



City of Chicago



O2013-7529

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 10/16/2013 |
| Sponsor(s): | Mendoza (Clerk) |
| Type: | Ordinance |
| Title: | Correction of City Council Journal of Proceedings of July 24, 2013 |
| Committee(s) Assignment: | Committee on Committees, Rules and Ethics |

ORDINANCE

WHEREAS, At the meeting of the City Council of the City of Chicago ("City Council") held on May 8, 2013, a private zoning application was introduced regarding Planned Development No. 958 and nearby properties ("the Ordinance"). The Ordinance was referred to the Committee on Zoning, Landmarks and Building Standards; and

WHEREAS, Following its passage, as amended, by the City Council on July 24, 2013, the Ordinance was published in the Journal of Proceedings, at which point it was discovered that typographical and other technical errors associated with the publication of the Ordinance resulted in an erroneous description of the height of a building in Subarea D of the Ordinance, as well as the inadvertent elimination and compression of graphical information in various drawings; and

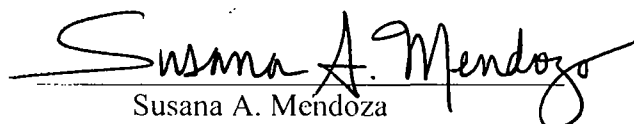
WHEREAS, It is necessary and appropriate to correct these errors, so that the Ordinance and associated Exhibits are included accurately and in full; and

WHEREAS, For the convenience of the reader and to avoid confusion, it is advisable to republish the Ordinance and all its exhibits in their entirety instead of replacing pages in various locations within the Ordinance; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The Journal of Proceedings of July 24, 2013 is hereby corrected by replacing pages 58425 through 58503 with the pages attached hereto as Exhibit A.

SECTION 2. This Journal Correction ordinance shall be effective upon passage and approval. The technical corrections effected by this Journal Correction ordinance shall not be deemed to alter the effective date of the Ordinance.


Susana A. Mendoza
City Clerk

ORDINANCE

FINAL FOR PUBLICATION

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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, Entertainment and Spectator Sports Planned Development No. 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 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 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 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 3. 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 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 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 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 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.

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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 Sub-Area 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 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;

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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.

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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

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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.

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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.

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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

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- 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.

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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): | 108,090 | |
| Net Site Area (sf): | | |
| Total ¹ : | 509,009 | |
| Sub-Area A: | Existing: | 361,162 |
| | Rights-of-Way to be Vacated ² : | 26,269 |
| | Sub-Area A Total: | 387,431 |
| Sub-Area B: | Existing: | 55,437 |
| | Rights-of-Way to be Vacated ² : | 8,349 |
| | Sub-Area B Total: | 63,786 |
| 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)

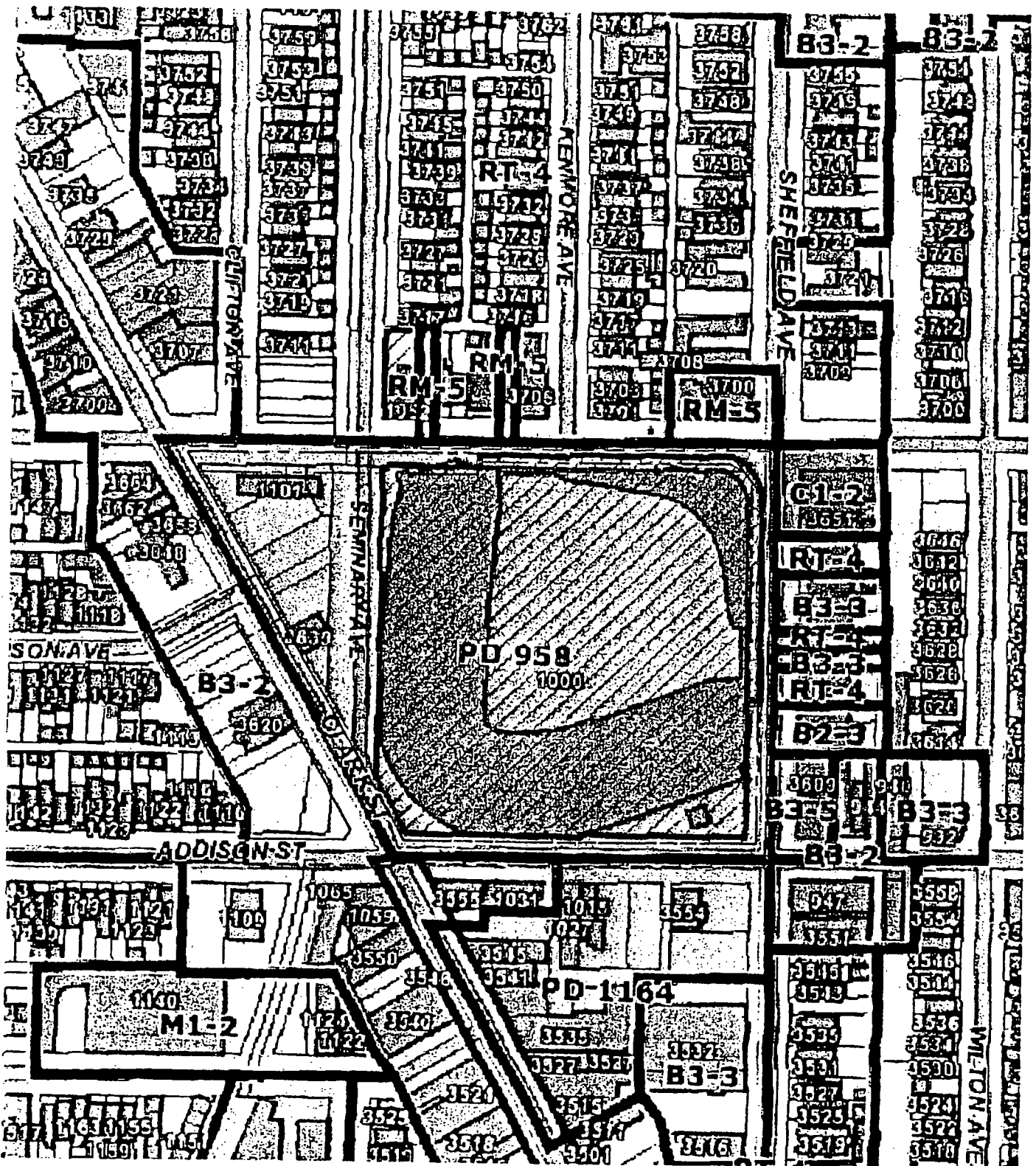
Minimum Number of Parking Spaces:

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

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EXISTING ZONING MAP



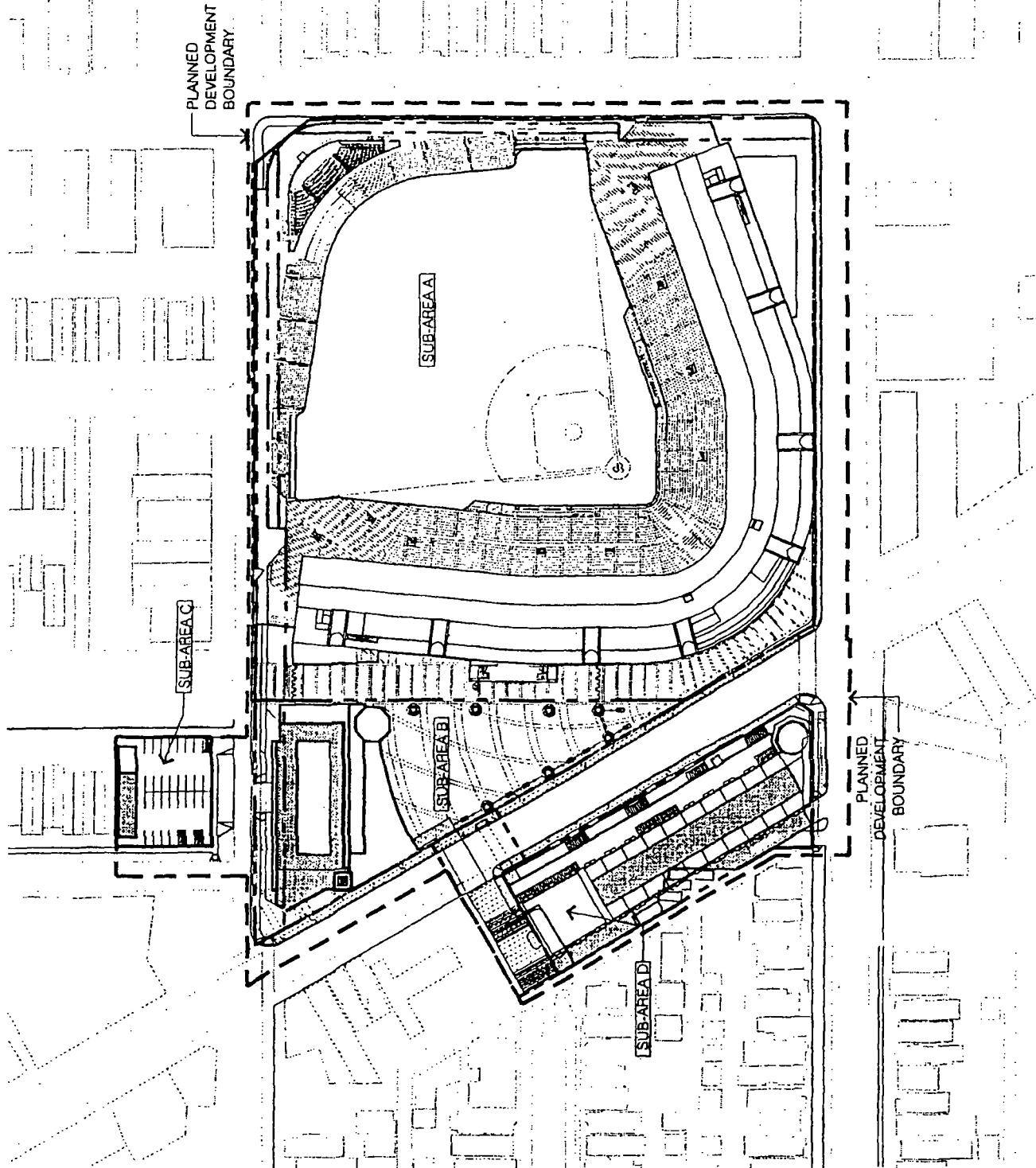
APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 19 JULY 2013

The site plan illustrates a proposed development with the following key features and dimensions:

- Sub-Areas and Vacated Areas:**
 - SUB-AREA C:** 12,454 GSF (120.00' x 103.78')
 - SUB-AREA B:** 63,786 GSF (269.08' x 103.78')
 - SUB-AREA A:** 387,431 GSF (566.38' x 553.11')
 - AREA TO BE VACATED:** 16,038 GSF (INCLUDING IN AREA A TOTAL)
 - AREA TO BE VACATED:** 8,349 GSF (INCLUDING IN AREA B TOTAL)
 - AREA TO BE VACATED:** 23,777 GSF (INCLUDING AIR RIGHTS AND STAGING CANOPY (NOT INCLUDED IN AREA A TOTAL))
 - AREA TO BE VACATED:** 10,231 GSF (INCLUDING IN AREA A TOTAL)
- Air Rights:**
 - AIR RIGHTS TO BE VACATED:** 828 GSF (STARTING AT 19 FT. ABOVE GROUND (NOT INCLUDED IN AREA A TOTAL))
 - AIR RIGHTS TO BE VACATED:** 10,231 GSF (INCLUDING IN AREA A TOTAL)
- Infrastructure and Zones:**
 - PEDESTRIAN BRIDGE:** (MAXIMUM 20 WIDE BRIDGE TO BE PLACED WITHIN ZONE)
 - ZONE OF COVERED ROADWAY**
 - CANOPY**
 - CLARK STREET** (162.90' x 472.05')
 - W ADDISON STREET** (553.11' x 148.26')
- Boundaries:**
 - PLANNED DEVELOPMENT BOUNDARY** (indicated by a dashed line)



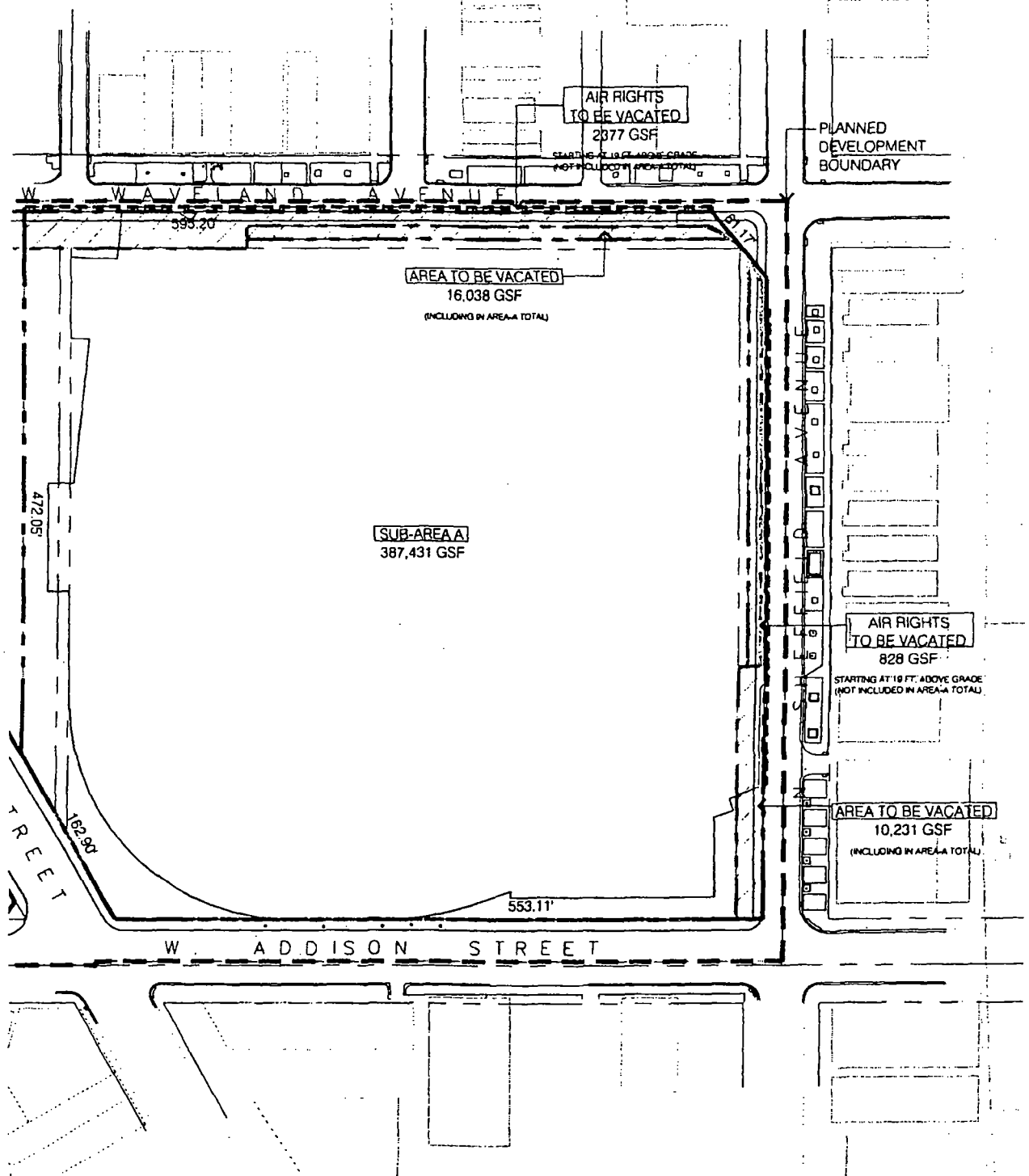
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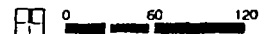
PLANNED DEVELOPMENT BOUNDARY AND SUB-AREA BOUNDARY MAP

APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013

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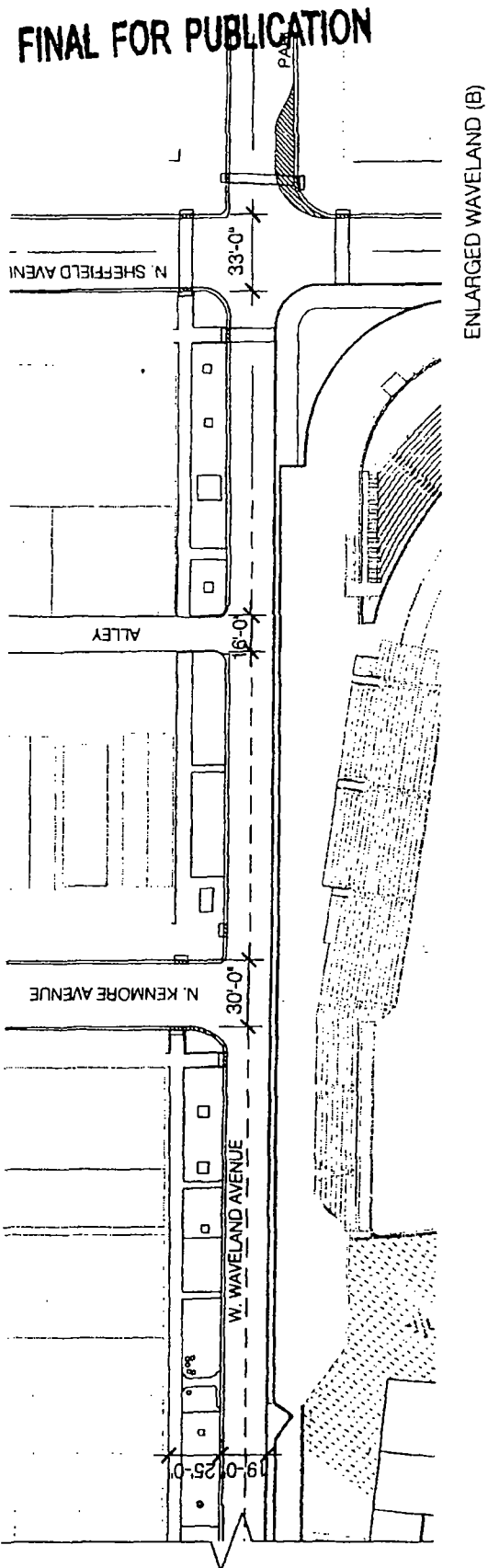
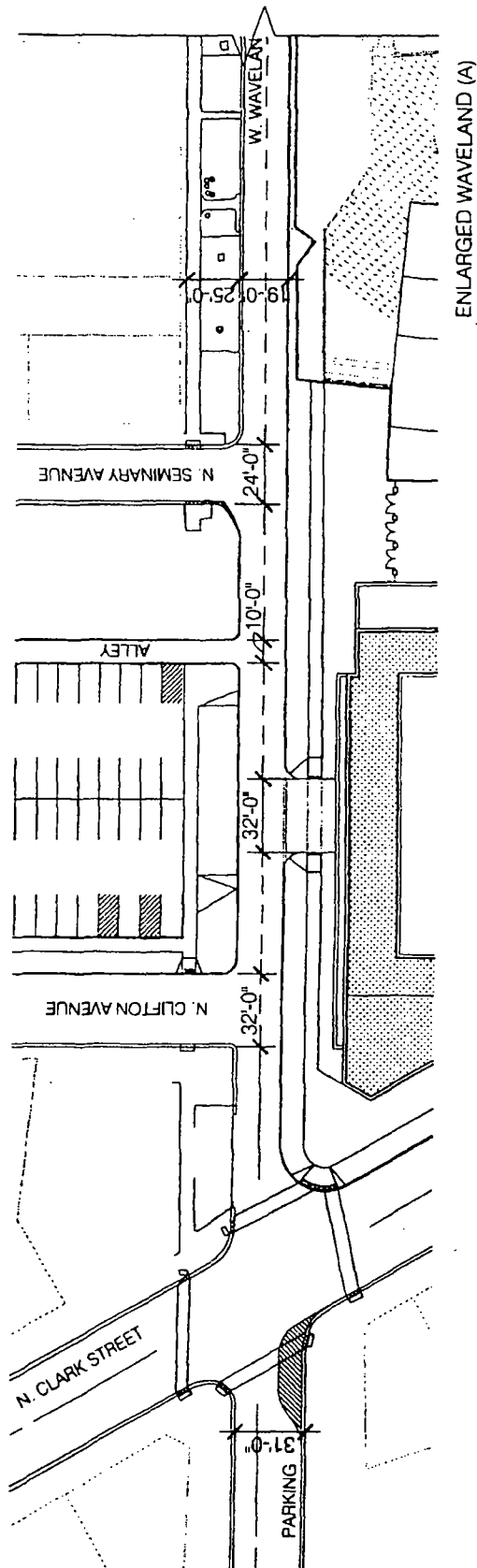


RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013



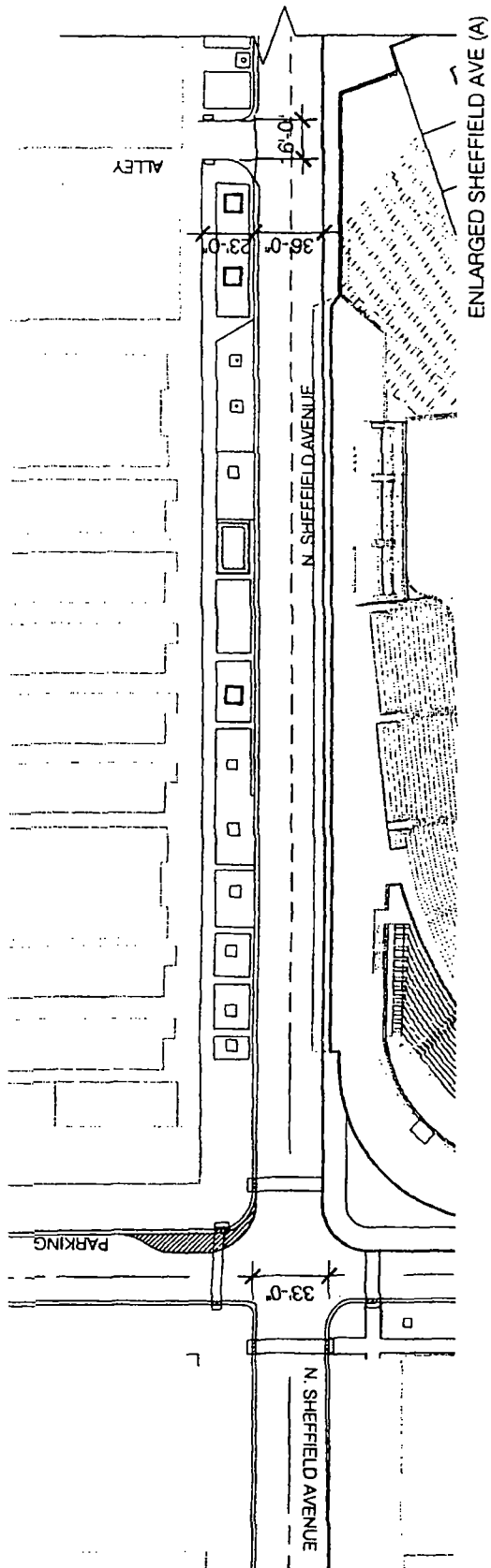


RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)

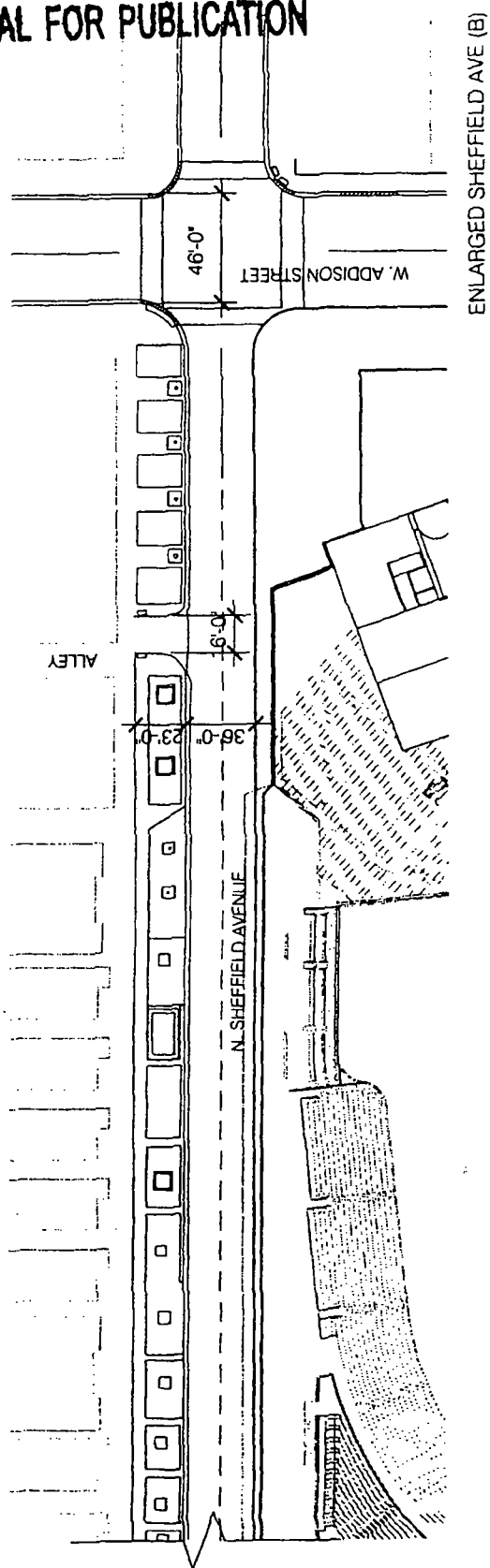


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013





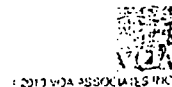
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RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)

