



Office of the City Clerk

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

Legislation Text

File #: SO2013-3335, Version: 1

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.

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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 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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Applicant: Wrigley Field Holdings, LLC and others
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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 cafes; public address and sound systems; stadium suites; team and other service uses such as clubhouses, locker rooms, batting cages, media rooms, player lounge and related services and facilities; banquet, conference and meeting halls; scoreboards; lodges and private clubs; beer gardens; sponsorships; co-located and freestanding broadcast and telecommunications equipment and facilities (including earth station receiving dishes); generators and other power generating facilities; ticket offices, ticket sales and ticket agencies; ticket brokers; public and civic uses (including, without limitation, museums, fund-raisers and other non-profit events); pyrotechnic displays (but not in connection with baseball games, other than for playoffs/post-season, All Star Game, Opening Day and Fourth of July, all subject to applicable permit approval); community centers; participant sports and recreation (including, without limitation, health clubs, ice rink, and sports); personal services (including, without limitation, spas); accessory and non-accessory parking; outdoor staging and parking of commercial and communications vehicles; the existing off-premises billboard advertising sign in 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): Public Rights ofWay(sf): Net Site Area (sf): Total¹: 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:

617,099 108,090

509,009 Existing:

Rights-of-Way to be Vacated²: Sub-Area A Total: Existing:

Rights-of-Way to be Vacated²:

Sub-Area B Total:

12,454

45,338

2.45 2.20 2.30 0.25 4.25

361,162

26,269

387,431

55,437

8,349

63,786

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.

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Minimum Building Setbacks: Sub-Area A:

North: West: East: South:

0'-0" 0'-0" 0'-0" 0'-0"

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:

North: 8'-0"

West: 0'-0" East: 4'-4"

South: See Site Plan for Details

North: 2'-6"

West: 10'-0"

East: 10'-0"

South: 80'-0"

North: O'-O"
West: O'-O"
East: O'-O"
South: O'-O"

Zero

2 (1 at 17'8"x26'0"; 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: 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:

Minimum Number of Bike Spaces: 16

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EXISTING LAND USE MAP

EE⁰

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND
OTHERS) ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED : 01 MAY 2013
FINAL DATE: 18JULY2013 .aMvO»*ssa.iIMts»e

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APPLICANT	WRIGLEY	FIELD	HOLDINGS	LLC.	(AND	OTHERS)
iV^W						
ADDRESS:	1060	W.	ADDISON	STREET	V	:
4?^3						
DATE	SUBMITTED	:	01	MAY		2013
Y&P						
FINAL			DATE:			18JULY2013
.-m.jvo*Wi&iE						

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

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PUBLICATION

FINAL DATE: 18 JULY 2013
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RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (ANO OTHERS)

I- T:

ADDRESS: 1060 W. ADDISON STREET

V-y, DATE SUBMITTED : 01 MAY 2013
VLMj. DATE: 18 JULY 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: 18JULY2013

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)

ADDRESS: 1060 W. ADDISON STREET

DATE SUBMITTED: 01 MAY 2013

FINAL DATE: 18 JULY 2013

DATE: 18 JULY 2013

DATE: 18 JULY 2013

DATE: 18 JULY 2013

EXISTING PROPERTY LINE-

IjWQN

EXISTING AIR RIGHTS-

PD BOUNDARY-

EXISTING AIR RIGHTS-

X 00

NEW PROPERTY LINE"

NEW AIR RIGHTS (STARTING AT 19 FT ABOVE GRADE) -

3

> <

EXISTING PROPERTY LINE"

NEW PROPERTY LINE-

PD BOUNDARY-

EXISTING AIR RIGHTS-

EXISTING PROPERTY LINE"

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LO

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X CO
NEW AIR RIGHTS (STARTING AT 19 FT ABOVE GRADE)-

NEW PROPERTY LINE"

V

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

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) ADDRESS: 10S0W ADDISON STREET DATE SUBMITTED : 01 MAY 2013 FINAL DATE: 18 JULY 2013

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-PD BOUNDARY

WAVELAND AVE

595.20'

FJEWAIR RIGHTS (STARTING AT 19 FT ABOVE GRADE) EXISTING AIR RIGHTS

EXISTING co PROPERTY LINE ¹-
-NEWPROPERTY LINE

i
CO

PD BOUNDARY

o

WAVELAND AVE

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

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APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) ADDRESS: 1060 W. ADDISON STREET DATE SUBMITTED : 01 MAY 2013 FINAL DATE: 19JULY2013

PROPOSED RIGHT FIELD **FINAL FOR**
PUBLICATION
DECK EXPANSION

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PROPOSED SECTION AT SHEFFIELD AVENUE BLEACHERS

PROPOSED SECTION AT WAVELAND AVENUE BLEACHERS RIGHT OF WAY ADJUSTMENT SECTION (SUB-AREA

A)

APPLICANT: WRIGLEY FIELD HOLDINGS
LLC. (AND OTHERS) ADDRESS: 1060 W.
ADDISON STREET DATE SUBMITTED .01
MAY 2013
FINAL DATE: 18 JULY 2013 ,a)u>.OA*S8oriAi3iNC

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PUBLICATION

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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
DATE SUBMITTED : 01 MAY 2013 V/f
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FINAL DATE: 18 JULY 2013 cwijvoa
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RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA D) r_g o so 100

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

SITE PLAN (SUB-AREA A)

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

SUBMITTED : 01 MAY 2013
FINAL DATE: 18 JULY 2013 ;W3VOA*ssocSi»»iC

FINAL FOR PUBLICATION

,10'-3 1/2"

-RECONSTRUCT EXISTING CURB CUT TO CD.O.T. STANDARDS

ST-3 7/16" EXISTING

WAVELAND AVENUE 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: 13 JULY 2013
EXISTING SPORTS FACILITY

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'\ (4) SKYLINE HONEYLOCUST; -i .-' S'x5' TREE GRATE -]

