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T 312.368.2162
F 312.630.5367

May 1, 2013

The Honorable Daniel Solis, Chairman
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Martin Cabrera, Jr., Chairman
City of Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Zoning Map Amendment / Amendment to Planned Development No. 958
1060 West Addison Street and other property
Wrigley Field Holdings, LLC and other applicants**

Dear Chairman Solis and Chairman Cabrera:

The undersigned, an attorney with the law firm of DLA Piper LLP (US), which firm represents Wrigley Field Holdings, LLC and other owners with respect to an application to amend the Chicago Zoning Ordinance and Entertainment and Spectator Sports Planned Development No. 958, certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the subject properties not solely owned by the applicants (if any), and to the owners of all property within 250 feet in each direction of the lot lines of the subject properties, exclusive of public roads, streets, alleys and other public ways. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

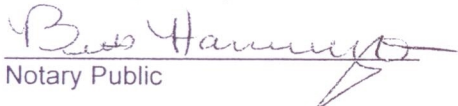
The undersigned certifies that the notice contained the addresses of the properties sought to be rezoned; a statement of the intended uses of such properties; the names and addresses of the applicants and owners of such properties; and a statement that the applicants intend to file the application on approximately May 1, 2013.

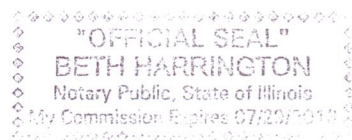
The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject properties is a complete list containing the names and addresses of the people required to be served.

Very truly yours,
DLA Piper LLP (US)


David L. Reifman

Subscribed and sworn to before me
This 1st day of May, 2013.


Notary Public





DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293
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David L. Reifman
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May 1, 2013

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about May 1, 2013, the undersigned, as an attorney acting on behalf of the owners and applicants identified below, intends to file an application to amend the Chicago Zoning Ordinance relating to (1) Wrigley Field, 1060 West Addison Street ("Wrigley Field"); (2) 3639-3659 N. Clark and 1101-1103 W. Waveland Ave. (the "Triangle Parcel"); (3) 3701-3709 N. Clifton Ave. (the "Gold Lot"); and (4) 3614-3640 N. Clark St. (the "McDonald's Site").

The subject properties are 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; and North Clifton Street.

The application seeks to change the zoning classification of the subject properties from Entertainment and Spectator Sports Planned Development No. 958 (as to Wrigley Field and the Triangle Parcel), the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District (as to the Gold Lot) and the B3-2 Community Shopping District (as to the McDonald's Site) to the C2-5 Motor Vehicle Related Commercial District, and then to Entertainment and Spectator Sports Planned Development No. 958, as amended. The general purpose of the requested zoning change is to allow expansion, restoration and rehabilitation of Wrigley Field, redevelopment of the Triangle Parcel with entertainment, special events, retail, restaurants, participant sports and recreation, plazas, offices, at-grade and rooftop outdoor patios and other improvements and uses, redevelopment of the McDonald's Site with hotel, retail, restaurant, health club, at-grade and rooftop outdoor patios, accessory parking and other improvements and uses, and use and development of the Gold Lot for parking, broadcast, and other improvements and uses.

Please note that the applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because Cook County tax records indicate you own property within 250 feet of the boundaries of the subject properties.

The owner of Wrigley Field is Wrigley Field Holdings, LLC, whose address is 1060 West Addison Street, Chicago, IL 60613. The owners of the Triangle Parcel are Triangle Property Holdings, LLC and Wrigley Field Parking Operations, LLC, whose address is 1060 West Addison Street, Chicago, IL 60613. The owner of the Gold Lot is Wrigley Field Parking Operations, LLC, whose address is 1060 West Addison Street, Chicago, IL 60613. The owner of the McDonald's Site is North Clark Street LLC, whose address is P.O. Box 13451, Chicago IL 60613-3451.

I am an authorized representative of the owners identified above. Please contact me at the telephone number or e-mail address referenced above with questions or to obtain additional information regarding the application.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink, appearing to be 'DLR', with a horizontal line extending to the right.

David L. Reifman

EAST\55725460.7

#17730
INTRO DATE:
5-8-13

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1060 West Addison Street, Chicago, IL 60613 and other property (see attached Exhibit A)
2. Ward Number that property is located in: 44th Ward
3. 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)
4. 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 _____ STATE _____ ZIP CODE _____
PHONE _____ CONTACT PERSON _____
5. 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 CITY Chicago
PHONE 312-368-2162 FAX 312-630-5367
6. 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.

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?
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
and development and redevelopment of the subject properties as set forth in the accompanying
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 _____

COUNTY OF COOK
STATE OF ILLINOIS

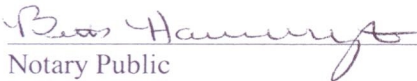
WRIGLEY FIELD HOLDINGS, LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

WRIGLEY FIELD HOLDINGS, LLC



Print Name: Crane H. Kenney
Title: President

Subscribed and Sworn to before me this
15 day of May, 2013.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____


COUNTY OF COOK
STATE OF ILLINOIS

TRIANGLE PROPERTY 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.

TRIANGLE PROPERTY HOLDINGS, LLC


Print Name: Crane H. Kenney
Title: President

Subscribed and Sworn to before me this
~~1st~~ day of May, 20 13.



Notary Public




For Office Use Only Information See Sheet 1 of 4

Date of Introduction: _____
File Number: _____
Ward: _____

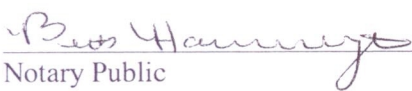
COUNTY OF COOK
STATE OF ILLINOIS

WRIGLEY FIELD PARKING OPERATIONS, 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.