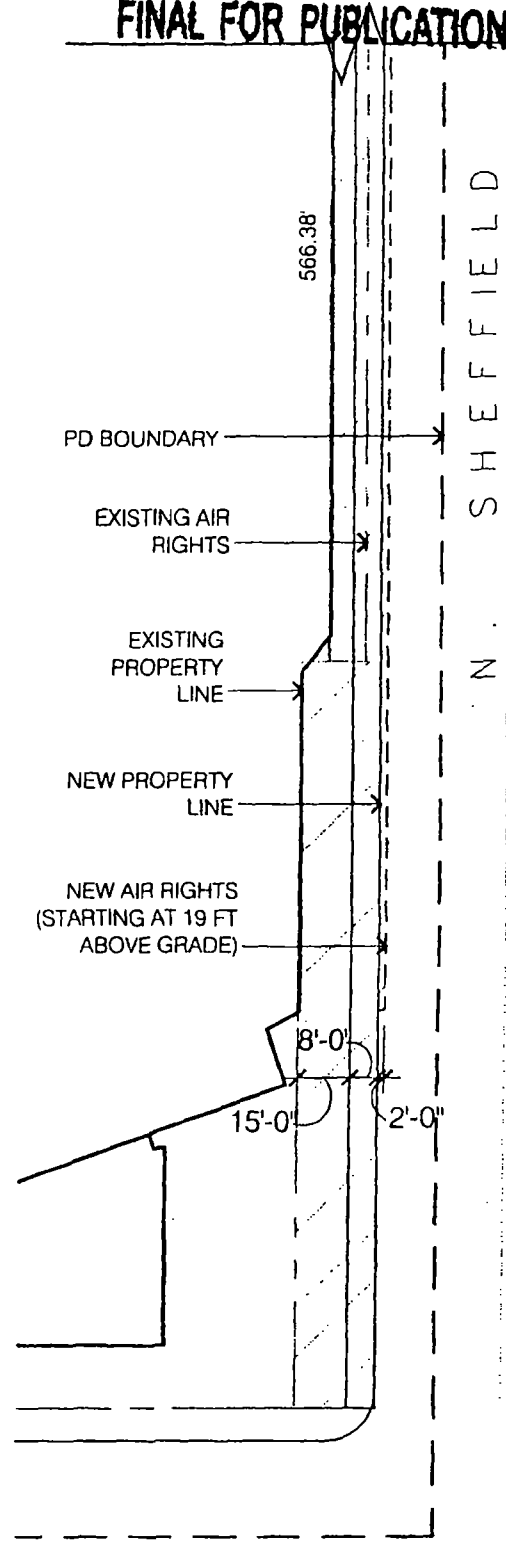
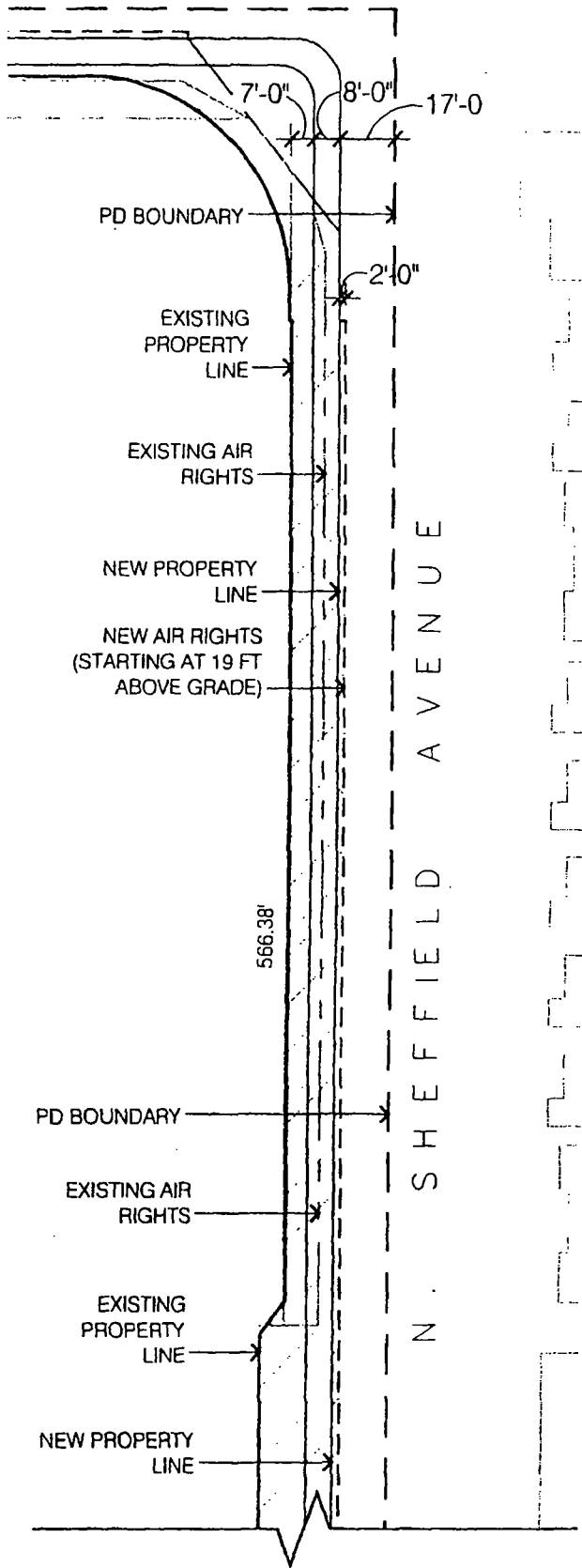


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED : 01 MAY 2013
 FINAL DATE: 18 JULY 2013



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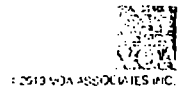
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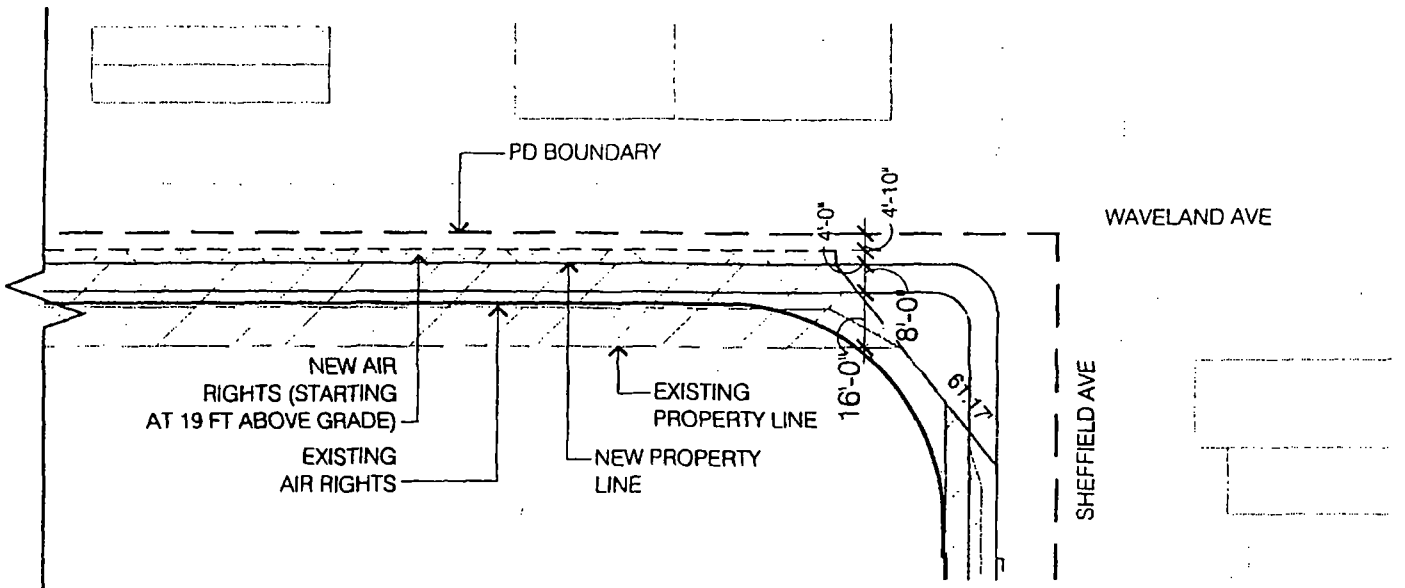
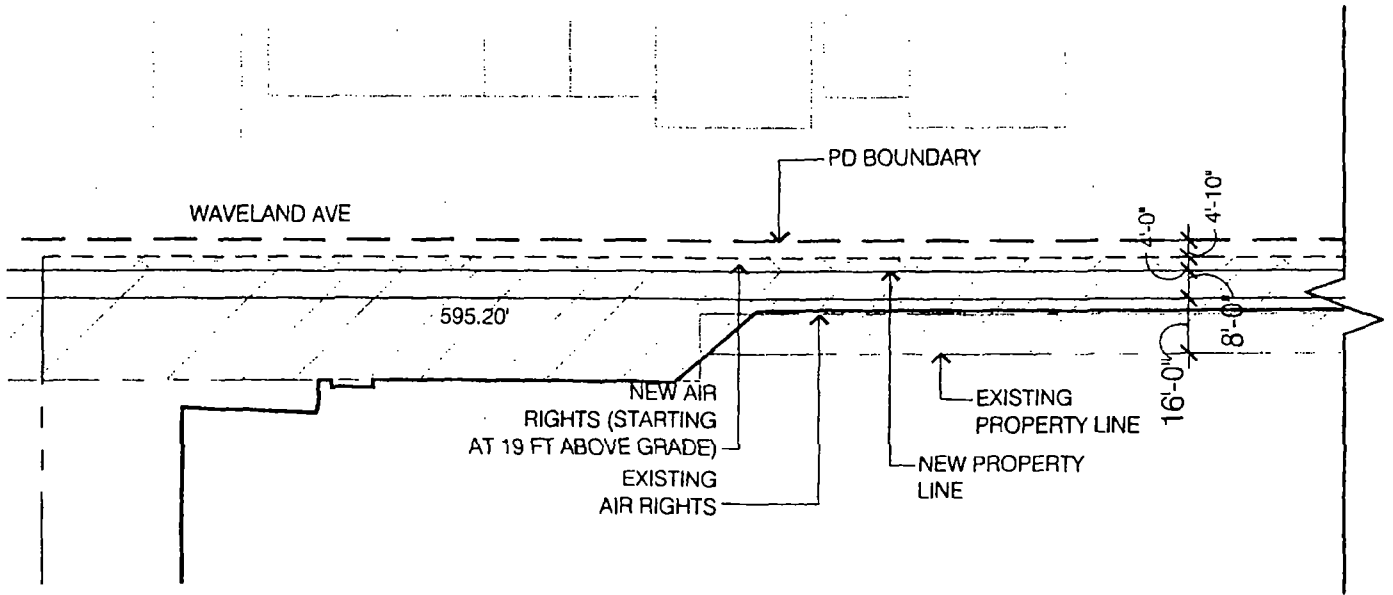


RIGHT OF WAY ADJUSTMENT ENLARGED MAP (SUB-AREA A.1)

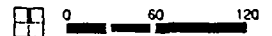


APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013

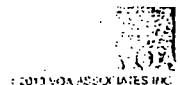


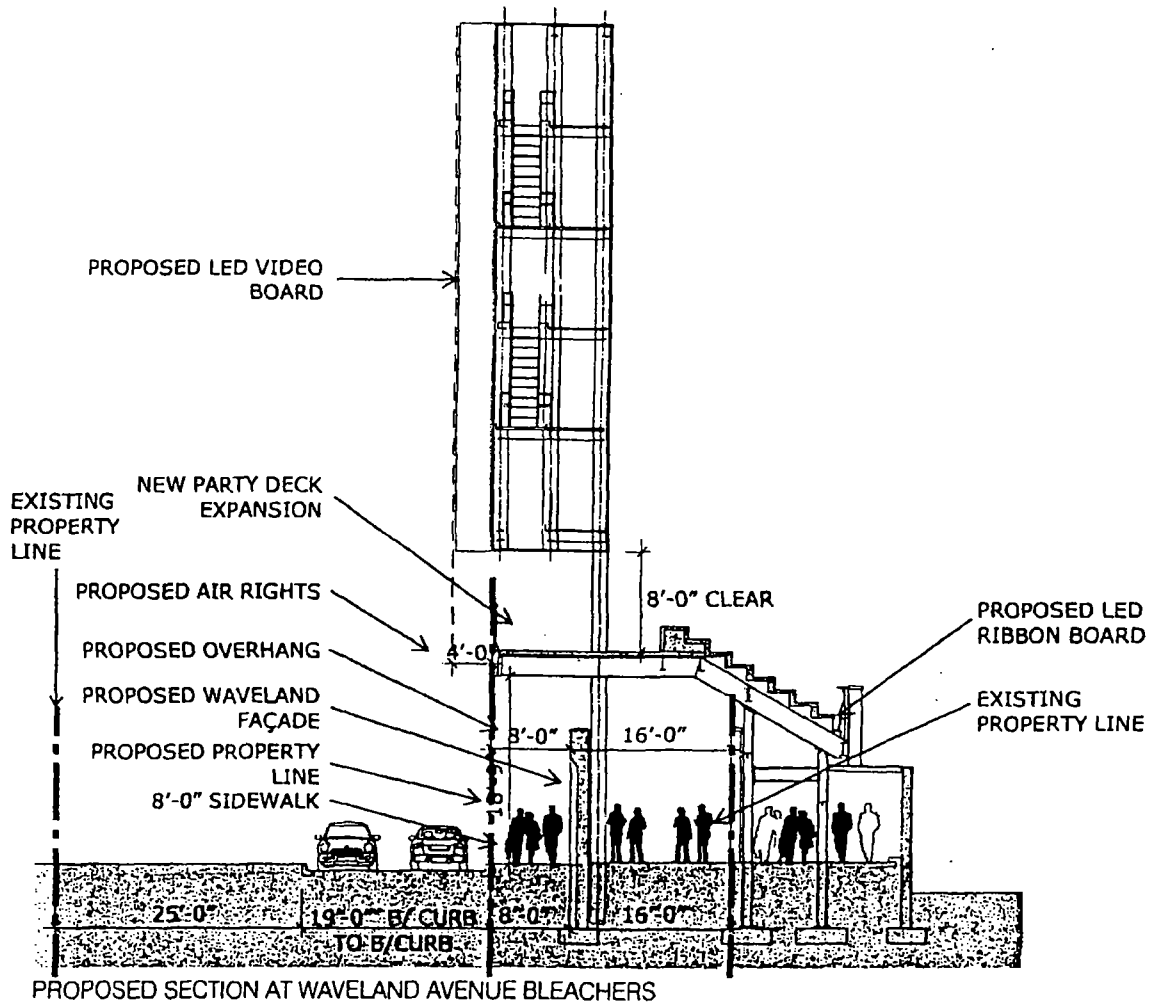
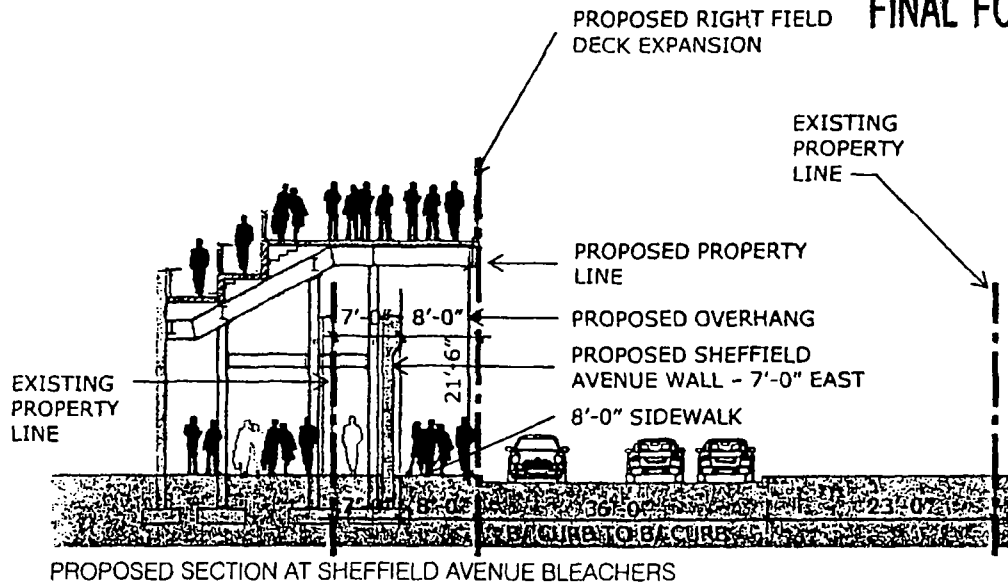


RIGHT OF WAY ADJUSTMENT ENLARGED MAP (SUB-AREA A.2)



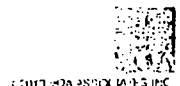
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013

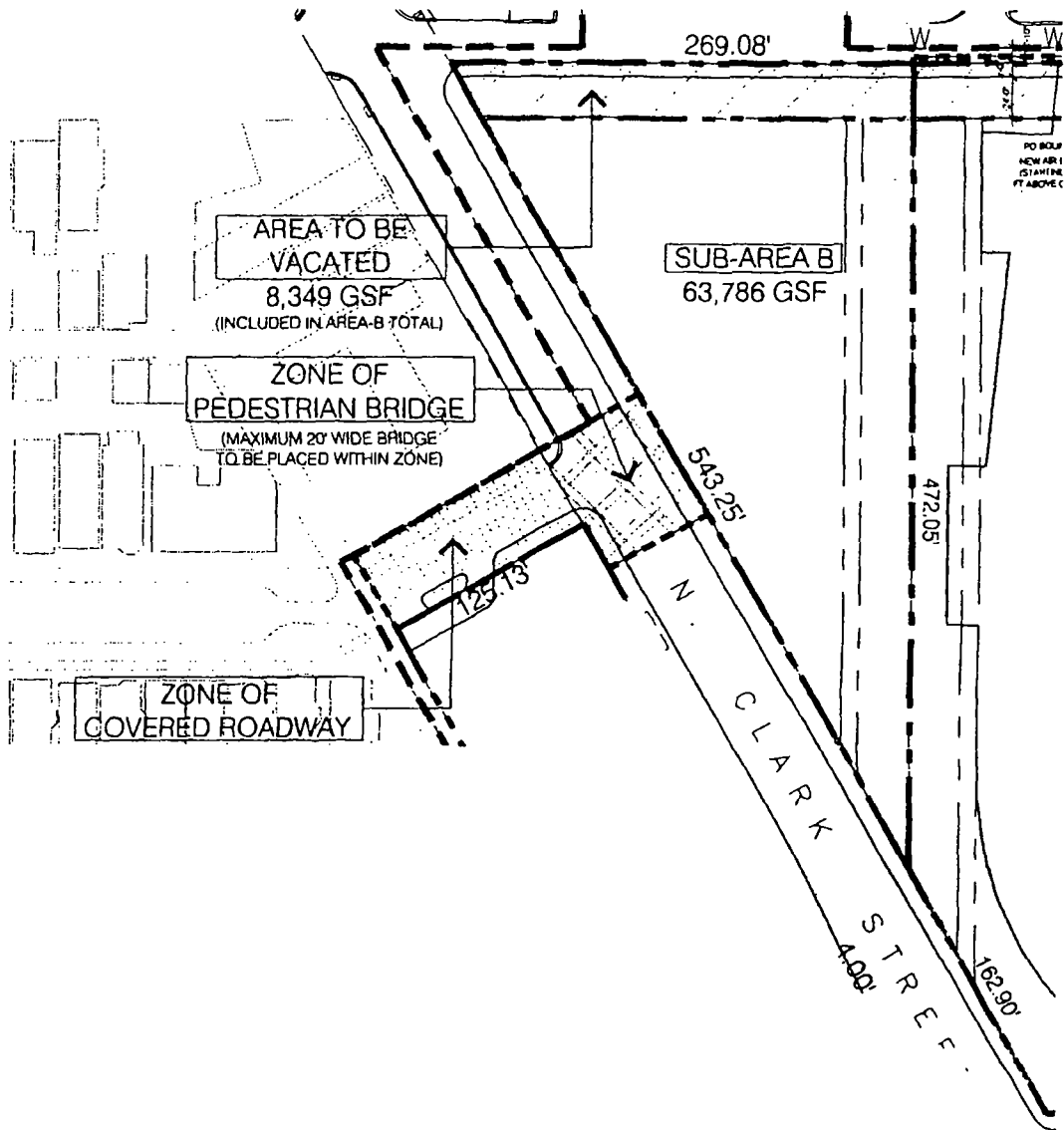




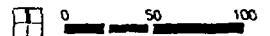
RIGHT OF WAY ADJUSTMENT SECTION (SUB-AREA A)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013



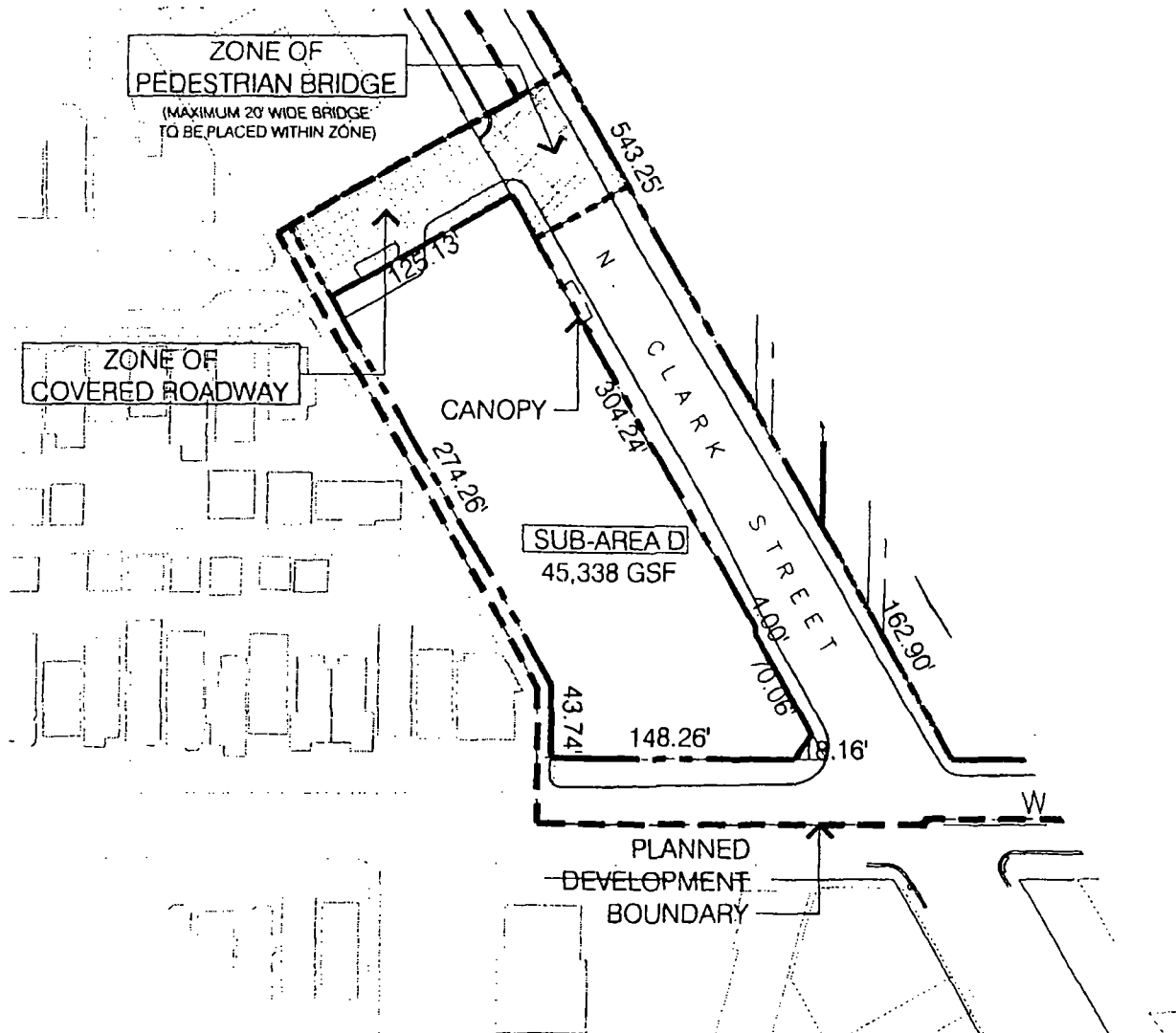


RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA B)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013





RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA D)

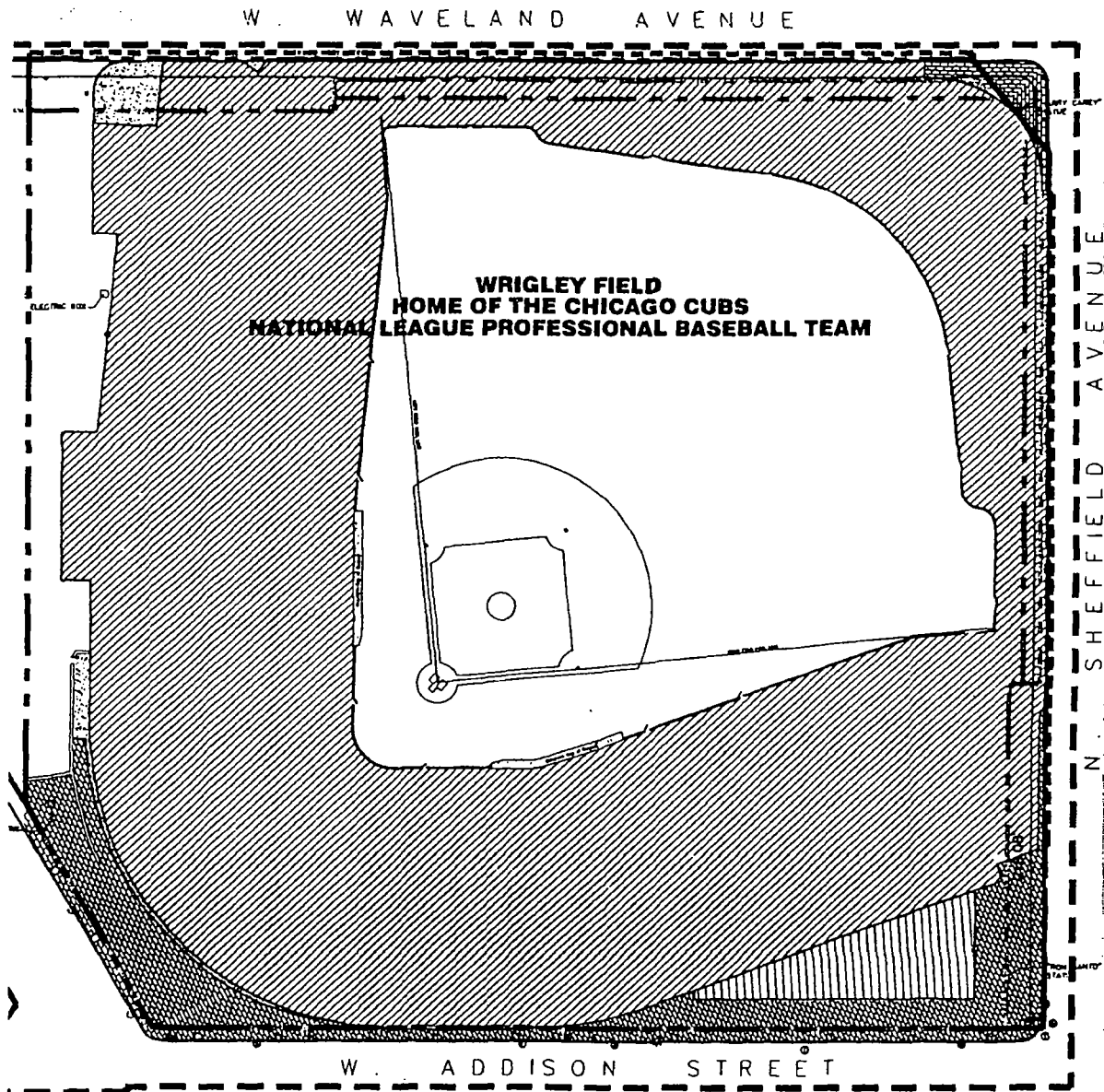


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013



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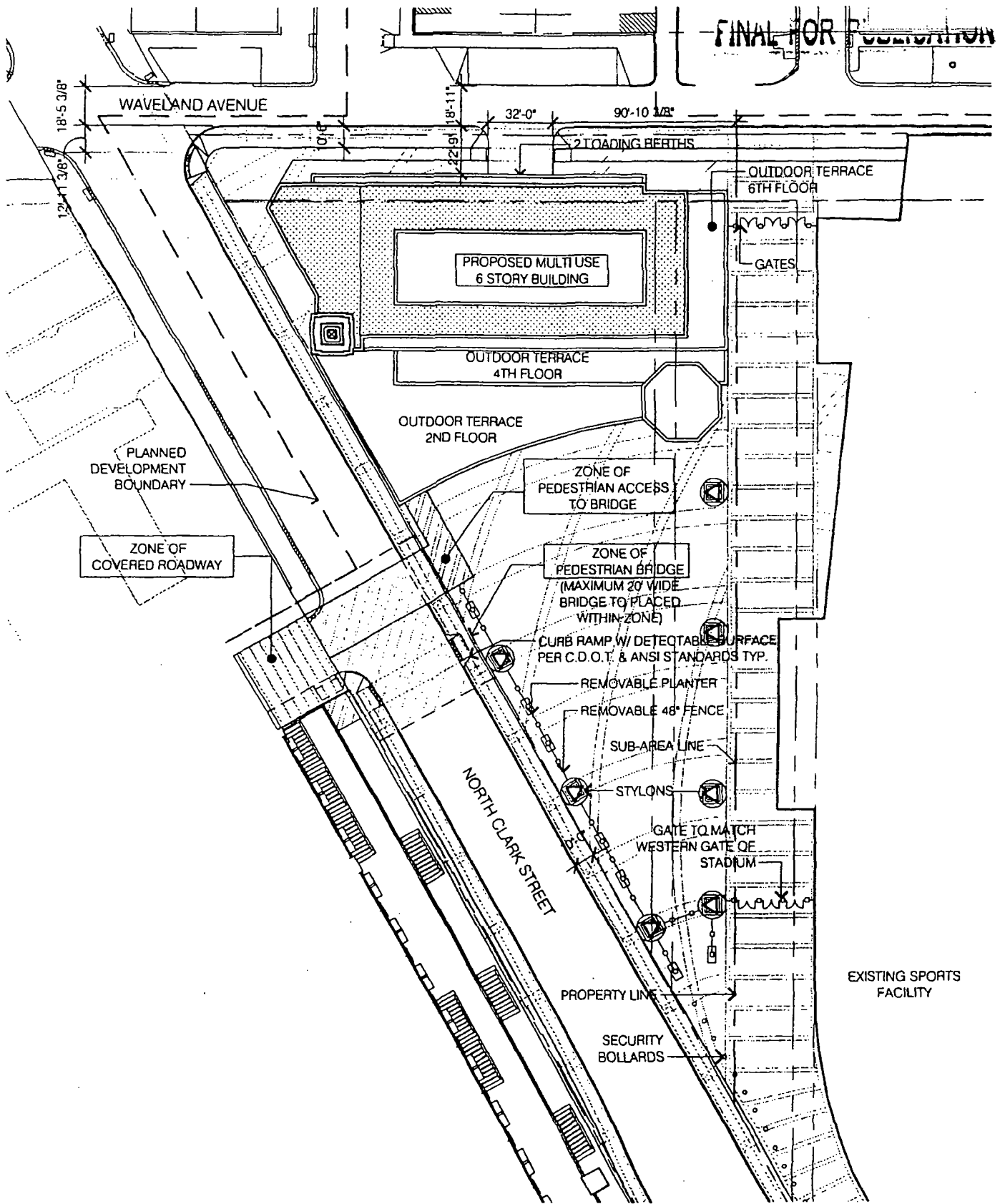
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SITE PLAN (SUB-AREA A)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