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

-ANDSCAPE 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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CODE BOTANICAL NAME			COMMON NAME	QTY	HT	SPR	ROOT	REMARKS	
DECIDUOUS	DS	DIERVILLA SESSIUFLOA	SOUTHERN BUSH HONEYSUCKLE	24"	4'-0"	#5		ON CENTER	
	JCSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	24"	4'-0"	M		ON CENTER	
	JHP	JUNIPERUS HORIZONTALIS	ANDORRA COMPACT JUNIPER	18"	3'-0"	#5		ON CENTER	
	POS	PHYSOCARPUS OPULIFOLIUS SEWARD'	SUMMER WINE NINEBARK	36"	4'-0"	#5		ON CENTER	
	RAE	RIBES ALPINUM	ALPINE CURRANT	24"	4'-0"	#5		ON CENTER	
	RAGL	RHUS AROMATICA 'GRO-LOW	GRO-LOW SUMAC	24"	3'-0"	#5		ON CENTER	
	RPKO	ROSA X PINK KNOCK OUT	PINK KNOCKOUT ROSE	24"	3'-0"	#3		ON CENTER	
	RRKO	ROSA X RED KNOCK OUT	RED KNOCKOUT ROSE	24"	3'-0"	#3		ON CENTER	
	SBG	SPIREA X BUMALDA 'GOLDFLAME"	GOLDFLAME SPIREA	24"	3'-0"	ta		ON CENTER	
	TMW	TAXUS X MEDIA 'WARDIf	WARDS YEW	30"	3'-0"	BAB		ON CENTER	
GRASSES	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER"	KARL FORESTER FEATHER REED GRASS			#3		2'-0"	ON CENTER
PERENNIALS / GROUND COVER	MCM	MOUNIA CAERULEA "MOORFLAMME"	MOORFLAMME PURPLE MOOR GRASS			#1		1'-6"	ON CENTER
	MSP	MISCANTHUS SINENSIS "PURPURASCENS"	PURPLE MAIDEN GRASS			#3		3'-0"	ON CENTER
	PVS	PANICUM VIRGATUM "SHENANDOAH"	SHENANDOAH RED SWITCH GRASS			#1		2'-0"	ON CENTER
	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS			#1		2'-0"	ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED			#1		1'-6"	ON CENTER
VINES	EFC	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER			QT		1'-0"	ON CENTER
	EPM	ECHINACEA PURPUREA "MAGNUS"	MAGNUS PURPLE CONEFLOWER			#1		1'-6"	ON CENTER
	HSM	HEMEROCALLIS SPECIES MIX	DAYLILY			#1		1'-6"	ON CENTER
	NF	NEPETA X FAASSENII	CATMINT			#1		1'-6"	ON CENTER
	PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER			m		3'-0"	ON CENTER
	CR	CAMPISIS RADICANS	TRUMPET VINE			QT		SEE PLANS FOR SPACING	

HH	HEDERA HEUX THORNDALE"	THORNDALE ENGLISH IVY	#3	SEE PLANS FOR SPACING
HAP	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA	-	03 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	CELT1S OCCIDENTAUS "CHICAGOLAND"	CHICAGOLAND COMMON HACKBERRY	3	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GTE	GLEDTISIA TRIACANTHOS VAR. INERMIS "SKYUNE"	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	ALUUM SENESCENS "SUMMER BEAUTY"	SUMMER BEAUTY ORNAMENTAL ONION	ALL TRAYS TO BE PRE-GROWN TO 95X COVERAGE AT TIME OF INSTALLATION
	SEDUM ALBUM	WHITE FLOWERED SEDUM	
	SEDUM KAMTSCHAT1CUM TAKAHIRA DAKF	"TAKAHIRA DAKE" KAMTSCHATKA SEDUM	
	SEDUM MIODENDORFFIANUM VAR. DIFFUSUM	DIFFUSE MIDDENDORFS 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
ta 1U ec	GTIS	GLEDTISIA TRIACANTHOS VAR. INERMIS SKYUNE	SKYLINE THORNLESS HONEYLOCUST	3	2.5"	a&B	SINGLE STRAIGHT TRUNK. SPECIMEN QAUAITY
>-	PCC	PYRUS CALLERYANA CLEVELAND'S SELECT	CHANTICLEER PEAR	2	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QAUAITY

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
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. SAG TO REMAIN ON TREE AND KEPT FULL THROUGHOUT THE GROWING SEASON DURING FULL WARRANTY PERIOO CAST IRON TREE GRATE. SCI 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 I UNDISTURBED SUBGRADE

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SHRUB (DO NOT PRUNE. STAKE. OR WRAP SHRUBS UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT) CROWN OP 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 OP ROOT BALL. (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL CUT WIRE IN FOUR PLACES AND FOLD DOWN r INTO PLANTING HOLE) J" DEPTH ORGANIC MULCH LAYER. AFTER SETTLEMENT, TO EDGE OF PLANTING BEQ. DO NOT PLACE MULCH IN CONTACT WITH SHRUB
FINISH GRADE

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

DECIDUOUS TREES IN TREE GRATE

SCALE 3/16" = 1'-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)	ii
LAWN AREAS (SEED)	NA
PLANTING BEDS ■ PERENNIALS	1B PLANTING MIX
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	1B PLANTING MIX
RAISED PLANTERS	4B PLANTING MIX

SHADE AND ORNAMENTAL TREES PER TREE INSTALLATION DETAIL

GROUND COVER AND PERENNIAL INSTALLATION

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

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

4" DEPTH OVERROOF GREEN ROOF TRAY

SCALE 3/8" = 1'-0"

6" DEPTH OVERROOF 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

STADIUM BUILDING SECTION

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

DATE SUBMITTED : 01 MAY 2013
FINALDATE: 18 JULY 2013
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EXISTING
PROPERTY LINE
NEW
PROPERTY LINE
EXISTING
AIR RIGHTS NEW AIR RIGHTS - (STARTING AT 19 FT. ABOVE GRADE)

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PD BOUNDARY

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

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) ADDRESS: I060W. ADDISON STREET DATE SUBMITTED : 01 MAY 2013 FINAL DATE: 18 JULY 2013

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PUBLICATION

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

SHEFFIELD & WAVELAND WALL EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A) [J-]
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APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) T:
~?J"j

ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED : 01 MAY 2013
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FINAL DATE: 18 JULY 2013 .-hiiwaassoc wits
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EXISTING
PROPERTY UNE
NEW
PROPERTY LINE
EXISTING
AIR RIGHTS
NEW AIR RIGHTS
(STARTING AT 19 FT. ABOVE GRADE)

SHEFFIELD & WAVELAND WALL EXPANSION PLAN-BOWL LEVEL (SUB-AREA A) f£]
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APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
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DATE SUBMITTED : 01 MAY 2013 \ ■
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FINAL DATE: 18JULY2013
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KEY PLAN

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•PD BOUNDARY

•EXISTING PROPERTY LINE

-NEW PROPERTY LINE

•NEW AIR RIGHTS (STARTING AT 19 FT. ABOVE GRADE)

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: 18JULY2013

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

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

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.JULY2013

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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
DATE SUBMITTED : 01 MAY2013 V't-^V
FINAL DATE: 13 JULY 2013
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EXPANSION PLAN-MEZZANINE LEVEL (SUB-AREA A) [X] 'o ?
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APPLICANT: WRIGLEY FIELD HOLDINGS LLC.
(AND OTHERS) ADDRESS: 1060 W. ADDISON
STREET DATE SUBMITTED : 01 MAY 2013
FINAL DATE: 18 JULY2013
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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 DATE SUBMITTED : 01 MAY 2013 FINAL DATE: 18 JULY 2013

EXPANSION PLAN - MEZZANINE LEVEL (SUB-AREA A)

[g^{0 15}

APPLICANT:	WRIGLEY	FIELD	HOLDINGS	LLC.	(AND	OTHERS)
ADDRESS:	1060	W.	ADDISON	STREET		
DATE	SUBMITTED	:	01	MAY		2013
FINAL		DATE:	18JULY2013			ta

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NOTE: SIGNAGE
OMITTED HERE SEE PD
SIGNAGE MATRIX.

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

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

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MATRIX.

RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (2 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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MATRIX.

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

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

VOA*SSOLIAIES inc.

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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
VOA*SSOLIAIES inc.

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

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) ADDRESS: 1060 W. ADDISON STREET DATE SUBMITTED : 01 MAY 2013
FINAL DATE: 18 JULY 2013
NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

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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
NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

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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: 13 JULY 2013

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

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) ADDRESS: 1060 W. ADDISON STREET DATE SUBMITTED : 01 MAY 2013 FINAL DATE: 18 JULY 2013
NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

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NOTE: SIGNAGE OMITTED
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MATRIX.

