



City of Chicago



O2013-8220

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/16/2013
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Ammendment of Entertainment and Spectator Sports Planned Development No. 958
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

October 16, 2013

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith an ordinance amending certain Planned Development provisions.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

ORDINANCE

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 No. 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 Street; 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; North Clifton Street;

to those of Entertainment and Spectator Sports Planned Development No. 958, as amended.

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

**ENTERTAINMENT AND SPECTATOR SPORTS PLANNED DEVELOPMENT
NUMBER 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 fourteen thousand eight hundred fifty-two (514,852) square feet (11.82 acres) of property, including approximately 40,461 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 Sub-Area A, Triangle Property Holdings, LLC, and Wrigley Field Parking Operations, LLC, as the owners of Sub-Area B, Wrigley Field Parking Operations, LLC, as the owner of Sub-Area C, and North Clark Street LLC as the owner of Sub-Area D. As used in this Planned Development, the term "Applicant" or "Applicants" means the Applicants collectively, or individually with respect to individual sub-areas 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 branded arch (including required support structure) within and spanning the width of the Clark Street right-of-way and canopies affixed to the building to be constructed in Subarea D over the entrance on Clark Street and over the immediately adjacent sidewalk along 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 title holders 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 October 16, 2013;
 - (c) Existing Zoning Map;
 - (d) Planned Development Boundary and Sub-Area Boundary Map, consisting of two (2) pages, prepared by VOA Associates Inc. and dated October 16, 2013;
 - (e) Right of Way Adjustment Maps, prepared by VOA Associates Inc., consisting of eight (8) pages, prepared by VOA Associates Inc. and dated October 16, 2013;
 - (f) Site plans, landscape plans, landscape details, building elevations, expansion plans and other drawings and plans, consisting of forty-seven (47) pages, prepared by VOA Associates Inc. and dated October 16, 2013; and
 - (g) Planned Development Signage Matrix, consisting of six (6) pages, prepared by VOA Associates Inc. and dated October 16, 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 No. 958, as amended (including all sub-areas 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 cafés; 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 Sub-Areas 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 Council Proceedings 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 Sub-Area 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 Sub-Area B, exterior on-premises signs are permitted subject to the review and approval of the Department.

In Sub-Area 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 Sub-Area 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 Sub-Area D as contemplated herein.

All Sub-Areas: 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 sub-area. 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 Sub-Area 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 ("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 Sub-Area B and Sub-Area D in a manner which materially and significantly modifies the uses set forth in the Plans (i.e., do not include a hotel in Sub-Area D or an office building in Sub-Area 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 Sub-Area B or Sub-Area 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 Sub-Area(s) for review and approval by the Department (the "Sub-Area 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. Sub-Area 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 Sub-Area, 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 Sub-Area. 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 Sub-Area 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 Sub-Area 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 Sub Area 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 Sub-Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Sub Area 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 Sub-Area 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 Sub-Area 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 Sub-Area B or D, then this Planned Development shall expire, solely with respect to both such Sub-Areas, by separately introduced ordinance, if any, and in such event the zoning of such Sub-Areas shall revert to the C2-5 Motor Vehicle-Related Commercial District.

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

BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	617,099	
Public Rights of Way (sf):	102,247	
Net Site Area (sf):		
Total ¹ :	514,852	
Sub-Area A:	Existing:	361,162
	Rights-of-Way to be Vacated ² :	32,010
	Sub-Area A Total:	393,172
Sub-Area B:	Existing:	55,437
	Rights-of-Way to be Vacated ² :	8,451
	Sub-Area B Total:	63,888
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:	0.25	
Sub-Area D:	4.25	

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.

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: 4'-4"
	South: See Site Plan for Details
Sub-Area C:	North: 2'-6"
	West: 10'-0"
	East: 10'-0"
	South: 80'-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)
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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)

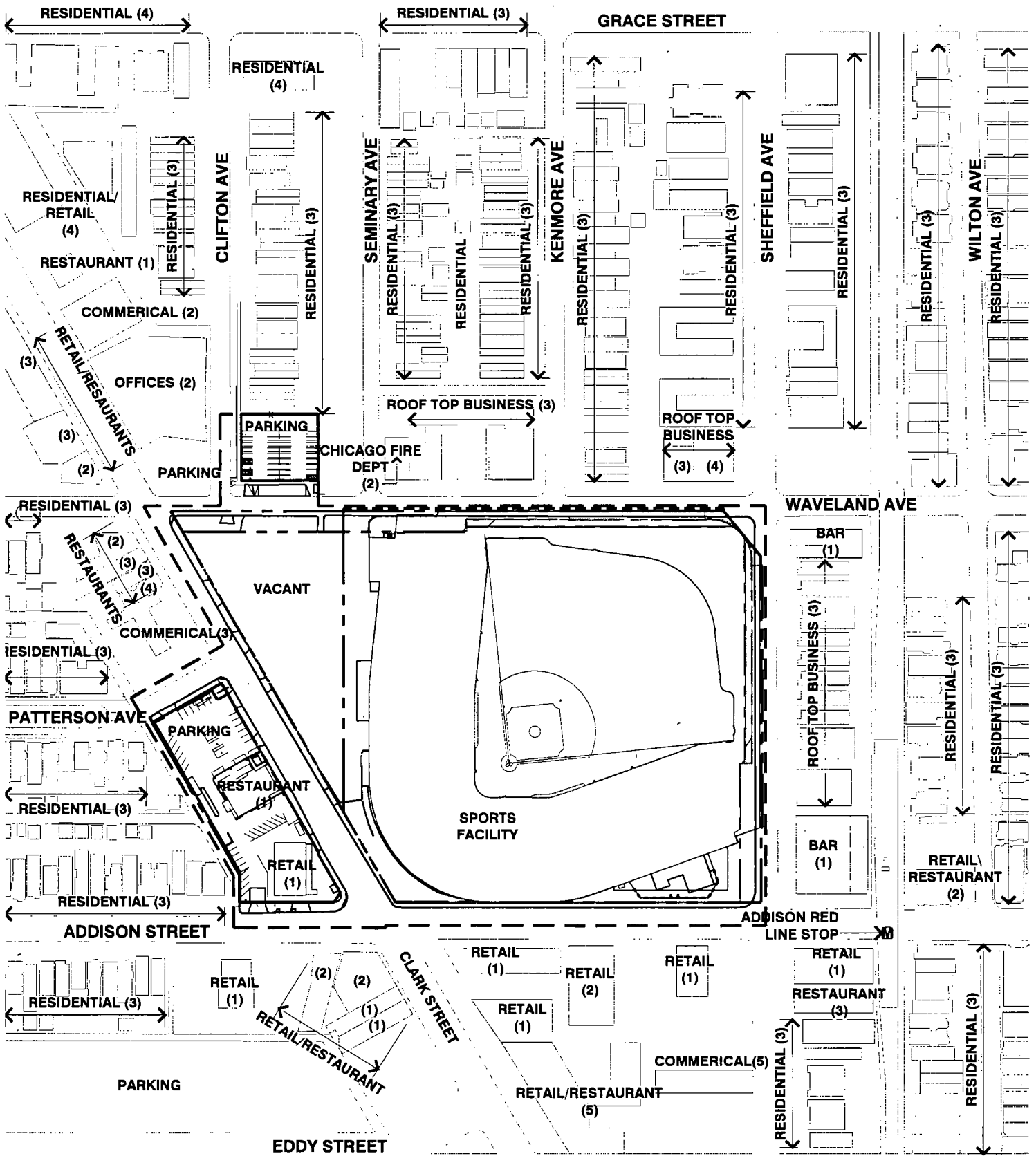
Sub-Area D: 91'-0" (as measured per Section 17-17-0311 of the Zoning Ordinance)
116'-8" (Top of Architectural Elements)

Minimum Number of Parking Spaces:

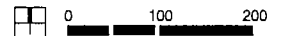
Sub-Area A: Zero; provided, however, new parking spaces shall be provided for any increase in the seating capacity of the Wrigley Field bleachers in excess of 3,525 bleachers seats on the basis of one parking space for every ten new seats or fraction thereof. Such parking spaces shall be deemed to be 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

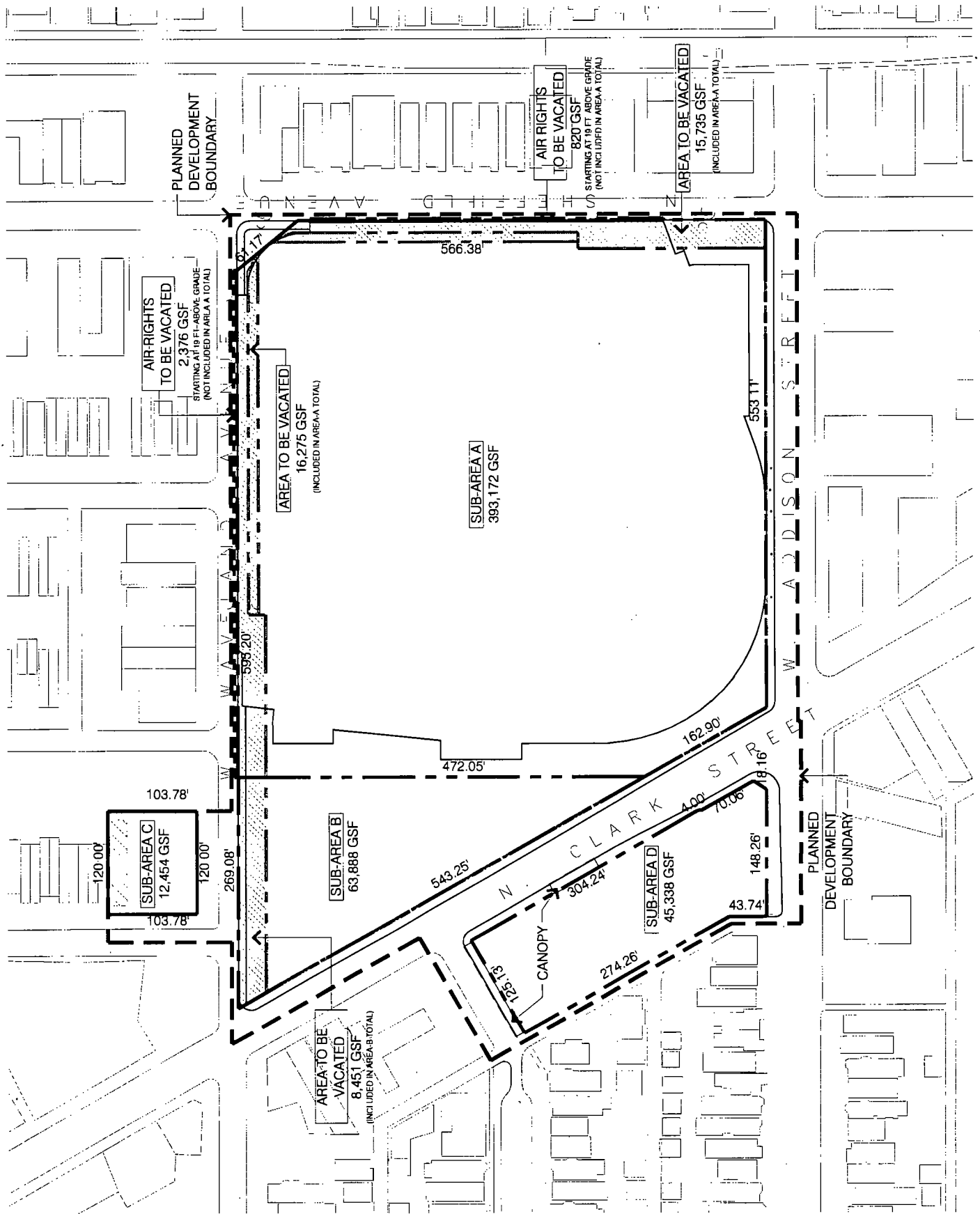


EXISTING LAND USE MAP



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



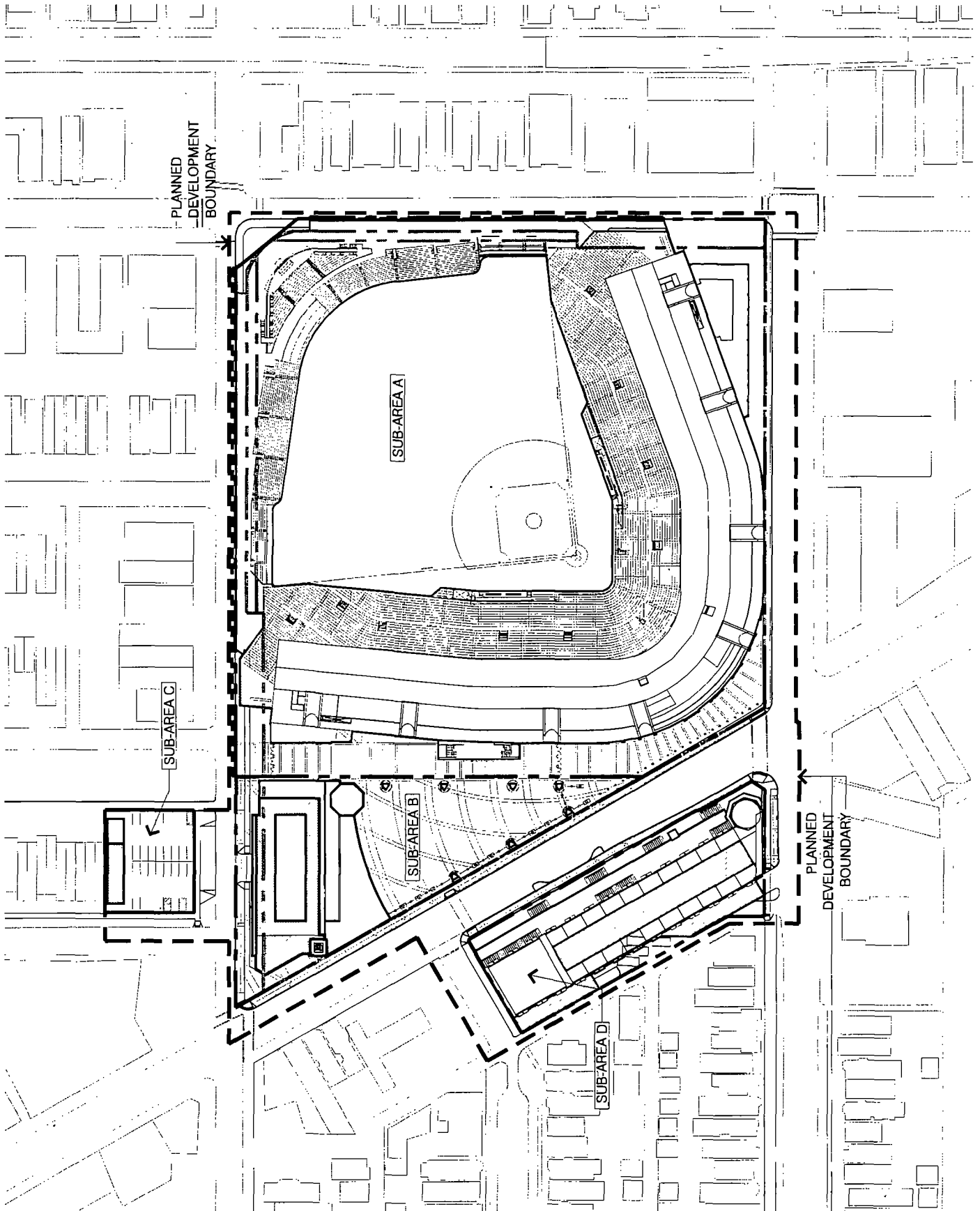


PLANNED DEVELOPMENT BOUNDARY AND SUB-AREA BOUNDARY MAP



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

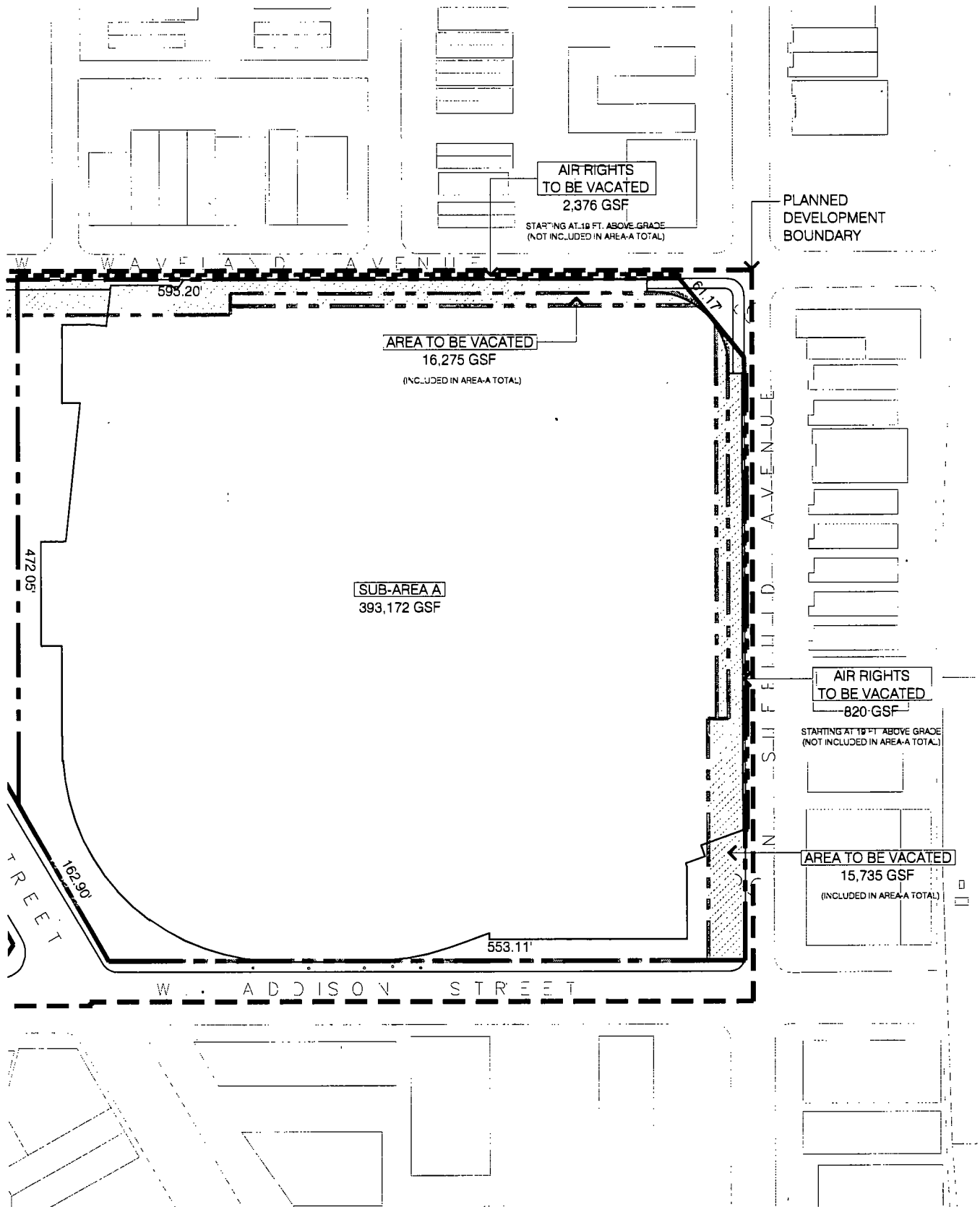




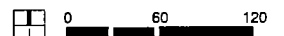
PLANNED DEVELOPMENT BOUNDARY AND SUB-AREA BOUNDARY MAP



APPLICANT WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
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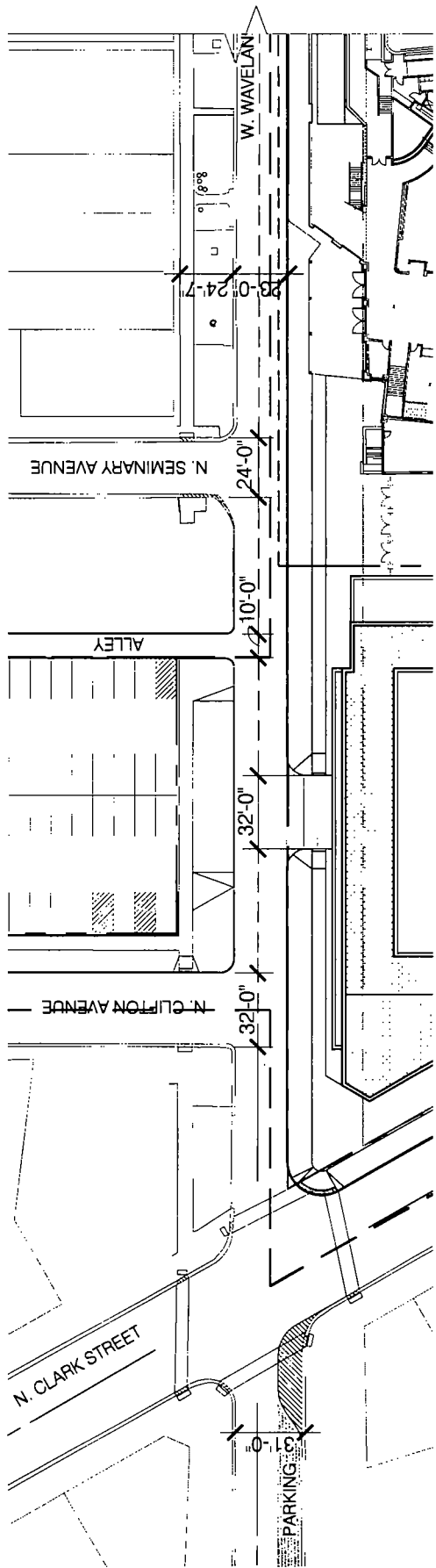


RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)

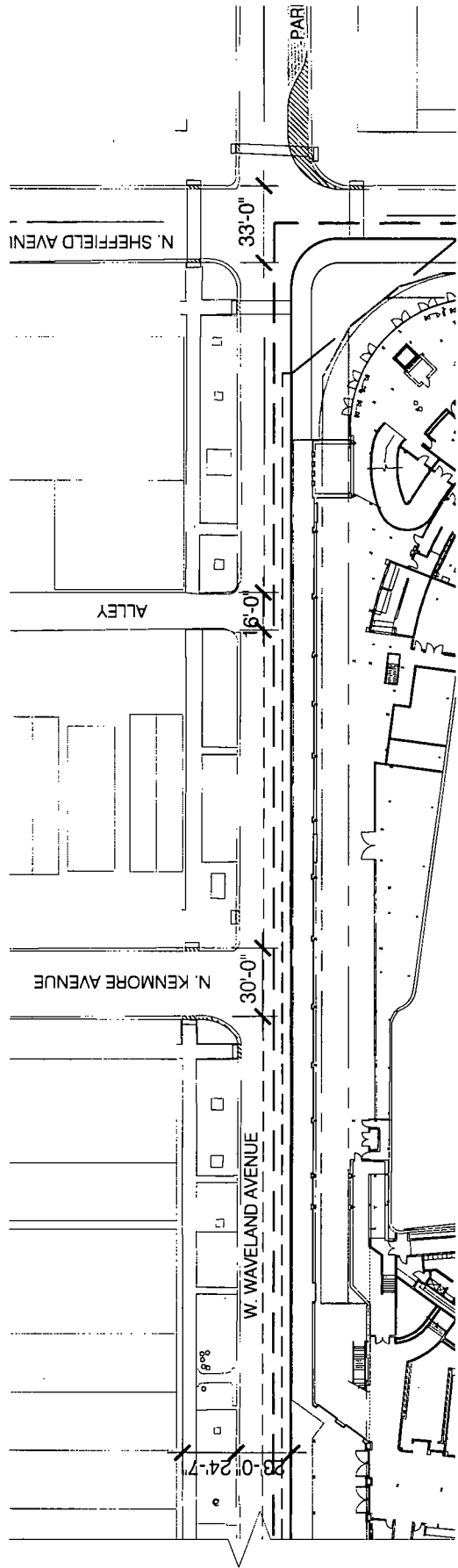


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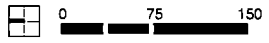


ENLARGED WAVELAND (A)



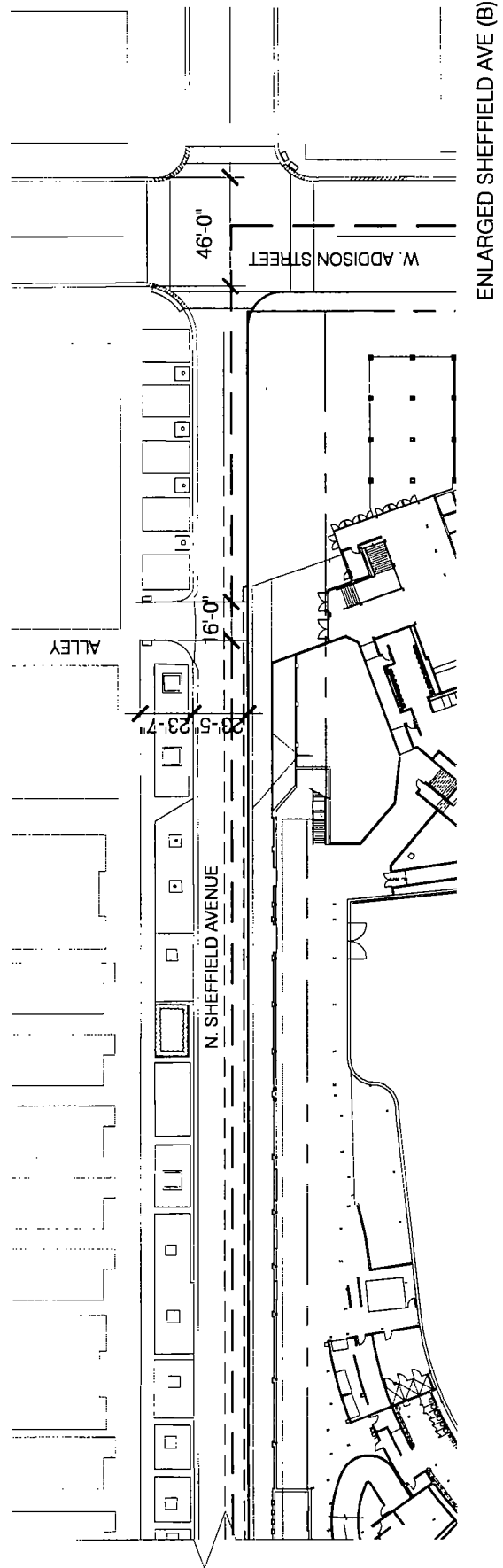
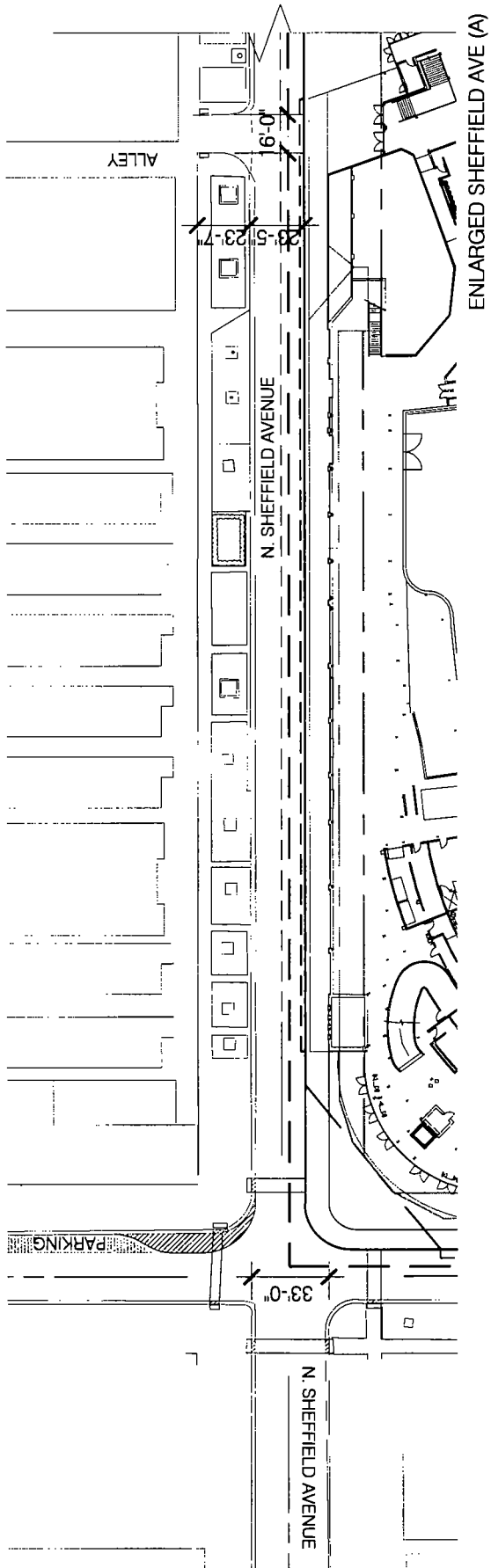
ENLARGED WAVELAND (B)

RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)

