoning and signage rights agreement between Applicant and other owners or lessors of the property in the applicable SubArea(s).

The categories and allocations of signage types, sizes and location which follow in the comments and chart below are representative of how and where such signage may be implemented by Applicant within the Planned Development and the various Subareas, provided however Applicant shall have the right to allocate and reallocate such signage in the manner set forth below or in a different manner, subject to the limitations specifically set forth above. This list is conceptual and not all signs need to be installed. Applicant shall have the right to determine which will be installed. Applicant shall have the right to determine the design, look feel and placement of all signs. No sign identified or similar to the signs listed in Section B of this Signage Matrix shall be governed by Section A of this Signage Matrix. The content of any sign in this Signage Matrix, whether in Section A or B shall be as determined by Applicant in its discretion and may change as desired by Applicant. Signage in this Signage Matrix is approved. Future sign requests will be approved provided they are not inconsistent with this Signage Matrix or the Planned Development.

Detail	Square Footage	Comments
Hotel Parcel		
Directional signage	15	Monument sign. Located along Clark Street
Parking Garage	80	Branded Garage entrance. Internally illuminated
Canopy sign	45	Sign at drop-off area. Internally illuminated
Flat roof sign	Not applicable	Flat, internally illuminated branded roof sign. Located below parapet wall. (2000 sf)
Showcase experience gate entrance	2,000	Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage. See, e.g., H and H-2
Subtotal Hotel Parcel	2,140	
Office Building		
Flat roof sign	Not applicable	Flat internally illuminated branded roof sign. Located below parapet wall. (2000 sf)
Sub-Total Office Bldg.	1,800	
Plaza		
Stylons		Stylons are the 51' tall elements in the plaza. They have third-party sponsorship and messaging, LED and other components. Stylon examples are shown on the PD drawings submitted to the Department (e.g., style letter J)
Banners	4,032	Banners on each of the three sides of each stylon - 8'x24' each side
Plaza Baseball art	500	Branded sculpture. May include 3rd party sponsor or advertiser.
Branded 3D art sculpture	800	Internal illuminated. May include 3rd party sponsor or advertiser.
Lighted neon baseball	500	illuminated neon baseball art. May include 3rd party sponsor or advertiser.
Event signage	600	Changeable event signage. Internally illuminated.
Metal fencing	600	Branded logo in decorative plaza fencing.
Water element signage	400	Bronze flat sign embedded in plaza paving surface (e.g. Millennium Park)
Temporary/Seasonal signage	Not applicable	X Seasonal and temporary signage, internally illuminated or static, for events, on staging, etc.
Cecession trolley/train	1,440	Total of nine cars, location TBD on Plaza @160 sf per car
Sub-Total Plaza	8,872	
Parking Lots & Garages		
Parking lot branding signage	Not applicable	Entrances to parking lots. Assume two entrances per lot, nine Cubs owned and operated lots currently, but only three in this P.D. 125 sf each
Ballpark Exterior		
Western Gate		
Branded entrance arch	1,000	Branded entry - exposed neon located over gate entry

SIGNAGE MATRIX

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1080 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

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Planned Development Signage Matrix, Section B: Approved signage where square footage is not counted

Showcase experience gate entrance	Not applicable 2000		Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage. See, e.g., H and H-2
Bleacher Gate			
Entry gate brand	660	X	Signage located above gate (currently Bind Bleachers). Sign at Bleacher entry gate to be non-flashing. Specific brand names can be changed once every hour during an event. Sign to be either internally or externally illuminated.
Showcase experience gate entrance	Not applicable 2000		Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage. See, e.g., H and H-2
Ticket office CP bleacher gate	100		Two new ticket offices flank center field bleacher gate. 100 sf for each new ticket booth LED board.
Bleacher VIP entrance gate	20		Internally illuminated and static sign
Marcue Entrance			
Entry gate brand	1,000		Neon. Internally illuminated.
Showcase experience gate entrance	Not applicable 2000		Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage. See, e.g., H and H-2
Branded Activation zone	48		Branded activation zone signage. Neon behind glass storefront
Branded Activation zone	14		Two flat signs - (7 sf each). Branded vertical sign flanking branded activation zone entrance. Internally illuminated.
Branded Premium Entrance	30		Branded premium neon sign behind glass
Branded merchandise	30		Branded neon sign merchandise behind glass
Marcue Restaurant	60		Neon branded
Retail store	80		Neon signs flanking store
Premium Entrance @ main gate	80		Neon sign flanking premium entrance
Ticket office @ Main gate	80	X	Neon sign flanking ticket windows
Ticket will call premium branded @ main gate	20	X	Will call branded neon letters
Ticket Window @ main gate	35	X	Neon sign located above ticket window
Temporary banners and photos	Not applicable		
Mini-Triangle			
Entry gate brand	1,000		Neon. Internally illuminated.
Showcase experience gate entrance	Not applicable 2000		Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage. See, e.g., H and H-2
Branded awnings over concessions - third level	48		Branded logo on each awning. Most likely painted/vinyl fabric. Total eight awnings - 6 sf per branded logo total 48 sf. Note: similar awnings may be added in other locations within the ballpark interior
Gate Name sign	65		Branded gate. Exposed neon
Concession/ticket	42		Three flat signs each side of entry concession/tickets. 7 sf each - total 21 sf per side - 42 sf total. Internally illuminated
Logo sign	360		One neon logo sign located on south elevation
Temporary banners and photos	Not applicable		Banners on exterior facade and chain link fence, as on Opening Week and for special events
Gate K			
Entry gate brand	1,000	X	Two, internally illuminated signs, branded entrance. Existing Gate ID signage to be revised
Showcase experience gate entrance	Not applicable 2000		Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage. See, e.g., H and H-2
Gate K Ticket window	80	X	Internally illuminated sign above ticket window. Existing Gate ID signage to be revised
Waveland, Sheffield and around exterior			
Gate ID signs along Sheffield & Waveland	175		Branded, illuminated gate ID names located along Sheffield & Waveland
Directional signs, CP bleacher gate	352	X	Way finding signage. The number of signs will vary. A number of directional signs currently exist around the ballpark
Historic banners	Not applicable	X	Placed around entire ballpark including Addison, Sheffield & Waveland hung off of back of bleachers etc. \$0 fabric/nylon banners at 40 sf each. Includes players numbers & images, important dates and accomplishments throughout Cubs history and brands, etc.
Sheffield Temporary Event Signage	Not applicable		Temporary signage installed for the street events

SIGNAGE MATRIX

APPLICANT: WIRLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1069 W. ADDISON STREET
 PRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION



Planned Development Signage Matrix, Section B: Approved signage where square footage is not counted

Streetscape	Not applicable		Applicant will have the right to brand street poles, bus shelters, garbage cans & other street and site furniture. Applicant may also install Applicants desired concepts as per Planned Development. No other third-party signage is allowed on banners, street furniture or otherwise along either side of the streets bounded by Clark St, Waveland Ave, Sheffield Ave and Addison St, unless sponsor is the Cubs and Cubs sponsors.
Bike Parking Area	Not applicable	X	Location TBD Internally illuminated
Clark Street - Gateway Arch			See section "A"
Total	20,177		
Notes:			
1. The following signage types (including without limitation signs in the following categories which are upgraded or increased in size) are permitted and are excluded from calculation of the square footage maximum. Such signage may be added in the discretion of Applicant and shall be permitted:			
a. Directional, public informational, accessibility signage, etc., and signage required by law.			
b. Portable and temporary signage, tables, chairs, umbrellas, awnings, patios, party decks, drink rails, doorways, etc. (Without limiting the foregoing, signage (for example, awnings) on the exterior of Wrigley Field, the hotel, office building and plaza is allowed and shall be permitted subject to applicable building codes.			
c. Seasonal and event-related signage, skating rink, rink boards (e.g., dasher boards), farmers market, event hosts, movies, special events, banners, mobile food and beverage, gates, barricades, etc.			
d. Signage promoting owner(s), signage related to event(s) in the Planned Development, signage related to the baseball team playing in Wrigley Field and/or containing its logo.			
e. Incidental, temporary, seasonal, special event, branded directional or specific location, mobile food and beverage signs, branded seasonal banners.			
f. Signage Interior to Wrigley Field.			
2. Square footage listed is approximate. For example, as tenants are added or changed, additional signage may be added and signs may be modified to reflect the tenant name and may be larger or smaller.			
3. Signage Interior to Wrigley Field is exempt from review under the Planned Development and is permitted subject to review by the Commission on Chicago Landmarks, as applicable.			
4. Street pole banners will be added only when agreed by Applicant. Some ads on public ways, trash containers, bus shelters, etc.			
5. Any sign in this Section B may include third-party branding. For the avoidance of doubt and without limiting the foregoing, signs which are Cubs-branded are allowed, even if a third-party logo or identification also appears on the sign.			
6. The square footage included in this Signage Matrix is for informational purposes only and does not imply any maximum square footage for such signs. Signage is subject to the overall maximum square footage.			
7. Cubs pennant on back of bleacher scoreboard is omitted and should not be counted for purposes of calculating the square footage of signage or allowable signage in the Planned Development.			
8. Signage associated with sponsor displays in activation zones on the interior of the ballpark is not subject to square footage maximum. It is permitted.			
9. Signage is listed as "existing" in this Matrix if a sign is presently in the noted location, even if the sign proposed in this Matrix is expanded or modified from the existing sign. Future or modified signage is permitted in this approximate location in the dimensions, style or illumination noted in this Matrix or permitted by the Planned Development.			
10. All sign dimensions, locations and styles are approximate and may be modified or expanded as long as not inconsistent with the Master Sign Program Contents, as approved by the Commission on Chicago Landmarks (for signs Interior to Wrigley Field) or with the Planned Development (for regulated signs not Interior to Wrigley Field).			

SIGNAGE MATRIX

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1090 W. ADDISON STREET
 INTRODUCTION DATE: 16 OCTOBER 2013
 FINAL DATE: 21 NOVEMBER 2013

FINAL FOR PUBLICATION



Reclassification Of Area Shown On Map No. 9-G.

(As Amended)

(Application No. 17730)

(Common Address: 1060 W. Addison St., 3639 -- 3659 N. Clark St., 1101 -- 1103 W. Waveland Ave., 3701 -- 3709 N. Clifton Ave. And 3614 -- 3640 N. Clark St.)

[SO2013-3335]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District, Entertainment and Spectator Sports Planned Development Number 958 and B3-2 Community Shopping District symbols and indications as shown on Map 9-G in the area bounded by:

a line 103.78 feet north of and parallel to West Waveland Avenue; a line 120.00 feet east of and parallel to North Clifton Avenue; West Waveland Avenue; North Sheffield Avenue; West Addison Street; the public alley next west of and parallel (in part) to North Clark Street; the north right-of-way line of West Patterson Avenue; North Clark Street; West Waveland Avenue; and North Clifton Avenue,

to those of a C2-5 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-5 Motor Vehicle-Related Commercial District symbols and indications as shown on Map 9-G in the area bounded by:

a line 103.78 feet north of and parallel to West Waveland Avenue; a line 120.00 feet east of and parallel to North Clifton Avenue; West Waveland Avenue; North Sheffield Avenue; West Addison Street; the public alley next west of and parallel (in part) to North Clark Street; the north right-of-way line of West Patterson Avenue; North Clark Street; West Waveland Avenue; and North Clifton Avenue,

to those of Entertainment and Spectator Sports Planned Development Number 958, as amended.

SECTION 3. 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:

*Entertainment And Spectator Sports Planned Development
No. 958, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Entertainment and Spectator Sports Planned Development Number 958, as amended (the "Planned Development") consists of a net site area of approximately five hundred nine thousand nine (509,009) square feet (11.69 acres) of property, including approximately 34,618 square feet to be vacated, all as depicted on the attached Planned Development Boundary and Property Line Map and Right-of-Way Adjustment Map (the "Property"). The term "Property" shall also be deemed to include certain air rights to be vacated, as shown on the Right-of-Way Adjustment Maps included as part of the Plans (defined below); provided, however, the square footage of such vacated air rights shall not be included in the calculation of net site area. The "Applicants" for purposes of this Planned Development are Wrigley Field Holdings LLC and Wrigley Field Parking Operations LLC as the owners of Subarea A, Triangle Property Holdings LLC and Wrigley Field Parking Operations LLC as the owners of Subarea B, Wrigley Field Parking Operations LLC as the owner of Subarea C and North Clark Street LLC as the owner of Subarea D. As used in this Planned Development, the term "Applicant" or "Applicants" means the Applicants collectively, or individually with respect to individual subareas or the improvements thereto and uses thereof, as the context requires.
2. Applicant shall obtain all applicable official reviews, approvals, permits and/or agreements which are required to implement this plan of development. Any dedication or vacation of streets, alleys or easements or any adjustment of or privileges to use rights-of-way shall require a separate approval by the City Council, provided however the right-of-way adjustments shown on the Right-of-Way Adjustment Plan shall be approved by the Department of Housing and Economic Development (the "Department"), the Department of Transportation and any other City agency with review authority, subject to these statements and the requisite approval of the City Council. Subject to site plan approval by the Department, Applicant shall have the right to construct a pedestrian bridge over Clark Street and a deck over North Patterson Avenue in substantial conformance with the Plans. This Planned Development is intended to encourage economic development at the site and in its immediate vicinity.
3. The requirements, obligations and conditions of this Planned Development shall be binding upon Applicant, its successors and assigns and, if different than Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to Applicant shall inure to the benefit of Applicant's successors and assigns and, if different than Applicant, the legal title holder 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 any subsequent 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.

4. This Plan of Development consists of these nineteen (19) statements and the following exhibits (collectively, the "Plans"):
 - (a) Bulk Regulations and Data Table;
 - (b) Existing Land-Use Map prepared by VOA Associates, Inc. and dated July 18, 2013;
 - (c) Existing Zoning Map;
 - (d) Planned Development Boundary and Subarea Boundary Map, consisting of two (2) pages, prepared by VOA Associates, Inc. and dated July 18, 2013;
 - (e) Right-of-Way Adjustment Maps, prepared by VOA Associates, Inc., consisting of eight (8) pages, prepared by VOA Associates, Inc. and dated July 18, 2013;
 - (f) Site plans, landscape plans, landscape details, building elevations, expansion plans, other drawings and plans and Preliminary Design Brief, consisting of forty-eight (48) pages, prepared by VOA Associates, Inc. and dated July 18, 2013; and
 - (g) Planned Development Signage Matrix, consisting of six (6) pages, prepared by VOA Associates, Inc. and dated July 18, 2013 (the "PD Signage Matrix").

Full-sized copies of the Plans are on file with the Department. Any interior demising walls and other interior improvements and spaces shown on the Plans are for information only, and this Planned Development shall not be deemed to limit or prescribe the location of interior demising walls or other interior improvements or spaces.

This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a planned development. The provisions of this Planned Development are intended to apply to the Property and are in lieu of any conflicting, inconsistent or more restrictive provisions of the Chicago Zoning Ordinance.

5. The following uses are allowed in the areas delineated herein as Entertainment and Spectator Sports Planned Development Number 958, as amended (including all subareas as designated herein): all uses allowed in a C2-5 Motor Vehicle-Related Commercial District, including, without limitation, and in addition, as applicable: entertainment and spectator sports establishments of any capacity, other than inter-track wagering facilities; lighting for night events; seasonal lighting; special events and entertainment (including, without limitation, live and recorded musical performances and concerts; theater and movies; sports tournaments, competitions and exhibitions not limited to baseball and including sports such as football, softball, basketball, volleyball, hockey, cycling and extreme sports exhibitions such as "X Games"); permanent, semi-permanent, temporary and portable concessions, vendors, carts, catering, kiosks and trolleys; food trucks; farmer's markets; outdoor music; public performances; dining and picnic areas; general retail sales; food and beverage sales (including liquor); restaurants; taverns (including, without limitation, bars and night clubs); hotels; offices;

at-grade, terrace and rooftop outdoor patios; plazas and open space; sidewalk cafes; public address and sound systems; stadium suites; team and other service uses such as clubhouses, locker rooms, batting cages, media rooms, player lounge and related services and facilities; banquet, conference and meeting halls; scoreboards; lodges and private clubs; beer gardens; sponsorships; co-located and freestanding broadcast and telecommunications equipment and facilities (including earth station receiving dishes); generators and other power generating facilities; ticket offices, ticket sales and ticket agencies; ticket brokers; public and civic uses (including, without limitation, museums, fund-raisers and other non-profit events); pyrotechnic displays (but not in connection with baseball games, other than for playoffs/post-season, All Star Game, Opening Day and Fourth of July, all subject to applicable permit approval); community centers; participant sports and recreation (including, without limitation, health clubs, ice rink, and sports); personal services (including, without limitation, spas); accessory and non-accessory parking; outdoor staging and parking of commercial and communications vehicles; the existing off-premises billboard advertising sign in Subareas C and D; any use identified in the Plans not set forth herein; and accessory uses. In the event any provisions of this Planned Development conflict with the Night Game Ordinance (the ordinance adopted on June 5, 2013 and set forth in the *Journal of the Proceedings of the City Council of the City of Chicago* at pages 54974 through 54982), as the same may be amended from time to time, the provisions of the Night Game Ordinance, as may be amended, shall govern.

The following uses in the C2-5 Motor Vehicle-Related Commercial District are prohibited: uses in the residential use group, adult use, stables, day labor employment agency, inter-track wagering facility, pay day loan store, pawn shop, poultry (including slaughtering with associated retail sales), funeral and internment services, gas stations, urban farms, construction sales and service, and hookah bars.

Subject to compliance with Statement 18, portions of the Property may be utilized on an interim basis for accessory and non-accessory parking, construction staging, construction support activities and the storage of construction materials for the various stages of development of the Property. All allowed uses of the Property may be operated indoors and outdoors.

6. In Subarea A, exterior on-premises signs are permitted subject to the review and approval of the Department and, if applicable, the Commission on Chicago Landmarks.

In Subarea B, exterior on-premises signs are permitted subject to the review and approval of the Department.

In Subarea C, exterior on-premises signs are permitted subject to the review and approval of the Department. Notwithstanding any provision of this Planned Development to the contrary, the existing off-premises billboard sign is permitted. In Subarea D, exterior on-premises signs are permitted subject to the review and approval of the Department. Notwithstanding any provision of this Planned Development to the contrary, the existing off-premises billboard sign is permitted prior to development of Subarea D as contemplated herein.

All Subareas: Notwithstanding the foregoing, the Department shall approve all signs substantially conforming to the PD Signage Matrix. The PD Signage Matrix is

incorporated herein and is hereby approved as an integral part of this Planned Development, the proposed expansion and renovation of Wrigley Field, and development and redevelopment of the Property as contemplated herein.

For the purposes of this Planned Development, any sign which identifies the name or sponsorship of any structure or designated area within the Property, such as "Captain Morgan Club", or any sponsor of the baseball team operating in the ballpark, or any sponsor of a retail showcase or other space within the Property, shall be deemed an on-premises sign and may be located in any subarea. Maximum total sign area shall be determined as set forth in the PD Signage Matrix. Interior signs are permitted and nothing in this Planned Development shall regulate any interior sign. Specifically, but without limitation, Applicant shall have the right to expand the Wrigley Field bleachers to install (i) a new video board in left field, which may include an LED sign, a neon illuminated sign above it and two light towers to assist in outfield lighting; and (ii) a neon sign in right field, which signage has been approved by the Commission on Chicago Landmarks and, in addition to being part of the bleacher expansion, and along with all other signage contemplated by this Planned Development, is integral to the expansion and renovation of Wrigley Field and the (development and redevelopment of the Property as contemplated herein. In furtherance of the foregoing, and for the avoidance of doubt, a sign shall be deemed interior and inside Wrigley Field if: (1) the message face and the primary vertical structural supports of such sign are located entirely within the property lines of Subarea A (which property lines include vacated air rights); and (2) the primary audience for such sign is persons viewing (in person or on television) events inside the ballpark, regardless of whether the sign or any part thereof is legible or can be seen from the exterior of the ballpark or any adjacent right-of-way.

Signs set forth in the PD Signage Matrix, including, without limitation, all existing signs, are permitted and approved, subject where applicable to the review and approval of the Commission on Chicago Landmarks (i.e., signs attached to Protected Features of Wrigley Field). The Commission on Chicago Landmarks has approved a Master Sign Program governing certain signage in Subarea A. Nothing in this Planned Development or the PD Signage Matrix shall be deemed to regulate or limit any other sign exempt from regulation under Section 17-12-0500 of the Chicago Zoning Ordinance, or incidental, temporary and special events signage.

Solely as applied to the Property, this Planned Development and the PD Signage Matrix shall supersede any provisions of Title 17 of the Chicago Municipal Code which are inconsistent or in conflict with or more restrictive than the PD Signage Matrix, including, without limitation, Chapter 17-12 of the Zoning Ordinance.

7. Off-street parking and off-street loading shall be provided in compliance with the Bulk Regulations and Data Table and any exhibits attached hereto.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of final design and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department.

9. As part of this Planned Development, infrastructure improvements will be undertaken as follows:
- a traffic signal at the intersection of Clark Street and Waveland Avenue.
 - a traffic signal at the intersection of Clark Street and Roscoe Street.
 - a traffic signal at the intersection of Clark Street and School Street.
 - a wireless traffic signal interconnect on Clark Street, from Belmont Avenue to Irving Park Road.

All of the foregoing infrastructure improvements will be designed and installed by the Department of Transportation and paid for using the CubFund, with an additional contribution from Applicant of an amount equal to the actual costs to install a traffic signal at the intersection of Clark Street and Waveland Avenue not to exceed in any event \$350,000 and such additional contribution shall be used solely for this purpose and no other. Applicant will pay or reimburse, as the case may be, this amount to the Department of Transportation following written notice to the Department, the Department of Transportation and the Department of Buildings that Applicant intends to apply for a certificate of occupancy for the improvements in Subarea B. No certificate of occupancy may be issued until and unless said payment has been made, provided however a Certificate of Occupancy will not be denied or delayed if the City decides not to install the traffic signal at the intersection of Clark Street and Waveland Avenue or the installation is otherwise delayed. In addition, Applicant and the Department of Transportation have developed a hotel management plan for the hotel and related uses on Subarea D, which the Department of Transportation has approved. Further, Applicant and the Department of Transportation have developed a traffic management plan for game day traffic which the Department of Transportation has approved and Applicant and the Department of Transportation will continue to meet on an annual basis to review this game-day traffic management plan, evaluate the future traffic conditions and discuss any necessary modifications.

10. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall be subject only to:
- (a) height limitations established by the Federal Aviation Administration; and
 - (b) airport zoning regulations as established by the Department, the Department of Aviation and the Department of Law and approved by the City Council.
 - (c) For purposes of height measurement, the definitions in the Zoning Ordinance shall apply.

11. 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. The fee shall be calculated in the same manner as is standard and generally applicable to all Part II fees, and 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.
12. The maximum permitted floor area ratio for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the requirements of the Zoning Ordinance shall apply and the following additional exclusions shall also apply: (a) space devoted to mechanical equipment, if any, shall not be counted as floor area; (b) the seating bowl of the stadium will not be counted as floor area; and (c) all parking located on the Property shall be deemed accessory off-street parking and any space devoted to parking (including all lobbies, concourses and areas accessory thereto) shall not be counted as floor area.
13. 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. The new buildings (i.e., those located on Subarea B and Subarea D) proposed to be constructed in the Planned Development at the date of this amendment shall be designed per LEED criteria with a green roof per the Plans.
14. Applicant acknowledges it is in the public interest to design, construct and maintain the expansion and renovation of Wrigley Field and development and redevelopment of the Property as contemplated herein in a manner which promotes, enables and maximizes universal access throughout the Property. Prior to issuance of a permit, plans for all material new construction and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permits shall be granted for any material new construction or improvement until the Director of MOPD has approved detailed construction drawings for each such material new construction or improvement.
15. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for any use contemplated herein which is located or established in, on, over or above the improvements, facilities and spaces undertaken in accordance with the Plans other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Applicant and the Department, at either party's request, may continue to evolve the design of the building elevations on Subarea B and Subarea D and changes to such elevations, if any, shall, if mutually agreed, be approved by the Department administratively as a Minor Change. Uses which are allowed as set forth in statement 5 but which involve development of Subarea B and Subarea D in a manner which materially and significantly modifies the uses set forth in the Plans (i.e., do not include a hotel in Subarea D or an office building in Subarea B) must be submitted for Site Plan Approval to the Department prior to

Part II Approval pursuant to this Statement 15. Notwithstanding the foregoing, temporary or seasonal uses, including any of the special events and entertainment uses listed above, sidewalk and outdoor cafes, and any non-permanent structures, including without limitation farmer's markets, music performances, special events, movies, athletic contests and exhibitions, sidewalk and outdoor cafes, ice rinks, other events or uses of a temporary or seasonal nature and any non-permanent structures, shall not require Site Plan Approval. To the extent Site Plan Approval is required for Subarea B or Subarea D as set forth in this Statement 15, Applicant shall, prior to Part II Approval, submit the information required in this Statement 15 below for the specific Subarea(s) for review and approval by the Department (the "Subarea Site Plan Approval Submittals"). Review and approval by the Department is intended to assure that specific development components substantially conform with this Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals need only include the portion of the Property for which approval is being sought by Applicant. If Applicant is seeking approval of a portion of the Property which represents less than an entire Subarea, Applicant shall also include a site plan for the area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street rights-of-way. Site plans which propose new curb cuts or other changes to any rights-of-way must also receive Department of Transportation approval. If the Subarea Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department shall approve such submittal. Following approval by the Department, the approved Subarea Site Plan Approval Submittals, including supporting data and materials, shall be made part of the main file and shall be deemed an integral part of this Planned Development.

Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject Subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

16. The terms, conditions and exhibits of this Planned Development may be modified, administratively, by the Commissioner of the Department upon the application for such a modification by Applicant or legal titleholder of the Property and after a determination by the Commissioner of the Department that such a modification is minor, appropriate

- and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the Department shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
17. Final landscape plan review and approval will be by the Department and will be approved provided it substantially conforms with the applicable Plans. In the event of any conflict or contradiction between, the Plans, on the one hand, and the Landscape Ordinance or the Sustainable Development Policy Matrix, on the other hand, the Plans shall control over the Landscape Ordinance and the Sustainable Development Policy Matrix. Any interim reviews associated with site plan review or Part II Reviews are conditional until final Part II Approval.
 18. Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code or any other provision of that Code.
 19. Unless construction of the improvements within Subarea A as contemplated by this Planned Development has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall expire by separately introduced ordinance, if any, and in such event the zoning of the Property shall revert to the C2-5 Motor Vehicle-Related Commercial District. It is understood this Planned Development involves a multi-phase development. Provided that this Planned Development has not expired pursuant to the previous sentence, then following the first six-year period governing Subarea A, including the additional one-year extension permitted, unless construction of the improvements as contemplated by this Planned Development has commenced within six years thereafter within either Subarea B or D, then this Planned Development shall expire, solely with, respect to both such Subareas, by separately introduced ordinance, if any, and in such event the zoning of such Subareas shall revert to the C2-5 Motor Vehicle-Related Commercial District.

[Existing Land-Use Map; Existing Zoning Map; Planned Development Boundary and Subarea Boundary Maps; Right-of-Way Adjustment Maps; Site Plans; Landscape Plans; Landscape Details; Building Elevations; Expansion Plans; Preliminary Design Brief; and Signage Matrix referred to in these Plan of Development Statements printed on pages 58438 through 58503 of this *Journal*.]

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

*Entertainment And Spectator Sports Planned Development
Number 958, As Amended.*

Bulk Regulation And Data Table.

Gross Site Area (square feet):	617,099
Public Rights-of-Way (square feet):	108,090
Net Site Area (square feet):	
Total ⁽¹⁾ :	509,009
Subarea A:	
Existing:	361,162
Rights-of-Way to be Vacated ⁽²⁾ :	26,269
Subarea A Total:	387,431
Subarea B:	
Existing:	55,437
Rights-of-Way to be Vacated ⁽²⁾ :	8,349
Subarea B Total:	63,786
Subarea C:	12,454
Subarea D:	45,338

(1) Includes the areas to be vacated as set forth herein and excludes air rights to be vacated.

(2) Excludes air rights to be vacated.

Maximum Floor Area Ratio:

Overall:	2.45
Subarea A:	2.20
Subarea B:	2.30
Subarea C:	0.25
Subarea D:	4.25

Minimum Building Setbacks:

Subarea A:

North:	0 feet, 0 inches
West:	0 feet, 0 inches
East:	0 feet, 0 inches
South:	0 feet, 0 inches

Subarea B:

North:	8 feet, 0 inches
West:	0 feet, 0 inches
East:	4 feet, 4 inches
South:	See Site Plan for Details

Subarea C:

North:	2 feet, 6 inches
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West: 10 feet, 0 inches
East: 10 feet, 0 inches
South: 80 feet, 0 inches

Subarea D:

North: 0 feet, 0 inches
West: 0 feet, 0 inches
East: 0 feet, 0 inches
South: 0 feet, 0 inches

Minimum Number of Loading Berths:

Subarea A: Zero
Subarea B: 2 (1 at 17 feet, 8 inches by 26 feet, 0 inches;
1 at 17 feet, 8 inches by 50 feet, 3 inches)
Subarea C: Zero
Subarea D: 3 (2 at 10 feet by 25 feet; 1 at 10 feet by
50 feet)

Maximum Number of Hotel Keys in Subarea D:

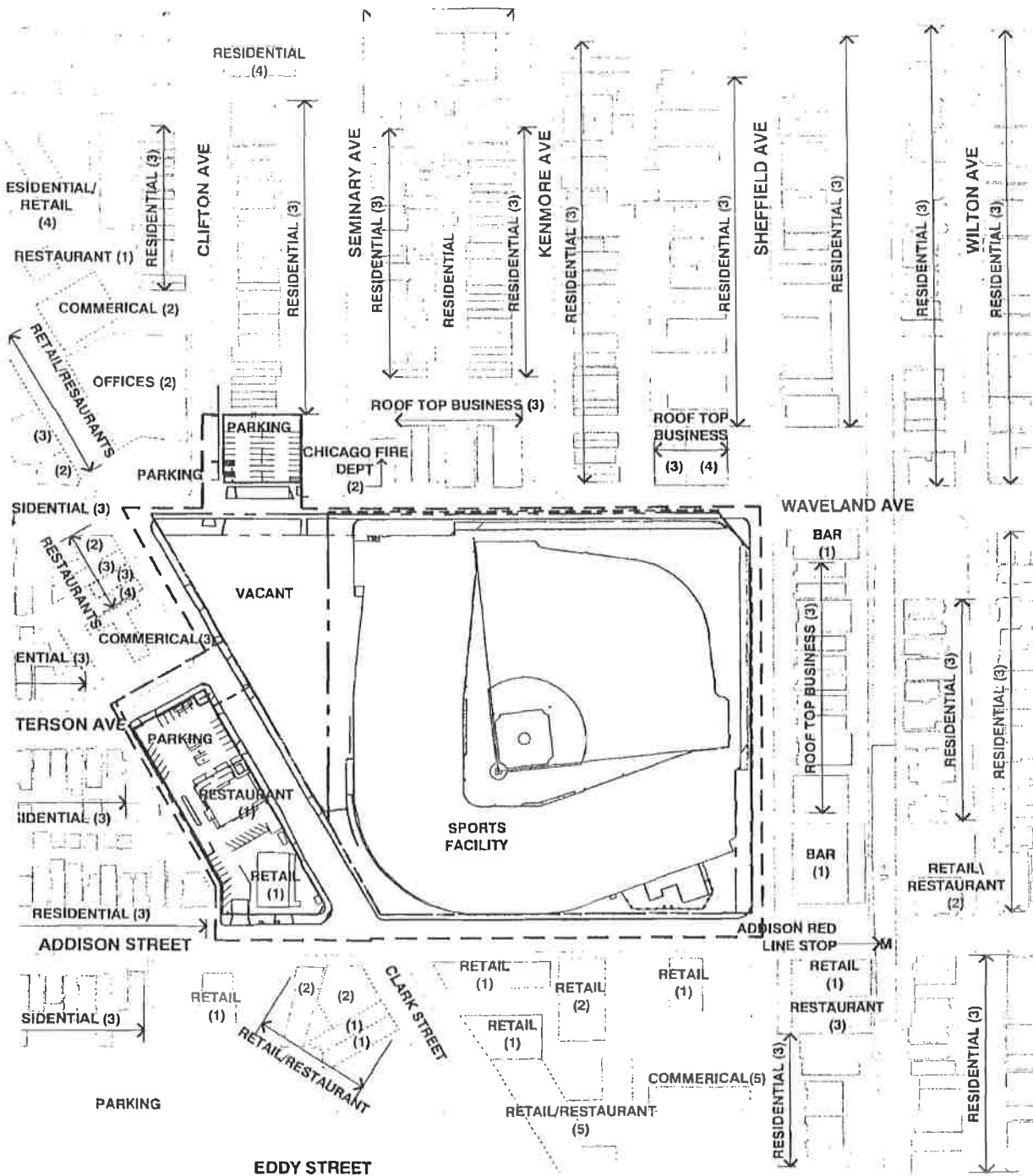
182

Maximum Building Height:

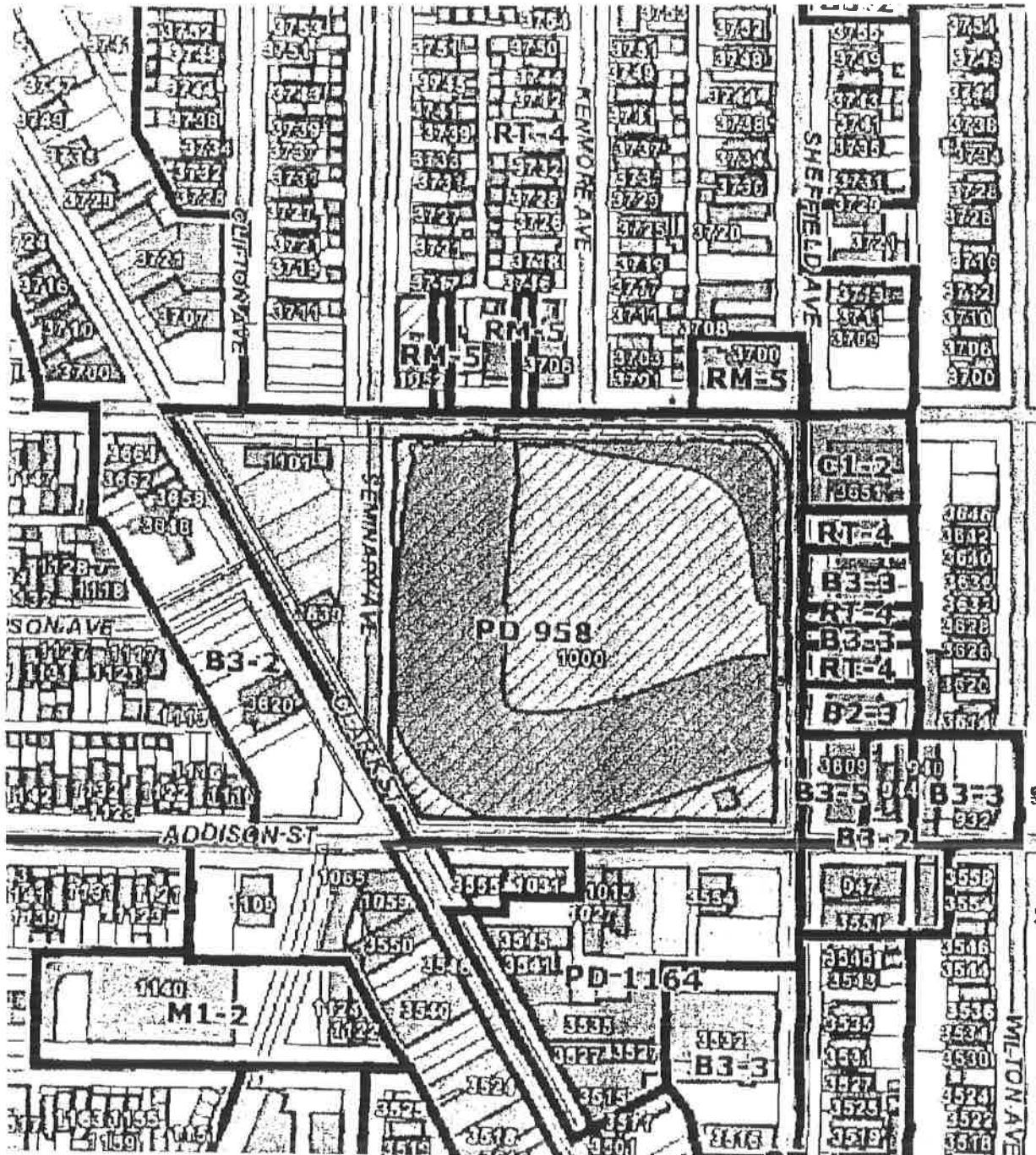
Subarea A: 135 feet (existing)
Subarea B: 85 feet, 0 inches (as measured per Section
17-17-0311 of the Zoning Ordinance)

	119 feet, 3 inches (Top of Architectural Clock Tower Structure)
Subarea C:	30 feet, 0 inches (as measured per Section 17-17-0311 of the Zoning Ordinance)
Subarea D:	91 feet, 0 inches (as measured per Section 17-17-0311 of the Zoning Ordinance)
	11 feet, 8 inches (Top of Architectural Elements)
Minimum Number of Parking Spaces:	
Subarea A:	Zero; provided, however, new parking spaces shall be provided for any increase in the seating capacity of the Wrigley Field bleachers in excess of 3,525 bleacher seats on the basis of one parking space for every 10 new seats or fraction thereof. Such parking spaces shall be deemed to be parking spaces in excess of 1,200 parking spaces owned or controlled by Applicant (or any of them) or any affiliate thereof (the "Existing Spaces"). Such new parking spaces may be owned, leased or operated by Applicants or an affiliate and may be located within the Planned Development, any location within one mile of Subarea A or Subarea B, or at a remote parking facility operated by Applicant or an affiliate.
Subareas B, C and D in the Aggregate:	74 to be located in Subarea D.
Minimum Number of Bike Spaces:	16

Existing Land-Use Map.



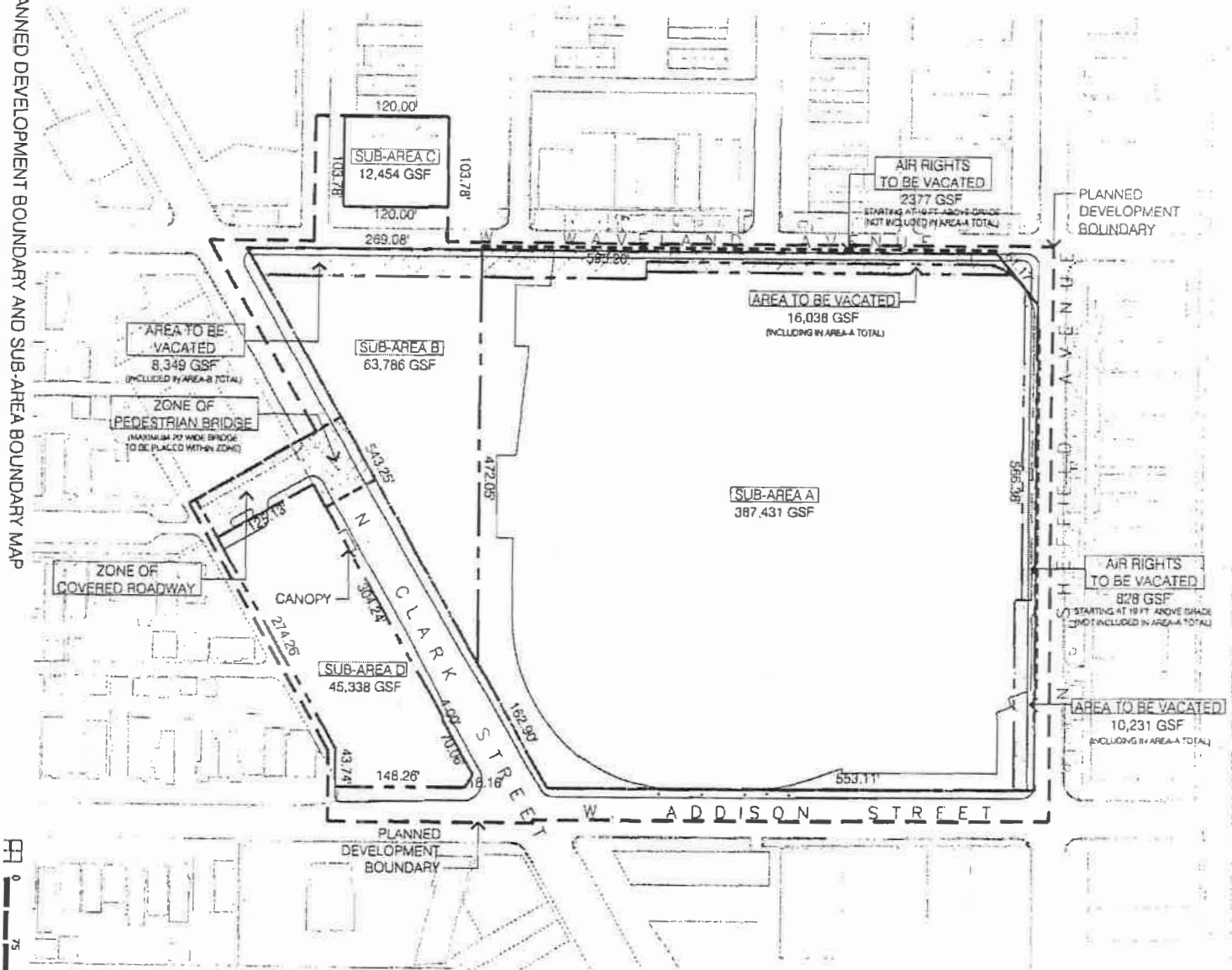
Existing Zoning Map.