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

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.

FOR PUBLICATKW

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

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

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

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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: i060w. addison street date submitted : 01 may 2013 final date: 18 july 2013

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OFFICE BUILDING WEST ELEVATION (SUB-AREA 8) (2 OF 4)

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APFUCAMT. WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) ADDRESS: 1060 W. ADDISON STREET DATE SUBMITTED : 01 MAY 2013 FINAL DATE: 18 JULY 2013
OFFICE BUILDING NORTH ELEVATION (SUB-AREA B) (3 OF 4)

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

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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

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MINIMUM 74
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SPACES

HOTEL BUILDING PARKING PLAN

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS) ADDRESS: 1060 W. ADDISON STREET DATE SUBMITTED : 01 MAY 2013 FINAL DATE: 18JULY2013

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PUBLICATION**

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

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND
OTHERS) ADDRESS: 1060 W. ADDISON STREET DATE
SUBMITTED : 01 MAY 2013
FINAL DATE: 18 JULY 2013 .wiwiiacwSfw
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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 DATE SUBMITTED : 01 MAY 2013 FINAL DATE: 13 JULY 2013

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PUBLICATION

NOTE: SIGNAGE OMITTED
HERE SEE PD SIGNAGE
MATRIX.

HOTEL BUILDING NORTH ELEVATION (SUB-AREA D) (2 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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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: 13 JULY 2013
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HOTEL BUILDING WEST ELEVATION (SUB-AREA D) (4 OF 4)

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

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MEDIA BUILDING (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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PLAZA GATE PLAN AND ELEVATIONS

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
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Department of Housing and Economic Development

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MEMORANDUM

Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

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Andrew Mooney 7 Secretary

Chicago Plan Commission July 19, 2013

RE: Proposed Amendment to Planned Development No. 958 for the property generally located at 1060 West Addison Street: 3614-3640 North Clark Street: 3639-3659 North Clark Street: 3701-3709 North Clifton Avenue: and 1101-1103 west Waveland Avenue.

On July 18, 2013, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Wrigley Field Holdings LLC, Triangle Property Holdings, Wrigley Field Parking Operations, LLC and North Clark Street LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Housing and Economic Development recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

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ORGANIZATION GOALS

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EXISTING LOCATION - WESTERN GATE - CLARK ST. ELEVATION

MINI-TRIANGLE CORNER OF ADDISON ST
& SHEFFIELD AVE. ^^^H

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MINI-TRIANGLE BUILDING ADDISON ST. ELEVATION

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MINI-TRIANGLE BUILDING & SHEFFIELD GRILL - SHEFFIELD AVE ELEVATION

EXISTING MCDONALDS DRIVE-THRU, TRIANGLE PARCEL & PARKING LOTS

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EAST ELEVATION
HOTEL & MIXED-USE BUILDING ELEVATIONS

SOUTH ELEVATION

OFFICE & MIXED-USE BUILDING ELEVATIONS

ICE RINK OPEN AIR PLAZA

OPEN AIR PLAZA TROLLEY CARS

PROPOSED CLARK ST. BRIDGE

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REPORT to the

**CHICAGO PLAN COMMISSION from the
DEPARTMENT of HOUSING and ECONOMIC DEVELOPMENT**

JULY 18, 2013

FOR APPROVAL:

**PROPOSED AMENDMENT TO ENTERTAINMENT AND SPECTATOR
SPORT PLANNED DEVELOPMENT, NO. 958**

APPLICANTS:

**WRIGLEY FIELD HOLDINGS, LLC, TRIANGLE PROPERTY
HOLDINGS, LLC, WRIGLEY FIELD PARKING OPERATIONS, LLC,
AND NORTH CLARK STREET, LLC**

LOCATION:

**1060 WEST ADDISON STREET; 3614-3640 NORTH CLARK STREET;
3639-3659 NORTH CLARK STREET; 3701-3709 NORTH CLIFTON
AVENUE; AND 1101-1103 WEST WAVELAND AVENUE**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing and Economic Development hereby submits this report and recommendation on a proposed amendment to Entertainment and Spectator Sport Planned Development Number 958, which governs Wrigley Field, for your review and recommendation to the Chicago City Council. The application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on May 8, 2013. Notice of this public hearing was published in the Chicago Sun-Times on July 3, 2013. The Applicants were separately notified of this hearing.

The Applicants propose to renovate Wrigley Field as well as add several parcels to the existing planned development boundary. As proposed, the amended planned development would contain four sub-areas. Wrigley Field, the ballpark itself, is within Sub-Area A and currently lies within the boundaries of existing planned development. It is also a designated Chicago Landmark. A triangular parcel located directly west of the stadium and currently occupied by a parking lot is called out as Sub-Area B and is also within the existing planned development. Two new sites would be added to the planned development. An approximately one quarter-acre parcel located north of Waveland Avenue between Clifton and Seminary is designated as Sub-Area C and is currently zoned RT4, Residential Two-Flat, Townhouse and Multi-Unit District. Lastly, an approximately one-acre parcel west of Clark Street and south of Patterson Street would be added to the

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planned development, labeled Sub-Area D and is currently zoned B3-2, Community Shopping District. The Applicants propose rezoning all four subareas to C2-5 Motor Vehicle Related Shopping District prior to re-establishing . Entertainment and Spectator Sport Planned Development Number 958, as amended.

The proposed project is a mandatory planned development as the boundaries of an existing planned

development are being expanded to incorporate more property and also as the height of the structures proposed exceed 80 feet in a C2-5 District.

BACKGROUND AND AREA DESCRIPTION



Entertainment and Spectator Sport Planned Development Number 958 was created in 2005 when an expansion of the bleacher section and a mixed-use building with parking for the Triangle Site (Sub-Area B) was envisioned. The current proposal introduces new uses for the Triangle Site and adds additional parcels to the planned development.

The approximately fourteen acre site is located in the Lakeview Community Area and is generally bounded by Waveland Avenue, Clifton Avenue and Sheffield Avenue on the north, Sheffield Avenue on the east, Addison Street on the south and the alley west of Clark Street on the west. The proposed planned development is surrounded by a mix of residential, business and commercial uses. .

The site is neither within the Lake Michigan and Chicago Lakefront Protection District, nor within a designated Industrial Corridor, nor within a Tax Increment , Financing (TIF) district, nor within a Chicago Landmark District. However, ? Wrigley Field is a designated Chicago Landmark.

The site is most closely served by the CTA's #22 (Clark), #152 (Addison) and #154 bus lines. The #154 bus is known as the Wrigley Field Express Bus and runs exclusively for Cubs night and weekend games to and from the ball park and remote parking at DeVry University at 2600 W. Rockwell. The closest CTA transit stop is the Addison station on the Red Line, which is within one block of the ball park.

PROJECT DESCRIPTION

The Applicants propose several rehabilitation, expansion, and renovation efforts with respect to Wrigley Field itself, as well as several new improvements on the additional lots proposed as part of this amendment. The improvements are enumerated below based on each Sub-Area of the proposed planned development.