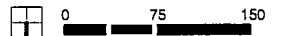


APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
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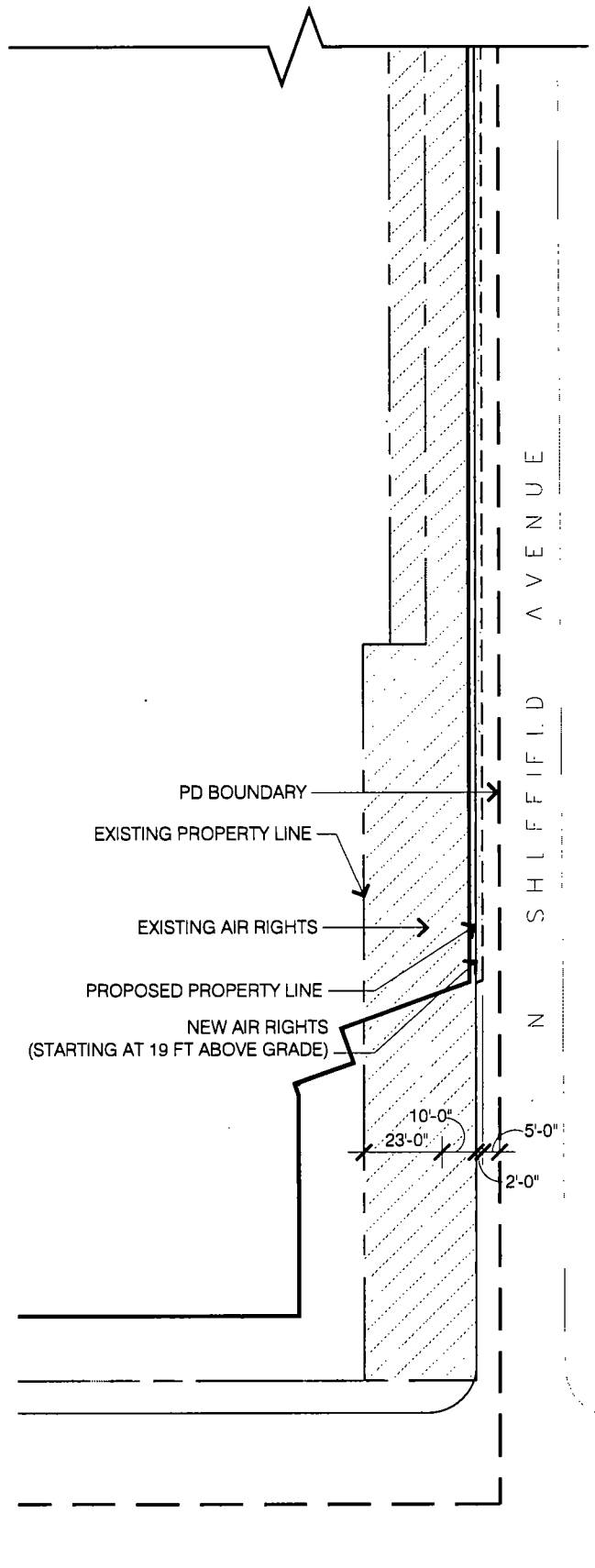
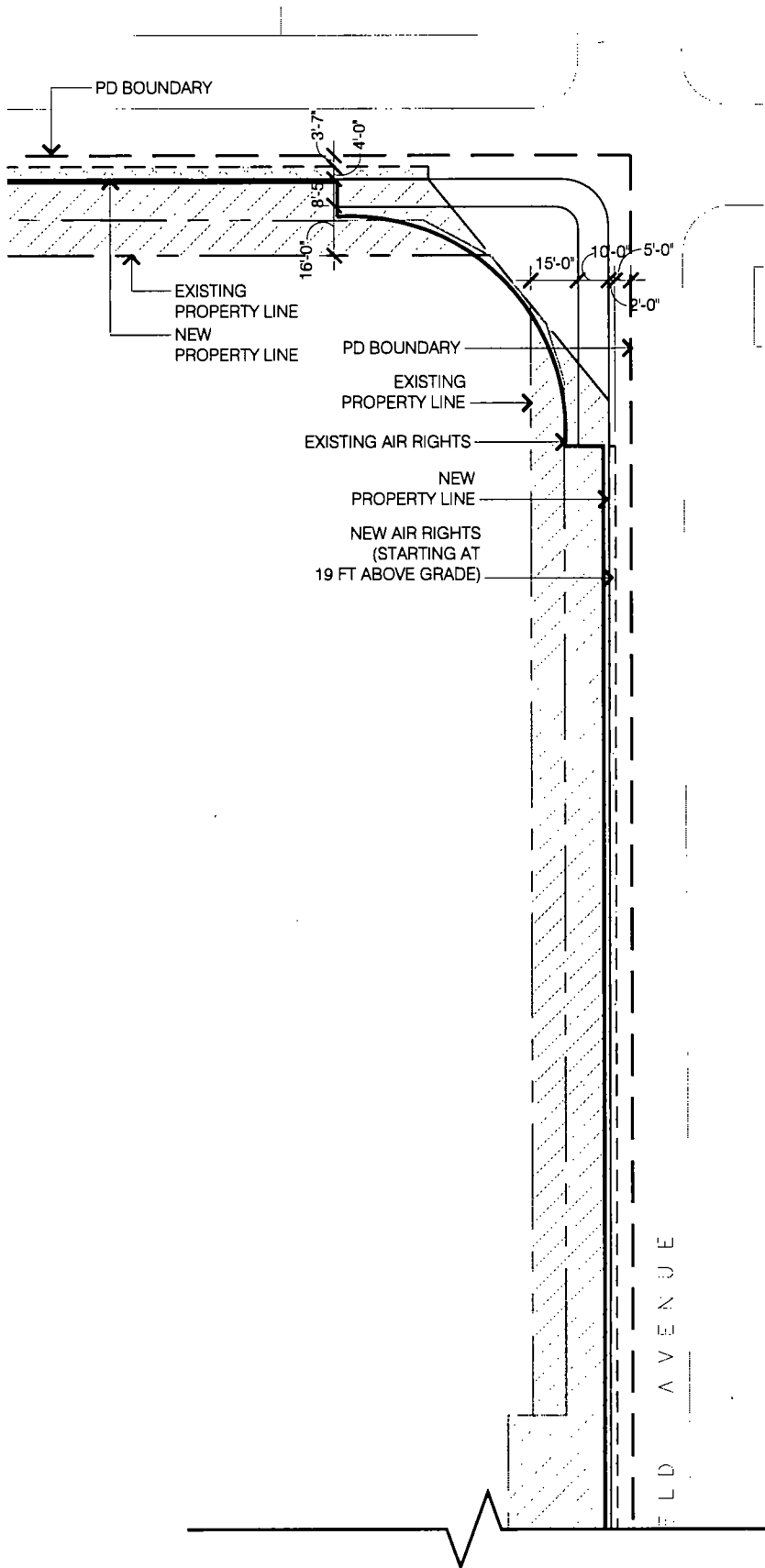


RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)



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



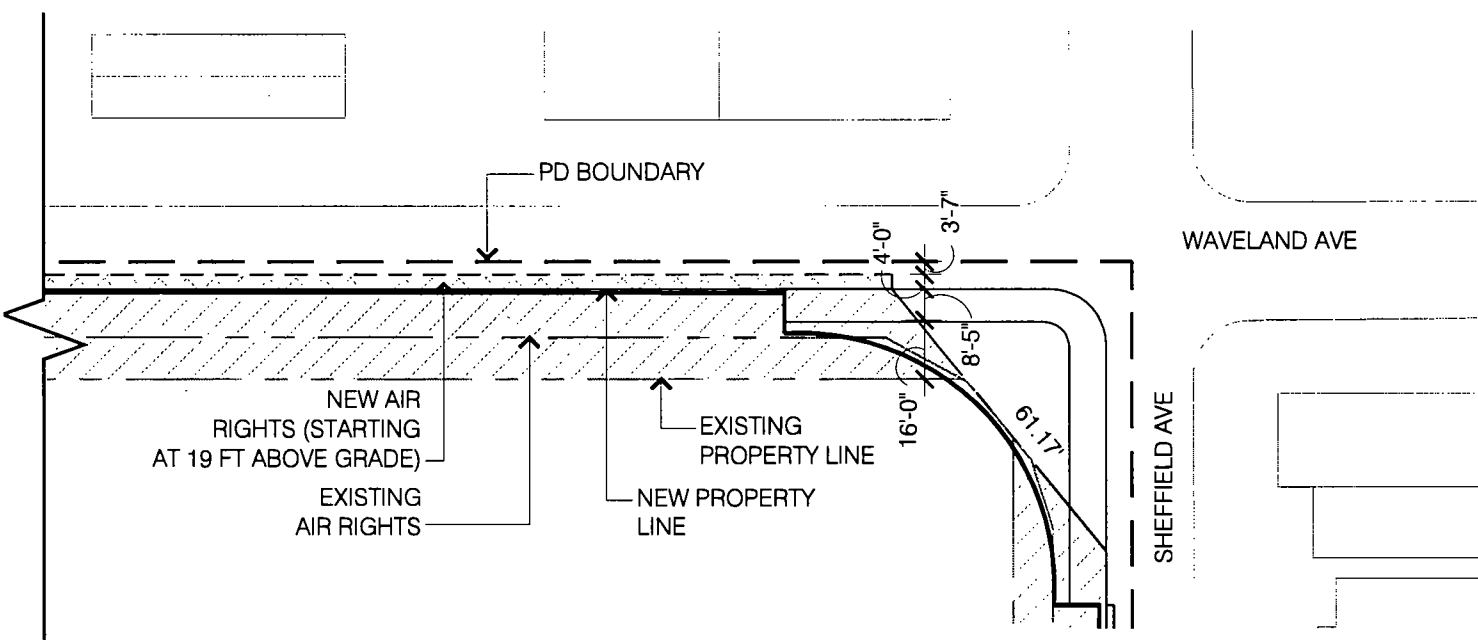
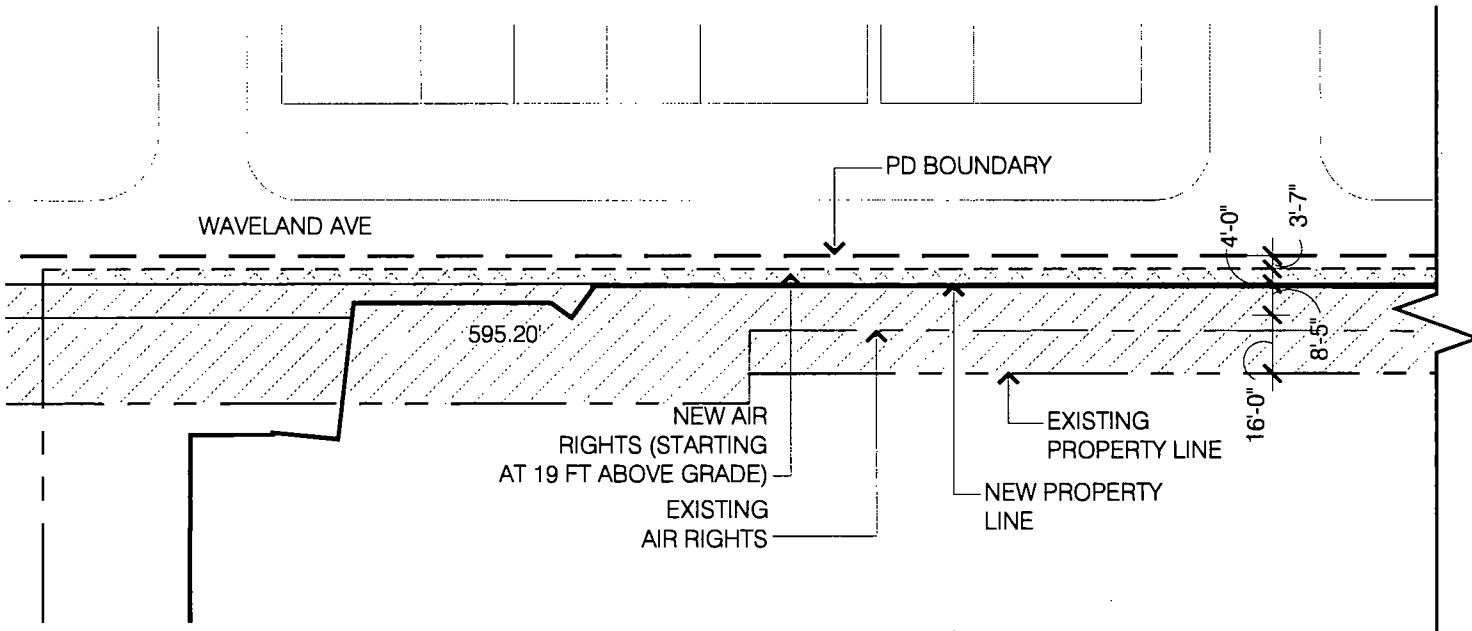


RIGHT OF WAY ADJUSTMENT ENLARGED MAP (SUB-AREA A.1)

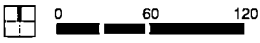


APPLICANT WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS 1060 W. ADDISON STREET
 DATE SUBMITTED . 16 OCTOBER 2013



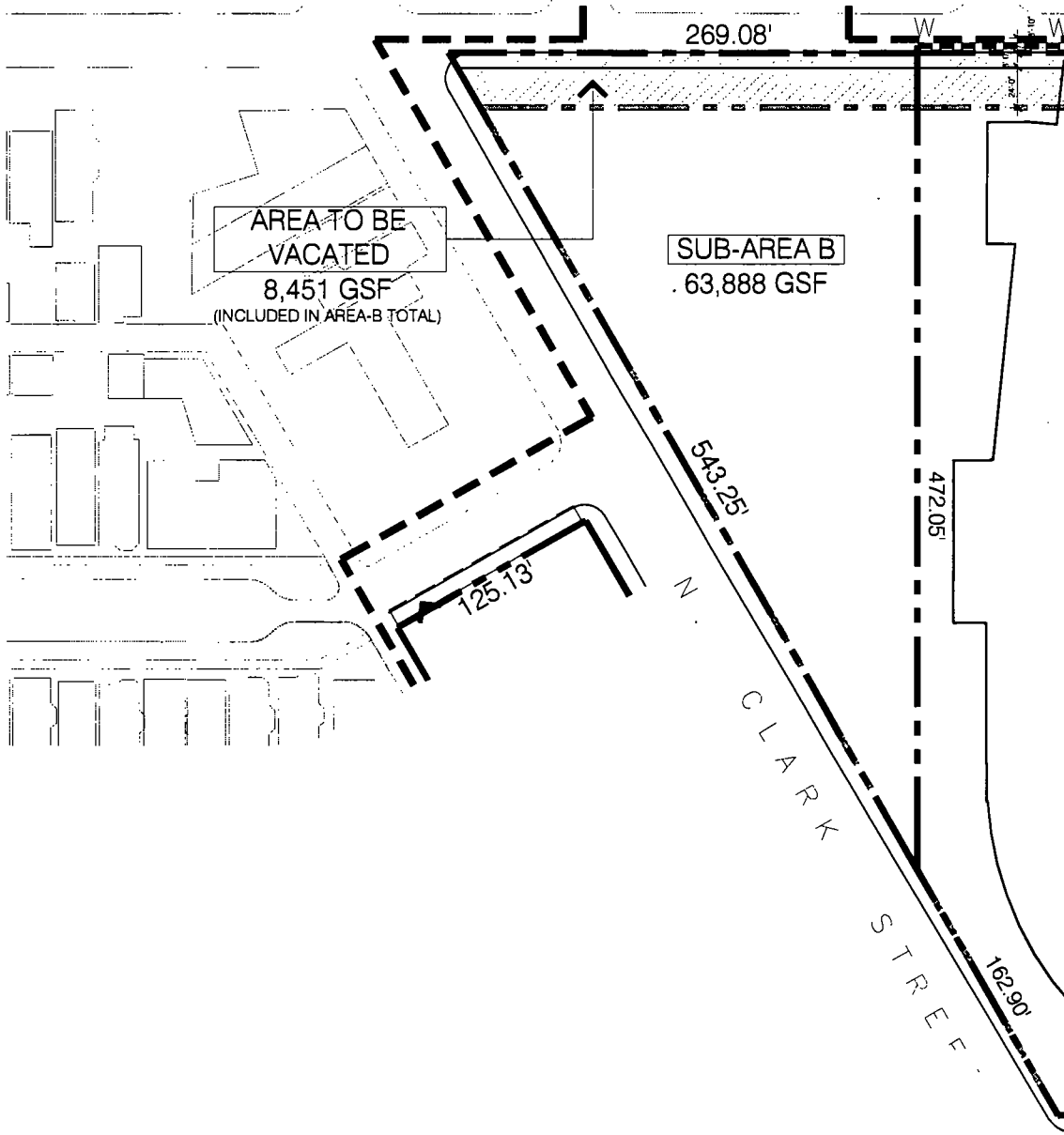


RIGHT OF WAY ADJUSTMENT ENLARGED MAP (SUB-AREA A.2)

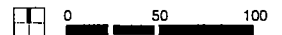


APPLICANT WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
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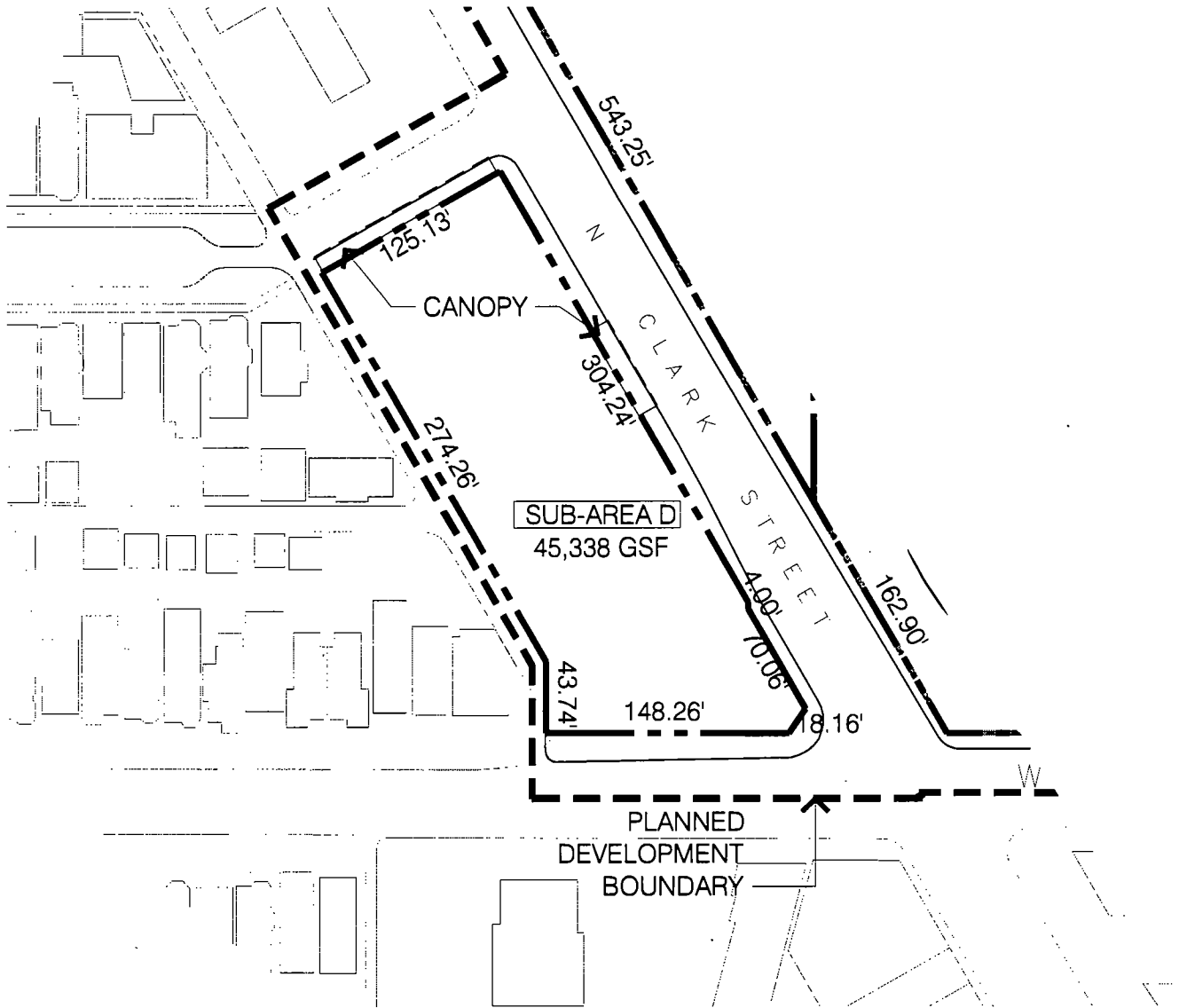




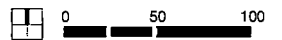
RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA B)



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

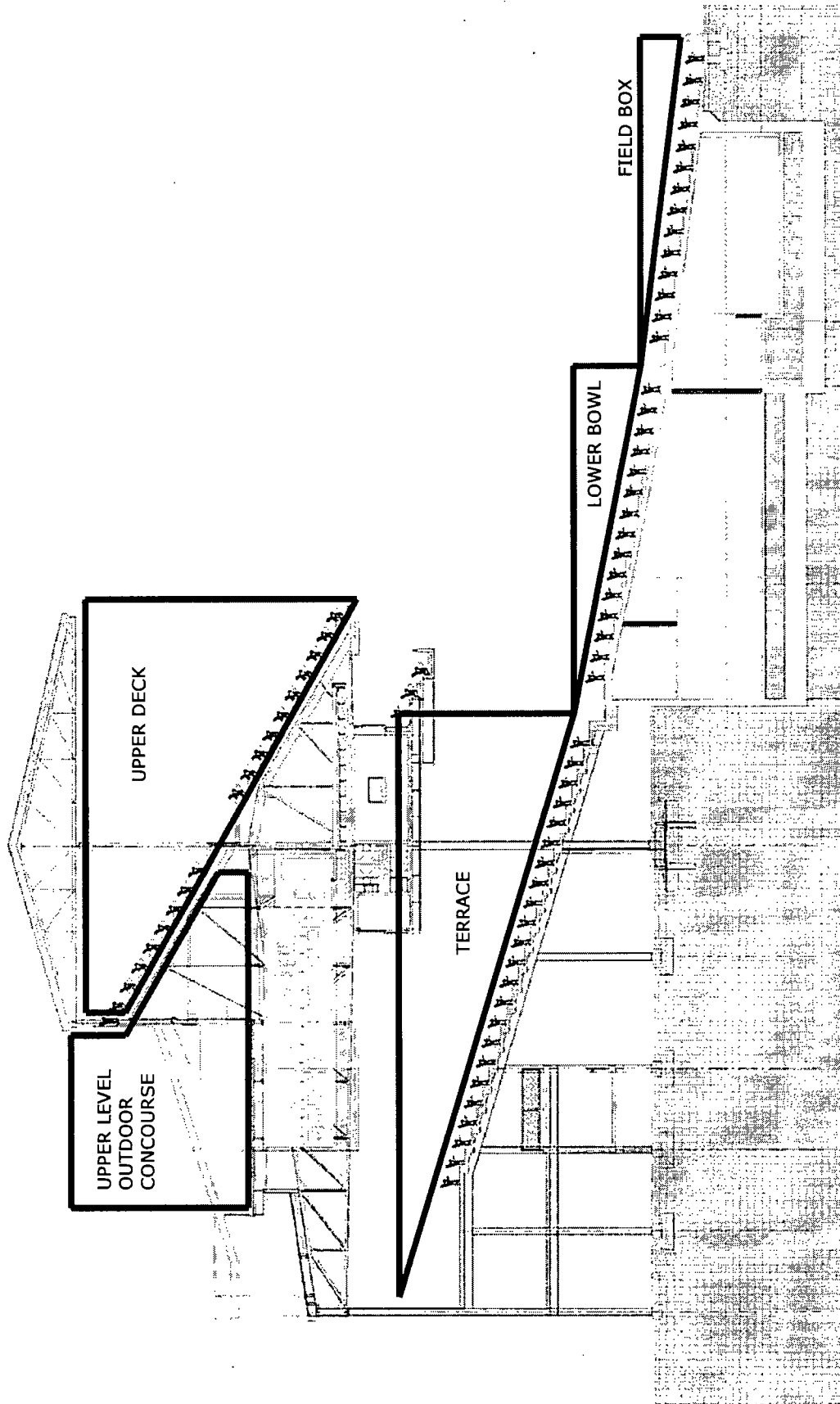


RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA D)



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

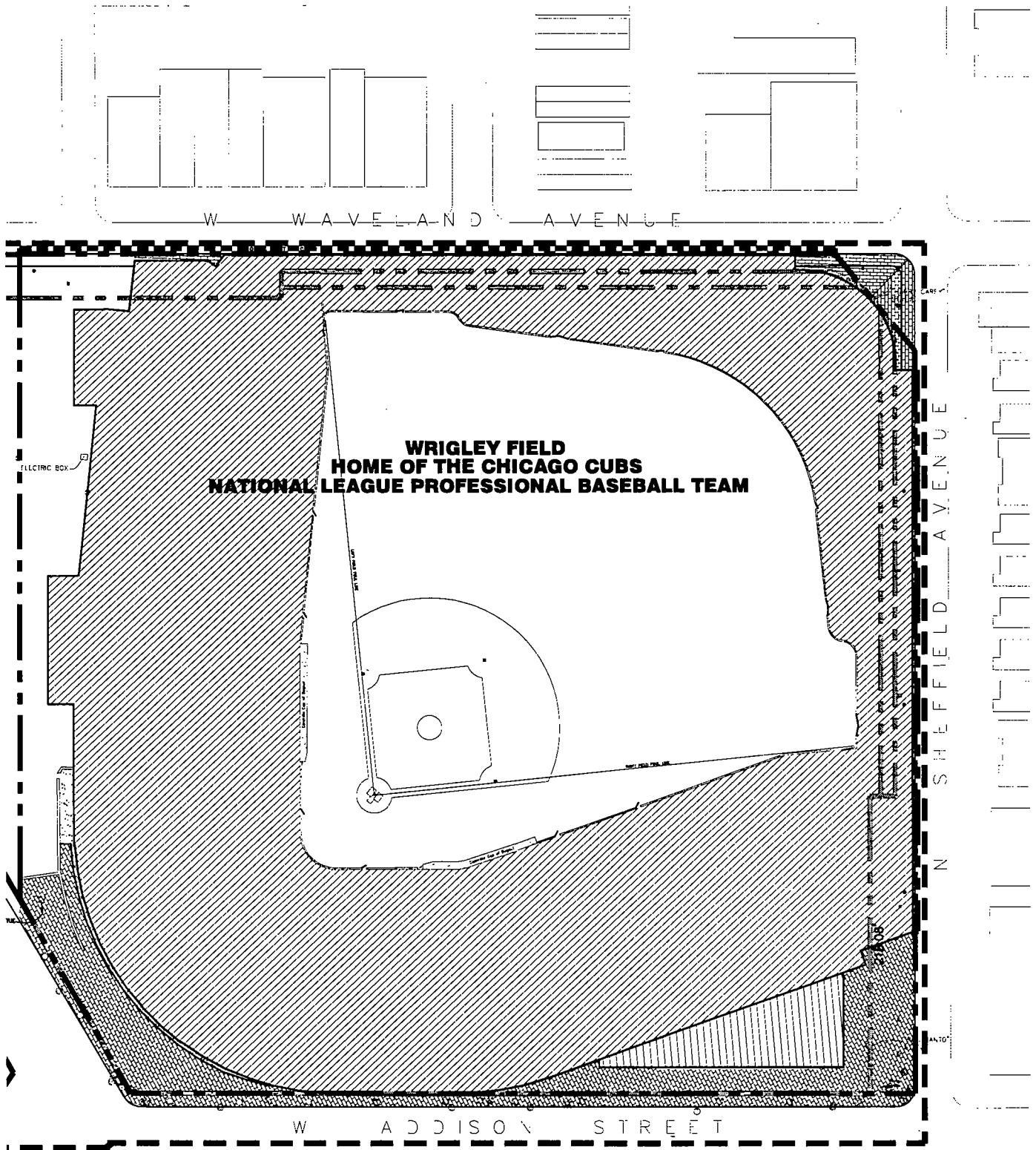




STADIUM BUILDING SECTION

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



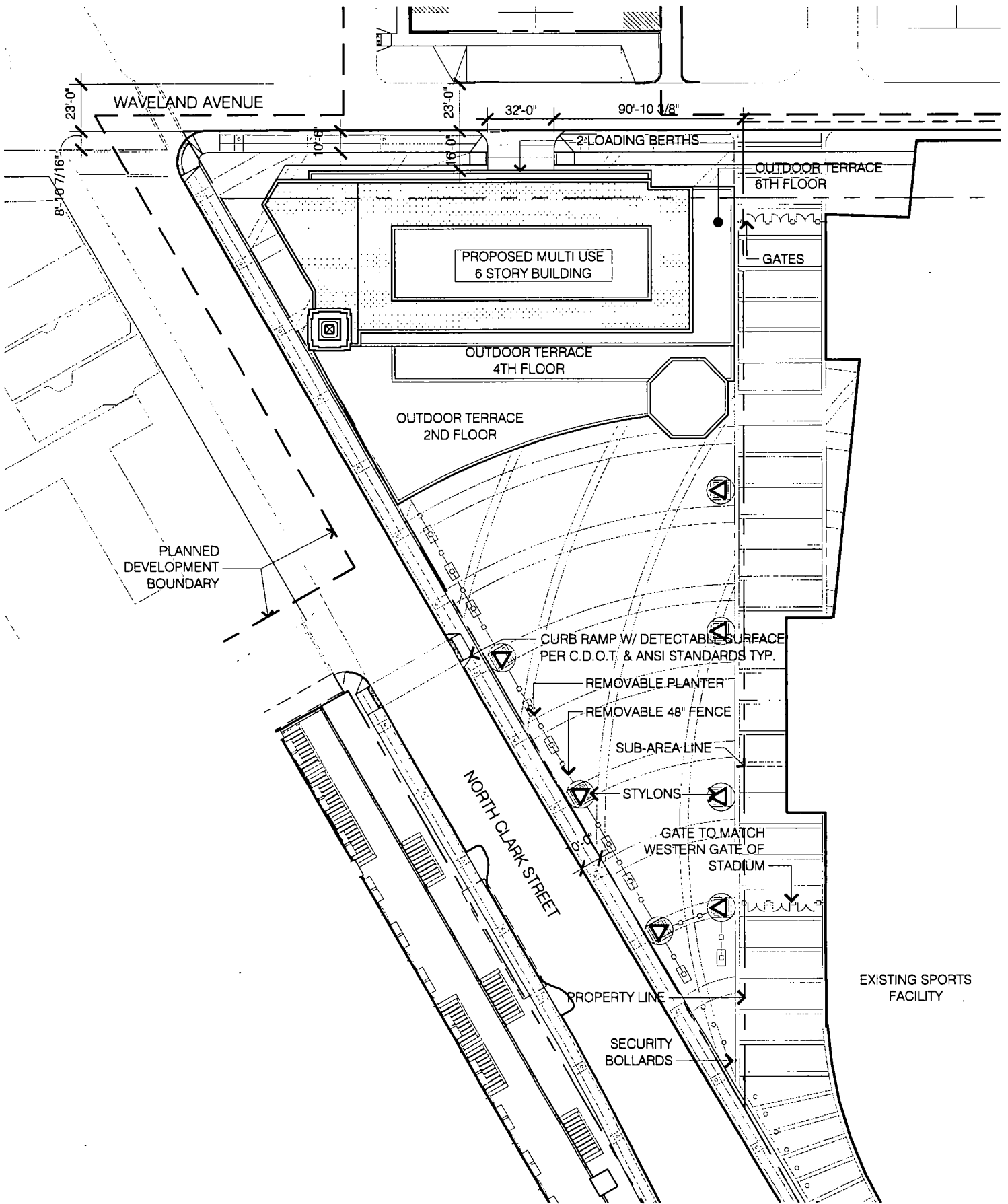


SITE PLAN (SUB-AREA A)