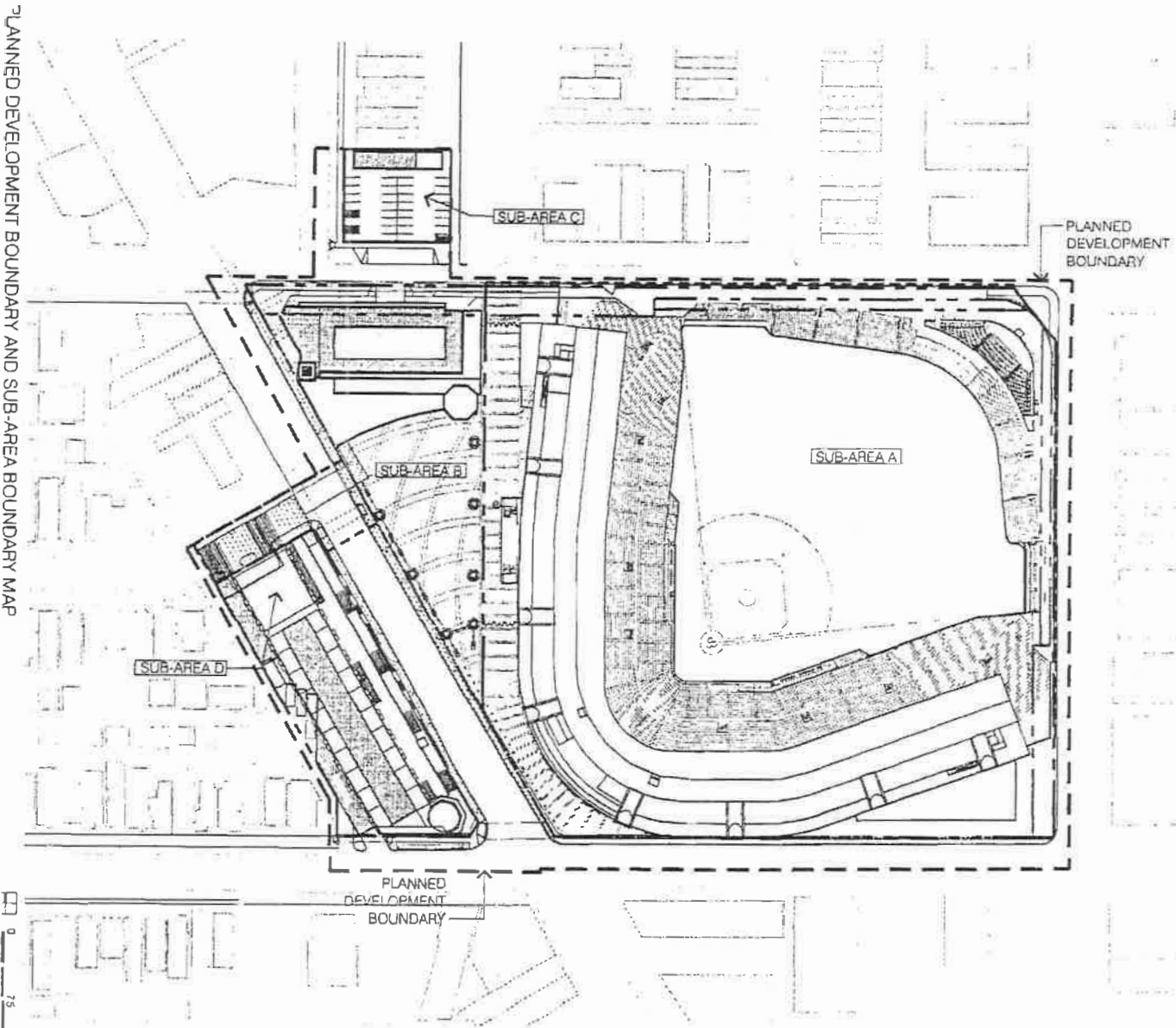
EXISTING ZONING MAP

Planned Development Boundary And
Subarea Boundary Map.
(Page 1 of 2)

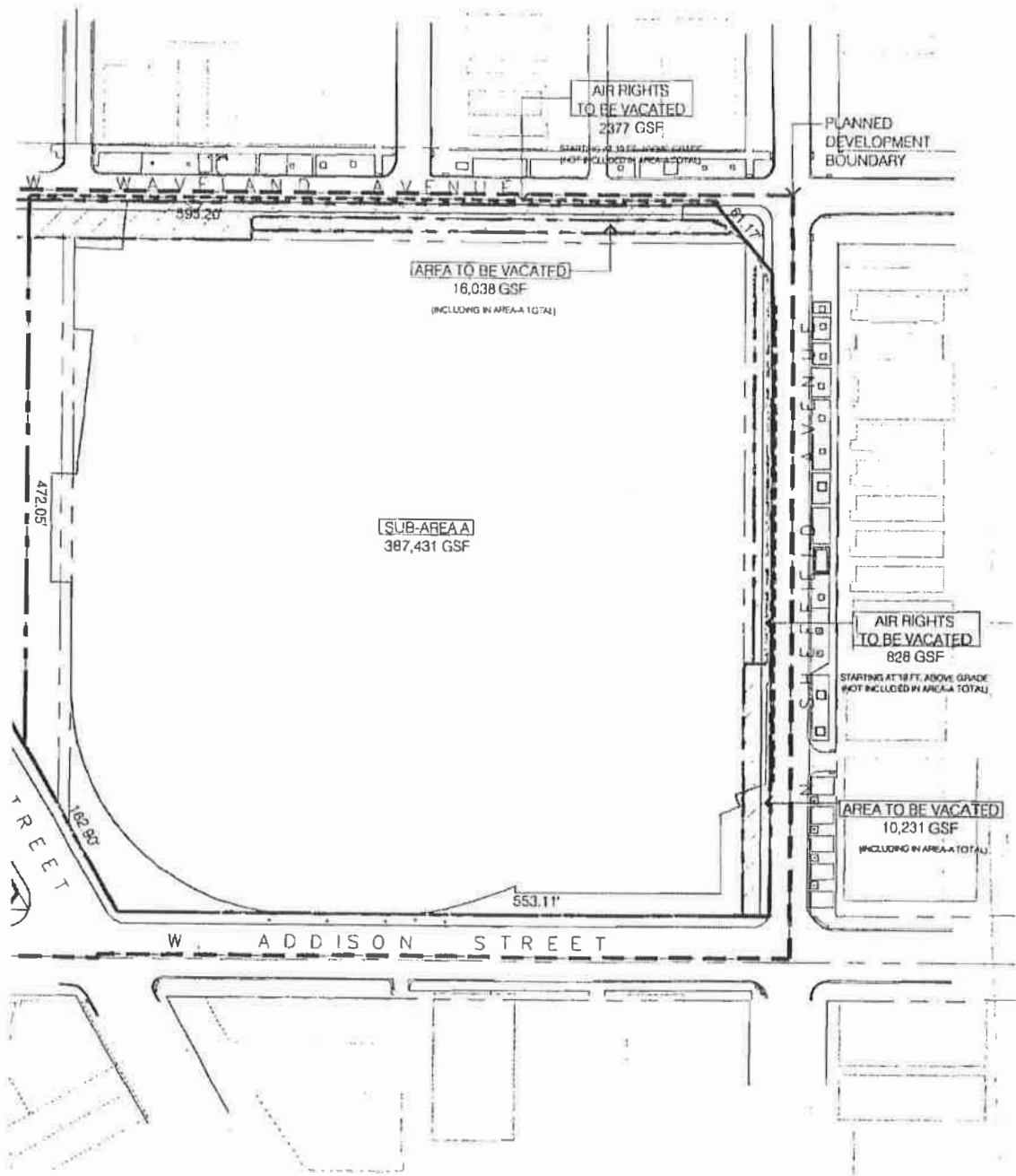
PLANNED DEVELOPMENT BOUNDARY AND SUB-AREA BOUNDARY MAP



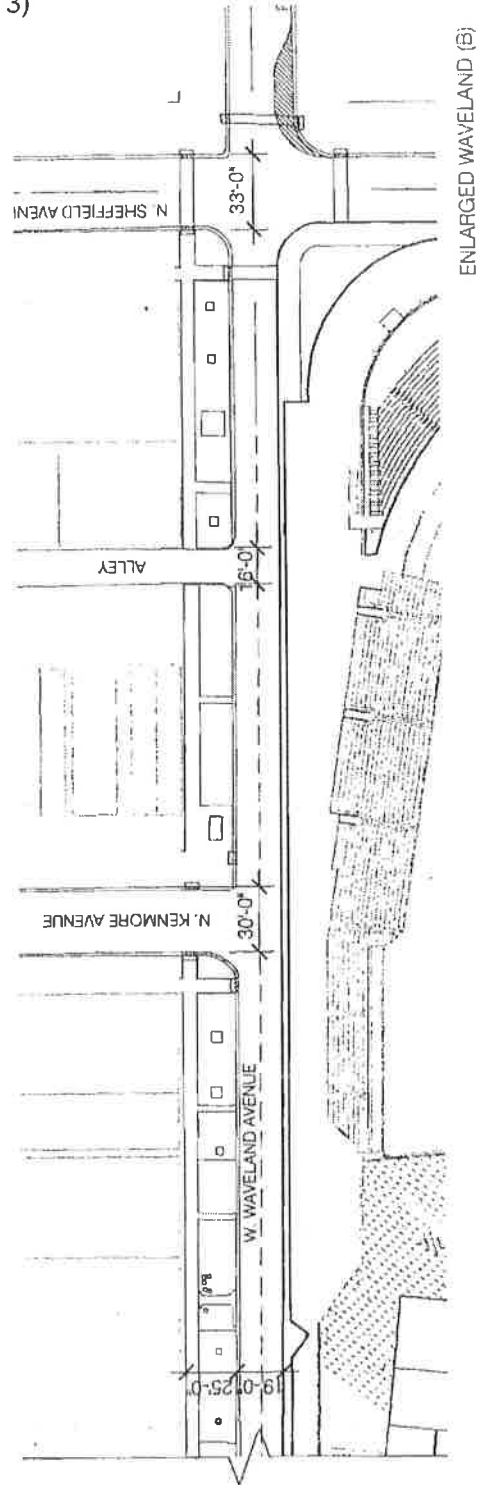
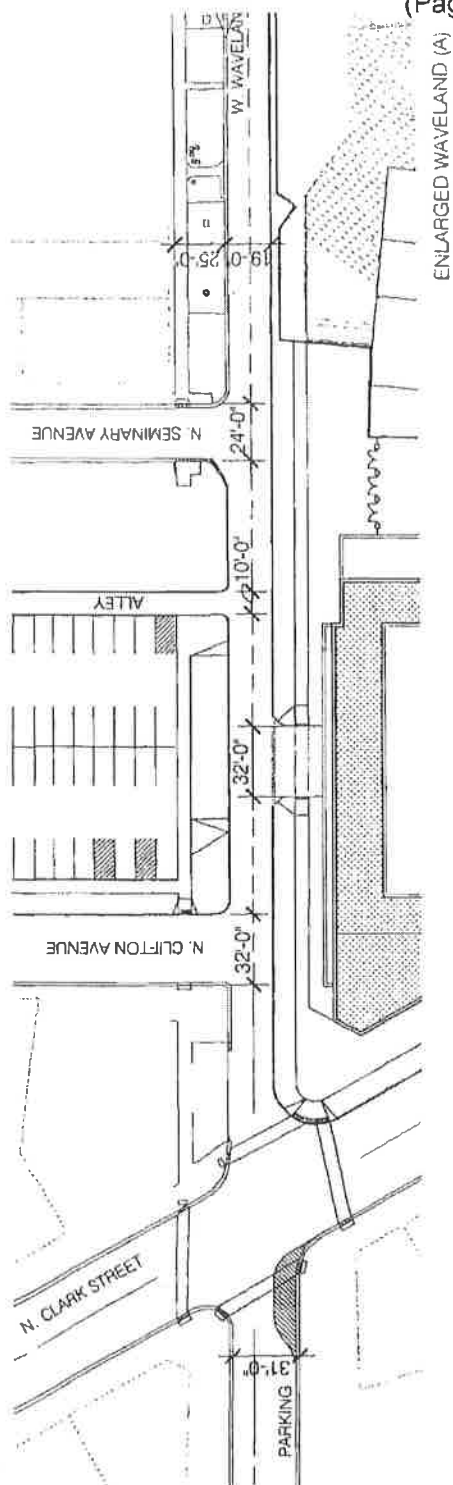
Planned Development Boundary And
Subarea Boundary Map.
(Page 2 of 2)



Right-Of-Way Adjustment Map (Subarea A)
(Page 1 of 3)

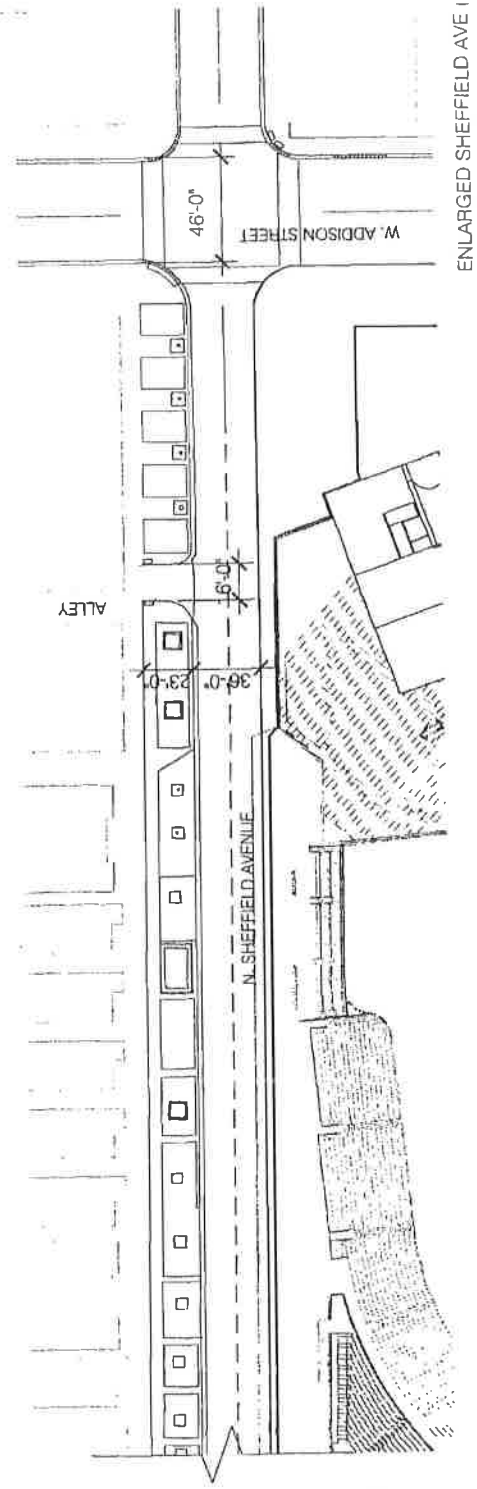
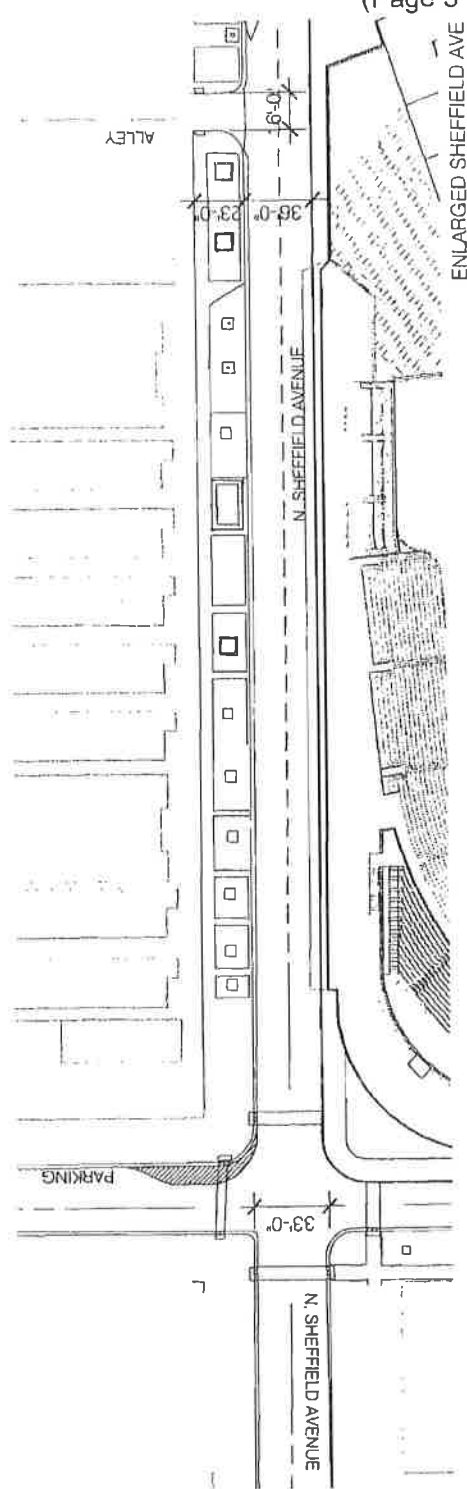


Right-Of-Way Adjustment Map (Subarea A).
(Page 2 of 3)

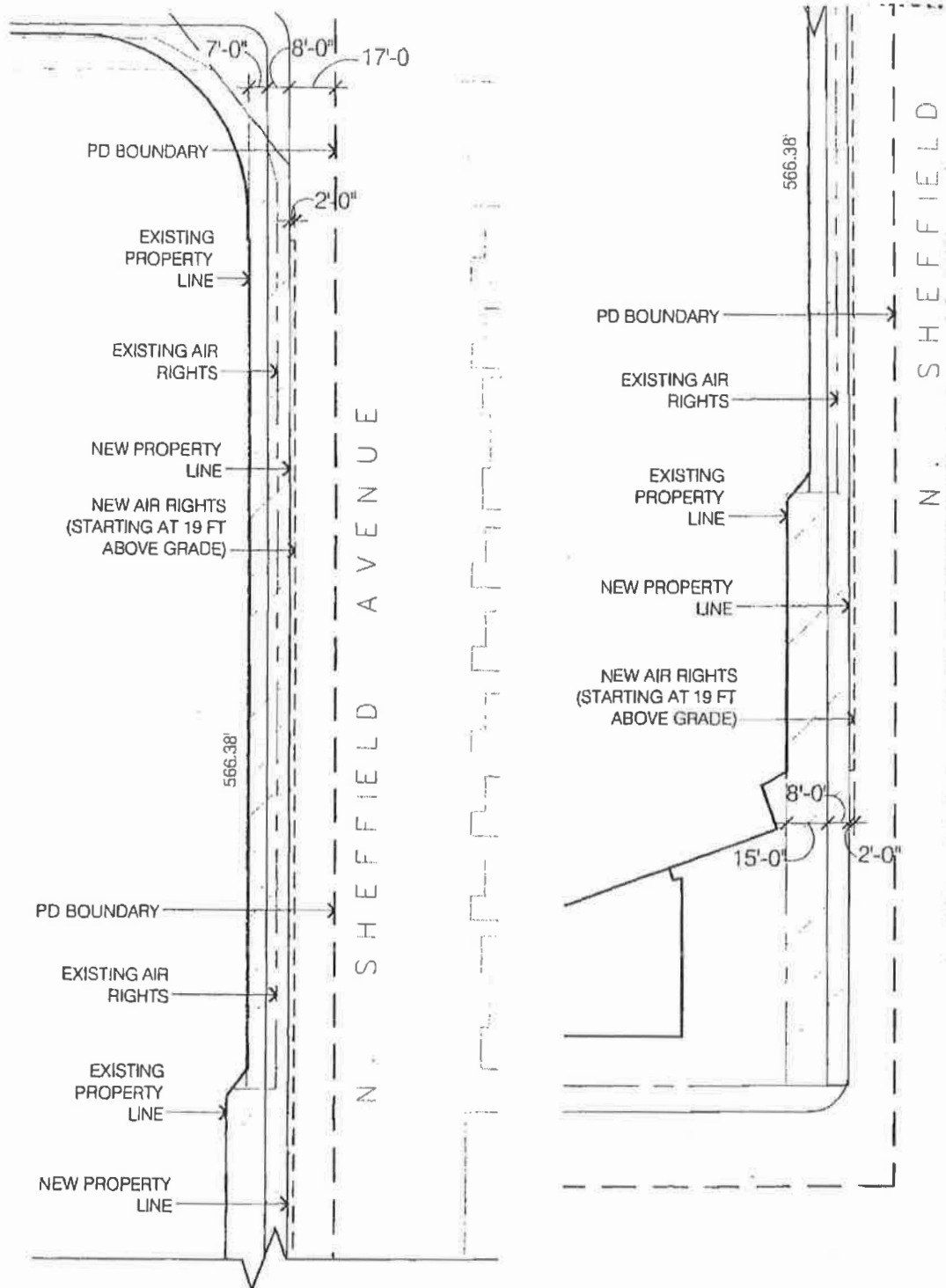


RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)

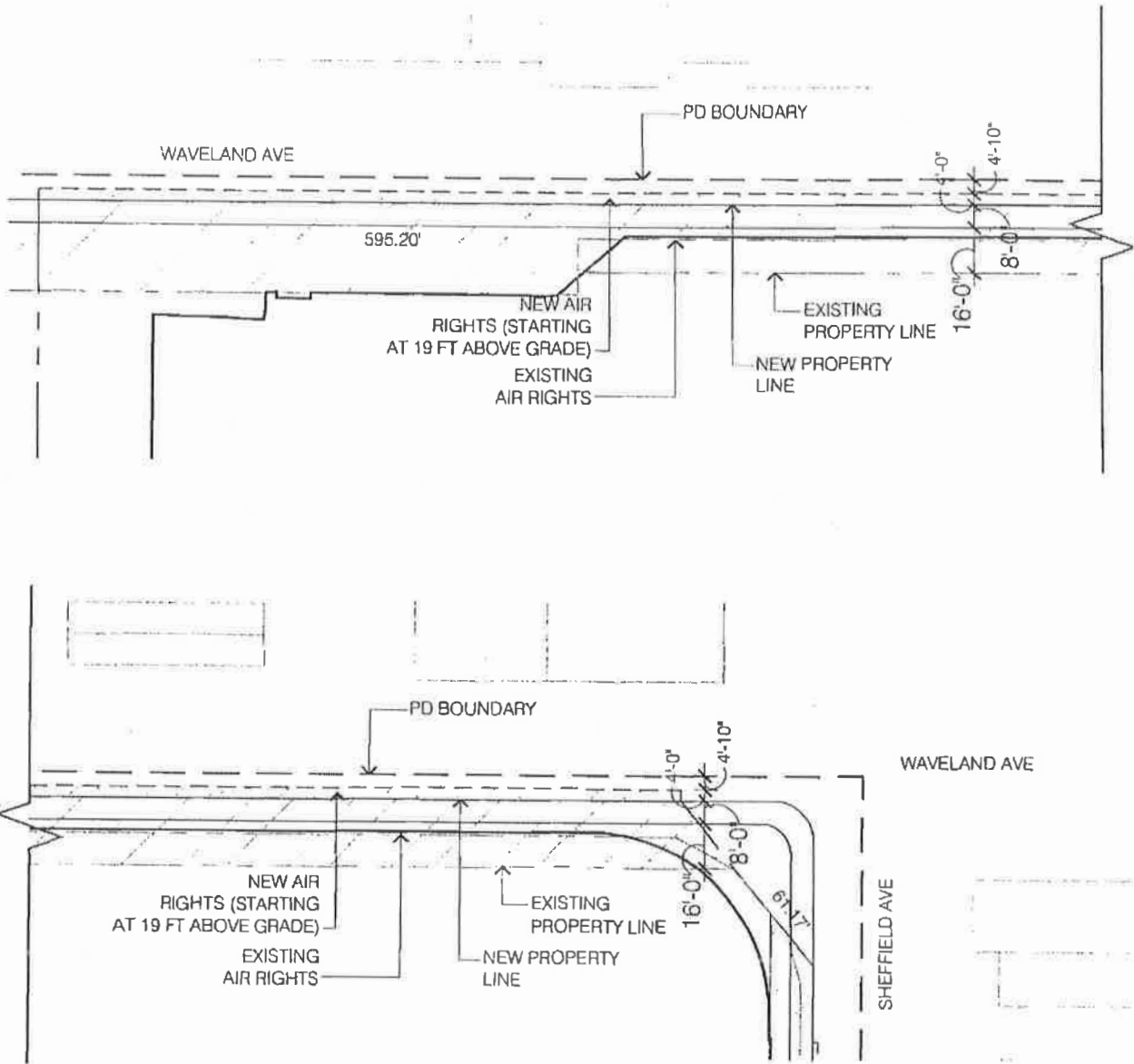
Right-Of-Way Adjustment Map (Subarea A).
(Page 3 of 3)



Right-Of-Way Adjustment Enlarged Map (Subarea A.1).



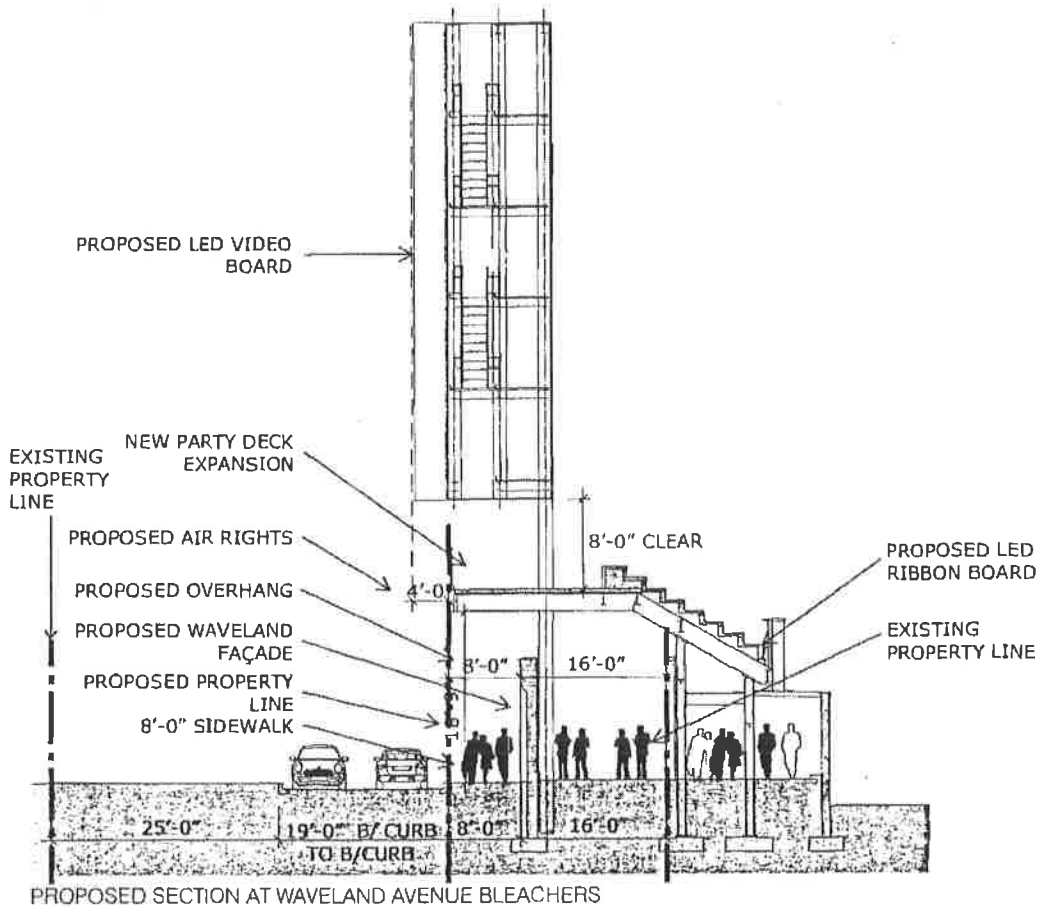
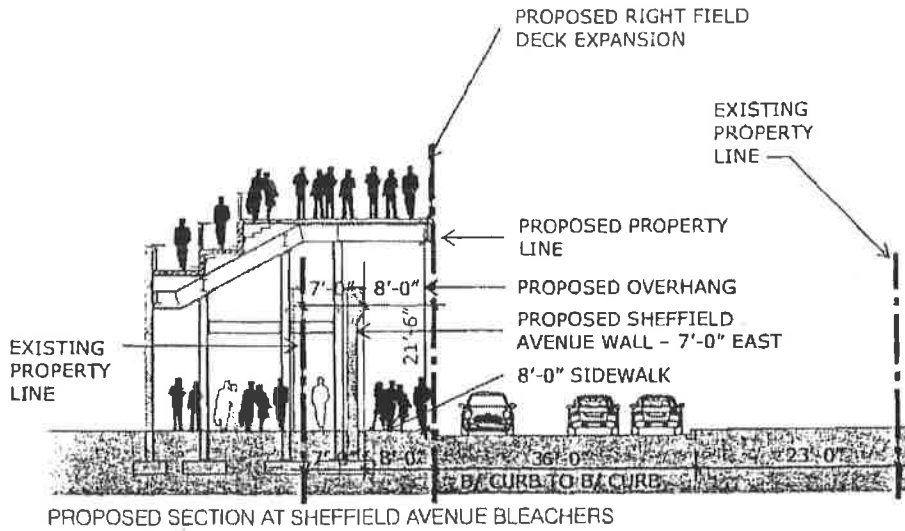
Right-Of-Way Adjustment Enlarged Map (Subarea A.2).



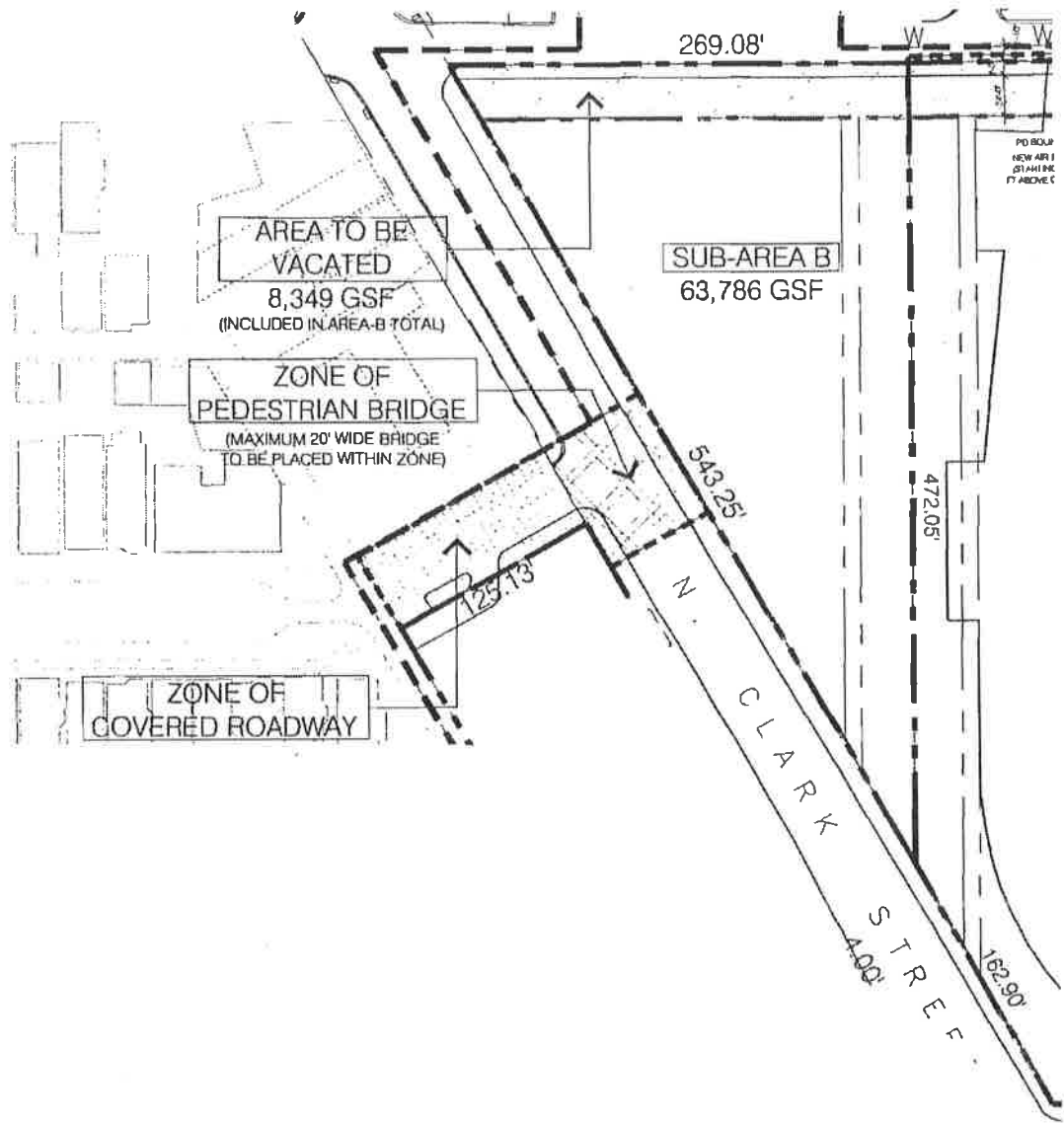
RIGHT OF WAY ADJUSTMENT ENLARGED MAP (SUB-AREA A.2)



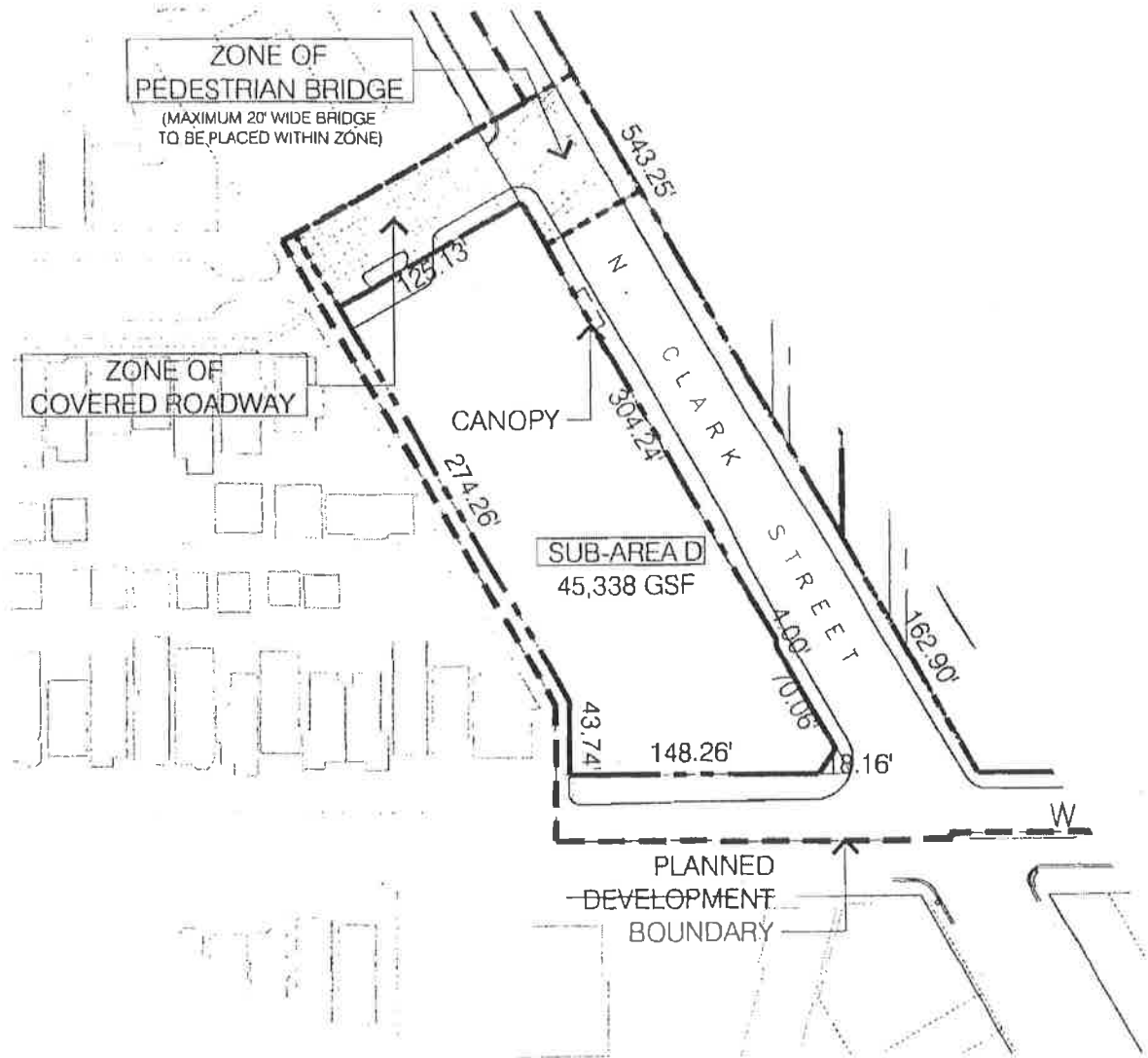
Right-Of-Way Adjustment Section (Subarea A).



Right-Of-Way Adjustment Map (Subarea B).



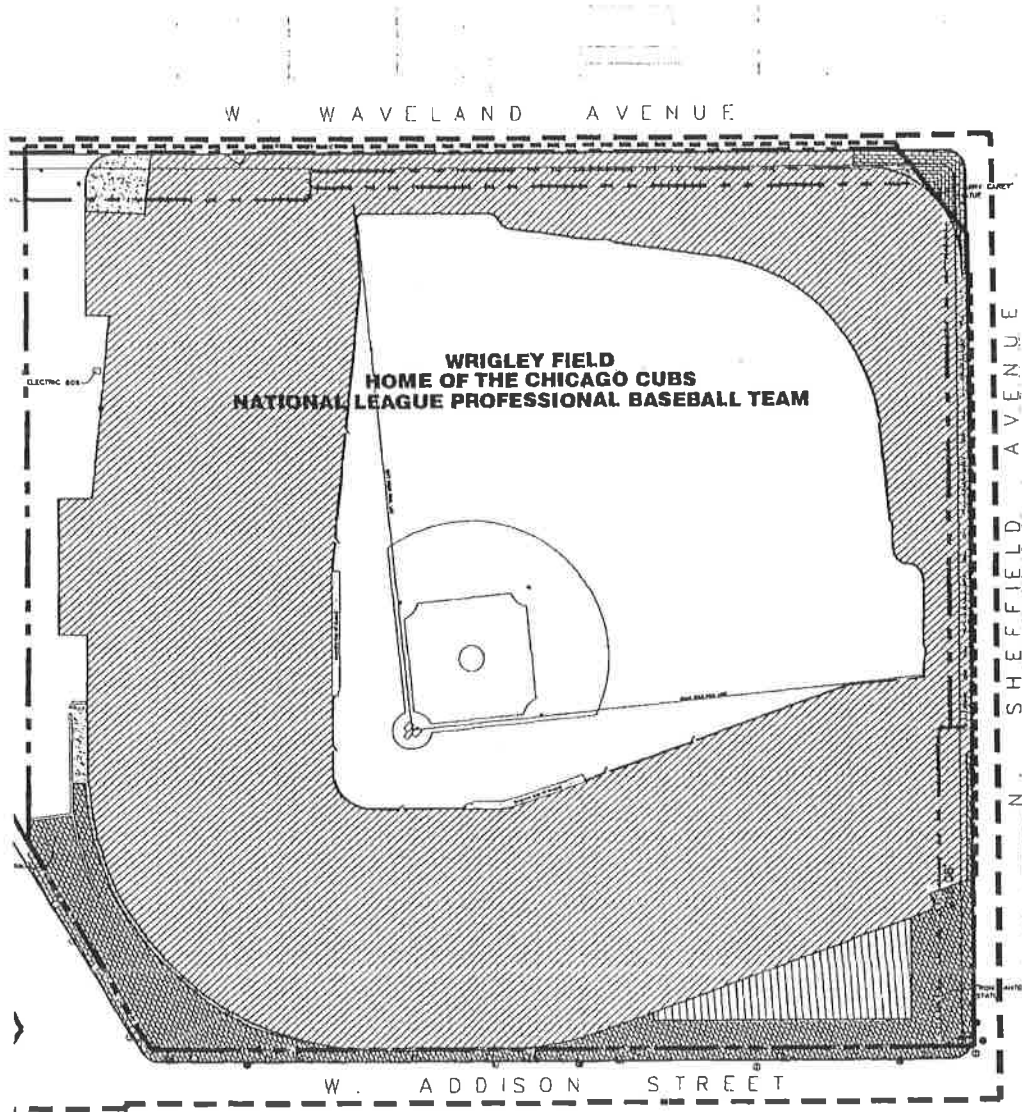
Right-Of-Way Adjustment Map (Subarea D).



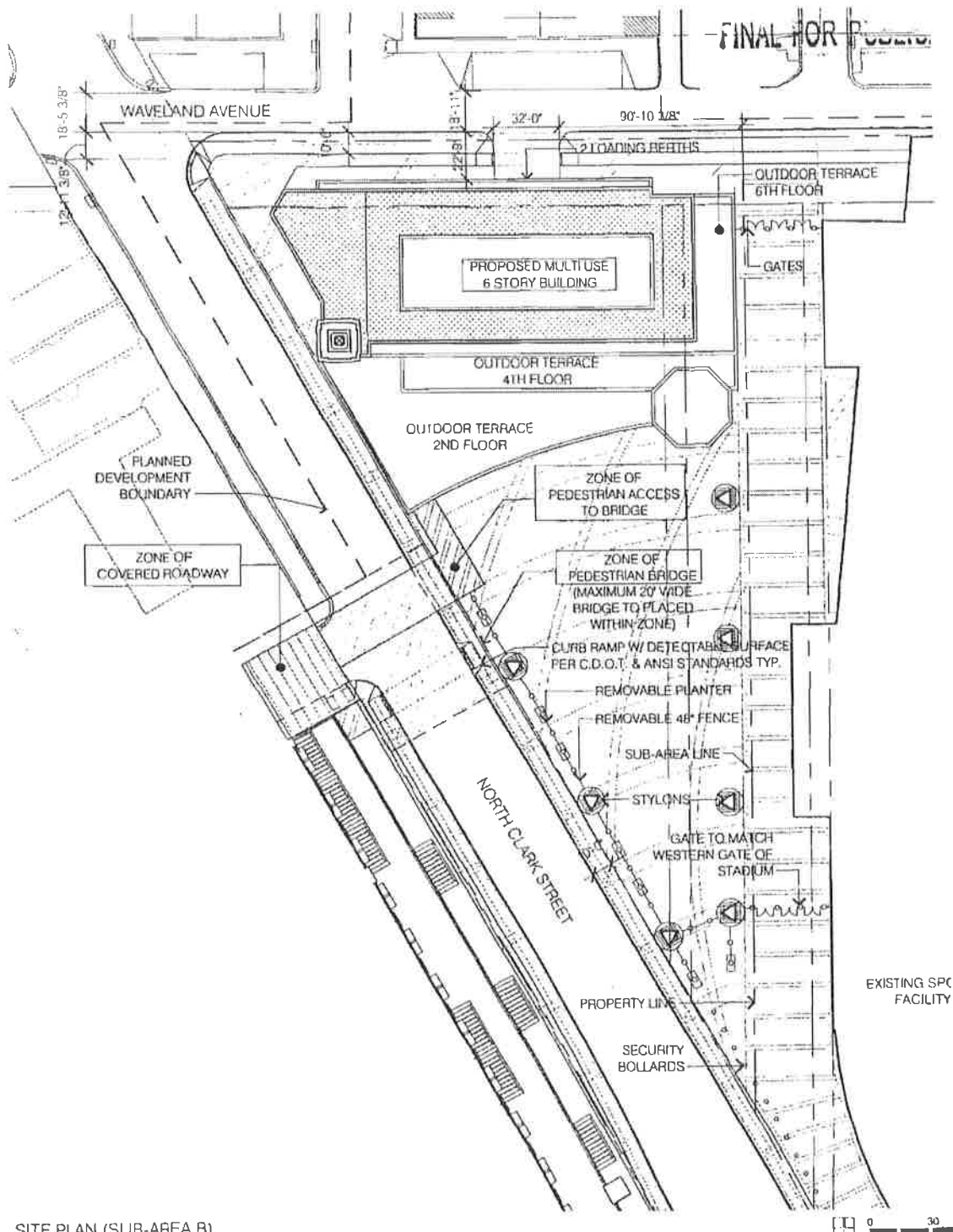
RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA D)



Site Plan (Subarea A).

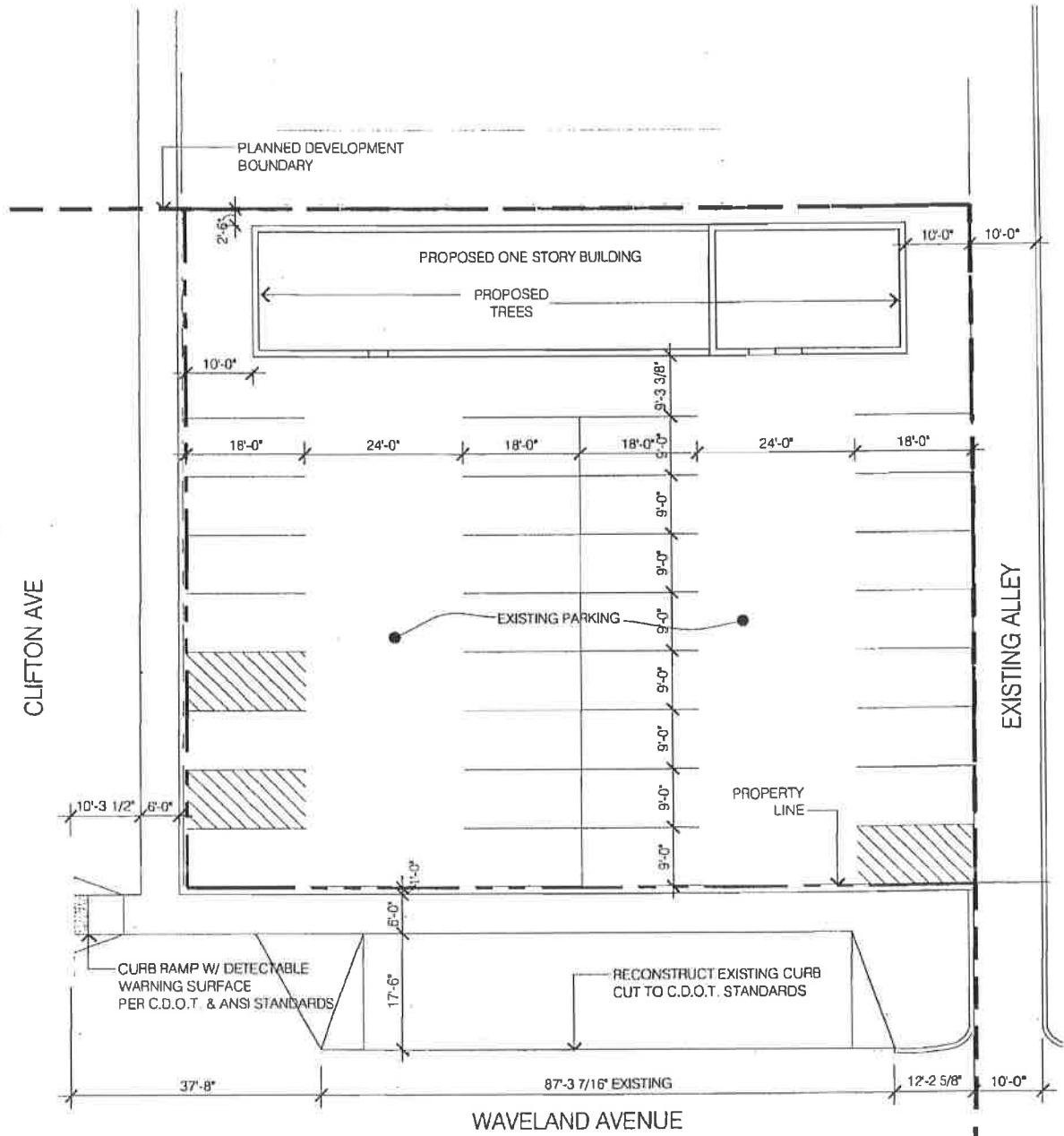


Site Plan (Subarea B).