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! Wrigley Field (Sub-Area A): As Wrigley Field is a designated Chicago Landmark, the Commission on Chicago Landmarks (CCL) plays an important role of reviewing and approving any proposed plans for the field. As with any Chicago Landmarks or buildings that have been rated as potentially significant in the broader context of the city, state, or country ("red") or as potentially significant in the context of the surrounding community ("orange") by the Chicago Historic Resources Survey, the CCL as well as the Department of Housing and Economic Development's Historic Preservation staff review any proposed renovations to that structure or structures as part of the planned development review process. As the City of Chicago's experts on historic preservation, their input regarding plans for these important historic resources

is critical as Section 17-8-0911 of Chicago Zoning Ordinance states that "Planned Developments should give priority to the adaptive reuse of historic buildings which have been designated as a 'Chicago Landmark' or color-coded red or orange in the Chicago Historic Resources Survey." In the case of Wrigley Field, the Commission on Chicago Landmarks met on June 27, 2013 to review and approve the proposed renovations and additions to Wrigley Field including a portion of the infield signs requested by the Applicants. On July 11, 2013, the Commission met again to review and approve new outfield signs for the interior of the park.

The project proposed for Wrigley Field (Sub-Area A) is a \$300 million rehabilitation project that will not only restore the significant exterior features of

(the historic stadium, but will also upgrade the facilities to modern ballpark and code standards to ensure the continuation of its use. The five-year project includes exterior rehabilitation, four exterior additions, bleacher expansion, back-of-house facilities upgrades and new signs. The renovations and expansions of the stadium are explained below based on proposed changes to each elevation.

Wrigley Field (Sub-Area A): Clark Street Elevation

Proposed changes to the Clark Street elevation of the stadium including the addition of a West Gate entrance to the park, removal of non-historic facade cladding, recreation of historic facade elements, and the installation of a new rooftop veranda. Non-historic elements such as the 1970's concrete panels and chain link fencing will be removed. Existing historic elements such as the structural steel will be repaired, reinforced, scraped and painted. Recreated ironwork fencing will be installed based on historic photographs to replace the panels and fencing.

A new West Gate is proposed to be located outside the historic perimeter of the existing field; no historic fabric will be removed in its construction. This addition is necessary to allow for better fan exiting. The size and scale of the entrance is minimized, fitting three levels of circulation within the dimensions of two existing concourse levels. The materials will be steel for the structure and diamond-patterned mesh and iron fencing for the rails. A sign is to be located at the top of

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the structure. The first floor of the stadium and portions of the second floor were often infilled with solid stucco walls accented with a Spanish-tile roof overhang. This will be recreated on this west elevation as shown.

Also seen along the Clark street elevation and continuing around the park is construction of a roof-top veranda around the park. The purpose of the veranda is to increase concession and outdoor space at the field. The deck has been cut back to minimize the visibility and the railing will be a diamond-pattern mesh painted in a dark color to reduce its visibility.

Currently, the dormers seen on the roof contain circulation ramps and stairs to go to the grandstands. To accommodate ADA and meet current code in regards to existing clearances, the dormer roofs will need to be lifted 6'-0" at the peak; the face of the dormers will remain intact and in place.

Wrigley Field (Sub-Area A): Clark and Addison Corner

The Clark and Addison corner of the stadium is generally treated as the main entrance and primary elevation. As such, this elevation will be rehabilitated and any non-historic elements removed. The restoration treatment will be the same as the Clark Street elevation, installing recreated ironwork and the stucco and Spanish tile elements at the box offices at the first floor. The second floor retains (some of the historic brick infill, and this will also be retained and restored. No work is planned for the historic marquee sign and it will remain as it exists today.

Wrigley Field (Sub-Area A): Addison Elevation

The proposed changes to the Addison elevation of the stadium include a three-story addition, removal of non-historic facade cladding, recreation of historic facade elements and the installation of new rooftop veranda. Many changes have occurred throughout the years on this elevation, most recently a small addition for the Captain Morgan's Club in 2005. There is virtually no historic fabric existing on this elevation but for the structural steel skeleton of the park. Non-historic changes, the chain-link fence and 1970's concrete panels, are proposed to be removed. In their place, Stucco and Spanish tile infill will be constructed at the first floor and recreated ironwork will be used above, based on historic and physical evidence.

The three-story addition is proposed at this elevation to allow for the expansion of the visiting team clubhouse as well as much needed restroom facilities in the right field area of the park without using historic concourse or grandstand space.

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The addition is constructed to be structurally separate from the historic structure, which allows the historic structural elements to remain in place and theoretically the addition could be removed at a later date without damage to the existing structure. The two existing eastern-most bays of the park, with existing ticketing gates, are exposed and visible.

The scale of the addition is minimized by pushing the partial third level back from the front face of the addition and opening the first floor with an arcade. The first two whole floors are less than half the

height of the Addison elevation and span 10 of the 22 structural bays on this elevation. Two of the bays on the addition will be open at the first level to allow access to ticket gates and gathering prior to the games.

The scale is further refined with the materials and bay spacing, which is compatible with the existing structural bays and steel materials of the field. A metal window system will fill in the steel frame, distinguishing the new addition from the historic field while remaining compatible. LED signage is proposed for the second floor above the windows as well as a neon face sign band area.

Wrigley Field (Sub-Area A): Sheffield Elevation

Proposed changes on the Sheffield elevation include expansion of planned development property line, a two-story addition, dismantlement and relocation of exterior brick wall, expansion of upper grandstand and right field bleacher deck, and a right field neon sign.

From a historic preservation standpoint, the Sheffield and Waveland elevations are considered tertiary, almost rear elevations of the field. As such, changes and additions changes/additions are encouraged to occur here, thereby preserving the main facade's character along Addison and Clark. Many changes have occurred here on Sheffield in the past, some very recently with the bleacher expansion/wall relocation project. The brick wall along Sheffield and Waveland was largely rebuilt in 2005 when the bleacher expansion was approved.

The current proposal envisions expanding the grandstand, the Sheffield Grill and United Club located in this area and the right field bleacher deck. The Grill expands to the existing property line while the brick wall moves east 7'. The property line moves 15' to the east. An 8' sidewalk is maintained under the extended bleachers.

At the corner of the park, non-historic concrete panels and chain link fencing still exist. This is proposed to be moved and the brick from the wall will be salvaged

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and rebuilt at the new property line 7' beyond the existing property line. An eight foot sidewalk would remain on Sheffield along with a 36' right-of-way.

The expansion of the grandstand follows the same shape of the existing grandstand, extending it to the new property line. The new seats will match existing and the new fencing at the edge is to be the diamond-pattern mesh. A larger concourse deck behind the seats is included in this expansion.

The size, scale and materials of the Sheffield Grill expansion are all compatible and

differential to the historic park. The addition is not taller than the bleachers and will not be visible from inside the ballpark. There will be a 42" solid wall constructed as a guardrail at the west edge of the addition, which will be visible from the ballpark. From the exterior, the same proportions and material palette used on the Addison Street addition are being used. The right field bleacher deck will expand 8' to the east, overhanging the 8' sidewalk, but will not appear visually different from what is seen today from inside or outside the ballpark.