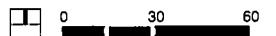


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED 16 OCTOBER 2013



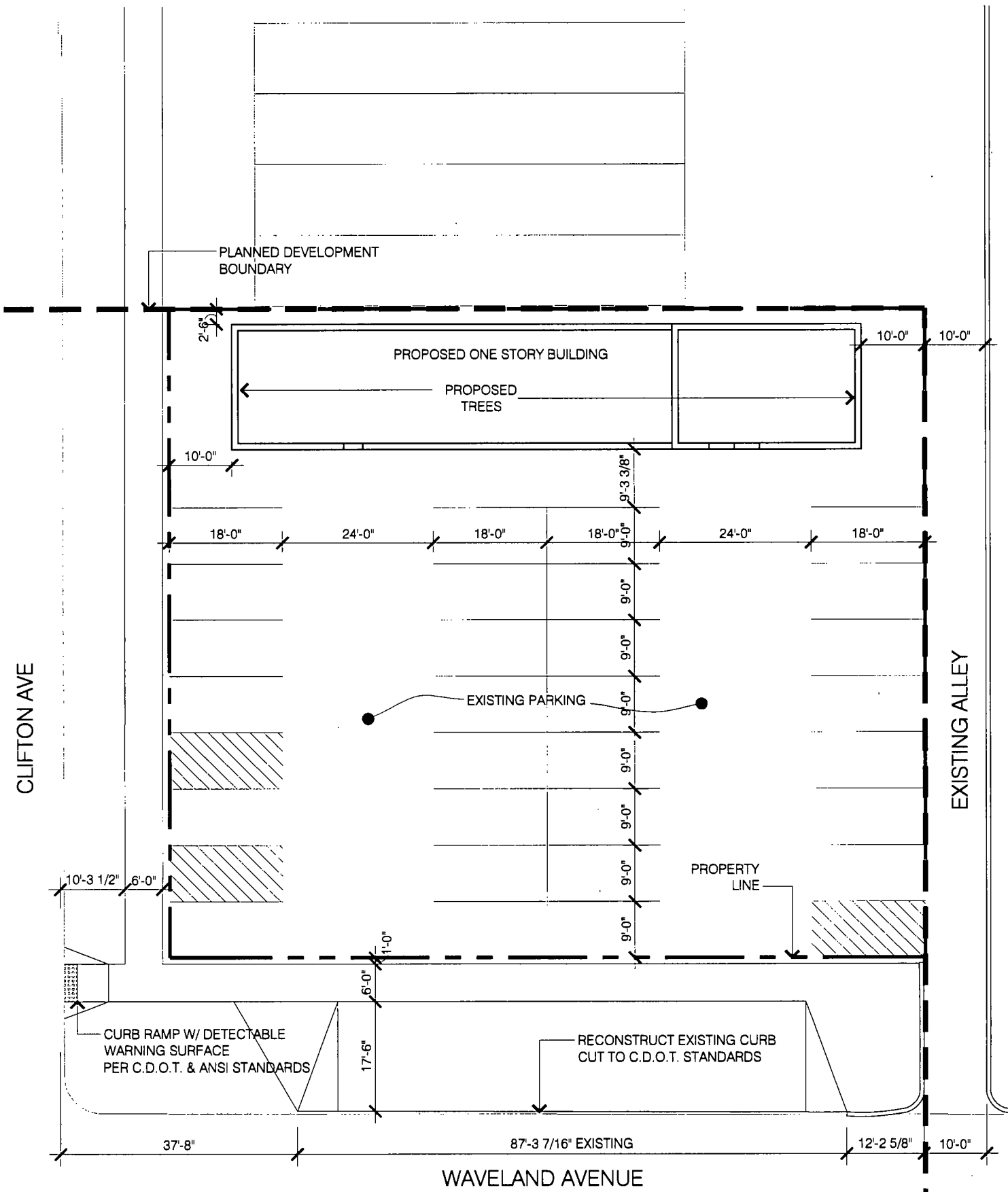


SITE PLAN (SUB-AREA B)



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



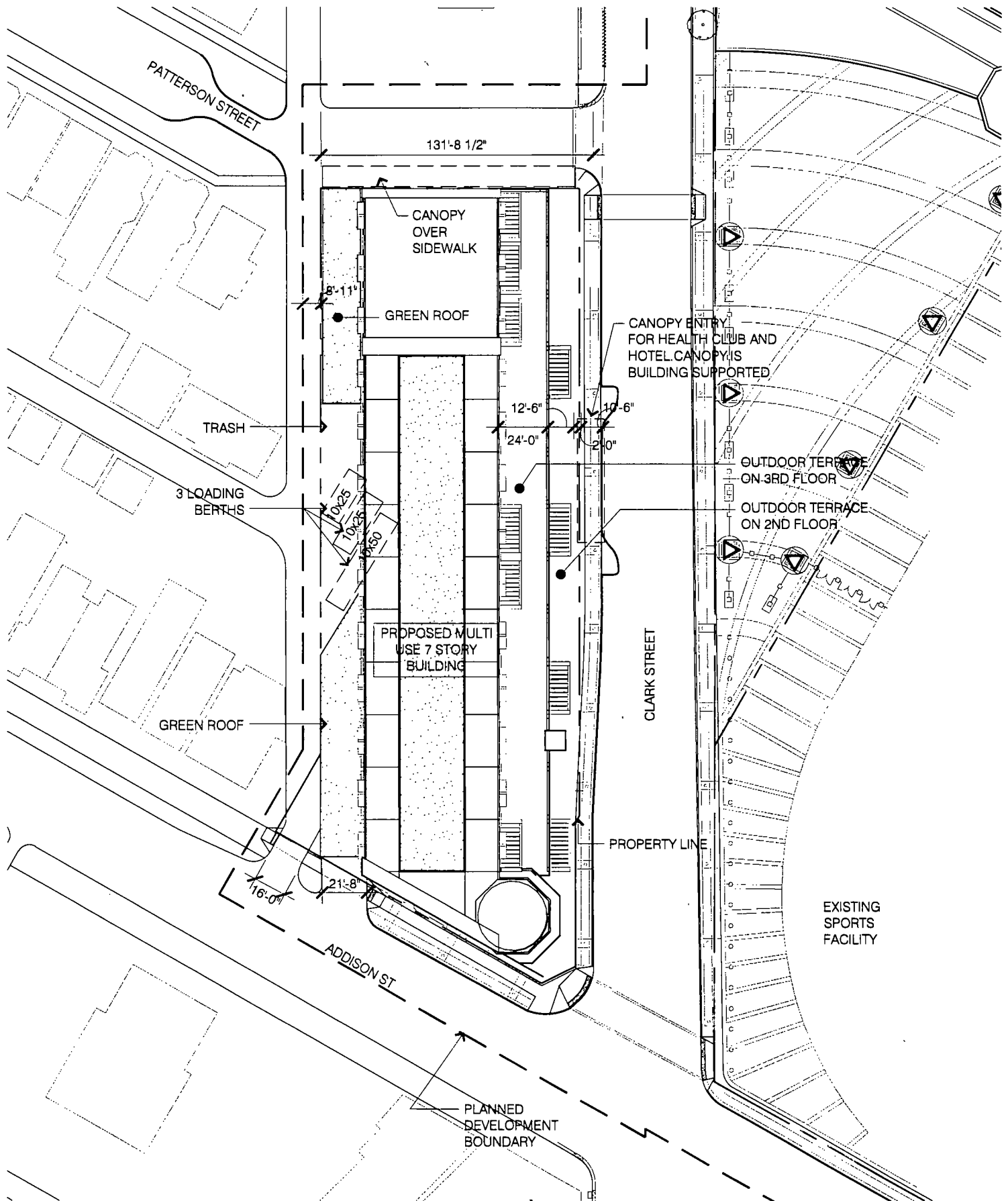


SITE PLAN (SUB-AREA C)



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



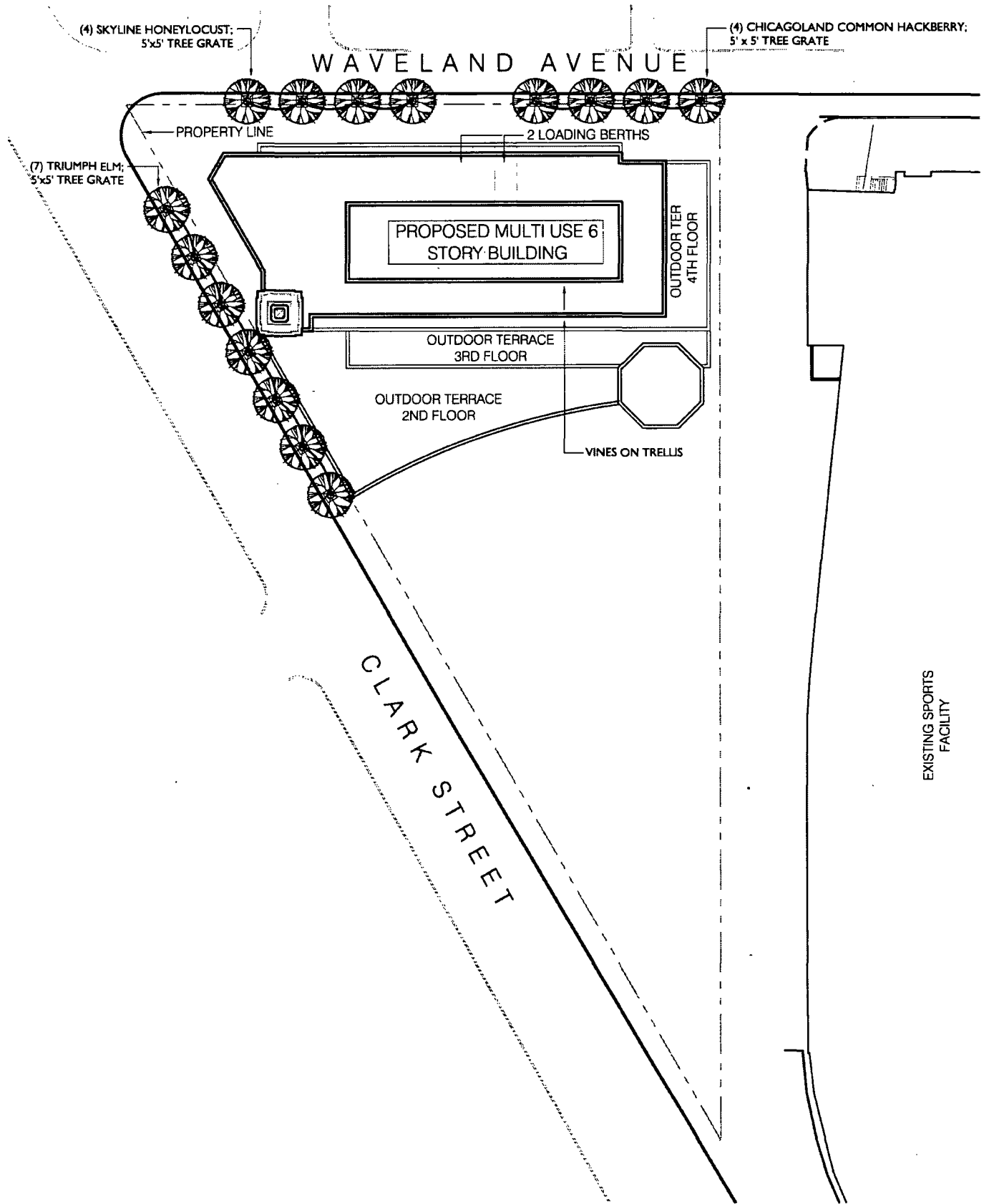


SITE PLAN (SUB-AREA D)

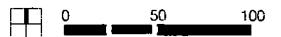


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
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 DATE SUBMITTED: 16 OCTOBER 2013



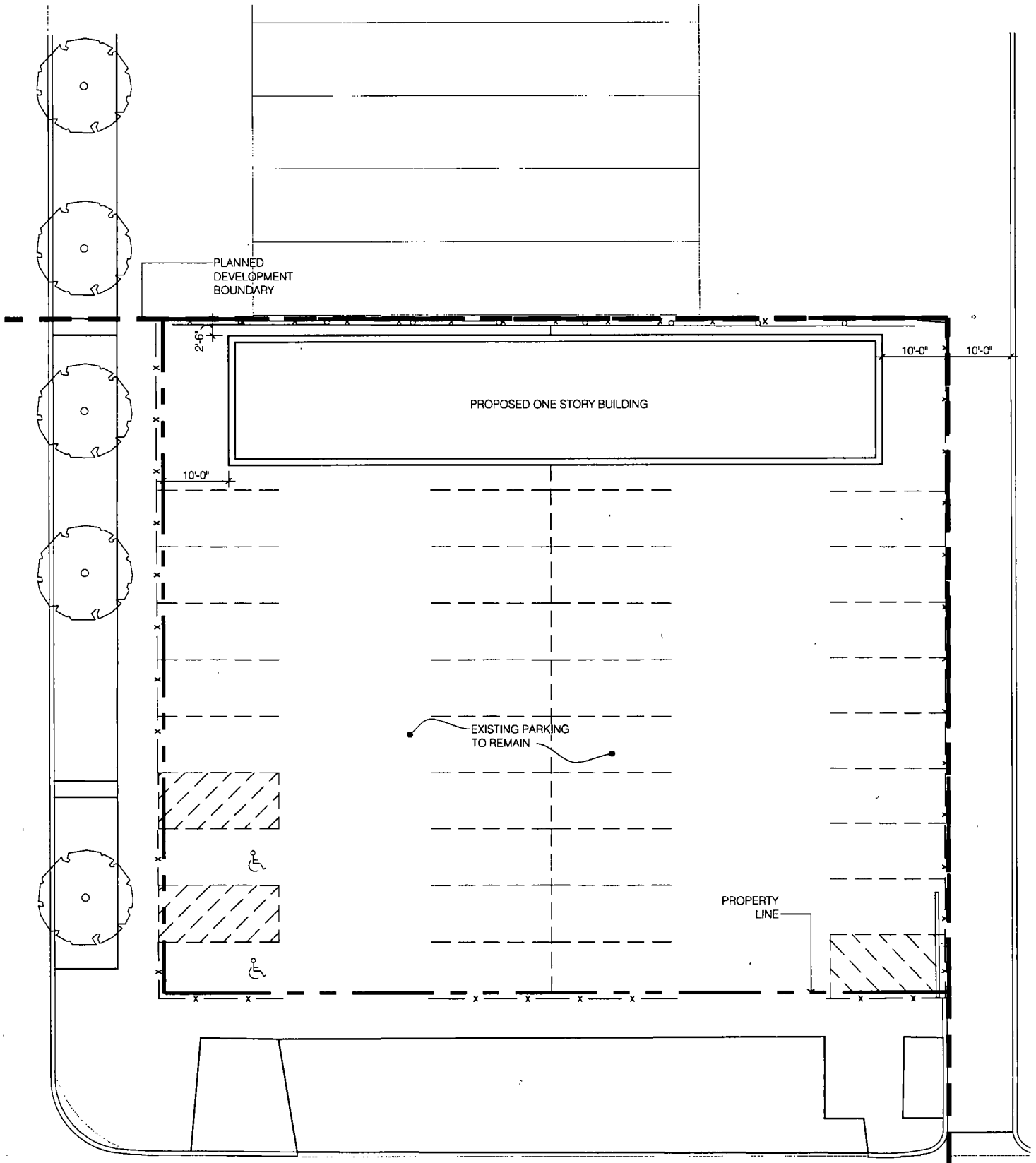


LANDSCAPE PLAN (SUB-AREA B)



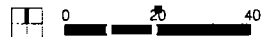
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W ADDISON STREET
 DATE SUBMITTED 16 OCTOBER 2013





LANDSCAPE PLAN (SUB-AREA C)

WAVELAND AVENUE



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



	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	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
VINES	CR	CAMPSIS 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
	LBD5	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	ULMUS CARPINIFOLIA 'MORTON GLOSSY'	TRIUMPH 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 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

	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

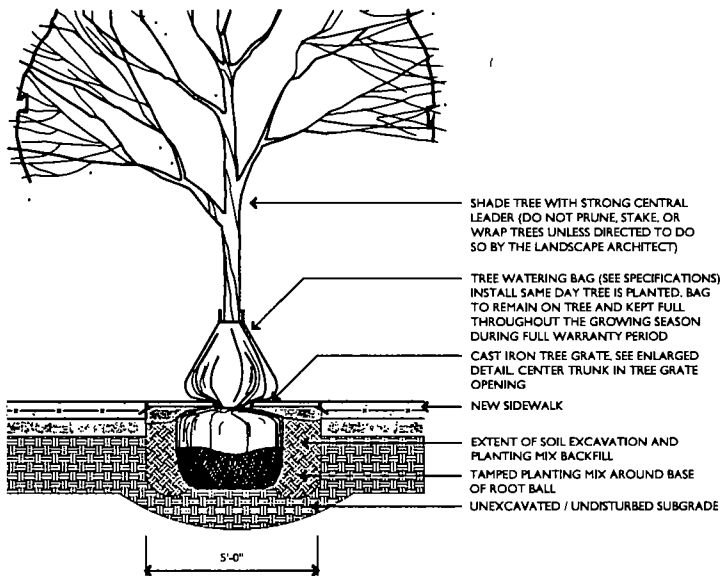
NO LANDSCAPE PROPOSED DUE TO AREA CONSTRAINTS.

SUB-AREA D

LANDSCAPE PLANT LIST

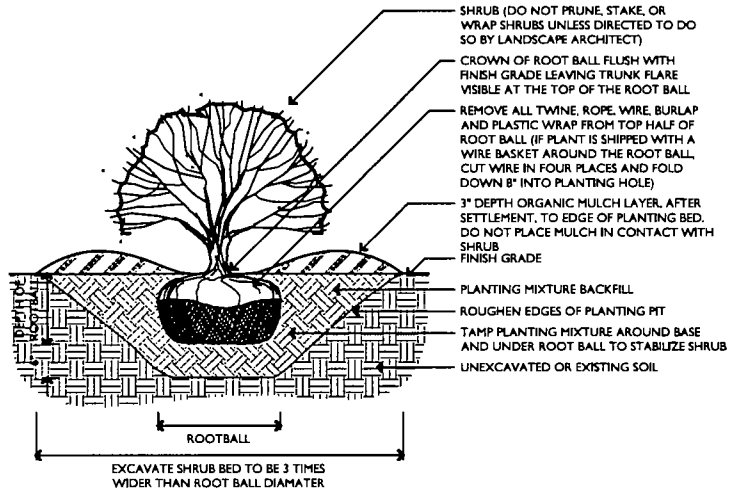
APPLICANT WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W ADDISON STREET
 DATE SUBMITTED: 16 OCTOBER 2013





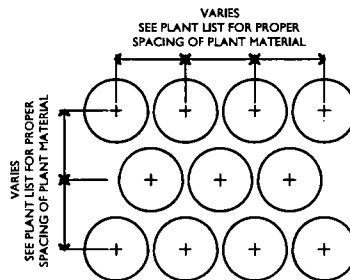
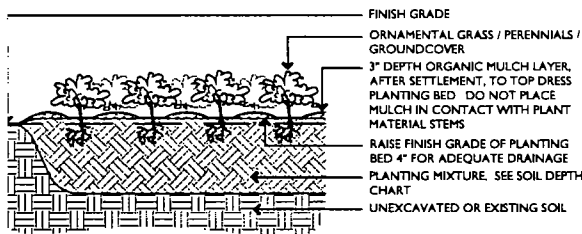
1 DECIDUOUS TREES IN TREE GRATE

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



2 SHRUB INSTALLATION

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



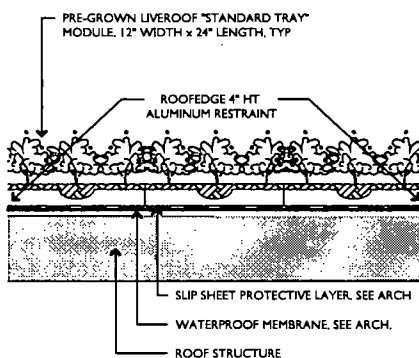
NOTE: THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

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

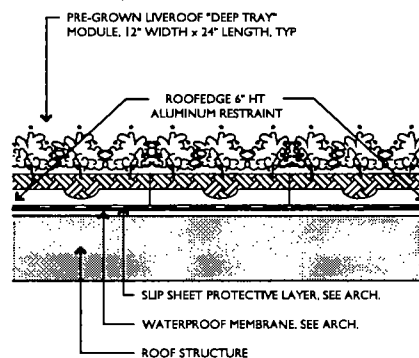
SCALE: 3/8" = 1'-0"

4 SOIL DEPTH CHART



5 4" DEPTH LIVEROOF GREEN ROOF TRAY

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

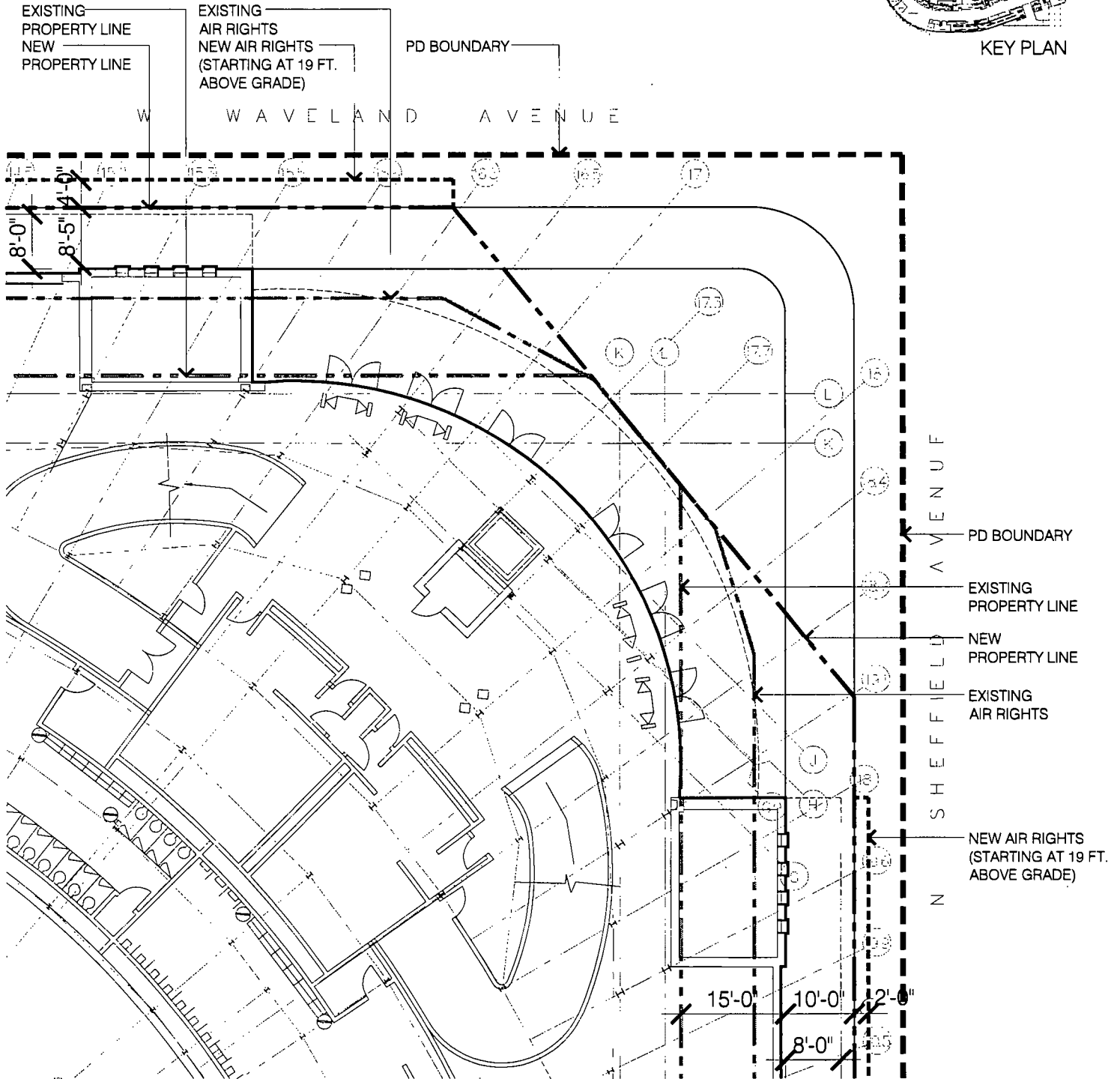
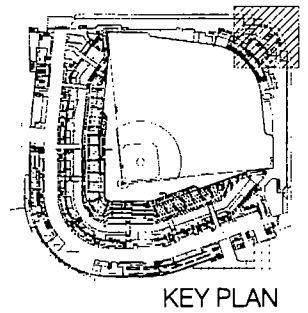


6 6" DEPTH LIVEROOF GREEN ROOF TRAY

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

LANDSCAPE ENLARGED PLANT DETAILS



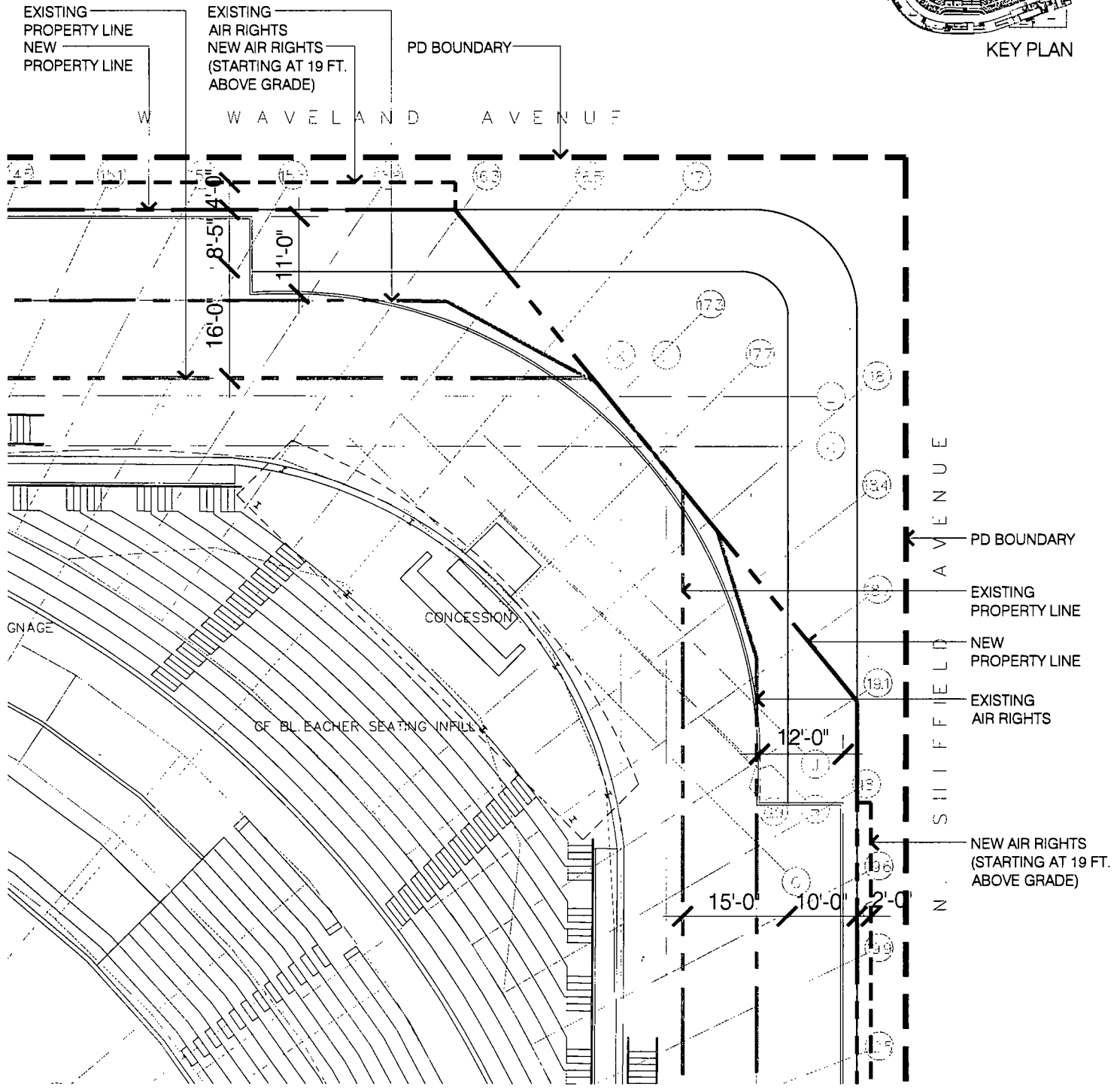
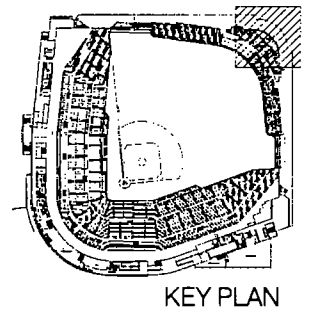


SHEFFIELD & WAVELAND WALL EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)