SITE PLAN (SUB-AREA B)

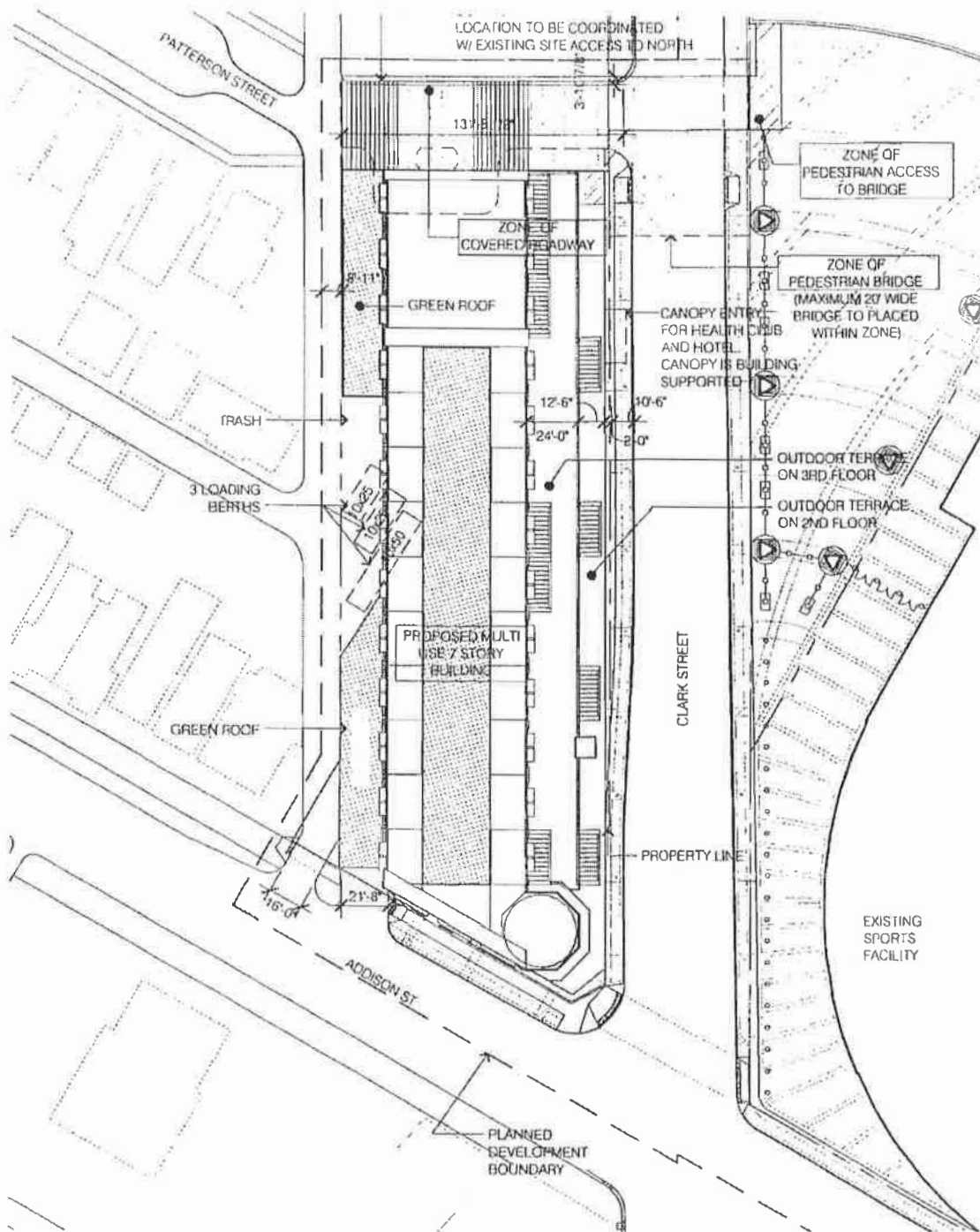
Site Plan (Subarea C)



SITE PLAN (SUB-AREA C)



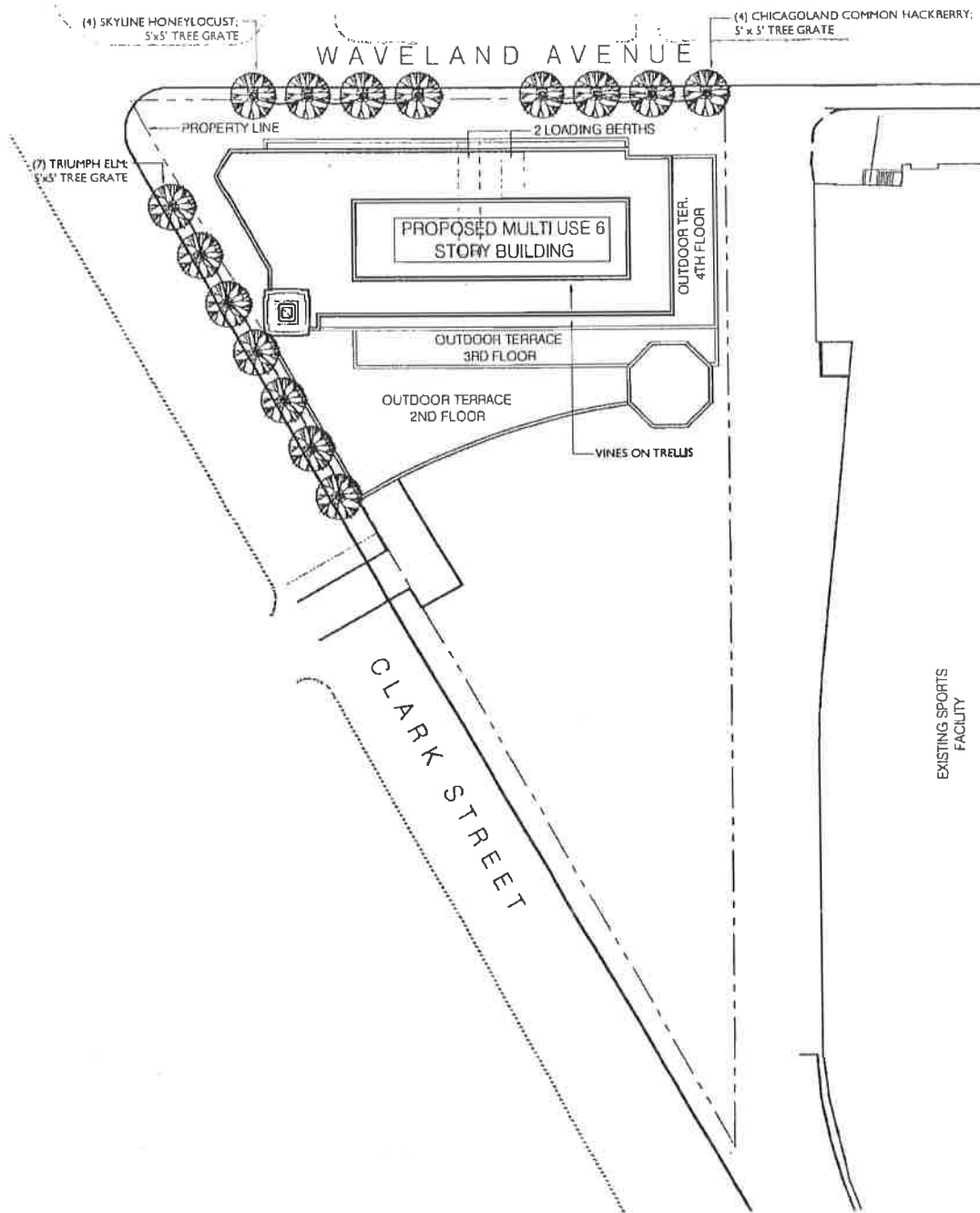
Site Plan (Subarea D).



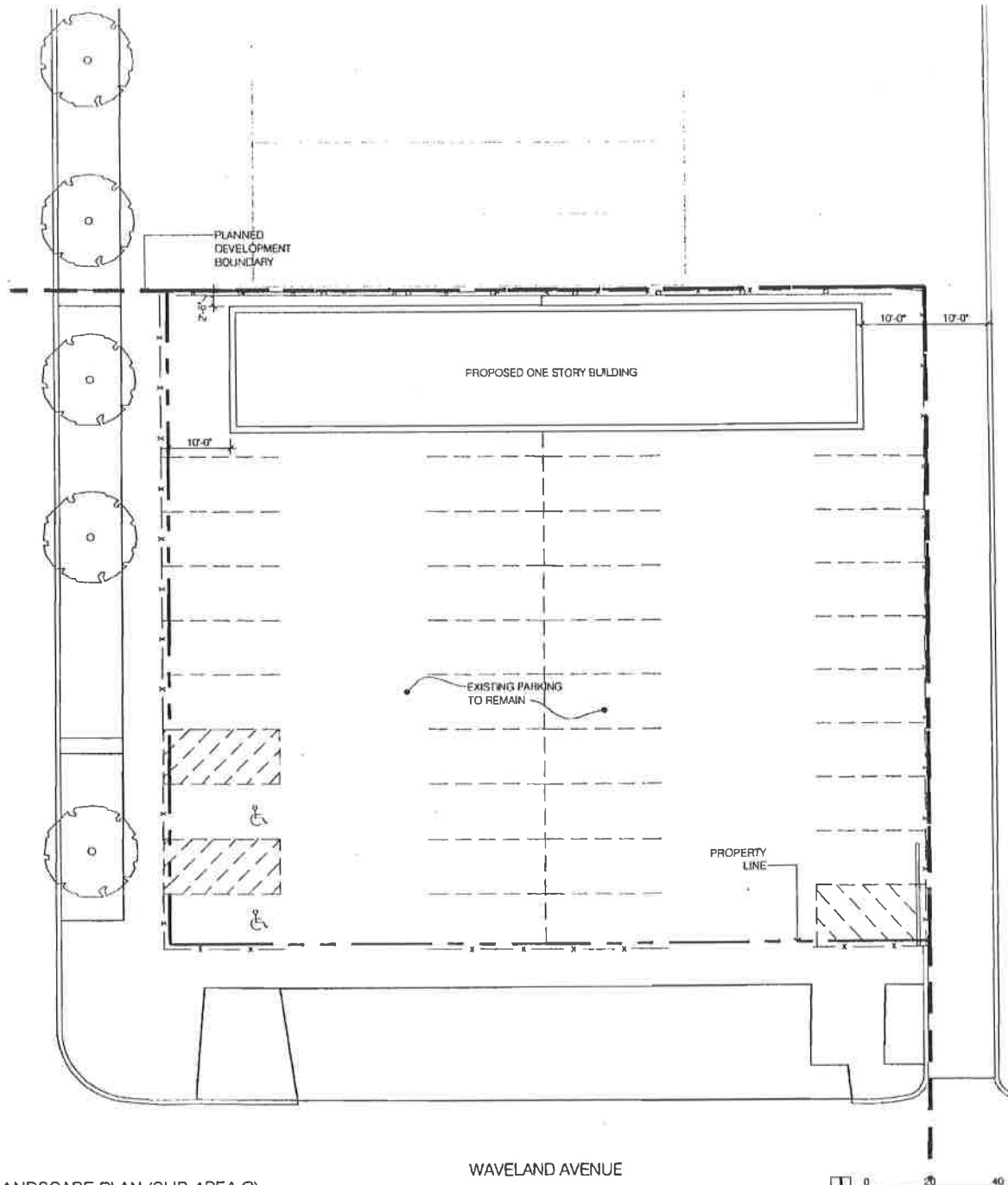
SITE PLAN (SUB-AREA D)



Landscape Plan (Subarea B).



Landscape Plan (Subarea C).



LANDSCAPE PLAN (SUB-AREA C)

WAVELAND AVENUE



Landscape Plant List.

	CODE	BOTANICAL NAME	COMMON NAME	QTY	HT	SPRD	ROOT	REMARKS
SHRUBS	DS	DIERVILLA SESSIFOLIA	SOUTHERN BUSH HONEYSUCKLE	-	24"	-	#5	4'-0" ON CENTER
	JCSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	-	-	24"	#5	4'-0" ON CENTER
	JHP	JUNIPERUS HORIZONTALIS	ANDORRA COMPACT JUNIPER	-	-	18"	#5	3'-0" ON CENTER
	POS	PHYSOCARPUS OPULOIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	-	36"	-	#5	4'-0" ON CENTER
	RAE	RIBES ALPINUM	ALPINE CURRANT	-	24"	-	#5	4'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	-	24"	#5	3'-0" ON CENTER
	RPKG	ROSA X 'PINK KNOCK OUT'	PINK KNOCKOUT ROSE	-	-	24"	#3	3'-0" ON CENTER
	RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	-	-	24"	#3	3'-0" ON CENTER
	SBG	SPIREA X BURMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	-	-	24"	#3	3'-0" ON CENTER
	TMW	TAXUS X MEDIA 'WARDII'	WARDS YEW	-	-	30"	B&B	3'-0" ON CENTER
GRASSES	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	KARL FORSTER FEATHER REED GRASS	-	-	-	#3	3'-0" ON CENTER
	MCM	MOUINIA CAERULEA 'MOORFLAMME'	MOORFLAMME PURPLE MOOR GRASS	-	-	-	#1	1'-6" ON CENTER
	MSP	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	-	-	-	#3	3'-0" ON CENTER
	PYS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	-	-	-	#1	2'-0" ON CENTER
	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	-	-	-	#1	2'-0" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPS EED	-	-	-	#1	1'-6" ON CENTER
	EFC	ELIANTHUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTER CREEPER	-	-	-	QT	1'-6" ON CENTER
PERENNIALS / GROUND COVER	EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	-	-	-	#1	1'-6" ON CENTER
	HSM	HEMEROCALLIS SPECIES MIX	DAYLILY	-	-	-	#1	1'-6" ON CENTER
	NF	NEPETA X FAASSENII	CATMINT	-	-	-	#1	1'-6" ON CENTER
	PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	-	-	-	#1	3'-0" ON CENTER
	CR	CAMPIS RADICANS	TRUMPET VINE	-	-	-	QT	SEE PLANS FOR SPACING
	HH	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	-	-	-	#3	SEE PLANS FOR SPACING
VINES	HAP	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA	-	-	-	#3	SEE PLANS FOR SPACING
	LBDS	LONICERA X BROWNII 'DROPMORE SCARLET'	DROPMORE SCARLET BROWN'S TRUMPET HONEYSUCKLE	-	-	-	QT	SEE PLANS FOR SPACING
	PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	-	-	-	QT	SEE PLANS FOR SPACING

PLANT PALETTE

NO LANDSCAPE PROPOSED DUE TO AREA CONSTRAINTS, PEDESTRIAN CIRCULATION AND QUEUING REQUIREMENTS

SUB-AREA A

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	ROOT	REMARKS
TREES	COC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	3	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GTIS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	4	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UCMG	LULHUS CARPINIFOLIA 'MORTON GLOSSY'	TRUMPET ELM	7	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY

SUB-AREA B TREES

	BOTANICAL NAME	COMMON NAME	REMARKS
SEDUMS	ALLIUM SENESCENS 'SUMMER BEAUTY'	SUMMER BEAUTY ORNAMENTAL ONION	ALL TRAYS TO BE PRE-GROWN TO 95% COVERAGE AT TIME OF INSTALLATION
	SEDUM ALBUM	WHITE FLOWERED SEDUM	
	SEDUM KAMTSCHATICUM 'TAKAHIRA DAKE'	'TAKAHIRA DAKE' KAMTSCHATKA SEDUM	
	SEDUM MIDDENDORFIANUM VAR. DIFFUSUM	DIFFUSE MIDDENDORFS SEDUM	
	SEDUM SPURIMUM 'ALBUM SUPERBUM'	WHITE FLOWERED SEDUM	
	SEDUM SPURIMUM 'ROSEUM'	PINK FLOWERED SEDUM	
	SEDUM TAKESIMENSE 'GOLD CARPET'	'GOLD CARPET' SEDUM	
	SEDUM SPECTABILE 'NEON'	SHOWY STONECROP	

SUB-AREA B AND D GREEN ROOF AREAS

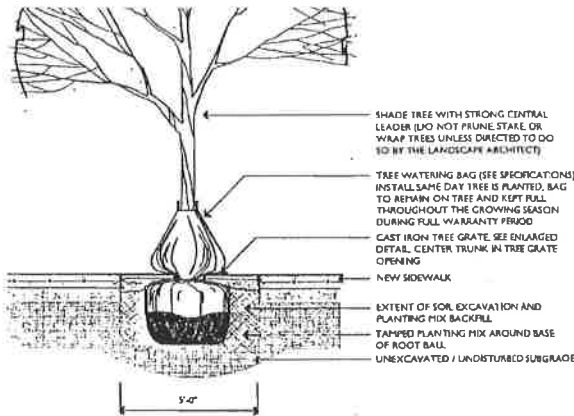
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	ROOT	REMARKS
TREES	GTIS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	3	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	PCC	PYRUS CALLERYANA 'CLEVELAND'S SELECT'	CHANTICLEER PEAR	2	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY

SUB-AREA C TREES

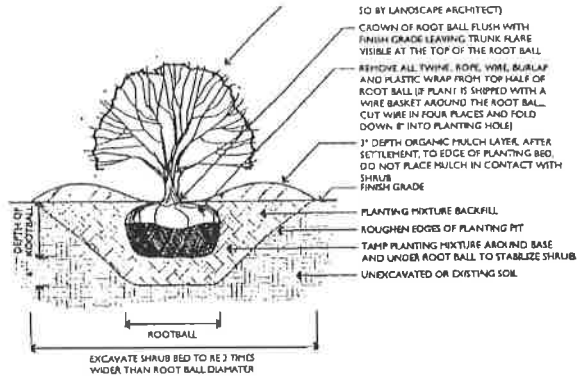
NO LANDSCAPE PROPOSED DUE TO AREA CONSTRAINTS

SUB-AREA D

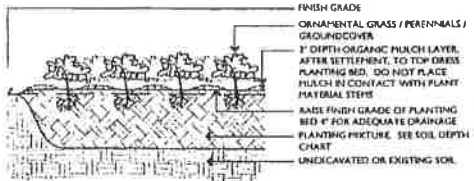
Landscape Enlarged Plant Details.



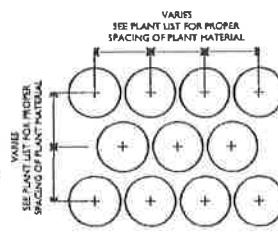
1 DECIDUOUS TREES IN TREE GRATE
SCALE: 3/16" = 1'-0"



2 SHRUB INSTALLATION
SCALE: 3/8" = 1'-0"



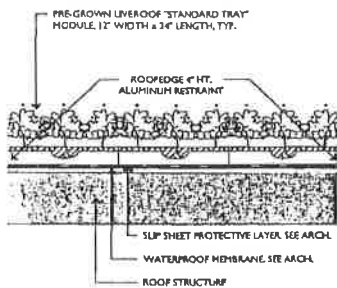
3 GROUNDCOVER AND PERENNIAL INSTALLATION
SCALE: 3/8" = 1'-0"



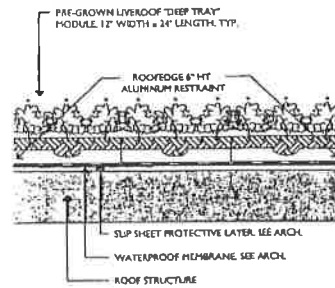
NOTE: THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

LANDSCAPE AREAS	DEPTH IN INCHES
LAWN AREAS (SOD)	12
LAWN AREAS (SEED)	NA
PLANTING BEDS - PERENNIALS	18 PLANTING MIX
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	18 PLANTING MIX
RAISED PLANTERS	48 PLANTING MIX
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

4 SOIL DEPTH CHART

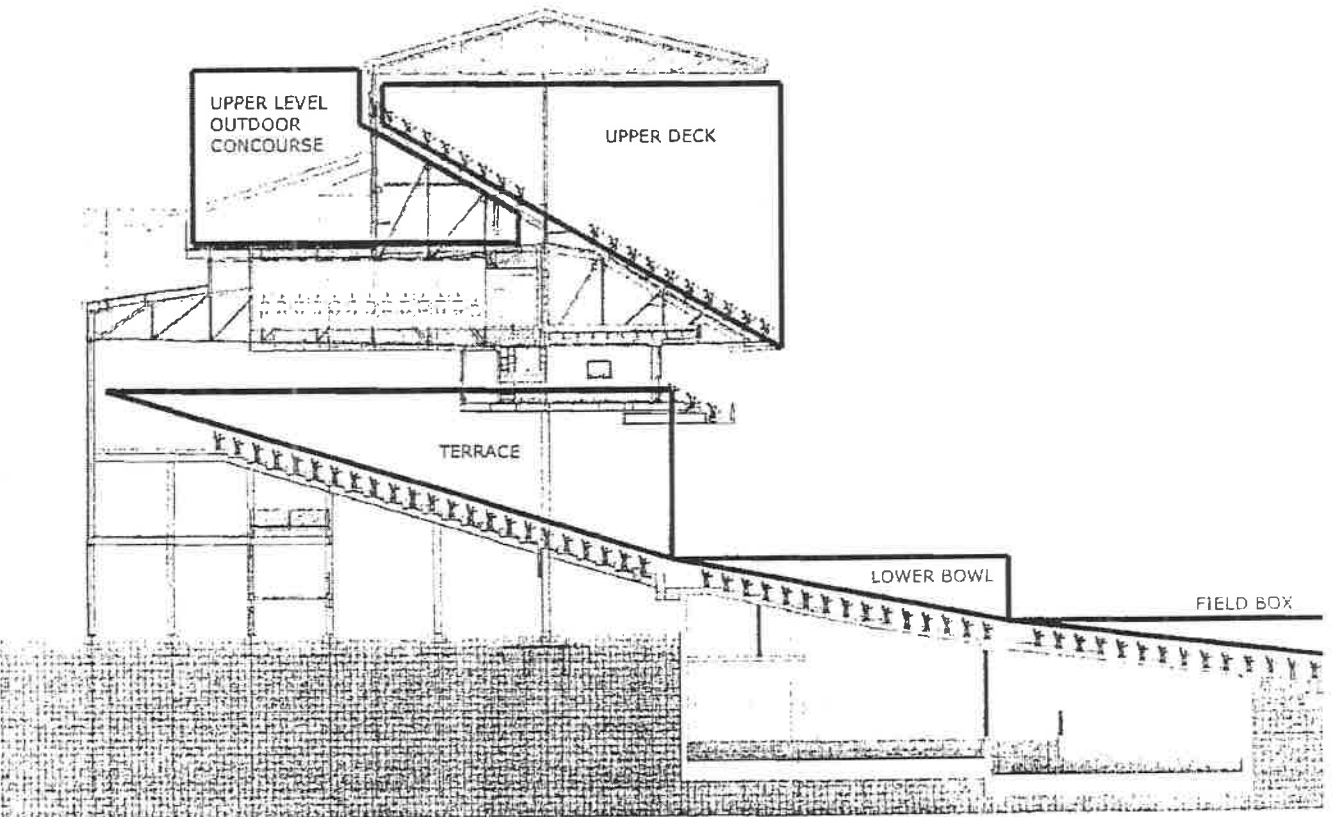


5 4" DEPTH LIVEROOF GREEN ROOF TRAY
SCALE: 3/8" = 1'-0"



6 6" DEPTH LIVEROOF GREEN ROOF TRAY
SCALE: 3/8" = 1'-0"

Stadium Building Section.



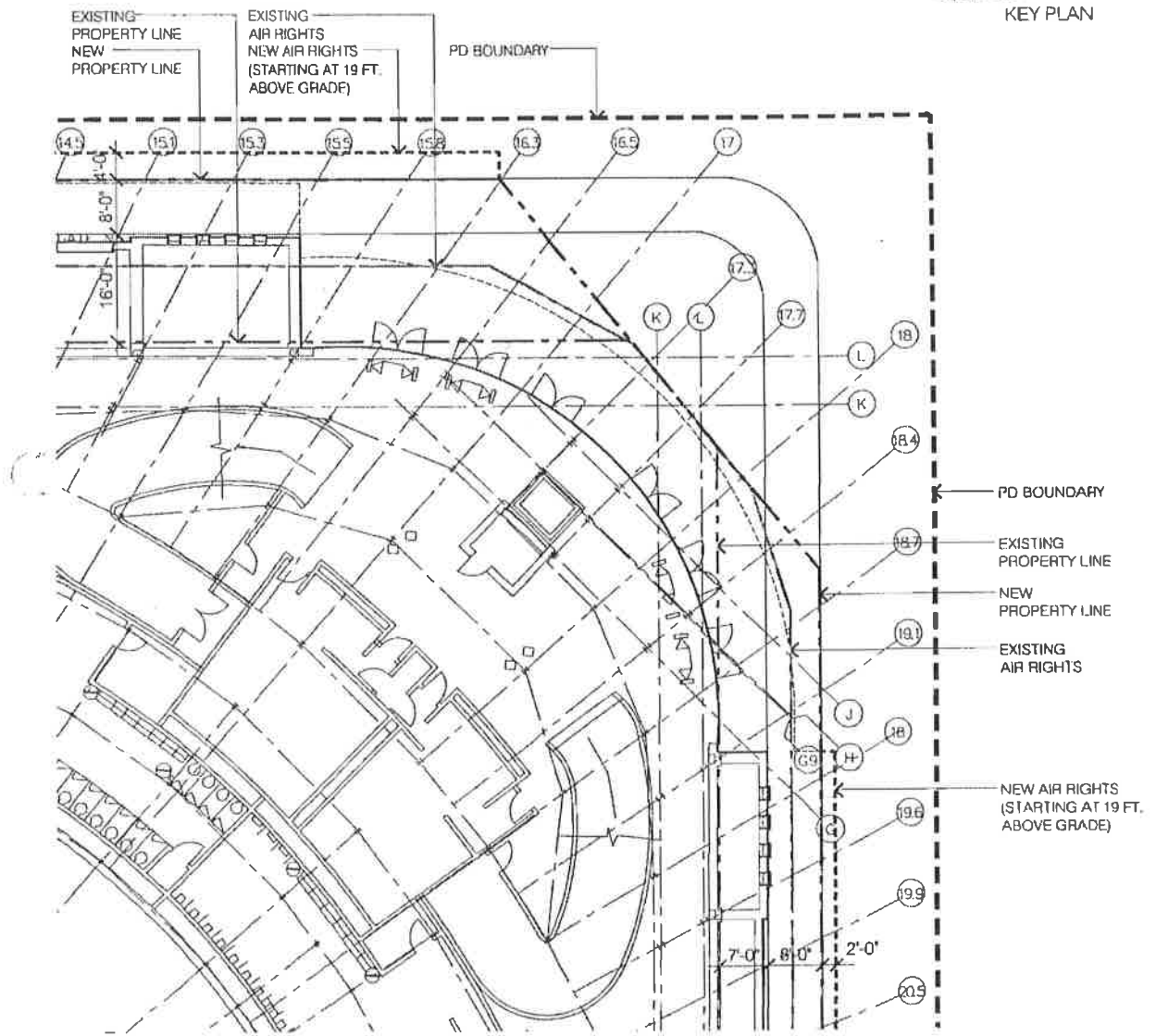
STADIUM BUILDING SECTION

ARCHITECT: SKIDMORE OWINGS & MERRILL LLP; ENGINEER: HOK; ARCHITECT: SKIDMORE OWINGS & MERRILL LLP; ENGINEER: HOK

Sheffield And Waveland Wall Expansion Plan -- Concourse Level (Subarea A).



KEY PLAN



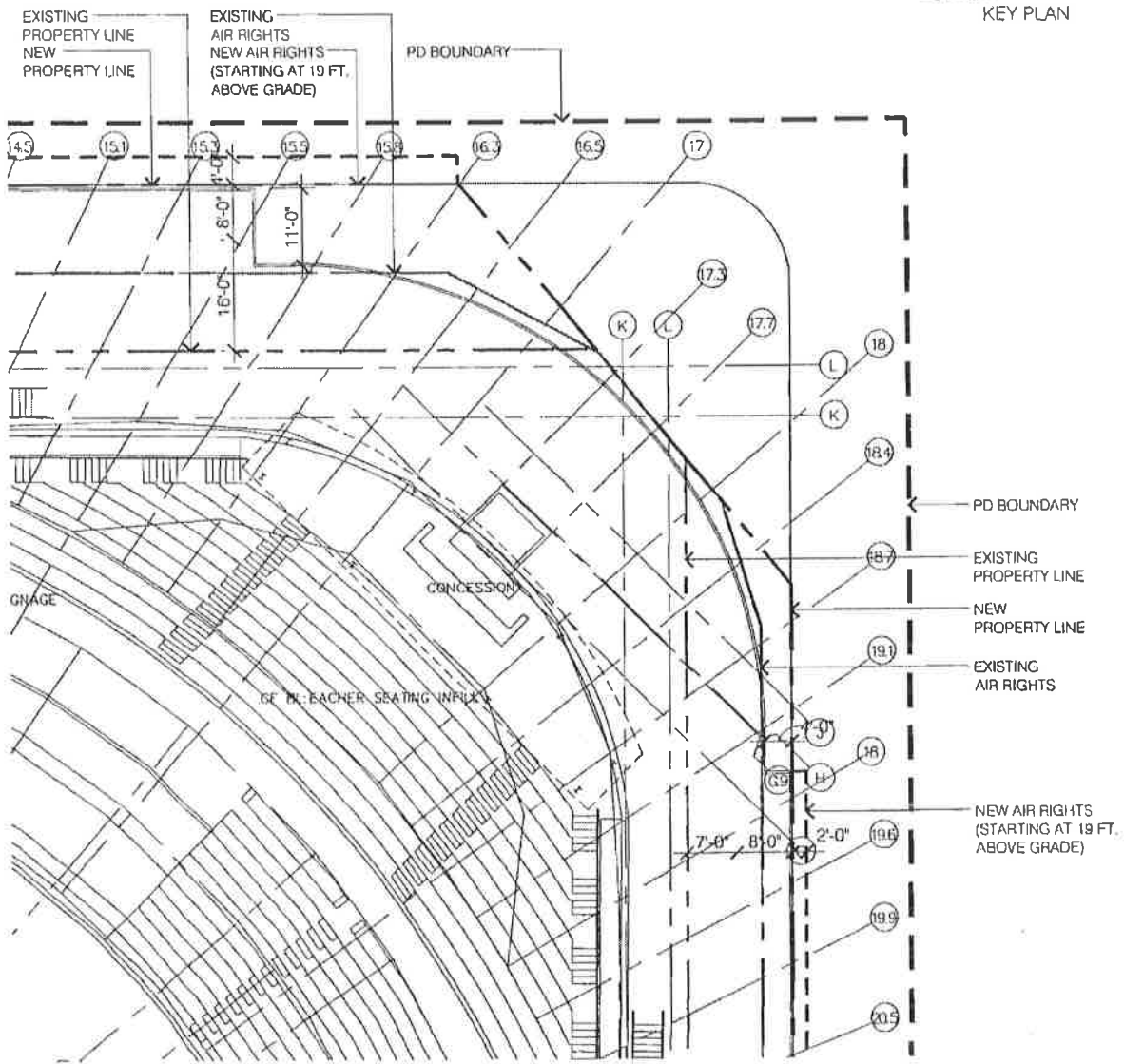
SHEFFIELD & WAVELAND WALL EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)



Sheffield And Waveland Wall Expansion Plan --
Mezzanine Level (Subarea A).



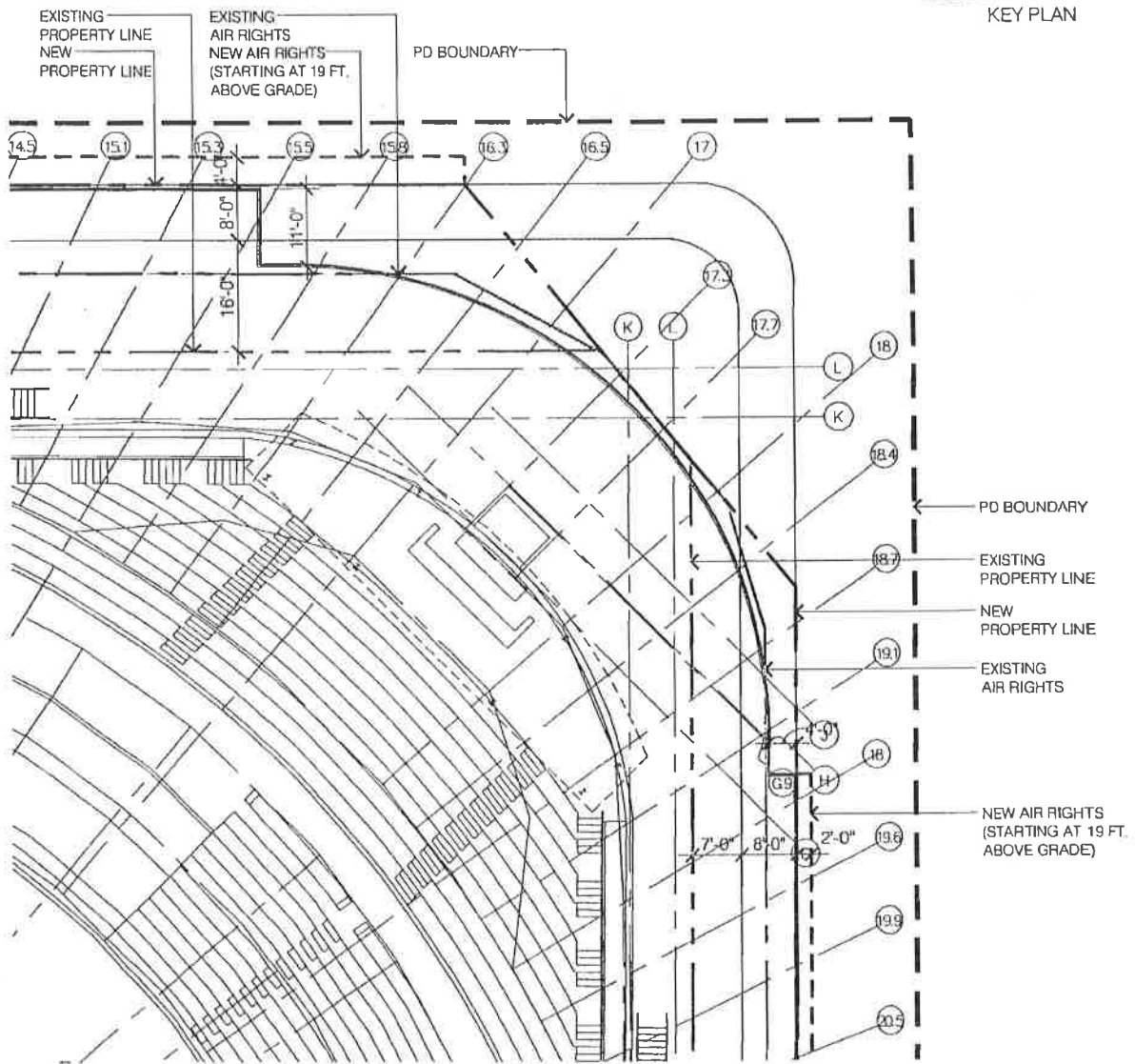
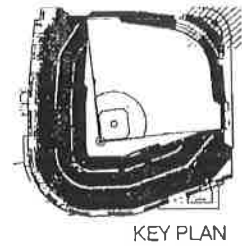
KEY PLAN



SHEFFIELD & WAVELAND WALL EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)



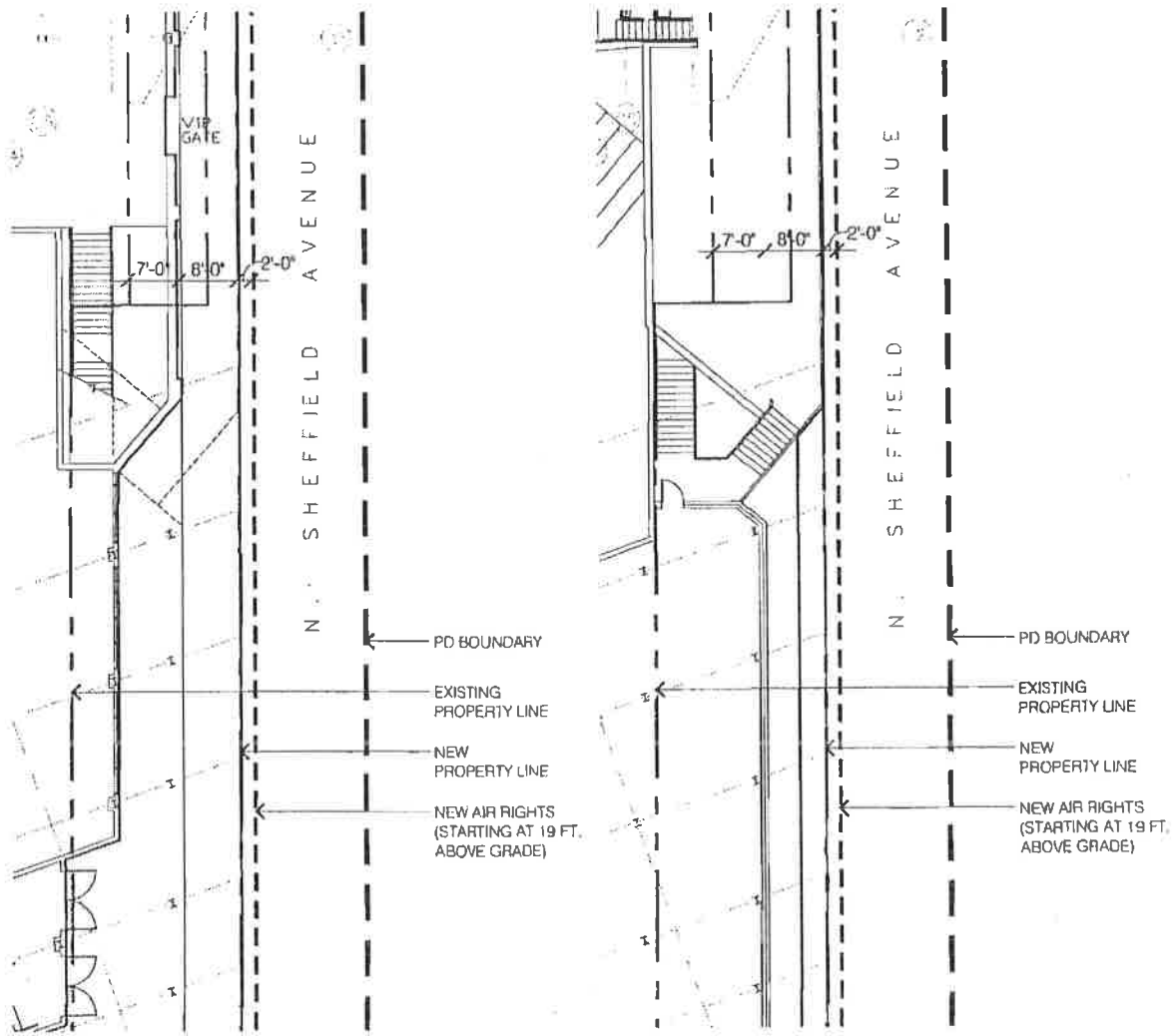
Sheffield And Waveland Wall Expansion Plan -- Bowl Level (Subarea A).



SHEFFIELD & WAVELAND WALL EXPANSION PLAN - BOWL LEVEL (SUB-AREA A)



Expansion Plan -- Concourse, Mezzanine Level --
Right Field (Subarea A).

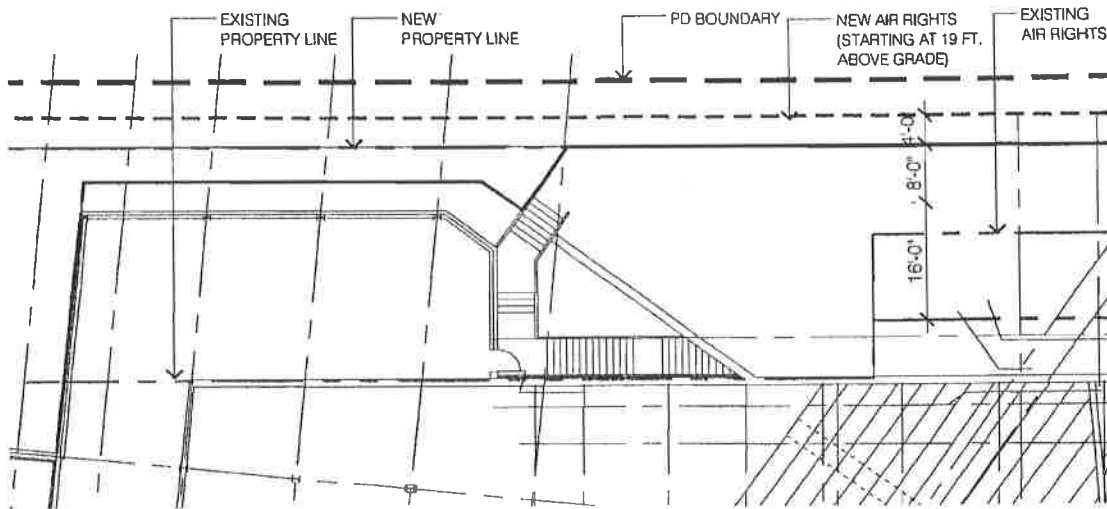
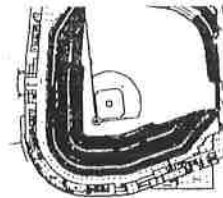


EXPANSION PLAN - CONCOURSE, MEZZANINE LEVEL - RIGHT FIELD (SUB-AREA A)

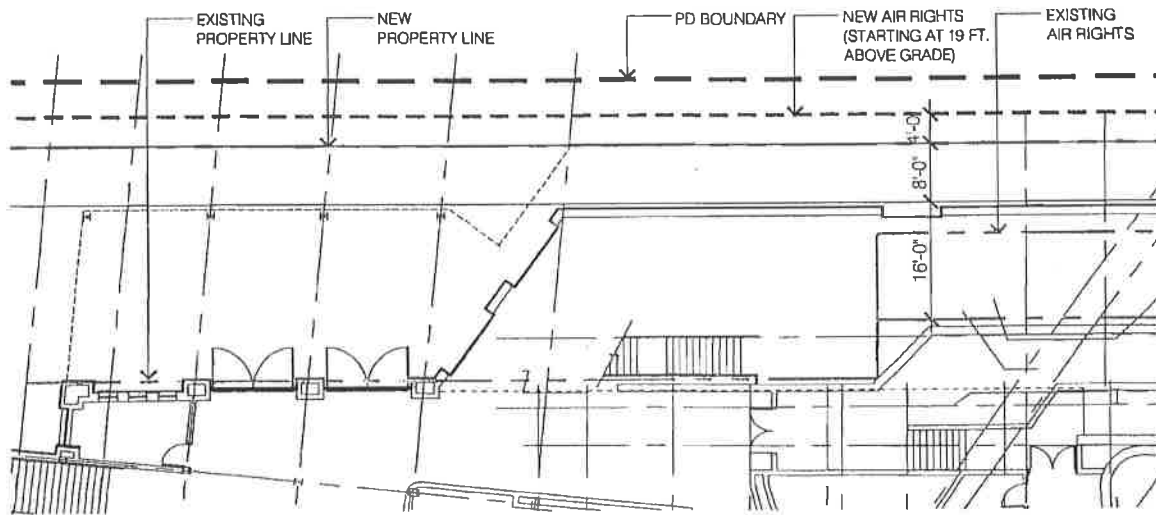


APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1050 W. ADDISON STREET

Expansion Plan -- Concourse Level --
Left Field (Subarea A).