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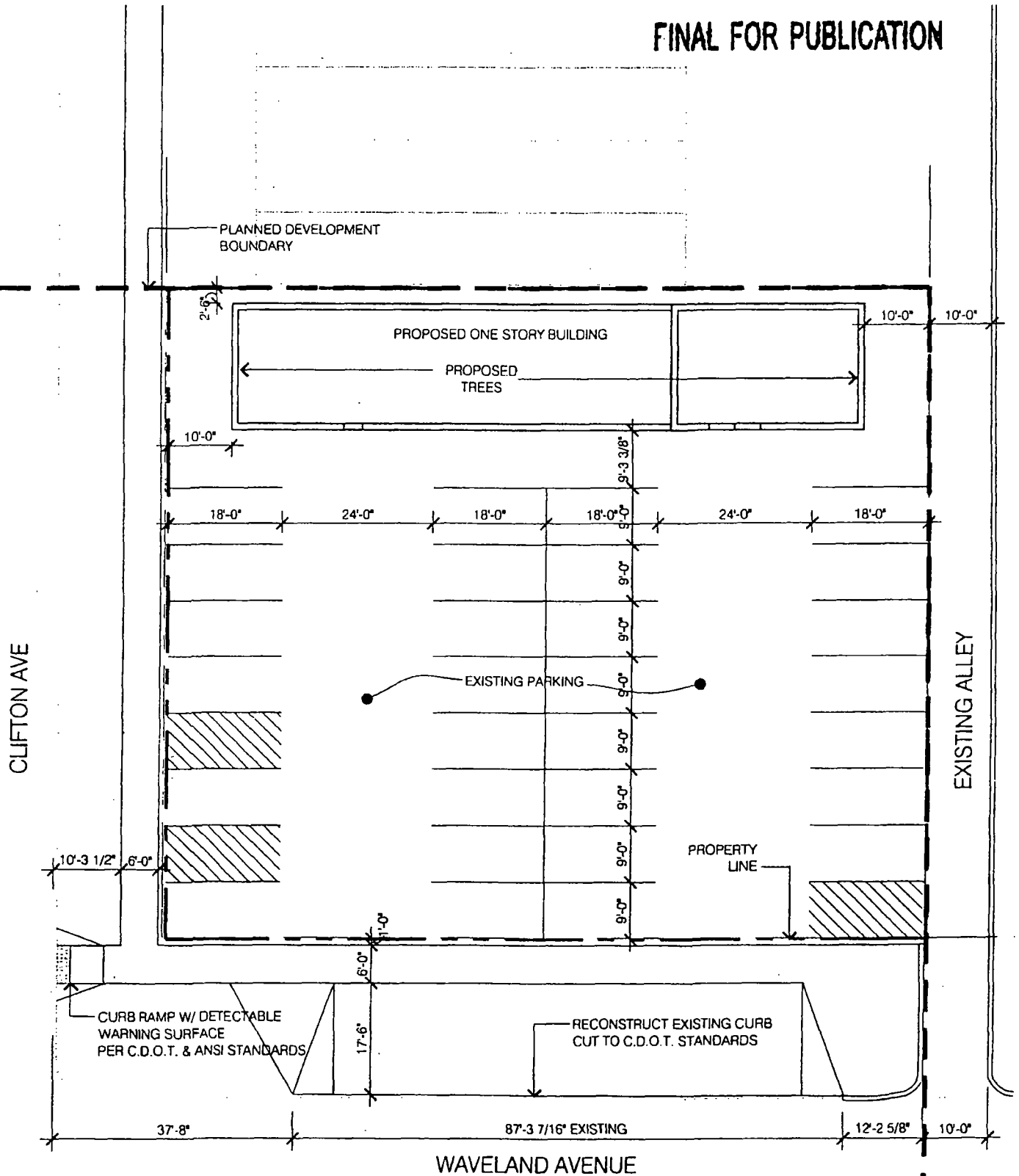
SITE PLAN (SUB-AREA B)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013

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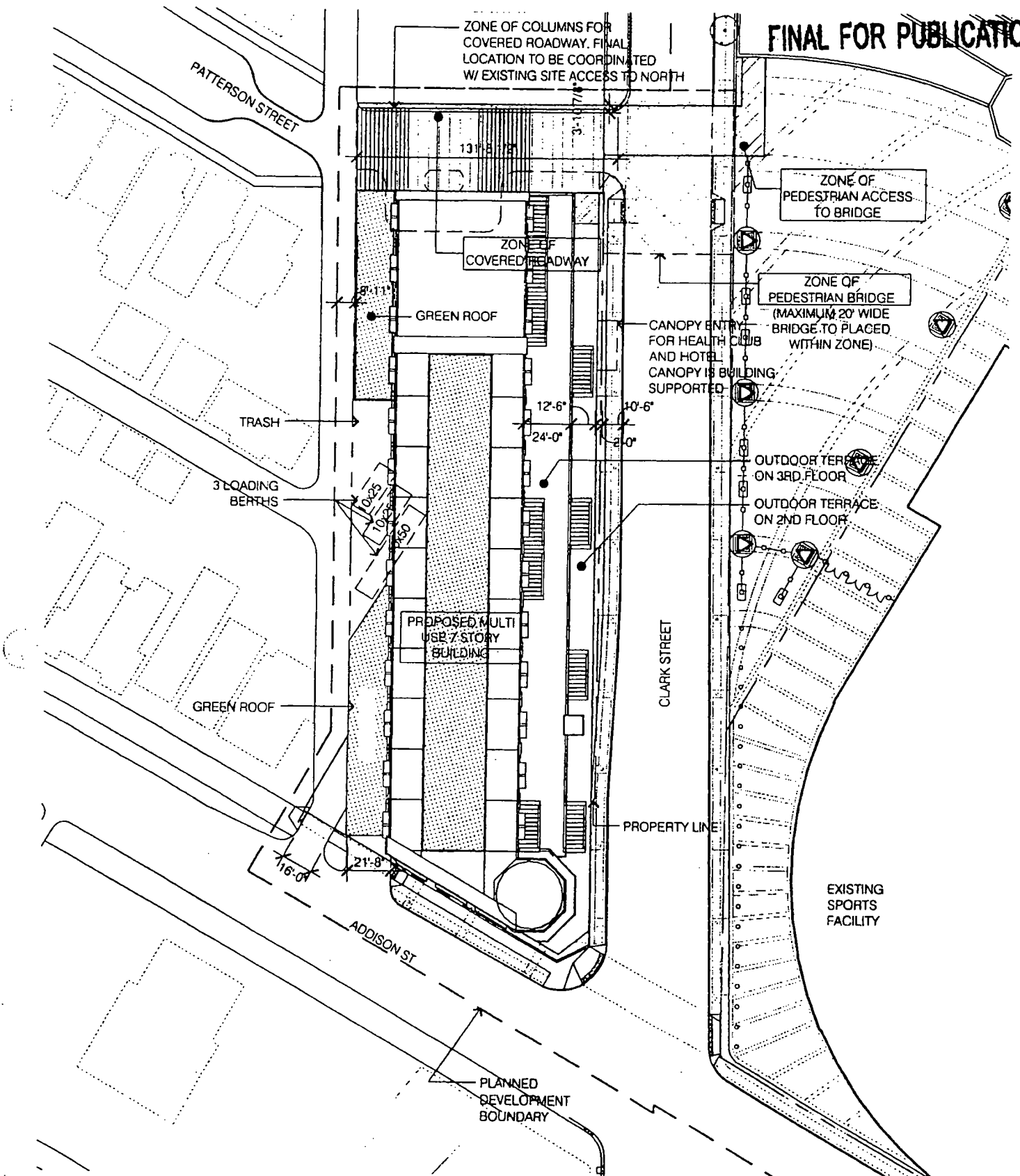
SITE PLAN (SUB-AREA C)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013



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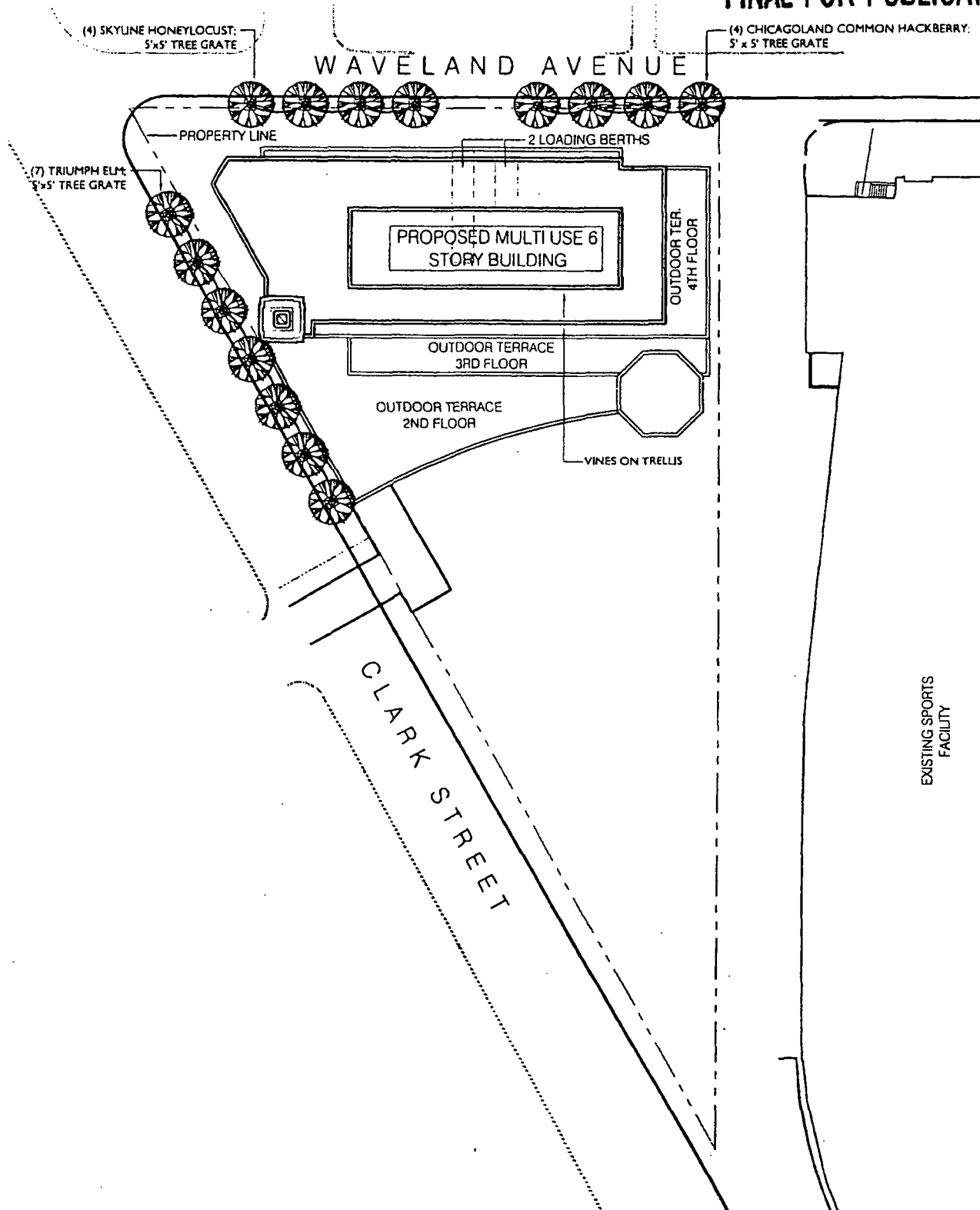
SITE PLAN (SUB-AREA D)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013



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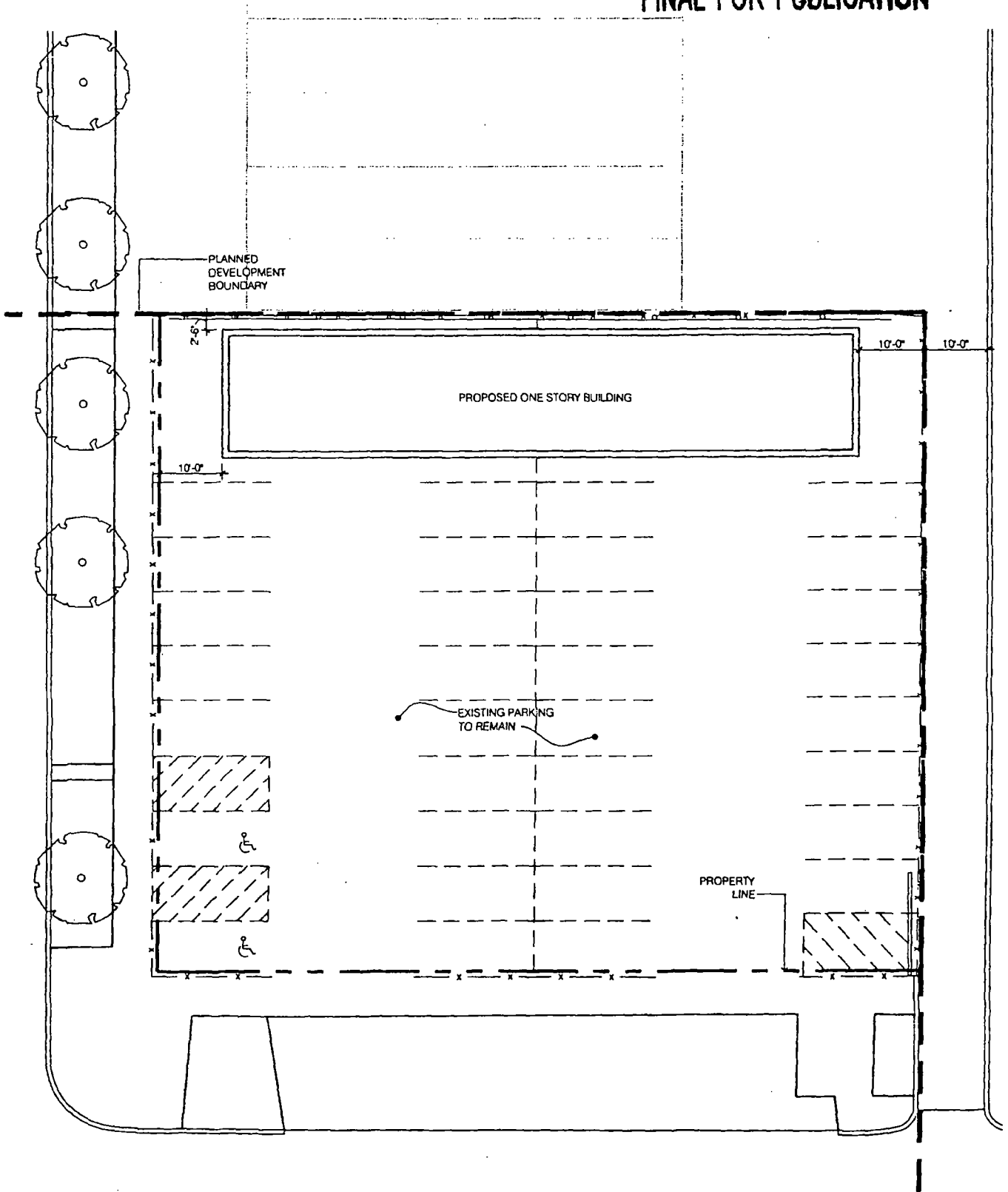
LANDSCAPE PLAN (SUB-AREA B)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013



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LANDSCAPE PLAN (SUB-AREA C)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

FINAL FOR PUBLICATION

| | 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 OPUULIFOLIUS '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 |
| GRASSES | TMW | TAXUS X MEDIA 'WARDII' | WARDS YEW | - | - | 30" | B&B | 3'-0" ON CENTER |
| | CAKF | CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' | KARL FORESTER FEATHER REED GRASS | - | - | - | #3 | 2'-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 |
| | PVS | PANICUM VIRGATUM 'SHENANDOAH' | SHENANDOAH RED SWITCH GRASS | - | - | - | #1 | 2'-0" ON CENTER |
| | PAM | PENNISETUM ALOPECUROIDES 'HAEMELN' | HAEMELN DWARF FOUNTAIN GRASS | - | - | - | #1 | 2'-0" ON CENTER |
| PERENNIALS / GROUND COVER | SH | SPOROBOLUS HETEROLEPIS | PRAIRIE DROPSIDE | - | - | - | #1 | 1'-6" ON CENTER |
| | EFC | EUONYMUS FORTUNEI 'COLORATUS' | PURPLELEAF WINTERCREEPER | - | - | - | QT | 1'-0" ON CENTER |
| | EFM | 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 | CAMPIS RADICANS | TRUMPET VINE | - | - | - | QT | SEE PLANS FOR SPACING |
| | HH | HEDERA HELIX 'THORNDAL' | THORNDAL 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 | 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 MIDDENDORFF'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

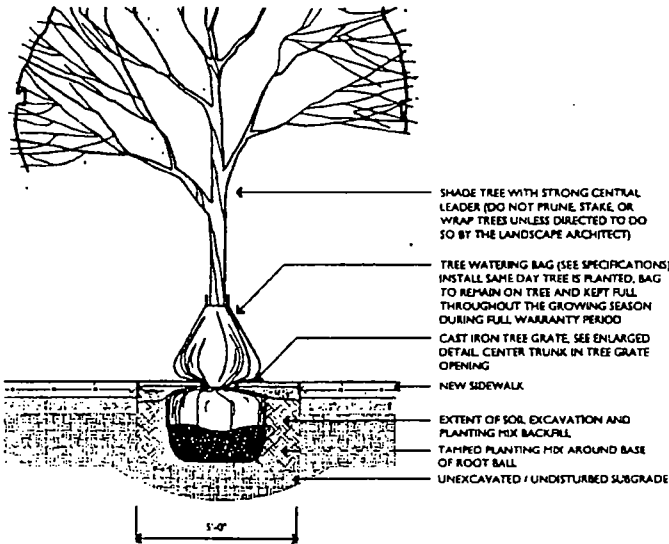
LANDSCAPE PLANT LIST

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013



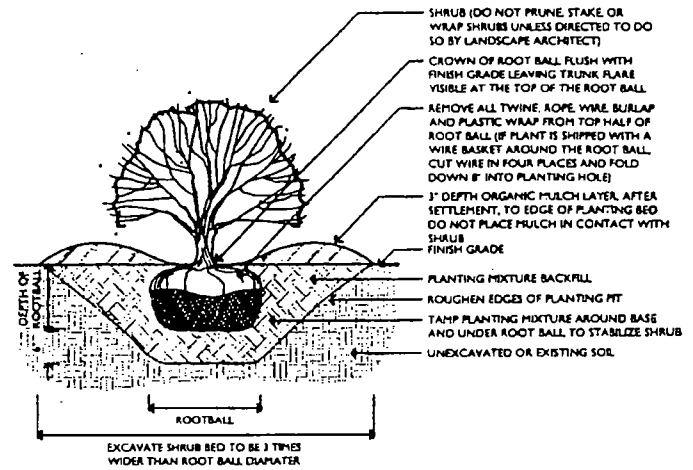
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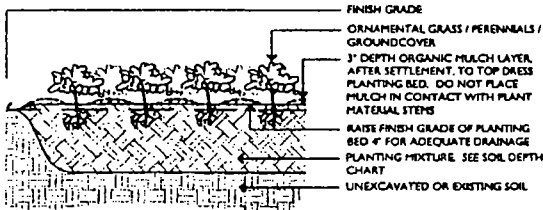
1 DECIDUOUS TREES IN TREE GRATE

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



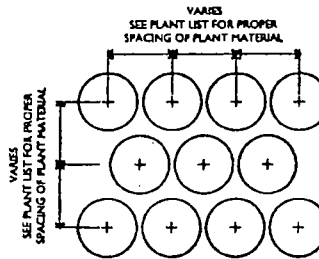
2 SHRUB INSTALLATION

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



3 GROUNDCOVER AND PERENNIAL INSTALLATION

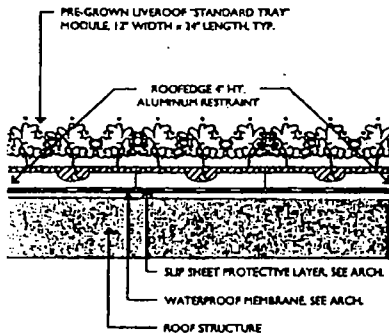
SCALE: 3/8" = 1'-0"



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

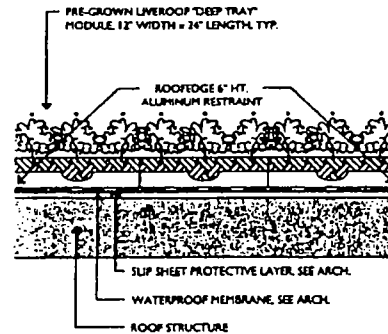
| LANDSCAPE AREAS | DEPTH IN INCHES |
|---|------------------------------|
| LAWN AREAS (SOO) | 12 |
| LAWN AREAS (SEED) | NA |
| PLANTING BEDS - PERENNIALS | 18 PLANTING MIX |
| PLANTING BEDS - MEDIUM AND SMALL SHRUBS | 18 PLANTING MIX |
| RAISED PLANTERS | 48 PLANTING MIX |
| SHADE AND ORNAMENTAL TREES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

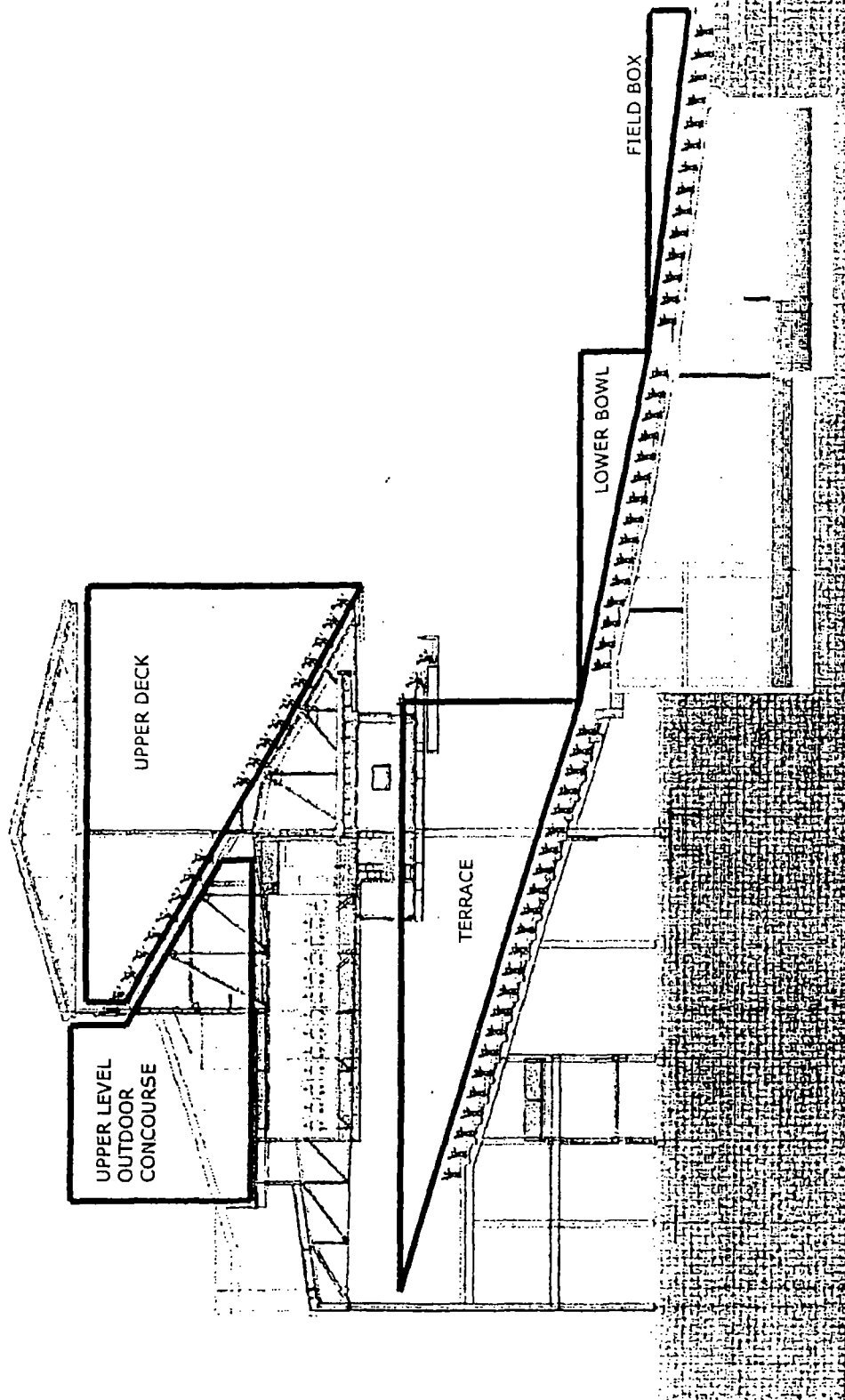
SCALE: 3/8" = 1'-0"

LANDSCAPE ENLARGED PLANT DETAILS

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013

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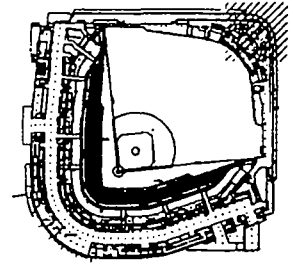