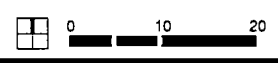


APPLICANT WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
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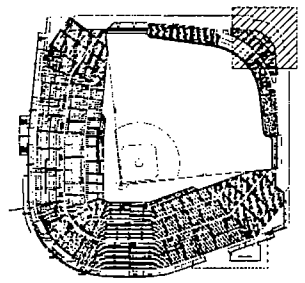




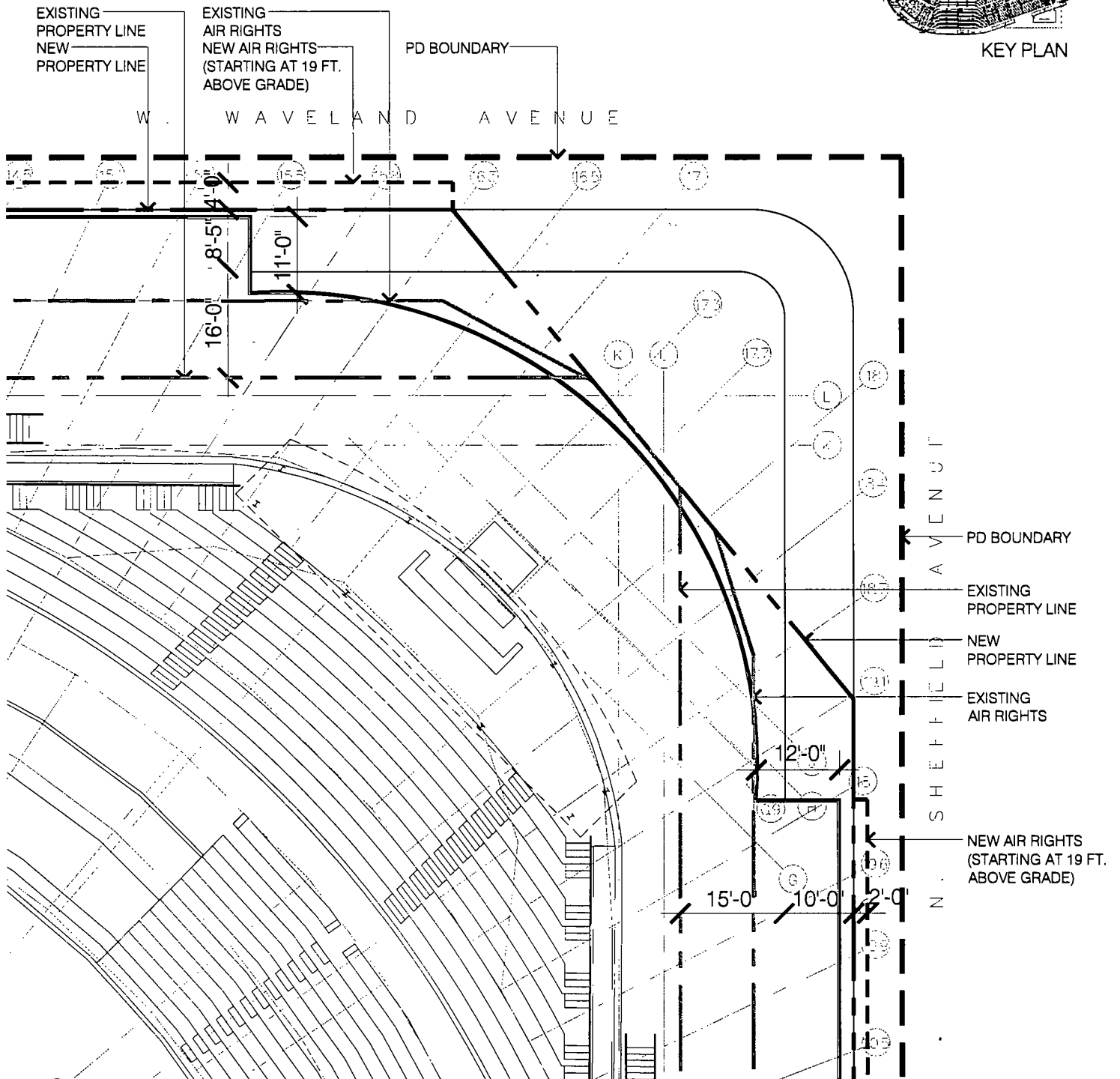
SHEFFIELD & WAVELAND WALL EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)



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



KEY PLAN

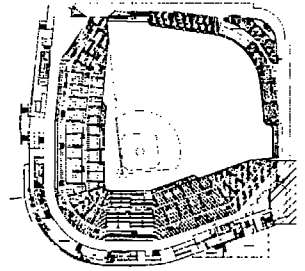


SHEFFIELD & WAVELAND WALL EXPANSION PLAN - BOWL LEVEL (SUB-AREA A)

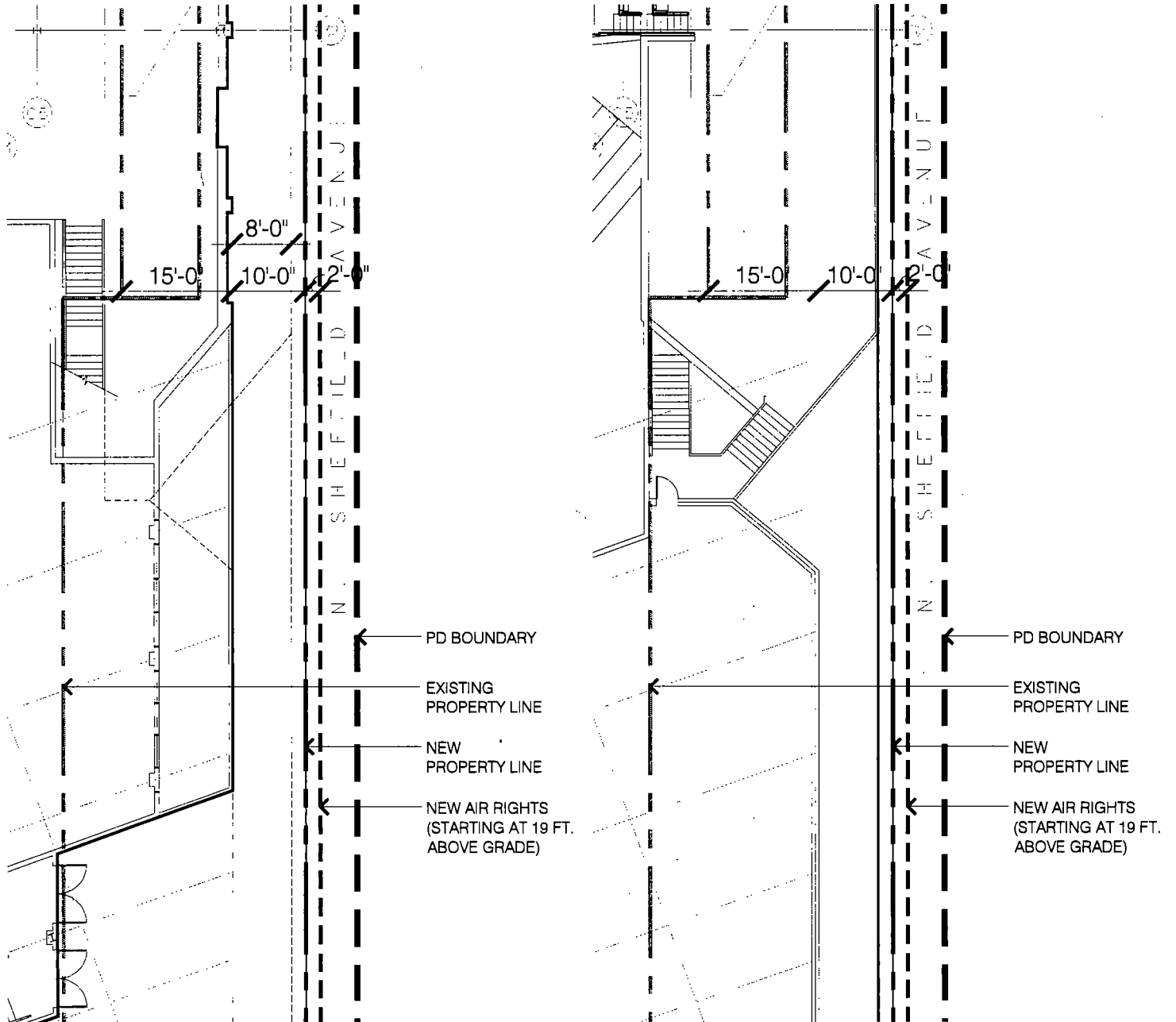


APPLICANT WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
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KEY PLAN

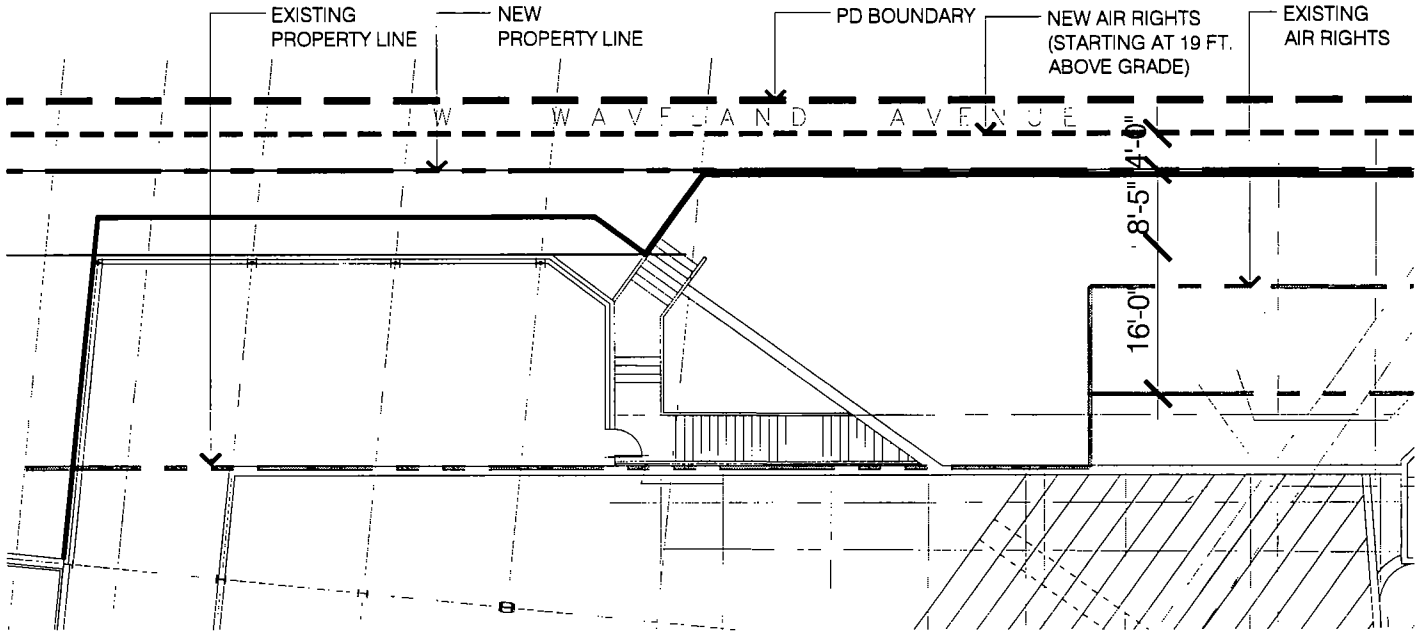
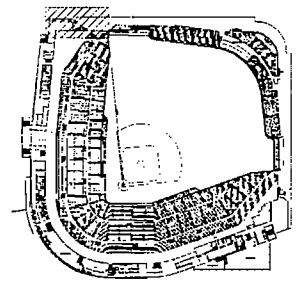


EXPANSION PLAN - CONCOURSE, MEZZANINE LEVEL - RIGHT FIELD (SUB-AREA A)

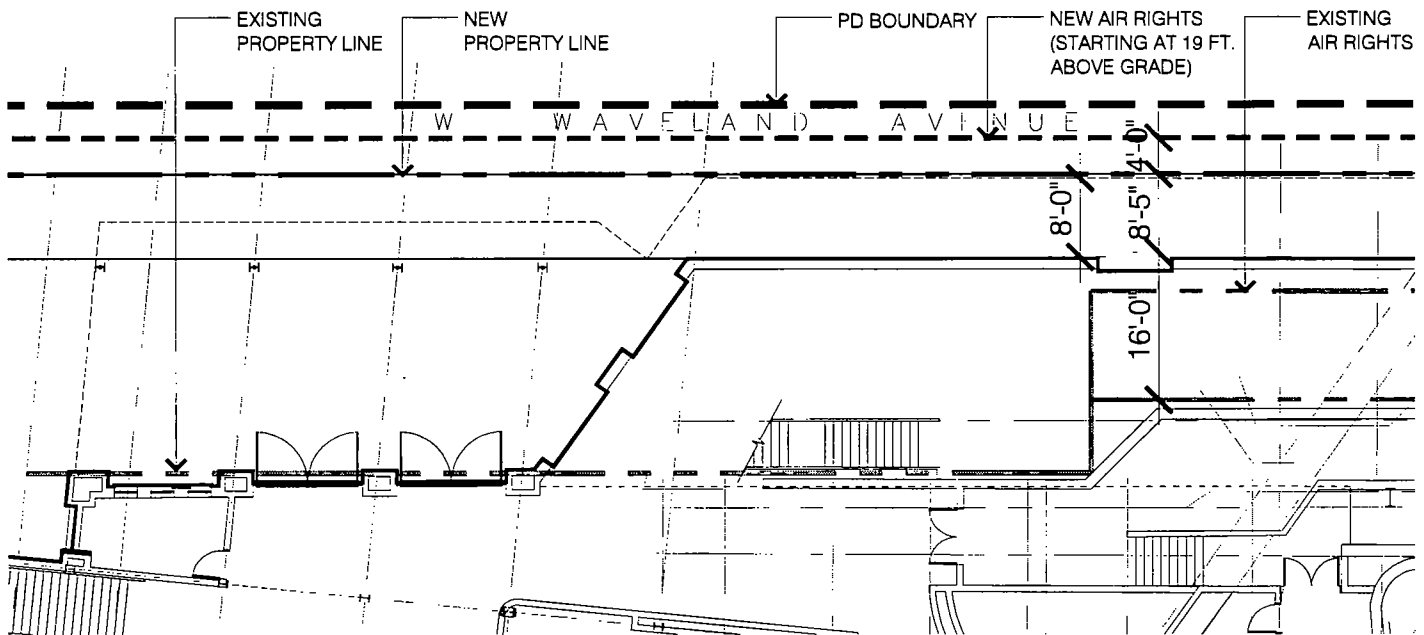


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
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KEY PLAN

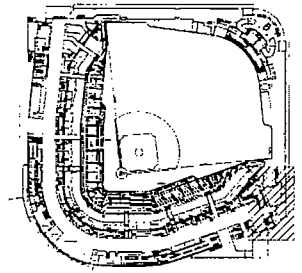
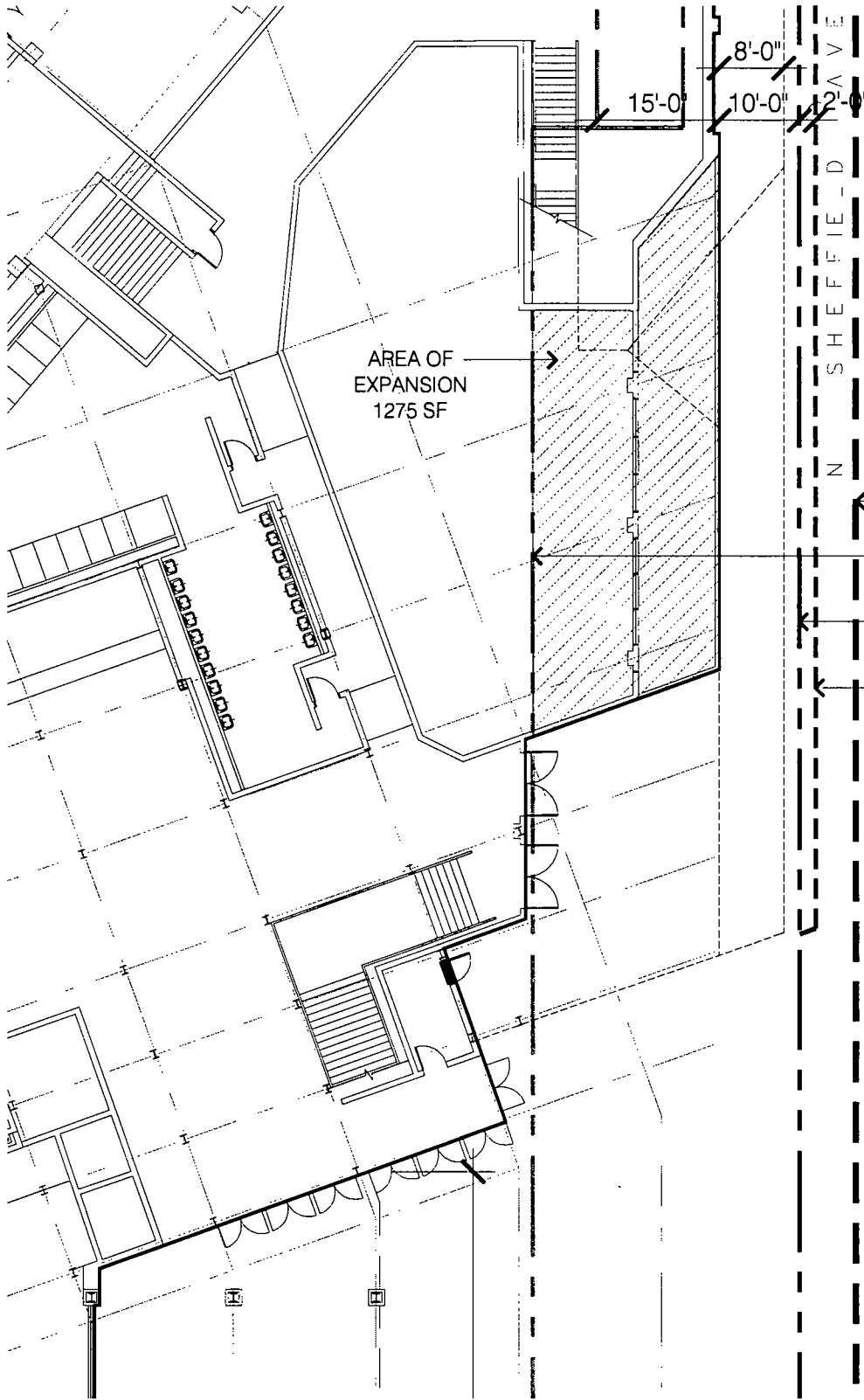


EXPANSION PLAN - MEZZANINE LEVEL - LEFT FIELD (SUB-AREA A)



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





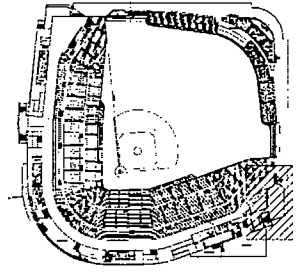
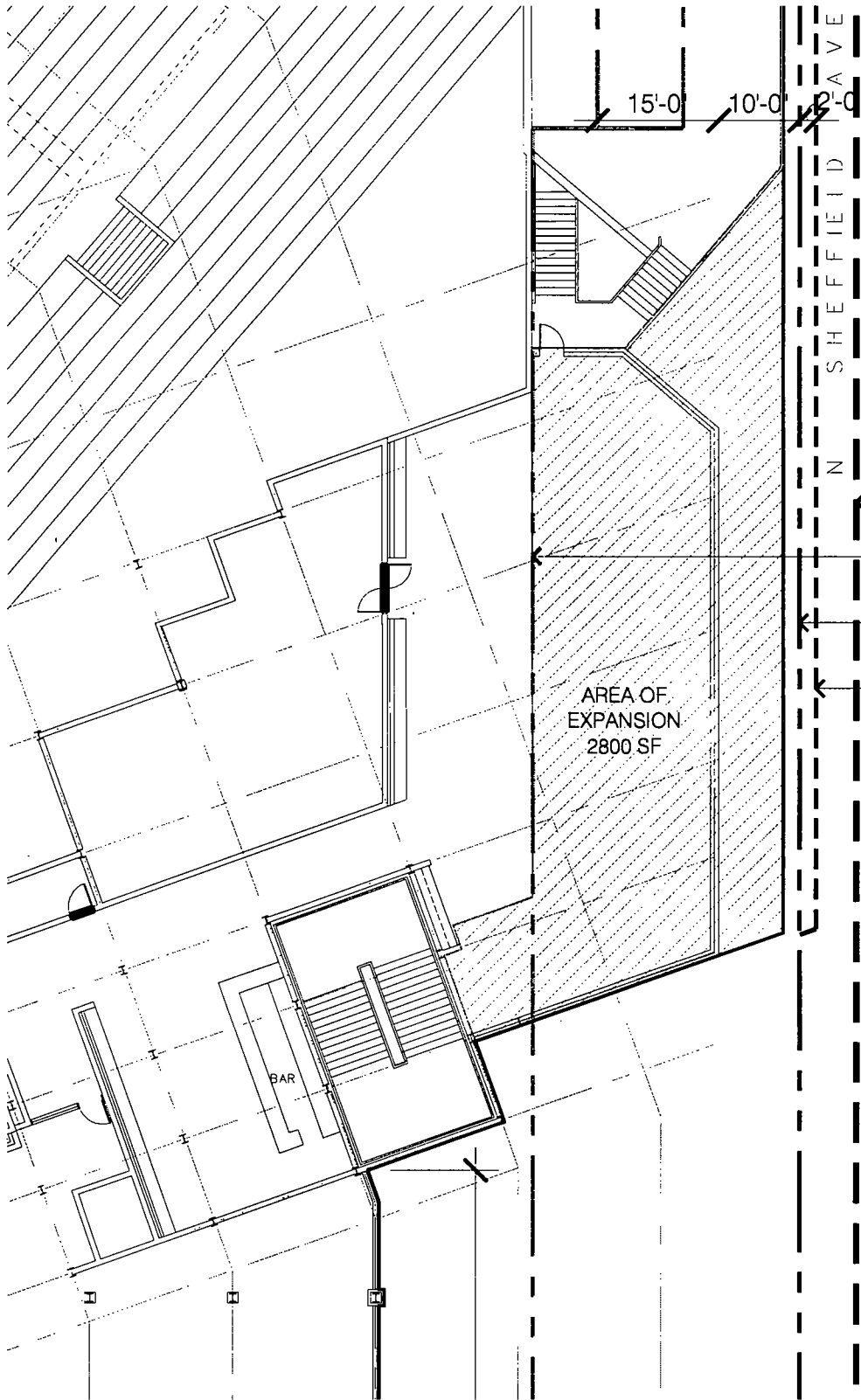
KEY PLAN

EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)



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

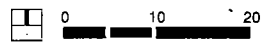




KEY PLAN

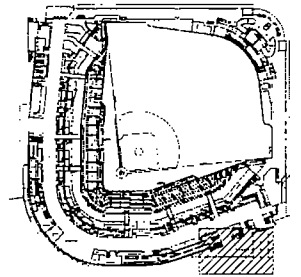
- ← PD BOUNDARY
- ← EXISTING PROPERTY LINE
- ← NEW PROPERTY LINE
- ← NEW AIR RIGHTS (STARTING AT 19 FT. ABOVE GRADE)

EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)

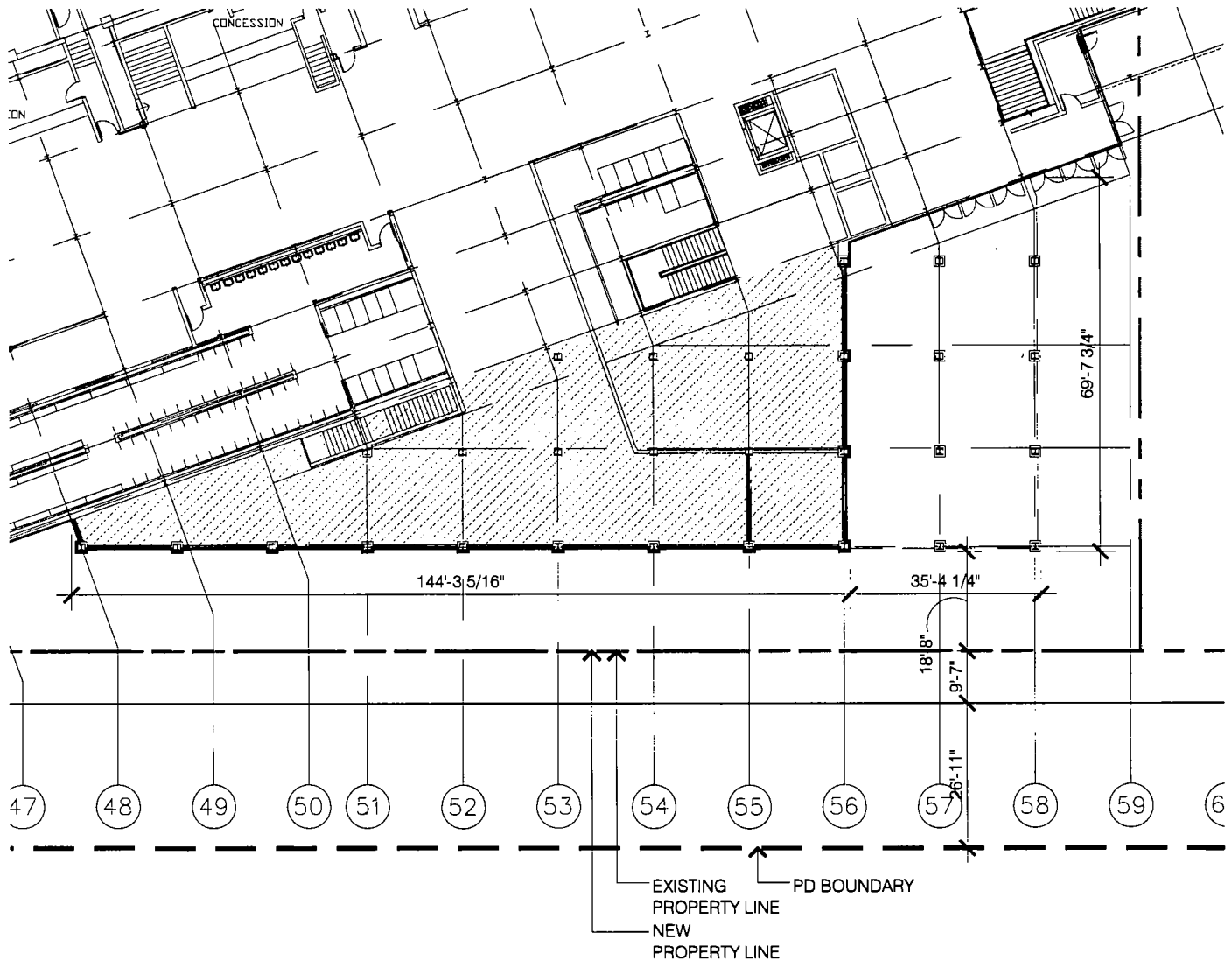


APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W ADDISON STREET
 DATE SUBMITTED : 16 OCTOBER 2013





KEY PLAN

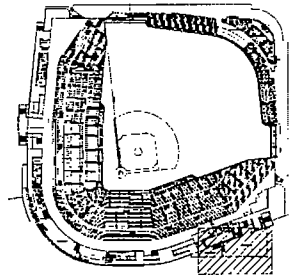


EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)

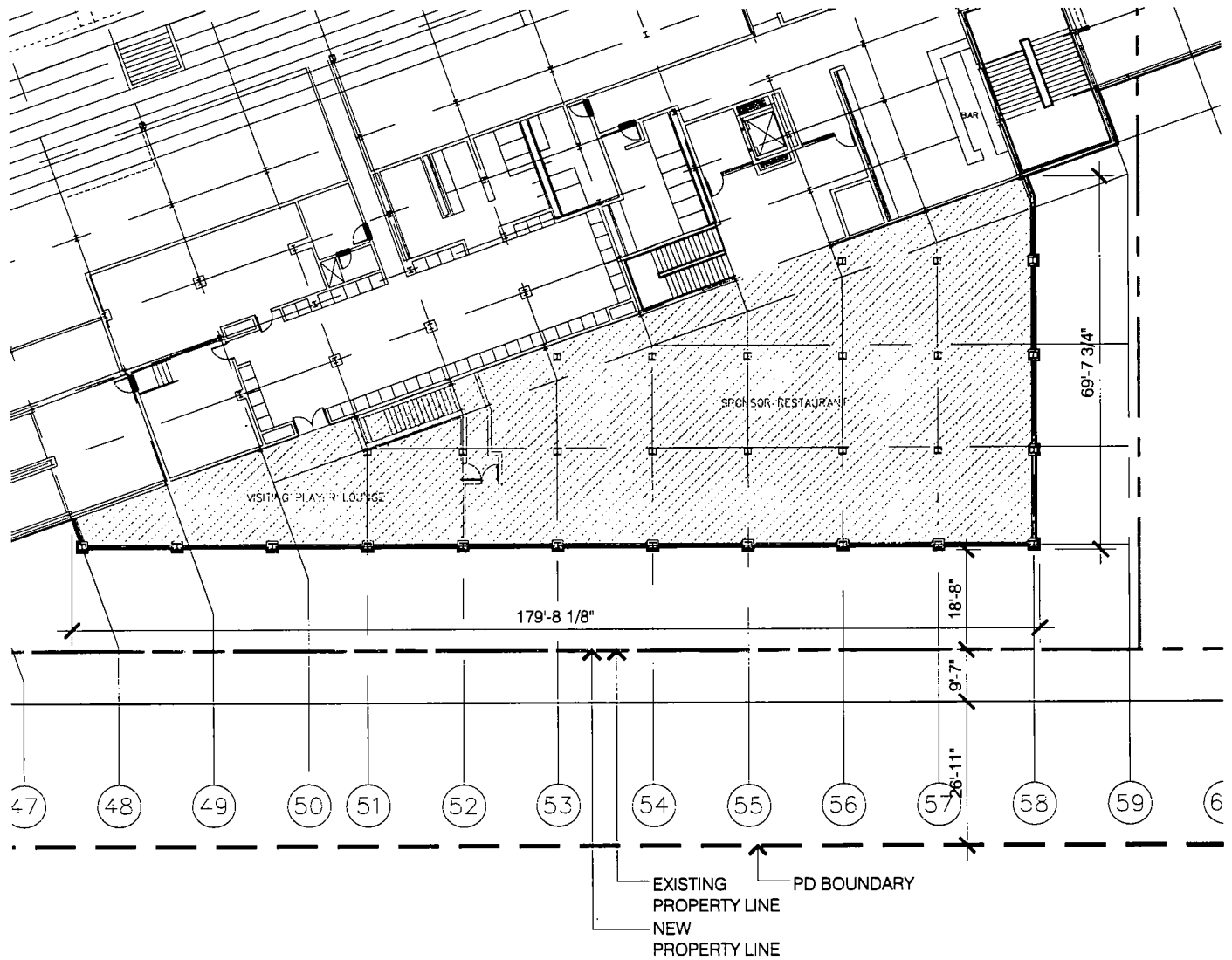


APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W ADDISON STREET
 DATE SUBMITTED: 16 OCTOBER 2013





KEY PLAN



EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)