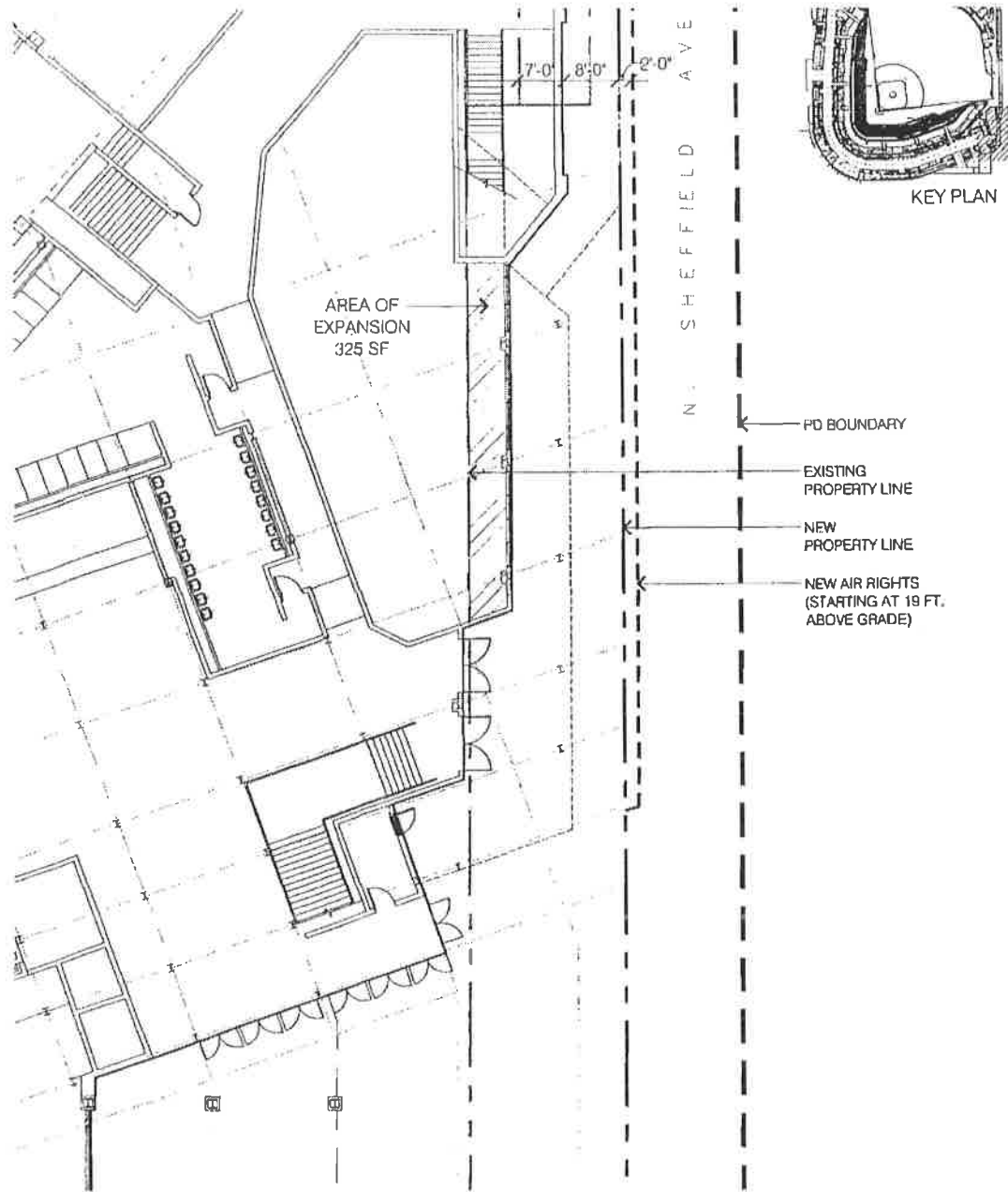
EXPANSION PLAN - MEZZANINE LEVEL - LEFT FIELD (SUB-AREA A)



EXPANSION PLAN - CONCOURSE LEVEL - LEFT FIELD (SUB-AREA A)



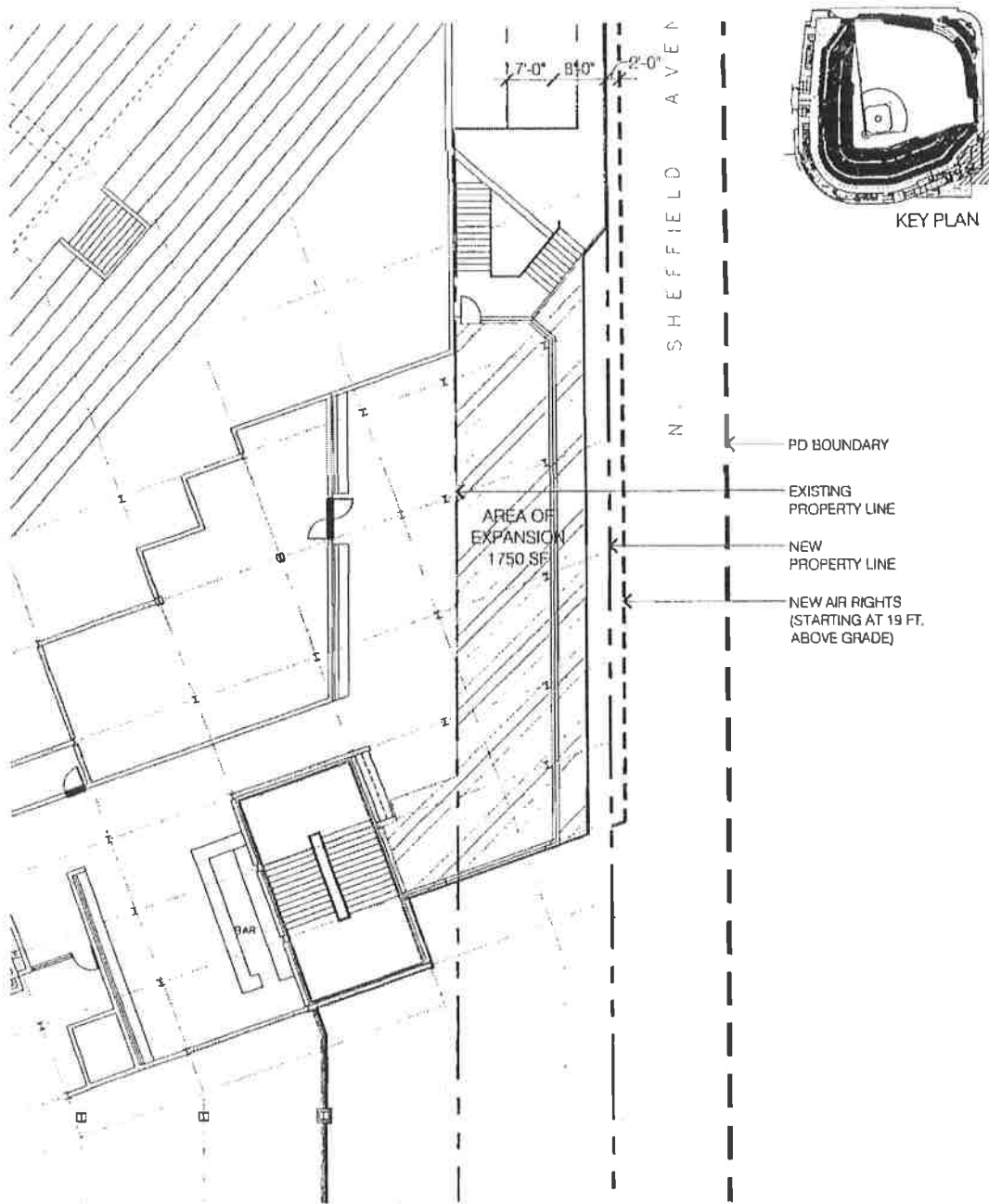
Expansion Plan -- Concourse Level (Subarea A),
(Page 1 of 2)



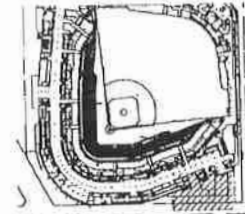
EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1060 W ADDISON STREET

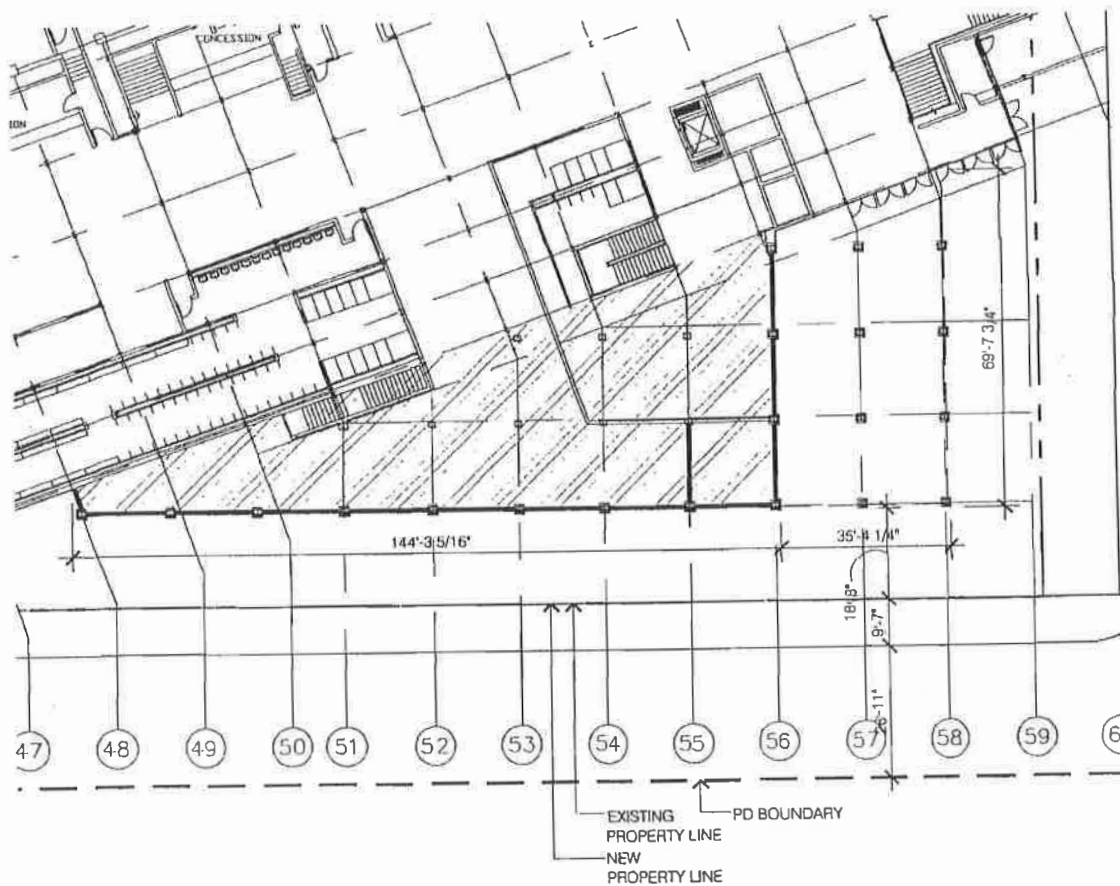
Expansion Plan -- Concourse Level (Subarea A),
(Page 2 of 2)



Expansion Plan -- Mezzanine Level (Subarea A).
(Page 1 of 2)



KEY PLAN



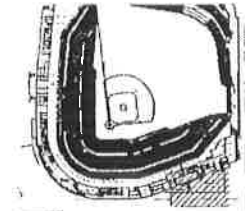
EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)



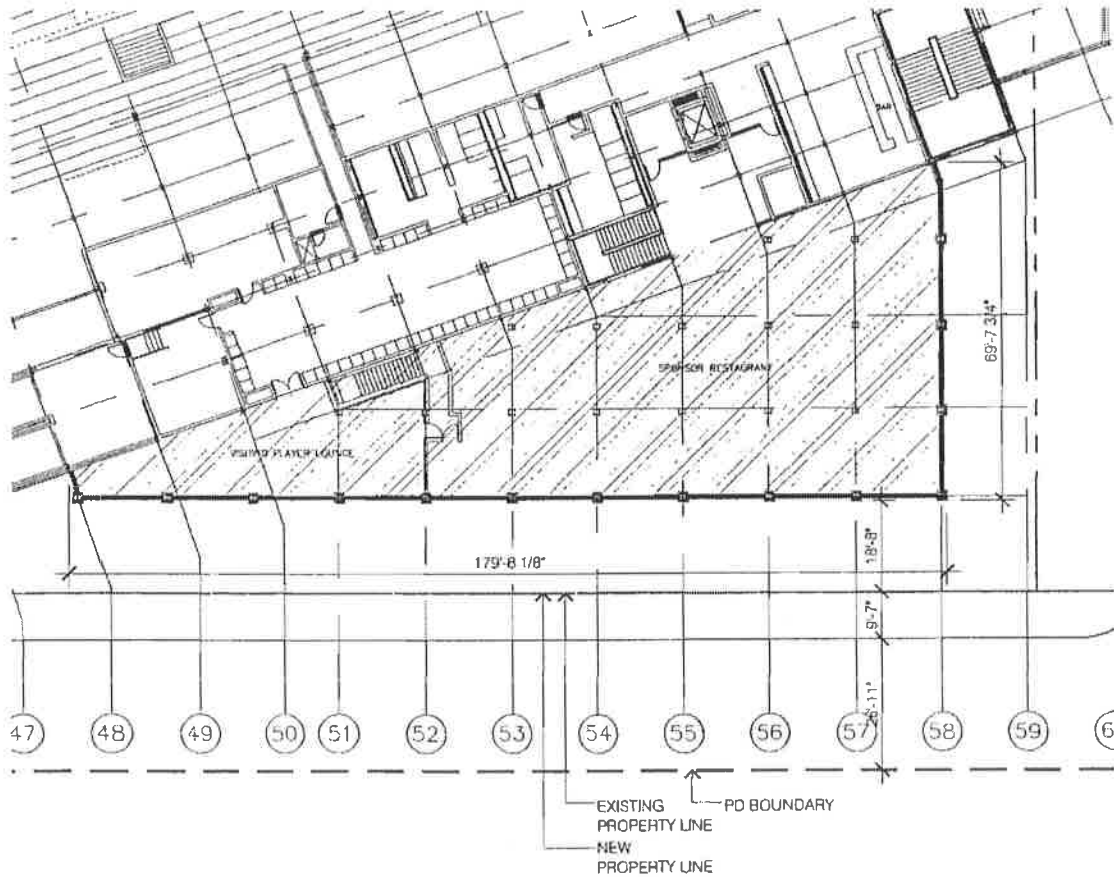
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)

DATE

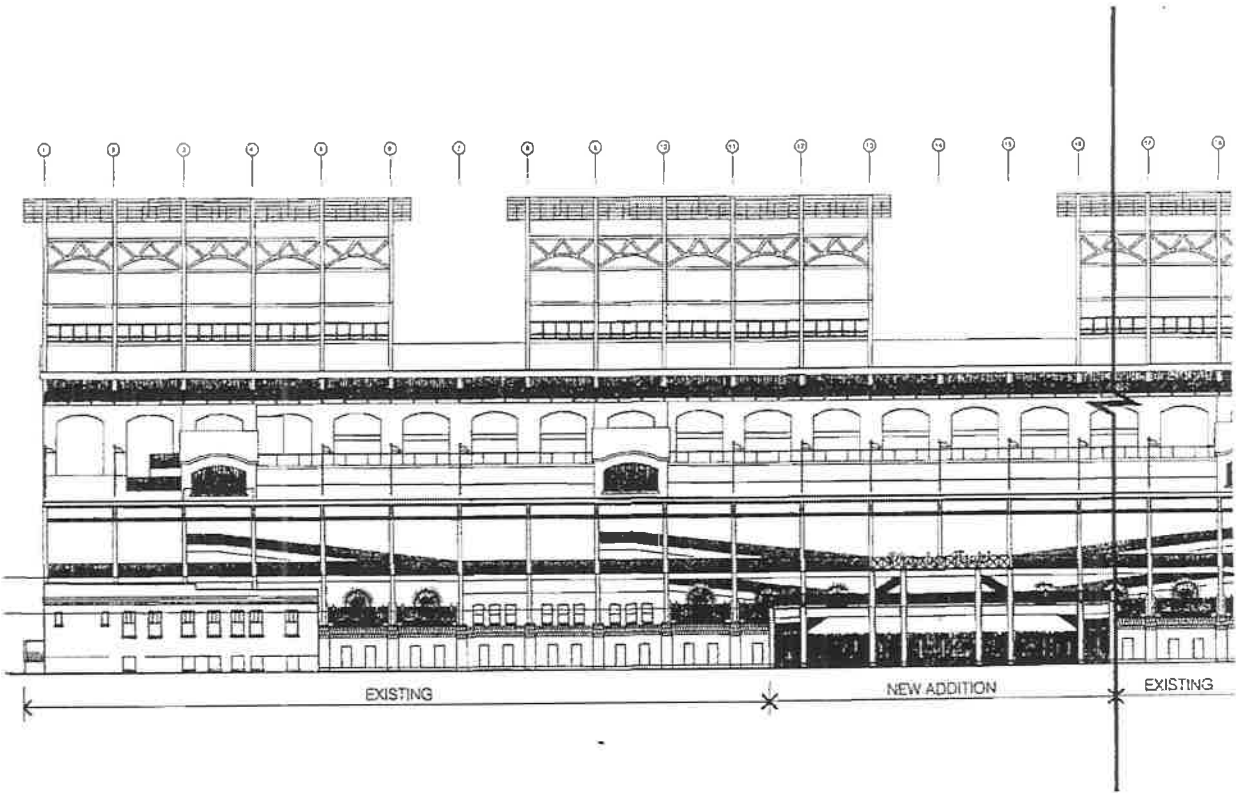
Expansion Plan -- Mezzanine Level (Subarea A)
(Page 2 of 2)



KEY PLAN



Restoration And Expansion Elevations (Subarea A).
(Page 1 of 8)

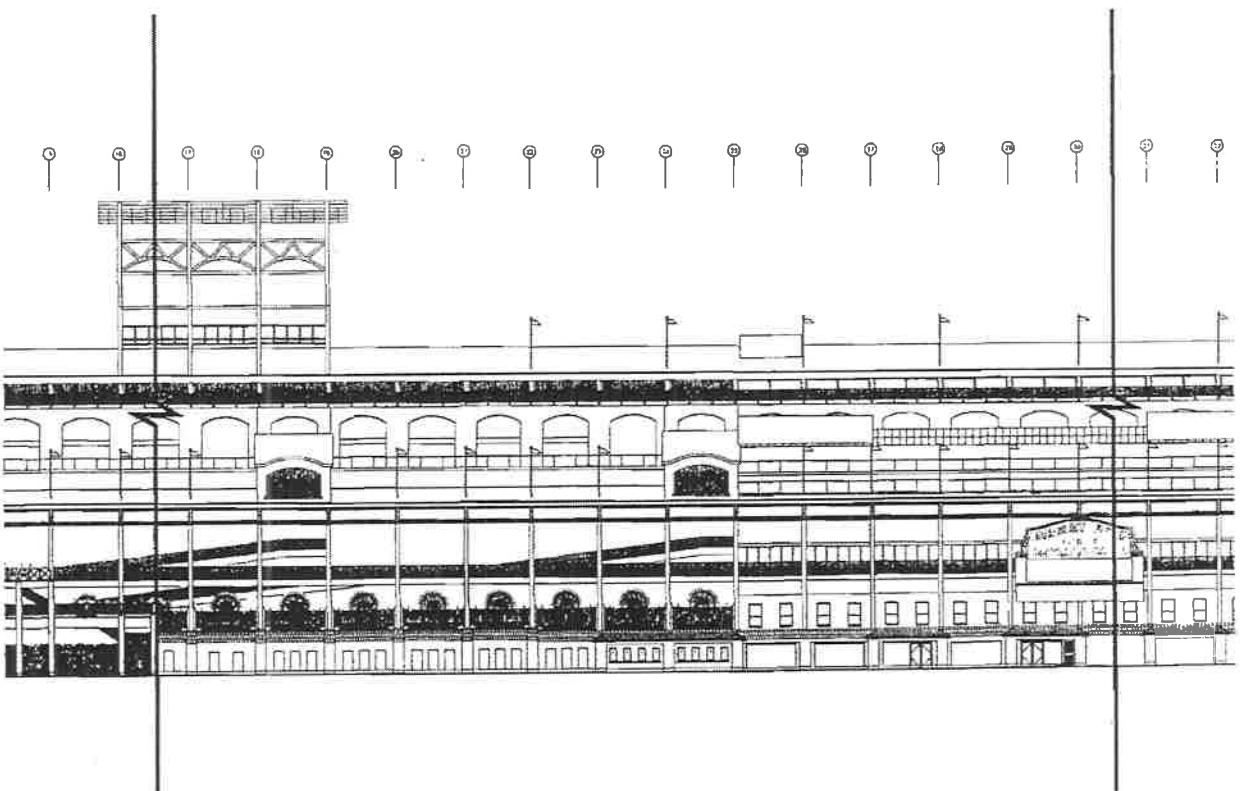


NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX

RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (1 OF 8)

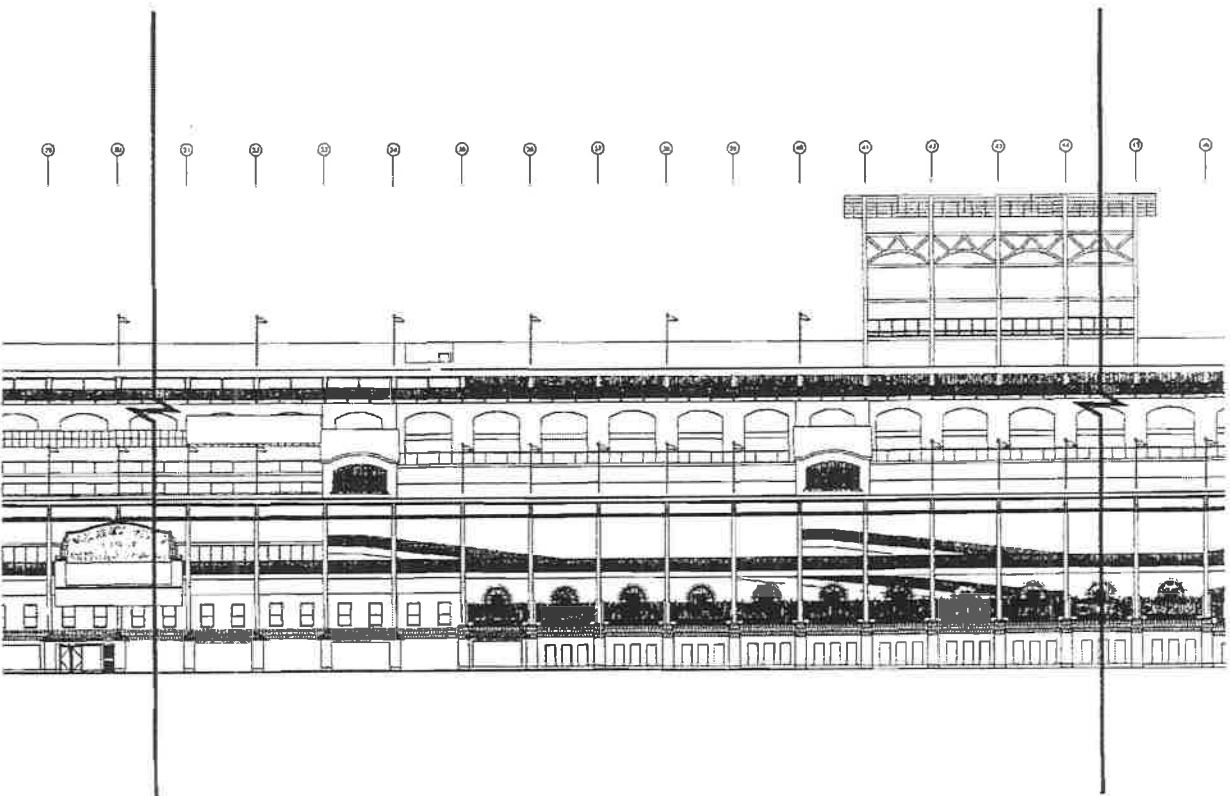


Restoration And Expansion Elevations (Subarea A)
(Page 2 of 8)



NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX

Restoration And Expansion Elevations (Subarea A)
(Page 3 of 8)

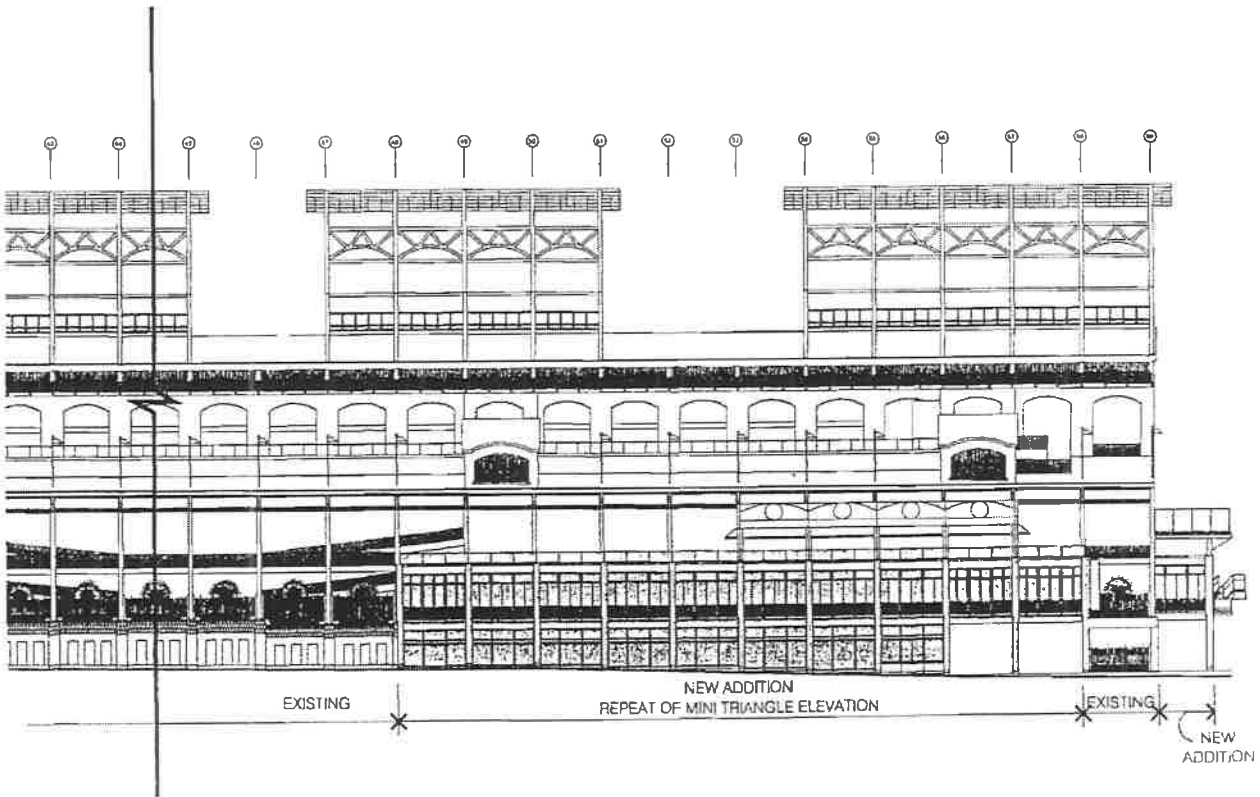


NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX

RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (3 OF 8)

APPLICANT: BRIGLEY FIELD HOLDINGS LLC (AND OTHERS)

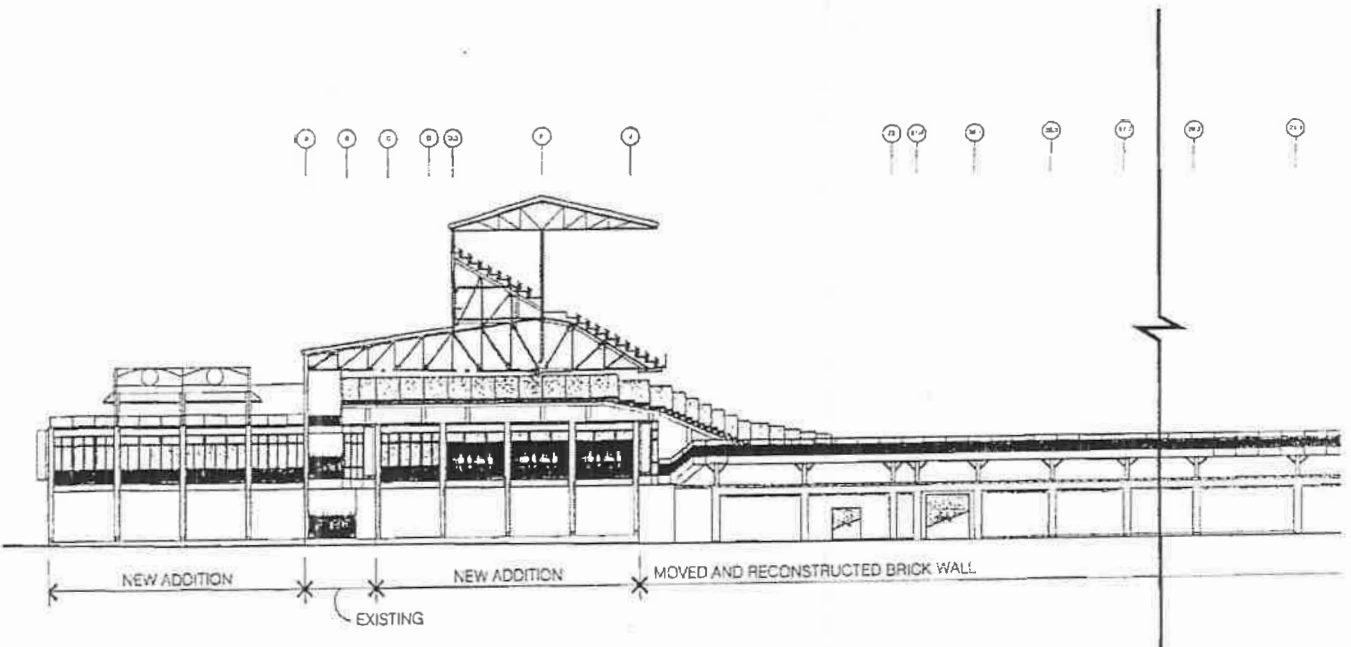
Restoration And Expansion Elevations (Subarea A).
(Page 4 of 8)



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SEE PD SIGNAGE MATRIX.



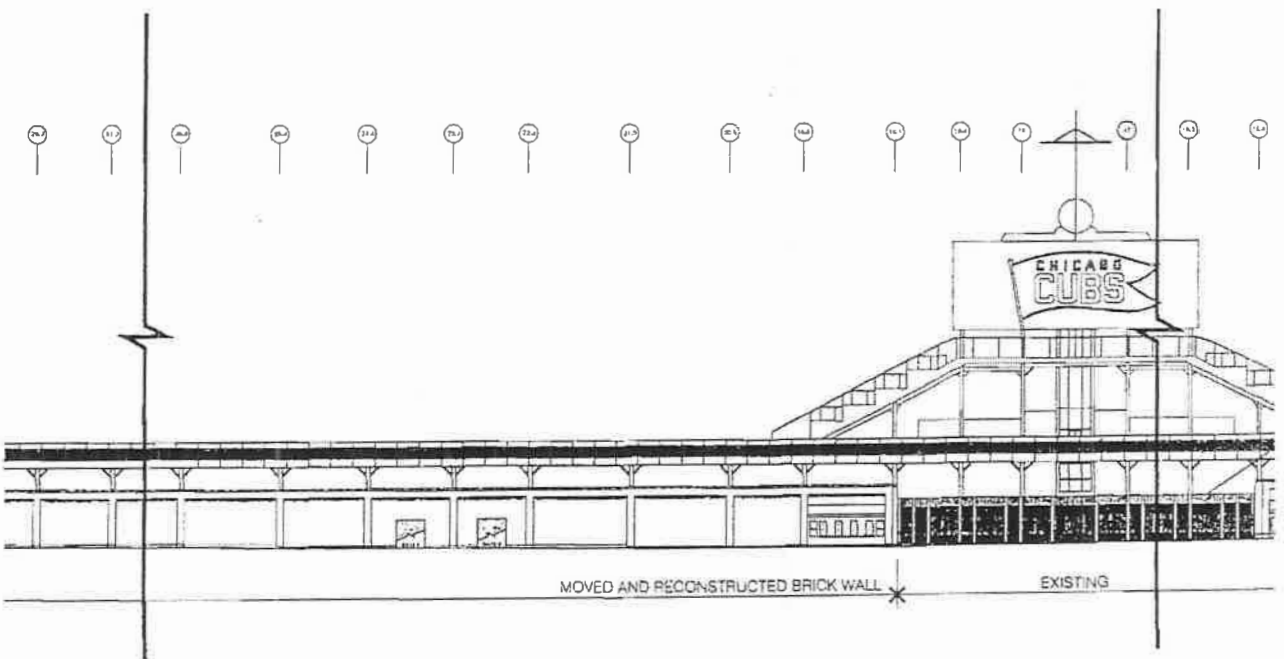
Restoration And Expansion Elevations (Subarea A)
(Page 5 of 8)



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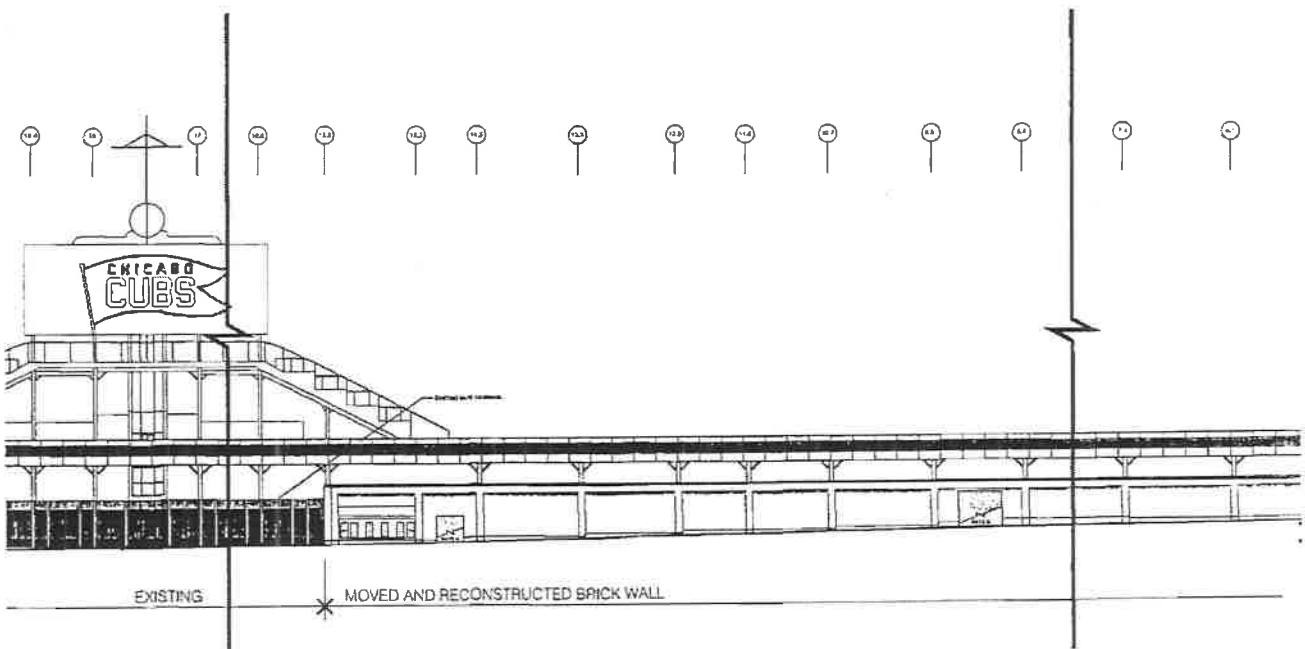
Restoration And Expansion Elevations (Subarea A)
(Page 6 of 8)



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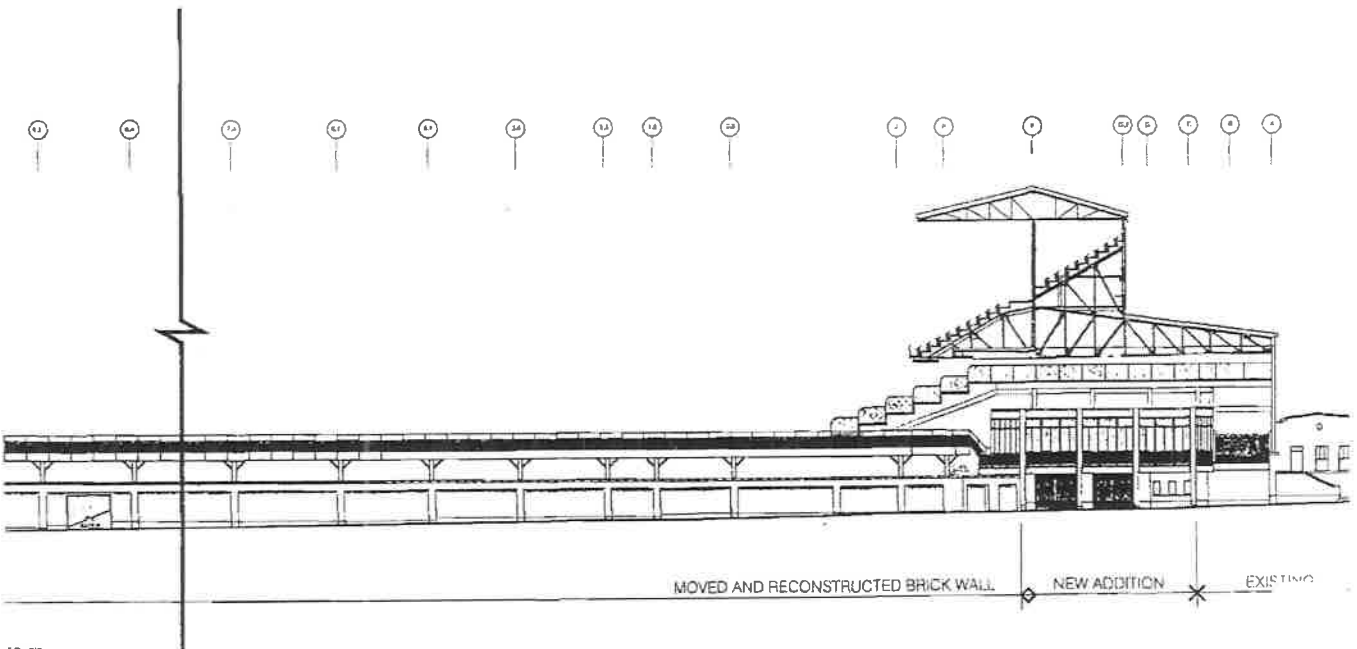
Restoration And Expansion Elevations (Subarea A)
(Page 7 of 8)



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SEE PD SIGNAGE MATRIX



Restoration And Expansion Elevations (Subarea A).
(Page 8 of 8)



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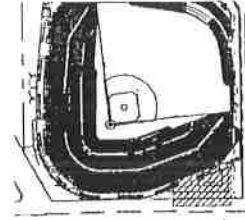
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (8 OF 8)

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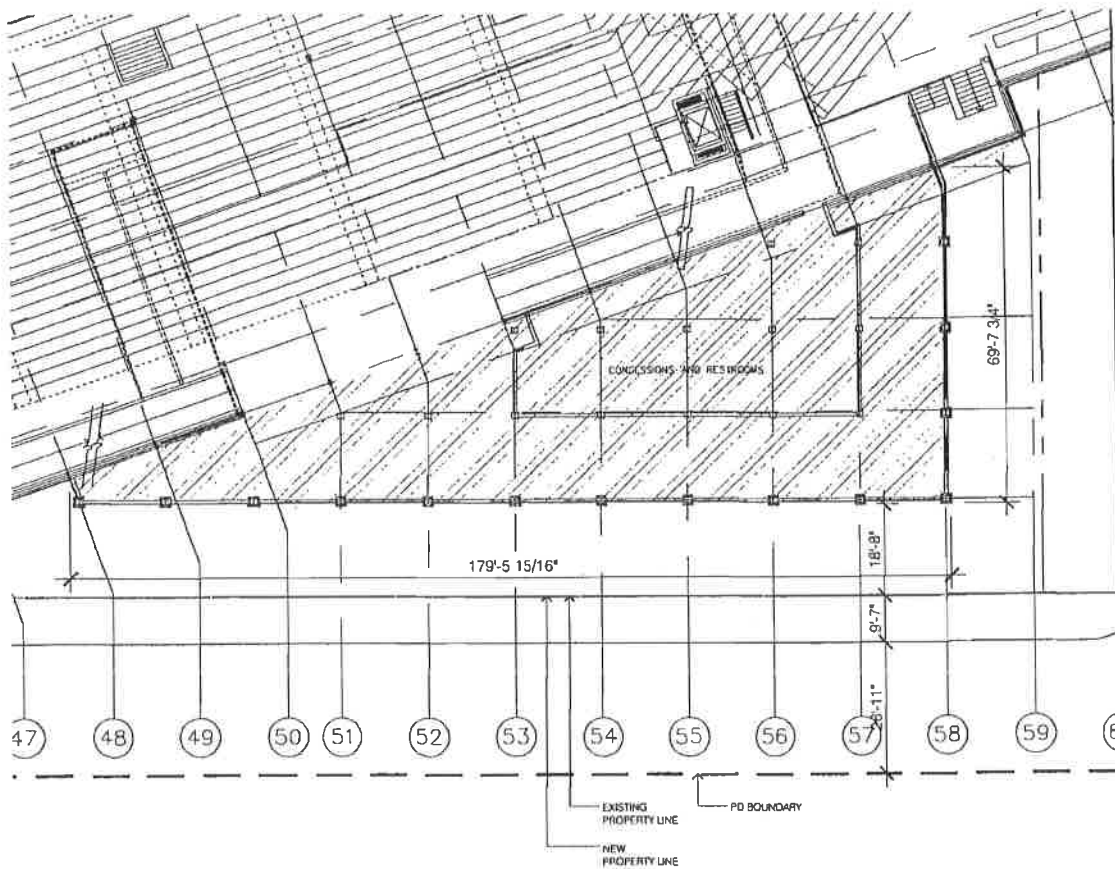
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1/1/2013

Expansion Plan -- Bowl Level (Subarea A).