Wrigley Field (Sub-Area A): Waveland Elevation

The proposed changes to the Waveland elevation include the expansion of the planned development property line, a two-story addition, dismantlement and (relocation of exterior brick wall, expansion of upper grandstand and left field bleacher deck. A new scoreboard is also proposed, which will have two light standards as well as an additional neon sign.

A similar addition is proposed for the Gate K area of the Waveland Avenue elevation as is being done for the Sheffield area of the field. Again, non-historic chain-link fencing and concrete panels will be removed. The only historic fabric on this elevation may be some of the bricks located in the 2005 rebuild of the brick wall. This will be salvaged and rebuilt 16' north of the existing wall.

This addition for Gate K is located on the expanded property, occupying 16' of the 24' foot vacation. The expanded space inside the ballpark will be used for signage supports as well as food and beverage space, mechanical rooms, batting cages and field equipment. The two-story addition will expand a player's lounge. The concourse expands the left field bleacher deck into a party deck next to the grandstand. In addition, the North edge of the grandstands will be modified to provide a larger deck area.

The expansion of the grandstand follows the same shape of the existing grandstand, extending it to the new property line. The new seats will match

Page 6 of 16

existing and the new fencing at the edge is to be the diamond-pattern mesh. A larger concourse deck behind the seats is included in this expansion.

The size, scale and materials of the Waveland expansion are all compatible and differential to the historic park. The addition is not taller than the bleachers and will not be visible from inside the ballpark. There will be a 42" solid wall constructed as a guardrail at the south edge of the addition, which will be visible from the ballpark. A static painted sign is proposed on the interior face of the

guardrail. From the exterior, the same proportions and material palette used on the Addison Street addition are being used. The right field bleacher deck will expand 10' to the north, but will not appear visually different from what is seen today from inside or outside the ballpark.

From inside the ballpark, the brick wall encircling the outfield will remain the same. However, the bottom 3 rows of left field bleacher seats will be removed and a LED ribbon board will be located at the base of the bleachers..

Wrigley Field (Sub-Area A): Interior-Center Field

Proposed changes for the interior of the park at Center Field include rehabilitating bleachers to meet code and extending the top platform, removing the non-historic LED sign under scoreboard, a new guardrail at base of bleachers with static sign mounted to the front and extending elevator access to bleacher level and into the scoreboard.

The Center Field bleachers will be modified to accommodate new bleacher seating that meets current building code for the rise and run of the seating. The existing concrete seating platform will remain in place but will be covered in structural foam that will provide the new surface for the bleachers. A new wall will be constructed at the front edge of the bleachers to enclose the structural foam.

The top 2-3 rows of seats will not return; rather the existing patio at the top of the bleachers, underneath the scoreboard, will extend out to under the edge of the scoreboard.

The non-historic LED sign that is currently attached to the underside of the scoreboard will be removed. A new 6'-0"high static sign panel will be mounted on this center field bleacher section.

The historic scoreboard is a protected feature in its entirety and no work is proposed. However, an extension of the elevator underneath the scoreboard is proposed, which will add two new stops: one at the center field deck level and one inside the scoreboard. The shaft of the elevator will be constructed within the confines of the scoreboard without any need to dismantle it for this elevator extension.

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Wrigley Field (Sub-Area A): Field Level Modifications-Dugouts and Proposed Bullpens

Plans for the dugouts and bullpens at the Field Level of the stadium include expanding the depth of dugouts underneath the grandstand and creating new bullpens for home and visitors. Both the existing visitor and home dugouts are proposed to be expanded both in length and depth to allow for a better facility for the players. The design of the visible elements (curbing, fencing, and roof) will replicate the existing.

Dedicated bullpens, where relief pitchers warm up in a modern ballpark, do not currently exist at Wrigley Field, which is not ideal for the players. New bullpens will be designed into the grandstands that will modify the brick walls. Brick from the wall will be used to clad the guardrail for the stands

and a stone coping will be used to cap this rail.

Wrigley Field (Sub-Area A): Interior-Grandstands, Suites and Press Boxes

Also on the interior of the stadium, the Applicants plan to reconfigure the interior of press box and replace the front glass curtain wall to allow for upgraded facilities for modern broadcast technology. The mass and footprint of the press box located above the grandstanding seating will remain the same. To better accommodate production facilities, a two-level press box was provided within the structure, not visible from the field. To allow for great camera angles, the eaveline of the grandstand roof will be cut back in front of the press box.

The Applicants also propose to expand the suites to rear under upper grandstand and add an additional row of seating to the front. No changes are proposed to the upper level grandstand seating. Most proposed changes will occur behind the seating, not visible from the field area.

, The suites will be expanded to the rear, and proposed restrooms and concessions will also be located behind the grandstand standing. A visible change from the field will be the addition of a new row of seating in front of the suites and the non-historic glass wall at the front will be replaced with an operable glass curtain wall system.

To allow better, code compliant access to these new areas, 3 new elevator locations are proposed to be added to the stadium. The only elevator over-ride that will be visible will be located directly behind the press box.

The lower level grandstand structure will be removed and rebuilt to allow for excavation underneath for a renovated clubhouse and other back-of-house facilities. The upper level grandstand concrete structure will be selectively removed and repaired.

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Wrigley Field (Sub-Area A): Infrastructure Improvements

To provide the proposed upgrades and improvements to the ballpark will require all major infrastructure systems to be completely revamped. New electric service will be provided to the ballpark. New ComEd vaults will be constructed, providing two independent 12,000-volt power feeds. New electrical distribution and wiring is required throughout the entire ballpark.

A new underground storm water detention system will be installed to help greatly reduce flooding in the concourse during extreme rainfalls. The existing plumbing and HVAC systems are at the end of their useful life. Main pluming and sanitary sewer systems will be replaced and new HVAC systems installed.

The Triangle Area (Subarea B)

The Triangle Area, identified in the planned development as Sub-Area B, is located just west of the stadium and east of Clark Street. The parcel is currently improved with a parking lot and houses

broadcast trucks and other maintenance equipment on game days. The Applicants propose to renovate this space with a six story mixed use building. Plans call for approximately four floors of office space, beginning at the third floor. The first and second floors of the building will have approximately 20,000 square feet of retail, entertainment, and food and beverage uses. The building is set back approximately 32' feet from on the second level to create a large, outdoor terrace. The fourth and sixth floors of the building will also have outdoor terraces.

A large, outdoor plaza is planned for area south of the office building that will be activated year round. During baseball season, fans will be able to watch the game from the plaza on a proposed-five-sided structure that will house five LED video screens. During non-game days, other activities such as farmers' markets, ice rinks in winter time and other activities will take place on this plaza which the Applicants plan to make accessible to the general public. Seven stylons-vertical structures that hold signs, landscaping and other improvements-will be placed around the public plaza.

The Gold Lot (Sub-Area C)

The parcel referred to as the Gold Lot is located on Waveland Avenue and is currently improved with a parking lot. Plans call for a parking lot with thirty-three parking spaces to remain, but also for the addition of a one story building on the northern end of the lot that will house broadcast equipment and mechanicals. On game days, the parking lots will be used by broadcast trucks, which will park vertically across the lot.

Hotel Lot-(Sub-Area D)

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The hotel lot is currently improved with McDonalds and temporary retail spaces. The Applicants plan to construct a 182-room hotel with entertainment, food and beverage uses on the first floor and second floors. An approximately 40,000 square foot health club on the second and third floors is planned as well. The third floor will also host a game-day broadcast booth.

