



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2013-8220  
**Type:** Ordinance **Status:** Passed  
**File created:** 10/16/2013 **In control:** City Council  
**Final action:** 12/11/2013  
**Title:** Amendment of Entertainment and Spectator Sports Planned Development No. 958 (Wrigley Field)  
**Sponsors:** Emanuel, Rahm  
**Indexes:** Map No. 9-G  
**Attachments:** 1. SO2013-8220.pdf, 2. O2013-8220.pdf

Date	Ver.	Action By	Action	Result
12/11/2013	1	City Council	Passed as Substitute	Pass
12/5/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
11/14/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
10/16/2013	1	City Council	Referred	

### SUBSTITUTE ORDINANCE

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

WHEREAS, pursuant to an ordinance introduced by the Mayor at the October 16, 2013 meeting of the City Council, the City Council wishes to further amend the PD Ordinance to provide for various amendments to the PD Ordinance including, without limitation, to remove a previously proposed pedestrian bridge over Clark Street; remove a previously proposed deck over Patterson Street; shift the hotel entrance from Patterson Street to Clark Street; allow for right-of-way vacations adjacent to Wrigley Field of an additional approximately 10 feet on Sheffield Avenue and approximately 5 inches on Waveland Avenue resulting in minor changes to the bulk table; adjustments to the signage matrix, and other matters set forth therein; and

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

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Entertainment and Spectator Sports Planned Development No. 958, as amended, symbols and indications as shown on Map 9-G in the area bounded by:

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

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

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

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### **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 fifteen thousand six hundred twenty (515,620) square feet (11.84 acres) of property, including approximately 41,229 square feet to be vacated, all as depicted on the attached Planned Development Boundary and Property Line Map and Right of Way Adjustment Map (the "Property"). The term "Property" shall also be deemed to include certain air rights to be vacated, as shown on the Right of Way Adjustment Maps included as part of the Plans (defined below); provided, however, the square footage of such vacated air rights shall not be included in the calculation of net site area. The "Applicants" for purposes of this Planned Development are Wrigley Field Holdings, LLC, and Wrigley Field Parking Operations, LLC, as the owners of 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 and the Department of Transportation (including the specific location of arch supports), Applicant shall have the right to construct a branded arch (including required support structure) within and spanning the width of the Clark Street right-of-way, a canopy affixed to the building to be constructed in Subarea D over the entrance on Clark Street, and an awning affixed to the building to be constructed in Sub-Area D over the immediately adjacent sidewalk along North Patterson Avenue, all in substantial conformance with the Plans. This Planned Development is intended to encourage economic development at the site and in its immediate vicinity.

3. The requirements, obligations and conditions of this Planned Development shall be binding upon Applicant, its successors and assigns and, if different than Applicant, the legal 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

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Applicant: Wrigley Field Holdings, LLC and others Address: 1060 West Addison Street and other property

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application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

4. This Plan of Development consists of these nineteen (19) statements and the following exhibits (collectively, the "Plans"):
  - a) Bulk Regulations and Data Table;
  - b) Existing Land Use Map prepared by VOA Associates Inc. and dated October 16, 2013;
  - c) Existing Zoning Map;
  - d) Planned Development Boundary and Sub-Area Boundary Map, consisting of two (2) pages, prepared by VOA Associates Inc. and dated November 21, 2013;
  - e) Right of Way Adjustment Maps, prepared by VOA Associates inc., consisting of eight (8) pages, prepared by VOA Associates Inc. and dated November 21, 2013;
  - f) Site plans, landscape plans, landscape details, building elevations, expansion plans and other drawings and plans, consisting of forty-nine (49) pages, prepared by VOA Associates Inc. and dated November 21, 2013; and
  - g) Planned Development Signage Matrix, consisting of six (6) pages, prepared by VOA Associates Inc. and dated November 21, 2013 (the "PD Signage Matrix").

Full-sized copies of the Plans are on file with the Department. Any interior demising walls and other

interior improvements and spaces shown on the Plans are for information only, and this Planned Development shall not be deemed to limit or prescribe the location of interior demising walls or other interior improvements or spaces.