KEY PLAN

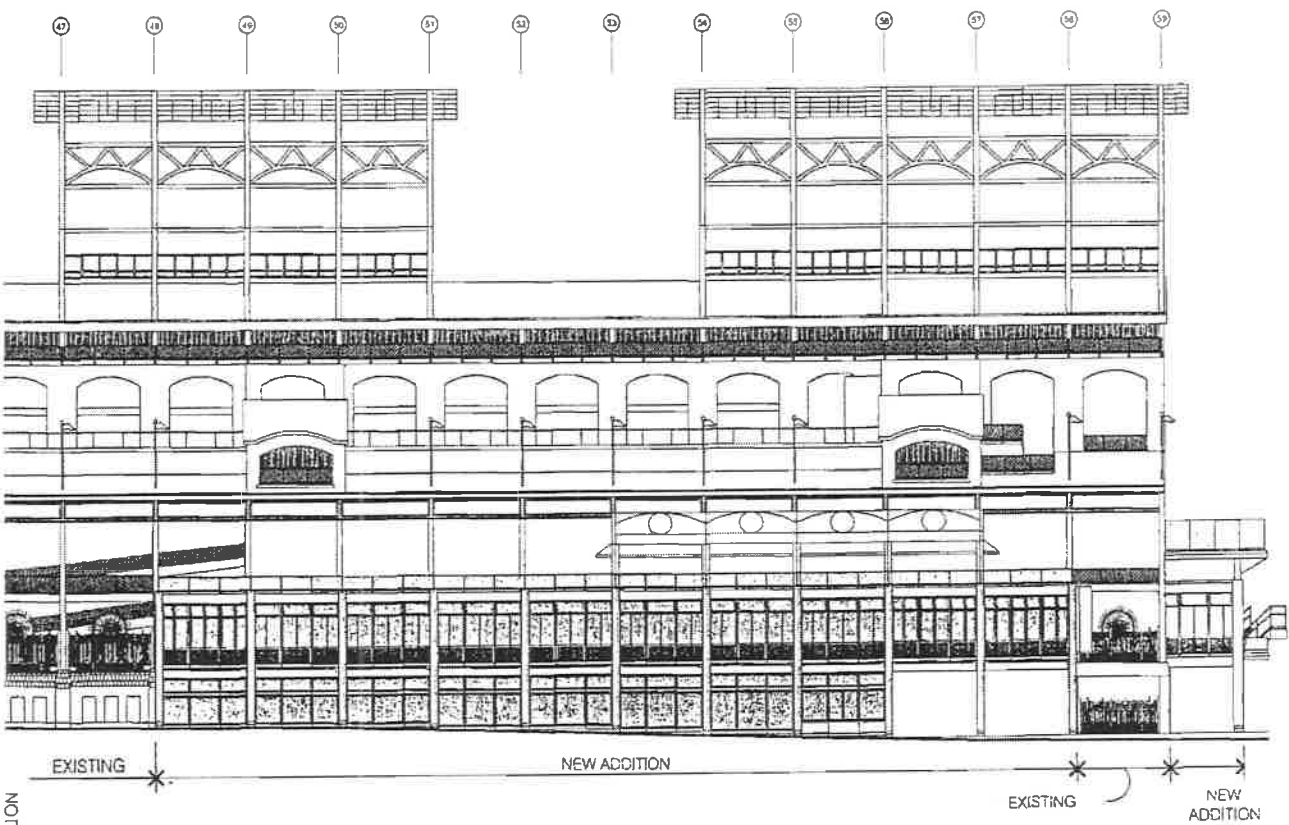


EXPANSION PLAN - BOWL LEVEL (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)

Mini-Triangle Expansion Elevations (Subarea A).
(Page 1 of 2)

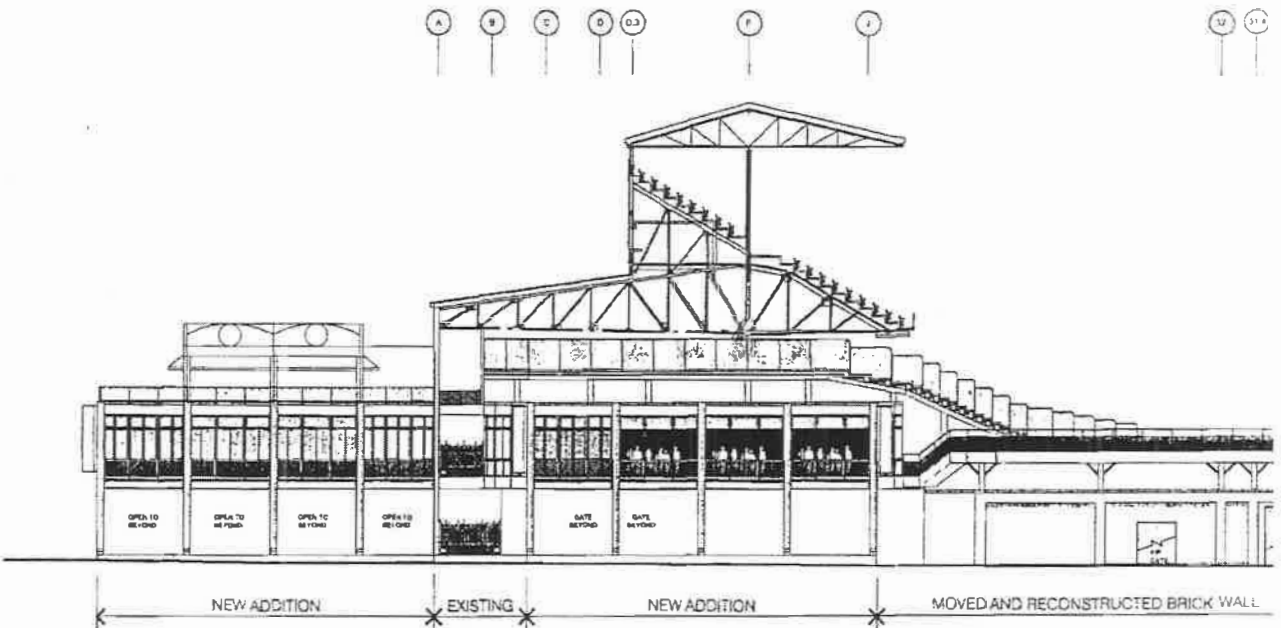


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SEE PD SIGNAGE MATRIX.



MINI-TRIANGLE EXPANSION ELEVATIONS (SUB-AREA A) (1 OF 2)

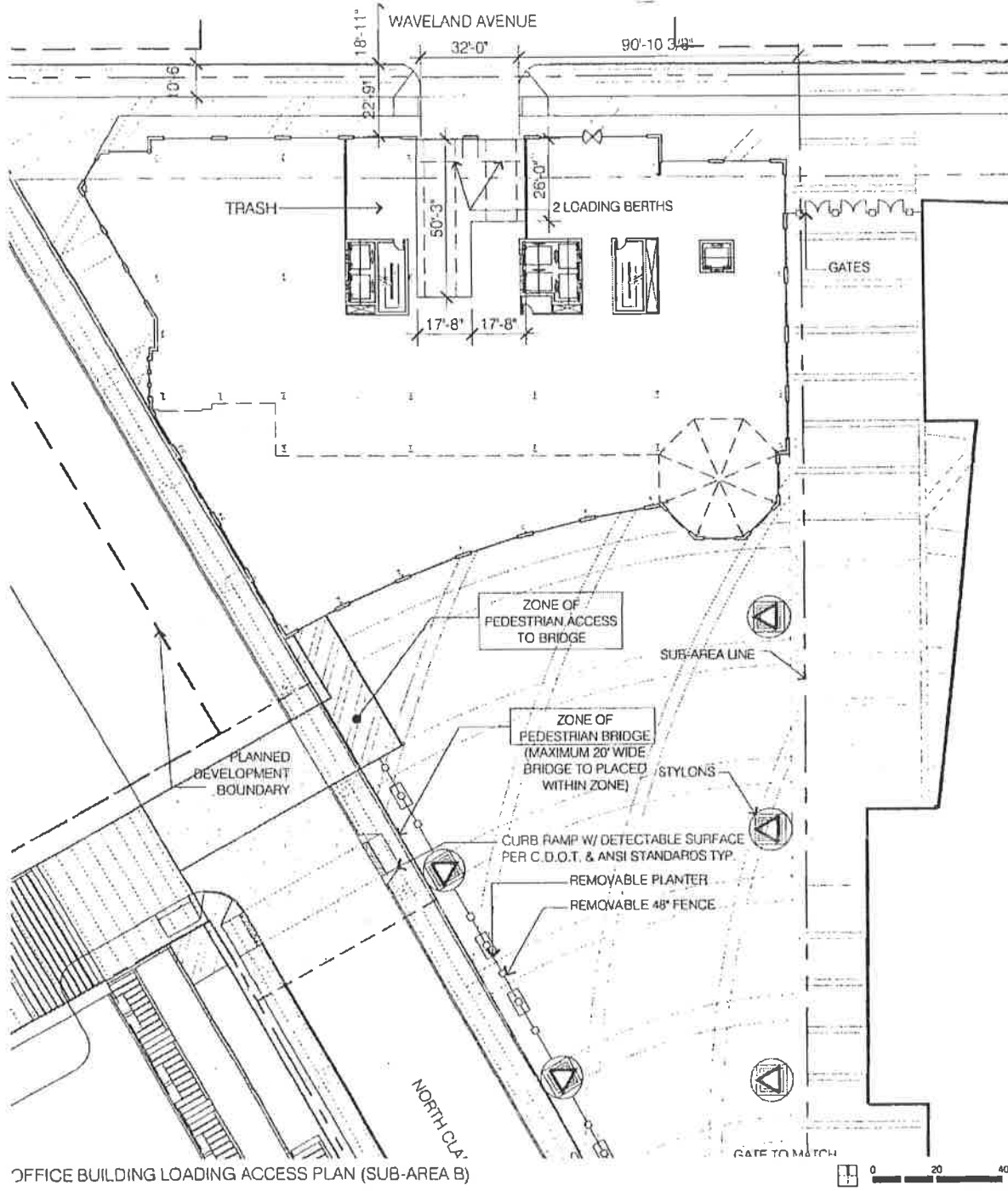
Mini-Triangle Expansion Elevations (Subarea A)
(Page 2 of 2)



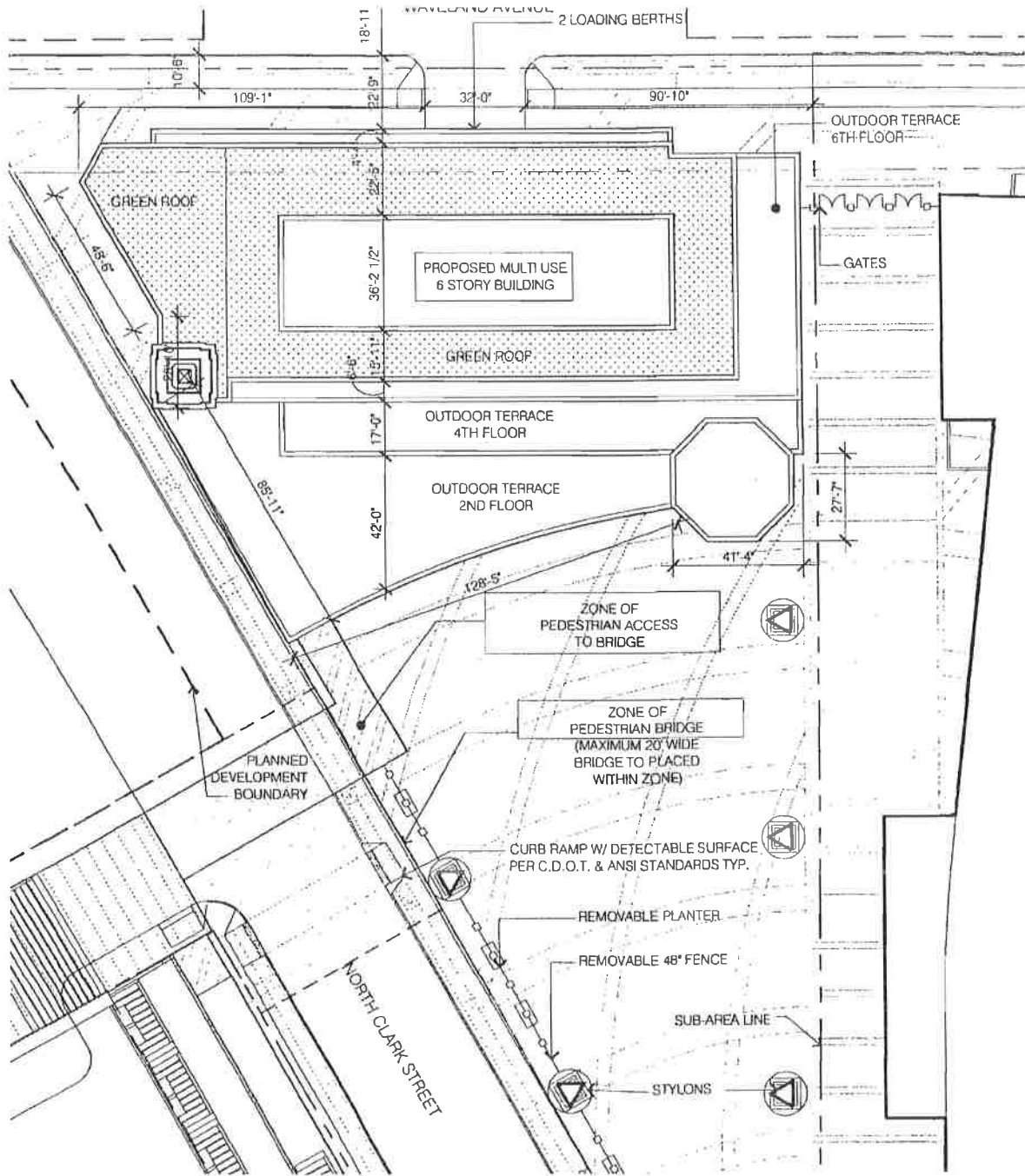
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SEE PD SIGNAGE MATRIX



Office Building Loading Access Plan (Subarea B).



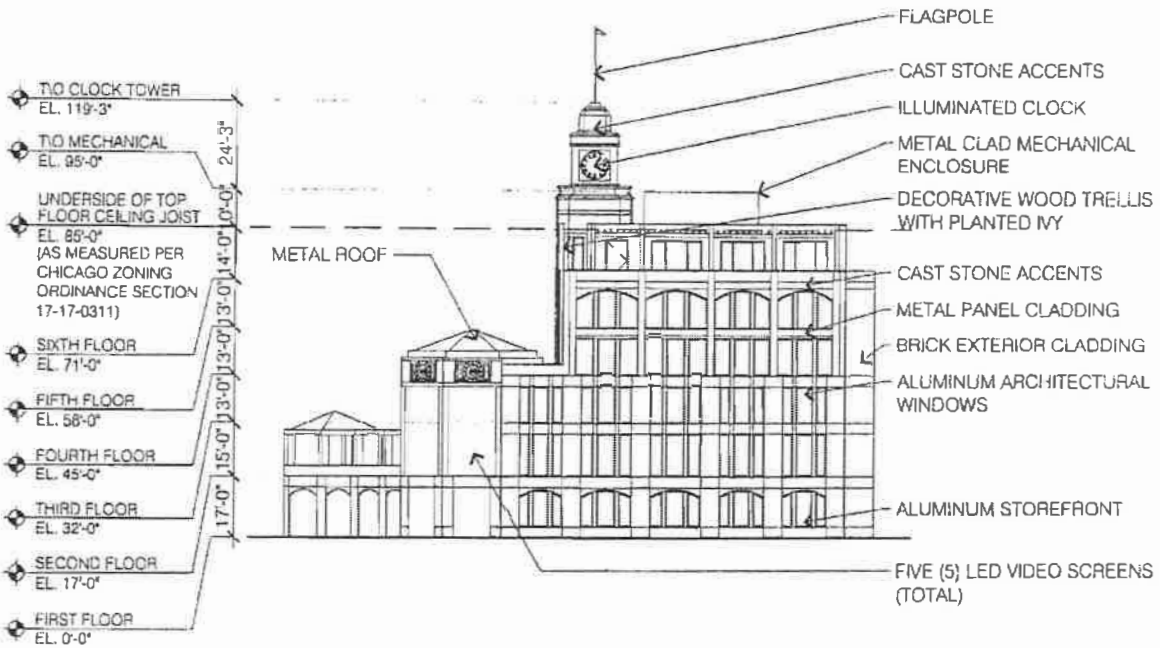
Office Building Green Roof Plan (Subarea B)



OFFICE BUILDING GREEN ROOF PLAN (SUB-AREA B)



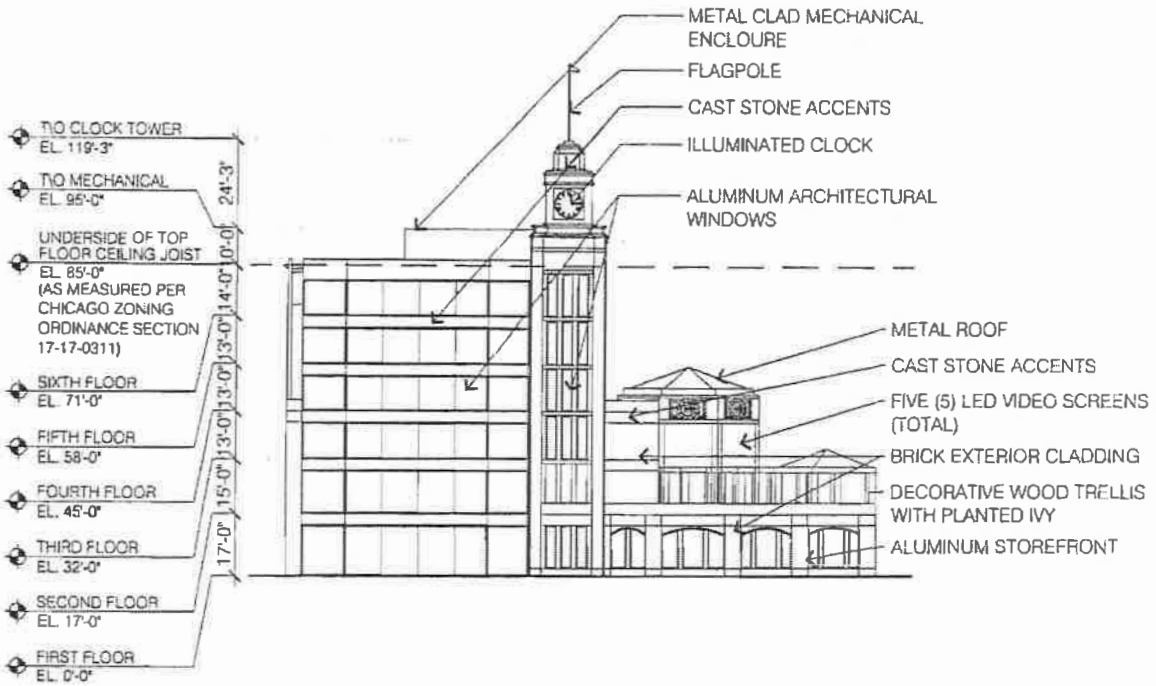
Office Building East Elevation (Subarea B).
(Page 1 of 4)



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SEE PD SIGNAGE MATRIX



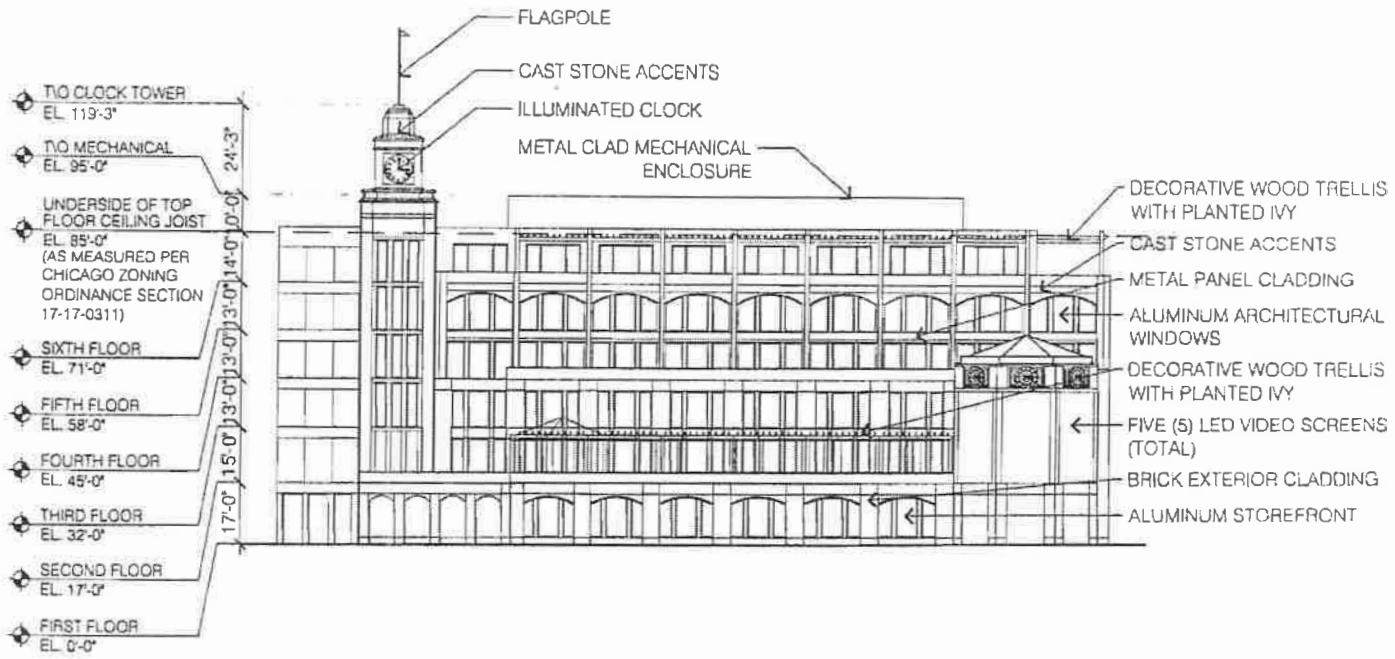
Office Building West Elevation (Subarea B).
(Page 2 of 4)



NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX



Office Building North Elevation (Subarea B).
(Page 3 of 4)



- ◆ TO CLOCK TOWER
EL. 119'-3"
- ◆ TO MECHANICAL
EL. 95'-0"
- ◆ UNDERSIDE OF TOP FLOOR CEILING JOIST
EL. 85'-0"
(AS MEASURED PER CHICAGO ZONING ORDINANCE SECTION 17-17-0311)
- ◆ SIXTH FLOOR
EL. 71'-0"
- ◆ FIFTH FLOOR
EL. 58'-0"
- ◆ FOURTH FLOOR
EL. 45'-0"
- ◆ THIRD FLOOR
EL. 32'-0"
- ◆ SECOND FLOOR
EL. 17'-0"
- ◆ FIRST FLOOR
EL. 0'-0"

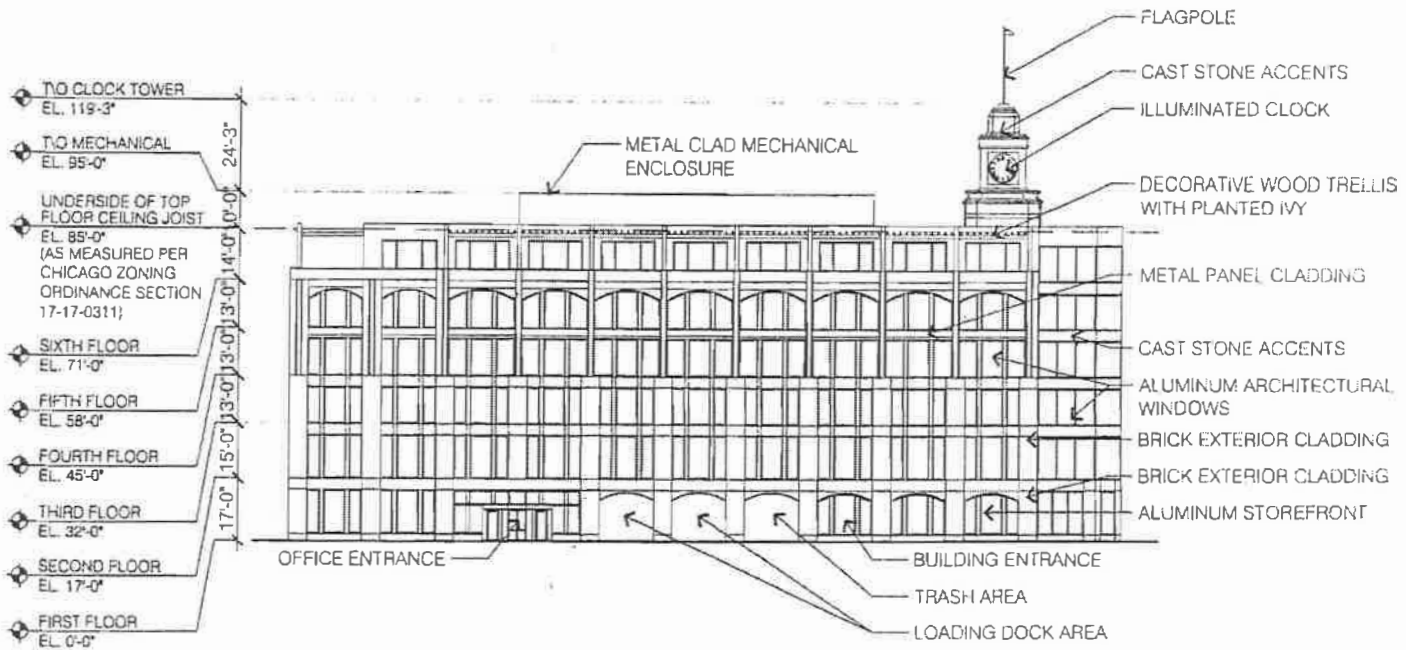
- FLAGPOLE
- CAST STONE ACCENTS
- ILLUMINATED CLOCK
- METAL CLAD MECHANICAL ENCLOSURE

- DECORATIVE WOOD TRELLIS WITH PLANTED IVY
- CAST STONE ACCENTS
- METAL PANEL CLADDING
- ALUMINUM ARCHITECTURAL WINDOWS
- DECORATIVE WOOD TRELLIS WITH PLANTED IVY
- FIVE (5) LED VIDEO SCREENS (TOTAL)
- BRICK EXTERIOR CLADDING
- ALUMINUM STOREFRONT

NOTE SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX



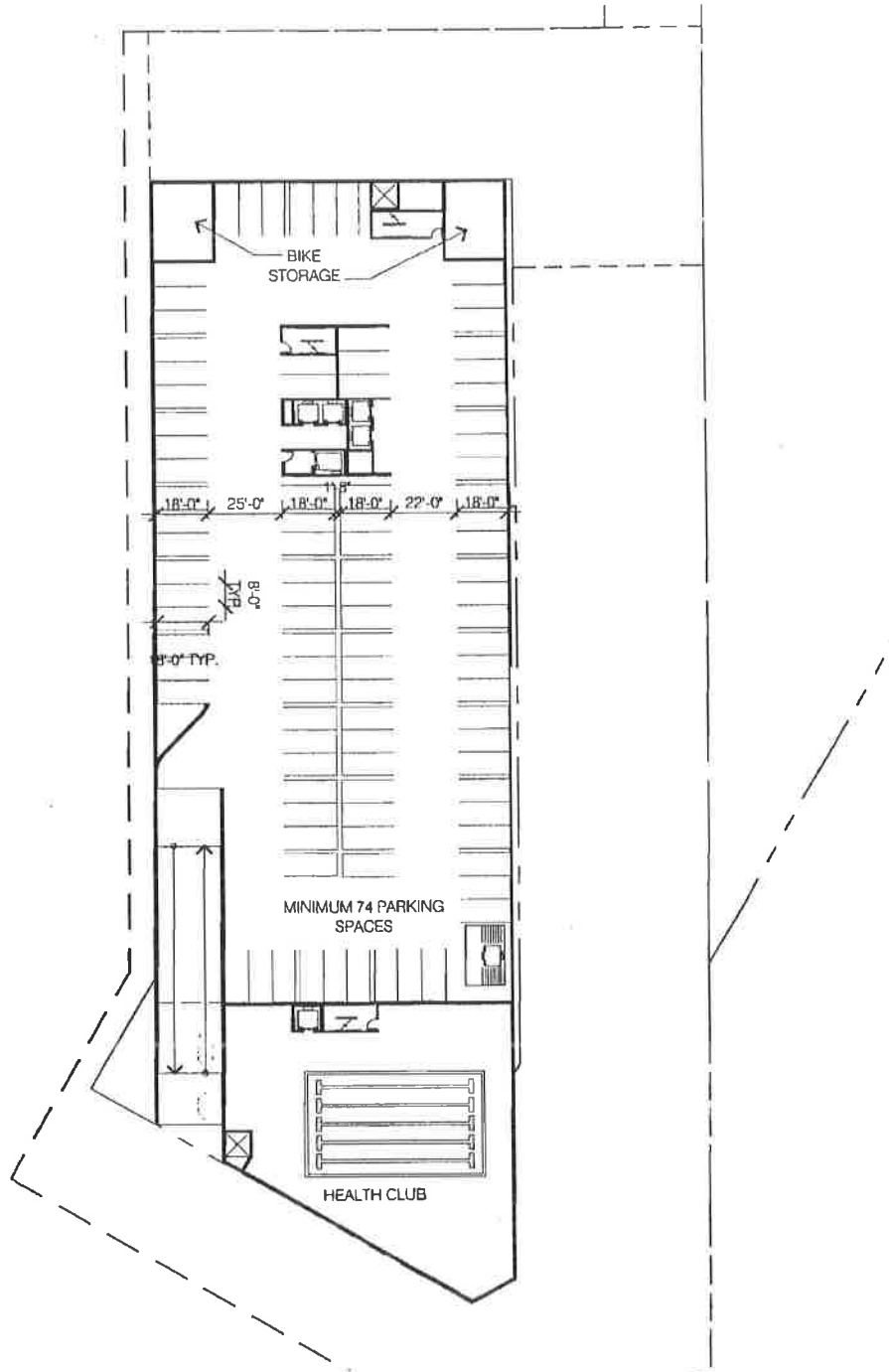
Office Building South Elevation (Subarea B).
(Page 4 of 4)



NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.



Hotel Building Parking Plan.



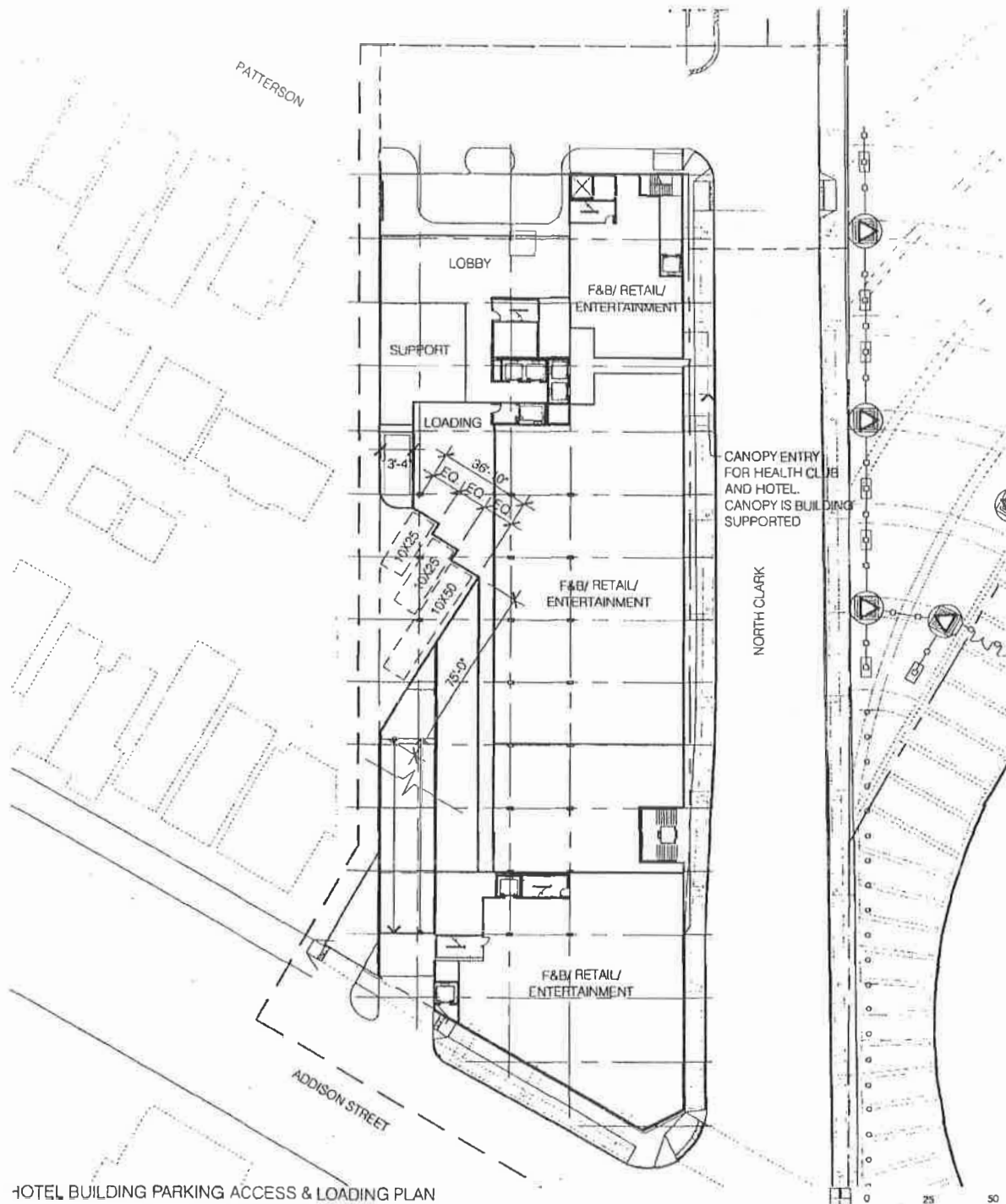
HOTEL BUILDING PARKING PLAN

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)



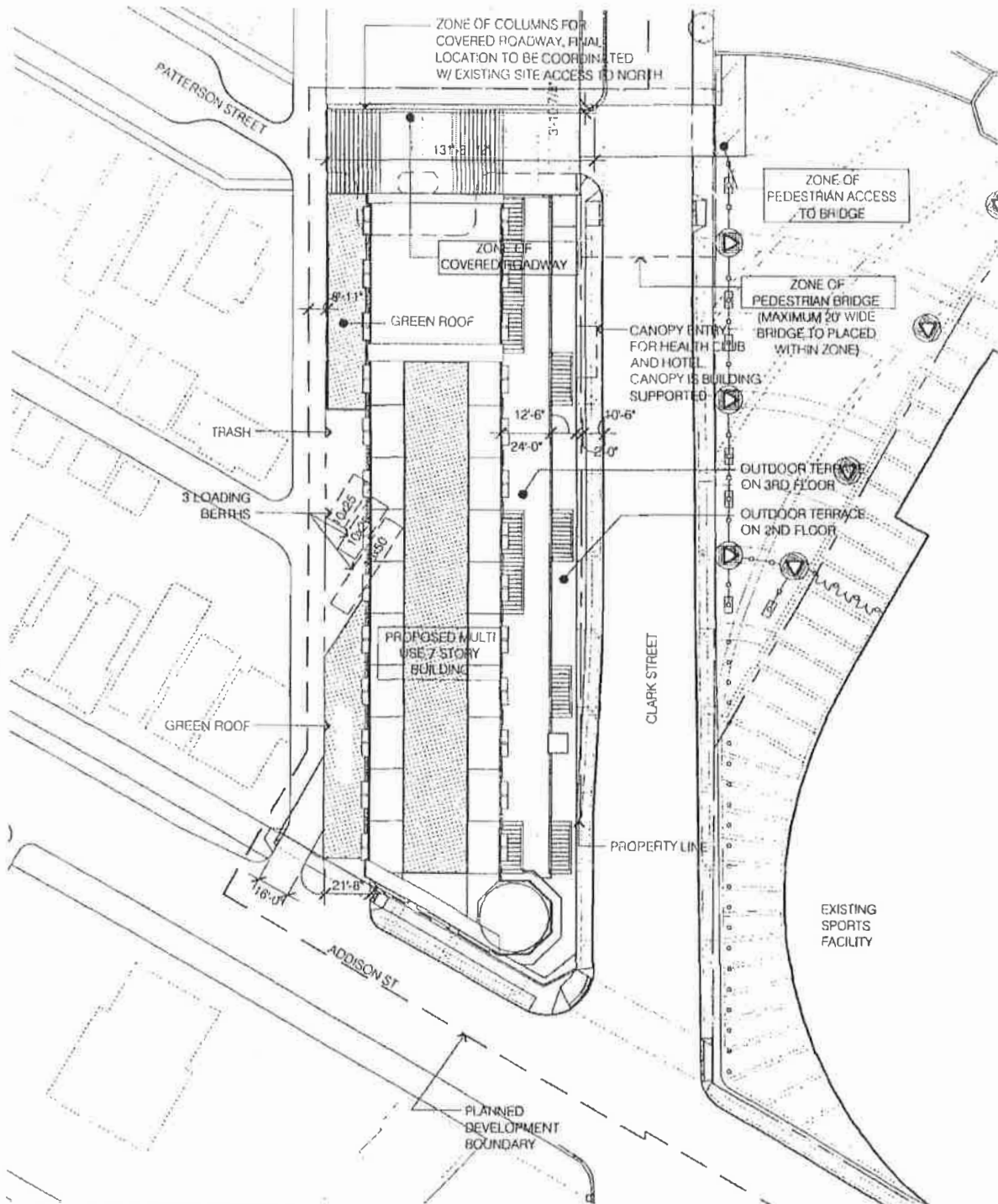
DATE: 7/24/13

Hotel Building Parking Access And Loading Plan.



HOTEL BUILDING PARKING ACCESS & LOADING PLAN

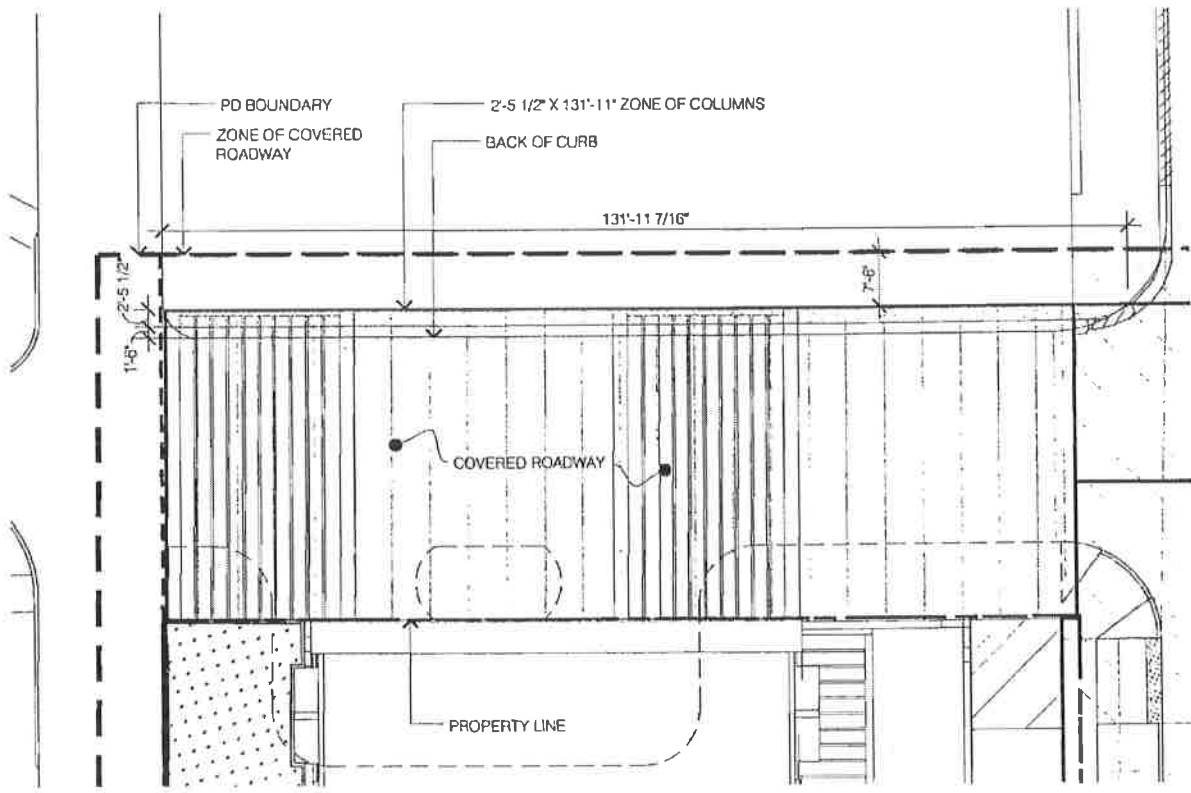
Hotel Building Green Roof Plan.



HOTEL BUILDING GREEN ROOF PLAN



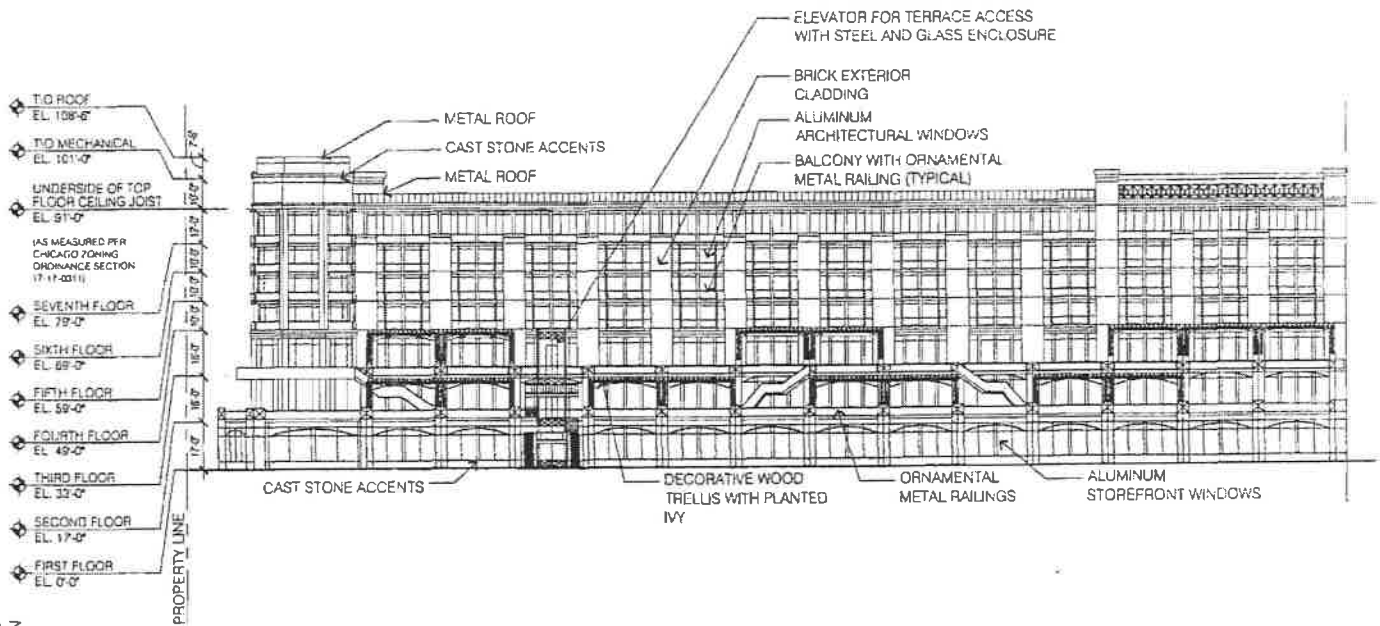
Hotel Building Enlarged Plan.