STADIUM BUILDING SECTION

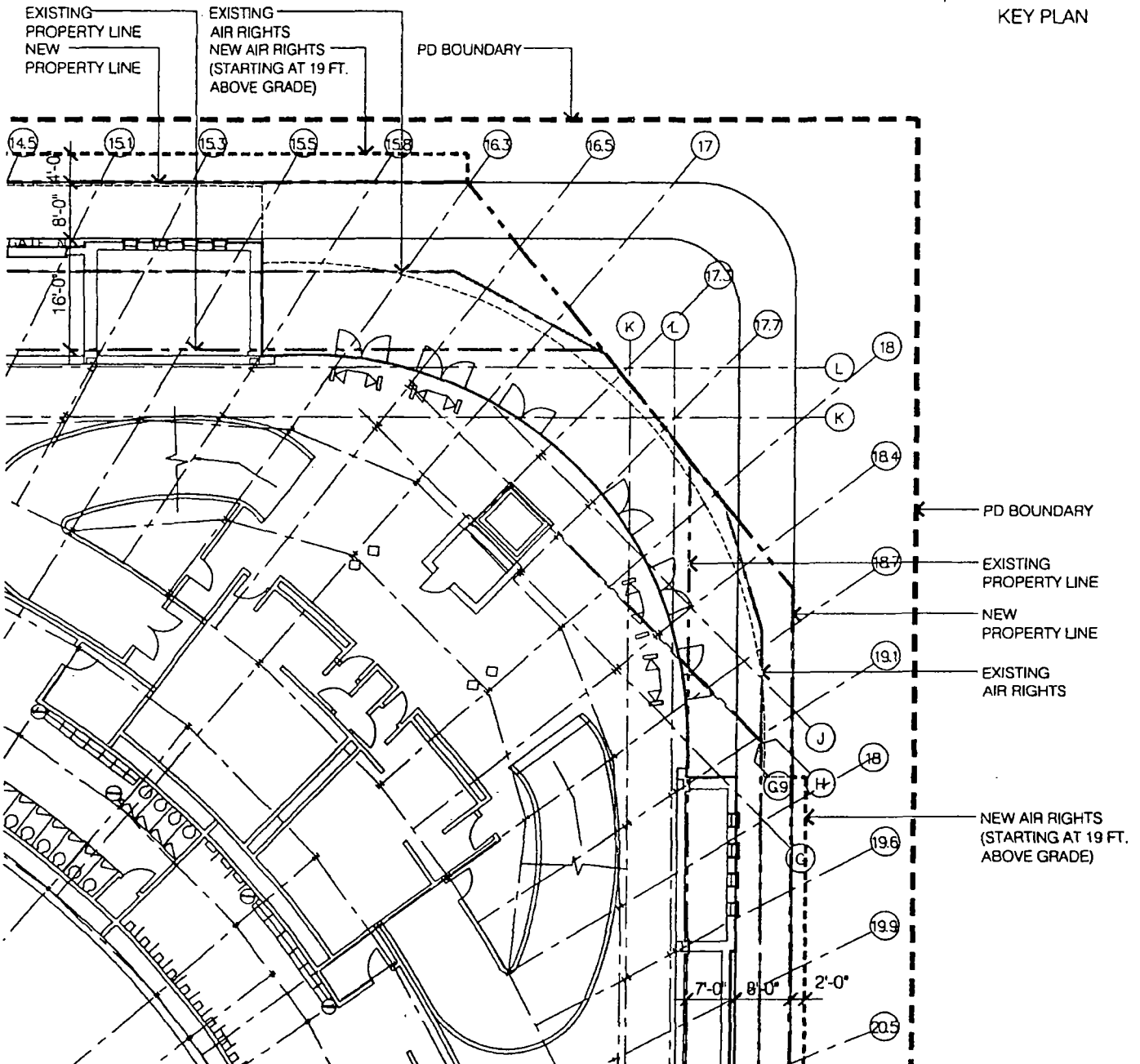
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

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KEY PLAN



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

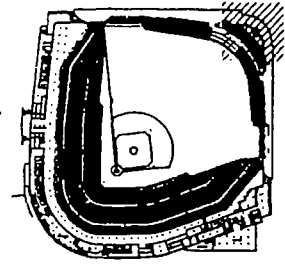


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

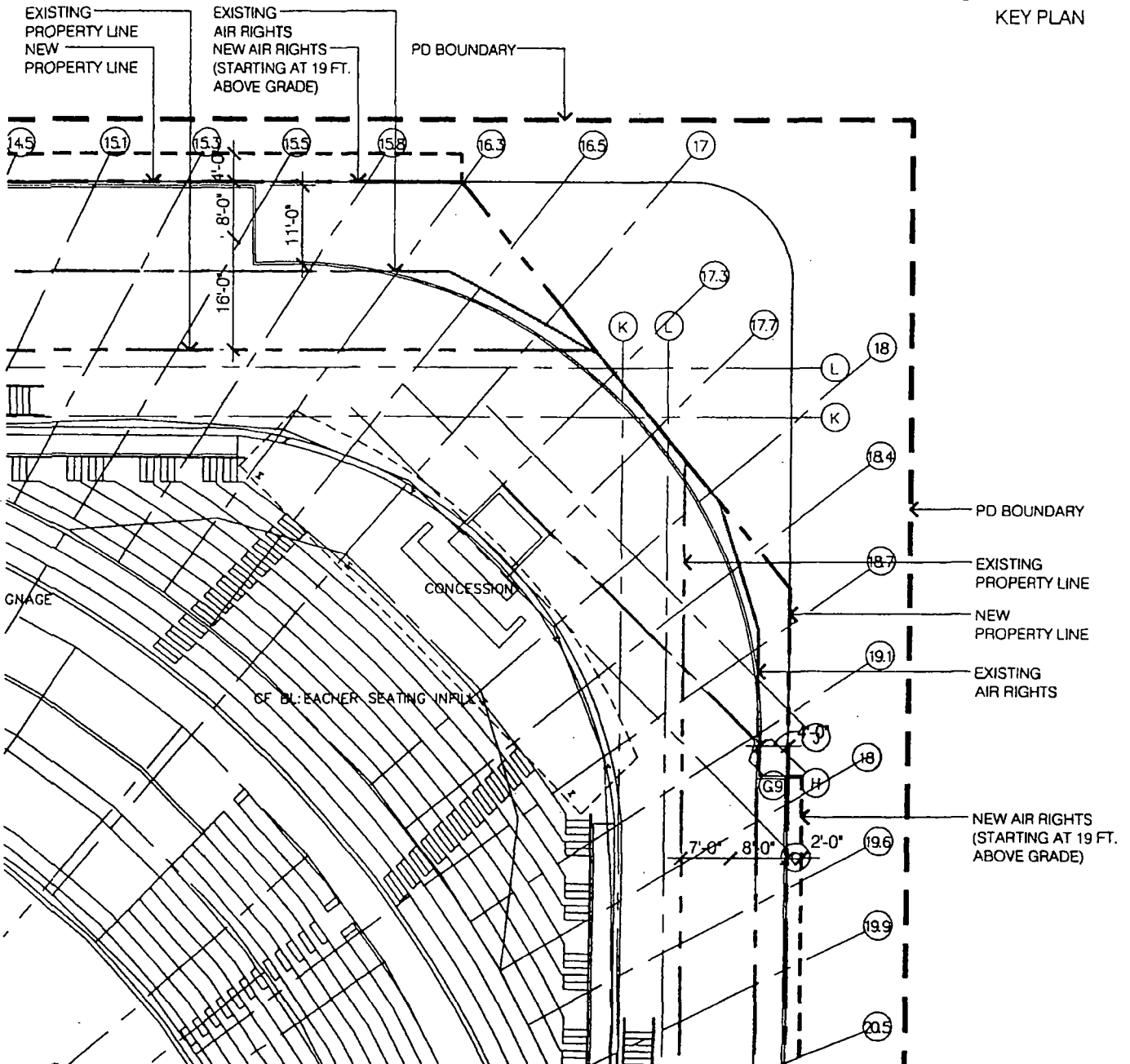


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KEY PLAN



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

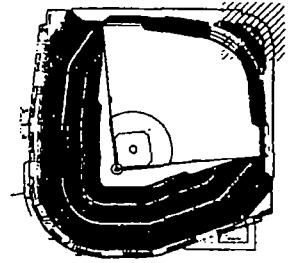


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

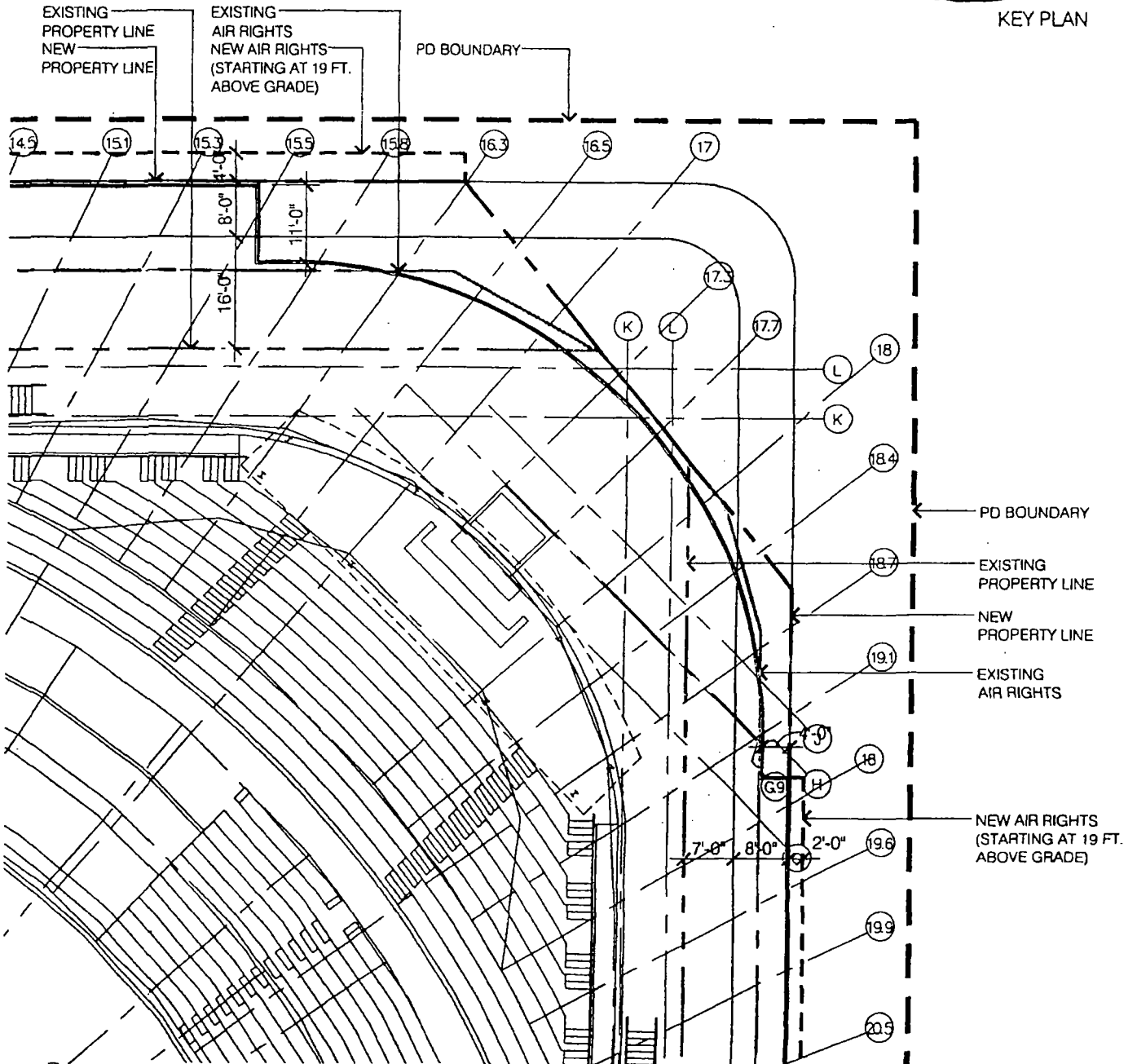


FOOTBALL ASSOCIATION

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KEY PLAN



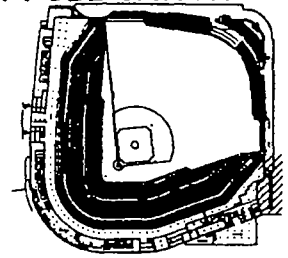
SHEFFIELD & WAVELAND WALL EXPANSION PLAN - BOWL LEVEL (SUB-AREA A)



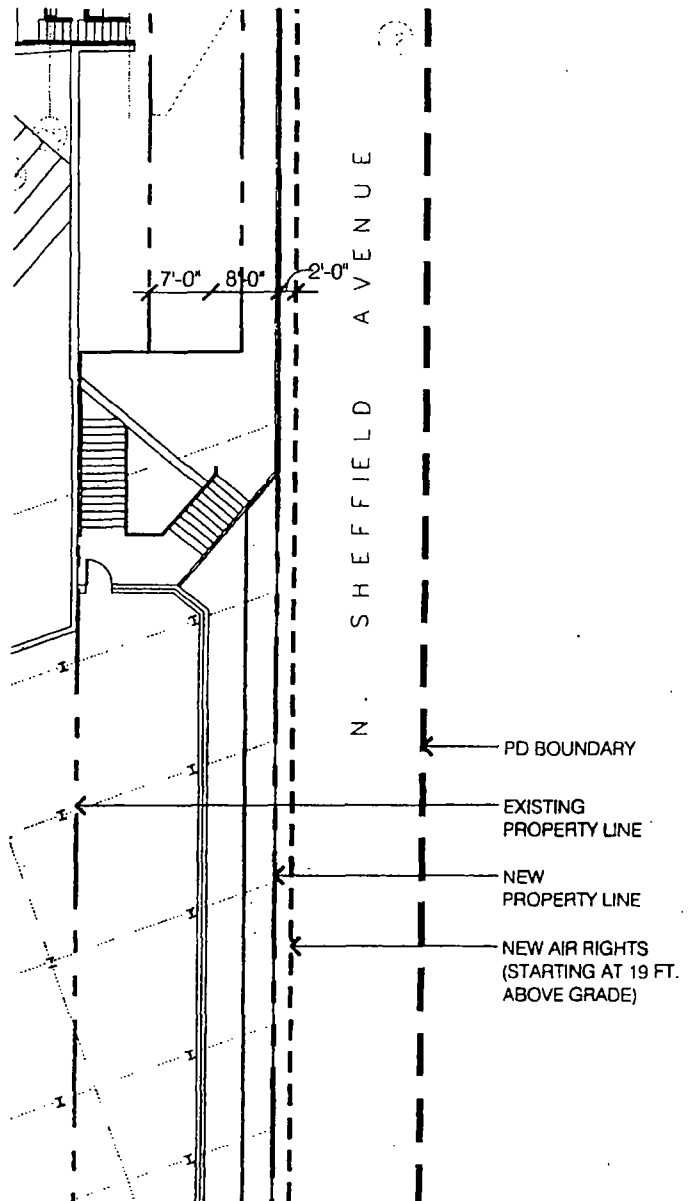
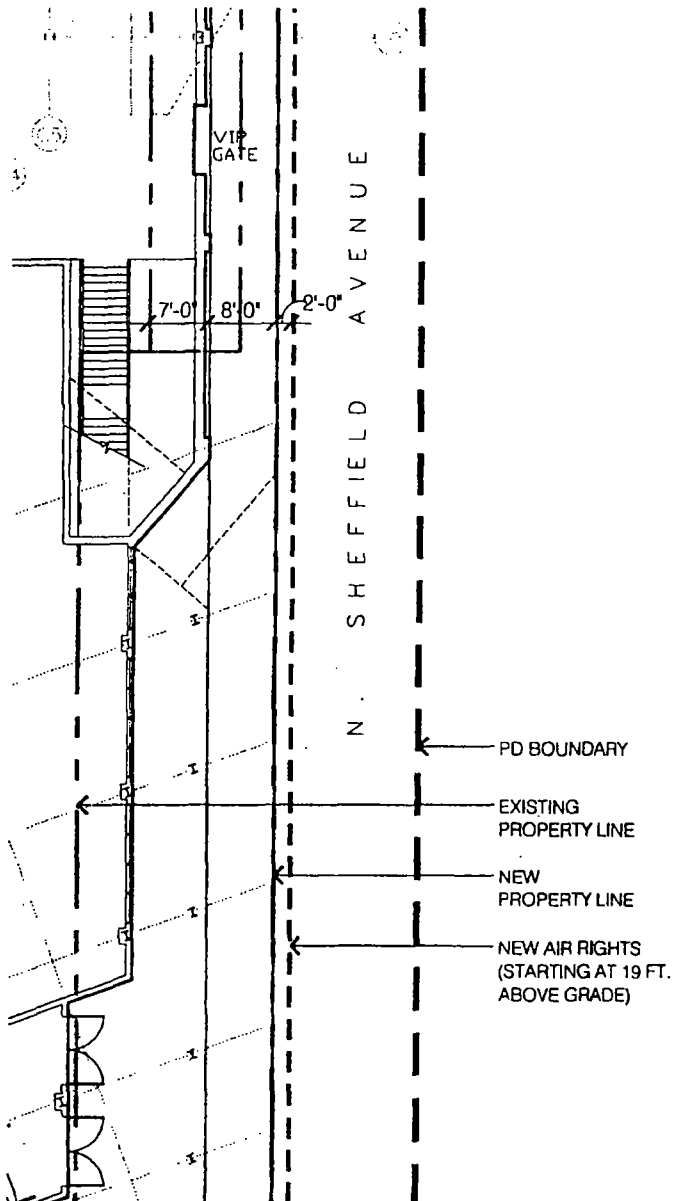
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 16 JULY 2013

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KEY PLAN

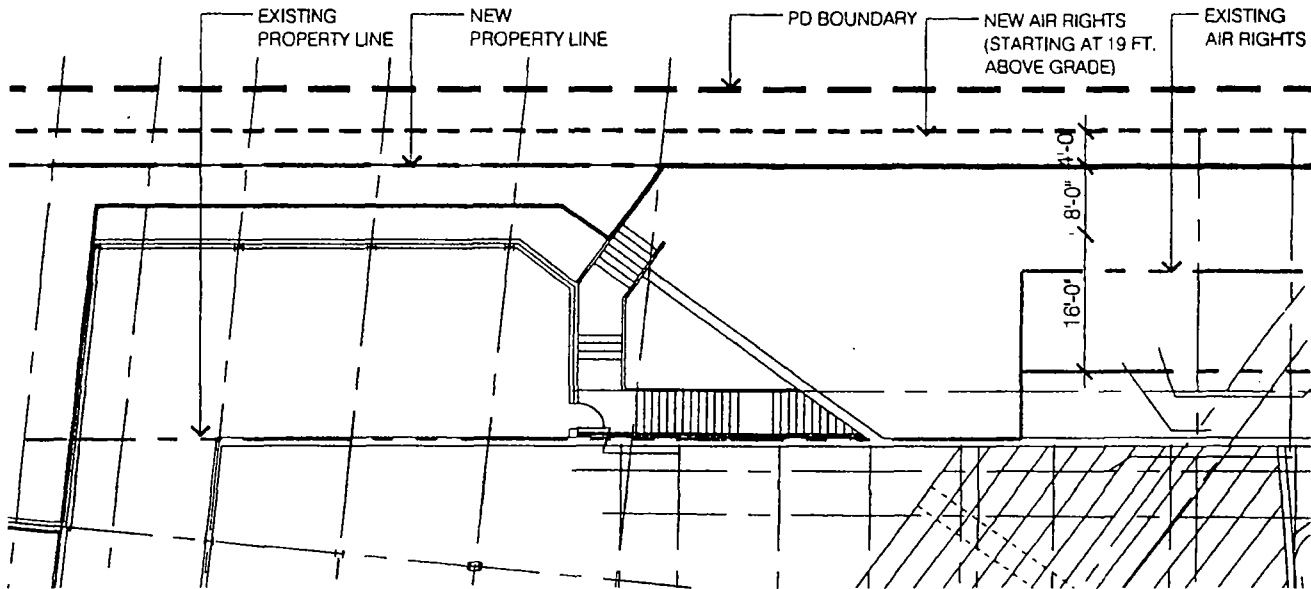
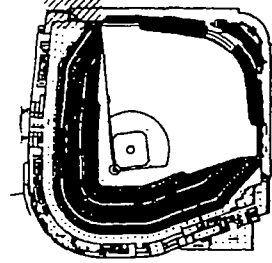


EXPANSION PLAN - CONCOURSE, MEZZANINE LEVEL - RIGHT FIELD (SUB-AREA A)

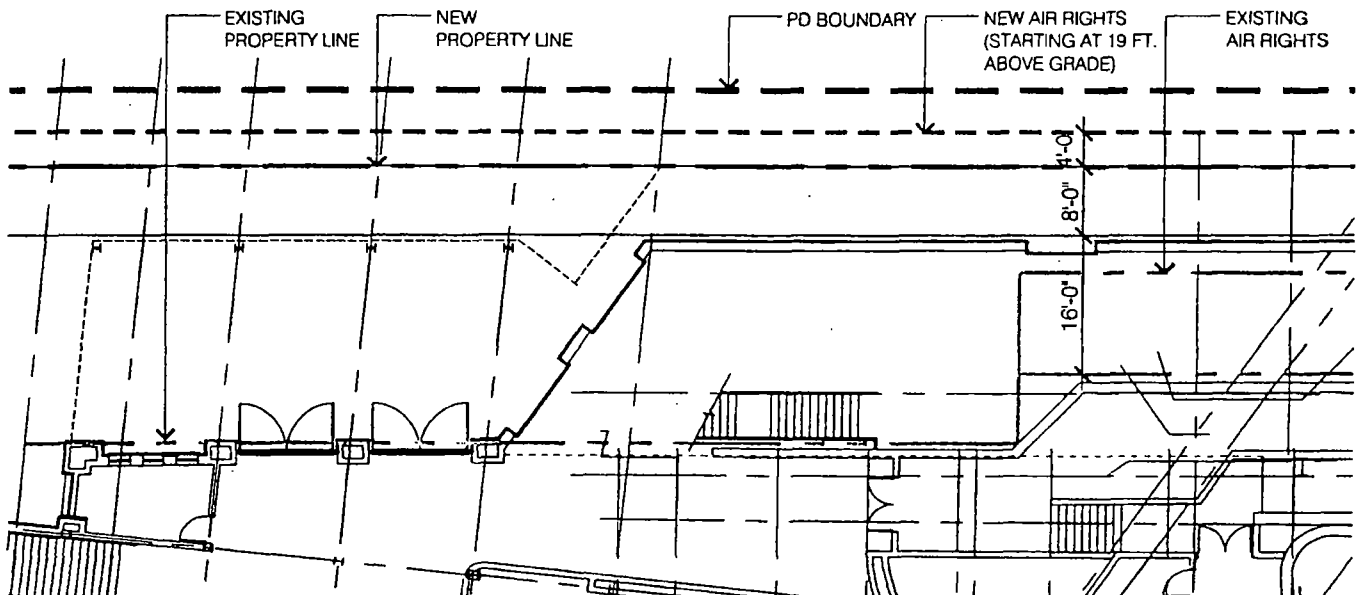


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013





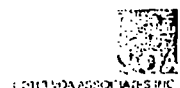
EXPANSION PLAN - MEZZANINE LEVEL - LEFT FIELD (SUB-AREA A)



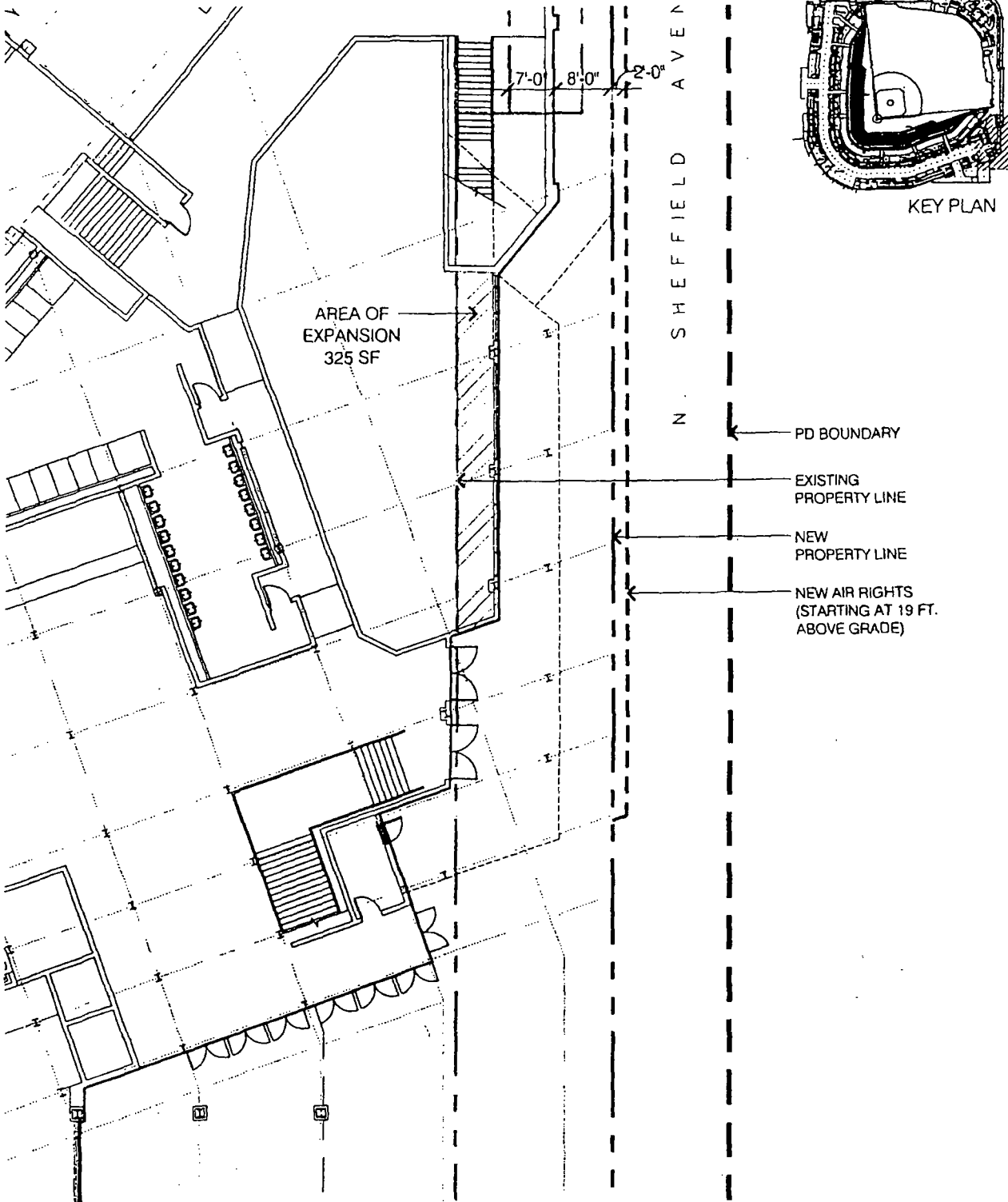
EXPANSION PLAN - CONCOURSE LEVEL - LEFT FIELD (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013



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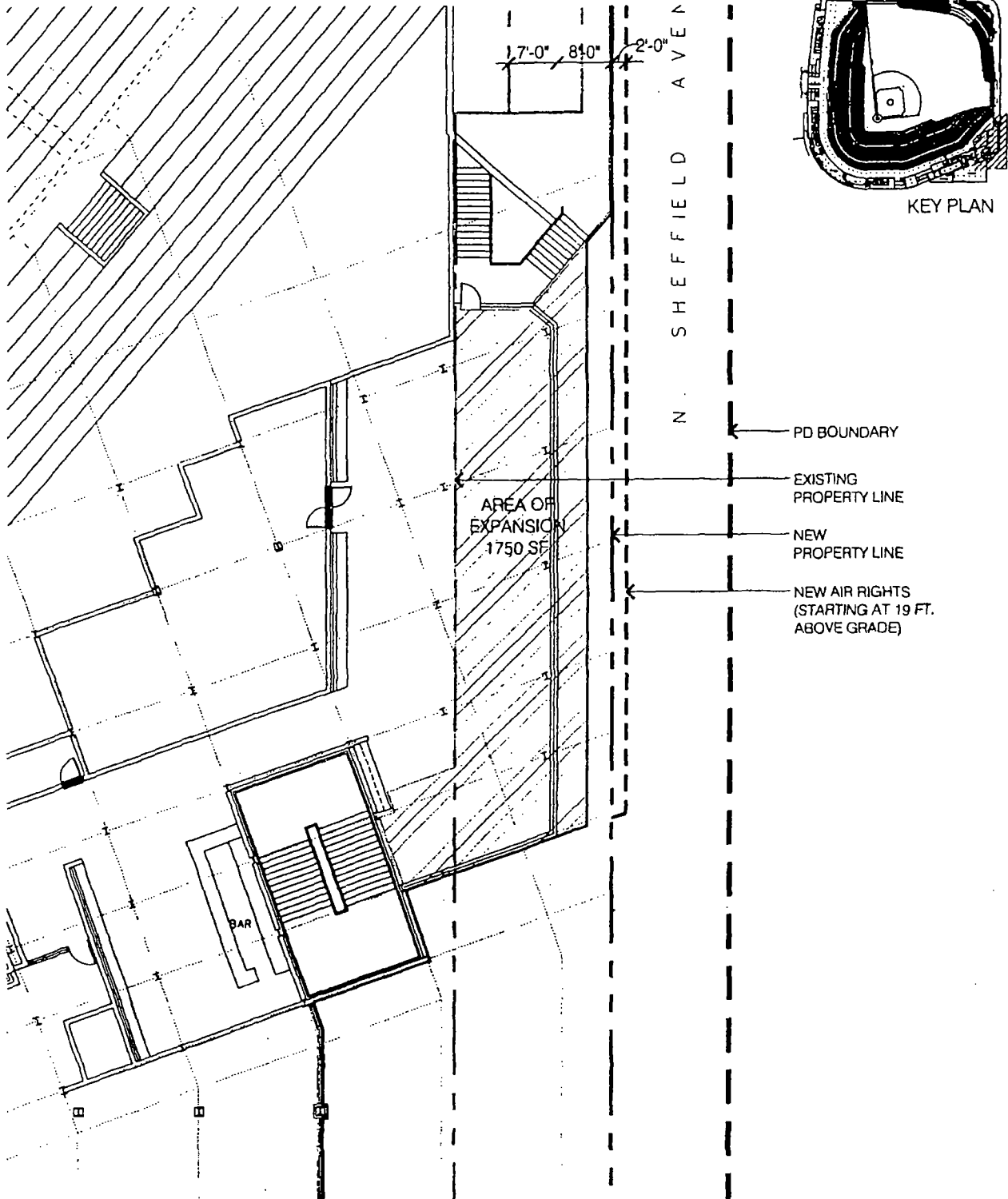


EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

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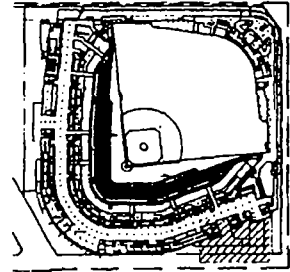
EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)



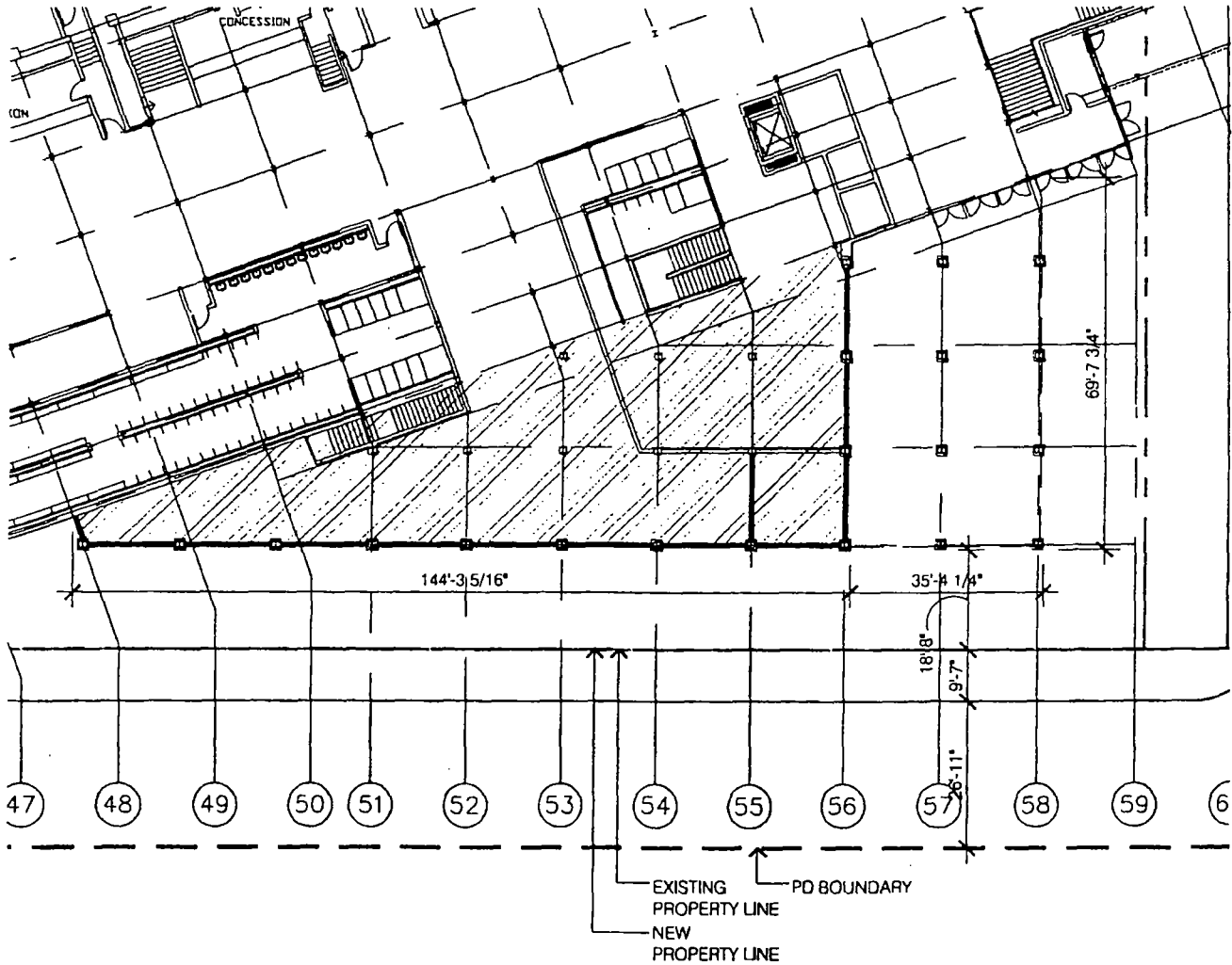
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 19 JULY 2013

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KEY PLAN



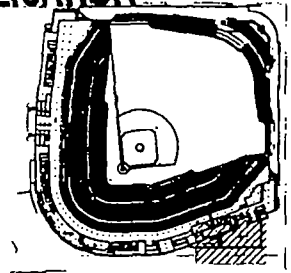
EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)



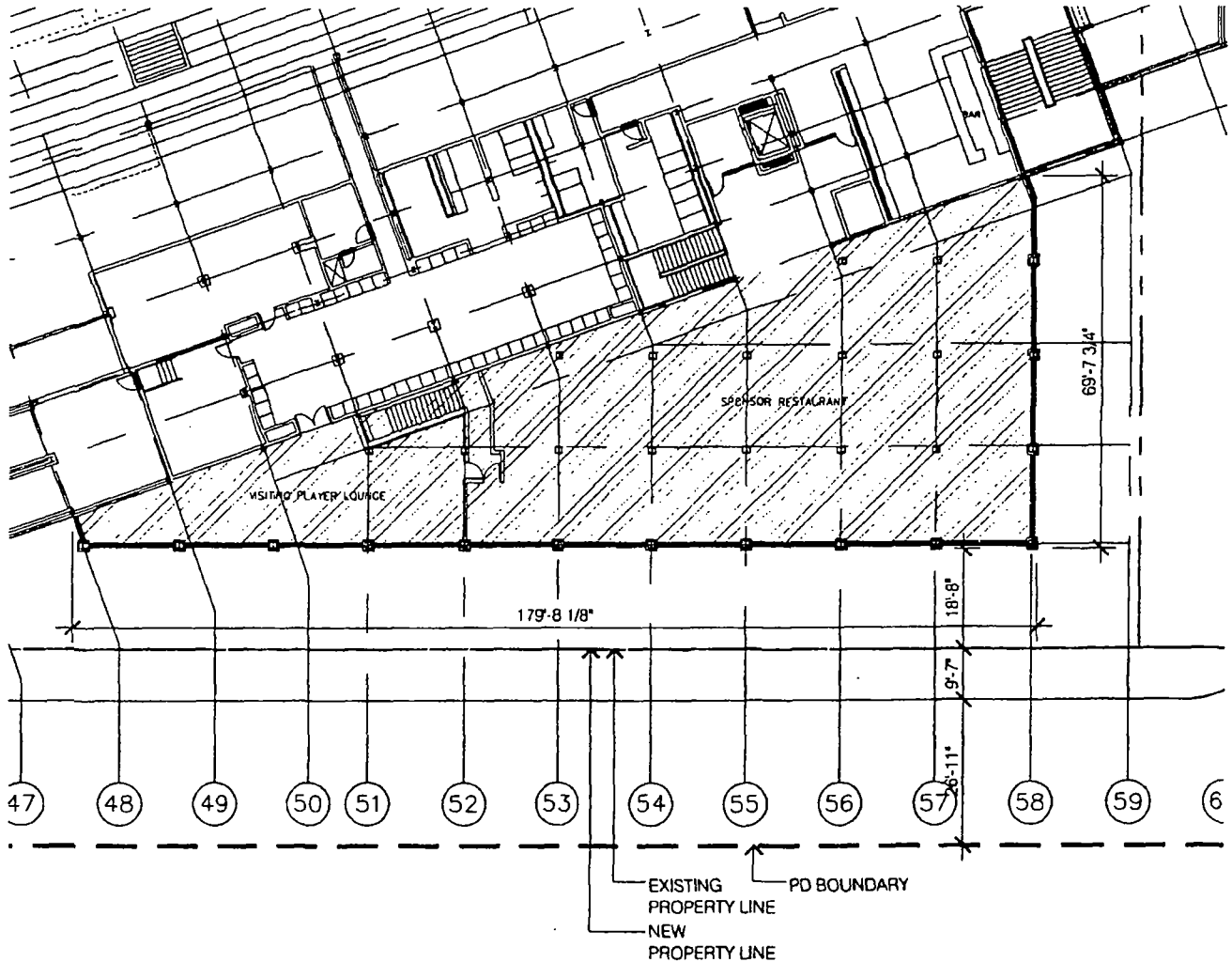
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

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KEY PLAN

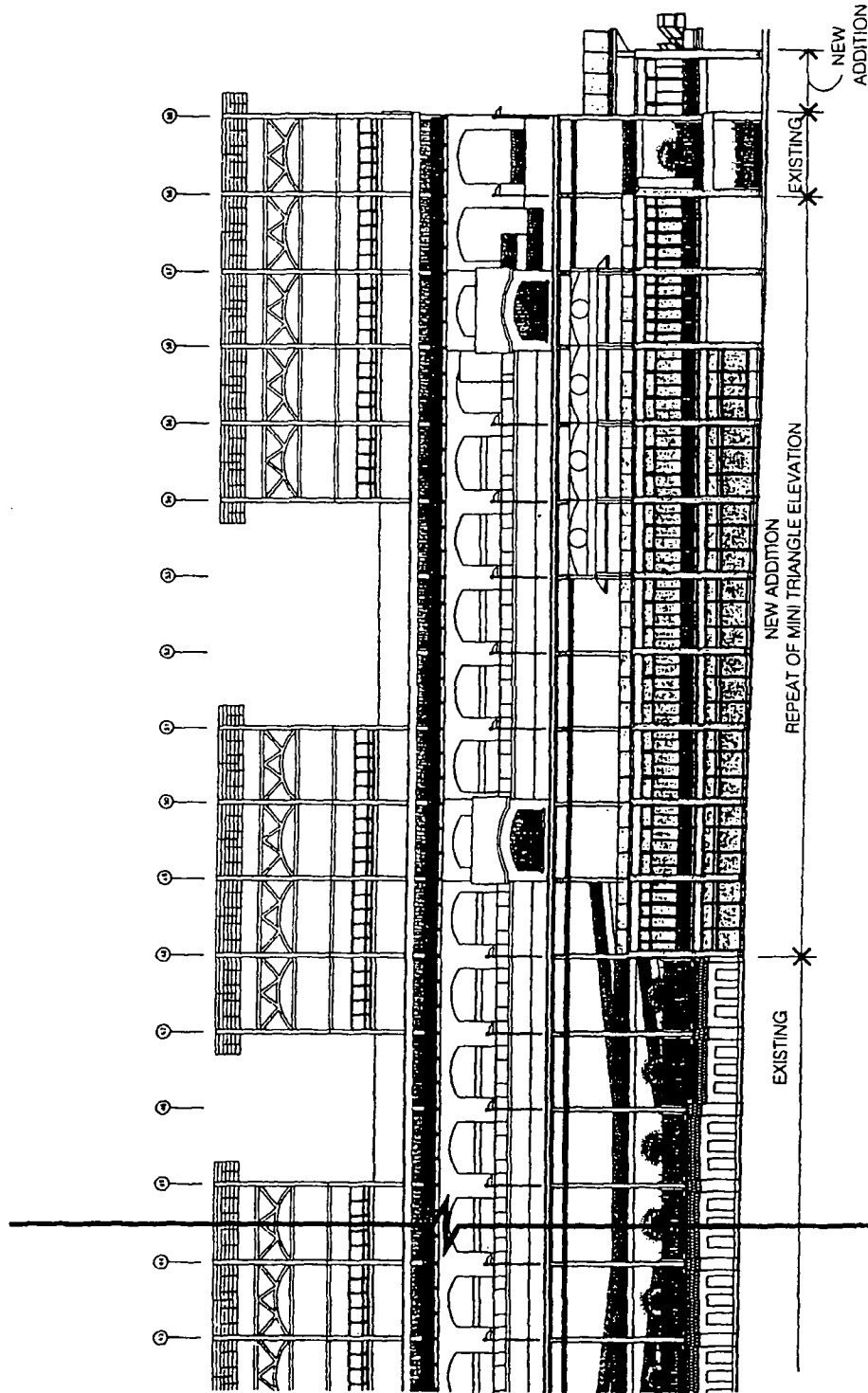


EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013





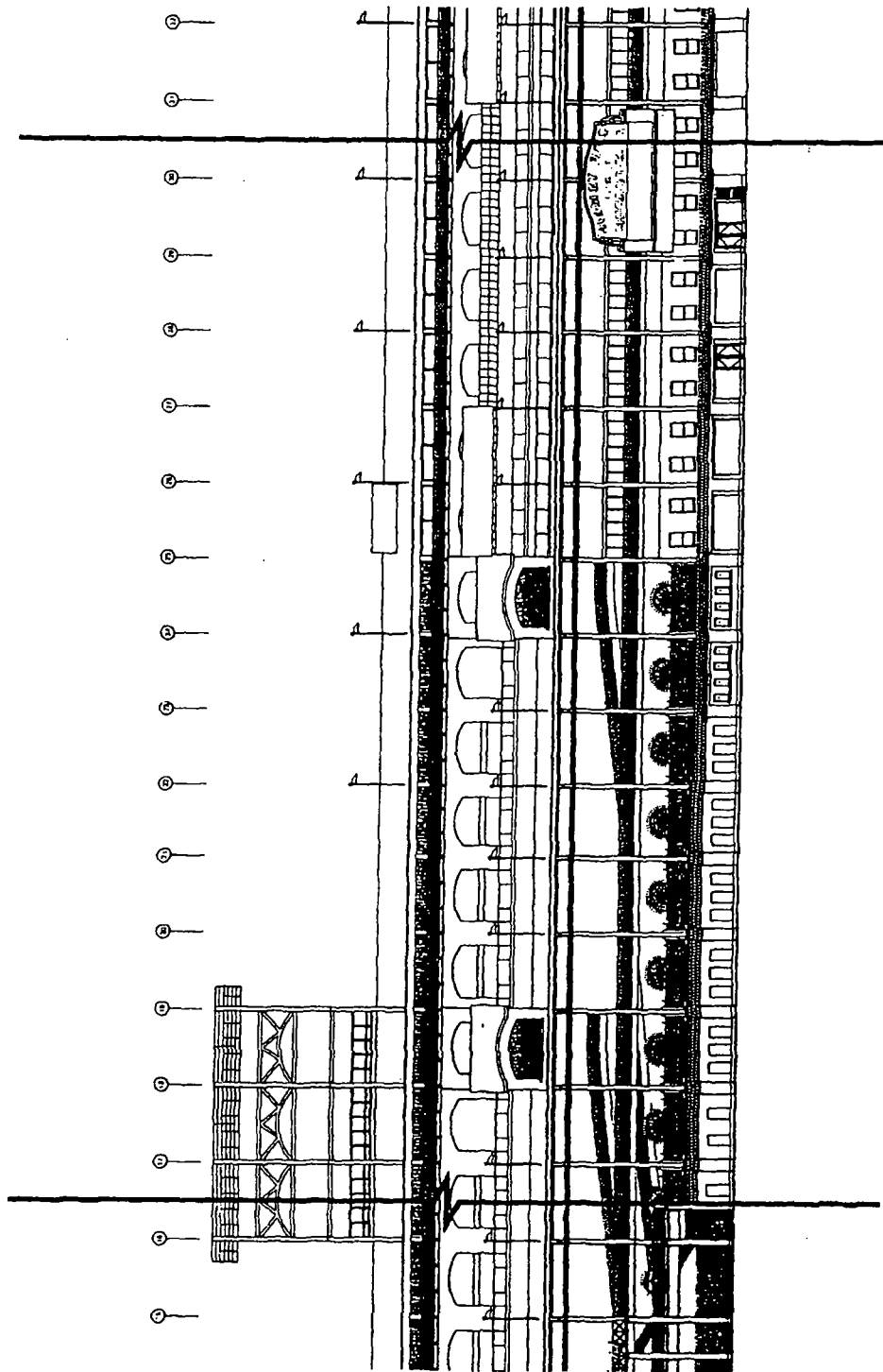
NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.

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

0 20 40

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

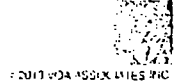




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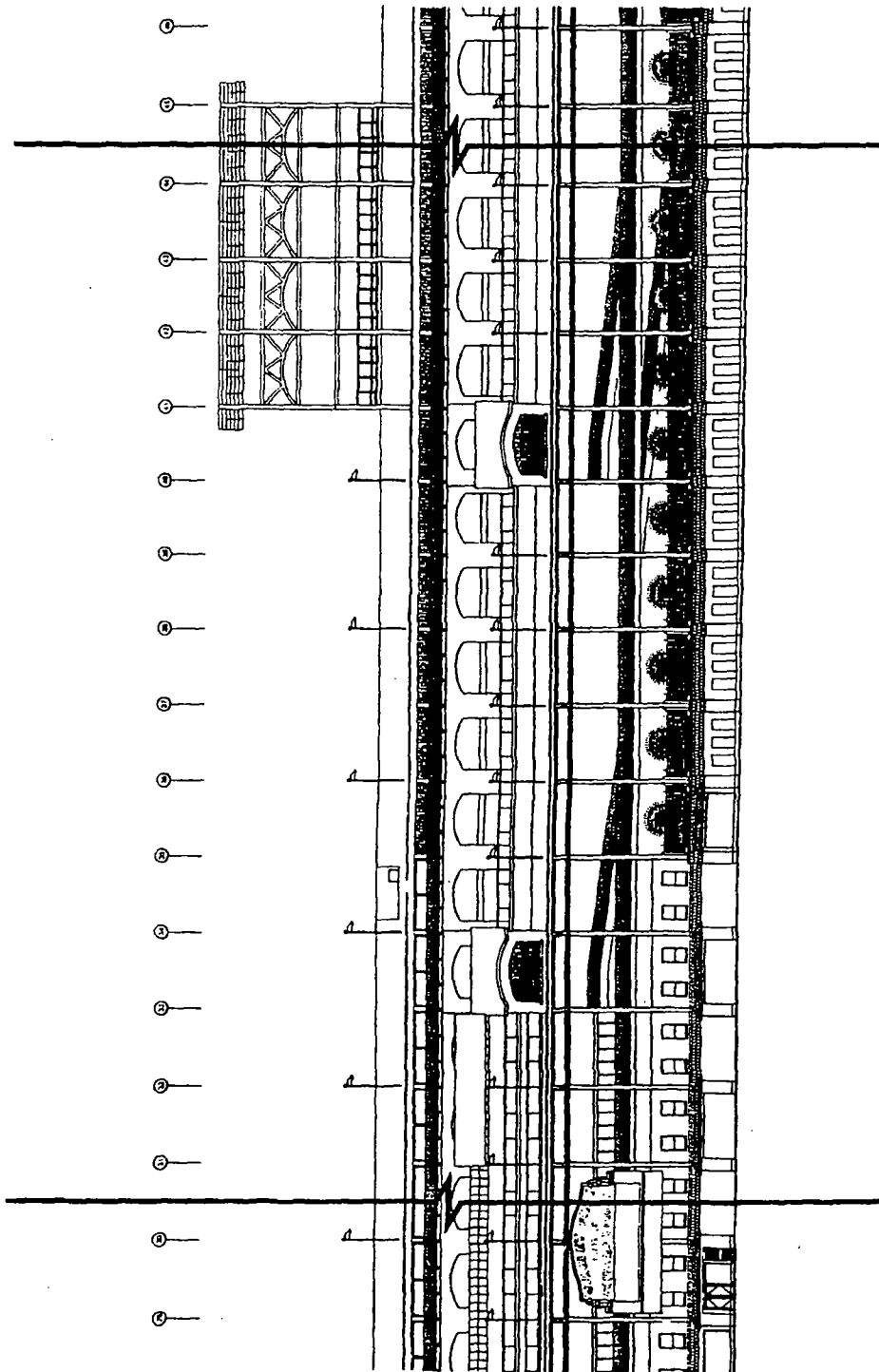
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (2 OF 8)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013



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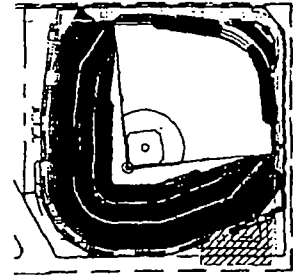
NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.

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

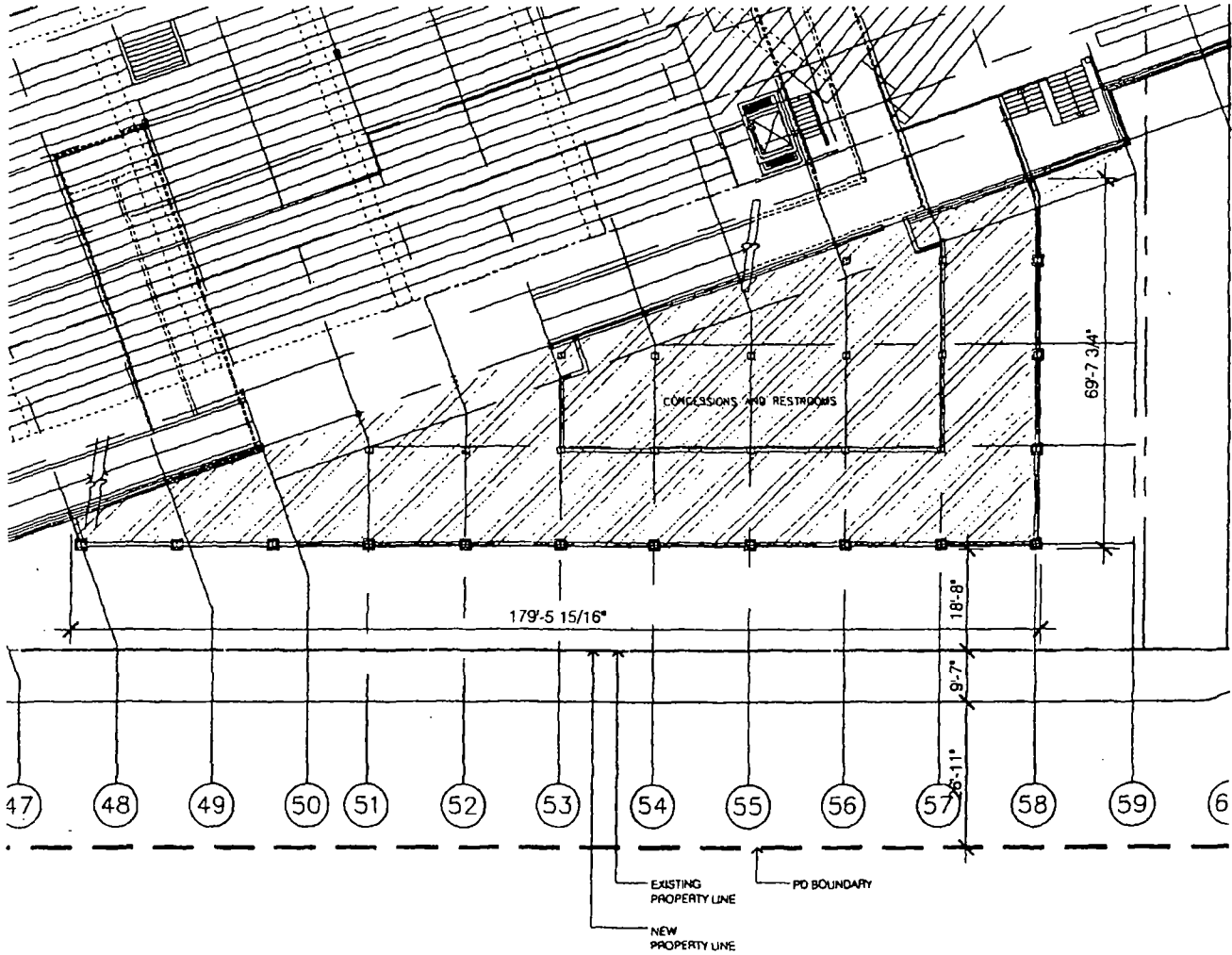
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APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
ADDRESS: 1060 W ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

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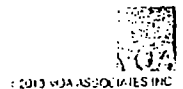
KEY PLAN



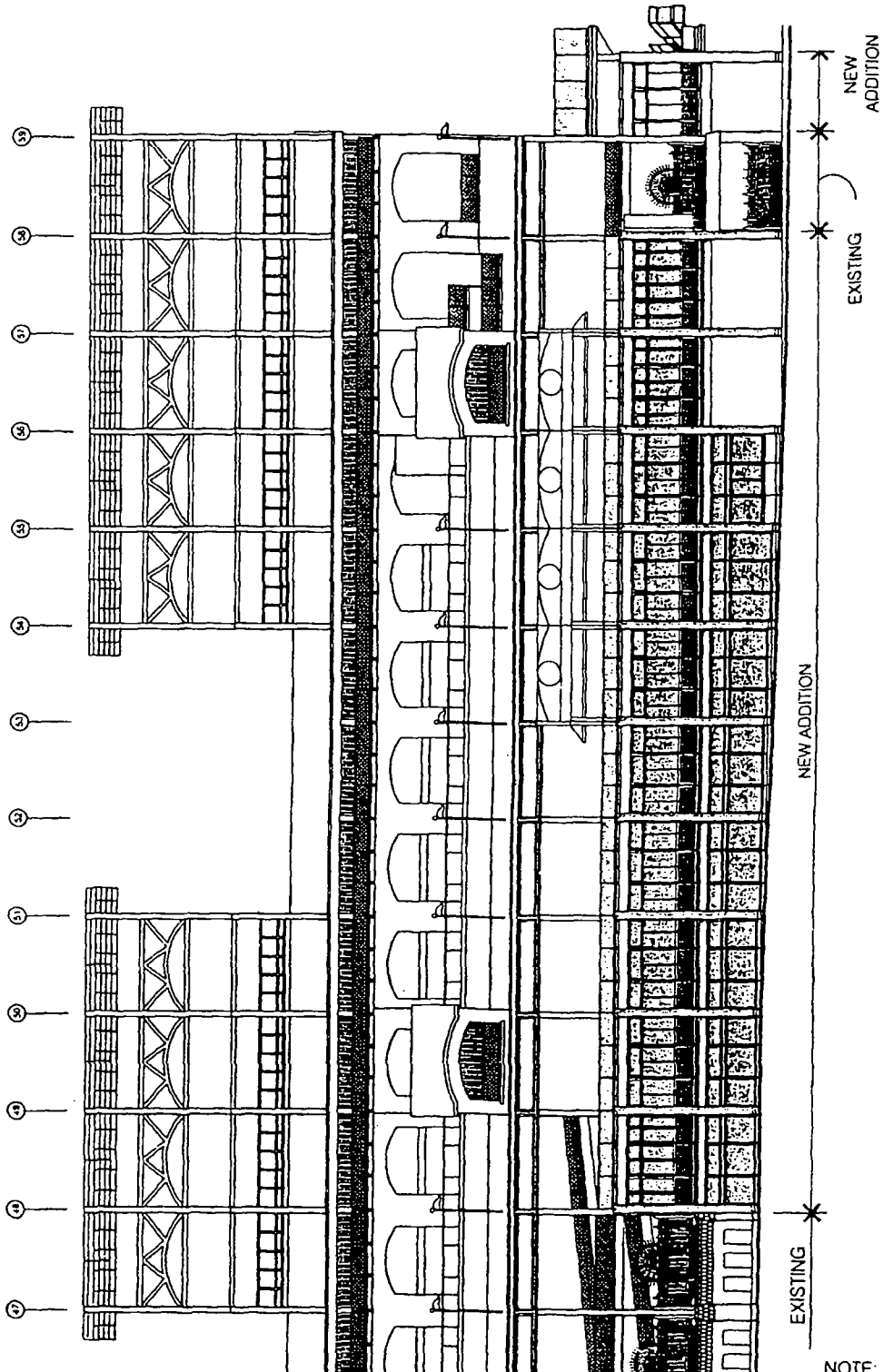
EXPANSION PLAN - BOWL LEVEL (SUB-AREA A)