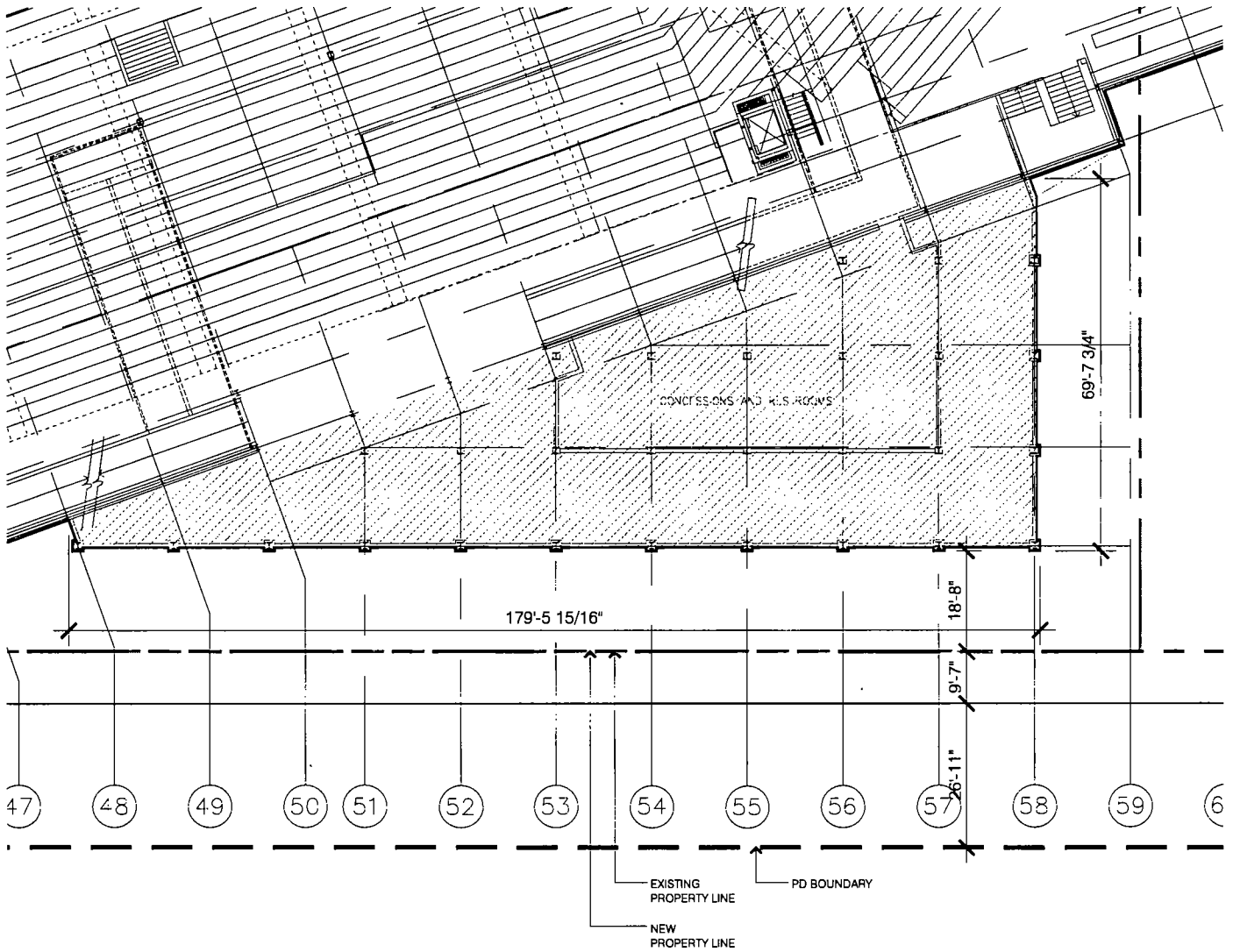


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
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KEY PLAN

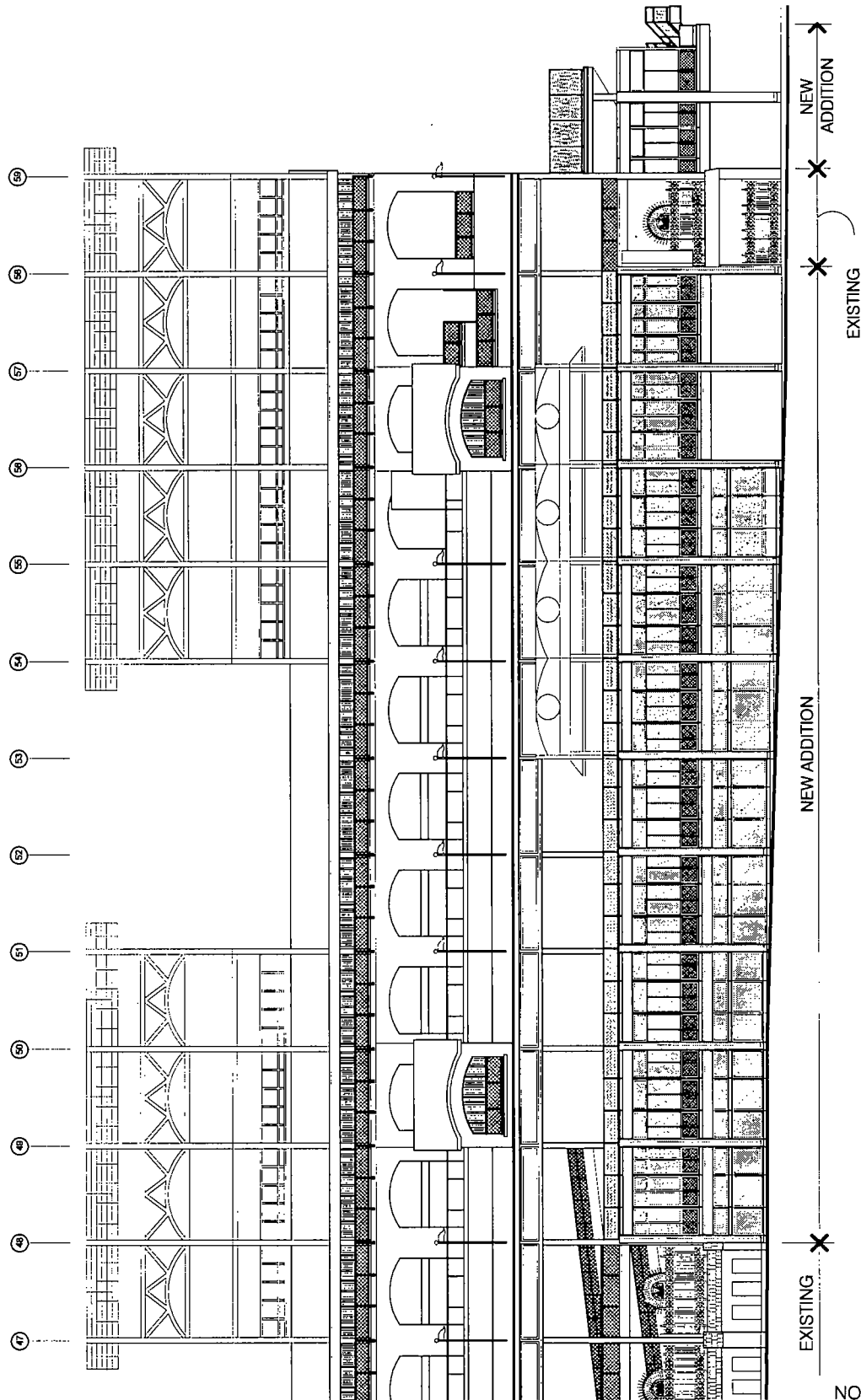


EXPANSION PLAN - BOWL LEVEL (SUB-AREA A)



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

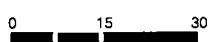




NEW ADDITION
 *
 *
 EXISTING
 *
 *
 NEW ADDITION
 *
 *
 EXISTING

NOTE. SIGNAGE OMITTED HERE
 SEE PD SIGNAGE MATRIX.

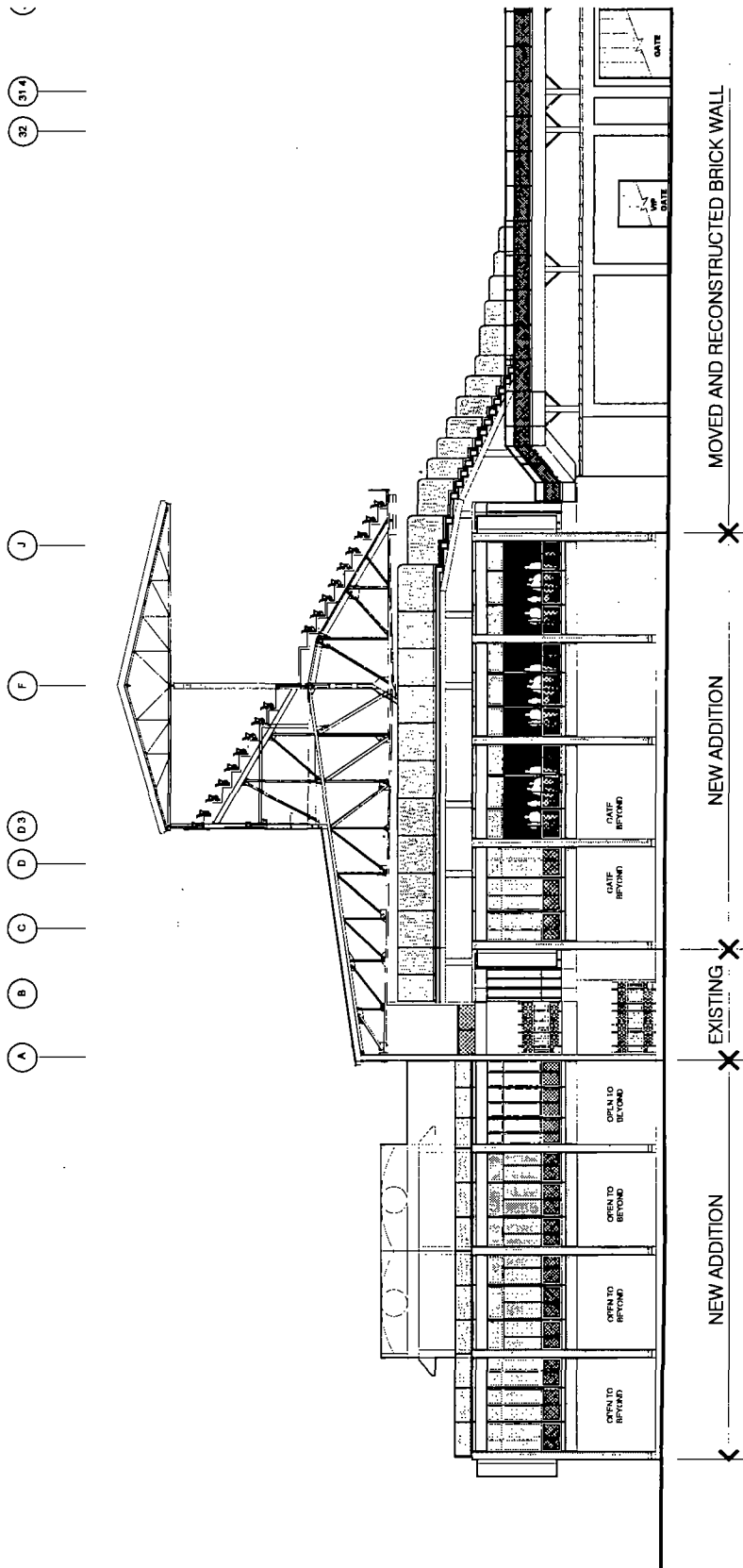
MINI-TRIANGLE EXPANSION ELEVATIONS (SUB-AREA A) (1 OF 2)



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



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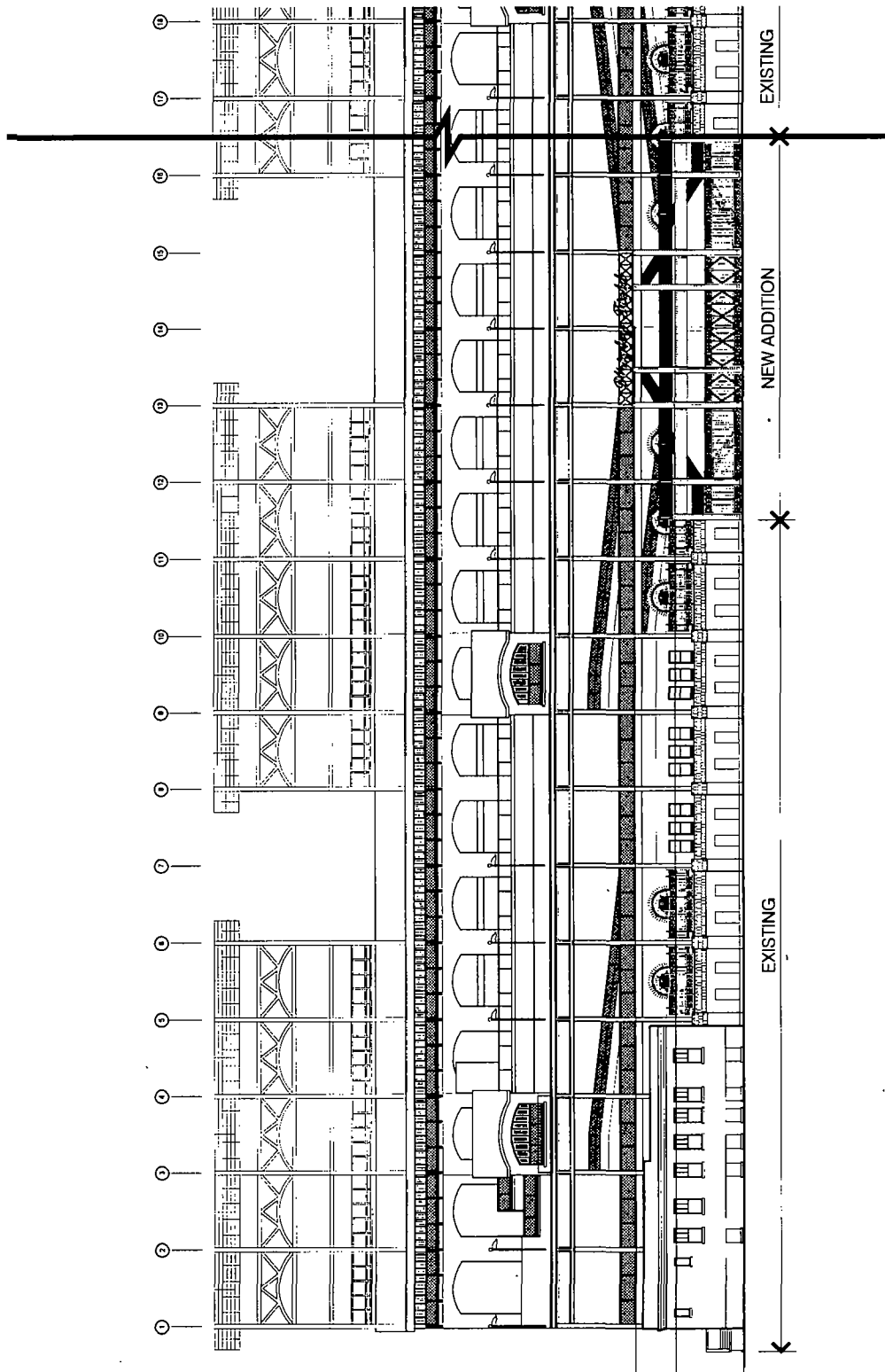


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MINI-TRIANGLE EXPANSION ELEVATIONS (SUB-AREA A) (2 OF 2)

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



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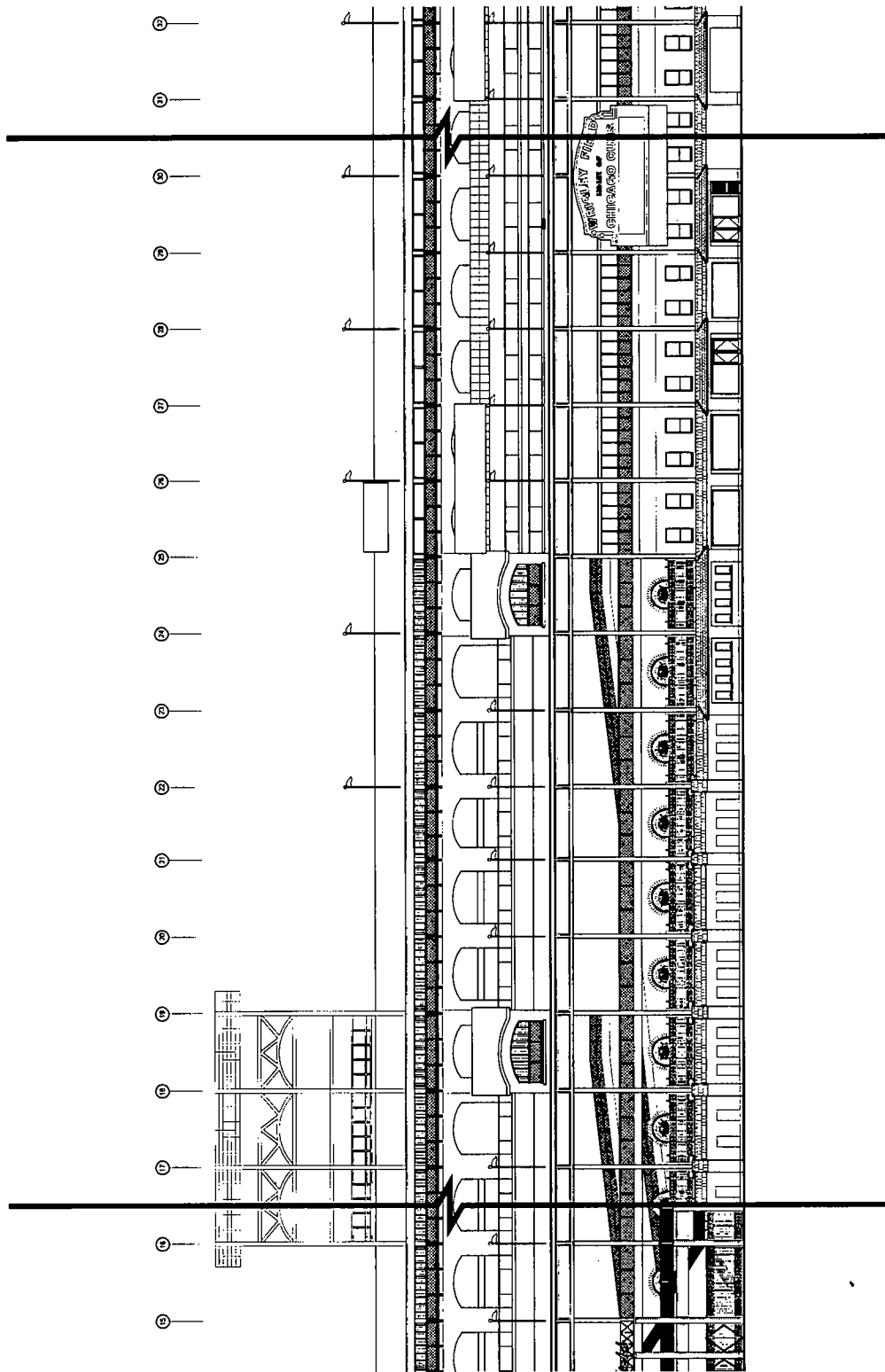
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (1 OF 8)

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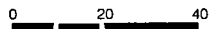
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
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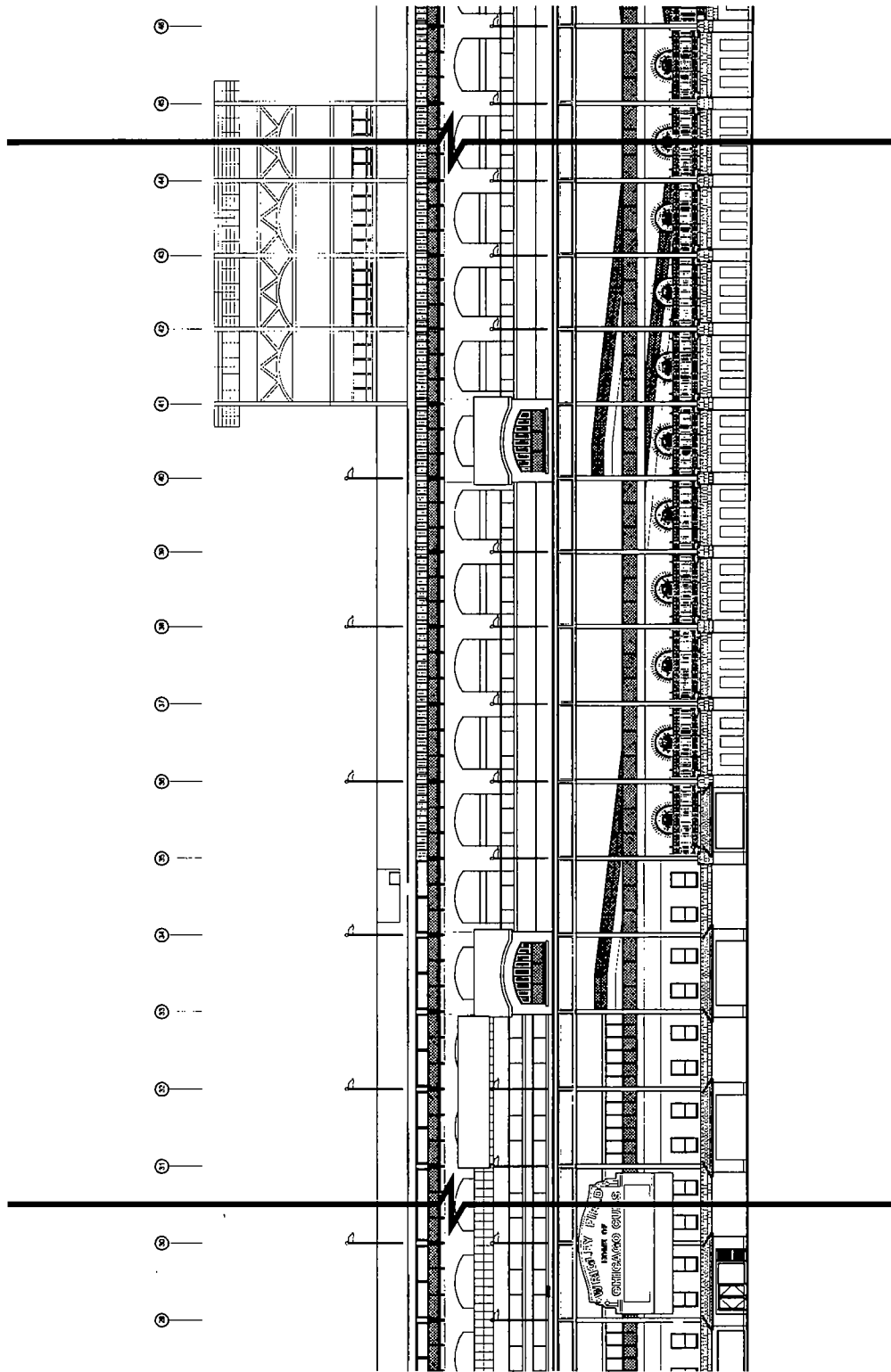


RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (2 OF 8)

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



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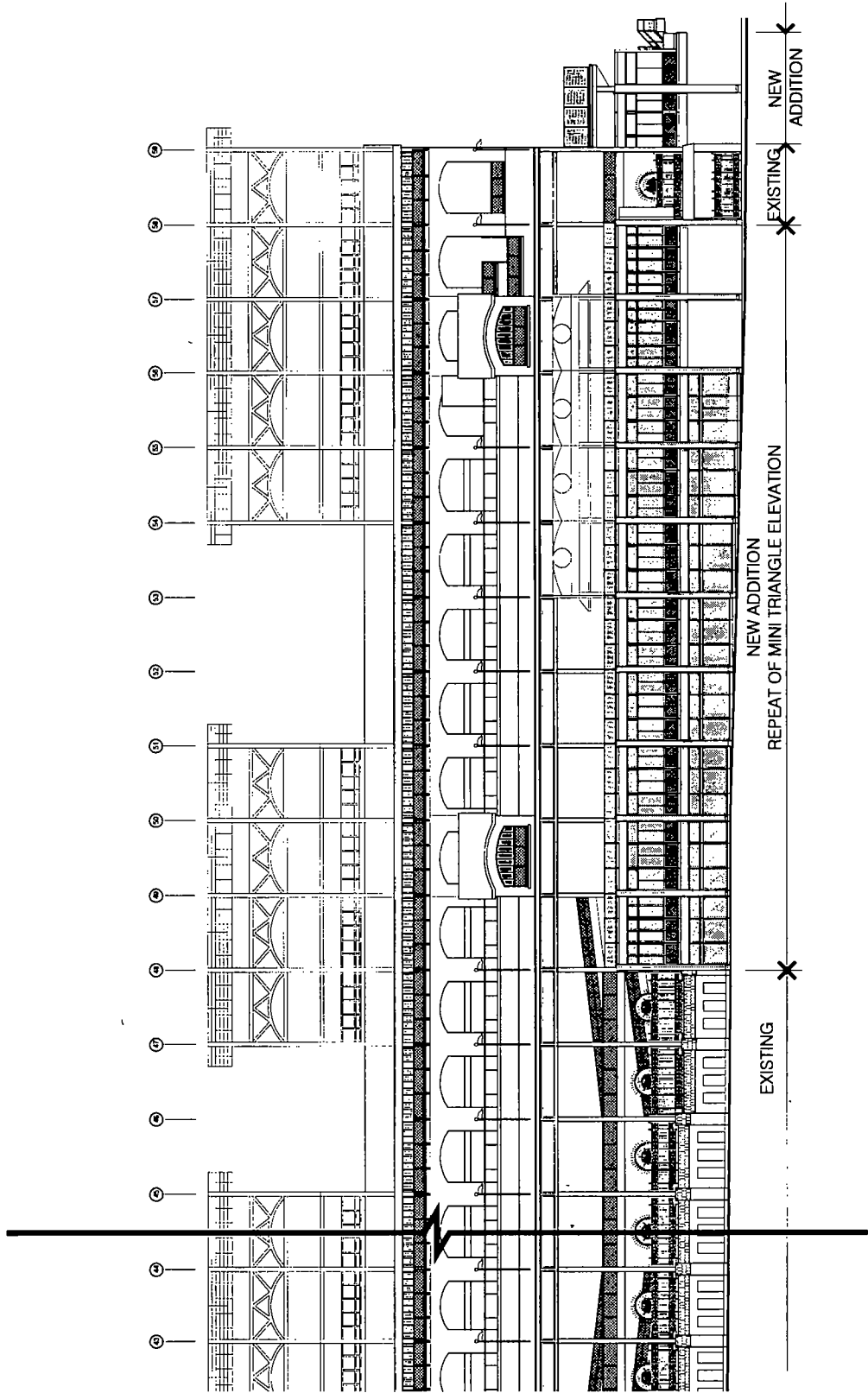
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (3 OF 8)