HOTEL BUILDING ENLARGED PLAN



Hotel Building East Elevation (Subarea D)
(Page 1 of 4)



7/24/2013

REPORTS OF COMMITTEES

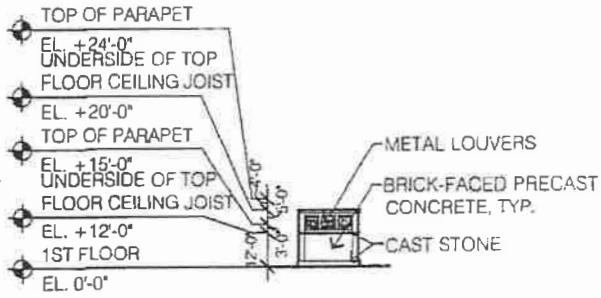
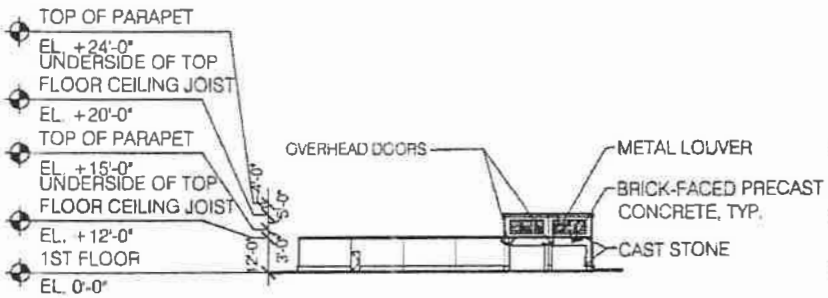
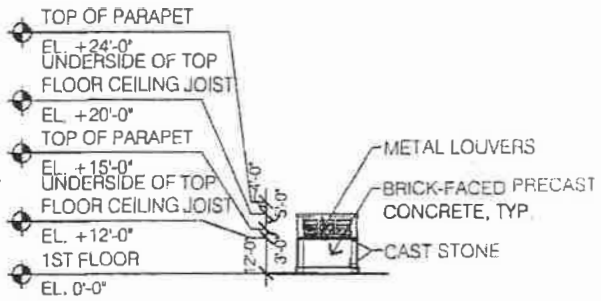
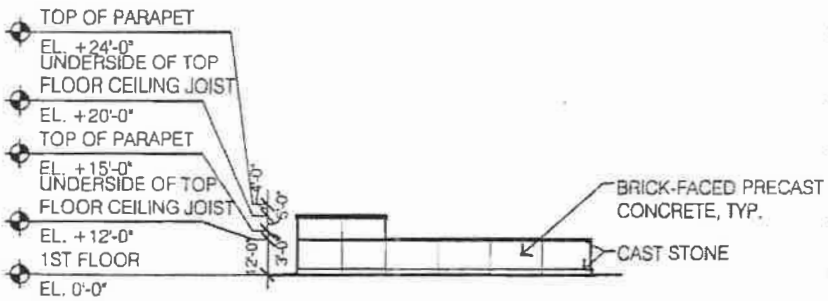
58491

Hotel Building South Elevation (Subarea D)
(Page 3 of 4)

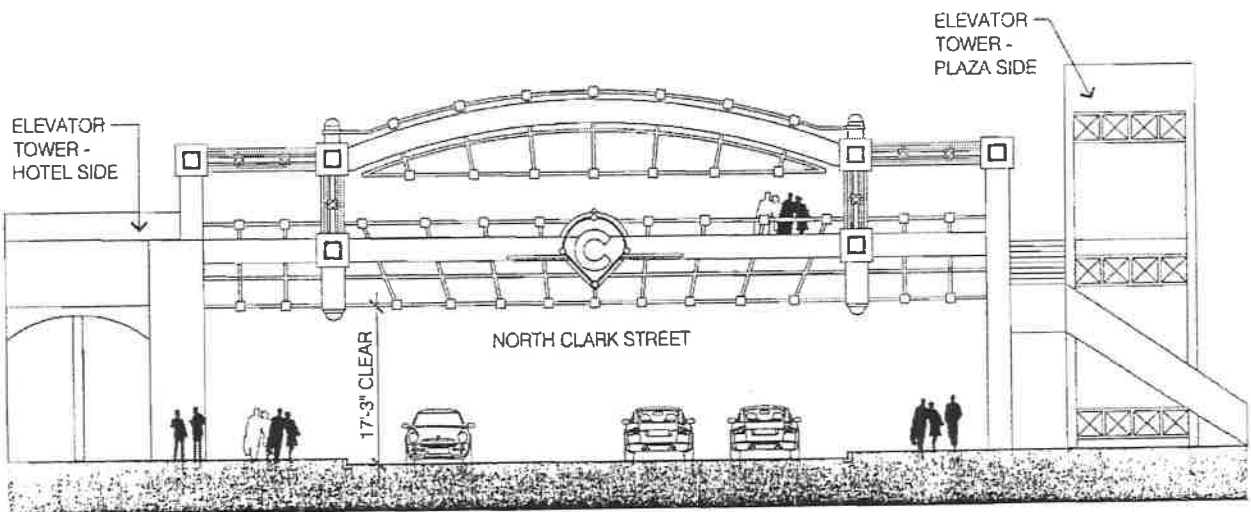


Media Building (Subarea C)

MEDIA BUILDING (SUB-AREA C)



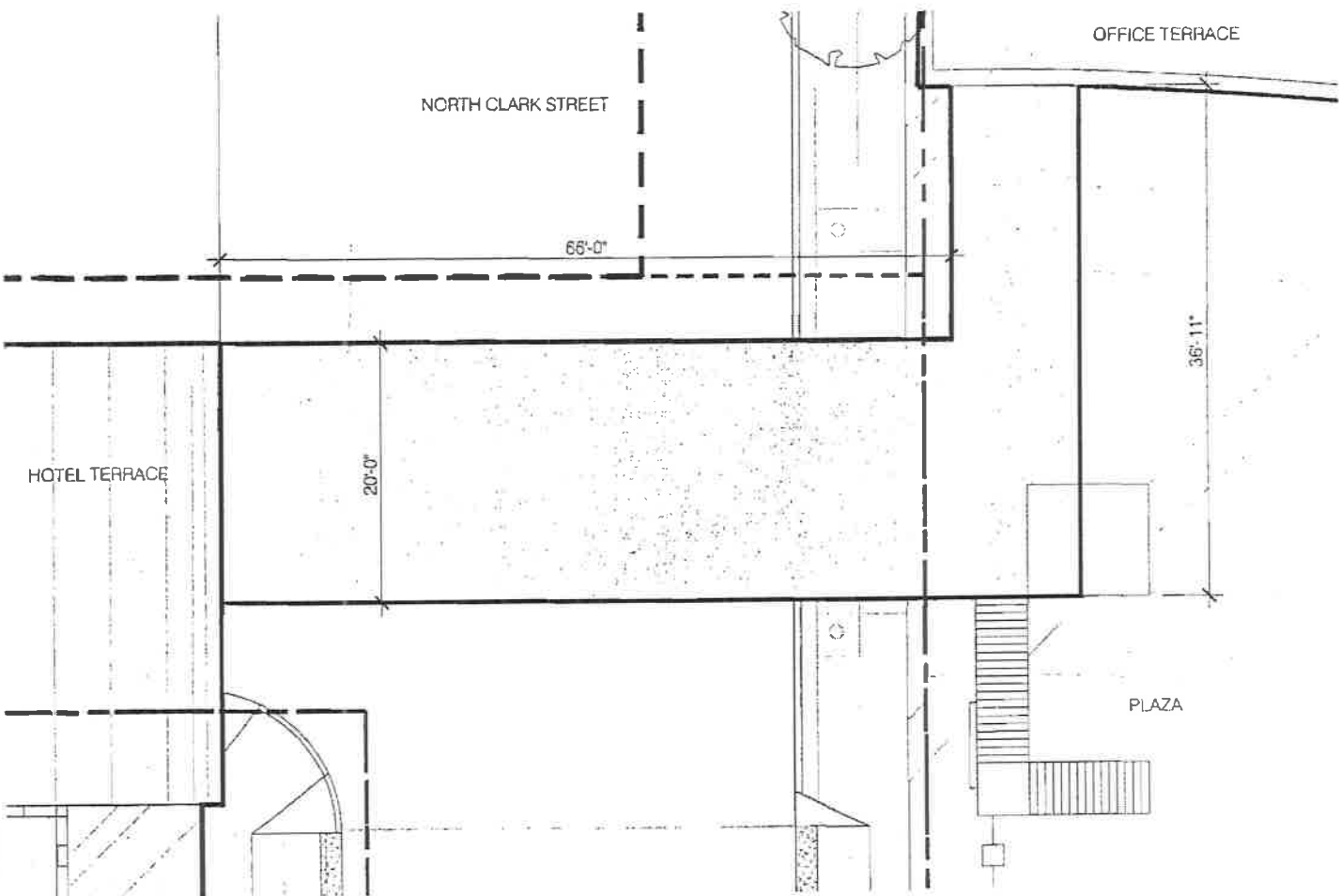
Bridge Option -- Elevation.



RIDGE OPTION - ELEVATION



Bridge Option -- Plan.

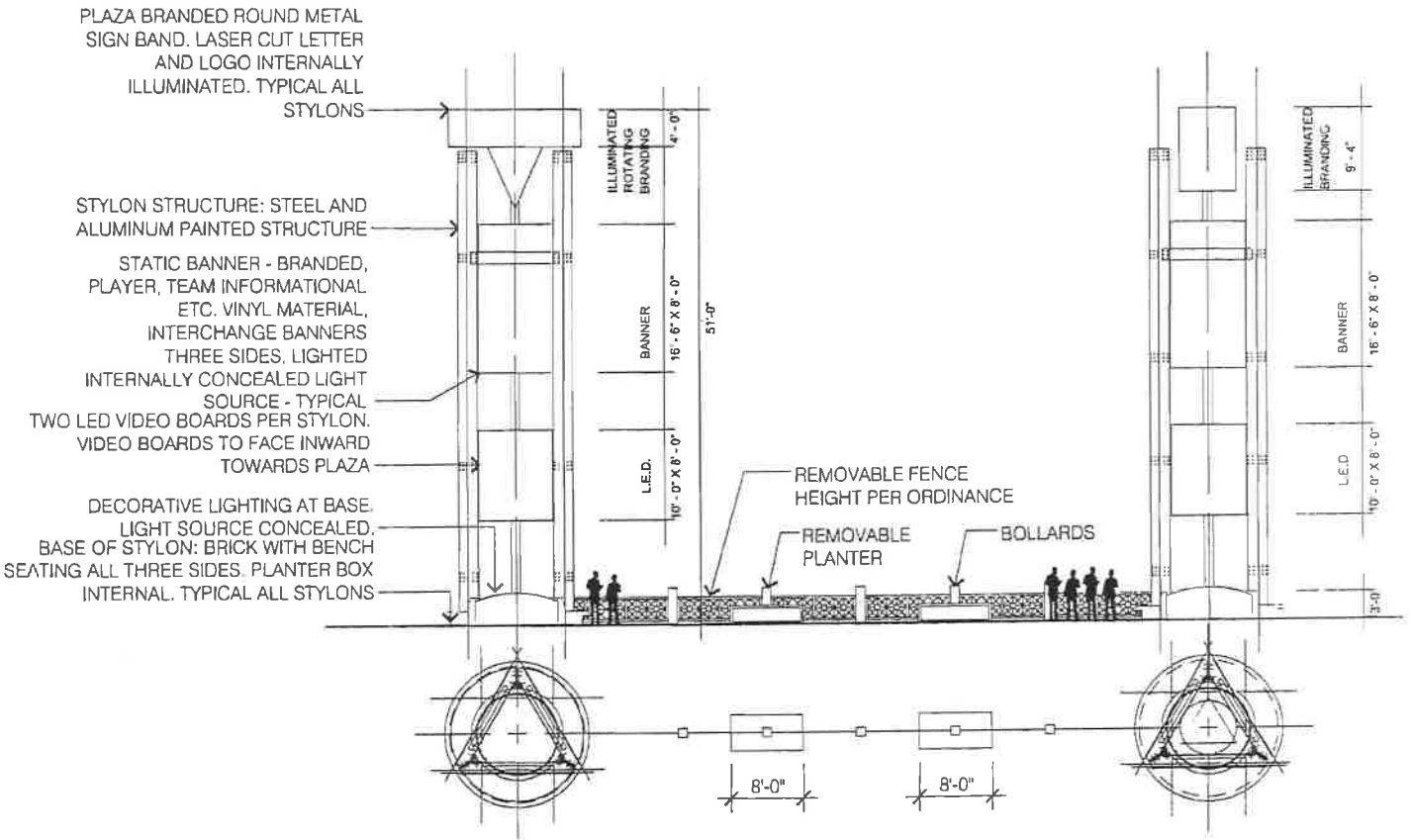


BRIDGE OPTION - PLAN

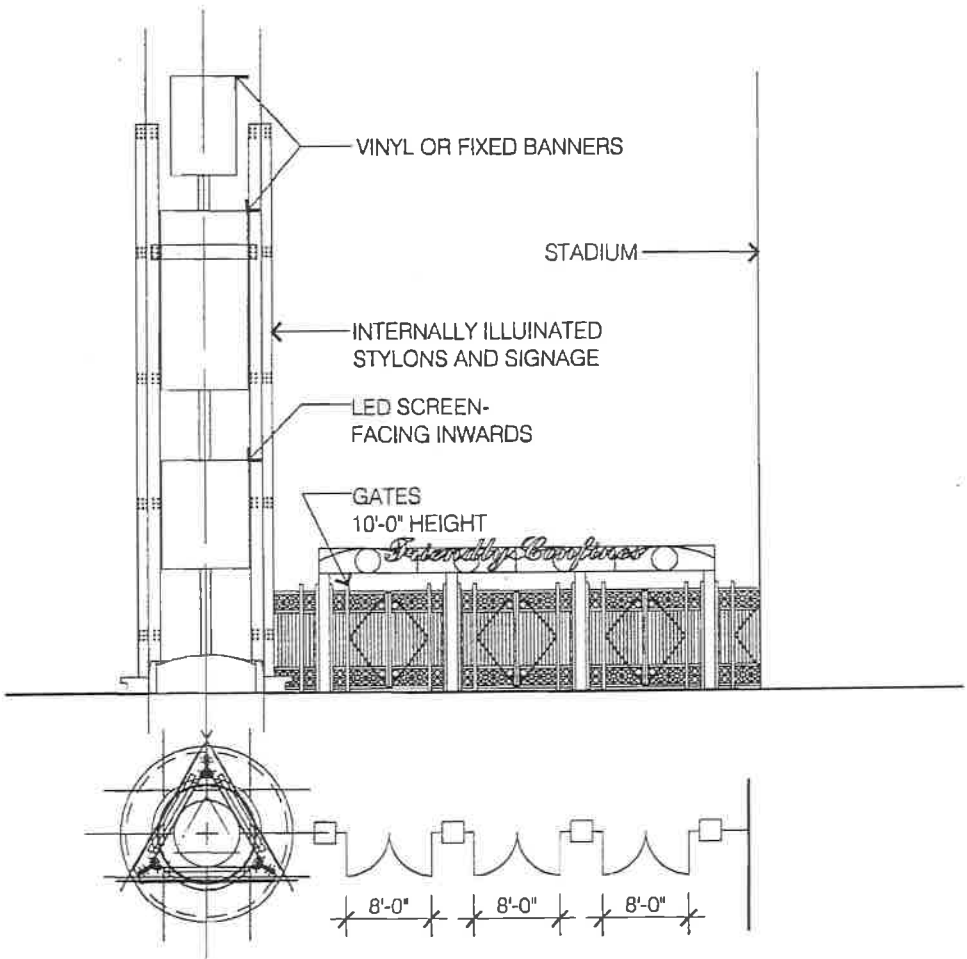
APPROXIMATE LOCATION FOR NORTH CLARK BRIDGE 11.7' MAIN STRUCTURE



Plaza Gate Plan And Elevations.



Plaza Stylon Plan And Elevations.



Planned Development Signage Matrix, Section A: Approved signage where square footage is counted.

Applicant shall have the right and is permitted to erect, place, establish, paint, create, modify and maintain in the Planned Development all of the signs identified in the Zoning Ordinance as well as all the types of signs and the specific signs listed in this Signage Matrix, including without limitation styloons, blade signs, banners, LED screens and ribbon boards, exposed neon lighted flush mounted and similar signage. The maximum square footage of exterior regulated signage in the Planned Development shall be the square footage shown in Section A of this Signage Matrix, provided however the following signage shall be allowed and shall not be included in or otherwise counted in the calculation of total square footage maximum: signage existing as of the date of the Planned Development amendment; directional signage; signage which contains the name or logo of the baseball team playing in Wrigley Field; signage identified in Section B (approved, non-counted signage and without limitation including the notes attached to Section B); and, signage exempt under applicable law. Applicant will provide to the Department a Style Guide showing examples of the types of signs Applicant shall be allowed to install. Applicant is permitted to allocate the square footage of allowable signage between Subareas B, C and D and to modify any sign type or location listed below in SubArea B, C and D as long as the total square footage of exterior signage in SubAreas B, C and D is not exceeded, subject to the exclusions above. Applicant is permitted to allocate the square footage of allowable signage between the Sub Areas B, C and D in the Planned Development in such a way as Applicant may designate, which designation may, at Applicant's option, be done through a zoning and signage rights agreement between Applicant and other owners or lessors of the property in the applicable SubArea(s).

The categories and allocations of signage types, sizes and location which follow in the comments and chart below are representative of how and where such signage may be implemented by Applicant within the Planned Development and the various Subareas, provided however Applicant shall have the right to allocate and reallocate such signage in the manner set forth below or in a different manner. This list is conceptual and not all signs need to be installed. Applicant shall have the right to determine which will be installed. Applicant shall have the right to determine the design, look feel and placement of all signs. No sign identified or similar to the signs listed in Section B of this Signage Matrix shall be governed by Section A of this Signage Matrix. Signage in Section B is in addition to the signage identified in this Section A. The content of any sign in this Signage Matrix, whether in Section A or B, shall be as determined by Applicant in its discretion and may change as desired by Applicant.

Signage in this Signage Matrix is approved. Future sign requests will be approved provided they are not inconsistent with this Signage Matrix or the Planned Development.

Description	Square Footage	Comments
Hotel Parcel		
Starwood Signage		
Building sign.	600	Hotel's sign at top of building. Internally illuminated.
Blade signs	800	Two blade signs. Internally illuminated. Each sign is double sided, with each side being 200 sf.
Tenant Signs		
Corner marquee tenant	360	Three signs in each bay at corner of Clark & Addison. Internally illuminated
Health Club sign at first floor.	70	Main entrance to Health Club. Internally illuminated.
Health Club building sign.	70	Building façade. Internally illuminated.
McDonald's storefront sign.	80	Located over storefront per agreement. Internally illuminated.
McDonald's directional sign.	15	Location TBD. Internally illuminated.
Tenant signs.	640	Assume eight tenants @ 80 sf per tenant. Internally illuminated. Additional signs may be added as tenants identified (up to seven additional)
Blade branded vertical signs.	1,200	Two blade vertical signs of 300 sf each total 600 sf. Two sided- located at Clark & Addison/corner & on Clark at NE corner. Internally illuminated or neon.
Branded signs.	900	Flat wall branded signs on bldg. facade - 3 @ 300 sf each.
Branded signs.	750	Located at corner of Clark & Addison at top of bldg. Six signs @ 125 sf each.
LED ribbon board.	450	LED ribbon board at corner of Clark & Addison. Approximately 3'-0 x 150'-0.
Subtotal Hotel Parcel	5,935	
Office Building		
Main sign.	600	Located center of building at roof level. Internally illuminated.
Secondary sign.	275	East & west ends of office bldg. at roof level - One sign at 275 sf each. Internally illuminated.
LED video boards.	2,125	LED surrounding rotunda - 5 LED's at 425 sf each.
LED ribbon board.	450	LED ribbon board at top of first floor - 3 feet tall by 150 feet long.
Façade signage.	216	Store name and logo - four signs at 54 sf each. Internally illuminated.
Office.	120	Logo/names of office tenant(s) over office entrance on Waveland Avenue. Internally illuminated.
Office Tenant signs.	240	Assume three at 80 sf each. Internally illuminated.

Signage Matrix.
(Page 1 of 6)

Planned Development Signage Matrix, Section A: Approved signage where square footage is counted.

Description	Square Footage	Comments
Tenant Signs.	480	Assume six additional tenants @ 80 sf per sign. Internally illuminated. Additional signs may be added as tenants are certified (up to seven additional).
Major tenant(s).	750	Assume three signs of 250 sf each. Internally illuminated.
Blade vertical signs.	880	Vertical blade sign double sided attached to western edge of office bldg. Each sign is double sided, with each side being 220 sf.
Branded Activation Areas.	280	Assume two activation zones - 140 sf each. Internally illuminated.
Showcase branded signage	1,000	Second level outdoor deck. Attached to trellis. Script neon signage.
Sub-Total Office Bldg.	7,416	
Bridge		
Bridge.	528	Located at center of bridge - north and south sides two signs at 264 sf each. Internally illuminated
Branded signage	250	Center of bridge. Plaza identification and sponsor sign.
Stair Towers.	400	Located at each end of bridge - two towers. branded four sides 50 sf each. Internally illuminated
Sub-Total Bridge	1,178	
Plaza		
Stylons		Stylons are the 51' tall elements in the plaza. They have third-party sponsorship and messaging. LED and other components. Stylon examples are shown on the PD drawings submitted to the Department (e.g., style letter J)
Stylon brand area.	1,050	Three signs at top of each of seven stylons - 50 sf each. Internally illuminated or face lighted.
LED.	1,750	Each of seven stylons has LED board on two sides - 125 sf each.
Plaza entry gates.	1,000	Assume two gates, signs @ 250 sf each, two per gate. Internally illuminated.
Main entry gate.	500	10'x25' two sides of portal. Internally illuminated.
Branded walkway.	200	Connector walkway from upper level plaza to bridge. Faces east into open plaza.
Sponsor activation.	500	Two signs 10'x 25'. Internally illuminated. Sponsor activation area allowed on plaza.
Sub-Total Plaza	5,000	
Ballpark Exterior		
Western Gate		
LED Ribbon Boards.	120	Two LED ribbon boards 60 sf each (2'-0" x 15'-0" each).
Bleacher Gate		
Marquee Entrance		
Marquee sign.	900	Existing neon marquee to remain with LED board. LED neon and technology board may be upgraded.
Panel below Marquee sign.	125	Sign to be located in existing rectangle box below marquee. This area has been previously used for branded signage.
Ticket LED Ribbon.	68	Existing LED ribbon board to be revamped to include two LED ribbon boards above ticket windows 2'-0 x 17'-0 each
Mini-Triangle		
Gate entrance.	1,000	Neon, internally illuminated or painted letters.
Neon sign concession stand 3rd level.	600	Two exposed neon signs located above concession stand on third level. 300 sf each total 600 sf.
Ticket window LED.	35	LED ribbon board located above ticket window.
LED sign east elevation.	176	LED board, 37" inches high x 57 feet long.
LED sign south elevation.	278	LED board, 37" inches high x 90 feet long.
Restaurant signage.	200	Neon
Restaurant (currently Unired Club).	200	Neon

Signage Matrix,
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Planned Development Signage Matrix, Section A: Approved signage where square footage is counted.

Description	Square Footage	Comments
Restaurant (eastern façade; currently Sheffield Grill).	200	Neon. Located on east elevation of restaurant.
Store branded name	150	Logo centered over merchandise entry & behind three windows - exposed neon - 50 sf each
Retail store.	300	Neon signs - logo and store name. Located along Addison Street and over store entrance.
Store branded name	150	Located on exterior storefront. Internally illuminated.
Branded merchandise.	21	Three branded neon signs behind glass storefront. Each sign 7 sf.
Branded blade signs.	135	Three branded signs attached to Mini T and Sheffield Grill expansion. 45 sf each total. 135 sf total.
Branded Gate D signage	70	Branded, internally illuminated gate entry over Gate D entrance. Existing Gate ID signage to be revised as noted.
Branded vertical sign Gate D.	20	Branded, internally illuminated vertical flat sign flanking Gate D entry.
Branded Gate D vertical sign.	160	Vertical double-sided neon gate branded sign attached to south east corner of mini-T bldg. 80 sf per side.
Gate K		
Ticket LED Ribbon	40	Two LED ribbon boards located above and adjacent to ticket windows. 2'-0" x 10'-0" each.
Total	24,477	
Notes:		
1. The following signage types (including without limitation signs in the following categories which are upgraded or increased in size) are permitted and are excluded from calculation of the square footage maximum. Such signage may be added in the discretion of Applicant and shall be permitted.		
a. Directional, public informational, accessibility signage, etc., and signage required by law.		
b. Portable and temporary signage, tables, chairs, umbrellas, awnings, patios, party decks, drink rails, doorways, etc. Without limiting the foregoing, signage (for example, awnings) on the exterior of Wrigley Field, the hotel, office building and plaza is allowed and shall be permitted subject to applicable building codes.		
c. Seasonal and event-related signage, skating rink, rink boards (e.g., dasher boards), farmers market, event hosts, movies, special events, banners, mobile food and beverage, gates, barricades, etc.		
d. Signage promoting owner(s), signage related to event(s) in the Planned Development, signage related to the baseball team playing in Wrigley Field and/or containing its logo.		
e. Incidental, temporary, seasonal, special event, branded directional or specific location, mobile food and beverage signs, branded seasonal banners.		
f. Signage Interior to Wrigley Field.		
2. Square footage listed is approximate. For example, as tenants are added or changed, additional signage may be added and signs may be modified to reflect the tenant name and may be larger or smaller.		
3. Signage Interior to Wrigley Field is exempt from review under the Planned Development and is permitted subject to review by the Commission on Chicago Landmarks, as applicable.		
4. Street pole banners will be added only when agreed by Applicant. Same for ads on public ways, trash containers, bus shelters, etc.		
5. Any sign in this Section A may include third-party branding. For the avoidance of doubt and without limiting the foregoing, signs which are Cubs-branded are allowed, even if a third-party logo or identification also appears on the sign.		
6. The square footage included in this Signage Matrix is for informational purposes only and does not imply any maximum square footage for such signs. Signage is subject to the overall maximum.		
7. Cubs pennant on back of bleacher scoreboard is omitted and should not be counted for purposes of calculating the square footage of signage or allowable signage in the Planned Development.		
8. Signage associated with sponsor displays in activation zones on the Interior of the ballpark is not subject to square footage maximum. It is permitted.		
9. Signage is listed as "existing" in this Matrix if a sign is presently in the noted location, even if the sign proposed in this Matrix is expanded or modified from the existing sign. Future or modified signage is permitted in this approximate location in the dimensions, style or illumination noted in this Matrix or permitted by the Planned Development.		
10. All sign dimensions, locations and styles are approximate and may be modified or expanded as long as not inconsistent with the Master Sign Program Contents, as approved by the Commission on Chicago Landmarks (for signs Interior to Wrigley Field) or with the Planned Development (for regulated signs not Interior to Wrigley Field).		

Planned Development Signage Matrix, Section B: Approved signage where square footage is not counted

In addition to the signage set forth in Section A of this Signage Matrix, Applicant shall have the right and is permitted to erect, place, establish, paint, create, modify and maintain in the Planned Development all of the signs identified in the Zoning Ordinance as well as all the types of signs and the specific signs listed in this Signage Matrix, including without limitation pylons, blade signs, banners, LED screens and ribbon boards, exposed neon lighted flush mounted and similar signage. The maximum square footage of exterior regulated signage in the Planned Development shall be the square footage shown in Section A of this Signage Matrix, provided however the following signage shall be allowed and shall not be included in or otherwise counted in the calculation of total square footage maximum: signage existing as of the date of the Planned Development amendment; directional signage; signage which contains the name or logo of the baseball team playing in Wrigley Field; signage identified in Section B (approved, non-counted signage and without limitation including the notes attached to Section B); and, signage exempt under applicable law. Applicant will provide to the Department a Style Guide showing examples of the types of signs Applicant shall be allowed to install. Applicant is permitted to allocate the square footage of allowable signage between Subareas B, C and D and to modify any sign type or location listed below in SubArea B, C and D. Applicant is permitted to allocate the square footage of allowable signage between the Sub Areas B, C and D in the Planned Development in such a way as Applicant may designate, which designation may, at Applicant's option, be done through a zoning and signage rights agreement between Applicant and other owners or lessors of the property in the applicable SubArea(s).

The categories and allocations of signage types, sizes and location which follow in the comments and chart below are representative of how and where such signage may be implemented by Applicant within the Planned Development and the various Subareas, provided however Applicant shall have the right to allocate and reallocate such signage in the manner set forth below or in a different manner. This list is conceptual and not all signs need to be installed. Applicant shall have the right to determine which will be installed. Applicant shall have the right to determine the design, look feel and placement of all signs. No sign identified or similar to the signs listed in Section B of this Signage Matrix shall be governed by Section A of this Signage Matrix. The content of any sign in this Signage Matrix, whether in Section A or B, shall be as determined by Applicant in its discretion and may change as desired by Applicant. Signage in this Signage Matrix is approved. Future sign requests will be approved provided they are not inconsistent with this Signage Matrix or the Planned Development.

Description	Square Footage	Existing	Comments
Hotel Parcel			
Directional signage		15	Monument sign. Located along Clark Street.
Parking Garage		80	Branded Garage entrance. Internally illuminated.
Canopy sign		45	Sign at drop-off area. Internally illuminated.
Flat roof sign	Not applicable		Flat, internally illuminated branded roof sign. Located below parapet wall. (2000 sf)
Showcase experience gate entrance	2,000		Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage. See, e.g., H and H-2
Subtotal Hotel Parcel	2,140		
Office Building			
Flat roof sign	Not applicable		Flat internally illuminated branded roof sign. Located below parapet wall. (2000 sf)
Sub-Total Office Bldg.	1,806		
Bridge			
Welcome sign	300		Located at center of bridge - north and south sides two signs at 80 sf each. Internally illuminated.
Sub-Total Bridge	300		
Plaza			
Stylons			Stylons are the 51' tall elements in the plaza. They have third-party sponsorship and messaging. LED and other components. Stylon examples are shown on the PD drawings submitted to the Department (e.g., style letter J).
Banners	4,032		Banners on each of the three sides of each stylon - 8'x24' each side.
Plaza Baseball art	500		Branded sculpture. May include 3rd party sponsor or advertiser.
Branded JD art sculpture	800		Internal illuminated. May include 3rd party sponsor or advertiser.
Lighted neon baseball	500		Illuminated neon baseball art. May include 3rd party sponsor or advertiser.
Event signage	600		Changeable event signage. Internally illuminated.
Metal fencing	600		Branded logo in decorative plaza fencing.
Water element signage	400		Bronze flat sign embedded in plaza paving surface. (e.g. Millennium Park).
Temporary/Seasonal signage	Not applicable	X	Seasonal and temporary signage; internally illuminated or static; for events, or staging, etc.
Concession trolley/train	1,440		Total of nine cars, location TBD on Plaza @160 sf per car.
Sub-Total Plaza	8,872		
Parking Lots & Garages			
Parking lot branding signage	Not applicable		Entrances to parking lots. Assume two entrances per lot, nine Cubs owned and operated lots currently, but only three in this P.D. 125 sf each

Signage Matrix.
(Page 4 of 6)

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REPORTS OF COMMITTEES

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Planned Development Signage Matrix, Section B: Approved signage where square footage is not counted

Ballpark Exterior		
Western Gate		
Branded entrance arch	1,000	Branded entry - exposed neon located over gate entry
Showcase experience gate entrance	Not applicable 2000	Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage See, e.g., H and H-2
Bleacher Gate		
Entry gate brand	1,000	X Signage located above gate (currently Bud Bleachers)
Showcase experience gate entrance	Not applicable 2000	Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage See, e.g., H and H-2
Ticket office CF bleacher gate	100	Two new ticket offices flank center field bleacher gate. 100 sf for each new ticket booth LED board.
Bleacher VIP entrance gate	30	Internally illuminated and static sign.
Marquee Entrance		
Entry gate brand	1,000	Neon. Internally illuminated.
Showcase experience gate entrance	Not applicable 2000	Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage See, e.g., H and H-2
Branded Activation zone	40	Branded activation zone signage. Neon behind glass storefront.
Branded Activation zone	14	Two flat signs - (7 sf each). Branded vertical sign flanking branded activation zone entrance. Internally illuminated.
Branded Premium Entrance	30	Branded premium neon sign behind glass.
Branded merchandise	30	Branded neon sign merchandise behind glass.
Marquee Restaurant	60	Neon branded.
Retail store	80	Neon signs flanking store.
Premium Entrance @ main gate	80	Neon sign flanking premium entrance.
Ticket office @ Main gate	80	X Neon sign flanking ticket windows
Ticket will call premium branded @ main gate	20	X Will call branded neon letters.
Ticket Window @ main gate	35	X Neon sign located above ticket window
Temporary banners and photos	Not applicable	
Mini-Triangle		
Entry gate brand	1,000	Neon. Internally illuminated.
Showcase experience gate entrance	Not applicable 2000	Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage See, e.g., H and H-2
Branded awnings over concessions - third level	48	Branded logo on each awning. Most likely painted/vinyl fabric. Total eight awnings - 6 sf per branded logo total 48 sf. Note: similar awnings may be added in other locations within the ballpark interior.
Gate Name sign	65	Branded gate. Exposed neon.
Concession/ticket	42	Three flat signs each side of entry concession/tickets. 7 sf each - total 21 sf per side - 42 sf total. Internally illuminated.
Logo sign	360	One neon logo sign located on south elevation.
Temporary banners and photos	Not applicable	Banners on exterior facade and chain link fence, as on Opening Week and for special events.
Gate K		
Entry gate brand	2,000	X Two, internally illuminated signs, branded entrance. Existing Gate ID signage to be revised.
Showcase experience gate entrance	Not applicable 2000	Branded showcase experience. Size not to exceed 2000 sf. Not counted for sf purposes because involves experience not just signage See, e.g., H and H-2
Gate K Ticket window	80	X Internally illuminated sign above ticket window. Existing Gate ID signage to be revised.
Waveland, Sheffield and around exterior		
Gate ID signs along Sheffield & Waveland	175	Branded, illuminated gate ID names located along Sheffield & Waveland.
Directional signs, CF bleacher gate	350	X Wayfinding signage. The number of signs will vary. A number of directional signs currently exist around the ballpark.
Historic banners	Not applicable	X Placed around entire ballpark including Addison, Sheffield & Waveland hung off of back of bleachers etc. 50 fabric/mylon banners at 40 sf each. Includes player numbers & images, important dates and accomplishments throughout Cubs history and brands, etc.
Sheffield Temporary Event Signage	Not applicable	Temporary signage installed for the street events.

Signage Matrix.
(Page 5 of 6)

Signage Matrix.
(Page 6 of 6)

Planned Development Signage Matrix, Section B: Approved signage where square footage is not counted

Streetscape	Not applicable		Applicant will have the right to brand street poles, bus shelters, garbage cans & other street and site furniture. Applicant may also install Applicant's desired concepts as per Planned Development. No other third-party signage is allowed on banners, street furniture or otherwise along either side of the streets bounded by Clark St., Waveland Ave., Sheffield Ave. and Addison St. unless sponsor is the Cubs and Cubs sponsors.
Bike Parking Area	Not applicable	X	Location TBD. Internally illuminated.
Total	20,827		
Notes:			
1. The following signage types (including without limitation signs in the following categories which are upgraded or increased in size) are permitted and are excluded from calculation of the square footage maximum. Such signage may be added in the discretion of Applicant and shall be permitted.			
a. Directional, public informational, accessibility signage, etc., and signage required by law.			
b. Portable and temporary signage, tables, chairs, umbrellas, awnings, patios, party decks, drink rails, doorways, etc. Without limiting the foregoing, signage (for example, awnings) on the exterior of Wrigley Field, the hotel, office building and plaza is allowed and shall be permitted subject to applicable building codes.			
c. Seasonal and event-related signage, skating rink, rink boards (e.g., dasher boards), farmers market, event hosts, movies, special events, banners, mobile food and beverage, gates, barricades, etc.			
d. Signage promoting owner(s), signage related to event(s) in the Planned Development, signage related to the baseball team playing in Wrigley Field and/or containing its logo.			
e. Incidental, temporary, seasonal, special event, branded directional or specific location, mobile food and beverage signs, branded seasonal banners.			
f. Signage Interior to Wrigley Field.			
2. Square footage listed is approximate. For example, as tenants are added or changed, additional signage may be added and signs may be modified to reflect the tenant name and may be larger or smaller.			
3. Signage Interior to Wrigley Field is exempt from review under the Planned Development and is permitted subject to review by the Commission on Chicago Landmarks, as applicable.			
4. Street pole banners will be added only when agreed by Applicant. Same for ads on public ways, trash containers, bus shelters, etc.			
5. Any sign in this Section B may include third-party branding. For the avoidance of doubt and without limiting the foregoing, signs which are Cubs-branded are allowed, even if a third-party logo or identification also appears on the sign.			
6. The square footage included in this Signage Matrix is for informational purposes only and does not imply any maximum square footage for such signs. Signage is subject to the overall maximum square footage.			
7. Cubs pennant on back of bleacher scoreboard is omitted and should not be counted for purposes of calculating the square footage of signage or allowable signage in the Planned Development.			
8. Signage associated with sponsor displays in activation zones on the interior of the ballpark is not subject to square footage maximum. It is permitted.			
9. Signage is listed as "existing" in this Matrix if a sign is presently in the noted location, even if the sign proposed in this Matrix is expanded or modified from the existing sign. Future or modified signage is permitted in this approximate location in the dimensions, style or illumination noted in this Matrix or permitted by the Planned Development.			
10. All sign dimensions, locations and styles are approximate and may be modified or expanded as long as not inconsistent with the Master Sign Program Contents, as approved by the Commission on Chicago Landmarks (for signs Interior to Wrigley Field) or with the Planned Development (for regulated signs not Interior to Wrigley Field).			



City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

February 24, 2009

Mr. Mark E. McGuire
Executive Vice President
Business Operations
Wrigley Field
1060 W. Addison Street
Chicago, IL 60613-4397

Re: Administrative Relief request for Entertainment and Spectator Sports Planned Development No. 958, Wrigley Field Stadium, 1060 W. Addison Street

Dear Mr. McGuire:

Please be advised that your request for a minor change to Entertainment and Spectator Sports Planned Development No. 958 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

Specifically, you are requesting to construct a permanent canvas tent structure for outdoor dining, and including railings, gates and signage along W. Addison St. at the southeast corner of the site.

The following drawings, prepared by Barker/Nestor Architects, and dated February 17, 2009, shall be inserted into the main file:

- CS Project Information, Code Matrix
- C-1 Site Plan and Grading Plan
- C2 Details
- A1 Site Plan
- A2 Code Analysis
- A3 Demolition Plan
- A4 Construction Plan
- A5 Enlarged Construction Plan
- A6 Reflected Ceiling Plan
- A7 F.F.E. Plan
- A8 Floor Finish Plan
- A9 Roof Plan
- A10 Exterior Elevations
- A11 Interior Elevations
- A12 Tent Sections
- A13 Railing Elevations
- S0 General Notes
- S1 Foundation Plan
- S2 Foundation Details



Reclassification Of Area Shown On Map Number 9-G.

(As Amended)

(Application Number 14431)

ESSPD 958

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Limited Manufacturing/Business Park District and C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 9-G in the area described as follows:

West Waveland Avenue; North Sheffield Avenue; West Addison Street and North Clark Street,

to those of a C2-2 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 9-G in the area described as follows:

West Waveland Avenue; North Sheffield Avenue; West Addison Street and North Clark Street,

to those of Entertainment and Spectator Sports Planned Development Number 958 which is hereby established in the area above described, subject to such use and bulk regulations set forth in the Plan of Development Statements herewith attached and made a part hereof and no others.

SECTION 3. This ordinance shall be in force and effect after its passage and due publication.

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

*Entertainment And Spectator Sports Planned
Development Number 958.*

Plan Of Development Statements.

1. The area delineated herein as Entertainment and Spectator Sports Planned Development Number 958 (the "Planned Development") consists of a

net site area of approximately four hundred ten thousand two hundred ninety-eight (410,298) square feet (nine and forty-two hundredths (9.42) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned or controlled by the applicant, Chicago National League Ball Club, Inc., a Delaware corporation, as set forth in the application for an amendment to the Chicago Zoning Ordinance.

2. The applicant shall obtain all applicable official reviews, approvals or permits which are required to implement this plan of development. Any dedication or vacation of streets, alleys or easements or any adjustment of or privileges to use rights-of-way shall require a separate submittal on behalf of the applicant and approval by the City Council, provided however the right-of-way adjustments shown on the Right-of-Way Adjustment Plan shall be approved by the Department of Planning and Development, subject to these statements, the filing of separate submittals and the requisite approval of the City Council.
3. 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all of the owners of the Property.
4. This Plan of Development consists of these sixteen (16) statements and the following exhibits:
 - (a) Bulk Regulations and Data Table;
 - (b) Existing Zoning and Street Map;
 - (c) Generalized Land-Use Plan;
 - (d) Existing Land-Use Area Map;

- (e) Planned Development Boundary and Property Line Map;
- (f) Right-of-Way Adjustment Plan;
- (g) Subarea B Lower Level Plan;
- (h) Subarea B Street Level Plan;
- (i) Subarea B Level Two Plan;
- (j) Subarea B Level Three Plan;
- (k) Subarea B Level Four Plan;
- (l) Subarea B Level Five Plan;
- (m) Subarea B Roof Level Plan;
- (n) Subarea B East Elevation;
- (o) Subarea B West Elevation;
- (p) Subarea B North Elevation
- (q) Subarea B Enlarged Elevation;
- (r) Subarea B West Wall Sections;
- (s) Subarea B East and North Wall Sections;
- (t) Centerfield Bleacher Renovation Rendering
- (u) Bleacher Renovation Seating Plan;
- (v) Bleacher Renovation Seating Plan A;
- (w) Bleacher Renovation Seating Plan B;
- (x) Bleacher Renovation Seating Plan C;
- (y) Bleacher Renovation Waveland Elevation;
- (z) Bleacher Renovation Sheffield Elevation;

- (aa) Bleacher Renovation -- Partial Section A;
- (bb) Bleacher Renovation -- Partial Section B;
- (cc) Bleacher Renovation -- Partial Section C;
- (dd) Bleacher Renovation -- Partial Section D; and
- (ee) Landscape Plan.

Exhibits (b) through (dd) are dated March 17, 2005 and are prepared by HOK Sport + Venue + Event. Exhibit (ee) is dated March 17, 2005 and is prepared by Peter Lindsay Schaudt Landscape Architects, Inc. Full-sized copies of these plans are on file with the Department of Planning and Development. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a planned development. These and no other zoning controls shall apply to the Property. Notwithstanding the foregoing, this Planned Development shall not supercede (i) that certain ordinance adopted by the City Council on February 11, 2004 and published in the *Journal of the Proceedings of the City Council of the City of Chicago* at pages 18722 to 18775 (the "Night Game Ordinance"), which ordinance sets forth, among other matters, certain agreements between the applicant and the City of Chicago regarding night games and neighborhood protections, and (ii) that certain ordinance adopted by the City Council on March 9, 2005 and published in the *Journal of the Proceedings of the City Council of the City of Chicago* at pages _____ to _____ concerning the holding of certain evening musical events at the Property (the "2005 Concert Ordinance"). Additionally, this Planned Development shall not supercede any other non-zoning ordinance of general applicability.

5. The Property within the Planned Development is divided into subareas as indicated on the Planned Development Boundary and Property Line Map. Subject to the restrictions set forth in this plan of development the following uses are permitted in this Planned Development:

All permitted uses allowed in a C2-2 Motor Vehicle-Related Commercial District (excluding residential uses), and in addition entertainment and spectator sports establishments, other than inter-track wagering facilities, with a capacity of one thousand (1,000) persons or more; lighting for night events; dining and picnic areas; vendor, concessionaire and catering facilities; general retail sales; food and beverage sales (including liquor); restaurants; taverns; public address and sound systems; stadium suites; team and other service uses such as clubhouses, locker rooms, batting cages, media rooms, player lounge

and related services and facilities; scoreboards; concessions and restaurants (including liquor sales); beer gardens; broadcast and telecommunications equipment and facilities (including earth station receiving dishes); ticket offices, ticket sales and ticket agencies; museum; accessory and non-accessory parking and parking control facilities; and accessory uses.

Portions of the Property may be utilized on an interim basis for accessory and non-accessory parking, construction staging, construction support activities and the storage of construction materials for the various stages of development of the Property.

The preceding list of permitted uses is for zoning purposes only. Notwithstanding anything in this plan of development to the contrary, (a) except as permitted under the 2005 Concert Ordinance, no concert or musical performance with an audience of ten thousand (10,000) persons or more may be held within Subarea A after the effective date of this Planned Development through and including December 31, 2006, and (b) the listing of the permitted uses above shall not be construed in derogation of the City's home rule unit of government powers and the City's right to reasonably regulate the exercise of such uses pursuant to the Night Game Ordinance or applicable laws, ordinances and regulations of general applicability.

6. In Subarea A, exterior on-premises signs are permitted subject to the review and approval of the Department of Planning and Development and the Commission on Chicago Landmarks.

In Subarea B, on-premises signs are permitted subject to the review and approval of the Department of Planning and Development. Exterior off-premises signs are prohibited. All exterior signage shall be flush mounted and blade signs are prohibited. One electronic message board shall be permitted. Said electronic message board shall be located no higher than the top of the second (2nd) floor and shall not have a sign height of greater than three (3) feet, unless otherwise approved by the Department of Planning and Development.

For the purposes of this Planned Development, any sign which identifies the name or sponsorship of any structure or designated area within the Property, such as "Wrigley" Field, shall be deemed an on-premises sign. Maximum total sign area shall be determined separately for each subarea in accordance with the provisions for signage in a C2-2 Motor Vehicle-Related Commercial District. Nothing in this Planned Development shall regulate any interior sign in either Subarea A or Subarea B.

7. Off-street parking and off-street loading shall be provided in compliance with the plan of development in accordance with the rules and regulations of the Department of Transportation.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of final design and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements also shall be subject to:
 - a. height limitations established by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning and Development, the Department of Aviation and the Department of Law and approved by the City Council.
10. Upon request of the applicant, the Commissioner of the Department of Planning and Development shall approve pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") development within Subarea B of the building and appurtenances depicted on the plans referenced in Section 4 as Exhibits (h) through (s) of this plan of development and the bleacher renovation depicted on the plans referenced in Section 4 as Exhibits (t) through (dd) of this Planned Development (the "Bleacher Renovation").
11. Notwithstanding anything to the contrary herein, this Planned Development shall not modify or supercede the Landmark Designation of Wrigley Field and the authority of the Chicago Commission on Landmarks in accordance therewith.
12. The maximum permitted floor area ratio for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements (a) space devoted to mechanical equipment, if any, shall not be counted as floor area; (b) the seating bowl of the stadium will not be counted as floor area; and (c) all parking located on the Property shall be deemed accessory off-street parking and any space devoted to parking (including all lobbies, concourses and areas accessory thereto) shall not be counted as floor area.

13. The applicant acknowledges it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.
14. The applicant acknowledges 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. Prior to issuance of a permit, plans for all material new construction and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permits shall be granted for any material new construction or improvement until the Director of M.O.P.D. has approved detailed construction drawings for each such material new construction or improvement.
15. The terms, conditions and exhibits of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant or legal titleholder of the Property and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion of such buildings is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the underlying C2-2 Motor Vehicle-Related Commercial District (with respect to Subarea A) and MI-2 Limited Manufacturing/Business Park District (with respect to Subarea B). The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for such extension is shown.

[Existing Zoning and Street Map; Generalized Land-Use Plan; Existing Land-Use Area Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Plan; Lower Level, Street Level, Levels Two -- Five and Roof Level Plans; Building Elevations; Bleacher Renovations Plan and Conceptual Site/Landscape Plan referred to in these Plan of Development Statements printed on pages 46251 through 46280 of this *Journal*.]

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

*Entertainment And Spectator Sports Planned
Development Number _____.*

Bulk Regulations And Data Table.