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

5. The following uses are allowed in the areas delineated herein as Entertainment and Spectator Sports Planned Development 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

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Applicant: Wrigley Field Holdings, LLC and others  
Address: 1060 West Addison Street and other property  
Introduced: October 16, 2013  
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lighting; special events and entertainment (including, without limitation, live and recorded musical performances and concerts; theater and movies; sports tournaments, competitions and exhibitions not limited to baseball and including sports such as football, softball, basketball, volleyball, hockey, cycling and extreme sports exhibitions such as "X Games"); permanent, semi-permanent, temporary and portable concessions, vendors, carts, catering, kiosks and trolleys; food trucks; farmer's markets; outdoor music; public performances; dining and picnic areas; general retail sales; food and beverage sales (including liquor); restaurants; taverns (including, without limitation, bars and night clubs); hotels; offices; at-grade, terrace and rooftop outdoor patios; plazas and open space; sidewalk cafes; public address and sound systems; stadium suites; team and other service uses such as clubhouses, locker rooms, batting cages, media rooms, player lounge and related services and facilities; banquet, conference and meeting halls; scoreboards; lodges and private clubs; beer gardens; sponsorships; co-located and freestanding broadcast and telecommunications equipment and facilities (including earth station receiving dishes); generators and other power generating facilities; ticket offices, ticket sales and ticket agencies; ticket brokers; public and civic uses (including, without limitation, museums, fund-raisers and other non-profit events); pyrotechnic displays (but not in connection with baseball games, other than for

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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.

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

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

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

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

For the purposes of this Planned Development, any sign which identifies the name or sponsorship of any structure or designated area within the Property, such as "Captain Morgan Club," or any sponsor of the baseball team operating in the ballpark, or any sponsor of a retail showcase or other space within the Property, shall be deemed an on-premises sign and may be located in any sub-area. Maximum total sign area shall be determined as set forth in the PD Signage Matrix. Interior signs are permitted and nothing in this Planned Development shall regulate any interior sign. Specifically, but without limitation, Applicant shall have the right to expand the Wrigley Field bleachers to install (i) a new video board in left field, which may include an LED sign, a neon illuminated sign above it and two light towers to assist in outfield lighting; and (ii) a neon sign in right field, which signage has been approved by the Commission on Chicago Landmarks and, in addition to being part of the bleacher expansion, and along

with all other signage contemplated by this Planned Development, is integral to the expansion and renovation of Wrigley Field and the development and redevelopment of the Property as contemplated herein. In furtherance of the foregoing, and for the avoidance of doubt, a sign shall be deemed interior and inside Wrigley Field if: (1) the message face and the primary vertical structural supports of such sign are located entirely within the property lines of Sub-Area A (which property lines include vacated air rights); and (2) the primary audience for such sign is persons viewing (in person or on television) events inside the ballpark, regardless of whether the sign or any part thereof is legible or can be seen from the exterior of the ballpark or any adjacent right of way.

Signs set forth in the PD Signage Matrix, including, without limitation, all existing signs, are permitted and approved, subject where applicable to the review and approval of the Commission on Chicago Landmarks (i.e., signs attached to Protected Features of Wrigley Field). The Commission on Chicago Landmarks has approved a Master Sign Program governing certain signage in Subarea A. Nothing in this Planned Development or the PD

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plan Commission ^November 21, 2013  
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Signage Matrix shall be deemed to regulate or limit any other sign exempt from regulation under Section 17-12-0500 of the Chicago Zoning Ordinance, or incidental, temporary and special events signage.

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

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

All of the foregoing infrastructure improvements will be designed and installed by the Department of Transportation and paid for using the CubFund, with an additional contribution from Applicant of an amount equal to the actual costs to install a traffic signal at the intersection of Clark Street and

Waveland Avenue not to exceed in any event \$350,000 and such additional contribution shall be used solely for this purpose and no other. Applicant will pay or reimburse, as the case may be, this amount to the Department of Transportation following written notice to the Department, the Department of Transportation and the Department of Buildings that Applicant intends to apply for a certificate of occupancy for the improvements in SubArea B. No certificate of occupancy may be issued until and unless said payment has been made, provided however a Certificate of Occupancy will not be denied or delayed if the City decides not to install the traffic signal at the intersection of Clark Street and Waveland Avenue or the installation is otherwise delayed. In addition, Applicant and the Department of Transportation have developed a hotel management plan for the hotel and related uses on Subarea D, which the Department of Transportation has approved. Further, Applicant and the Department of Transportation have developed a traffic management plan for game day traffic which the Department of Transportation has approved and Applicant and the Department of Transportation will

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continue to meet on an annual basis to review this game-day traffic management plan, evaluate the future traffic conditions and discuss any necessary modifications.

10. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall be subject only to:
  - a) height limitations established by the Federal Aviation Administration; and
  - b) airport zoning regulations as established by the Department, the Department of Aviation and the Department of Law and approved by the City Council.
  - c) For purposes of height measurement, the definitions in the Zoning Ordinance shall apply.
11. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department. The fee shall be calculated in the same manner as is standard and generally applicable to all Part II fees, and is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
12. The maximum permitted floor area ratio for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the requirements of the Zoning Ordinance shall apply and the following additional exclusions shall also apply: (a) space devoted to mechanical equipment, if any, shall not be counted as floor area; (b) the seating bowl of the stadium will not be counted as floor area; and (c) all parking located on the Property shall be deemed accessory off-street parking and any space devoted to parking (including all lobbies, concourses and areas accessory thereto) shall not be counted as floor area.
13. Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The new buildings (i.e., those located on Subarea B and Subarea D) proposed to be constructed in the Planned Development at the date of this amendment shall be

designed per LEED criteria with a green roof per the Plans.

14. Applicant acknowledges it is in the public interest to design, construct and maintain the expansion and renovation of Wrigley Field and development and redevelopment of the Property as contemplated herein in a manner which promotes, enables and maximizes universal access throughout the Property. Prior to issuance of a permit, plans for all material new construction and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permits shall be granted for any material

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new construction or improvement until the Director of M.O.P.D. has approved detailed construction drawings for each such material new construction or improvement.

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



Submittals, including supporting data and materials, shall be made part of the main file and shall be deemed an integral part of this Planned Development.

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

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

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Addison Street and other property

Introduced: October 16, 2013

Plan Commission: November 21, 2013

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fully-dimensioned building elevations;

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

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

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

year period governing Sub-Area A, including the additional one-year extension permitted, unless construction of the improvements as contemplated by this Planned Development has commenced within six years thereafter within either Sub-Area B or D, then this Planned Development shall expire, solely with respect to both such Sub-Areas, by separately introduced ordinance, if any, and in such event the zoning of such Sub-Areas shall revert to the C2-5 Motor Vehicle-Related Commercial District.

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Applicant: Wrigley Field Holdings, LLC and others Address: 1060  
West Addison Street and other property Introduced: October 16, 2013  
Plan Commission: November 21, 2013 EAST61378981.6

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

#### BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf): Public Rights of Way (sf): Net Site Area (sf): Total<sup>1</sup>: Sub-Area A:

Sub-Area B:

Sub-Area C: Sub-Area D: Maximum Floor Area Ratio: Overall Sub-Area A: Sub-Area B: Sub-Area C: Sub-Area D:

617,099 101,479

515,620 Existing:

Rights-of-Way to be Vacated Sub-Area A Total: Existing:

Rights-of-Way to be Vacated Sub-Area B Total: 12,454 45,338

2.45 2.20 2.30 0.25 4.25

361,162

33,486

394,648

55,437

7,743

63,180

<sup>1</sup> Includes the areas to be vacated as set forth herein and excludes air rights to be vacated. " Excludes air rights to be vacated.

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Address: 1060 West Addison Street and other property  
Introduced: October 16, 2013  
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### Minimum Building Setbacks: Sub-Area A:

North: West: East: South:

O'-O" O'-O" O'-O" O'-O"

Sub-Area B:

Sub-Area C:

Sub-Area D:

Minimum Number of Loading Berths:

Sub-Area A:

Sub-Area B:

Sub-Area C:

Sub-Area D:

Maximum Number of Hotel Keys in Subarea D:

Maximum Building Height Sub-Area A:

8'-0" O'-O" 4'-4"

See Site Plan for Details

2'-6" 10'-O" 10'-O 80'-0"

O'-O" O'-O" O'-O" O'-O"

Zero

2 (1 at 17'8"x 26'0"; 1 at 17'8"x50'3") Zero

3 (2 10'x25'; 1 10'x50') 182

135' (existing)

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

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

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

**Minimum Number of Parking Spaces:**

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:**

**Minimum Number of Bike Spaces:**

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**EXISTING LAND USE MAP**

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

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**PLANNED DEVELOPMENT BOUNDARY AND SUB-AREA BOUNDARY MAP**

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

NOVEMBER 2013

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

INTRODUCTION DATE: 16 OCTOBER 2013

FINAL DATE: 21 NOVEMBER 2013 ! II^AL rC/Pi f UDLiwn! lUs\3 i?onvOA associates inc.

RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)

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APPLICANT: WRIGLEY HELD HOLDINGS LLC. (AND OTHERS)

ADDRESS: 1060 W. ADDISON STREET

INTRODUCTION DATE: 16 OCTOBER 2013

FINAL DATE: 21 NOVEMBER 2013 rilXriL PftP iUTX iPATifIN SI? t UDLiwrU lJi\ 12013 voa associates inc.

RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)

APPLICANT: WRIGLEY FIEXD HOLDINGS LLC. (AND OTHERS)

ADDRESS: 1060 W. ADDISON STREET

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INTRODUCTION DATE: 16 OCTOBER 2013

FINAL DATE: 21 NOVEMBER 2013 FINAL FOR PUBLICATION «»,vo\*,JK

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^ EXISTING  
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PROPOSED PROPERTY LINE

^^RELOCATED AIR-""; J RIGHTS (STARTING J  
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GRADE. •) 33.00 FT , ! CCD.) I

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RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)

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APPLICANT:	WRIGLEY	FIELD	HOLDINGS	LLC.	(AND	OTHERS)
fiPPgi						
ADDRESS:	1060		W.	ADDISON		STREET
P\$IP						
INTRODUCTION	DATE:	16		OCTOBER	2013	-
As tfnffiRi						
FINAL DATE 21 NOVEMBER 2013 }	INAL	FOR	PUBLICATION			
associate?^i						cjouvo*

PROPOSED PROPERTY LINE -

RELOCAT ED AIR RIGHTS (STARTING AT 19 FT ABOVE GRADE, +33.00 FT CCD.) -

PD BOUNDARY -  
PROPOSED PROPERTY LINE

RELOCATED AIR RIGHTS j (STARTING AT 19 FT ABOVE GRADE,+33.00 FT CCD.)  
i 10-0^

2-0"

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

APPLICANT WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)

ADDRESS: 1060 W.

INTRODUCTION DATE: 16 OCTOBER 2013 PIMAI  
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FINAL DATE: 21 NOVEMBER 2013 niVAL IV/IX { UI^»LSWrLS 1\JIV  
associates inc.

ADDISON

STREET

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- PD BOUNDARY

WAVELAND AVE

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RELOCATED AIR RIGHTS (STARTING AT 19 FT ABOVE GRADE, +33.00 FT CCD.) -EXISTING AIR RIGHTS "

-EXISTING PROPERTY LINE

-PROPOSED PROPERTY LINE

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

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APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) SSIP^ ADDRESS: 1060 W. ADDISON STREET kS0~i  
INTRODUCTION DATE: 16 OCTOBER 2013 fill A j rAn nUnlftAtfAPJ W/WM  
FINAL DATE: 21 NOVEMBER 2013 f NAL IUft ruDLIVnl IU5^ £20«voa/vssoc^s'inc"

PROPOSED RIGHT FIELD DECK EXPANSION

RELOCATED AIR RIGHTS

PROPOSED SECTION AT SHEFFIELD AVENUE BLEACHERS

PROPOSED SECTION AT WAVELAND AVENUE BLEACHERS

RIGHT OF WAY ADJUSTMENT SECTION (SUB-AREA A)

## FINAL FOR PUBLICATION

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

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

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BOUNDARY

RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA D)

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

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STADIUM BUILDING SECTION

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

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
EHEgpj  
ADDRESS: 1060 W. ADDISON STREET  
INTRODUCTION DATE: 16 OCTOBER 2013  
6\$|lp  
FINAL DATE: 21 NOVEMBER 2013  
cotuvoaassocwtesInc"

applicant. wrigley field holdings llc. (and others) address: 1060 w. addison street introduction date: 16 october 2013 final date: 21 November 2013

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*MS*

E-2013 VOA ASSOCIATES INC.