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

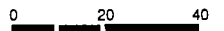


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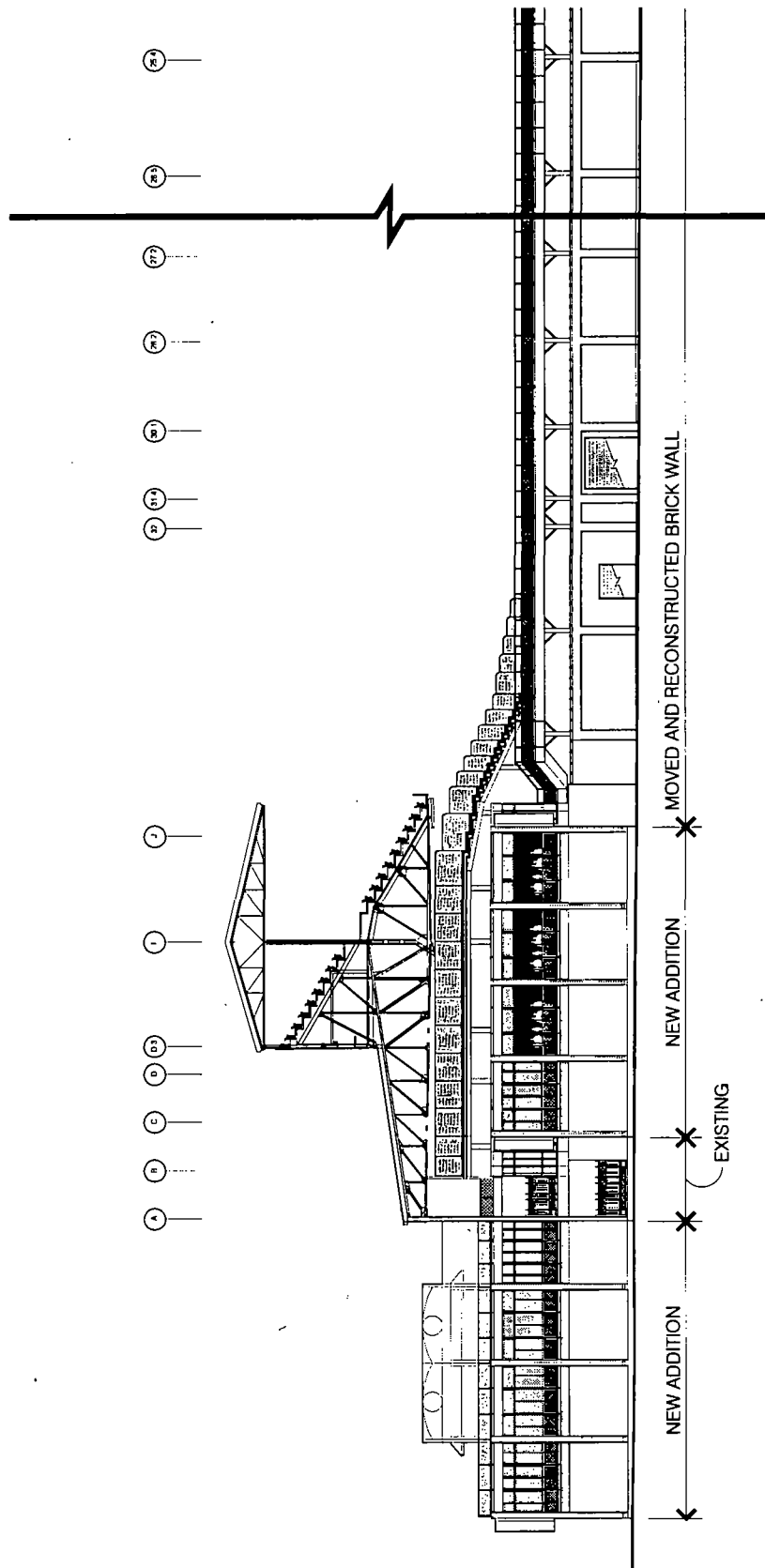
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (4 OF 8)



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

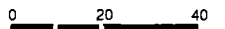


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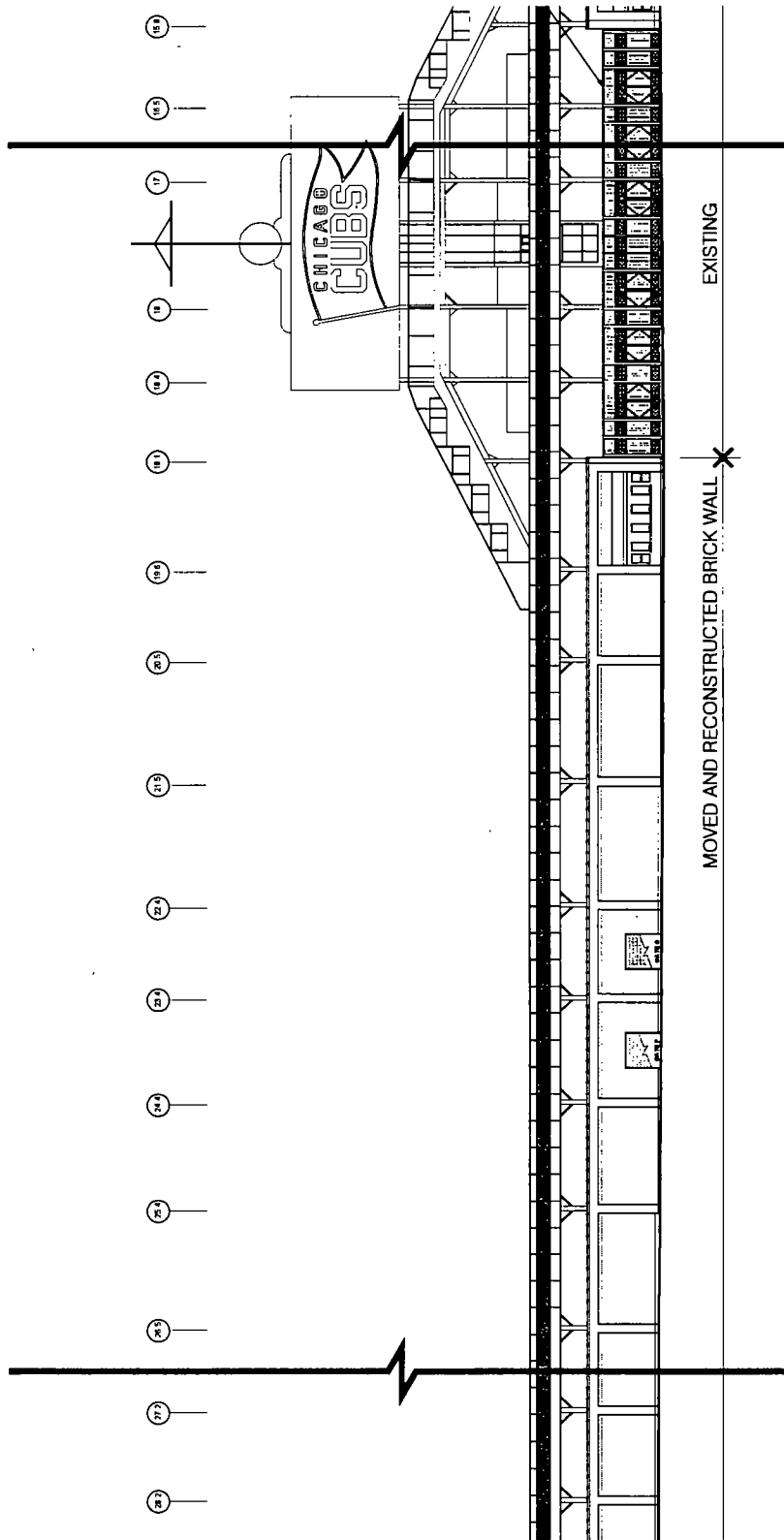
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (5 OF 8)



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



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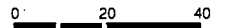


EXISTING

MOVED AND RECONSTRUCTED BRICK WALL

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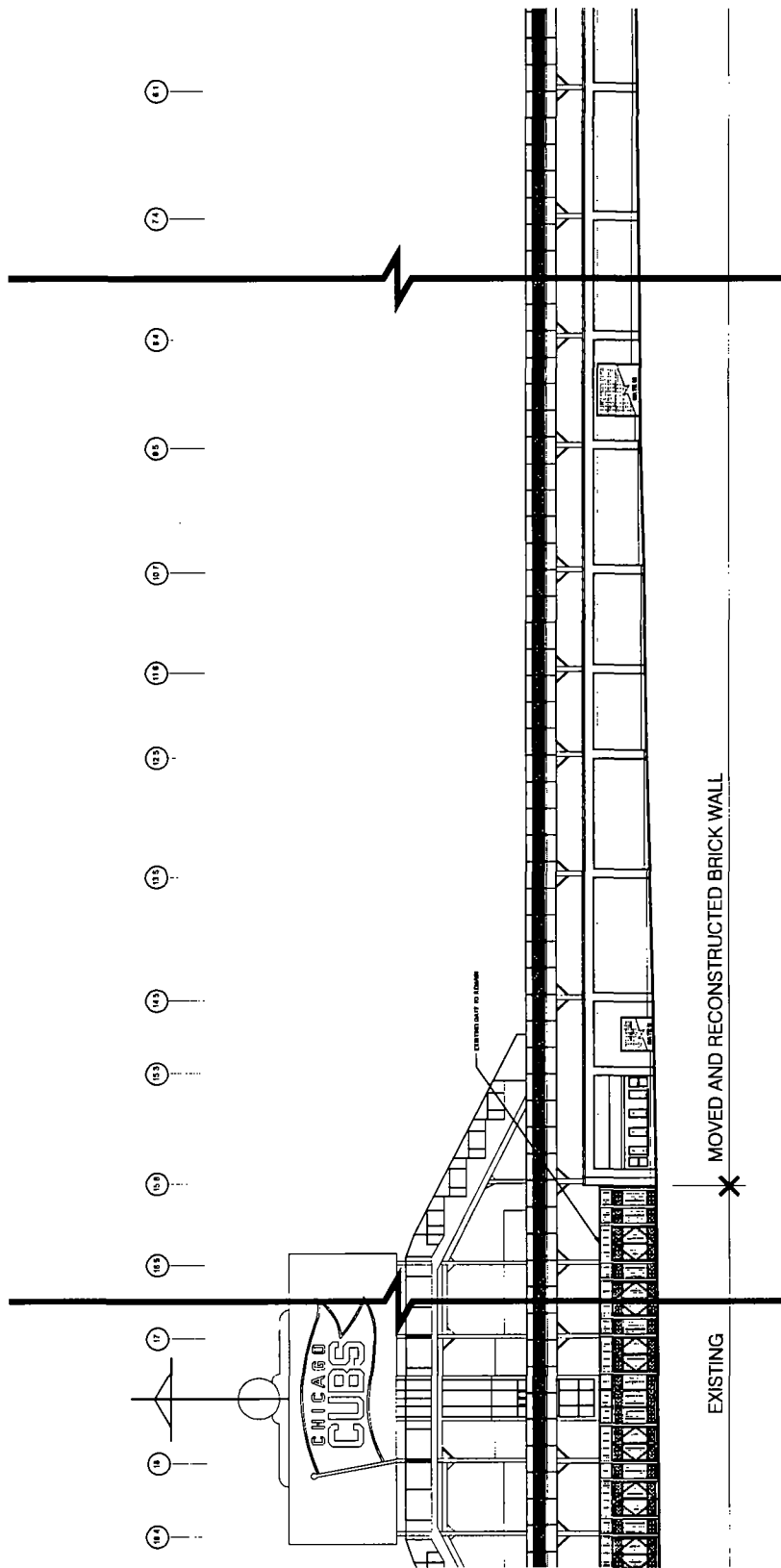
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (6 OF 8)



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



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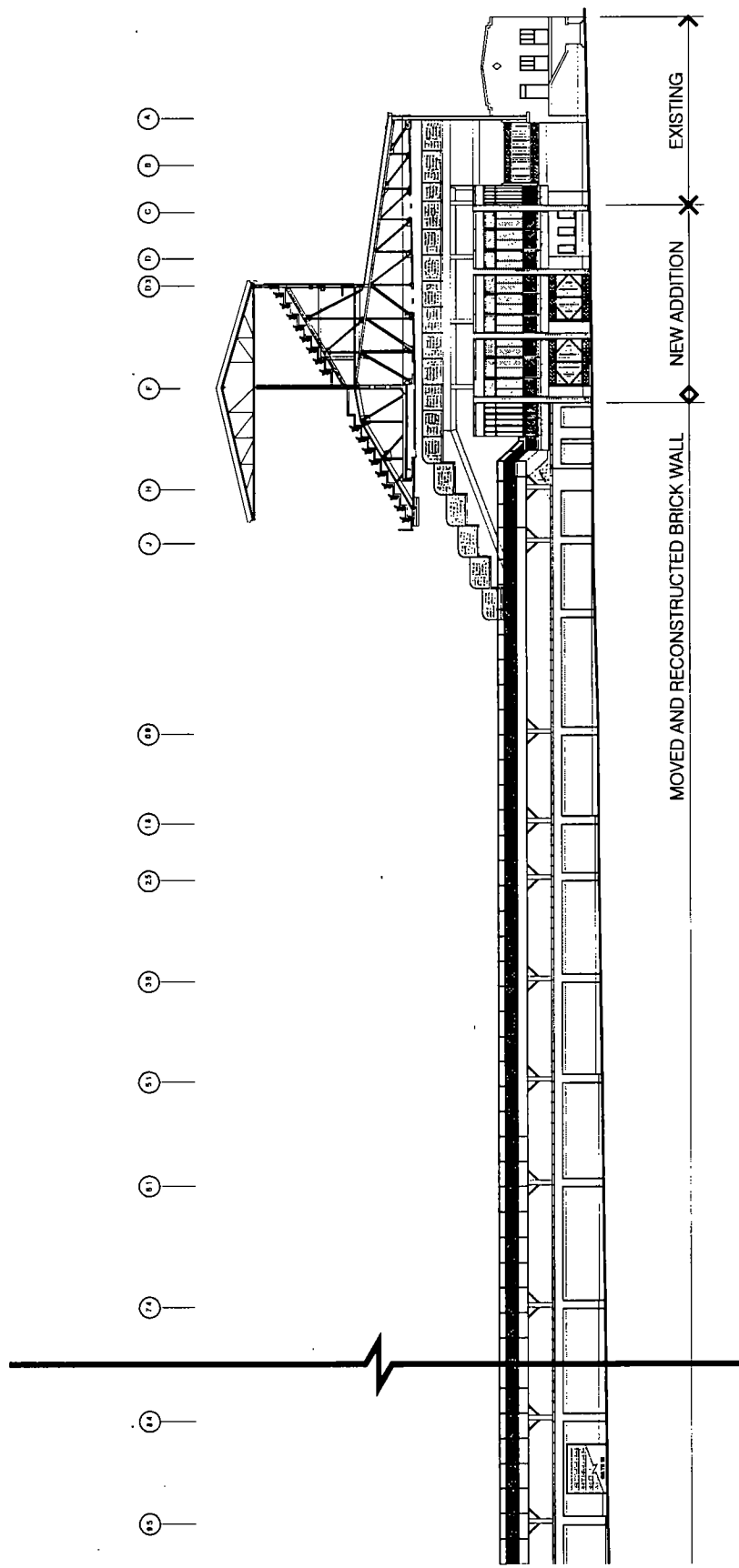
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (7 OF 8)

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

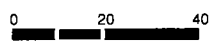


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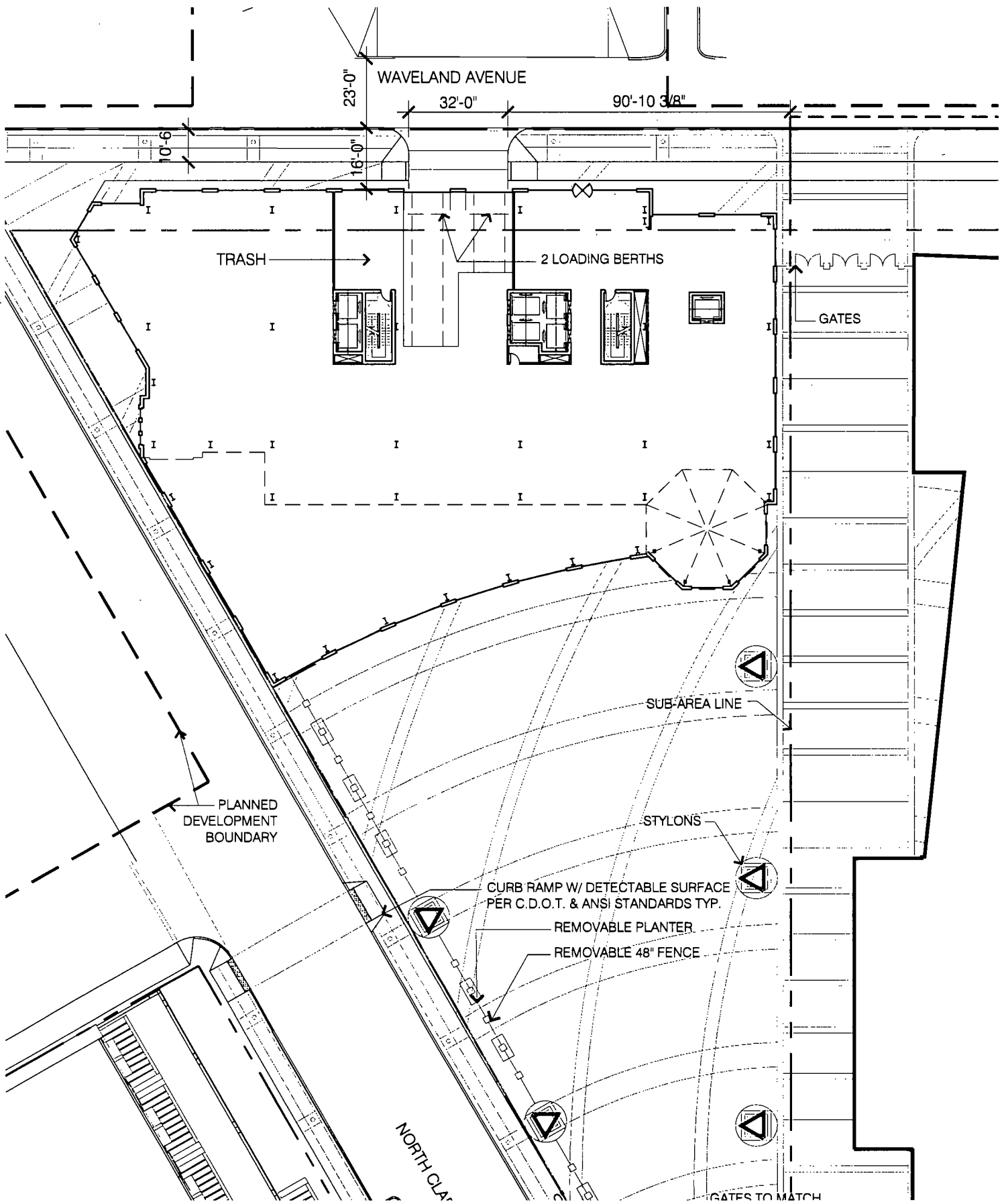


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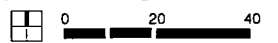
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (8 OF 8)



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

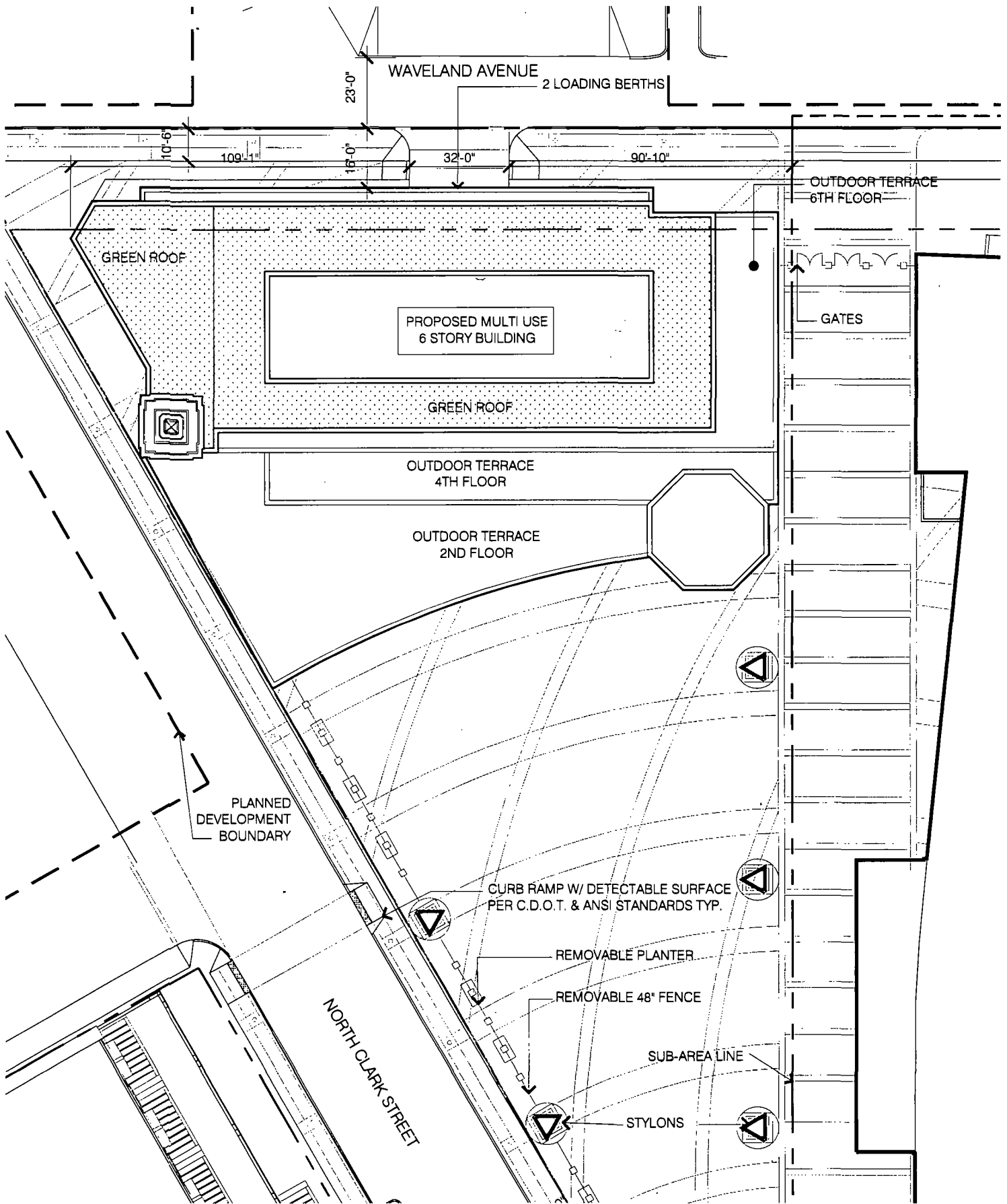


OFFICE BUILDING LOADING ACCESS PLAN (SUB-AREA B)

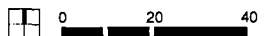


APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 16 OCTOBER 2013



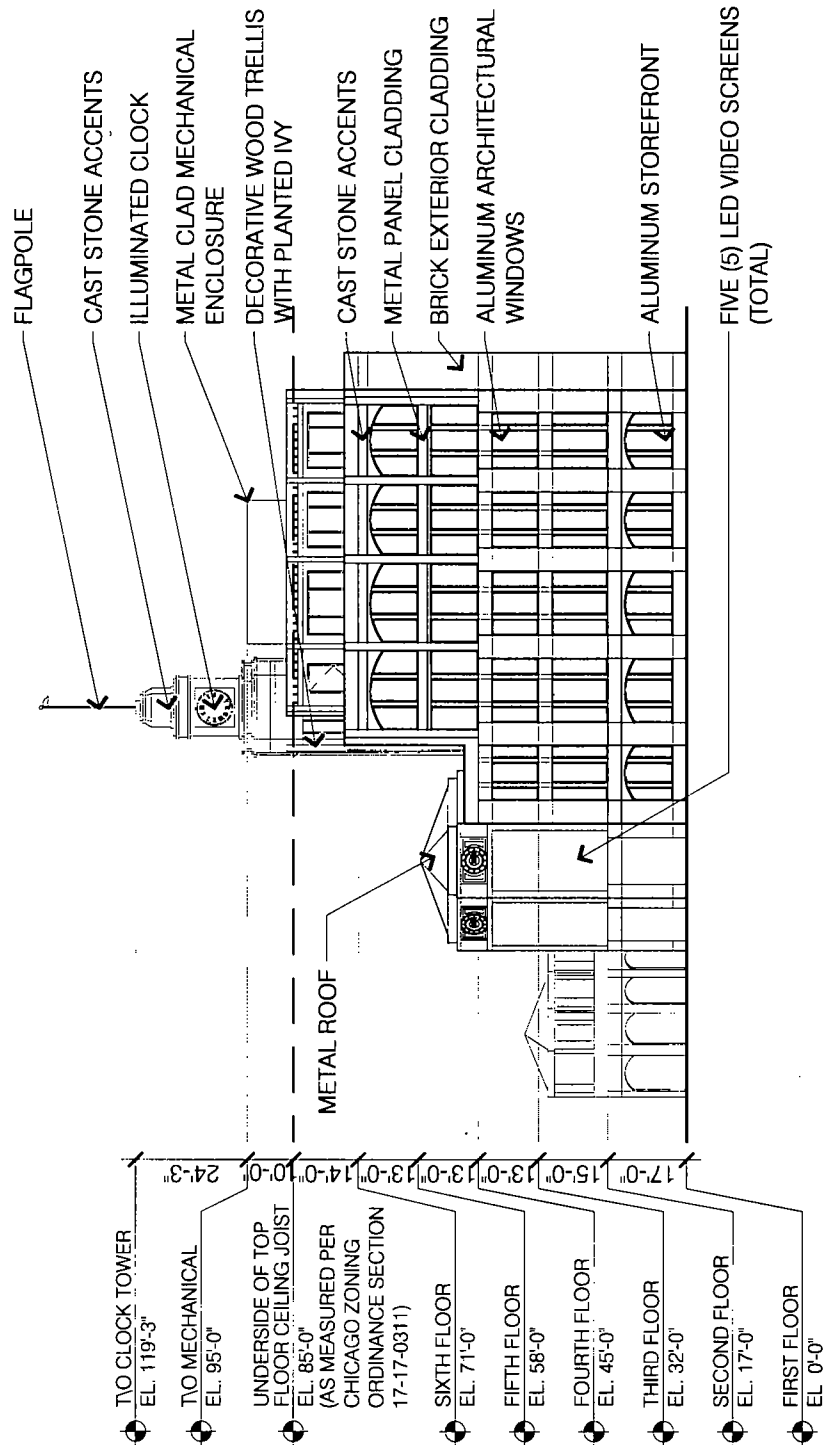


OFFICE BUILDING GREEN ROOF PLAN (SUB-AREA B)



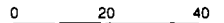
APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED : 16 OCTOBER 2013





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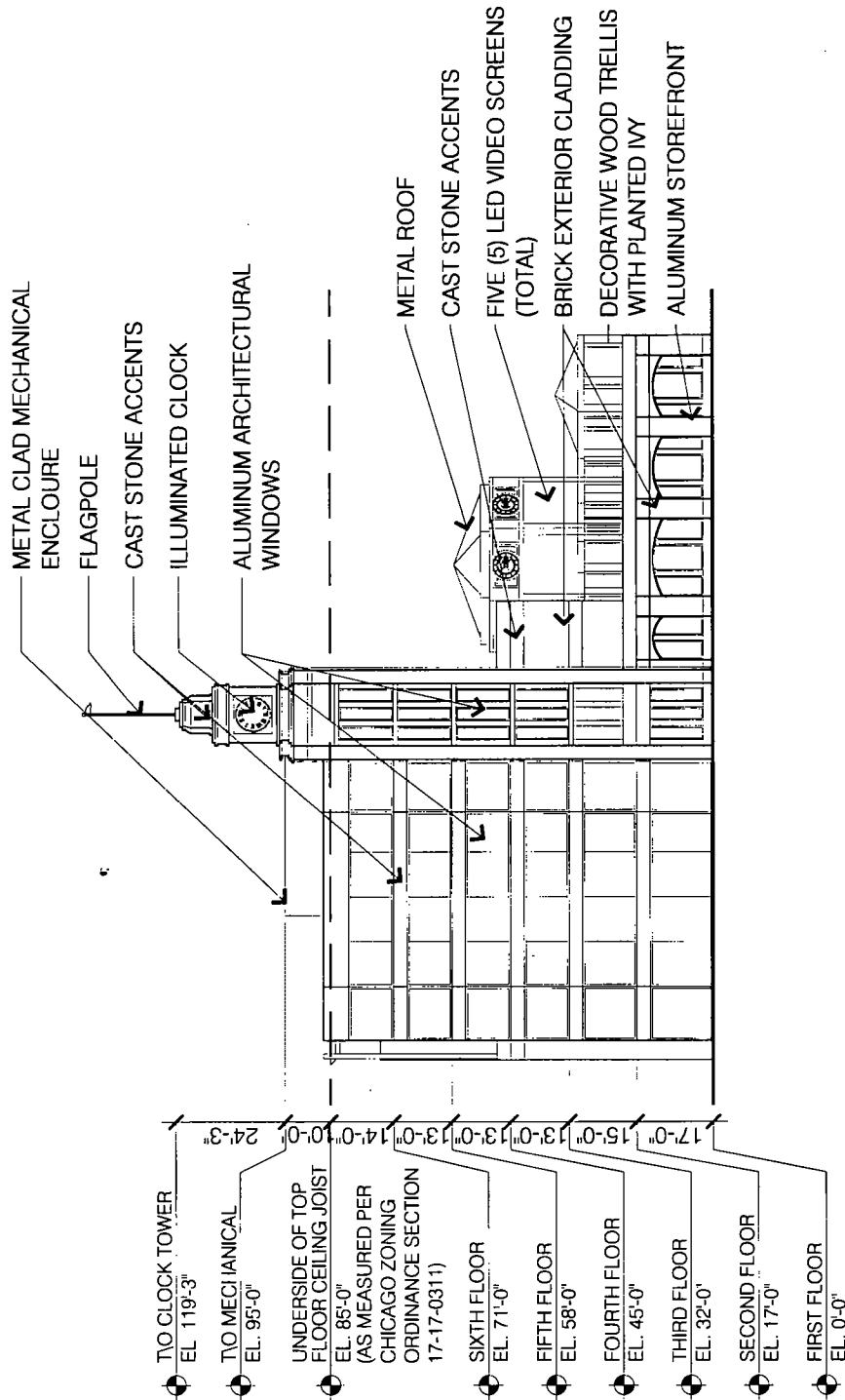
OFFICE BUILDING EAST ELEVATION (SUB-AREA B) (1 OF 4)