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013



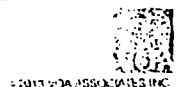
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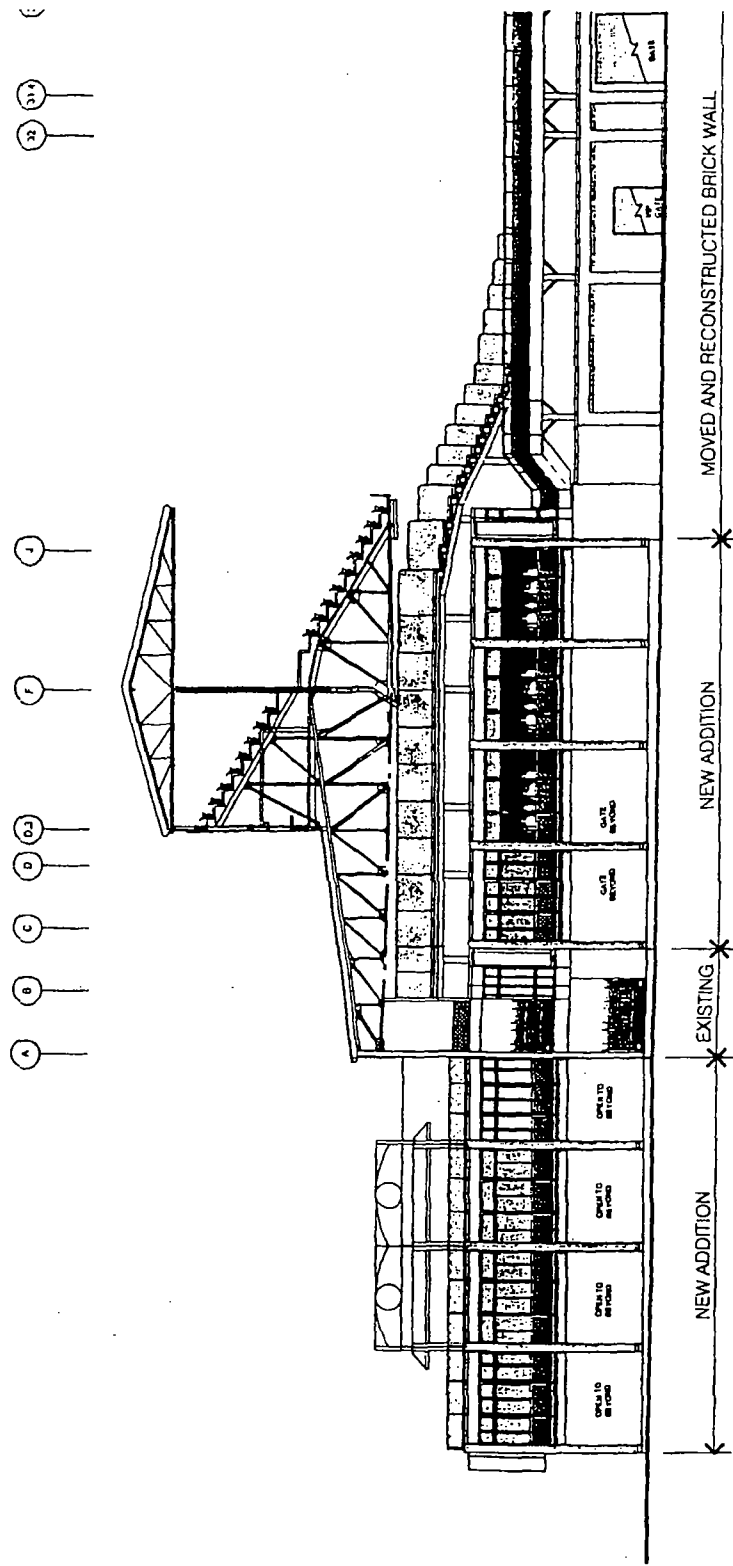
MINI-TRIANGLE EXPANSION ELEVATIONS (SUB-AREA A) (1 OF 2)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013

0 15 30



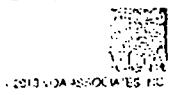
FINAL FOR PUBLICATION

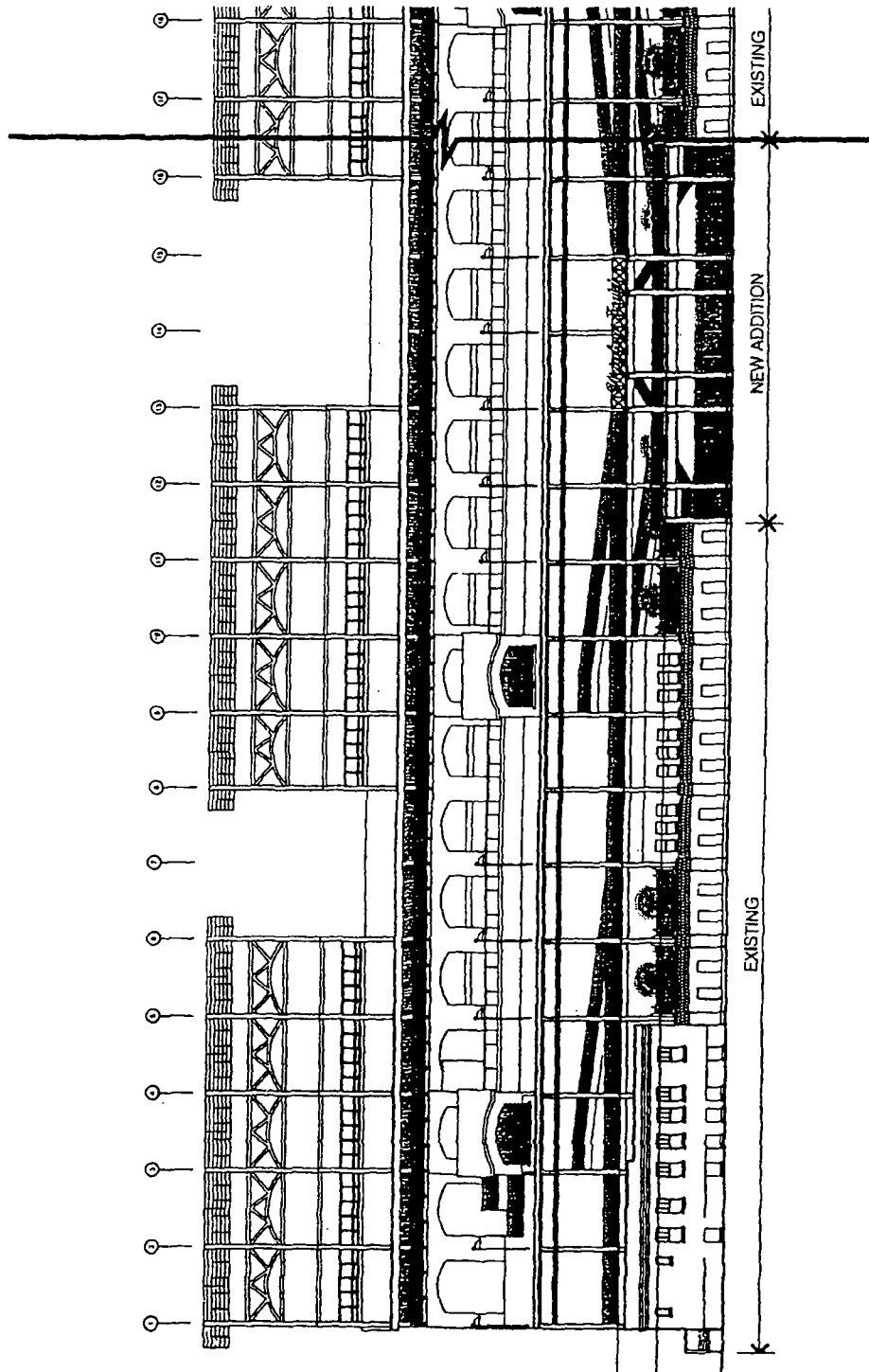


NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.

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

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013





NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.

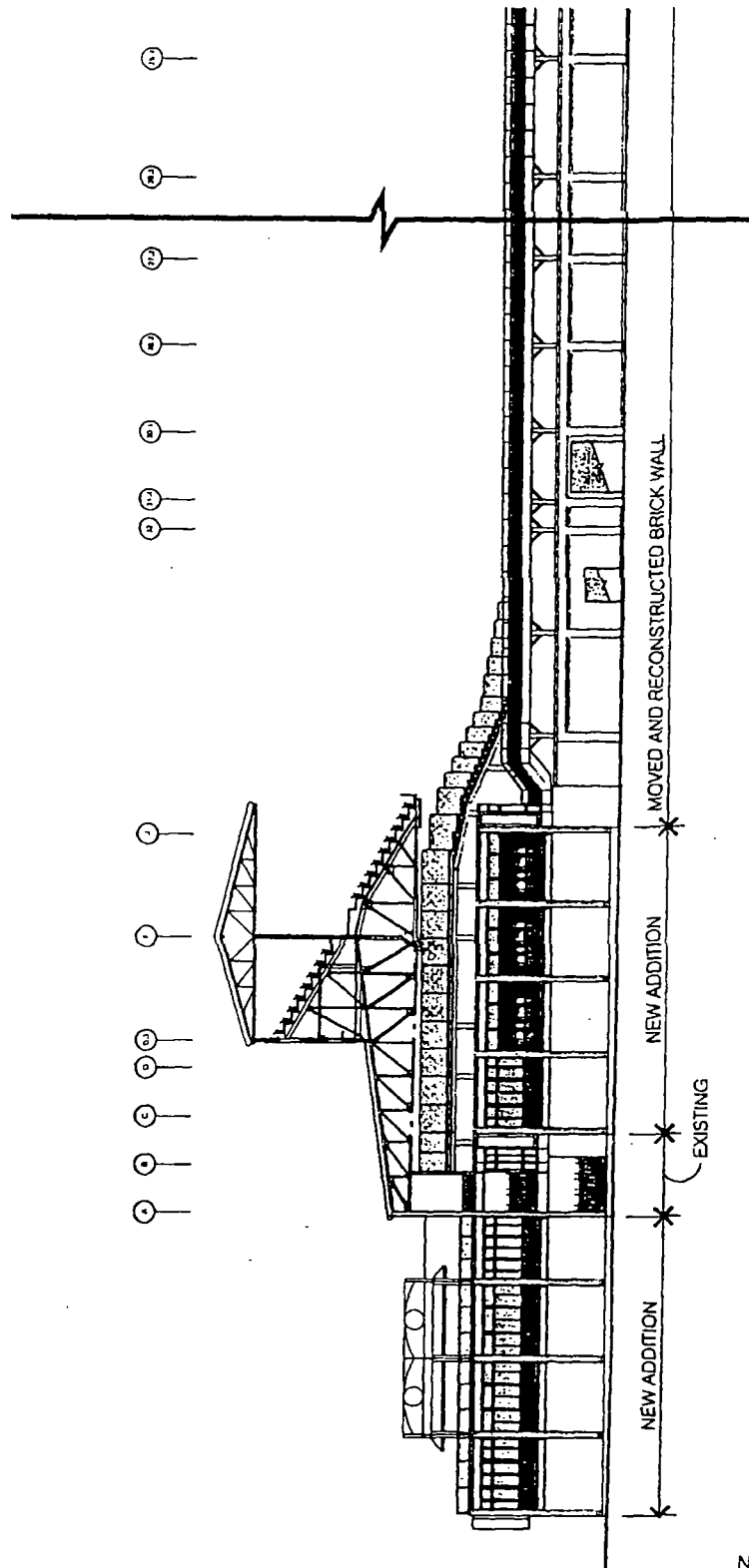
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (1 OF 8)

0 20 40

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1080 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013



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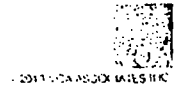


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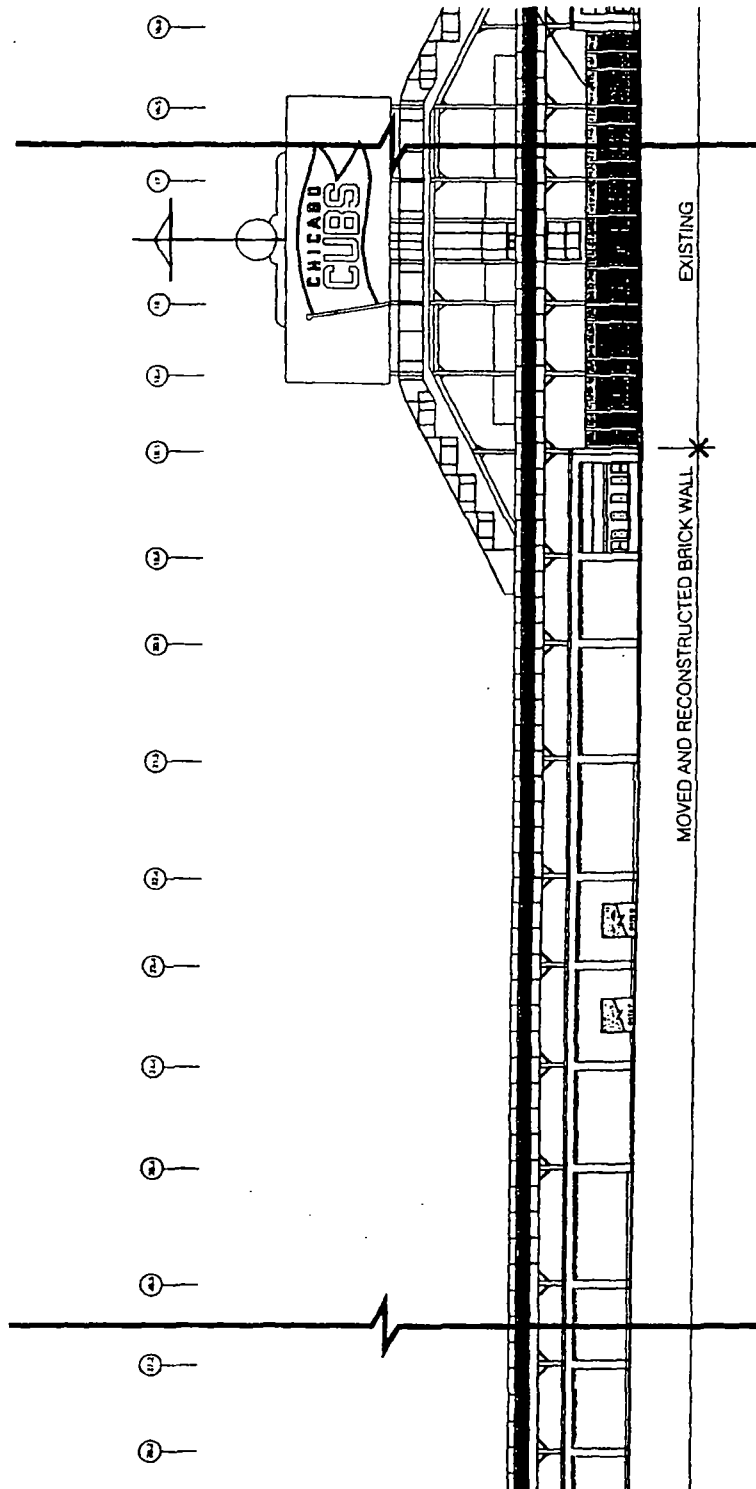
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RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (5 OF 8)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013



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SEE PD SIGNAGE MATRIX.

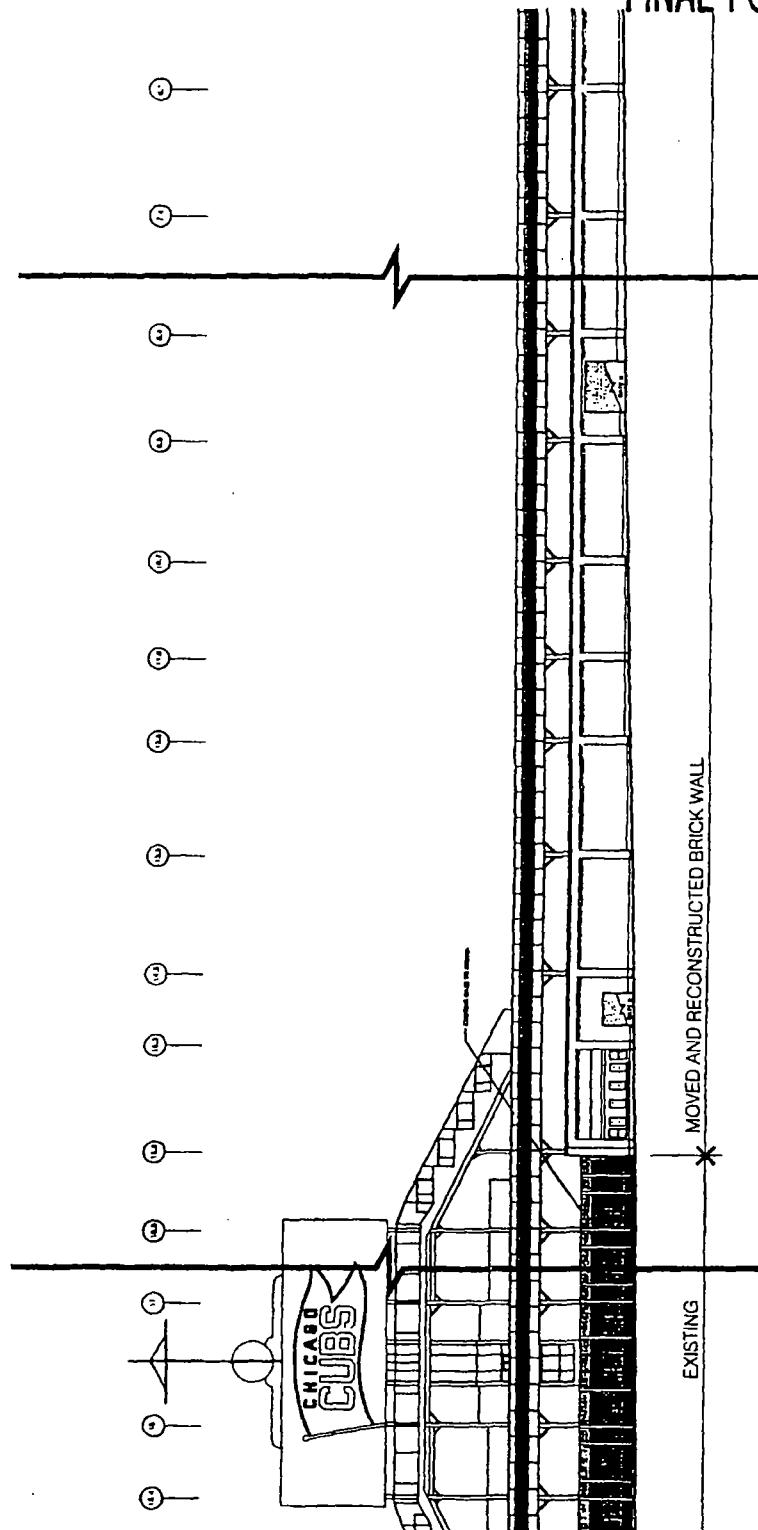
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (6 OF 8)

0 20 40

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

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NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.

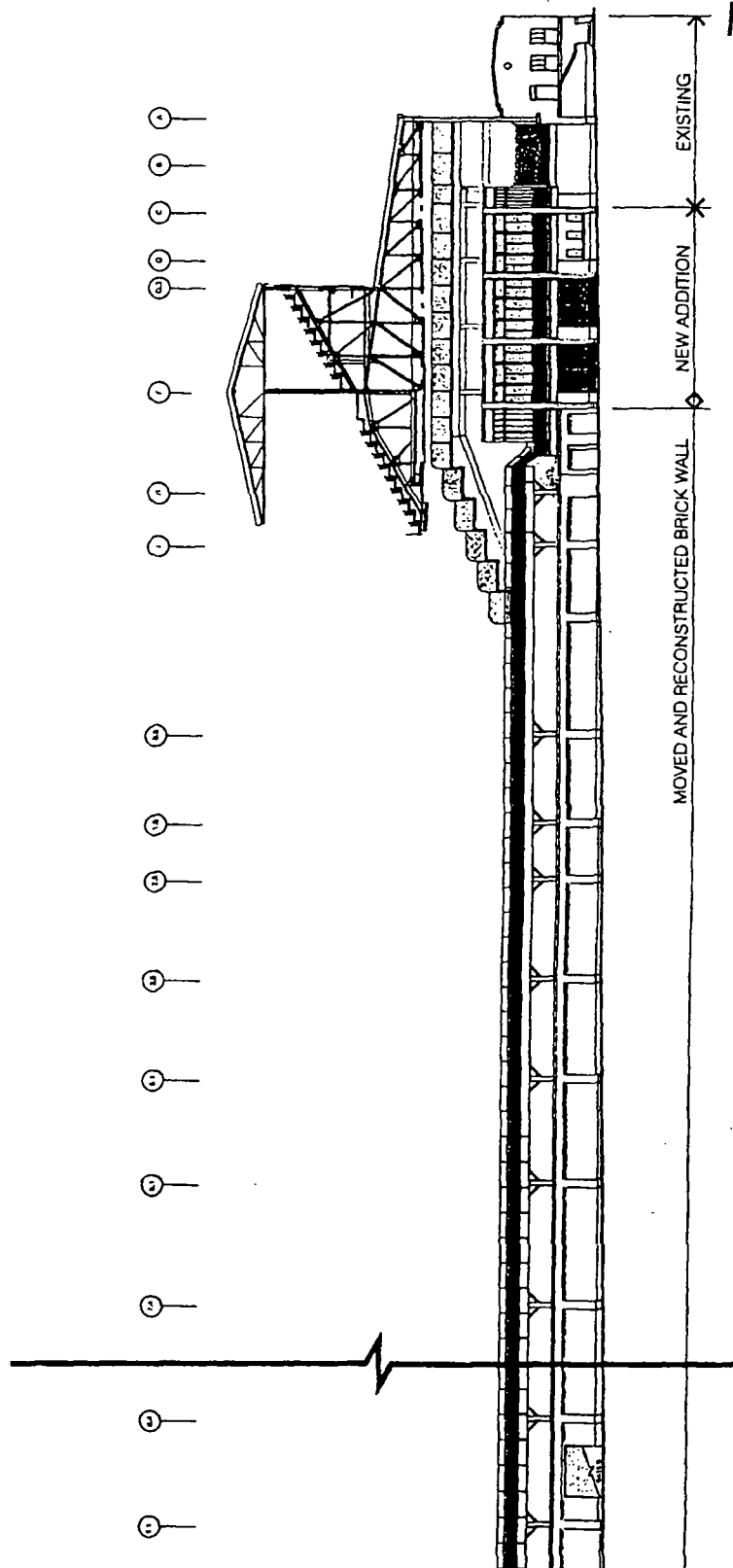
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (7 OF 8)

0 20 40

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED : 01 MAY 2013
FINAL DATE: 18 JULY 2013

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NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.

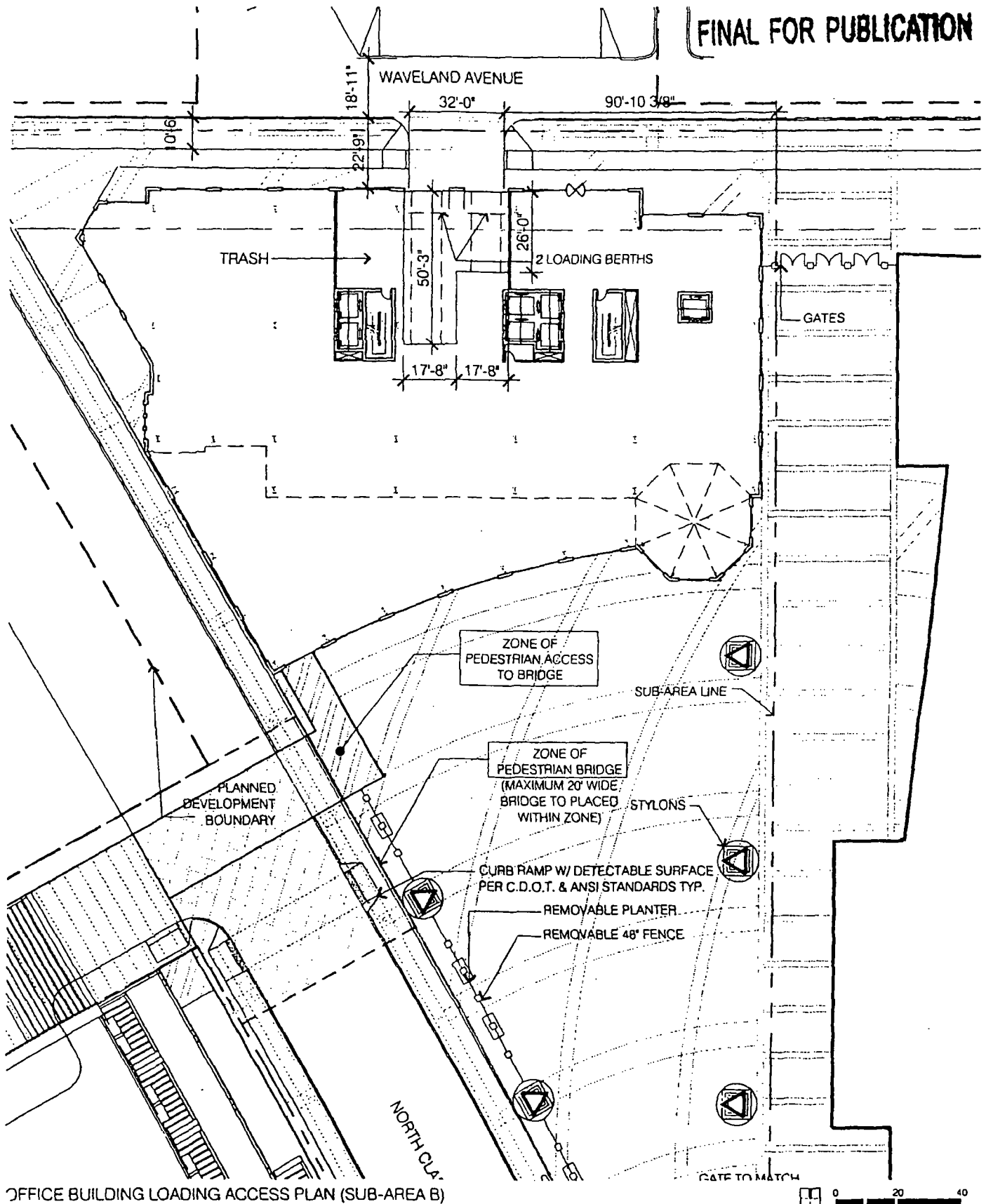
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (8 OF 8)