-PLANNED  
DEVELOPMENT  
BOUNDARY

10'-0"  
10'-0"

PROPOSED ONE STORY BUILDING

PROPO

, 10'-0"

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18'-0" L 18'-0"

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- RECONSTRUCT EXISTING CURB CUT TO C.D.O.T. STANDARDS

87-3 7/16" EXISTING

WAVELAND AVENUE

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

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

(4) SKYLINE HONEYLOCUST; -1 5V5' TREE GRATE

- (4) CHICAGOLAND COMMON HACKBERRY; 5' x 5' TREE GRATE

## LANDSCAPE PLAN (SUB-AREA B)

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

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APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)

ADDRESS: 1060 W. ADDISON STREET  
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 FINAL DATE: 21 NOVEMBER 2013 FIINnL TUIX TUDLIUni IvSS c?

CODE	BOTANICAL NAME	COMMON NAME	QTY	HT	SPR	ROOT	REMARKS
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 OPUULFOLIUS '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"	«		3'-0" ON CENTER
RPKO	ROSA X 'PINK KNOCK OUT	PINK KNOCKOUT ROSE	-	X-	#3		3'-0" ON CENTER
RRKO	ROSAX 'RED KNOCK OUT'	RED KNOCKOUT ROSE	-	24"	#3		3'-0" ON CENTER
SBG	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	-	24"	#3		3'-0" ON CENTER
TMW	TAXUS X MEDIA 'WARDH'	WARDS YEW	-	30"	B&B		3'-0" ON CENTER
CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	KARL FORESTER FEATHER REED GRASS	-	-	A3		2'-0" ON CENTER
MCM	MOLINIA CAERULEA 'MOORFLAMME'	MOORFLAMME PURPLE MOOR GRASS	-	-	m		1'-6" ON CENTER
MSP	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	-	-	#3		3'-0" ON CENTER
PVS	PANICUM VIRGATUM "SHENANDOAH"	SHENANDOAH RED SWITCH GRASS	-	-	m		YJy ON CENTER
PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	-	-	#1		2'-0" ON CENTER
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	-	-	#1		1'-6" ON CENTER
EFC	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	-	-	QT		1'-0" ON CENTER
EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	-	-	m		1'-6" ON CENTER

	HSM	HEMEROCALLIS SPECIES MIX	DAYLILY	-	-	-	<i>m</i>	1'-6" ON CENTER
	NF	NEPETA X FAASSENII	CATMINT	-		-	#	1'-6" ON CENTER
	PQ	PARTHENOCEISSUS QUINQUEFOUA	VIRGINIA CREEPER	-	-	-	<i>m</i>	3'-0" ON CENTER
VINES	CR	CAMPISIS RADICANS	TRUMPET VINE	-	-	-	QT	SEE PLANS FOR SPACING
	HH	HEDERA HELIX THORNDALE'	THORNDALE ENGLISH IVY	-	-	-	#3	SEE PLANS FOR SPACING
	HAP	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA	-	-	-	«3	SEE PLANS FOR SPACING
	LBDS	LONICERA X BROWNII 'DROPMORE SCARLET'	DROPMORE SCARLET BROWN'S TRUMPET HONEYSUCKLE	-	-	-	QT	SEE PLANS FOR SPACING
	PT	PARTHENOCEISSUS 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 OCCIDENTALS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	3	2.5"	B&B	SINGLE STRAIGHT TRUNK. SPECIMEN QUALITY
	GT1S	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SKYLINE'SKYUNE THORNLESS HONEYLOCUST		4	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UCMG	ULMUS CARPINIFOUA '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 KAMTSCHAT1CUM TAKAH1RA DAKE'	TAKAHIRA DAKE' KAMTSCHATKA SEDUM	
	SEDUM M1DDENDORFFIANUM VAR. DIFFUSUM	DIFFUSE MIDDENDORF'S SEDUM	
	SEDUM SPURIUM 'ALBUM SUPERBUK	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
www *-	GTIS	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SKYUNE'	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 INTRODUCTION DATE: 16 OCTOBER 2013 FINAL DATE: 21 NOVEMBER 2013



SHADE TREE WITH STRONG CENTRAL LEADER (DO NOT PRUNE, STAKE, OR WRAP TREES UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT)

TREE WATERING BAG (SEE SPECIFICATIONS) INSTALL SAME DAY TREE IS PLANTED. BAG TO REMAIN ON TREE AND KEPT FUJ. THROUGHOUT THE GROWING SEASON DURING FULL WARRANTY PERIOD CAST IRON TREE GRATE. SEE ENLARGED DETAIL. CENTER TRUNK IN TREE GRATE OPENING \* NEW SIDEWALK