Gross Site Area:	516,243 square feet (11.85 acres)
Net Site Area:	
Total:	410,298 square feet (9.42 acres)
Subarea A:	354,852 square feet (8.15 acres)
Subarea B:	55,446 square feet (1.27 acres)
Maximum Floor Area Ratio:	
Subarea A:	2.2
Subarea B:	2.2

Minimum Building Setbacks:

Subarea A: Zero
Subarea B: Zero on Waveland, 8 feet at Clark

Minimum Number of Parking Spaces:

Subarea A: Zero
Subarea B: 200

Minimum Number of Loading Berths:

Subarea A: Zero
Subarea B: 2

Maximum Building Height:

Subarea A: 135 feet (existing)
Subarea B: 70 feet

Landscaping Requirements:

Subareas A and B: Street-level landscaping in Subareas A and B shall be in material conformance with the Landscape Plan and Subarea B Exhibits included in this plan of development. Street-level landscaping shall include, without limitation, decorative brick pavers on Waveland Avenue, Sheffield Avenue, Addison Street, Clark Street and the to be

vacated portion of Seminary Avenue. Additionally, ivy shall be planted on the exterior portion of Subarea A along Waveland and Sheffield Avenues.

Subarea B:

Structures constructed in Subarea B shall include, without limitation, continuous planter boxes on the perimeter of the building facade in front of all parking areas on Levels Two, Four and the roof level; the installation of a vertical metal cable trellis system and ivy on each facade shown on the Elevation Exhibits; the installation of a minimum of twenty-nine (29) trees on the roof level; the installation of a decorative horizontal trellis canopy system, including the installation of ivy or other vegetation, at the southernmost corner of the structure and the northwest corner of the structure. Landscaping on the roof level shall otherwise be in material conformance with the Roof Level Exhibit.

Bleacher Renovation:

Existing Bleacher Seating
Capacity:

3,525

Maximum Number of New
Bleacher Seats:

1,980 (subject to design approval by the Commission on Chicago Landmarks pursuant to the landmark designation of Wrigley Field)

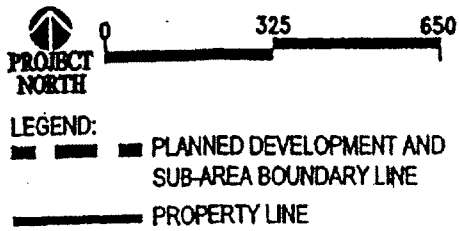
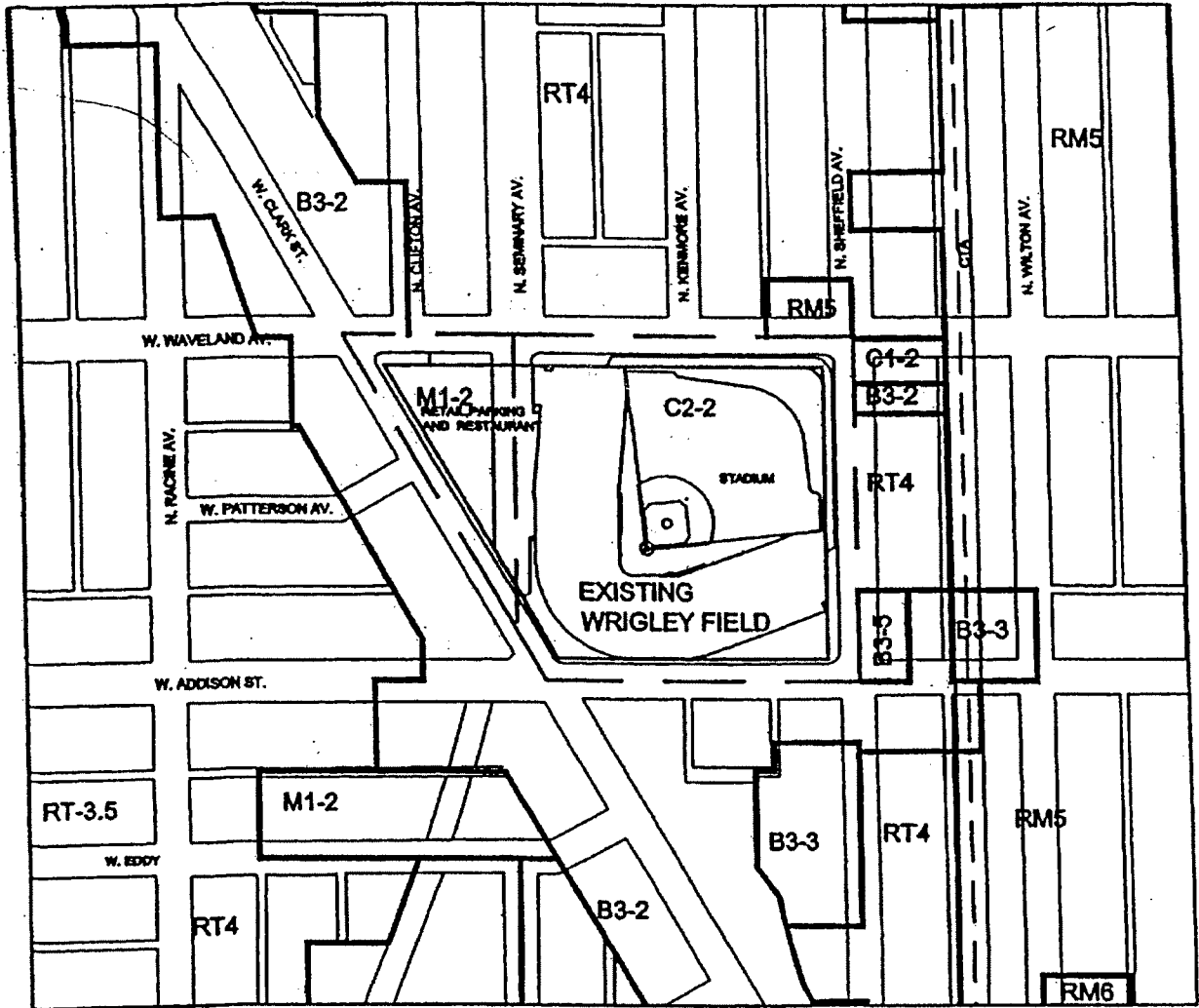
Maximum Height of Bleachers:

In accordance with the Planned Development exhibits.

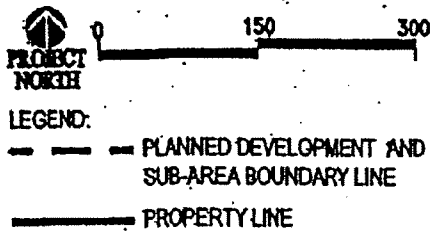
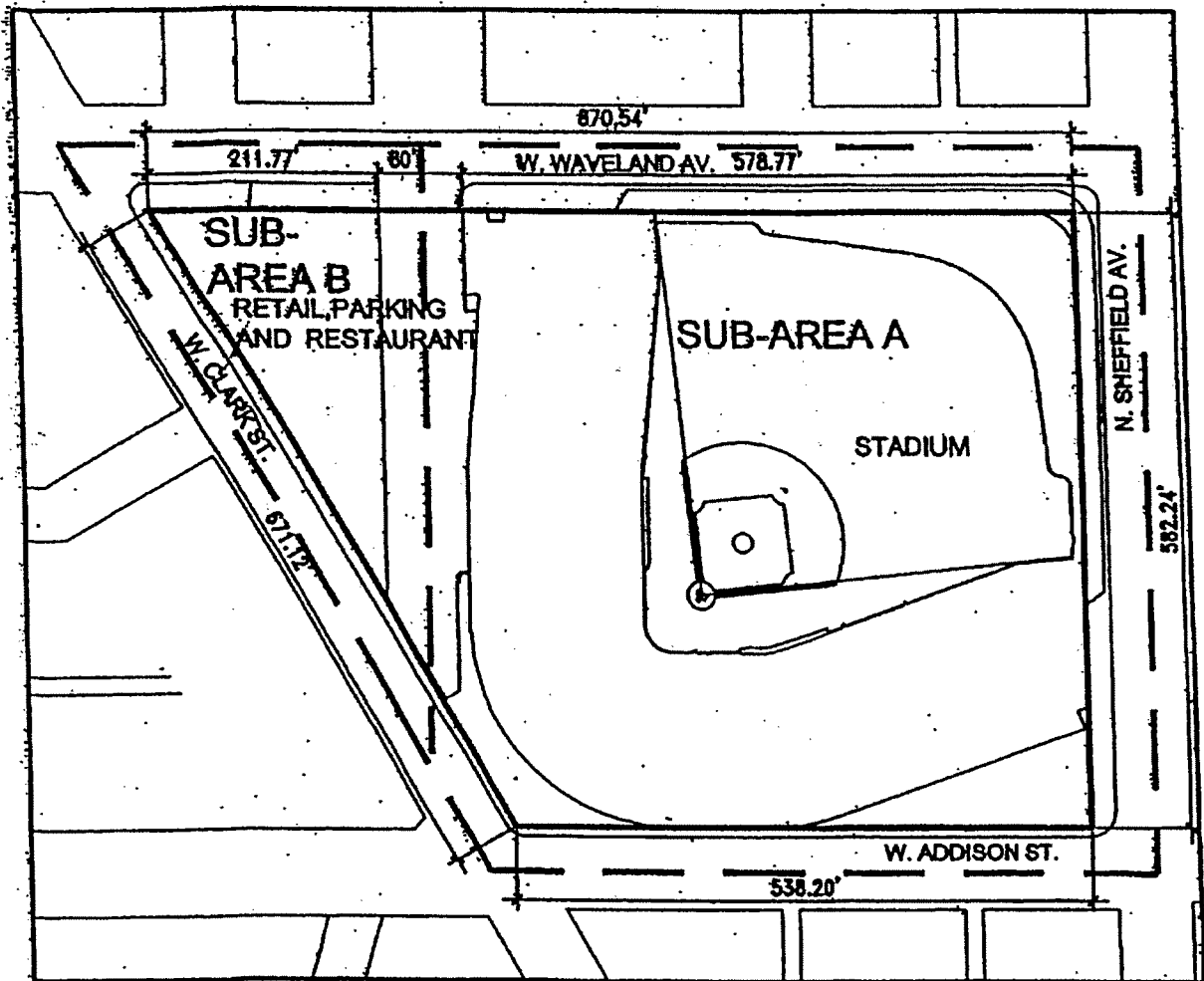
Minimum Height of Bleachers: In accordance with the Planned Development exhibits.

Parking Requirements: New parking spaces shall be provided for any increase in the seating capacity of the Wrigley Field bleachers in excess of the existing 3,525 bleachers seats on the basis of 1 parking space for every 10 new seats or fraction thereof. New parking spaces shall be deemed to be parking spaces in excess of 1,200 parking spaces owned or controlled by applicant as of the date of this Planned Development (the "Existing Spaces"). Such new parking spaces may be owned, leased or operated by applicant and may be located within Subarea A or Subarea B, or any location within one mile of Subarea A or Subarea B. At the time applicant shall request approval for the Bleacher Renovation, applicant shall identify to the Department of Planning and Development the specific location of the Existing Spaces and the additional parking spaces required in connection with the Bleacher Renovation, provided that applicant may change the location of the Existing Spaces or the additional spaces required in connection with the Bleacher Expansion so long as the total number of spaces owned, leased or operated by applicant is not less than 1,200 spaces plus the number of spaces required in connection with the Bleacher Expansion. Applicant shall place such additional parking spaces for such new bleacher seats in service not later than 24 months after a certificate of occupancy has been issued for such new bleacher seats.

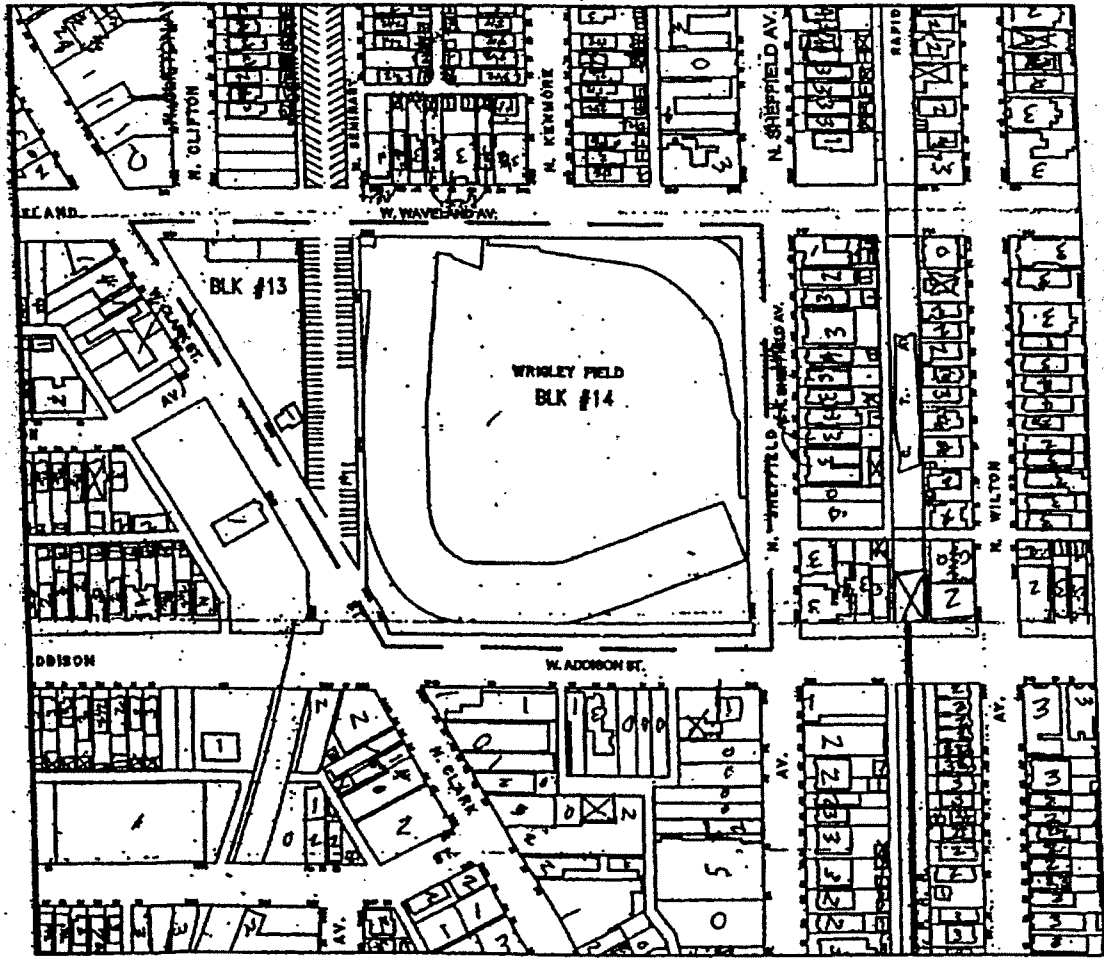
Existing Zoning And Street Map.





Generalized Land-Use Plan.

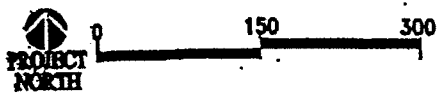
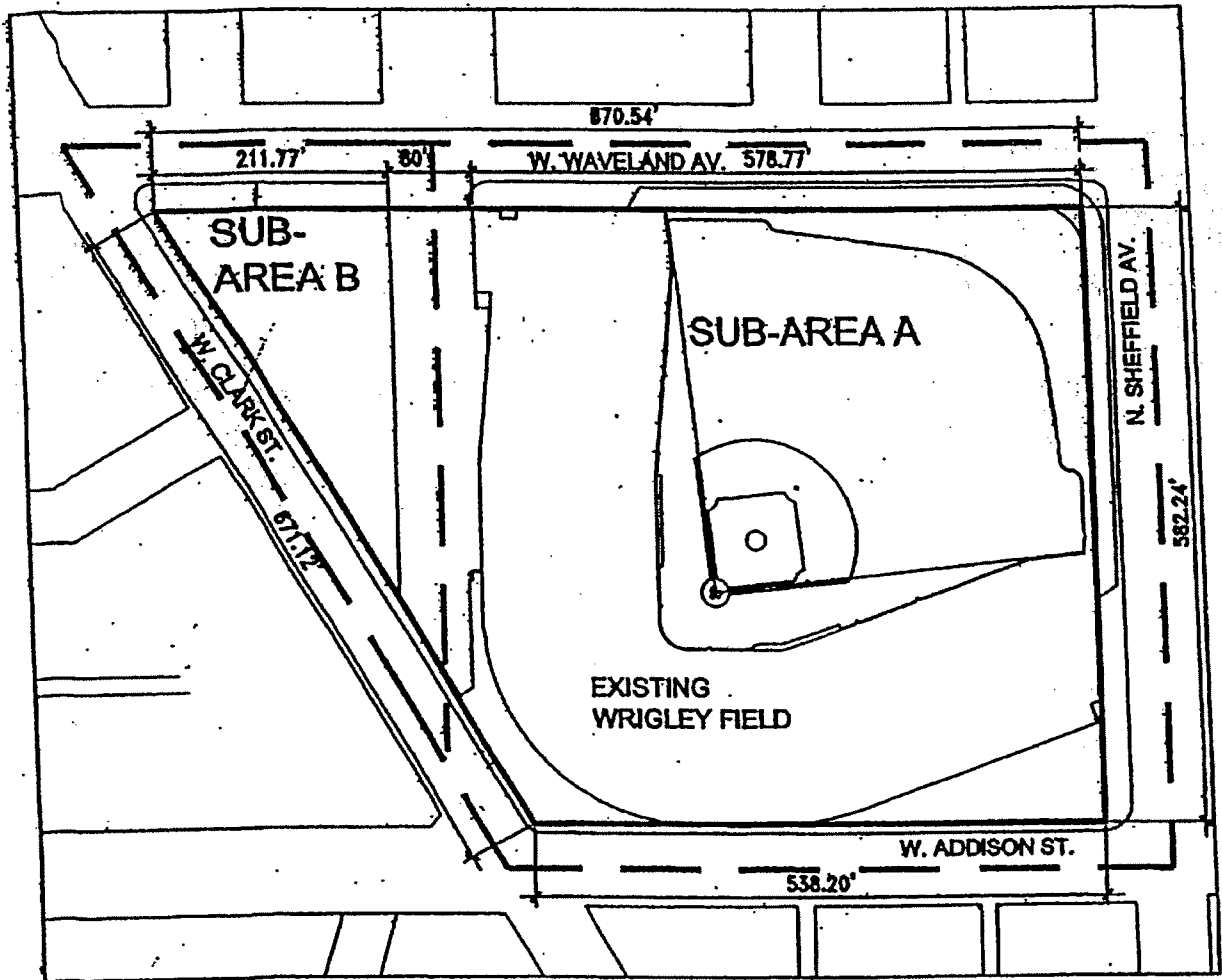


Existing Land-Use Area Map.



 PROJECT NORTH
LEGEND:  PLANNED DEVELOPMENT

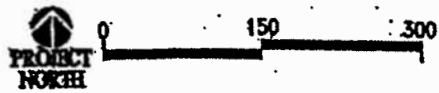
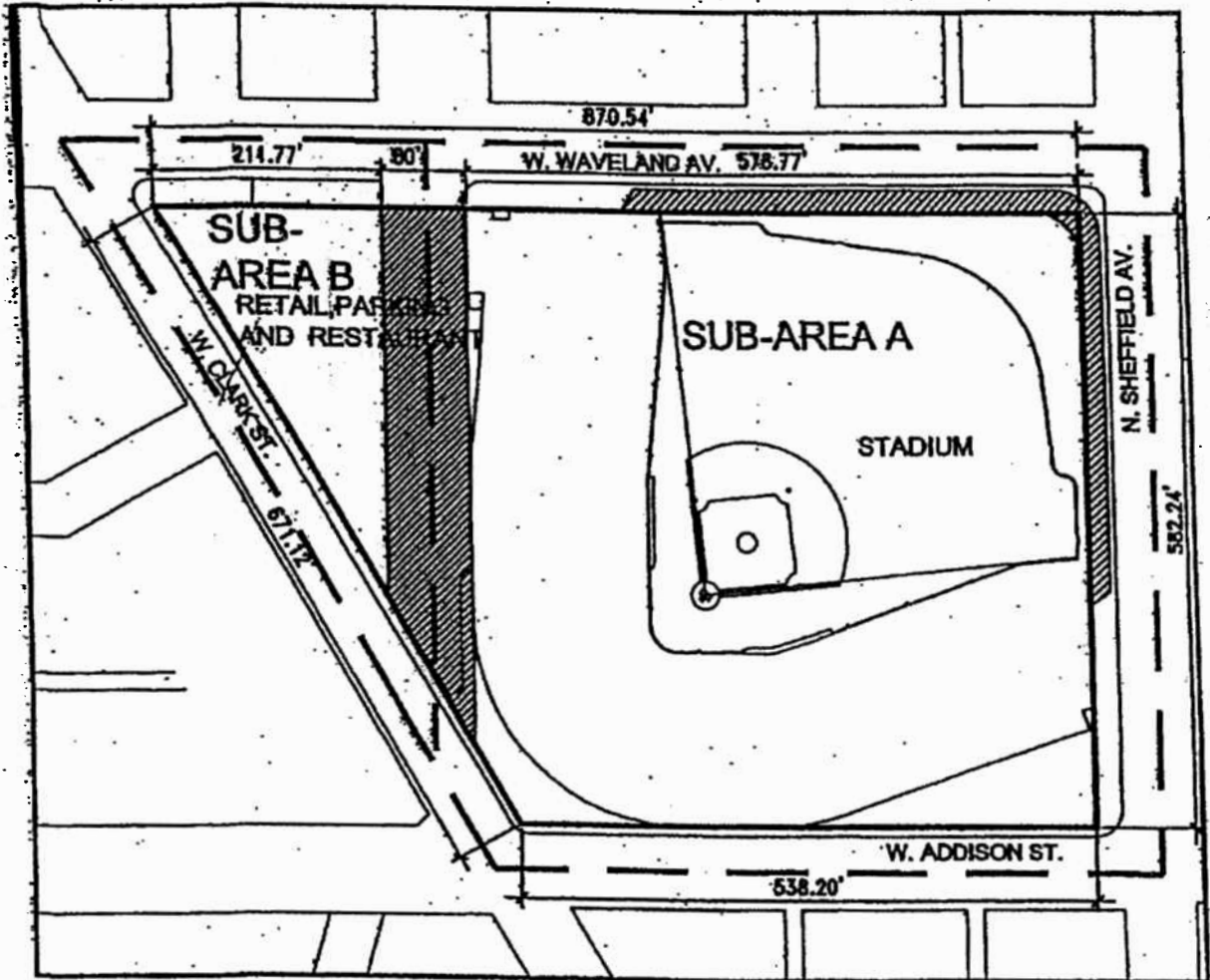
Planned Development Boundary
And Property Line Map.



PROJECT NORTH

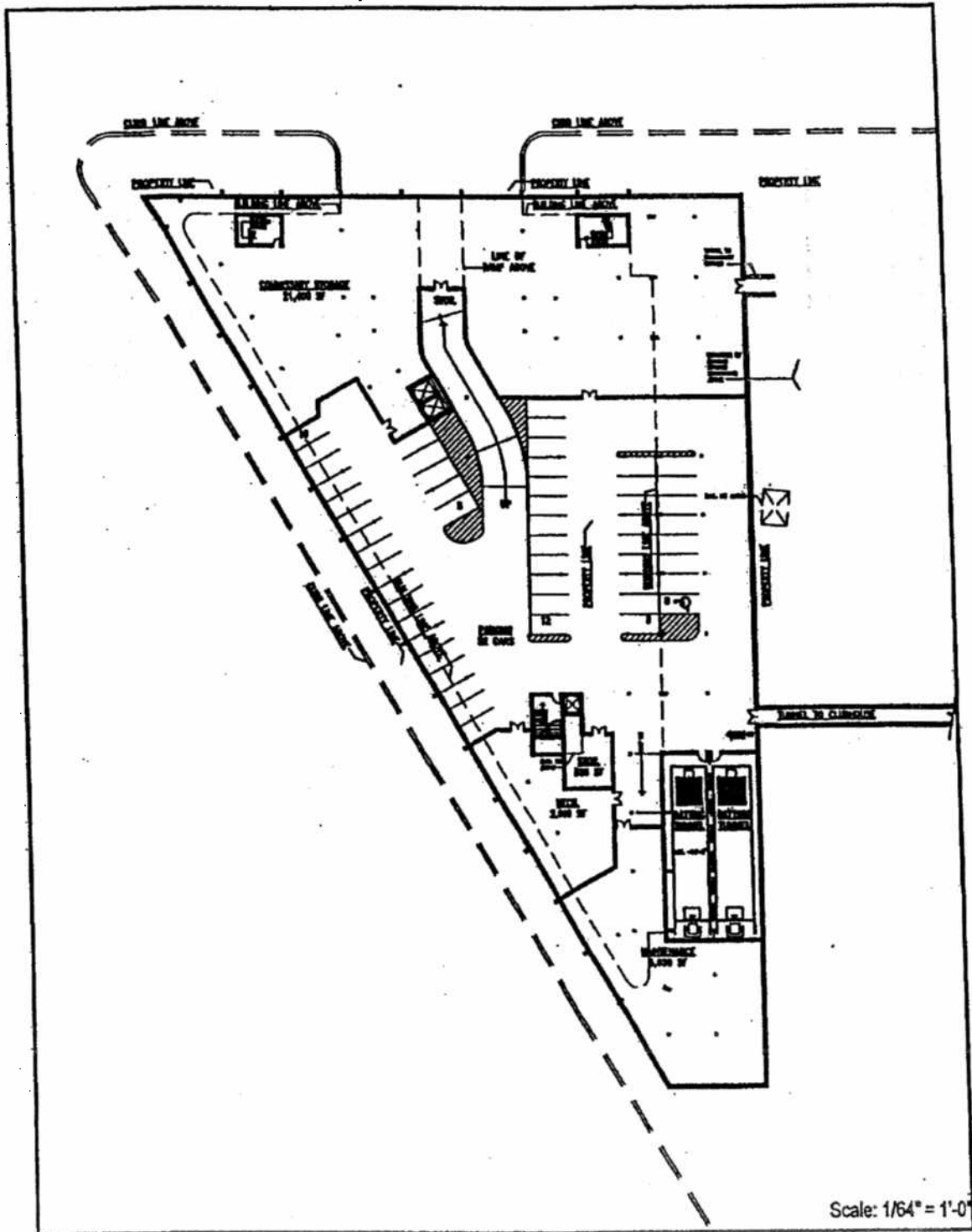
LEGEND:
— PROPERTY LINE
- - - PLANNED DEVELOPMENT AND SUB-AREA BOUNDARY LINE

Right-Of-Way Adjustment Plan.

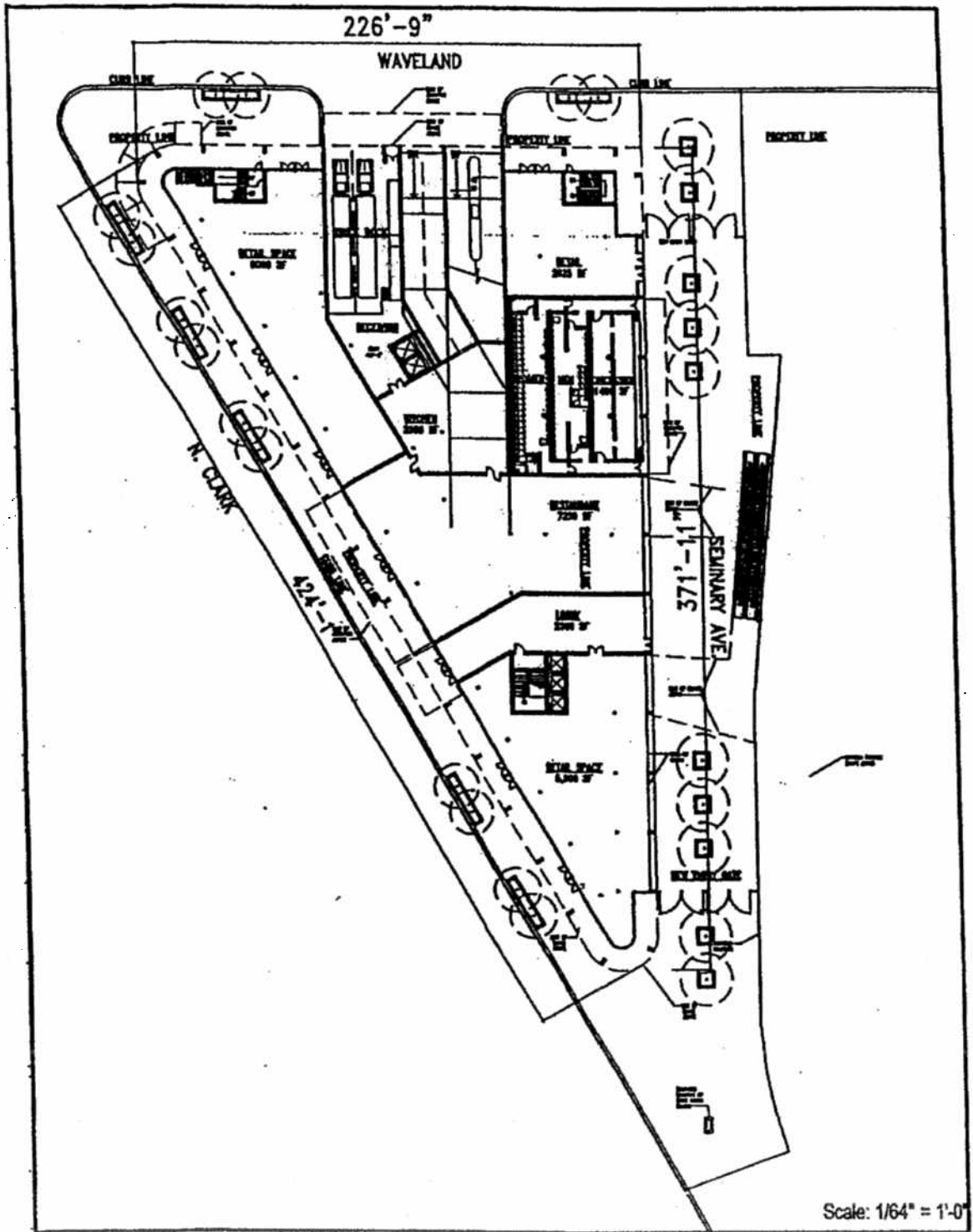


- LEGEND:
- PLANNED DEVELOPMENT AND SUB-AREA BOUNDARY LINE
 - PROPERTY LINE
 - ▨ TO BE VACATED

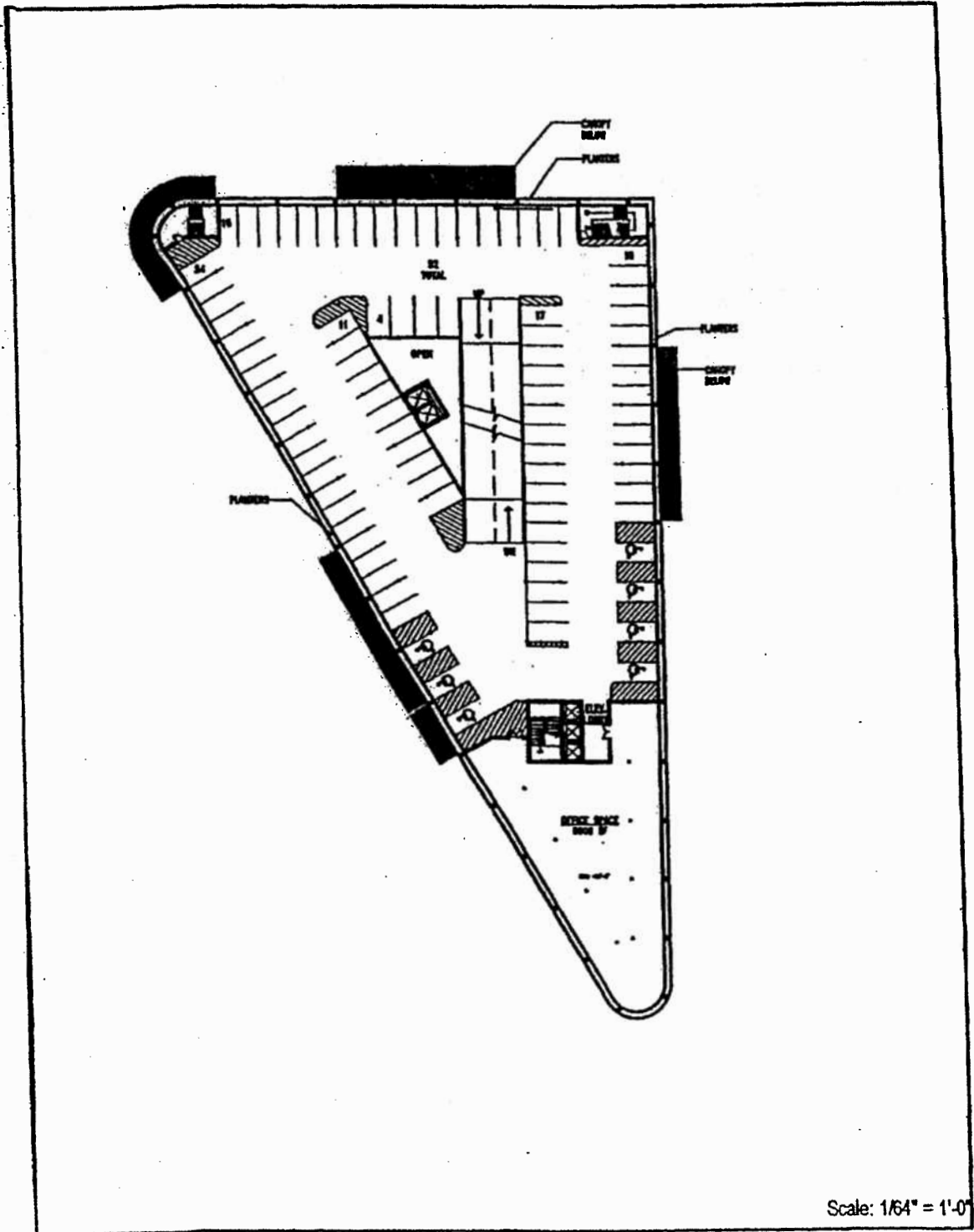
Lower Level.



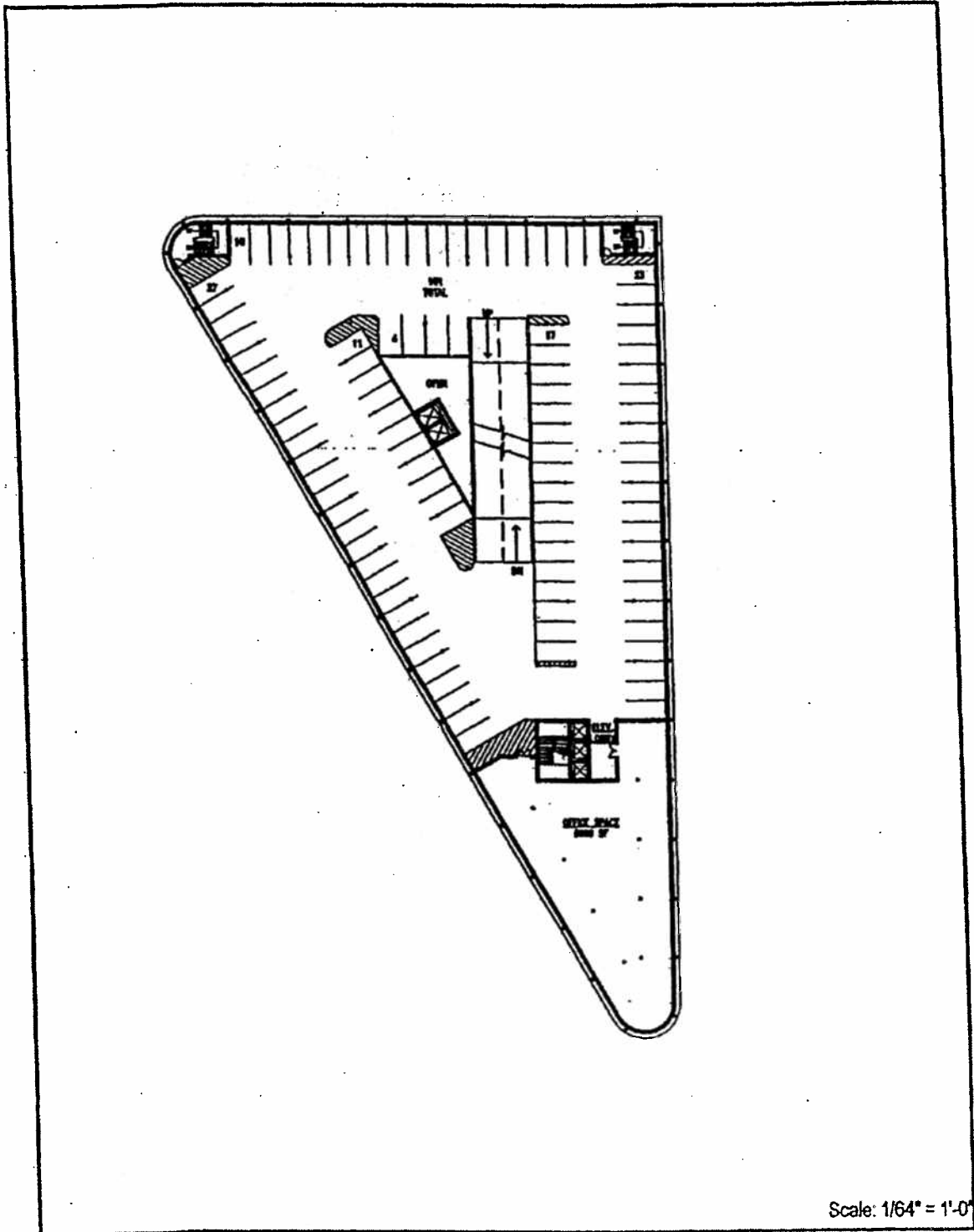
Street Level.



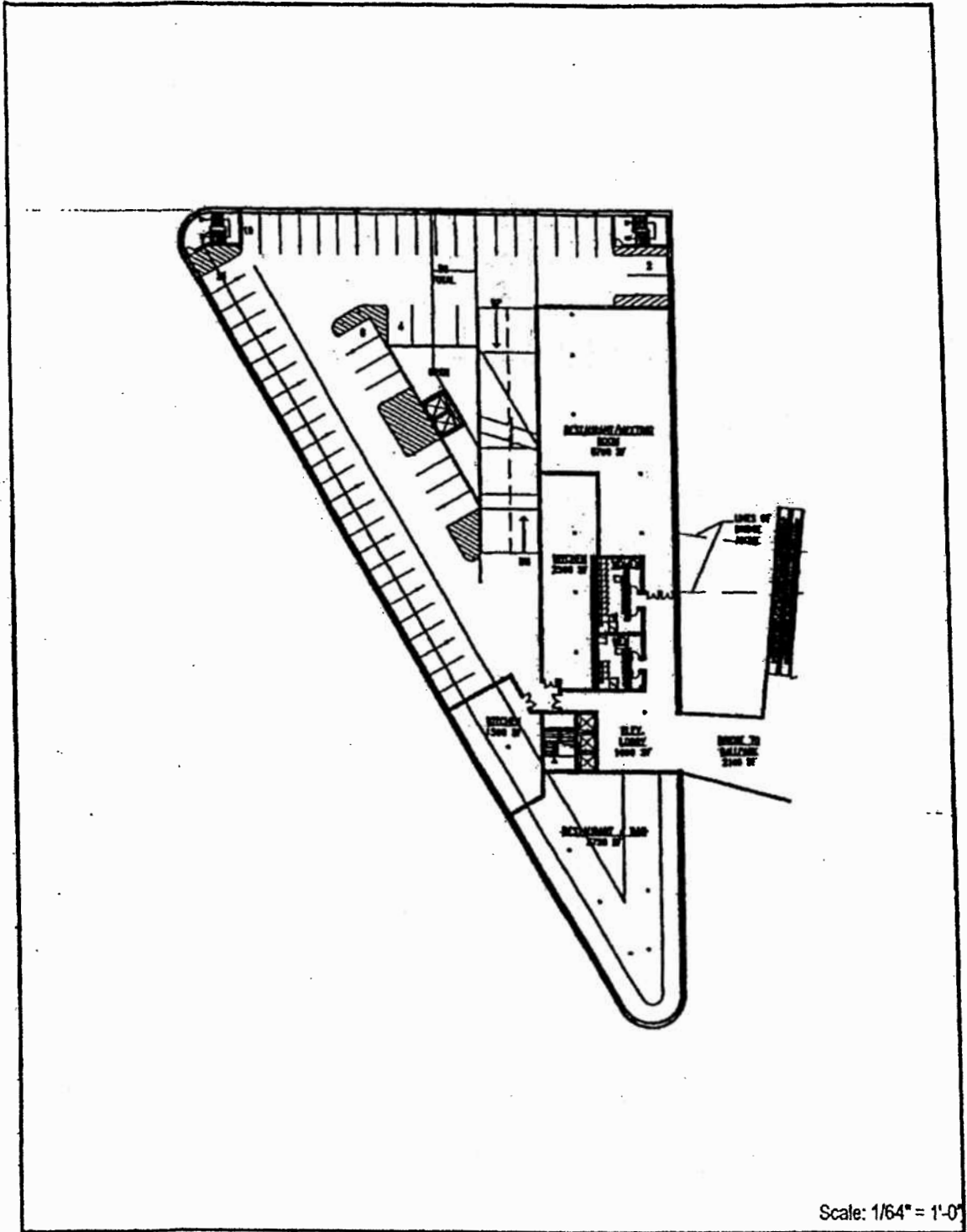
Level Two.



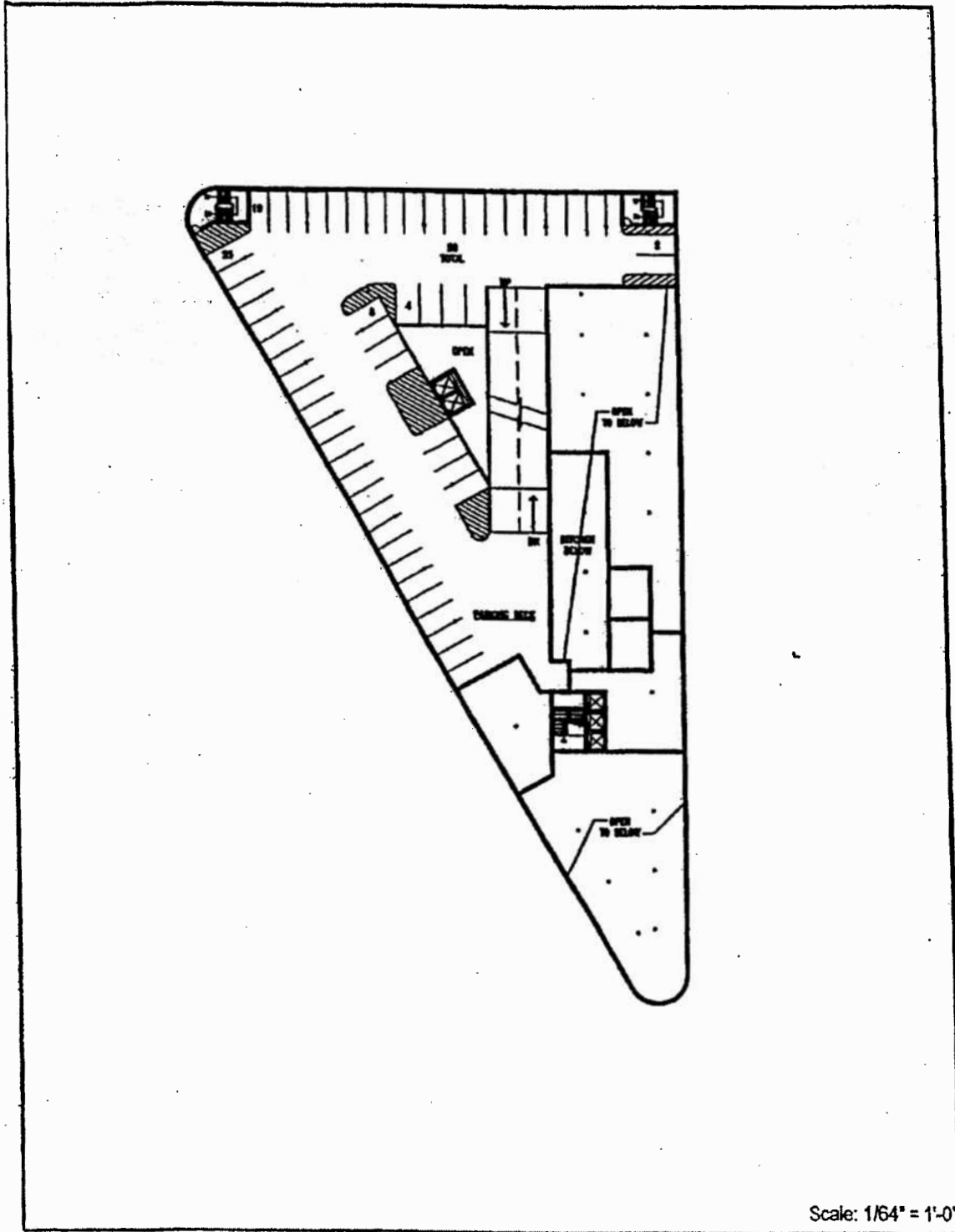
Level Three.