0 20 40

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

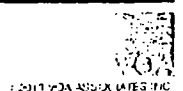
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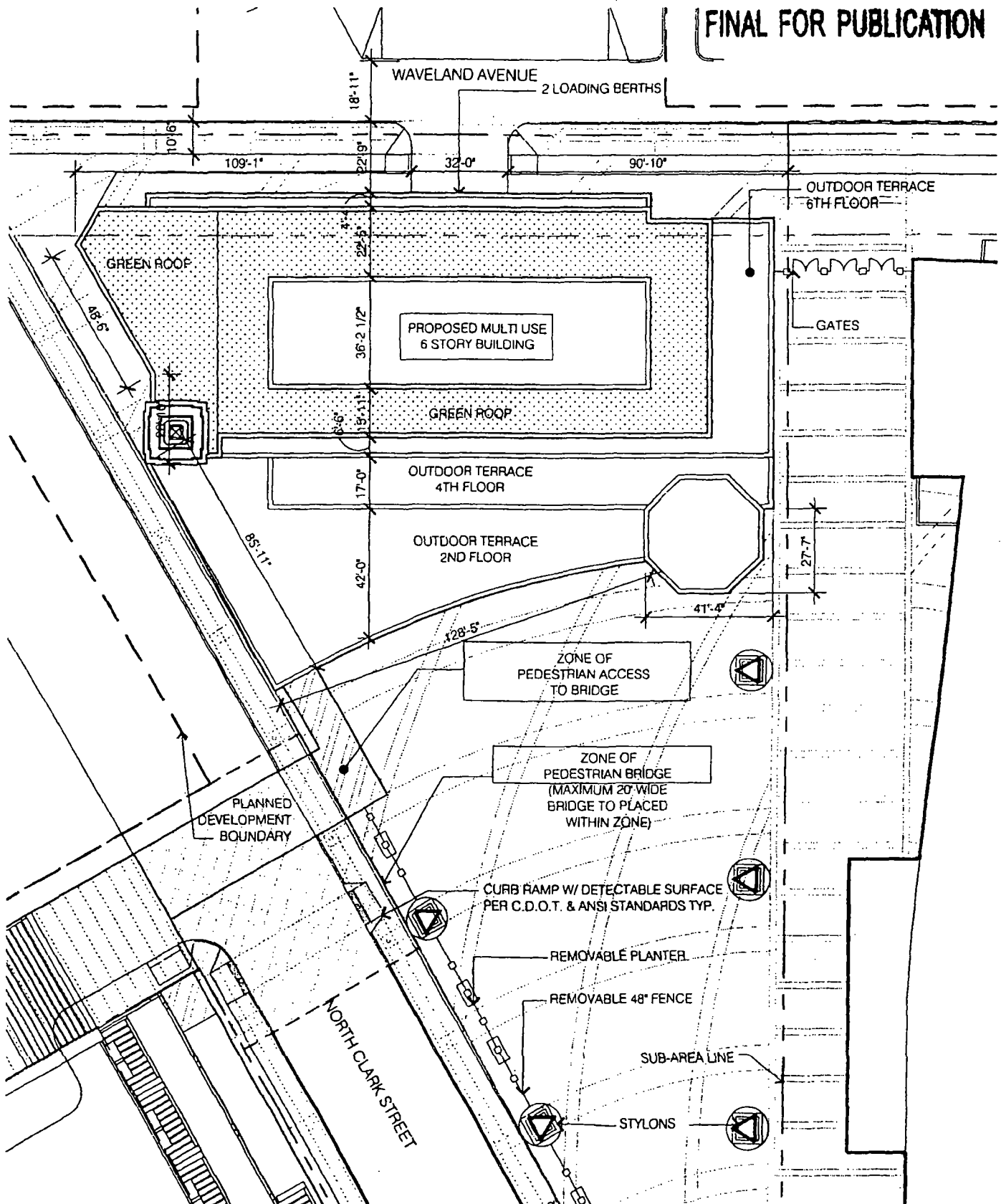
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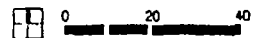
OFFICE BUILDING LOADING ACCESS PLAN (SUB-AREA B)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013



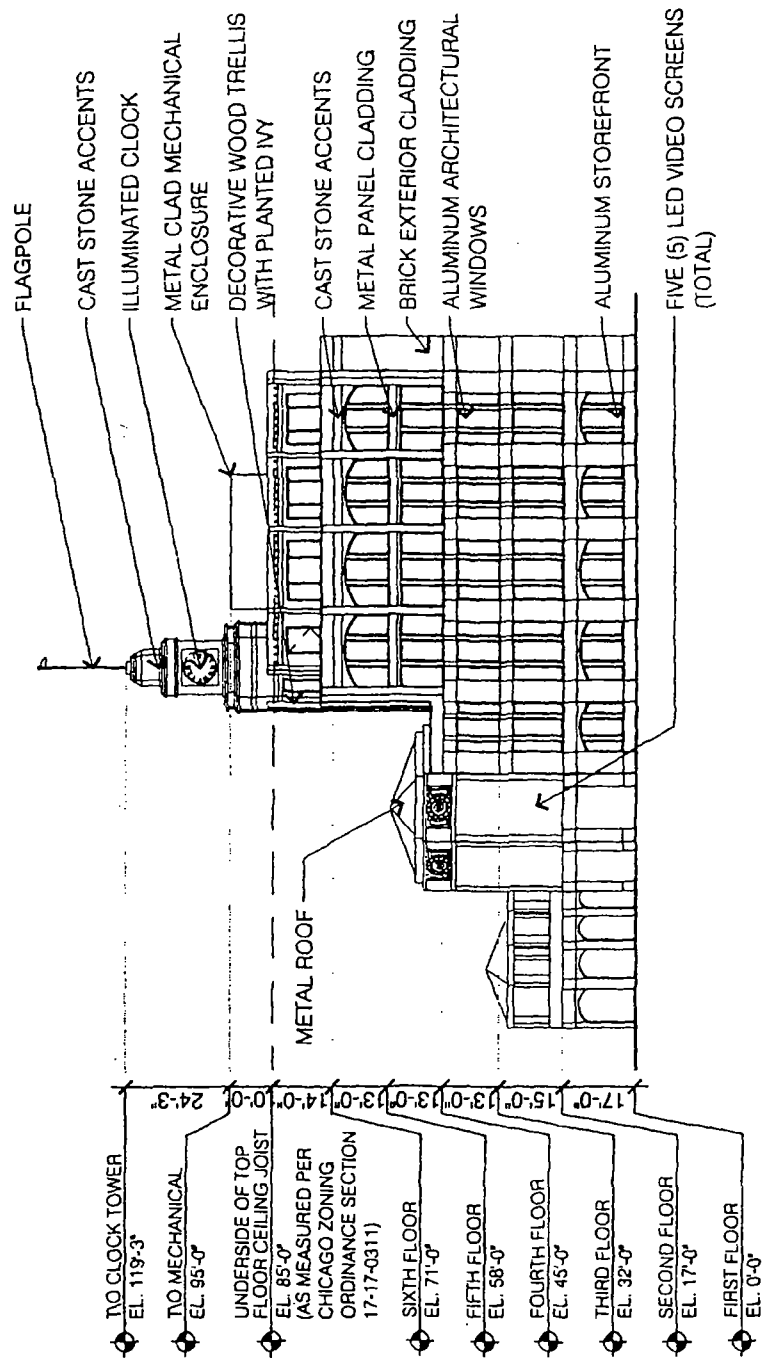


OFFICE BUILDING GREEN ROOF PLAN (SUB-AREA B)

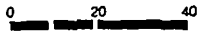


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013





NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.

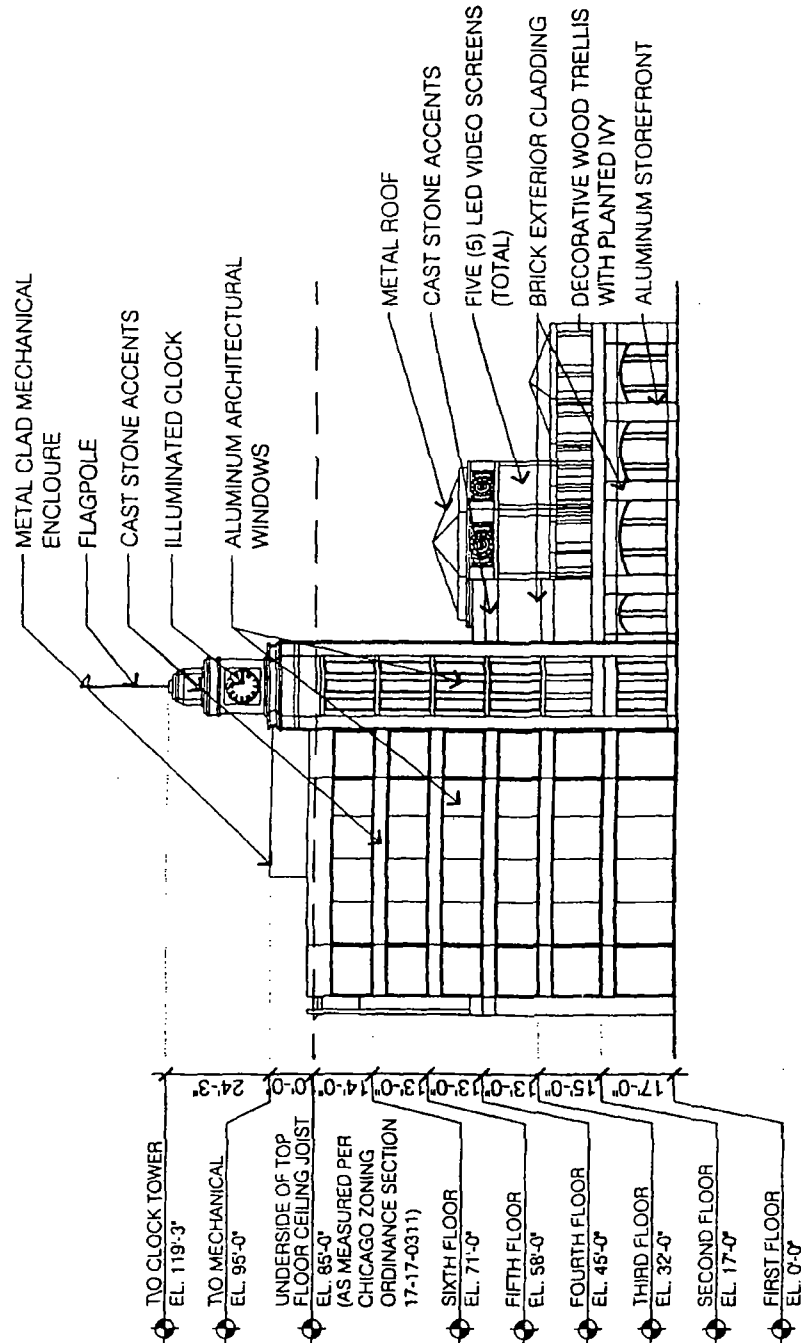


OFFICE BUILDING EAST ELEVATION (SUB-AREA B) (1 OF 4)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013



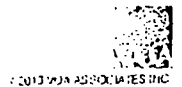
© 2013 WFLA-TV, INC.

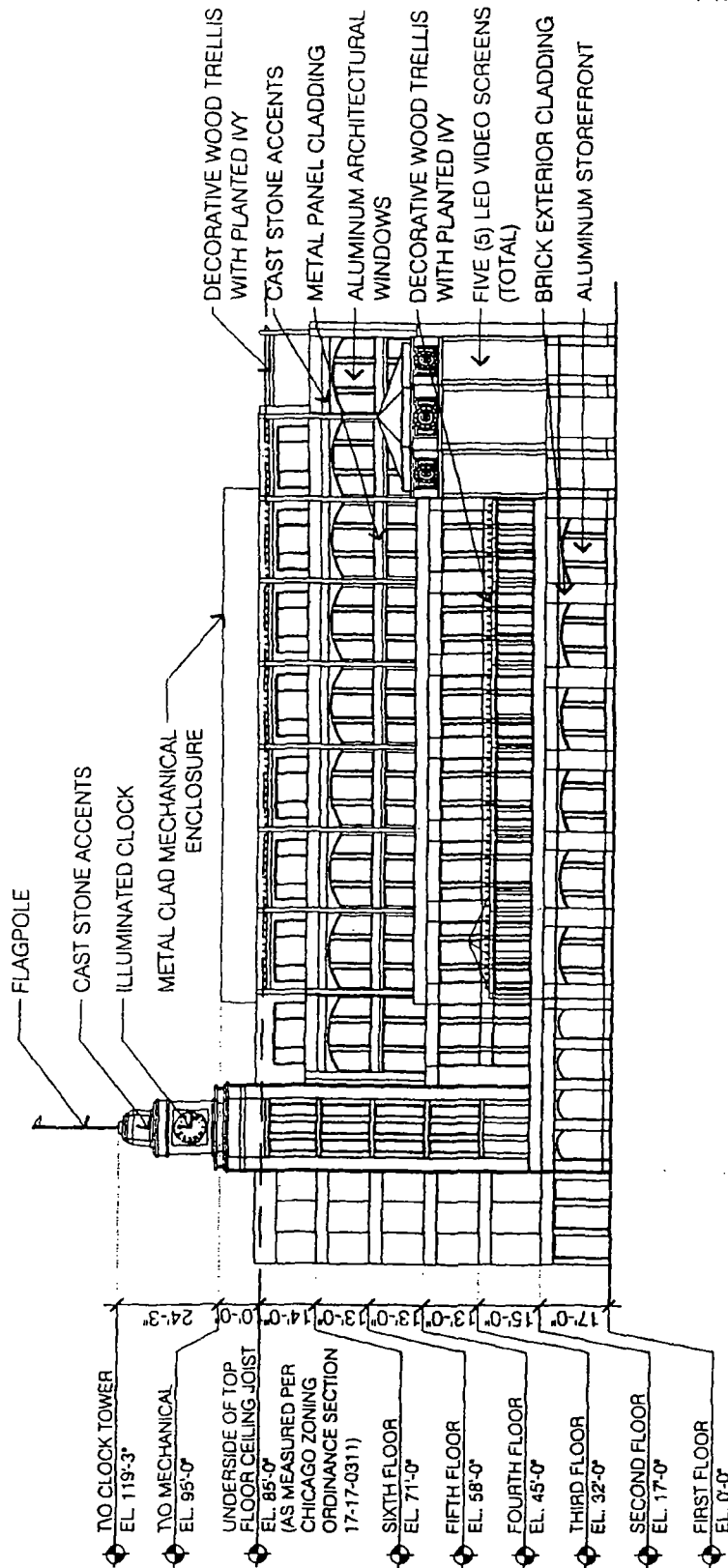


NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.

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

APPLICANT: WRIGLEY FIELD HOLDINGS LLC, (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 19 JULY 2013





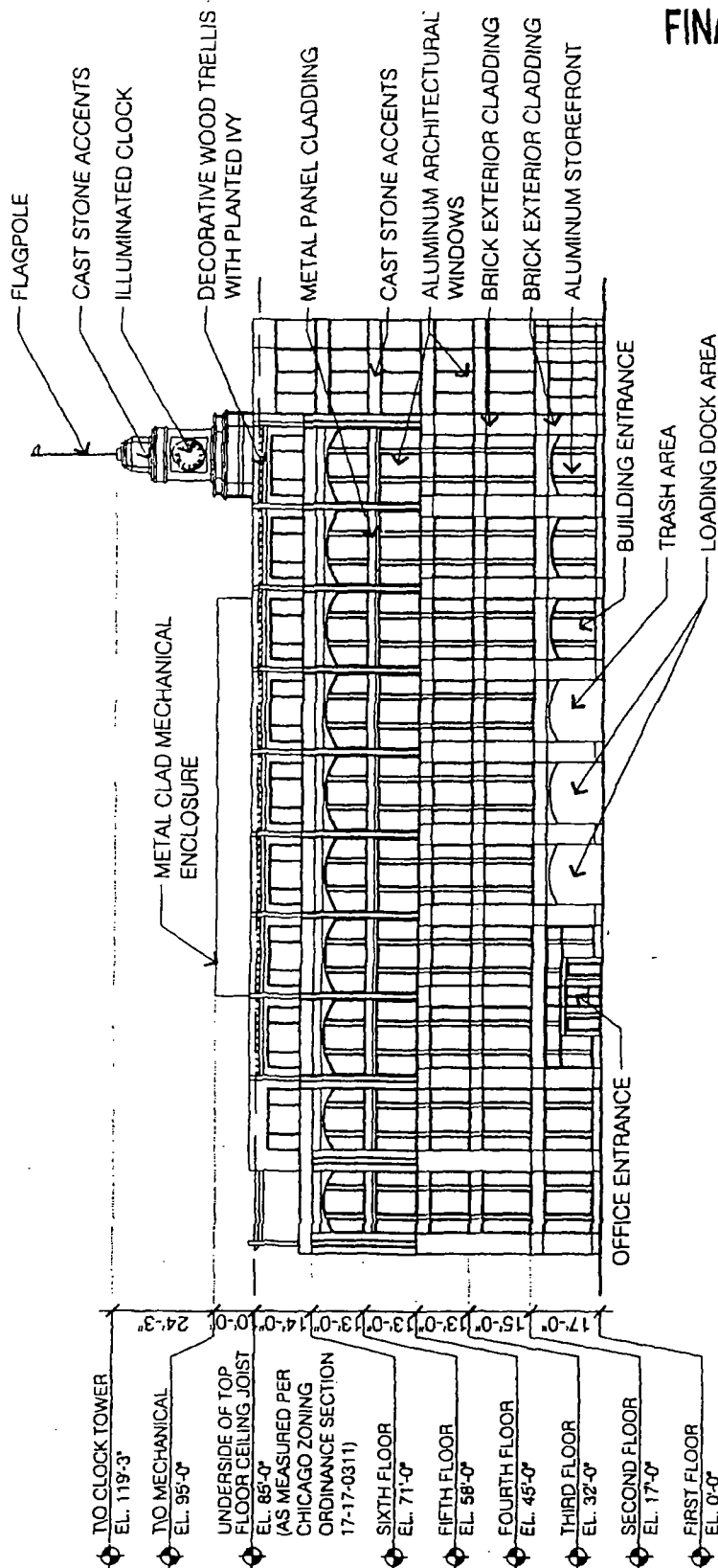
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SEE PD SIGNAGE MATRIX.

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

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 13 JULY 2013

2013-07-13 10:00:00 AM

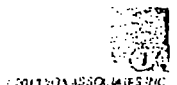


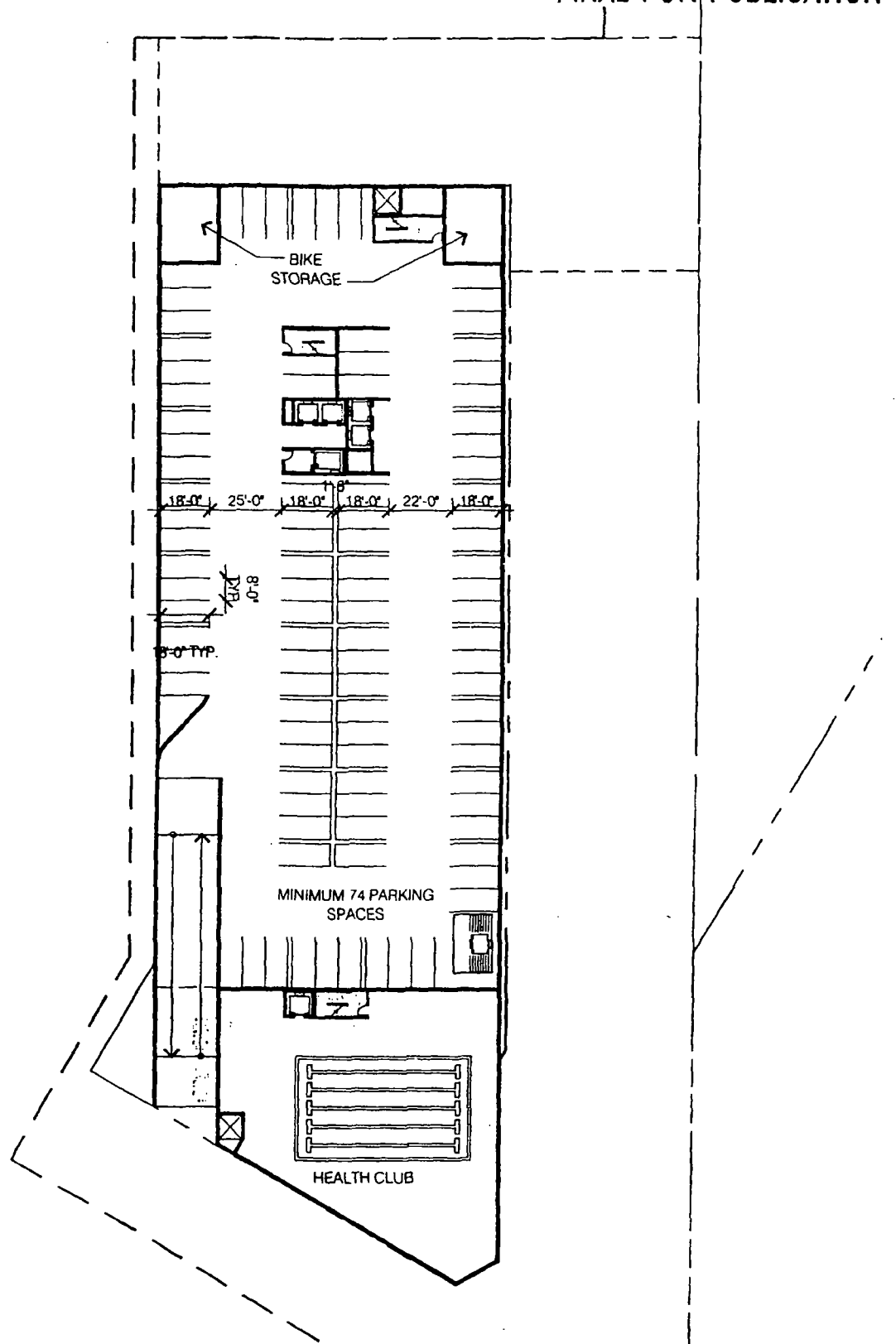
NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.

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



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013





HOTEL BUILDING PARKING PLAN

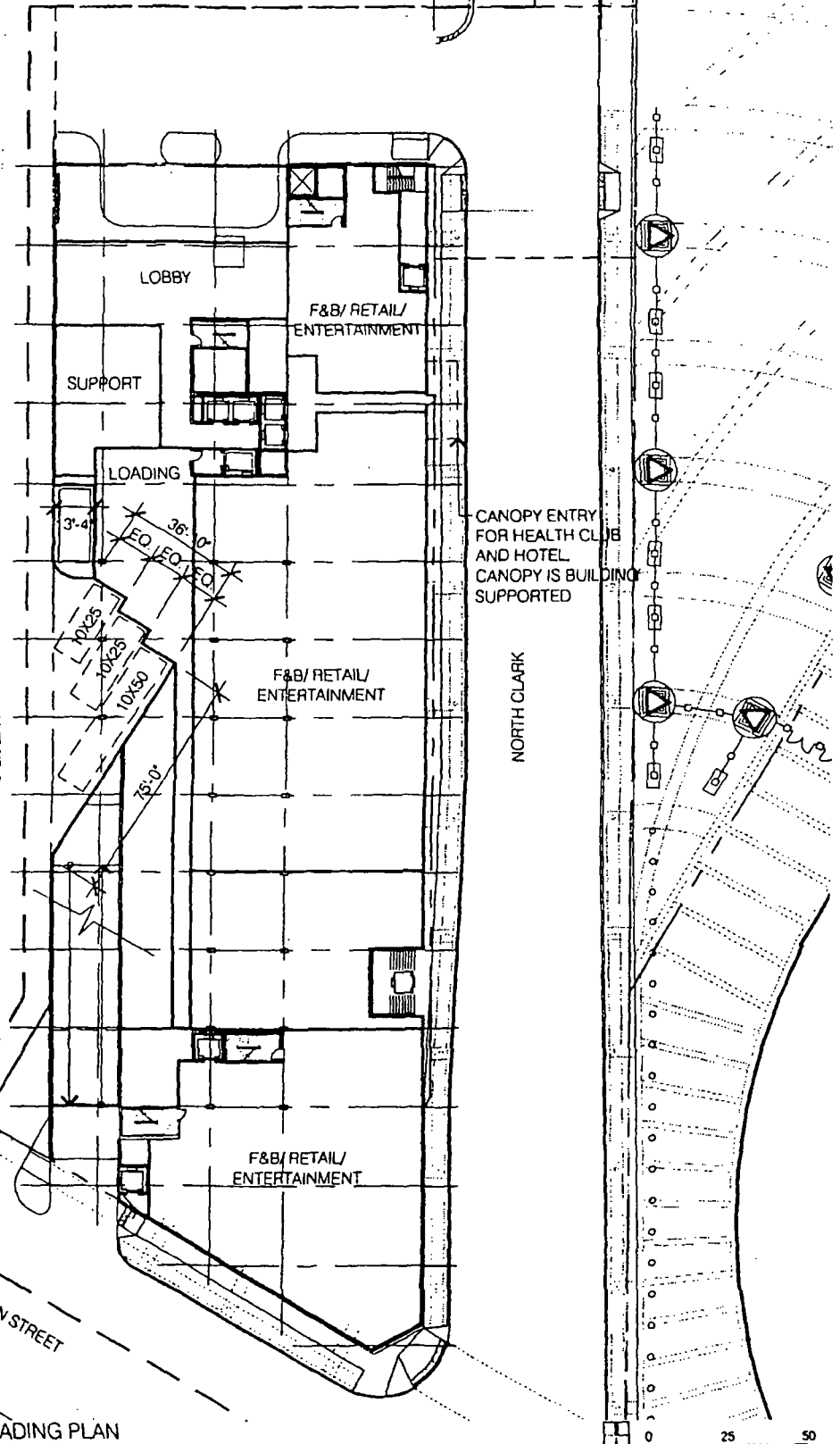


APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED : 01 MAY 2013
 FINAL DATE: 18 JULY 2013



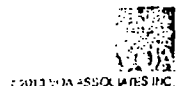
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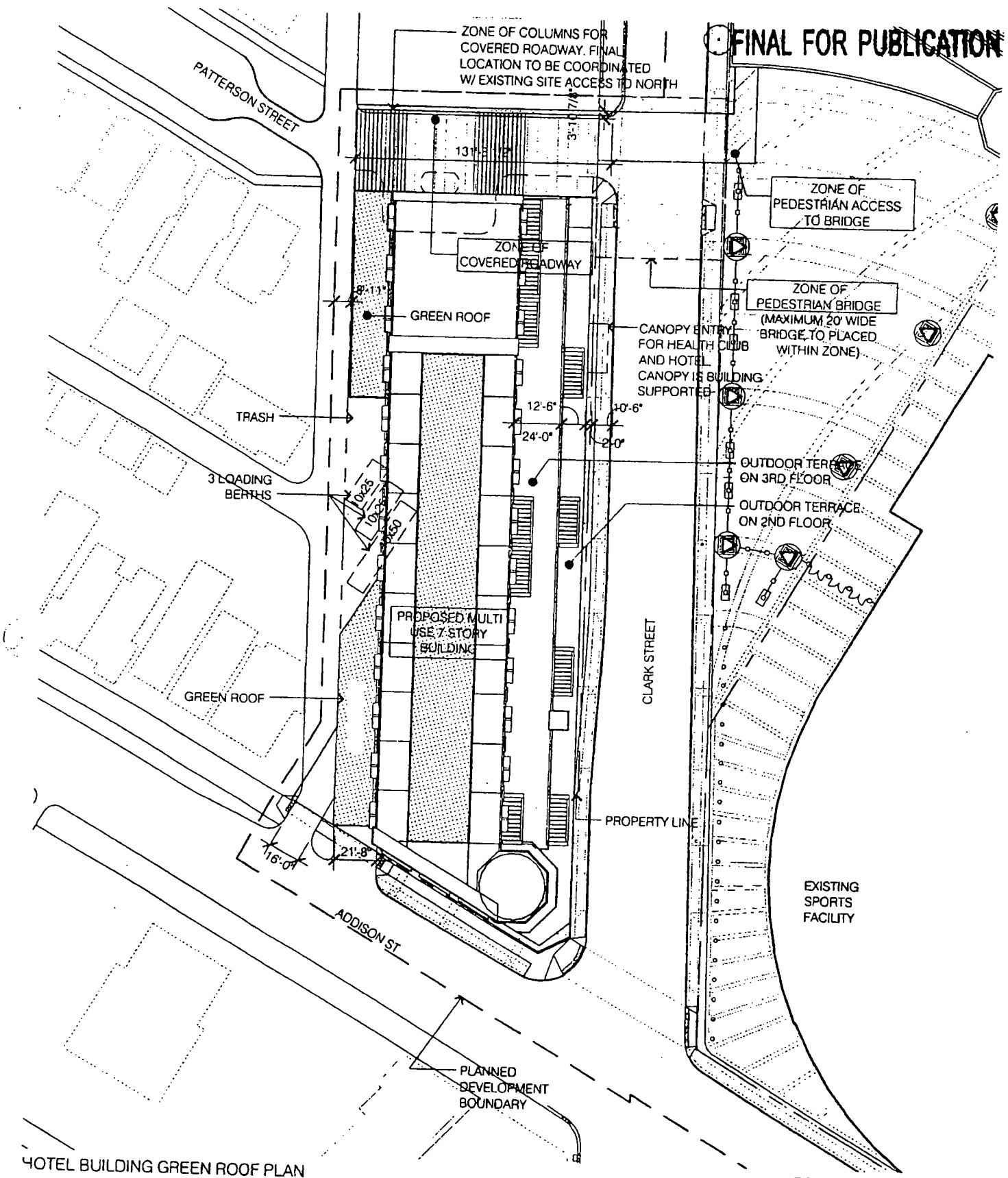