EXTENT OF SOIL EXCAVATION AND PLANTING MIX BACKFILL TAMPED PLANTING MIX AROUND BASE OF ROOT BALL  
UNEXCAVATED / UNDISTURBED SUBGRADE  
EXCAVATE SHRUB BCD TO BE 3 TIMES WIDER THAN ROOT BALL DIAMETER

SHRUB (DO NOT PRUNE, STAKE, OR WRAP SHRUBS UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT)  
CROWN OF ROOT BALL FLUSH WITH FINISH GRADE LEAVING TRUNK FLARE VISIBLE AT THE TOP OF THE ROOT BALL  
REMOVE ALL TWINE, ROPE, WIRE, BURLAP AND PLASTIC WRAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL. CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE) 3" DEPTH ORGANIC MULCH LAYER. AFTER SETTLEMENT, TO EDGE OF PLANTING BED. DO NOT PLACE MULCH IN CONTACT WITH SHRUB  
FINISH GRADE

PLANTING MIXTURE BACKFILL  
ROUGHEN EDGES OF PLANTING PIT  
TAMP PLANTING MIXTURE AROUND BASE AND UNDER ROOT BALL TO STABILIZE SHRUB  
UNEXCAVATED OR EXISTING SOIL

DECIDUOUS TREES IN TREE GRATE

SCALE: 3/16"= T-0"

SEE PLANT LIST FOR PROPER SPACING OF PLANT MATERIAL

VARIES

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

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

GROUND COVER AND PERENNIAL INSTALLATION

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

- ROOFEDGE 4" HT. ALUMINUM RESTRAINT
- PRE-GROWN LIVEROOF "STANDARD TRAY" MODULE. 12" WIDTH , 2-T LENGTH. TYP.
  - SUP SHEET PROTECTIVE LAYER. SEE ARCH.
  - WATERPROOF MEMBRANE. SEE ARCH.
  - ROOF STRUCTURE
- PRE-GROWN LIVEROOF "DEEP TRAY" MODULE. 12" WIDTH x 24" LENGTH. TYP.
- SUP SHEET PROTECTIVE LAYER. SEE ARCH.
  - WATERPROOF MEMBRANE. SEE ARCH. - ROOF STRUCTURE

4" DEPTH LIVEROOF GREEN ROOF TRAY

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

6" DEPTH LIVEROOF GREEN ROOF TRAY

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

## LANDSCAPE ENLARGED PLANT DETAILS

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

EXISTING  
PROPERTY LINE  
PROPOSED  
PROPERTY LINE

EXISTING  
AIR RIGHTS  
RELOCATED AIR  
RIGHTS (STARTING AT 19 FT. ABOVE GRADE, +33.00 FT CCD.)  
RELOCATED AIR RIGHTS (STARTING AT 19 FT. ABOVE GRADE, +33.00 FT CCD.)

## SHEFFIELD & WAVELAND WALL EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A) [J] FINAL FOR PUBLICATION

APPLICANT. WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) p^gsj

ADDRESS: 1060 W. ADDISON STREET  
INTRODUCTION DATE: 16 OCTOBER 2013  
FINAL DATE: 21 NOVEMBER 2013

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

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APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)

ADDRESS: 1060 W. ADDISON STREET

INTRODUCTION DATE: 16 OCTOBER 2013

FINAL DATE: 21 NOVEMBER

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## SHEFFIELD & WAVELAND WALL EXPANSION PLAN - BOWL LEVEL (SUB-AREA A) £J3

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)

ADDRESS: 1060 W. ADDISON STREET

SAfD^M^M 2013

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KEY PLAN

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- PD BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- RELOCATED AIR RIGHTS (STARTING AT 19 FT. ABOVE GRADE. + 33.00 FT CCD.)