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

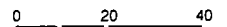


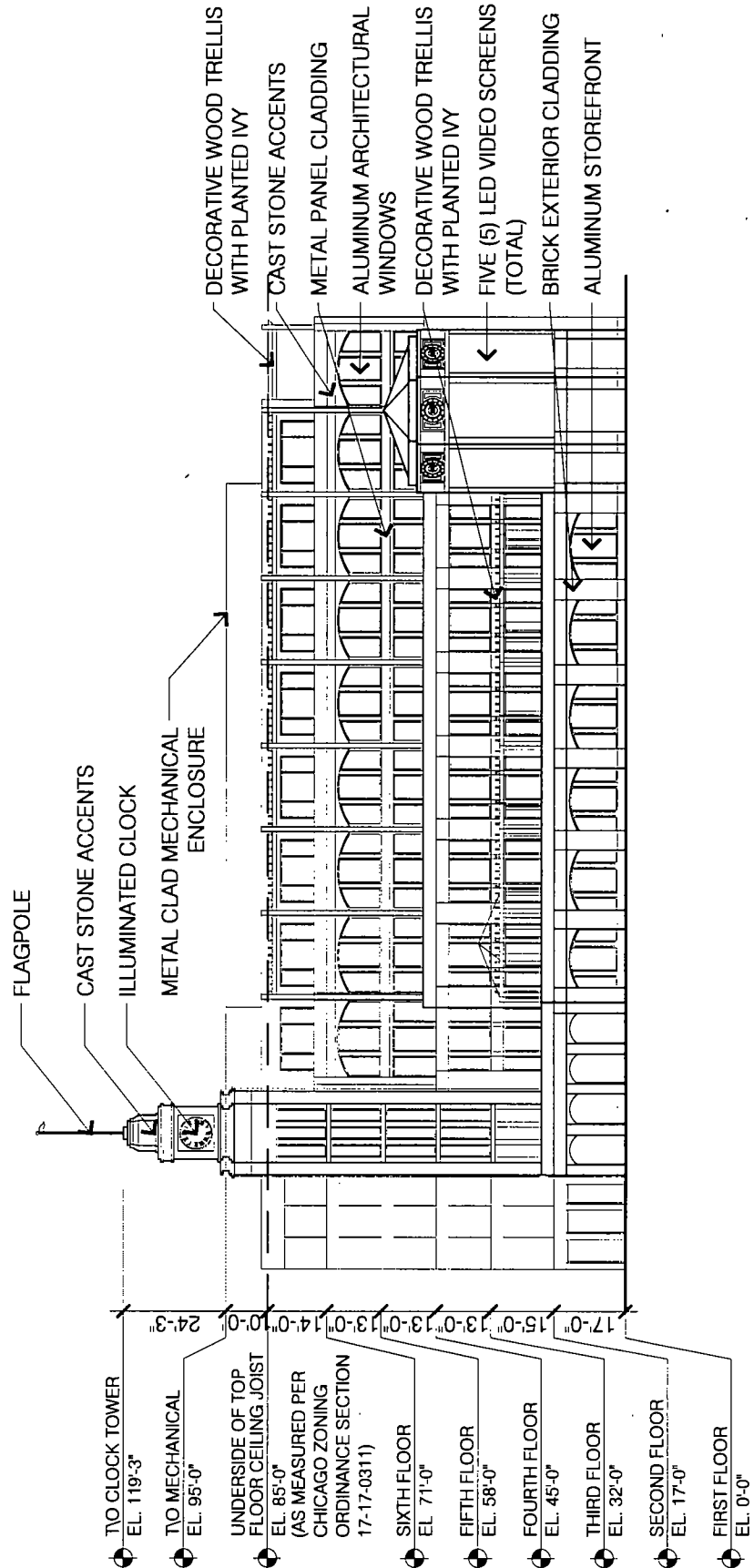
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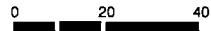
OFFICE BUILDING WEST ELEVATION (SUB-AREA B) (2 OF 4)





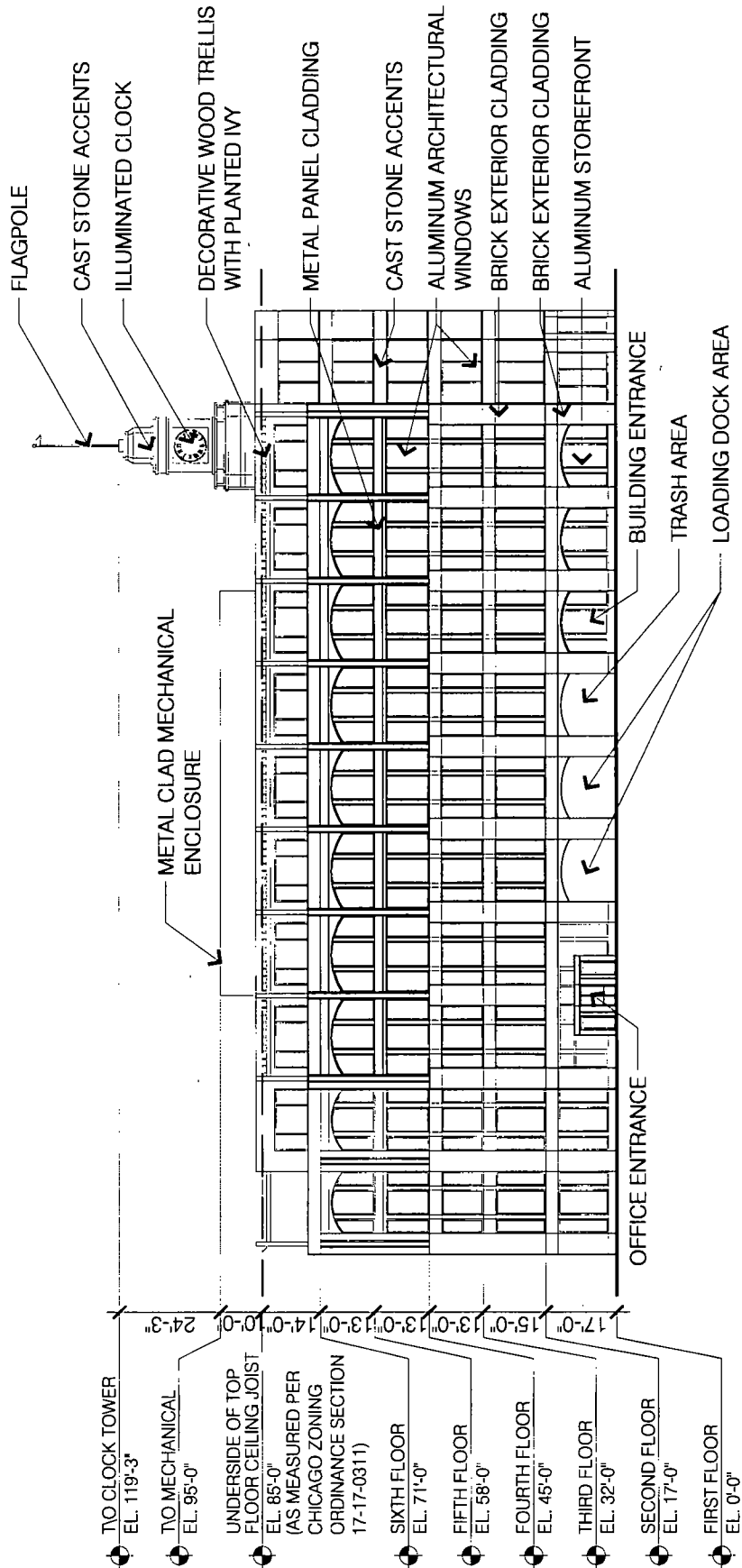
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OFFICE BUILDING SOUTH ELEVATION (SUB-AREA B) (3 OF 4)



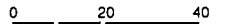
APPLICANT WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 16 OCTOBER 2013

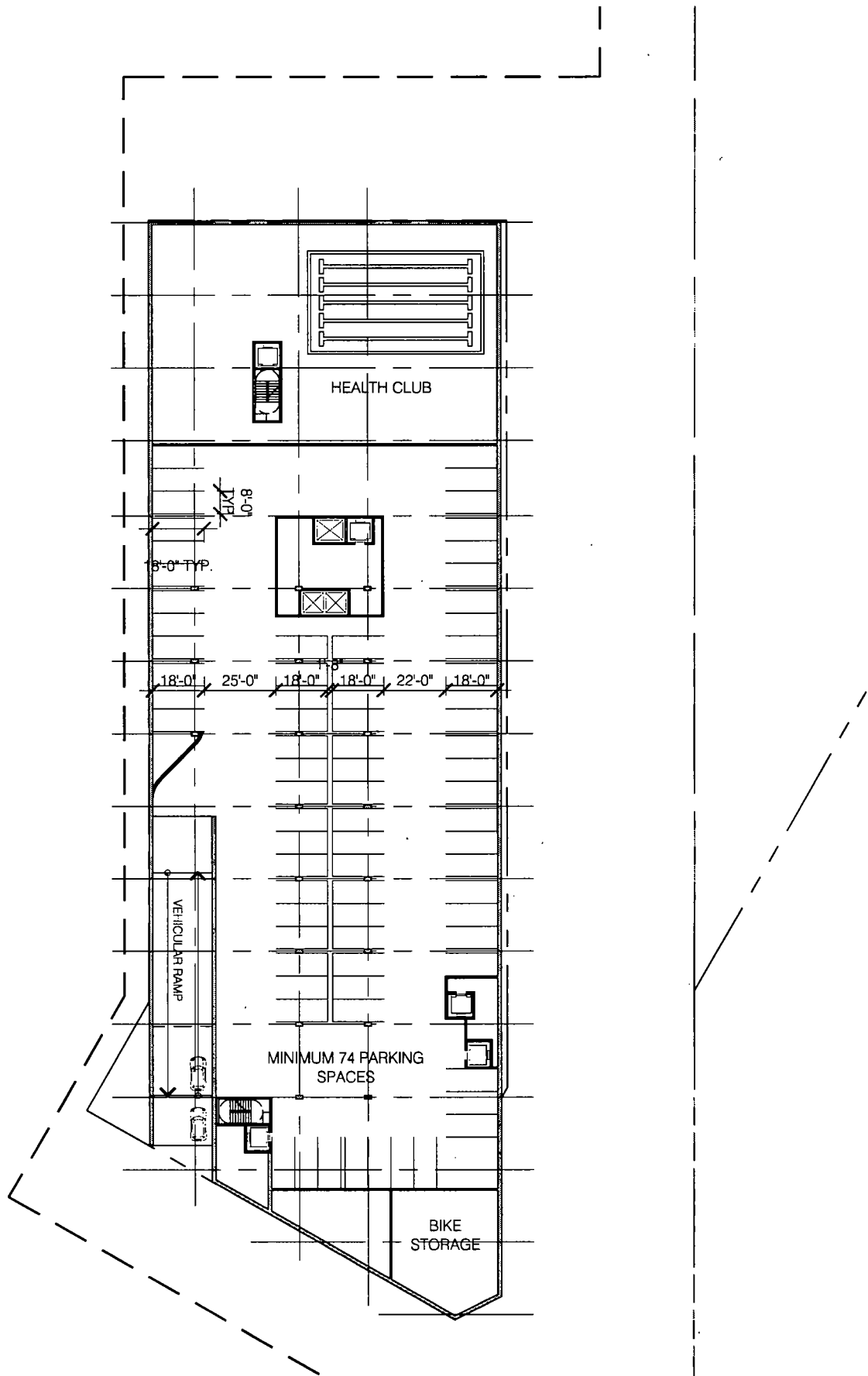




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OFFICE BUILDING NORTH ELEVATION (SUB-AREA B) (4 OF 4)





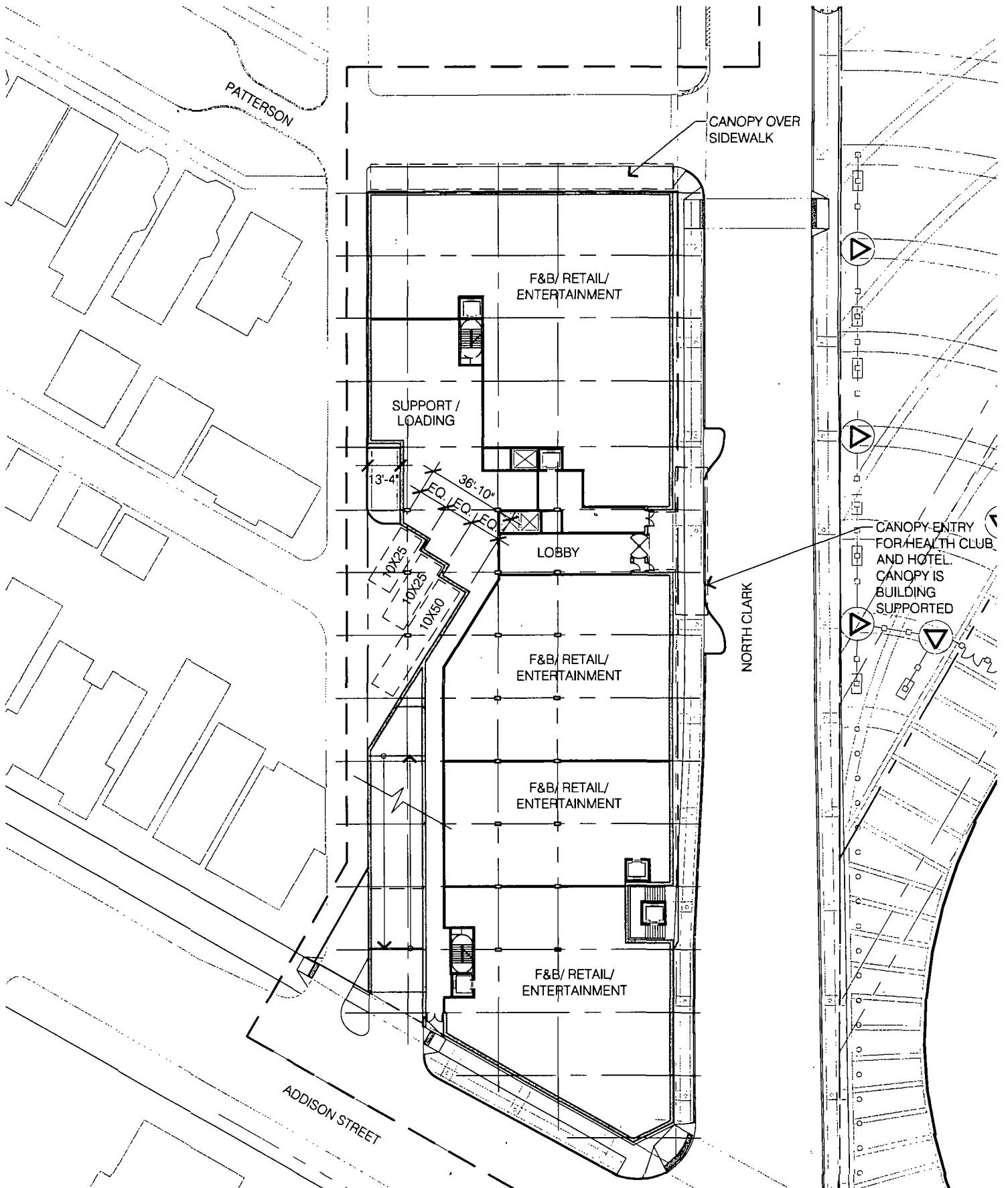
HOTEL BUILDING PARKING PLAN



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

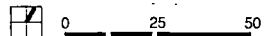


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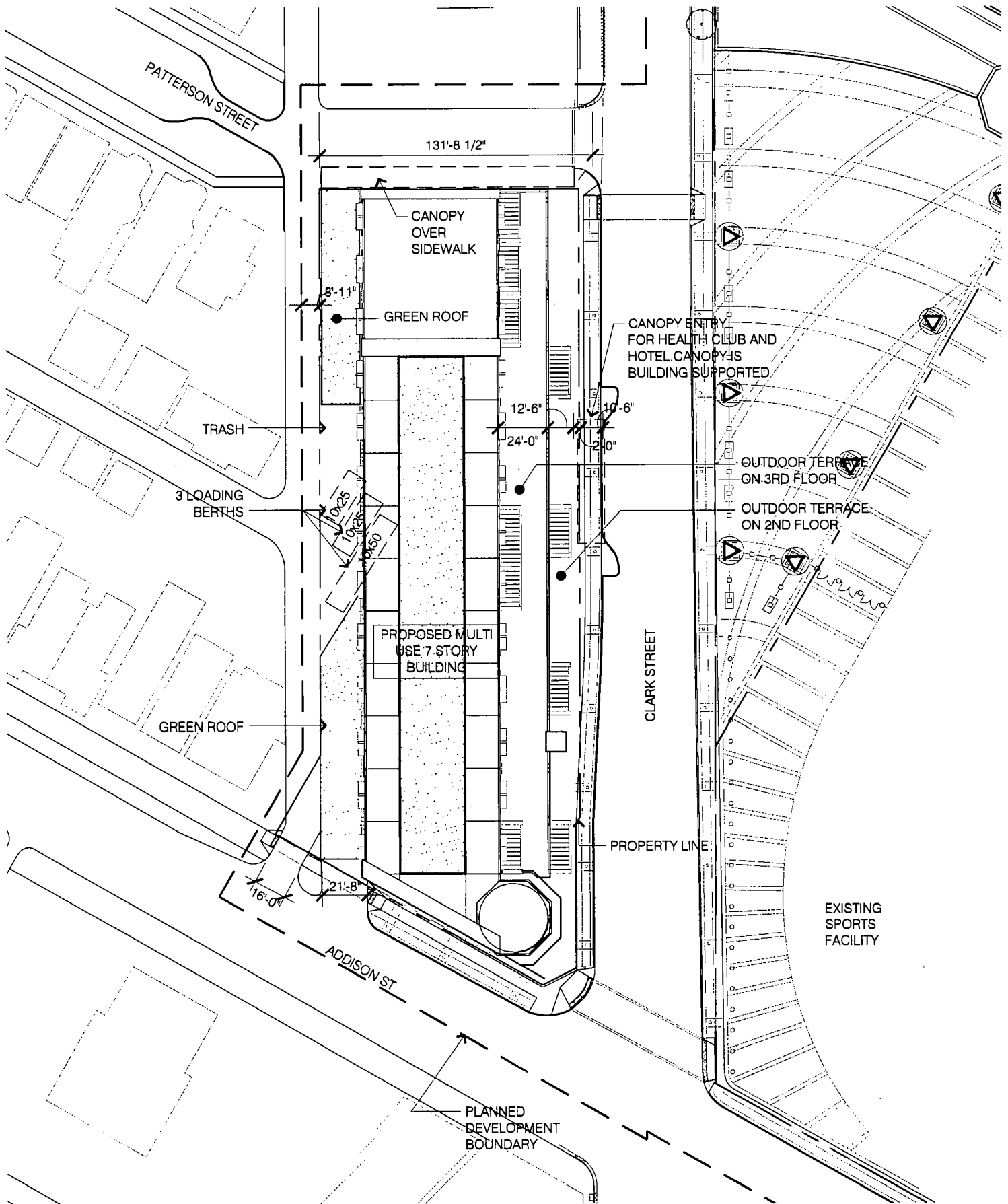


HOTEL BUILDING PARKING ACCESS & LOADING PLAN

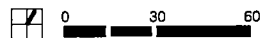
APPLICANT WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS 1060 W ADDISON STREET
 DATE SUBMITTED 16 OCTOBER 2013



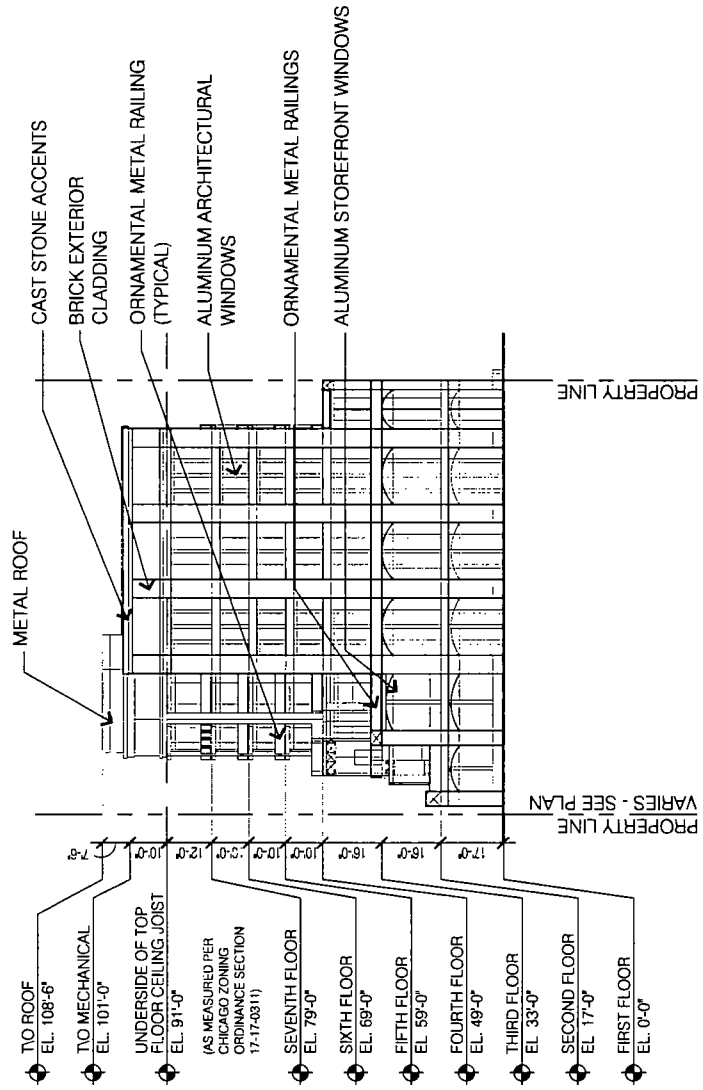
CANOPY-ENTRY FOR HEALTH CLUB AND HOTEL. CANOPY IS BUILDING SUPPORTED



HOTEL BUILDING GREEN ROOF PLAN

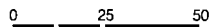


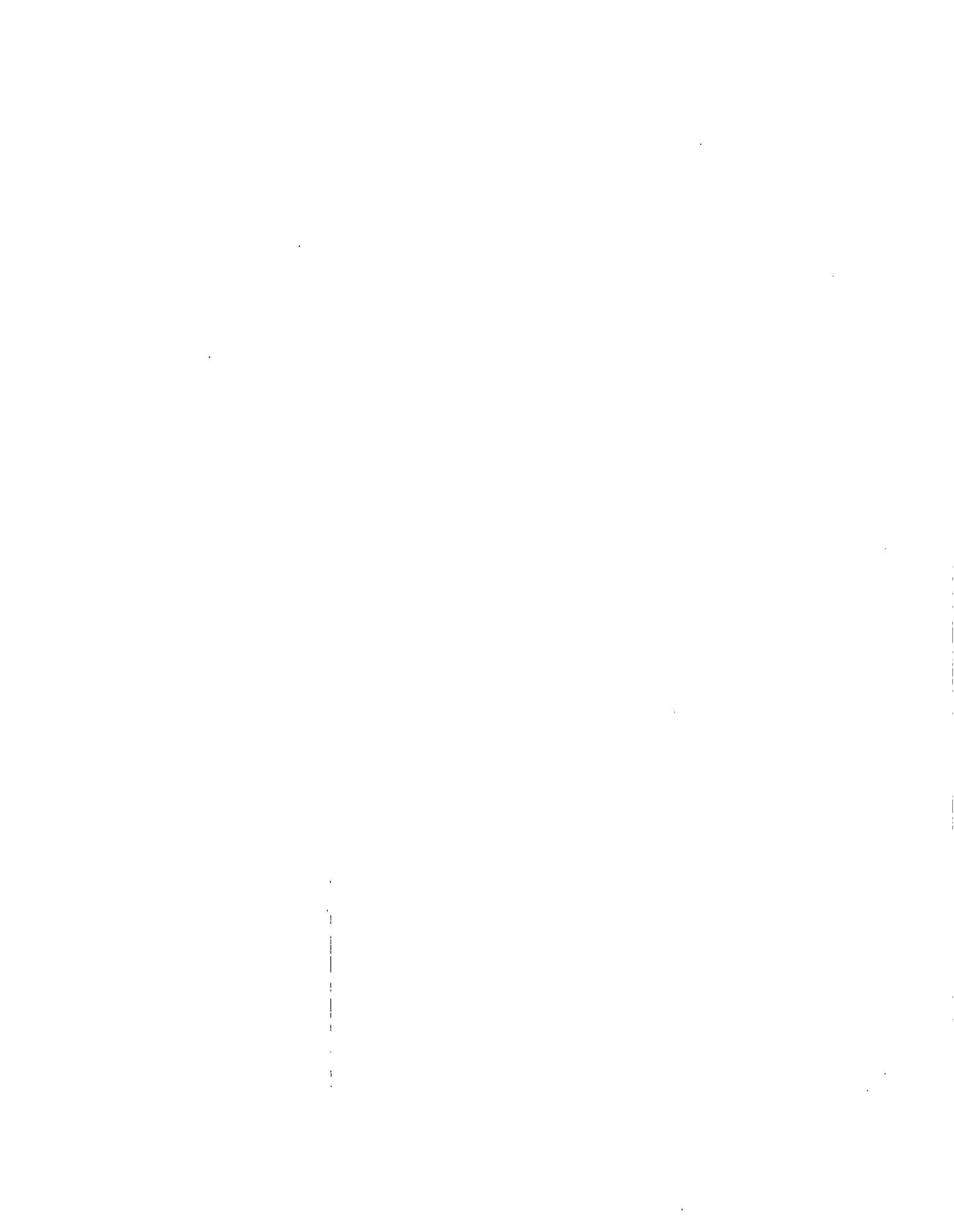
APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 16 OCTOBER 2013

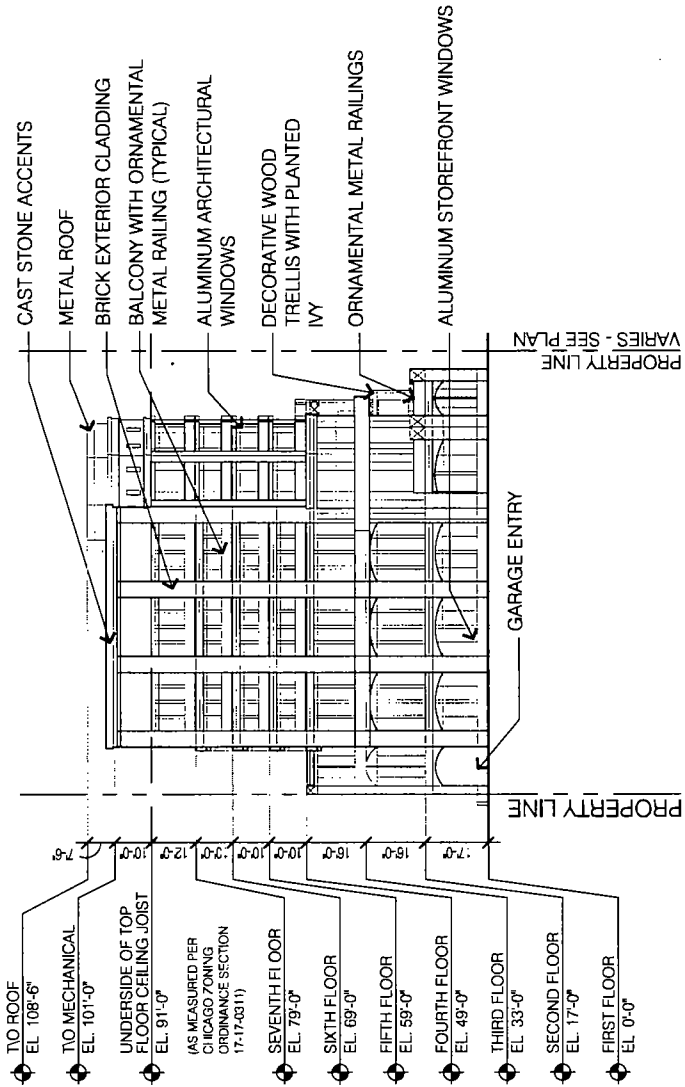


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HOTEL BUILDING NORTH ELEVATION (SUB-AREA D) (2 OF 4)







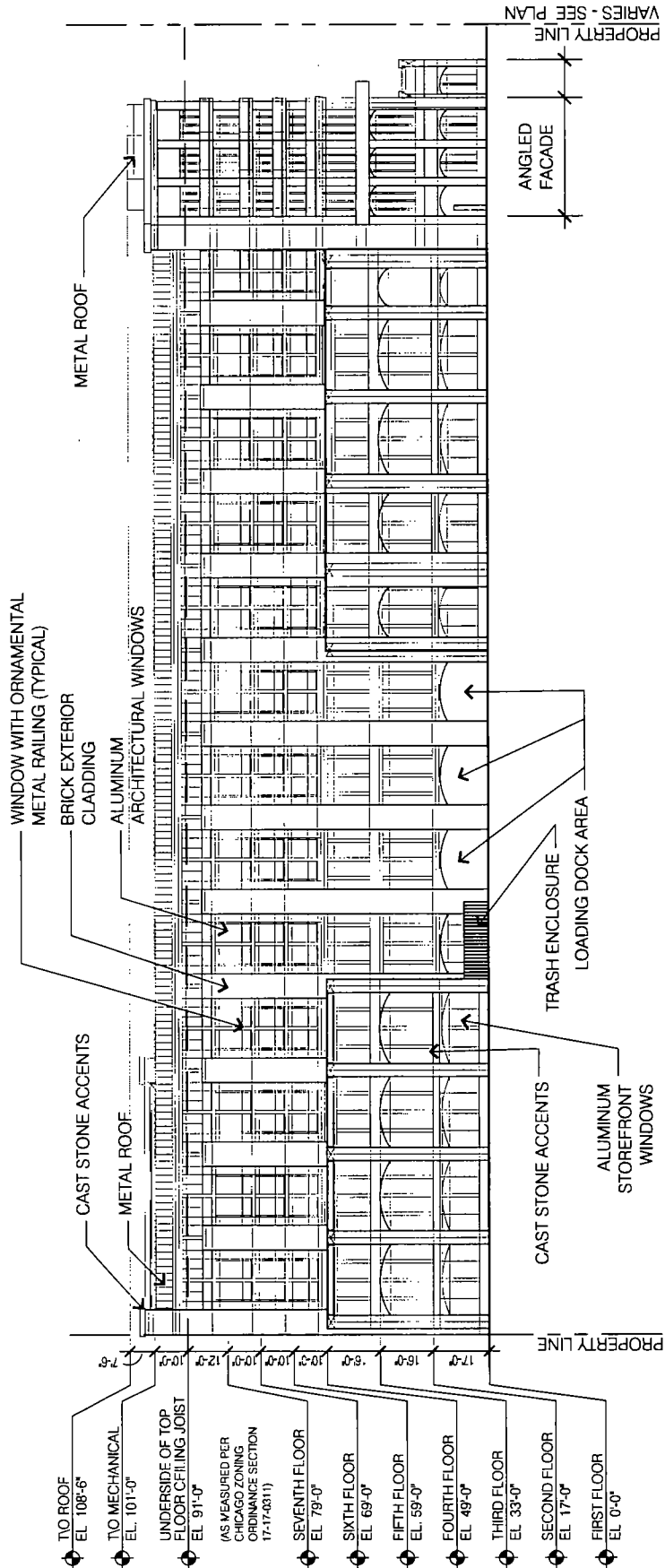
HOTEL BUILDING SOUTH ELEVATION (SUB-AREA D) (3 OF 4)