URBAN DESIGN

Wrigley Field (Sub-Area A) The materials and design used in renovations to Wrigley Field have previously been enumerated and consist mainly of removing non-historic elements to the field and replacing them with stucco and terra cotta or Spanish tile in keeping with the historic features of the field. The proposed additions to the Field have been reviewed and approved in both plan and design by the Commission on Chicago Landmarks.

The Triangle Lot (Sub-Area B) The proposed office building for this space will be approximately eighty-five feet tall with an addition clock tower element that will rise to 119' feet tall. Materials will consist of aluminum storefronts, aluminum architectural windows, brick exterior cladding, metal panel cladding and cast stone accents. The front of the building will also have decorative wood trellises planted with ivy in two locations; one at the second floor terrace of the building and the other on the roof deck.

The Gold Lot (Sub-Area C) The one-story building on the north side of Waveland Avenue that will house broadcast equipment will be constructed of brick-faced precast concrete, cast stone and metal louvers for ventilation.

The Hotel Lot (Sub-Area D) The materials for the hotel will match the design elements of the office building with aluminum storefronts with brick exterior cladding and cast stone accents. The hotel will also feature two outdoor terraces with decorative wood trellises with planted ivy and ornamental railings. On the east side of the building, an elevator with a steel and glass enclosure will be constructed to provide access to the terrace levels. The hotel will also have balconies on the east, north and south elevations with ornamental metal railings. The roof of the hotel will be metal with cast stone accents.

SIGNAGE

Wrigley Field (Sub-Area A) In keeping with the 2005 planned development ordinance, signs located on the interior of Wrigley Field are not subject to zoning review. Signs that have been erected on the interior of the park since the 2005 ordinance passed have thus been governed in that manner. Under this amendment to the planned development, interior signs remain exempt from zoning review further clarifying that a sign is deemed interior if the message face

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and vertical structural supports of such signs are located within the property lines and vacated air rights and that the primary audience for those signs is persons viewing events inside the ballpark. As a designated Chicago Landmark, however, the Commission on Chicago Landmarks has purview over interior signage as they have the potential to impact designated landmark features of the field.

Signs that are located on the exterior of the park itself within Subarea A, as well as in Sub-Areas B, C and D will have a variety of new signage totaling approximately 24,000 square feet. In addition, approximately 20,000 square feet of signage will be incidental or directional signage. The planned development also contains a signage matrix for exterior signs that will govern the types of signs and amount of square footage that the Applicants may elect to erect as part of the project.

ACCESS and CIRCULATION

Wrigley Field (Sub-Area A) Most of the access and circulation on the exterior of Wrigley Field for pedestrians, will remain the same, with the exception of the newly proposed West Gate on the Clark Street elevation. However, the Applicants propose several vacations or alterations to the streets nearest to the field. In order to accommodate, the right and left field grandstand expansions, elevations and signage requests, the Applicants propose to vacate portions of Waveland and Sheffield Avenues as well as air rights over the remaining portions of the right-of-way. On Sheffield, the 15' sidewalk would be vacated by the Applicants to accommodate the right field grandstand expansion leaving an eight (8') foot wide sidewalk. Sheffield Avenue is currently a thirty-six (36') foot right-of-way and would not change.

To accommodate the Waveland Avenue bleacher expansion, elevation and signage, the Waveland Avenue sidewalk would be vacated 24', leaving an 8' sidewalk and 19' right-of-way on Waveland Avenue. Both the Sheffield and Waveland vacations would be incorporated into the planned development boundary. In addition to the vacations, the Applicants propose vacating approximately 4' feet of air rights on Sheffield and 2' on Waveland at a point approximately 19' above grade to allow a portion of the two signs they propose inside the park to occupy air space over these two streets.

The Triangle Lot (Sub-Area B) Access and circulation to the office building and plaza is designed primarily around pedestrians with 10' sidewalks on both the Waveland and Clark portions of the lot and open plaza space to facilitate pedestrian movements. There will be a 58' foot curb cut, two loading docks and an enclosed trash area off of Waveland Avenue to accommodate deliveries. No parking will be provided within this building but will be accommodated either in the Gold Lot to the north of this lot or across the street in the hotel.

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To improve circulation on the Clark Street side of the development, the Applicants propose a pedestrian bridge over Clark Street connecting the plaza on the east side of Clark to the Hotel parcel on the west side of Clark. The bridge will be approximately 20' wide at the maximum and have 17'3" of clearance between Clark Street and the underside of the bridge. Pedestrians will have the option of either taking an elevator from the plaza up to the bridge level or taking a set of stairs. The bridge will connect to the second floor terrace of the hotel on the west side of Clark Street. Additionally, a permanent porte cochere over Patterson Street on the north side of the hotel site will allow pedestrians or hotel visitors to congregate on an upper level terrace.

The Gold Lot (Sub-Area C) There is an existing 87' curb cut on the Gold Lot that will remain to allow cars or trucks to access the parking lot. Pedestrians will use the existing sidewalks.

The Hotel Lot (Sub-Area D) The primary entrance to hotel¹ will occur on Patterson beneath the covered canopy where a semi-circular drop off area will be located. There will be no curb cuts on Clark Street. Instead, the Clark Street side of the hotel will be built to the sidewalk and will be improved with retail, entertainment and food and beverage service. Access to the seventy-four parking spaces in the lower level of the hotel lot will be provided via a garage entry on the Addison Street side of the building. The curb cut on Addison will be 24' 10" wide to allow traffic to enter and exit the parking garage. Access to three loading docks on the western side of the building will be provided through the alley to the west of the building. Traffic through the alley would be accommodated via one-way south from Patterson Street. Trucks will turn left into the alley from Patterson Street, traverse southbound down the alley and then reverse into the loading docks into the building. To accommodate the hotel drop off and loading access through the alley, Patterson Street will be narrowed west of the alley and made one-way eastbound to allow residents along Patterson to the west of the project the ability to exit either via the alley to Addison Street or under the covered porte cochere on Patterson to Clark Street. This will prevent taxis, cars and trucks from continuing westbound on Patterson into a residential area.

LANDSCAPING AND SUSTAINABILITY

The Applicants have committed to meeting the criteria for basic LEED certification with green roofs on both the office and hotel buildings. Given the high volume of pedestrian traffic, especially on game days, the project contemplates 7 trees in pits on the east side of Clark Street until the plaza is reached and then 4 trees on Waveland Avenue. To improve the landscaping of* the area, while accommodating high pedestrian traffic, the Applicants will provide landscaping at the base of the six pylons as well as mobile planters that can be added or removed depending on the event, but will contribute to the overall landscaping of the area.

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BULK AND DENSITY

The Applicants propose rezoning the entire fourteen-acre site to a C2-5, Motor Vehicle Related Commercial District prior to re-establishing the Entertainment and Spectator Sport Planned Development Number 958, as amended. Despite the Dash-5 designation of the proposed C2-5 District, the project will be well under the 5.0 F.A.R. permitted with a maximum floor area ratio of 2.45 for the overall planned development. The Applicants requested a Dash 5 zoning designation due to the height of the buildings exceeding the as-of-right height limits of a Dash 3, which is 65 feet. The Chicago Zoning Ordinance requires that buildings that exceed 75-80' in a Dash 5 district be processed as a mandatory planned development.