HOTEL BUILDING PARKING ACCESS & LOADING PLAN

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013



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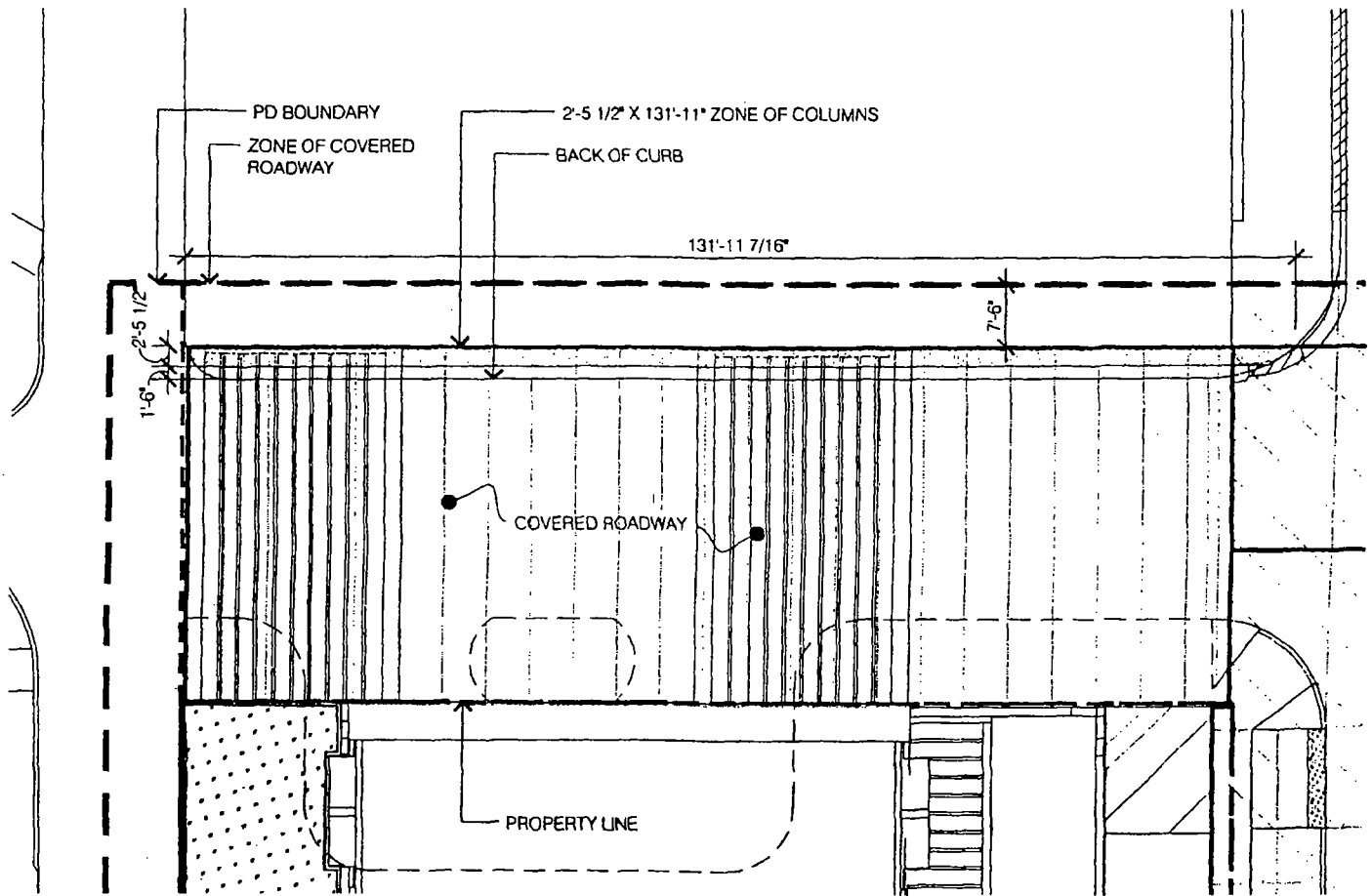


HOTEL BUILDING GREEN ROOF PLAN

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

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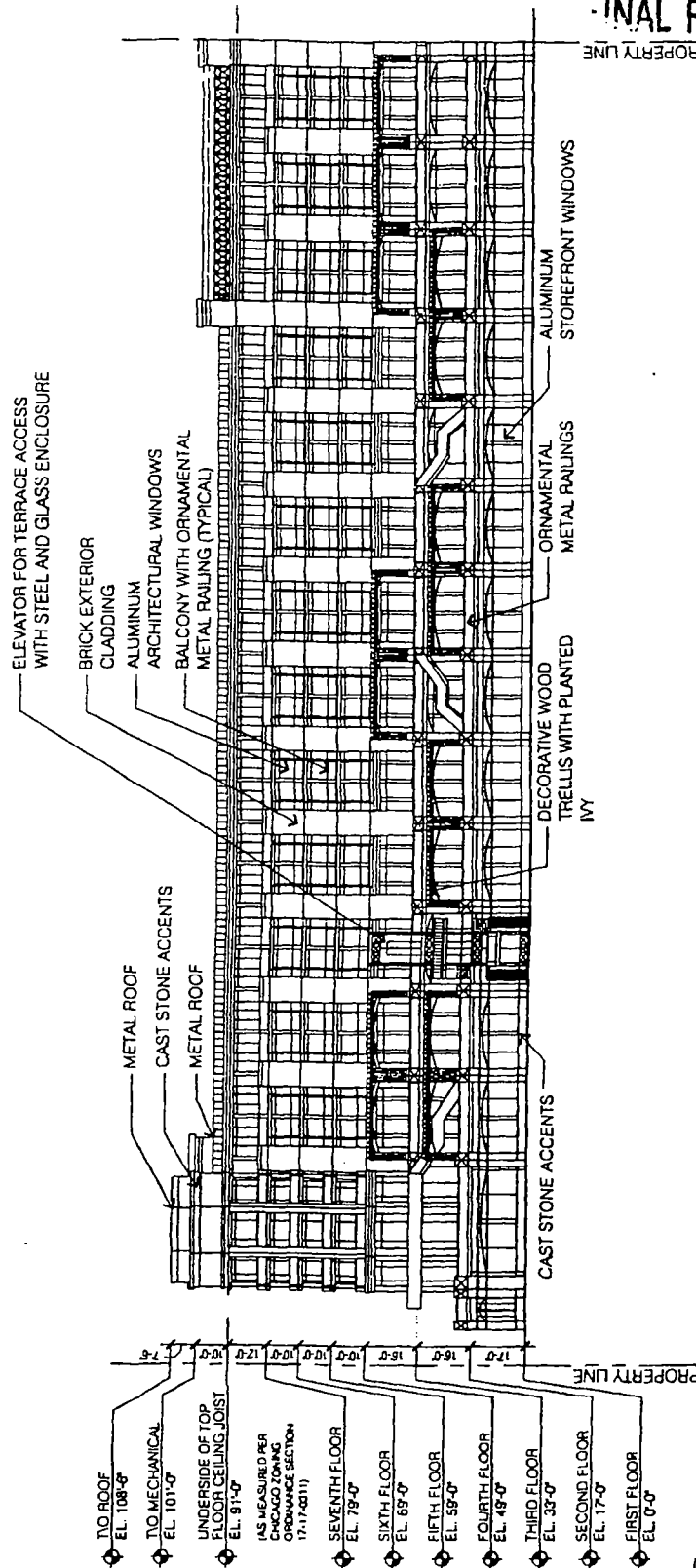
HOTEL BUILDING ENLARGED PLAN



APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013



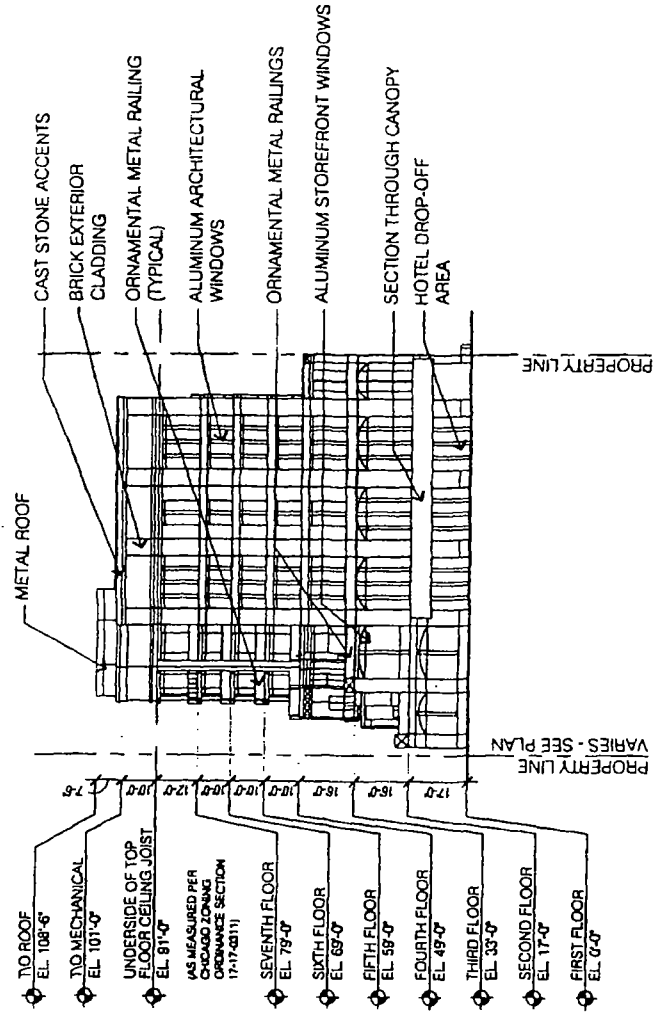
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HOTEL BUILDING EAST ELEVATION (SUB-AREA D) (1 OF 4)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 19 JULY 2013

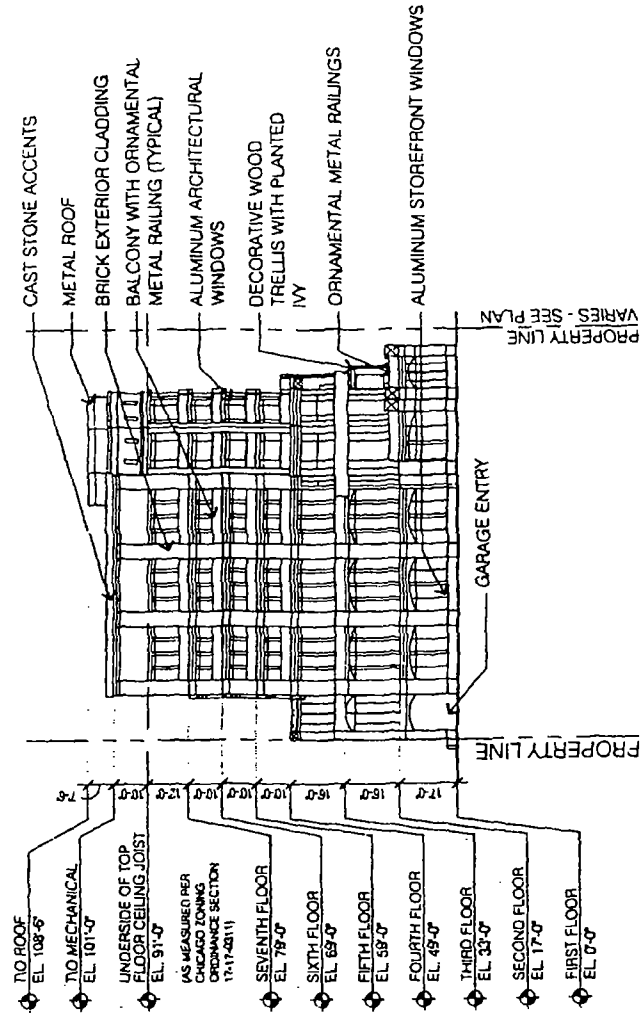




NOTE: SIGNAGE OMITTED HERE
SEE PD SIGNAGE MATRIX.

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

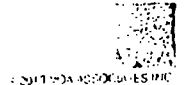
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED: 01 MAY 2013
FINAL DATE: 18 JULY 2013

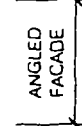


HOTEL BUILDING SOUTH ELEVATION (SUB-AREA D) (3 OF 4)

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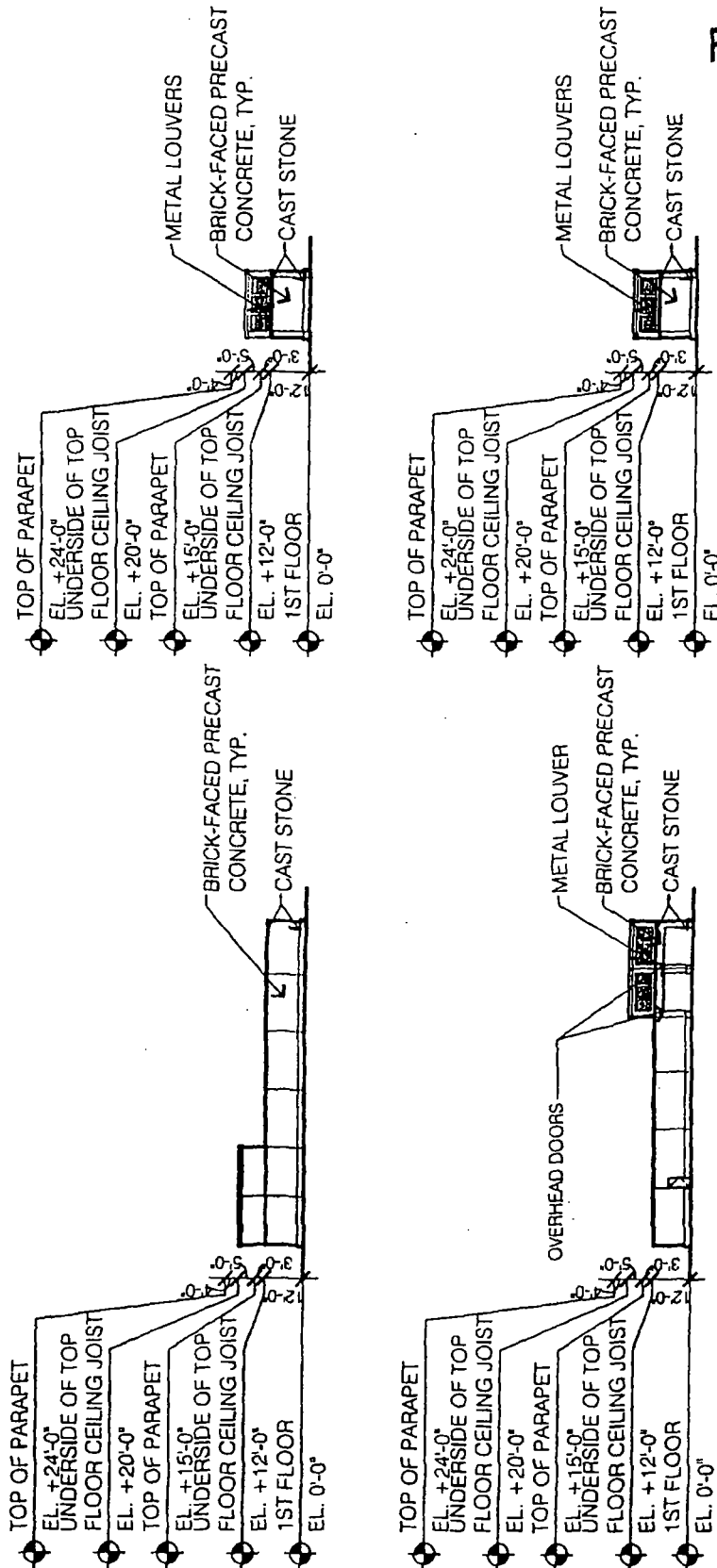
APPLICANT: WRIGLEY FIELD HOLDINGS LLC, (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013





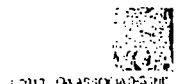
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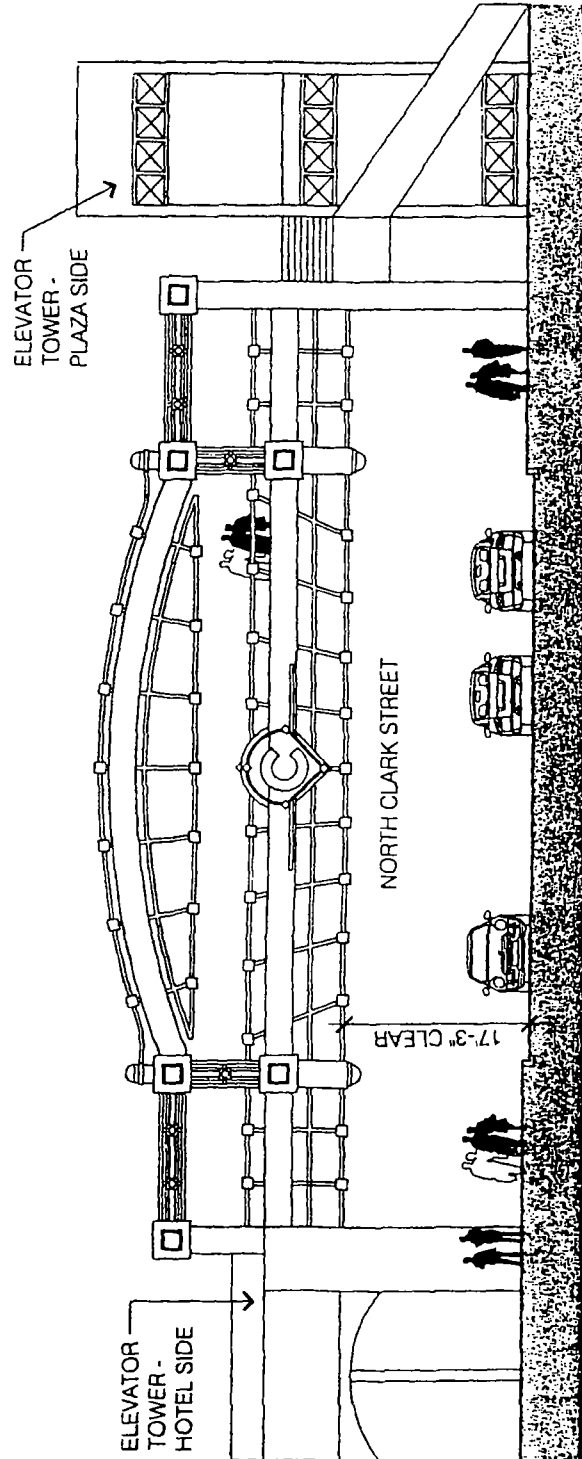
— 203 —



MEDIA BUILDING (SUB-AREA C)

0 25 50





'RIDGE OPTION - ELEVATION

0 8 16

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS);
 ADDRESS: 1060 W ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 19 JULY 2013



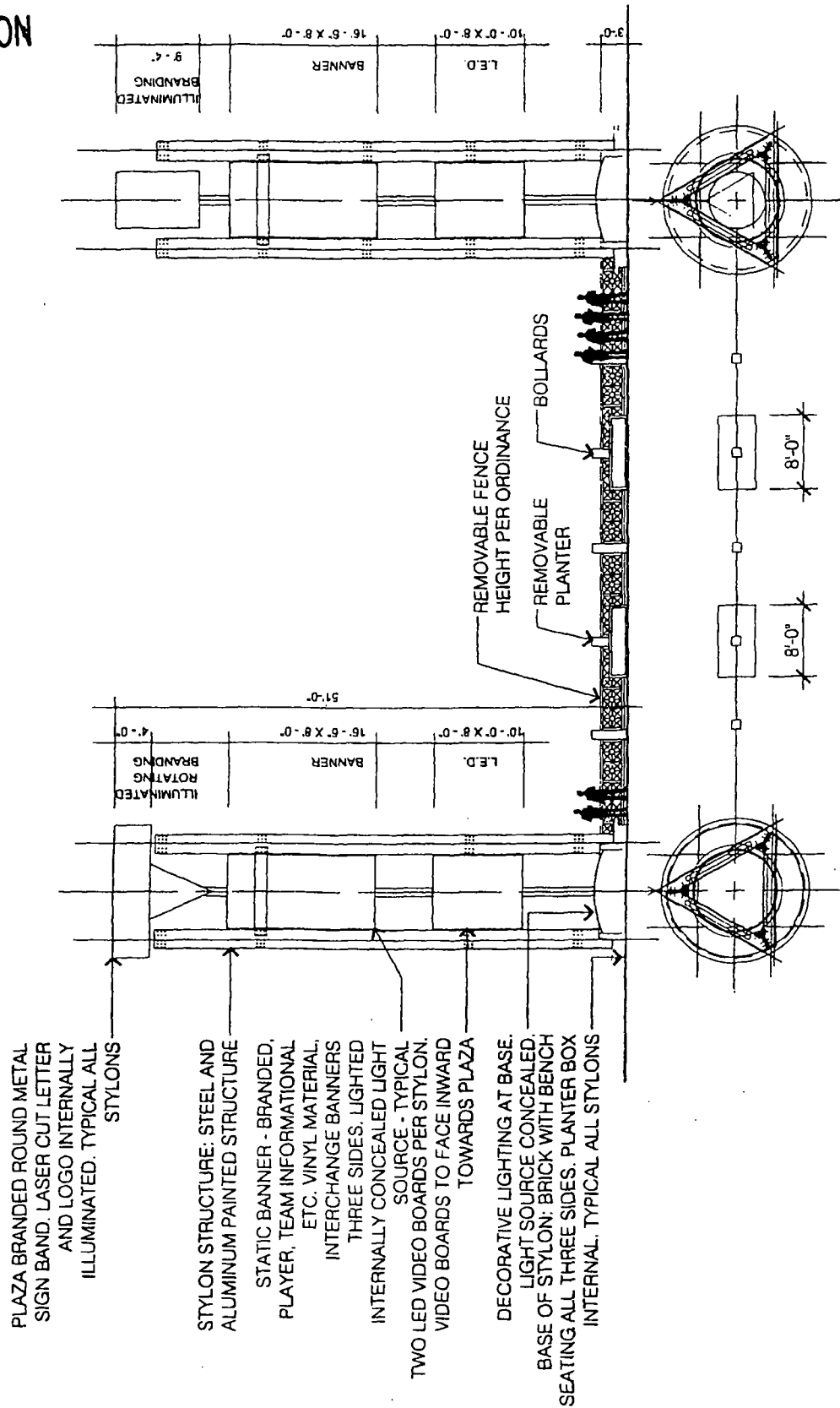
© 2013 ADA ASSOCIATES, INC.

The site plan shows a large rectangular building footprint, shaded with a stippled pattern, oriented horizontally. The building is bounded by a dashed line on its left side, labeled "NORTH CLARK STREET". To the left of the building, a vertical dimension line indicates a width of "66'-0\"". To the right of the building, a horizontal dimension line indicates a length of "20'-0\"". The building is situated between "OFFICE TERRACE" to the north and "HOTEL TERRACE" to the south. A "PLAZA" area is located to the east of the building, featuring a rectangular structure with horizontal hatching. A dimension of "36'-11\" is shown for the area between the building and the plaza. The plan also includes various other lines, including a dashed line extending from the building's left side, and a curved line indicating a boundary or feature to the east.

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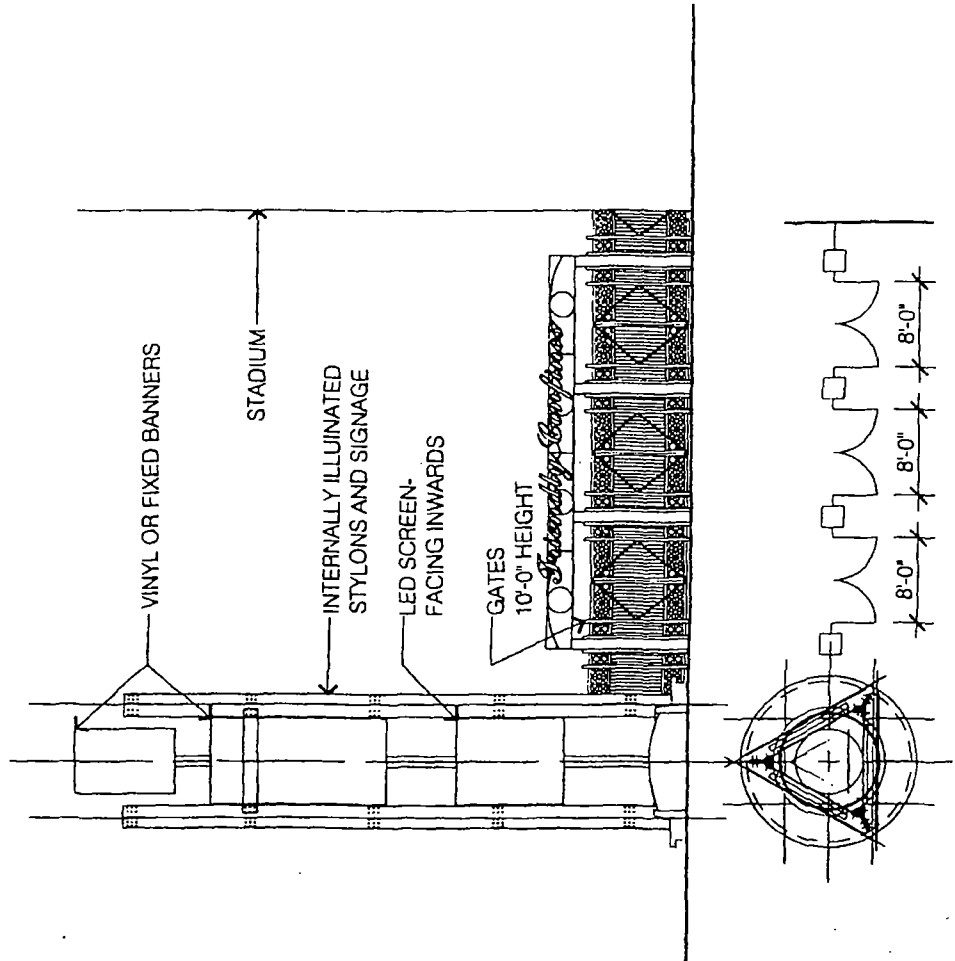


PLAZA GATE PLAN AND ELEVATIONS

0 8 16

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013

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PLAZA STYLON PLAN AND ELEVATIONS

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED : 01 MAY 2013
 FINAL DATE: 18 JULY 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 styrons, 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.

| Hotel Parcel | Starwood Signage | Comments |
|----------------------------------|------------------|---|
| 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 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). |
| 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 rounda - 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: 01 MAY 2013
 FINAL DATE: 18 JULY 2013



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

| Description | | Signage | 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 United Club). | 200 | | Neon. |

SIGNAGE MATRIX

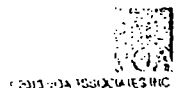
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013

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: | | |
| <p>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.</p> <p>a. Directional, public informational, accessibility signage, etc., and signage required by law.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>e. Incidental, temporary, seasonal, special event, branded directional or specific location, mobile food and beverage signs, branded seasonal banners.</p> <p>f. Signage interior to Wrigley Field.</p> <p>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.</p> <p>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.</p> <p>4. Street pole banners will be added only when agreed by Applicant. Same for ads on public ways, trash containers, bus shelters, etc.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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).</p> | | |

SIGNAGE MATRIX

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 13 JULY 2013



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 stylon, banner, 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. 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 to 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 | Signage | 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 experience 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 | Internally 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 lots owned and operated lots currently, but only three in this P.D. 125 sf each. |

SIGNAGE MATRIX

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 19 JULY 2013



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 | 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. 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 | X | 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 |
| Concessions/ticket | 42 | | Three flat signs each side of entry concessions/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/nylon banners at 40 sf each. Includes playon 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: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013

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., Addison St. unless sponsor is the Cubs and Cubs sponsors. |
|--|----------------|---|
| Bike Parking Area | Not applicable | 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 sign, 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. Cub's permanent 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). | | |

FINAL FOR PUBLICATION

SIGNAGE MATRIX

APPLICANT: WRIGLEY FIELD HOLDINGS LLC, (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED: 01 MAY 2013
 FINAL DATE: 18 JULY 2013