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

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

#### KEY PLAN

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- RELOCATED AIR RIGHTS (STARTING AT 19 FT.ABOVE GRADE. +33.00 FT CCD.))
- EXISTING AIR RIGHTS

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

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- RELOCATED AIR RIGHTS (STARTING AT 19 FT.ABOVE GRADE. + 33.00 FT CCD.))
- EXISTING AIR RIGHTS

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

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

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EXPANSION PLAN - CONCOURSE LEVEL (SUB-AREA A)

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

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EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)

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

KEY PLAN

1 EXISTING 1 - PD BOUNDARY  
PROPERTY  
LINE

PROPOSED  
PROPERTY LINE

EXPANSION PLAN-CONCOURSE LEVEL (SUB-AREA A)

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

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INTRODUCTION DATE: 16 OCTOBER 2013

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DATE:

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KEY PLAN

1 EXISTING ' PD BOUNDARY



PROPERTY  
LINE  
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PROPERTY LINE

EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)

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

KEY PLAN

1 EXISTING 1 PD BOUNDARY  
PROPERTY LINE  
RELOCATED  
PROPERTY LINE

EXPANSION PLAN-BOWL LEVEL (SUB-AREA A)

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APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)

ADDRESS: 1060 W. ADDISON STREET

INTRODUCTION DATE: 16 OCTOBER 2013

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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) b^-^s~

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FINAL DATE: 21 NOVEMBER 2013 F^i-'i'

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MATRIX.

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

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) ADDRESS: 1060 W. ADDISON STREET INTRODUCTION DATE: 16 OCTOBER 2013 FINAL DATE: 21  
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RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (2 OF 8)

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NOTE: SIGNAGE  
OMITTED HERE SEE  
PD SIGNAGE MATRIX.

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

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

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

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

NOTE: SIGNAGE OMITTED  
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MATRIX.

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

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

NOTE: SIGNAGE OMITTED  
HERE SEE PD SIGNAGE  
MATRIX.

RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (6 OF 8) <sup>0</sup>m-mi«J<sup>C</sup>

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)  
ADDRESS: 1060 W. ADDISON STREET  
INTRODUCTION DATE: 16 OCTOBER 2013  
FINAL DATE: 21 NOVEMBER 2013  
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APPLICANT: WRIGLEY FIELD HOLDINGS LLC (AND OTHERS) ADDRESS: 1060 W. ADDISON STREET  
INTRODUCTION DATE: 16 OCTOBER 2013  
FINAL DATE: 21 NOVEMBER 2013  
assoc<sup>^</sup>lt,c.

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

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

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) Fpf&P

ADDRESS: 1060 W. ADDISON STREET

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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 INTRODUCTION DATE: 16 OCTOBER 2013 FINAL DATE: 21 NOVEMBER 2013

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 INTRODUCTION DATE: 16 OCTOBER 2013 FINAL DATE: 21 NOVEMBER 2013

NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

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

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

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

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HOTEL BUILDING PARKING PLAN

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/ AWNINGS-OVER SIDEWALK, PLACED OVER EACH/WINDOW, / " -1-2-0" MIN: '-CLEAR FROM GRADE, MAX: ■ -18" FROM  
FACE OF BUILDING

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APPLICANT WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) ADDRESS 10G0 W. ADDISON STREET INTRODUCTION DATE: 16 OCTOBER 2013 FINAL DATE: 21 NOVEMBER 2013

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NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

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

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

NOTE: SIGNAGE  
OMITTED HERE SEE PD  
SIGNAGE MATRIX.

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

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

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INTRODUCTION DATE: 16 OCTOBER 2013

FINAL DATE: 21 NOVEMBER 2013

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

FINAL DATE: 21 NOVEMBER 2013

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NEON SIGNAGE TO BE MOUNTED OFF OF CANOPY

BRICK EXTERIOR CLADDING

ALUMINUM STOREFRONT WINDOWS

CAST STONE ACCENTS

CANOPY ENTRY FOR HEALTH CLUB AND HOTEL; BUILDING SUPPORTED CANOPY IS GLASS AND PAINTED STEEL; CANOPY WILL BE UP-LIGHTED

HOTEL CANOPY SECTION

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HOTEL AWNING SECTION

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MEDIA BUILDING (SUB-AREA C)

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## PLAZA GATE PLAN AND ELEVATIONS

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Internally illuminated or face-lit vt/£once&le.A ll^htin^ (approx. x AovUe. faceJ or 2 si^ns total)

Branded Graphic Internally illuminated or face-lit w/concealed lighting (allowance area approx. 4' x 22' w double faced or 2 signs total)

## Illustrative Gateway Arch

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### GATEWAY ARCH & BRANDED SIGNAGE PLAN AND ELEVATION

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