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

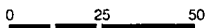


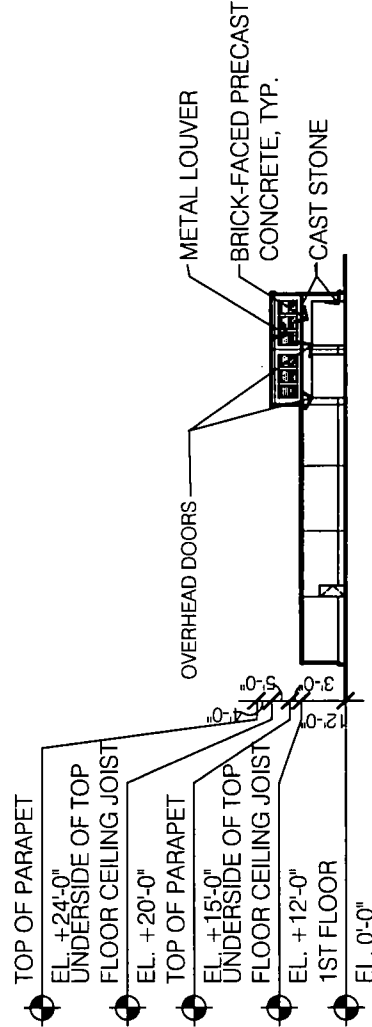
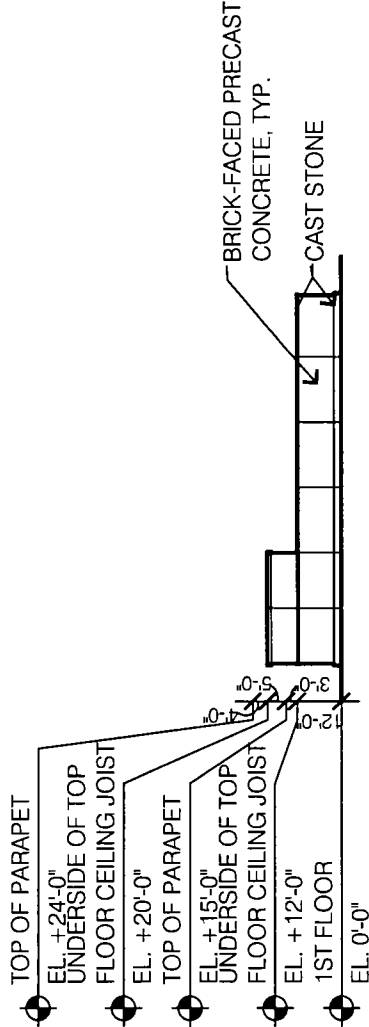
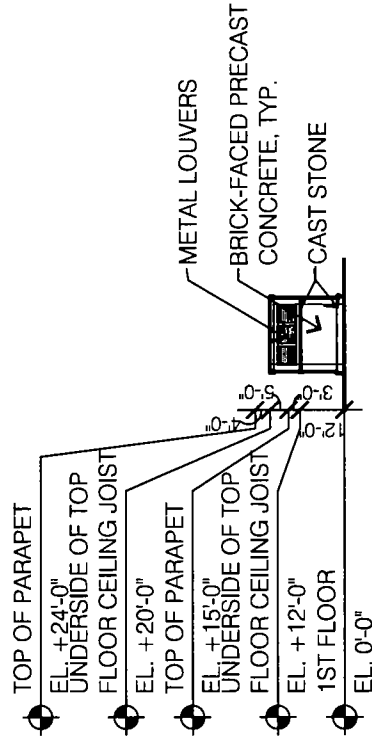
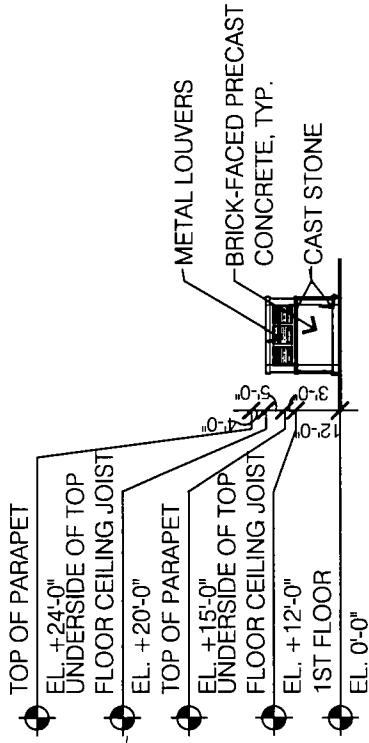
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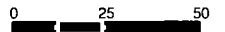
HOTEL BUILDING WEST ELEVATION (SUB-AREA D) (4 OF 4)

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





MEDIA BUILDING (SUB-AREA C)



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



PLAZA BRANDED ROUND METAL SIGN BAND. LASER CUT LETTER AND LOGO INTERNALLY ILLUMINATED. TYPICAL ALL STYLONS

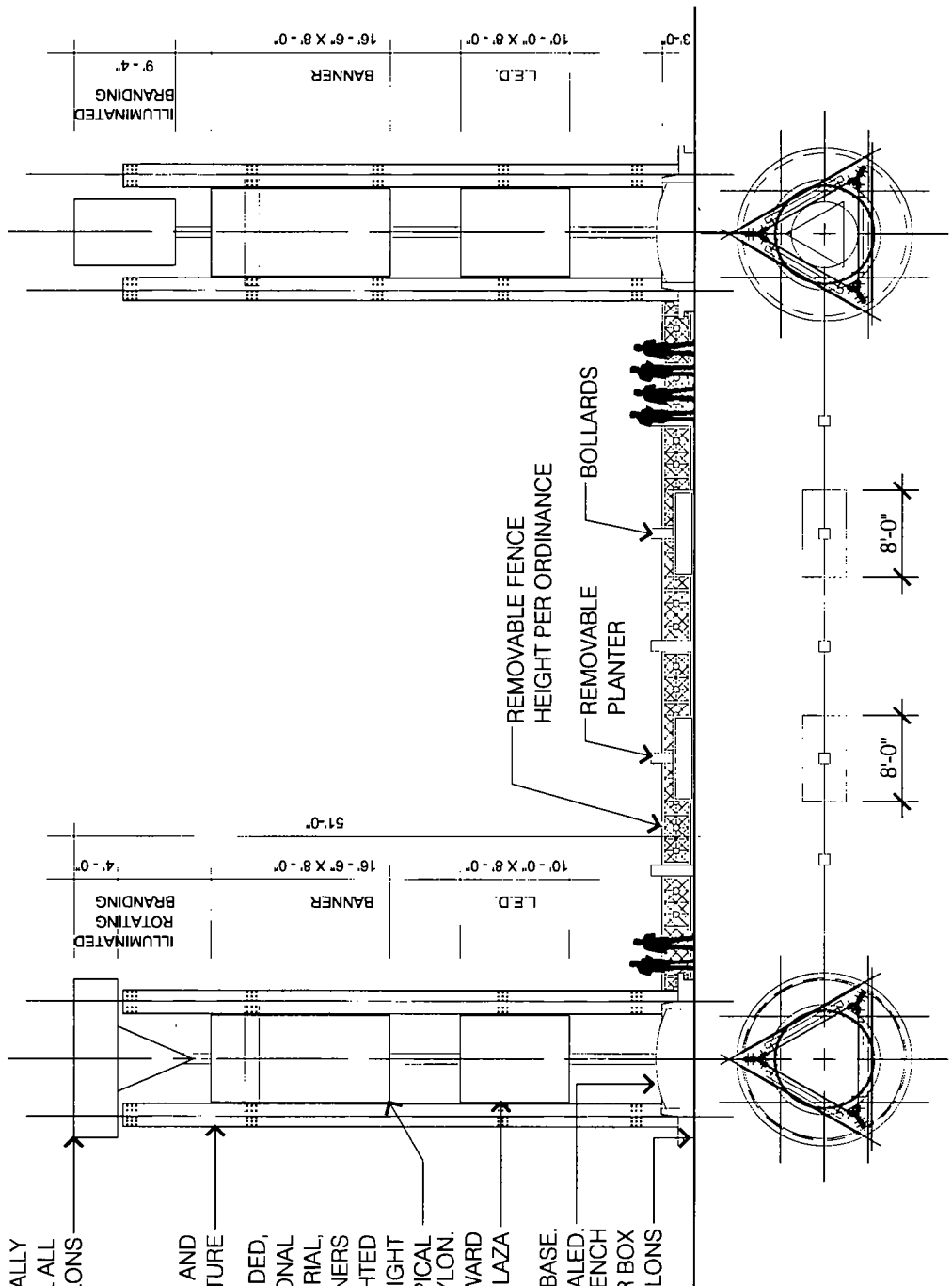
STYLON STRUCTURE: STEEL AND ALUMINUM PAINTED STRUCTURE

STATIC BANNER - BRANDED, PLAYER, TEAM INFORMATIONAL ETC. VINYL MATERIAL, INTERCHANGE BANNERS THREE SIDES. LIGHTED INTERNALLY CONCEALED LIGHT SOURCE - TYPICAL

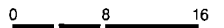
TWO LED VIDEO BOARDS PER STYLON. VIDEO BOARDS TO FACE INWARD TOWARDS PLAZA

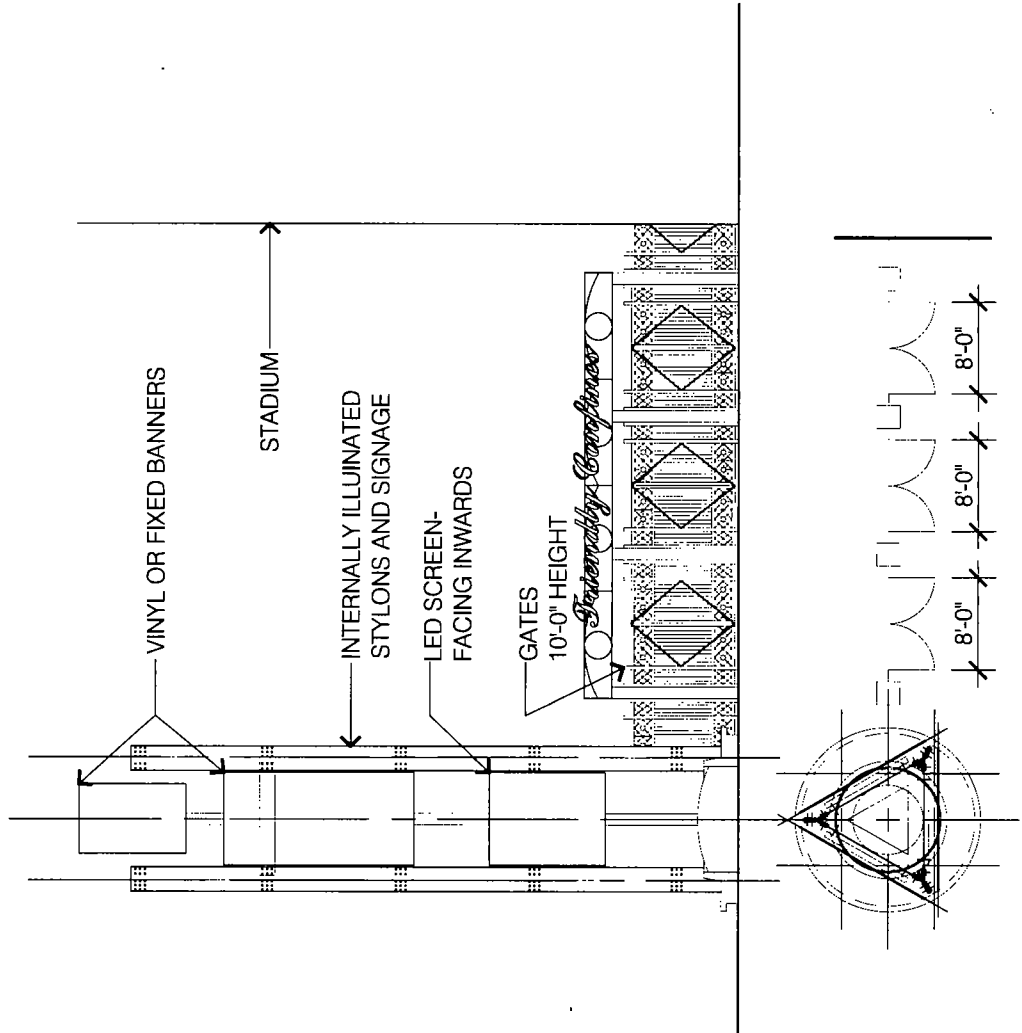
DECORATIVE LIGHTING AT BASE. LIGHT SOURCE CONCEALED.

BASE OF STYLON: BRICK WITH BENCH SEATING ALL THREE SIDES. PLANTER BOX INTERNAL. TYPICAL ALL STYLONS



PLAZA GATE PLAN AND ELEVATIONS

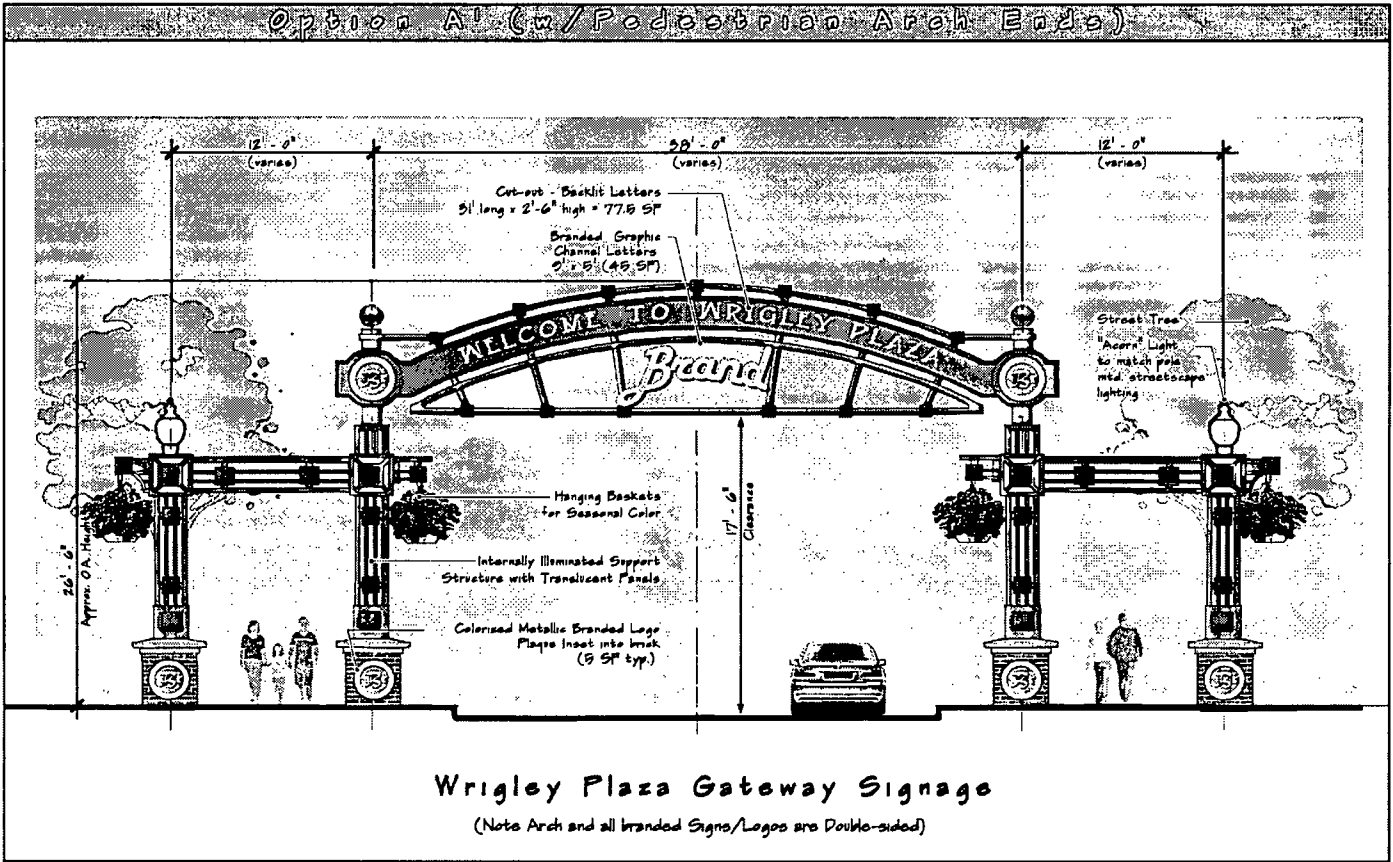
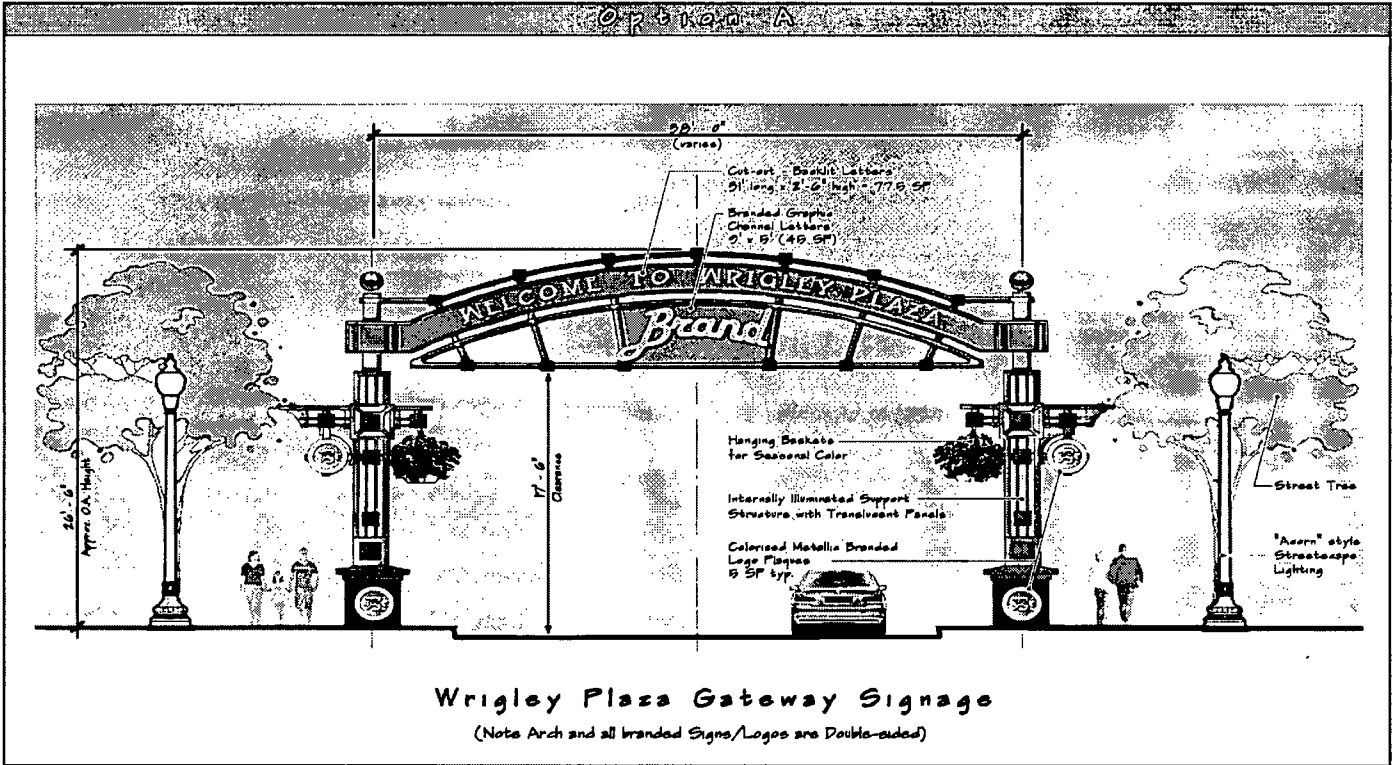




PLAZA STYLON PLAN AND ELEVATIONS

0 8 16

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

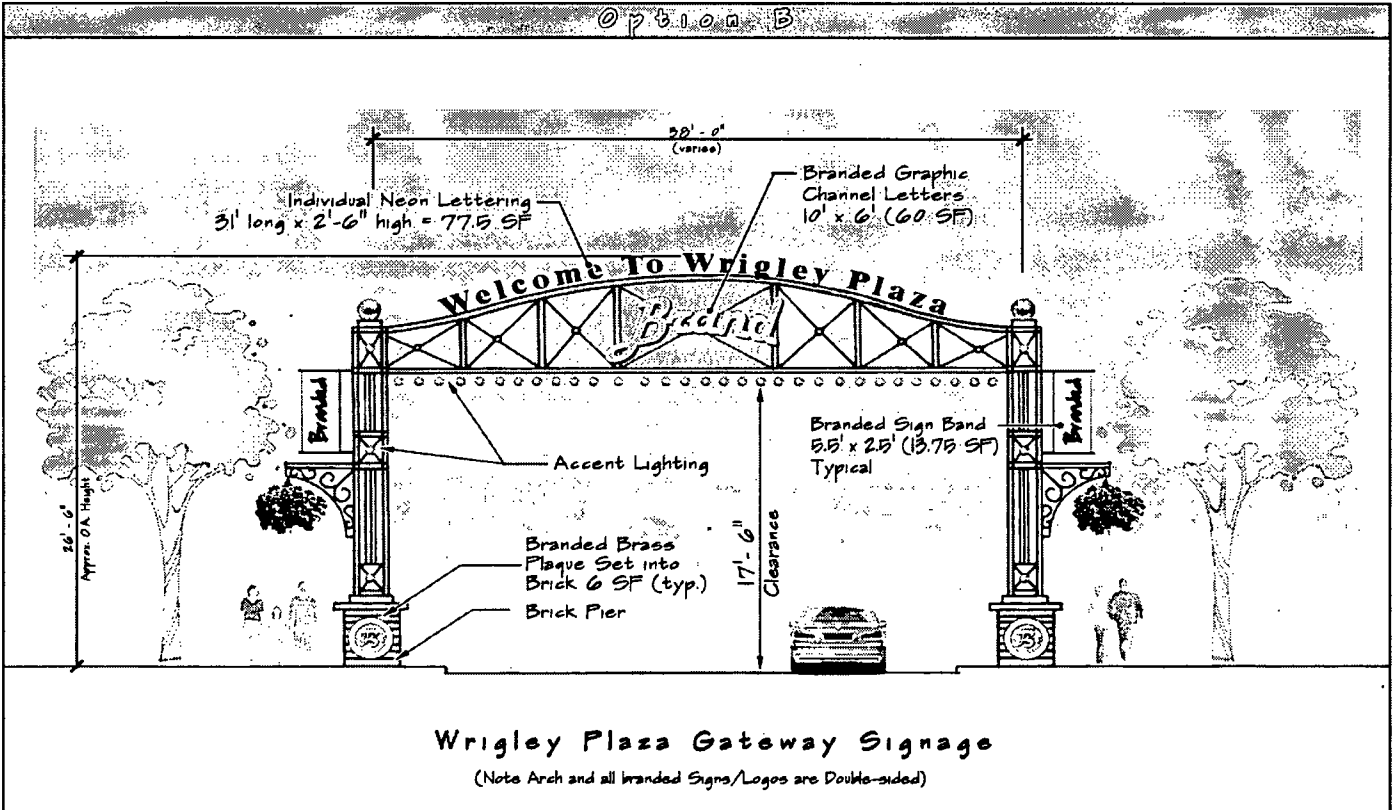


GATEWAY ARCH & BRANDED SIGNAGE - ILLUSTRATIVE EXAMPLES

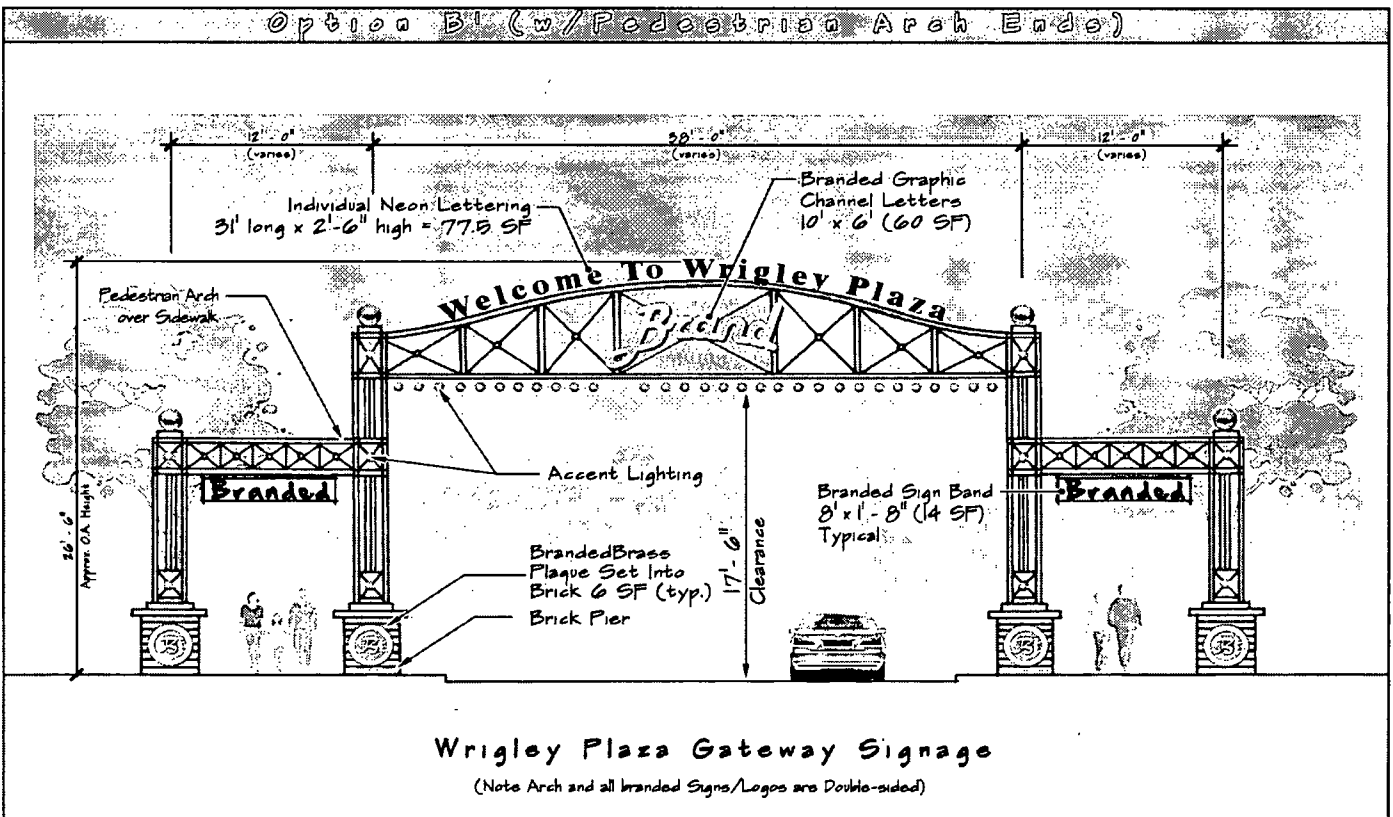
APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 16 OCTOBER 2013



Option B



Option B' (w/ Pedestrian Arch Ends)



GATEWAY ARCH & BRANDED SIGNAGE - ILLUSTRATIVE EXAMPLES

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 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. 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 Sub-Area B, C and D as long as the total square footage of exterior signage in Sub-Areas 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 Sub-Area(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.
Hotel Clark Street entrance sign	120	Located on canopy. Internally illuminated 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).
Canopy static signs	200	Canopy along Patterson street attached to the building - one static painted or vinyl sign per canopy - total of 5 signs at 40 square feet each.
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	6,245	
Office Building		
Man sign	600	Located center of building at roof level. Internally illuminated.
Secondary sign	275	Fast & 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.
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.

SIGNAGE MATRIX

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



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

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	
Arch		
Arch	156	Located at center of arch - north and south sides two signs at 78 sf each Neon lettering, channel cut out letters
Branded signage	90	Center of arch Plaza identification and sponsor sign 45 sf each side
Branded sign banners	56	Banners attached to arch structure 14 sf each 2 each side
Branded metallic/metal inserts	60	Branded internally illuminated branded metal cut out signs 6 each side @ 5sf each
Sub-Total Arch	362	
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	10x25' 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		
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

SIGNAGE MATRIX

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



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

Restaurant (eastern façade, currently Sheffield Grill)	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	23,981
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



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, 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 by 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	Existing	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.		1,806	
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 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	Seasonal and temporary signage; internally illuminated or static, for events, on 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

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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. Sec, 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. Sec, 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	20			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. Sec, 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. Sec, 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

SIGNAGE MATRIX

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

Gate K	2,000	X	Two, internally illuminated signs, branded entrance Existing Gate ID signage to be revised Branded showcase experience Size not to exceed 2000 sf Not counted for sf purposes because involves experience not just signage. See, e.g., I1 and I1-2
Entry gate brand	Not applicable		
Showcase experience gate entrance	2000		
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/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
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
Total	20,827		

Notes:

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 - Portable and temporary signage, tables, chairs, umbrellas, awnings, patio, 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.
 - 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.
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 - Incidental, temporary, seasonal, special event, branded directional or specific location, mobile food and beverage signs, branded seasonal banners.
 - Signage Interior to Wrigley Field
- 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
- 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
- Street pole banners will be added only when agreed by Applicant. Same for ads on public ways, trash containers, bus shelters, etc.
- 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
- 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
- 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
- Signage associated with sponsor displays in activation zones on the Interior of the ballpark is not subject to square footage maximum. It is permitted.
- 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.
- 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)

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