With respect to other zoning requirements, the project contemplates a minimum of 74 parking spaces to be located on the hotel site. The parking requirement was calculated as follows. As Wrigley Field is a designated Chicago Landmark, no parking would be required per the Chicago Zoning Ordinance under Section 17-10-0102-A for the rehabilitation or reuse of the stadium itself. Also under Section 17-10-0207 of the Chicago Zoning Ordinance, in a C2-5 zoning district for retail, office, hotel, and food and beverage sale uses, the parking requirement is "None for the first 35,000 square feet or 2 x lot area, whichever is greater, then 1.33 spaces per 1,000 square feet." For those uses proposed by the Applicants where the parking is calculated based on the amount of square feet per use, the project would be able to take a discount under the zoning code equal to two times their lot area before parking would be required. As the property is all within one planned development, the lot area would be deemed to equal the net site area of 509,009 square feet times two totaling 1,018,018 square feet. For Sub-Areas B, C and D, or the Triangle Lot, Gold Lot and Hotel Lot, the proposed square feet for retail, office, hotel and food and beverage sales is approximately 335,000 square feet. Applying a 1,018,018 square foot discount to 335,000 square feet of proposed uses as allowed per code means that there is effectively no parking requirement, for those uses. However, the Applicants also propose 40,000 square feet of a health club use on the hotel lot, which has a different parking calculation in the Chicago Zoning Ordinance. Per Section 17-10-0107 of the code, health club parking is calculated based on occupancy as required by Section 4-6-020 of the Municipal Code, which requires an amount equal to ten percent of the capacity of the licensed premises. Following that section and the relevant building code sections, the parking requirement for the health club based on gross leaseable floor area and the occupancy of the health club that would result would amount to 80 spaces. In addition, as the planned development is within 600' of the Addison Red Line stop, the zoning

ordinance would allow a 25% parking reduction for new buildings. Applying the transit discount against the 80 spaces required, yields a parking requirement of 60 spaces for the project. As the Applicants are committing to providing a minimum of 74 spaces in the planned development ordinance, they are meeting the code-required parking requirement for the project. The five loading berths

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accommodated on site meet the- ..Chicago Zoning Ordinance distance in accordance with the uses proposed and the amount of square feet they are providing.

RECOMMENDATION

The Department of Housing and Economic Development has reviewed the project materials submitted by the applicant and has concluded that the proposed Entertainment and Spectator Sport Planned Development Number 958 would be appropriate for the site and that the project meets the review criteria for planned developments set forth in the Zoning Ordinance (Section 17-13-0900) as well as the Review and Approval Procedures of the Zoning Ordinance (17-13-0609).

1. The project complies with the Standards and Guidelines for Planned Developments in the Zoning Ordinance (Section 17-8-0900).
 - a. Compliance with Zoning. Per Section 17-8-0900, planned developments are subject to strict compliance with the floor area ratio standards of the zoning district immediately applicable prior approval of the planned development. The Code further states that planned developments must be in substantial compliance with use, density, setback, building height and open space as well as other non-FAR related development standards. The proposed Entertainment and Spectator Sport Number 958 would conform to all the requirements and restrictions, for uses, setbacks and floor area ratio of the C2-5 Motor Vehicle Related Commercial District. The floor area of the project is less than the allowed 5.0 under a C2-5*and will be capped at 2.45 for the entire site. All other requirements are within substantial compliance with the underlying district. The C2 district is intended to be applied to large sites that have primary access to major streets. In addition, Wrigley Field itself prior to the establishment of the initial planned development in 2005, was zoned C2 as well.
 - b. Approved Plans. This site is not covered by any specific neighborhood plan. However, as Wrigley Field is a designated Chicago Landmark and thus protected by a City ordinance identifying significant features of the ball park, renovations are under the auspices of the Commission on Chicago Landmarks. The Commission approved both interior and exterior renovations and additions at two meetings, one June 27, 2013 and another addressing signage on July 11, 2013.
 - c. Transportation, Traffic Circulation and Parking. The site would contain both the required parking for employees and customers (74 spaces) and 16 bicycle spaces. The project also promotes transit use as Wrigley Field is within one block of the Chicago Transit Authority's Red Line stop at Addison as well as within active CTA bus

corridors. Loading spaces on both the office and hotel site meet the requirements of the Chicago Zoning

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Ordinance. A traffic study as well as site plans have been reviewed by the Chicago Department of Transportation and the Applicant has complied with the requested changes.

- d. Pedestrian Orientation. Plans for the site are specifically designed with pedestrian access to the ball field, plaza and hotel in mind. Plans call for an open plaza area where pedestrians can gather before, during and after games.
 - e. Building Features. The proposed project meets the zoning ordinance criterion with respect to building features in planned developments that states that buildings should be located abutting the sidewalk with doors, windows and active uses adjacent to it; exceptions allowed in the code are appropriate where a large site allows a plaza or open space. The large proposed plaza planned for just south of the office building within the Wrigley Field proposed project meets this exception and the rest of the proposed buildings are built to the sidewalk with windows and active uses on the first floor in compliance with this criterion.
 - f. Historic and Cultural Resources. The Chicago Zoning Ordinance states that planned developments should give priority to the adaptive reuse of historic buildings which have been designated as a "Chicago Landmark." The restoration of many of the original materials and design elements of Wrigley Field as well as the Commission on Chicago Landmarks review and approval of the proposed renovations illustrate compliance with these criteria for planned developments.
 - g. Green Design. The project will follow the criteria for LEED-rated buildings and provide green roofs on the newly proposed buildings. Landscaping will be incorporated into moveable planters or sign pylons to allow for different configurations depending on the size of the event and without permanent landscaping adjacent to the plaza that could impede pedestrian flow during large events.
2. The proposed development is compatible with the character of the surrounding area in terms of uses as the immediate intersection around Addison and Clark are lined with commercial uses consisting of retail, food and beverage and entertainment uses. As Wrigley Field is not proposing any dwelling units as part of its project, density in terms of minimum lot area per unit does not apply here. However, in terms of floor area ratio, at a 2.45 maximum F.A.R. for the project, it is well below the 5.0 F.A.R. that would be allowed in a C2-5 District. In addition, the 2.45 F.A.R. is in keeping with other business and commercially-zoned properties in the area which range from 2.2 to 3.0 maximum floor areas and a planned development nearby which has a maximum of 3.99. Wrigley Field is 135' feet tall and the newly proposed buildings will have heights of 85' and 91"

, - Page 15 of 16

feet respectively.

3. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy.

The proposed site plan for the Planned Development has been reviewed and approved by the Chicago Department of Transportation, the Chicago Fire Department and the Mayor's Office for People with Disabilities. Copies of this application have also been circulated to other City departments and agencies and no comments have been received that have not been addressed.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for the proposed amendment to Entertainment and Spectator Sport Planned Development Number 958, as amended be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be: "As Revised, Passage Recommended."