Level Four.



Level Five.

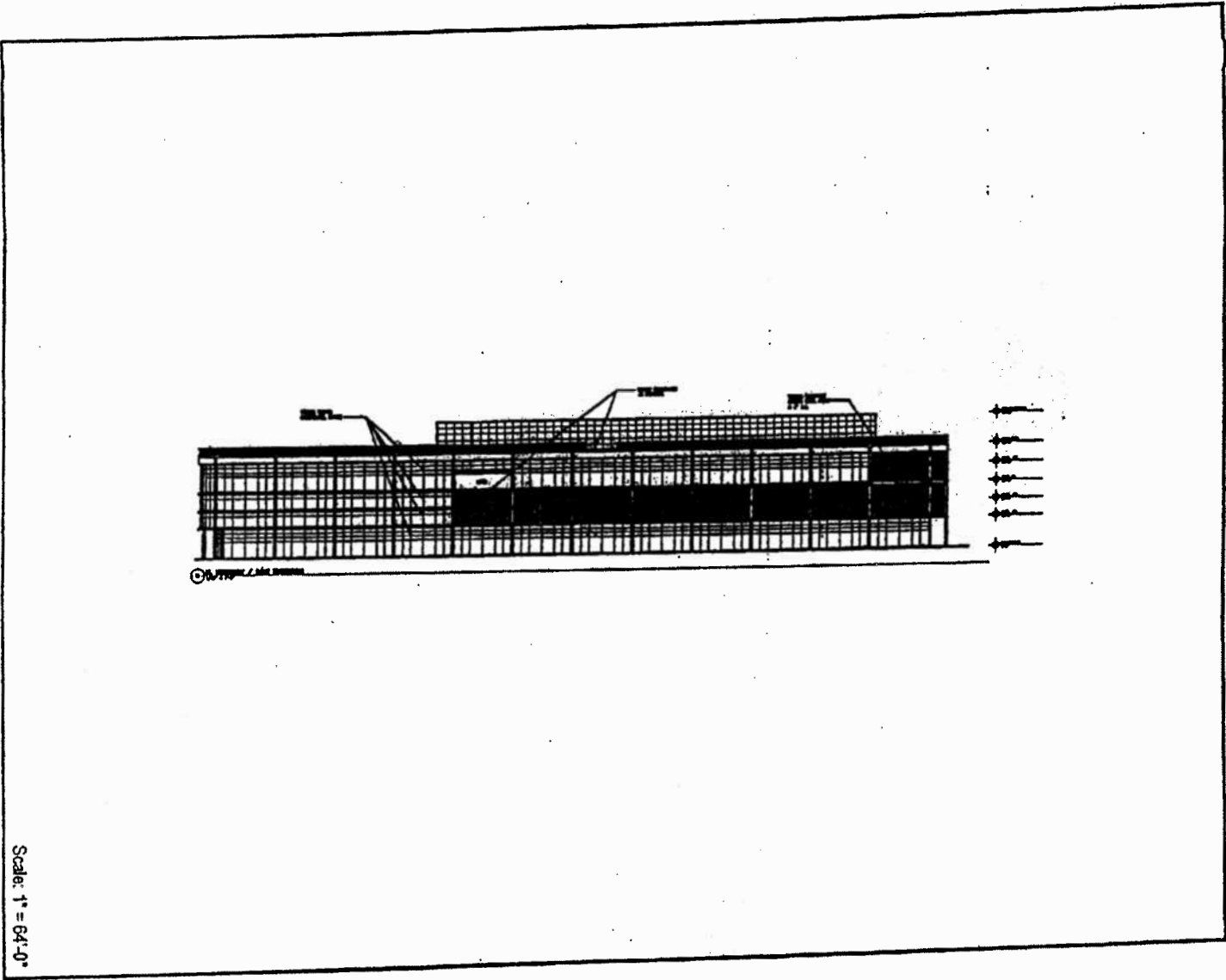


4/6/2005

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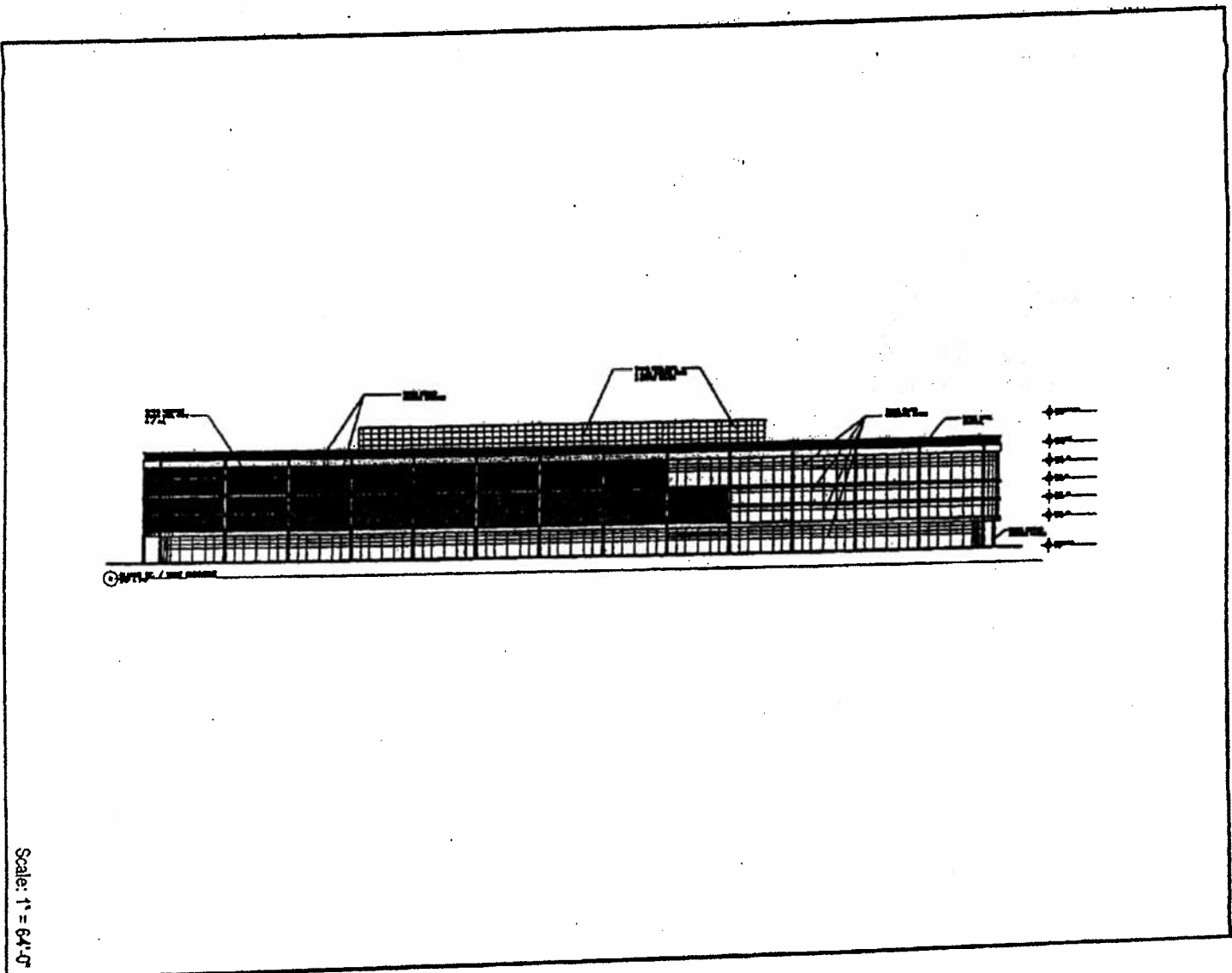
46263

Elevations.
(Page 1 of 3)



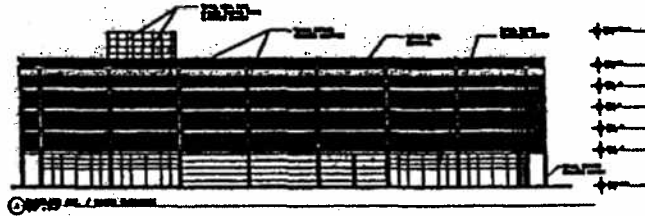
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Elevations.
(Page 2 of 3)



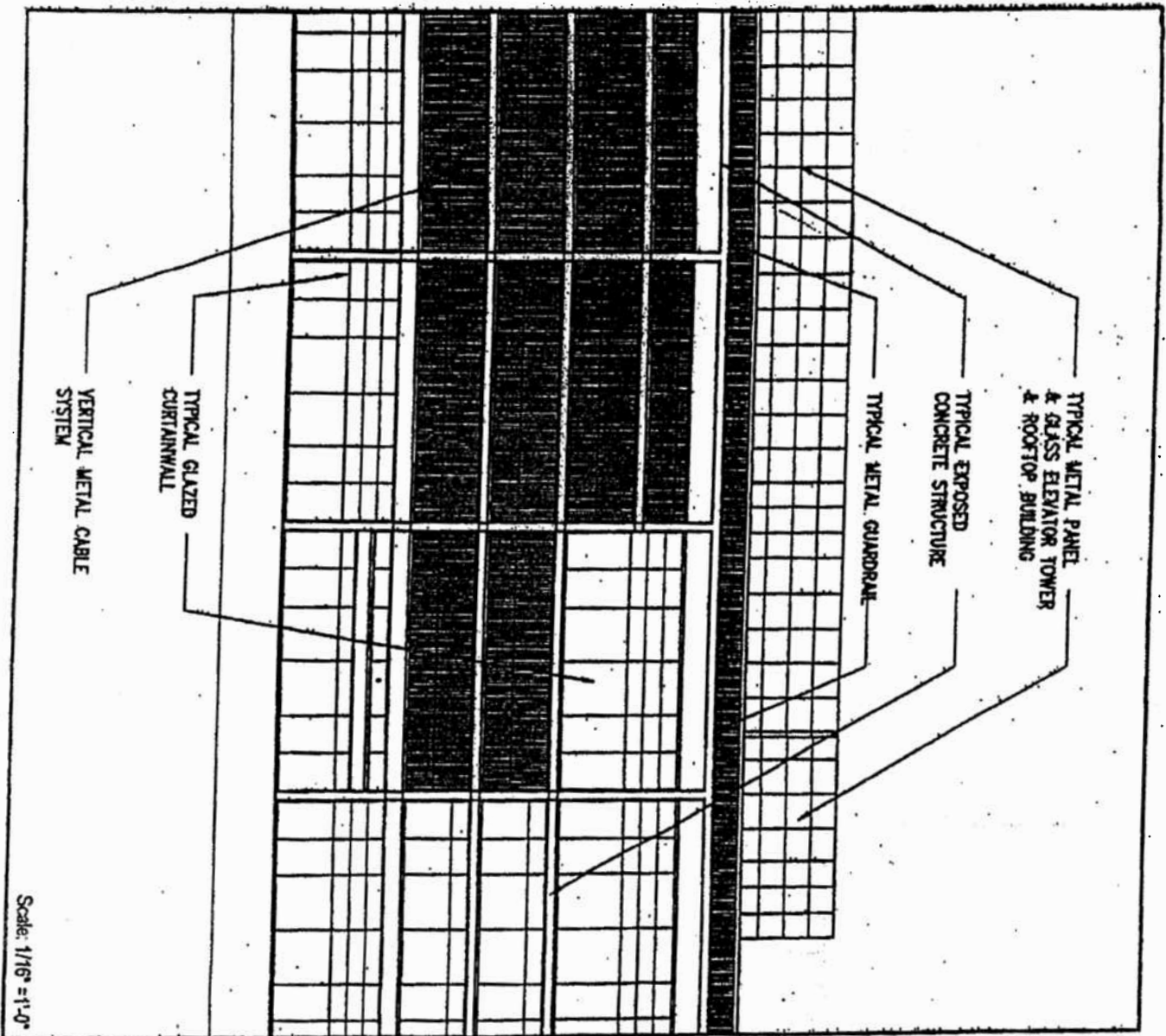
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Elevations.
(Page 3 of 3)



Scale: 1" = 64'-0"

Enlarged Elevation.

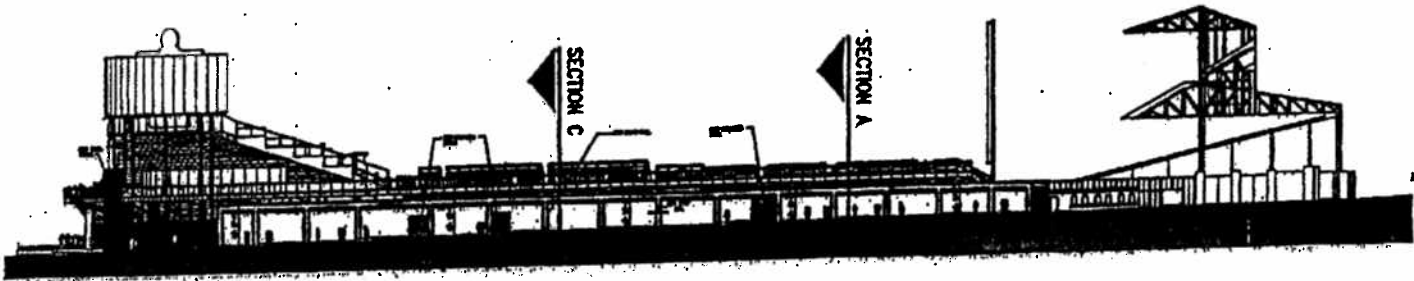


4/6/2005

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Waveland Avenue Elevation.



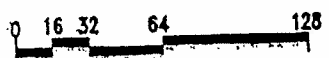
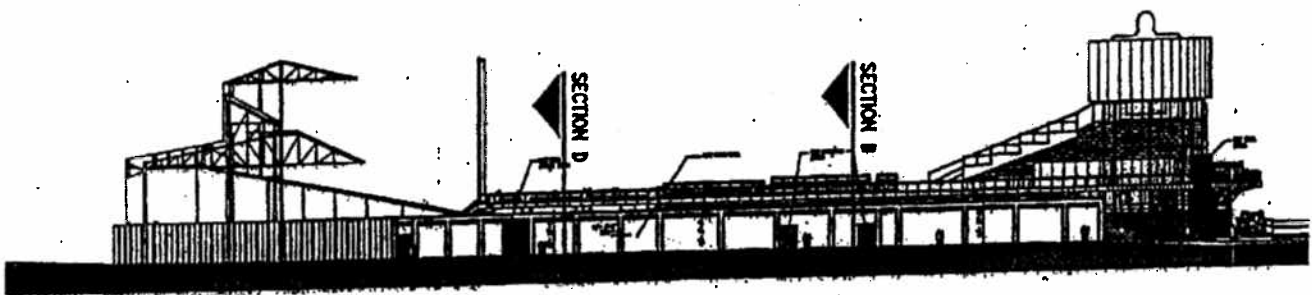
0 16 32 64 128

46268

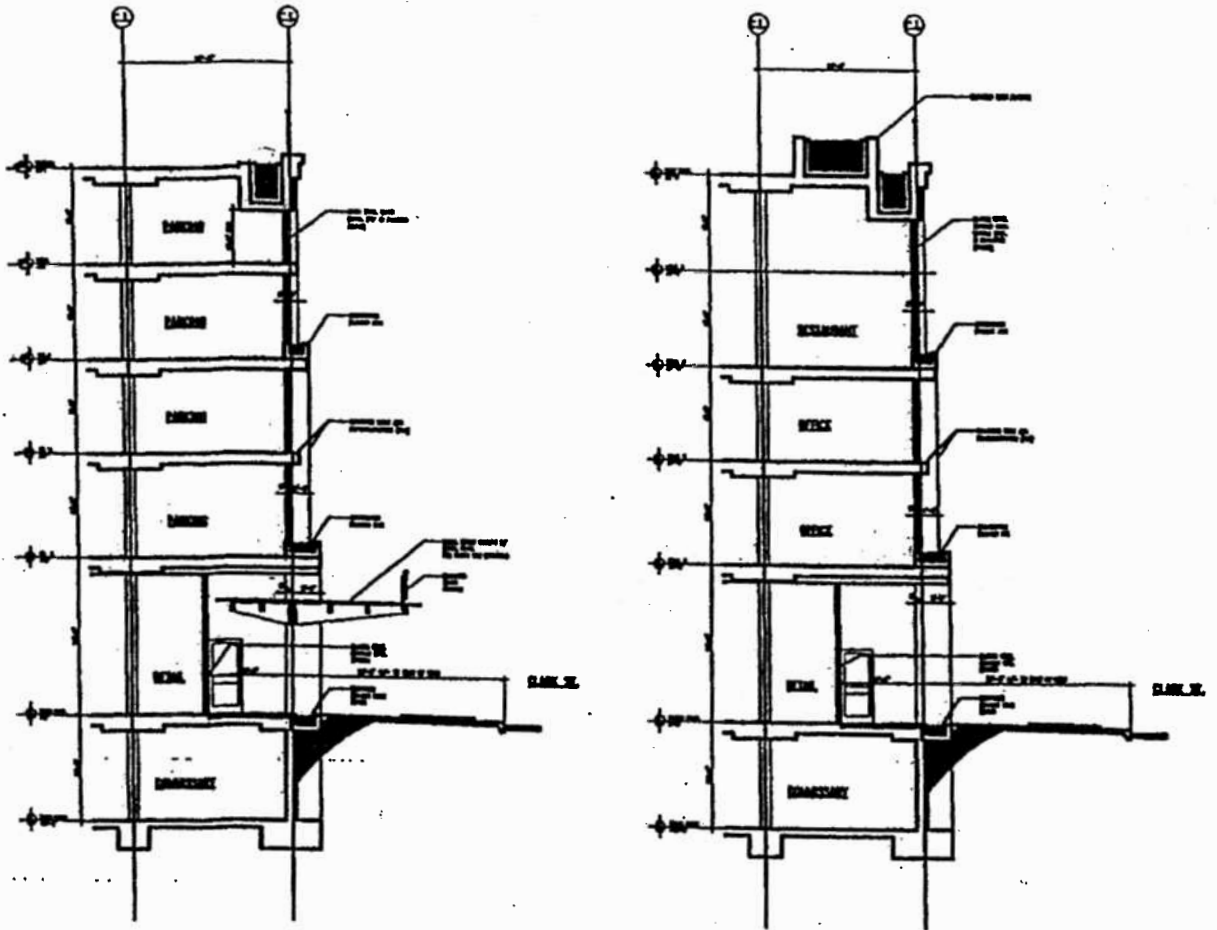
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4/6/2005

Sheffield Avenue Elevation.



Wall Sections.
(Page 1 of 2)

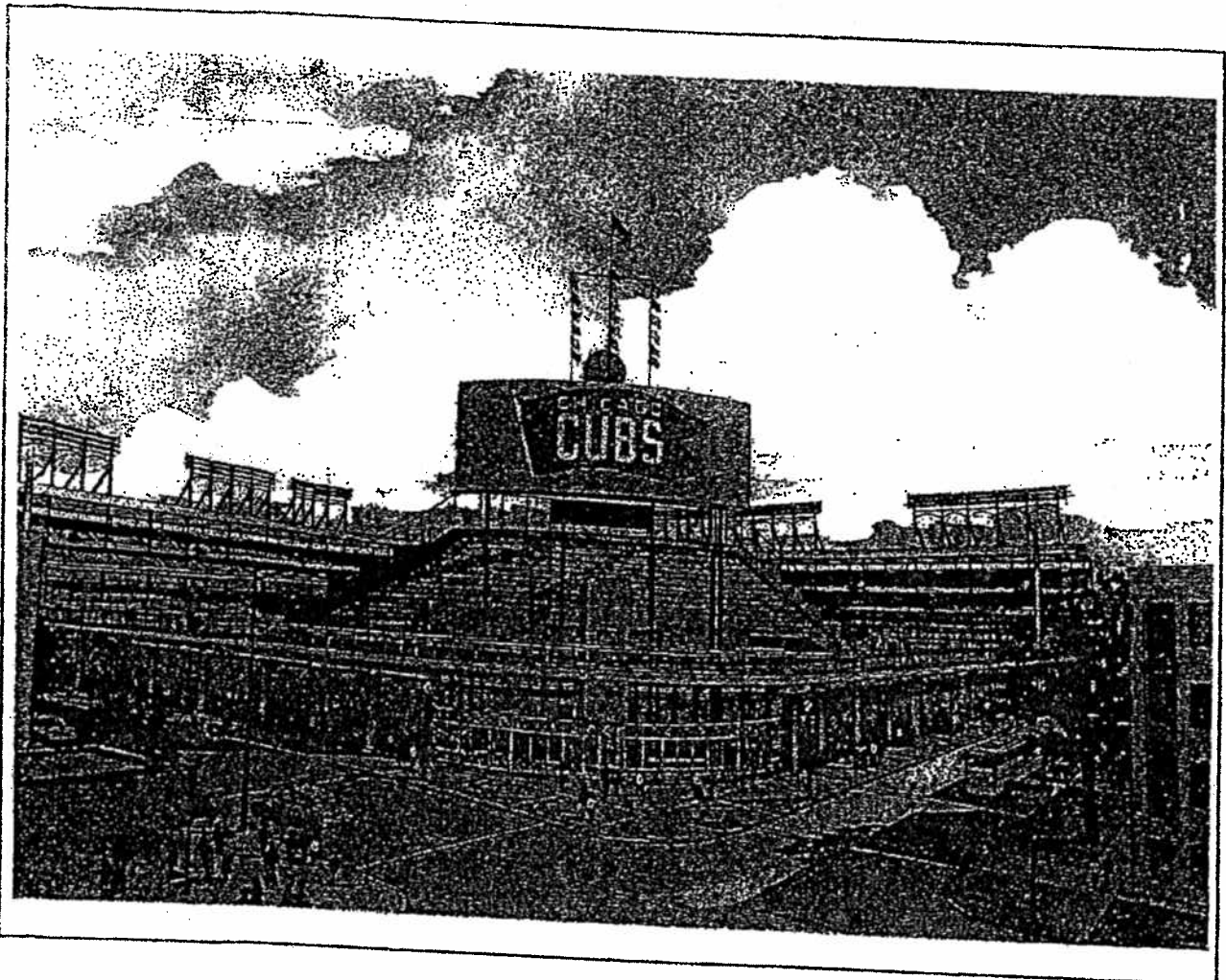


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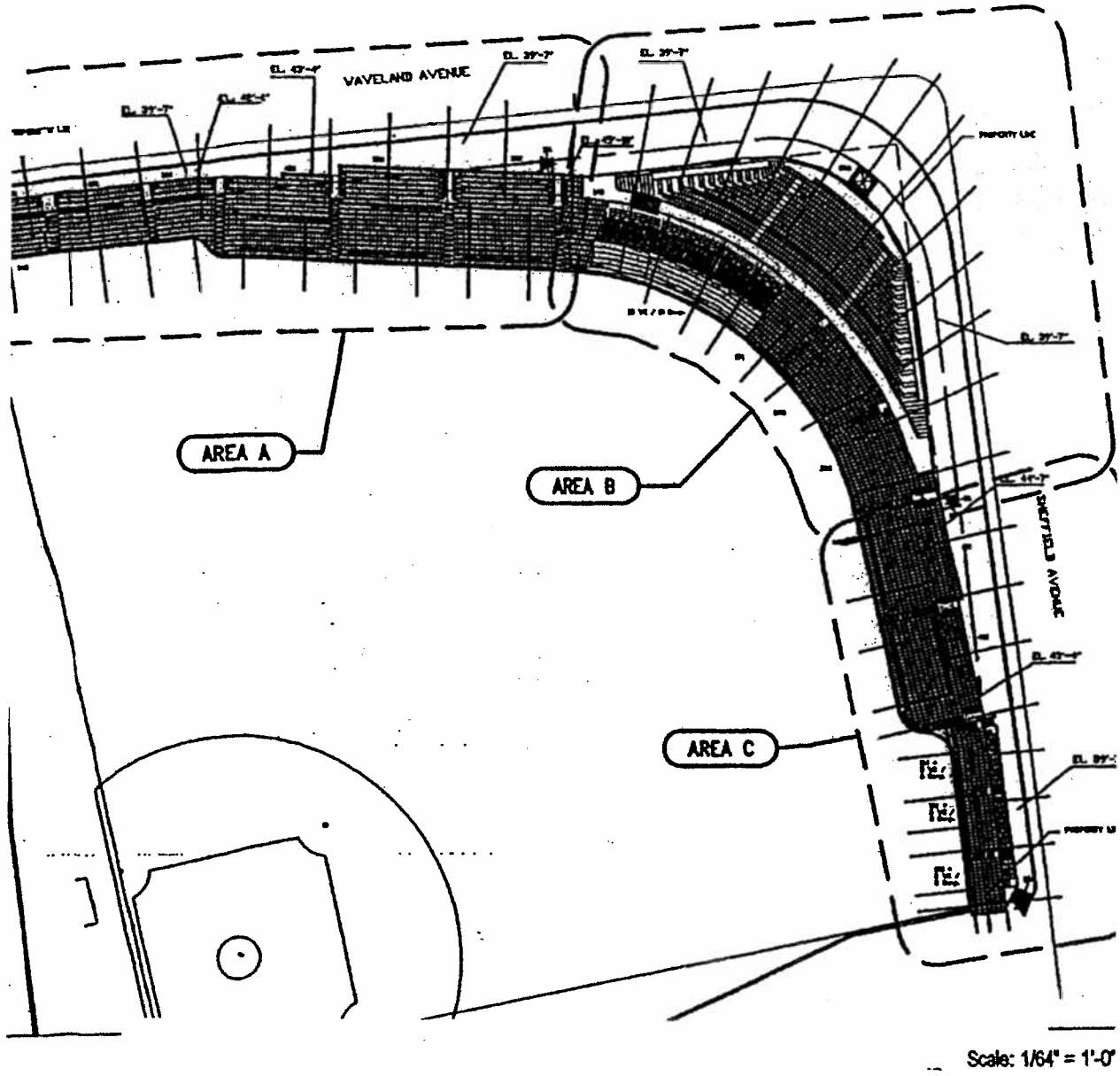
REPORTS OF COMMITTEES

46271

Centerfield Bleacher Renovation Rendering.



Bleacher Renovation -- Seating Reference Plan.

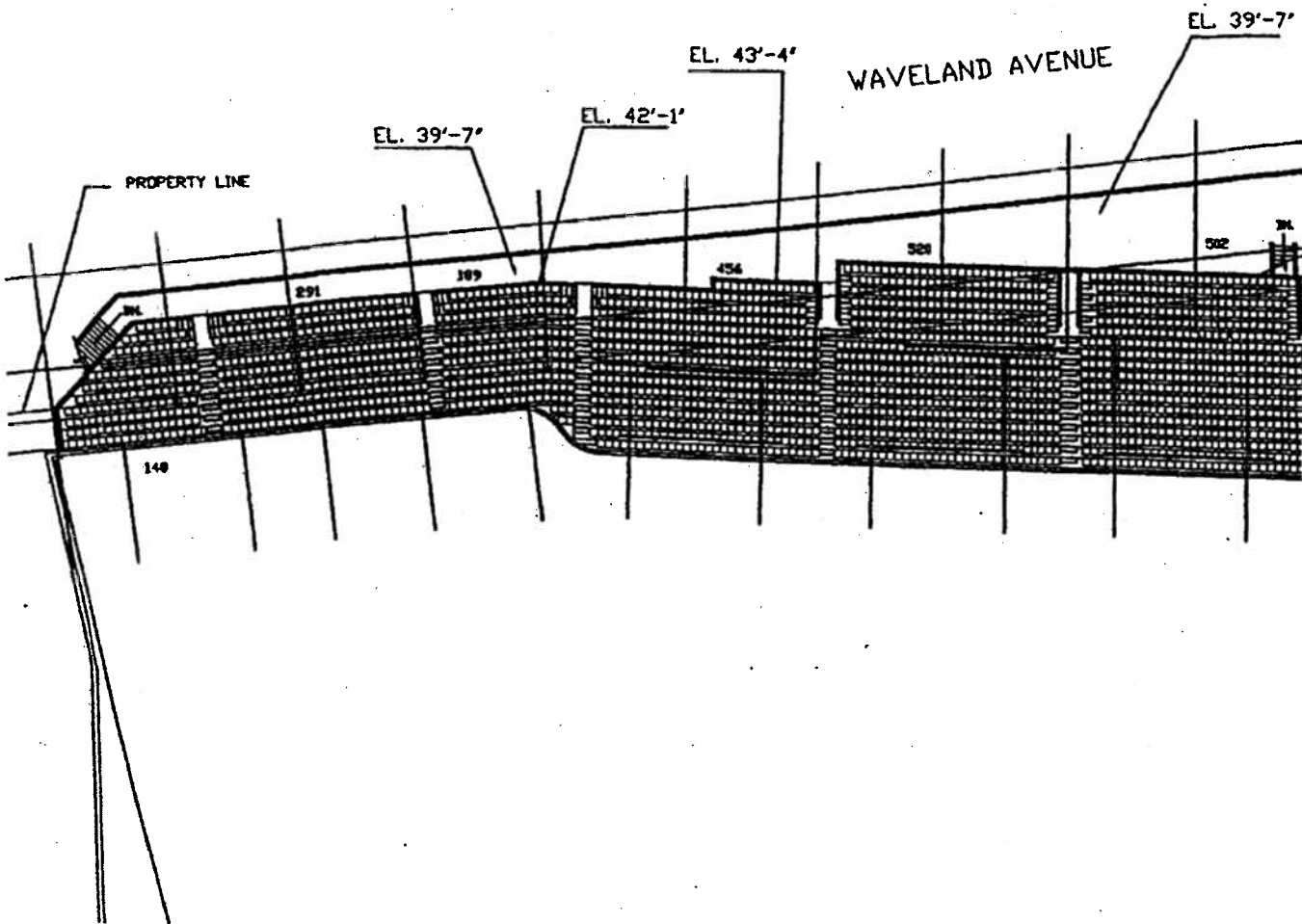


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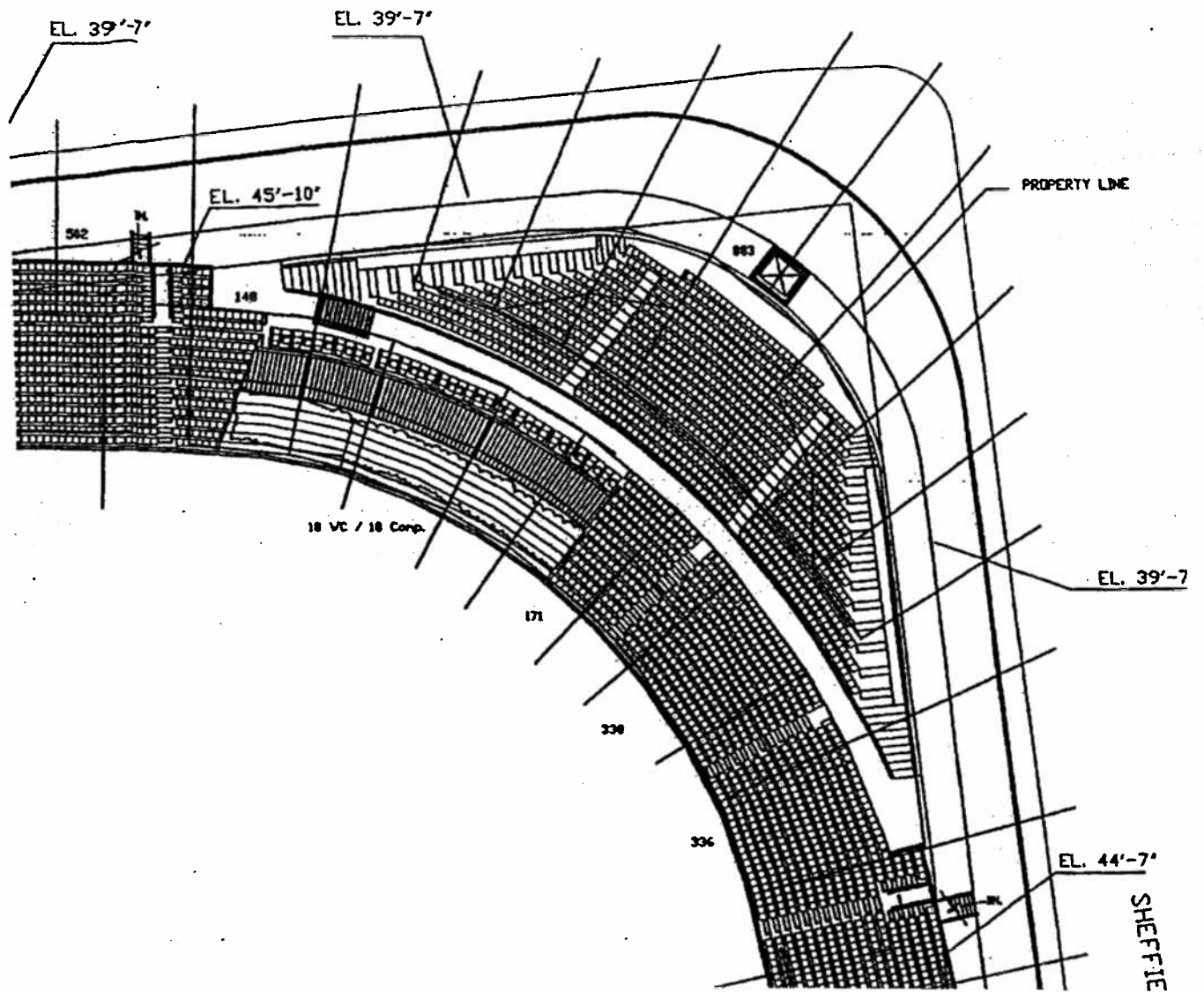
REPORTS OF COMMITTEES

46273

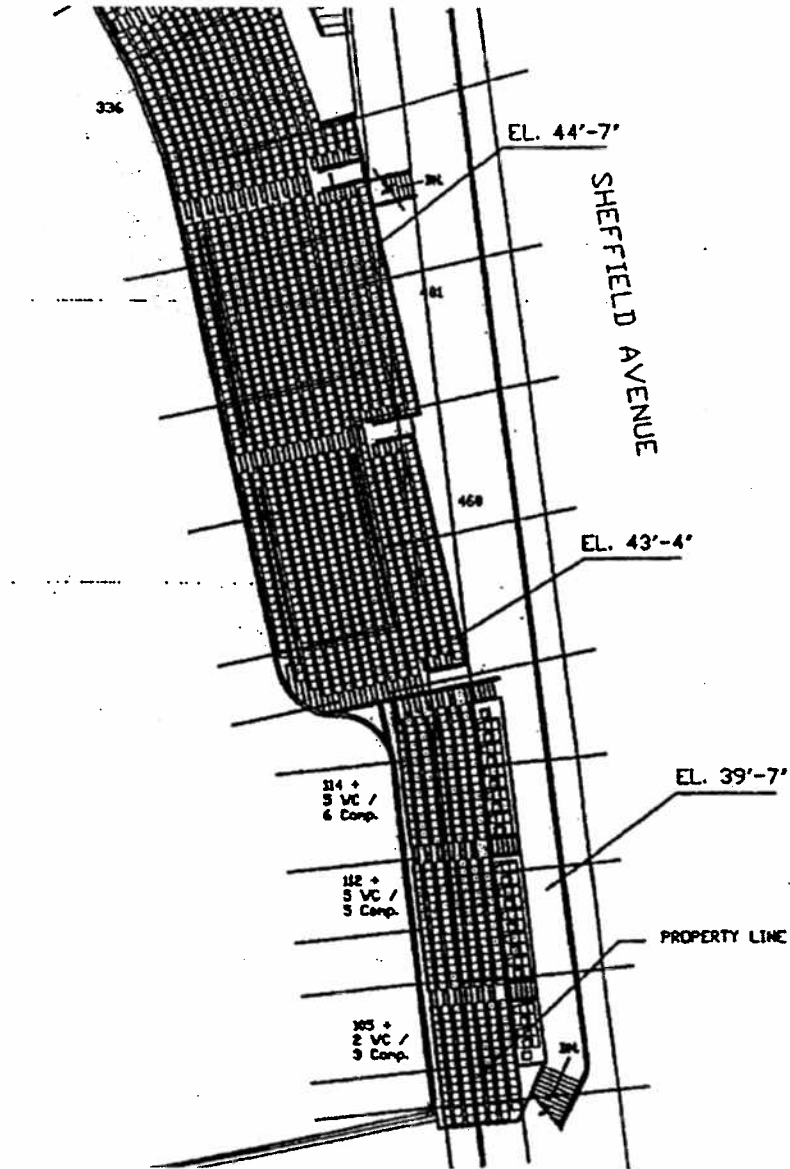
Bleacher Renovation -- Seating Plan A.



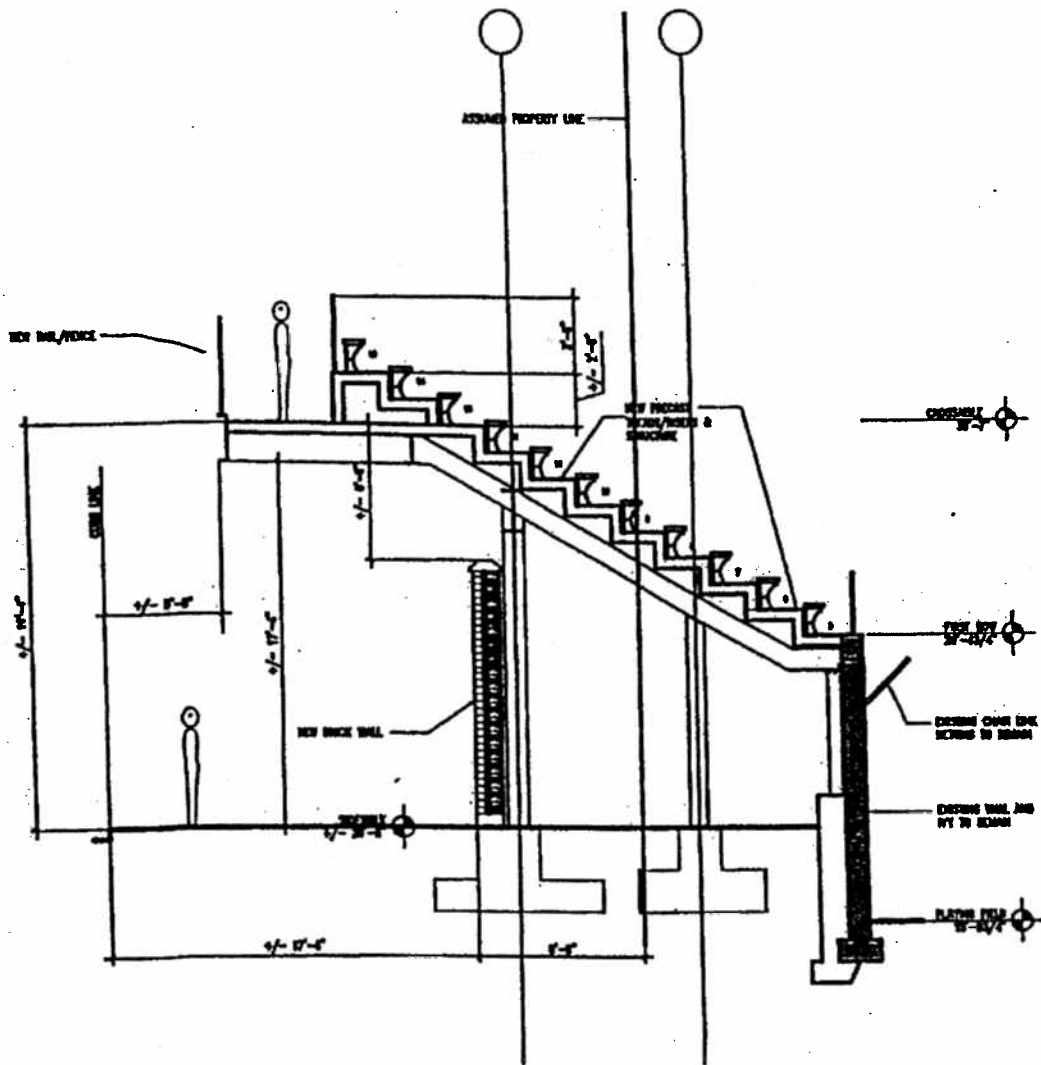
Bleacher Renovation -- Seating Plan B.



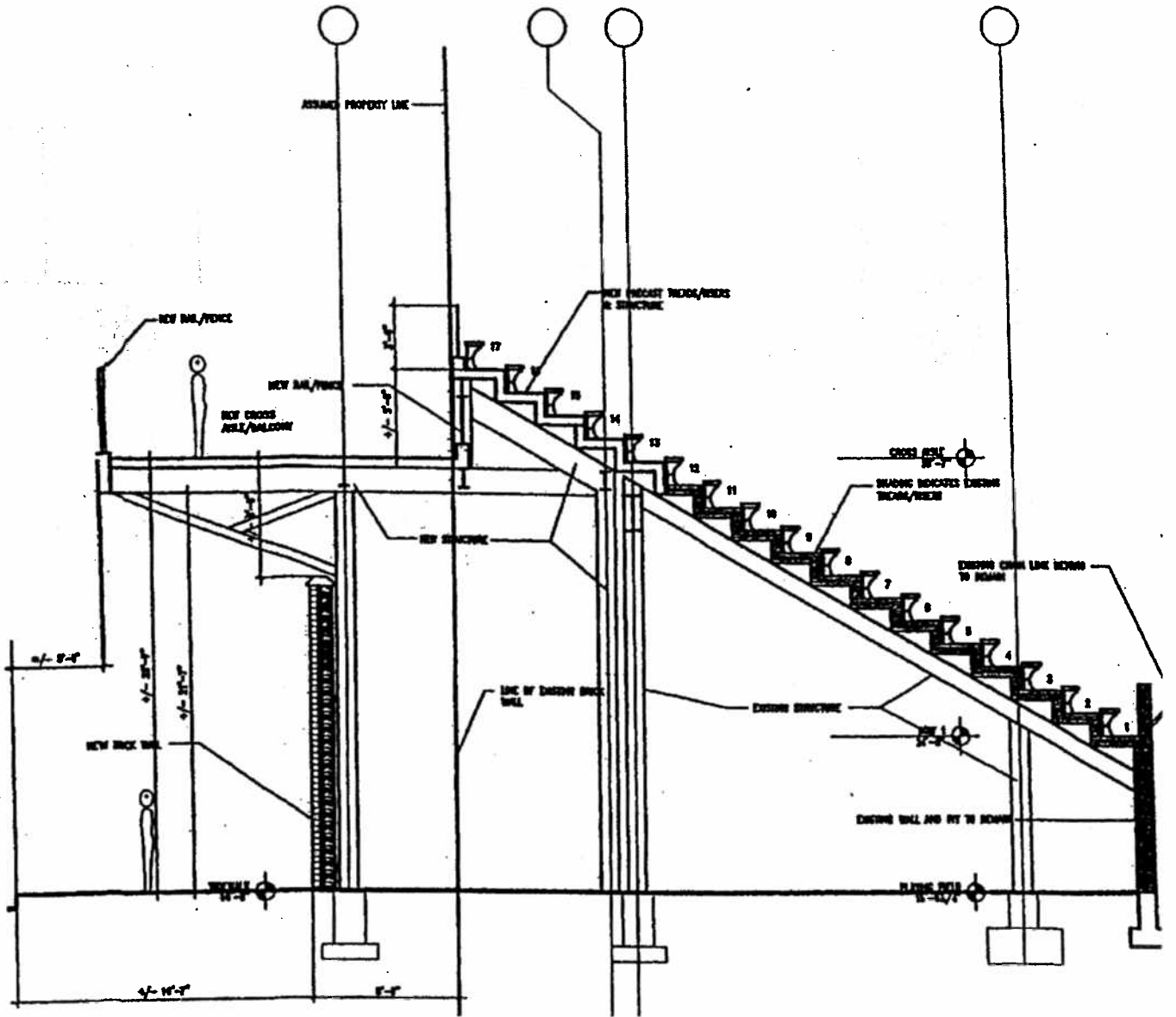
Bleacher Renovation -- Seating Plan C.



Left Field Bleacher -- Section A.



Right Centerfield Bleacher -- Section B.



Right Field Bleacher -- Section D.