Department of Housing and Economic Development

Department of Housing and Economic Development
city of chicago

1060 WEST ADDISON STREET; 3614-3640 NORTH CLARK STREET; 3639-3659 NORTH CLARK STREET; 3701-3709 NORTH CLIFTON AVENUE; 1101-1103 WEST WAVELAND AVENUE

PROPOSED AMENDMENT TO PLANNED DEVELOPMENT NO. 958
(APPLICATION NO. 17730)

RESOLUTION

- WHEREAS, Wrigley Field Holdings, LLC, Triangle Property Holdings, LLC, Wrigley Field Parking Operations, LLC, and North Clark Street, LLC has submitted a zoning map amendment application seeking approval for an amendment to Planned Development No. 958, which was introduced to the Chicago City Council on May 8, 2013; and,
- WHEREAS, the purpose of the amendment is to allow expansion, restoration and rehabilitation of Wrigley Field, expand the boundaries of the current planned development, and allow for office, hotel, entertainment and other related uses on adjacent properties; and,
- WHEREAS, the Applicants plan to rezone the existing site from Planned Development Number 958, as well as rezone additional parcels currently zoned B3-2 Community Shopping District, and RT4 Residential Two-Flat, Townhouse and Multi-Unit District all to a C2-5, Motor Vehicle-Related Commercial District prior to re-establishing Entertainment and Spectator Sports Planned Development No. 958, as amended; and,
- WHEREAS, Wrigley Field is a designated Chicago Landmark and the Commission on Chicago Landmarks has approved the proposed additions and renovations to Wrigley Field, a designated Chicago Landmark as well as a master sign program for the field on June 27, 2013 and subsequently approved two outfield signs for the stadium on July 11, 2013; and,
- WHEREAS, the Chicago Cubs have addressed several ballpark and neighborhood issues of concern to the community as part of the negotiation process, including the following:

121 NORTH LASALLE STREET. ROOM 1000, CHICAGO, ILLINOIS 60602

- Providing free remote parking off-site on DeVry University's campus or other locations for 1,000 cars;

- \$500,000 in community investments for first (1st) five (5) years of construction;
- \$250,000 in community investments for subsequent five (5) years;
- \$1,000,000 for a new park at 1230 West School Street;
- Committing to increased security presence, with City and Police cooperation, of 30 personnel aftergames;
- A much improved parking garage on West Eddy Street to accommodate 300 cars and planned to compliment the residential nature of the street;
- A new traffic plan to mitigate impact on the surrounding community and a commitment to re-evaluate said plan with the Chicago Department of Transportation in succeeding years;
- The timing of construction to the field phased over five (5) years so the Cubs continue to play at Wrigley during that period;
- Reduced their request for 54 night games to 40, subject to national TV requests for additional games;
- Cubs holding back five (5) night games to use for national TV;
 - The 12 Friday afternoon 3:05 starts were reduced to six (6);

WHEREAS, the Chicago Cubs have addressed several issues of concern to the community with respect to their original proposal for the hotel and office buildings in the expanded planned development, including the following:

- Removing several signs from the office building;
- Agreeing to an office clock tower with no advertisements;
- A redesigned and architecturally consistent mini-triangle building;
- Moving the entrance to the hotel on Patterson toward Clark Street;
- Agreeing to move the hotel parking entrance from Patterson to Addison;
- Removing the proposed balconies facing west on the hotel;
- Removing the ornamental ironwork from the top of the hotel;
- Removing LED screens from the top of the hotel at Clark/Addison;

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

- Reducing the size and number of LED boards on the mini-triangle;
- Relocating blade signs that faced Addison to now face Clark;
- Agreeing to build a cul-de-sac on Patterson, if the neighbors want it.

WHEREAS, the Cubs have agreed to defer their submission for a terrace over Patterson Street, but reserve the right to revisit the issue if new drawings and solutions are presented that satisfy the Department of Housing and Economic Development's consideration; and,

WHEREAS, proper legal notice of the hearing for this application before the Plan Commission was published in the Chicago Sun-Times on July 3, 2013 and the Applicant was separately notified of this hearing; and,

WHEREAS, this proposed application was considered at a public hearing by this Plan Commission on July 18, 2013; and,

WHEREAS, the Department of Housing and Economic Development recommended approval of the application, with the recommendation and explanation contained in the written report dated July 18, 2013, a copy of which is attached hereto and made a part hereof; and,

WHEREAS, the Plan Commission has fully reviewed the application and all associated informational submissions, the report and recommendation of the Department of Housing and Economic Development and all other testimony presented at the public hearing held on July 18, 2013, giving consideration to the applicable provisions of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the above-stated recitals to this resolution together with the report of the Department of Housing and Economic Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application; and,
2. THAT this Plan Commission recommends approval, to the City Council Committee on Zoning, Landmarks and Building Standards, of the final zoning map amendment application as amended and dated July 18, 2013, as being in conformance with the provisions, terms and conditions of the

Martin Cabrera, Jr. Chairman
Chicago Plan Commission

Planned Development No. 958, as amended
Approved: July 18, 2013

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

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ADDRESS of the property Applicant is seeking to rezone:

2. 3.

1060 West Addison Street. Chicago, IL 60613 and other property (see attached Exhibit A)

Ward Number that property is located in: 44th Ward

APPLICANT See attached Exhibit A.

ADDRESS See attached Exhibit A.

CITY

STATE

ZIP CODE

PHONE 312-368-2162 CONTACT PERSON David Reifman (attorney - see below)

Is the applicant the owner of the property? YES X (see attached Exhibit A) NO

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

OWNER

ADDRESS.

CITY

CONTACT PERSON

If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY DLA Piper LLP (US). Attn: David Reifman

ADDRESS 203 N. LaSalle St.. Ste. 1900 PHONE 312-368-2162

If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements:

No owners are corporations. See attached Economic Disclosure Statements.

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7. On what date did the owner acquire legal title to the subject property? 2009 (Sub-Areas A, B, C).
2011 (Sub-Area D)
8. Has the present owner previously rezoned this property? If yes, when?
8. No.
9. Present Zoning District Entertainment and Spectator Sports Planned Development No. 958. B3-2 Community Shopping District and RT-4 Residential Two-Flat. Townhouse and Multi-Unit
District - see Exhibit A
Proposed Zoning District C2-5 Motor Vehicle Related Commercial District and then Entertainment and Spectator Sports Planned Development No. 958. as amended - see Exhibit A
10. Lot size in square feet (or dimensions) 509.009 sf (incl. certain rights of way to be vacated)
11. Current Use of the Property Baseball stadium and related uses, parking, restaurant,
drive-through, other uses.
12. Reason for rezoning the property To allow for stadium expansion, restoration and rehabilitation
12. and development and redevelopment of the subject properties as set forth in the accompanying
12. application documents.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The proposed amendment will allow expansion, restoration and rehabilitation of Wrigley Field
and development and redevelopment of adjacent property with hotel, office, entertainment,
recreation, retail, restaurants, other uses, and incidental, related and accessory uses, as set forth
in more detail in the accompanying application documents.
14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See fact Sheet for more information)

YES

NO X

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COUNTY
ILLINOIS

OF

COOK

STATE

OF

WRIGLEY FIELD HOLDINGS, LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Print Name: Crane H. Kenney Title: President

Subscribed and Sworn to before me this

•„♦****»** v, j r cph l"

Notary Public

For Office Use Only

Date of Introduction:

File Number:

Ward:

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