WRIGLEY FIELD PARKING OPERATIONS, LLC


Print Name: Crane H. Kenney
Title: President

Subscribed and Sworn to before me this
12 day of May, 2013.

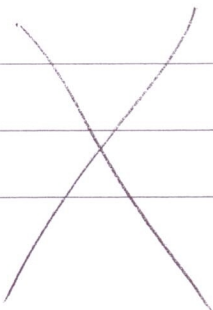


Notary Public



For Office Use Only Information See Sheet 1 of 4


Date of Introduction: _____
File Number: _____
Ward: _____



COUNTY OF COOK
STATE OF ILLINOIS

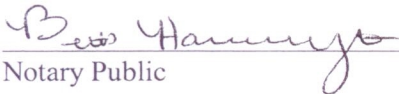
NORTH CLARK STREET, LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

NORTH CLARK STREET, LLC



Print Name: Thomas S. Ricketts
Title: President

Subscribed and Sworn to before me this
15 day of May, 2013.



Notary Public



For Office Use Only Information See Sheet 1 of 4

Date of Introduction: _____

File Number: _____

Ward: _____

EXHIBIT A

| Sub-Area and Property Address | Owner/Applicant and Owner/Applicant Address | Sub-Area Existing Zoning | Sub-Area Proposed Zoning |
|--|--|-------------------------------------|--|
| Sub-Areas A and B 1060 W. Addison St., 3639-3659 N. Clark St. and 1101-1103 W. Waveland Ave., Chicago, Illinois 60613 | Wrigley Field Holdings, LLC, Wrigley Field Parking Operations, LLC and Triangle Property Holdings, LLC 1060 W. Addison St. Chicago, IL 60613 | Planned Development No. 958 | C2-5 Motor Vehicle Related Commercial District, then Planned Development No. 958, as amended |
| Sub-Area C 3701-3709 N. Clifton Ave. Chicago, Illinois, 60613 | Wrigley Field Parking Operations, LLC 1060 W. Addison St. Chicago, IL 60613 | RT-4 | C2-5 Motor Vehicle Related Commercial District, then Planned Development No. 958, as amended |
| Sub-Area D 3614-3640 N. Clark St. Chicago, Illinois, 60613 | North Clark Street, LLC P.O. Box 13451 Chicago, Illinois 60613- 3451 | B3-2 | C2-5 Motor Vehicle Related Commercial District, then Planned Development No. 958, as amended |

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, Entertainment and Spectator Sports Planned Development No. 958, and B3-2 Community Shopping District symbols and indications as shown on Map 9-G in the area bounded by:

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

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

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

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

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

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

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

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Entertainment and Spectator Sports Planned Development Number 958, as Amended (the “Planned Development”) consists of a net site area of approximately five hundred nine thousand nine (509,009) square feet (11.69 acres) of property, including approximately 34,618 square feet to be vacated, and excluding air rights 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 “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 or permits which are required to implement this plan of development. Any dedication or vacation of streets, alleys or easements or any adjustment of or privileges to use rights-of-way shall require a separate 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. Specifically, and without limitation, Applicant shall have the right to construct a pedestrian bridge over Clark Street in substantial conformance with the Plans. The pedestrian bridge shall be maintained by Applicant and shall be accessible to the public via the access points shown on the Plans. As a public amenity and pedestrian transportation improvement, Applicant’s use of the right-of-way for purposes of the pedestrian bridge shall be without compensation to the City. The right-of-way vacations contemplated by the Right-of-Way Adjustment Plan shall be without compensation to the City.
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 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.

Page 1 of 6

Applicant: Wrigley Field Holdings, LLC and others
Address: 1060 West Addison Street and other property
Introduced: May 8, 2013
Plan Commission: T.B.D.

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4. This Plan of Development consists of these fifteen (15) 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 May 1, 2013;
- (c) Existing Zoning Map;
- (d) Planned Development Boundary and Sub-Area Boundary Map, prepared by VOA Associates Inc. and dated May 1, 2013;
- (e) Right of Way Adjustment Maps, prepared by VOA Associates Inc., consisting of five pages, prepared by VOA Associates Inc. and dated May 1, 2013;
- (f) Site plans, landscape plans, landscape details, building elevations, expansion plans, other drawings and plans and Preliminary Design Brief, consisting of 33 pages, prepared by VOA Associates Inc. and dated May 1, 2013; and
- (g) Planned Development Signage Matrix, consisting of three pages, prepared by VOA Associates Inc. and dated May 1, 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. These and no other zoning controls shall apply to the Property.

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 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; 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 and rooftop outdoor patios; plazas and open space; sidewalk cafés; public address and sound systems; stadium suites; team and other service uses such as clubhouses, locker rooms, batting cages, media rooms, player lounge and related services and facilities; banquet, conference and meeting halls; scoreboards; lodges and private clubs; beer gardens; advertising; 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; public and civic uses (including, without limitation, museums, fund-raisers and other non-profit events); pyrotechnic displays; 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 and parking control facilities; outdoor staging and parking of commercial and communications vehicles; the existing off-premises billboard advertising sign in Sub-Area C; any use identified in the Plans not set forth herein; and accessory uses.

Portions of the Property may be utilized on an interim basis for accessory and non-accessory parking, construction staging, construction support activities and the storage of construction materials for the various stages of development of the Property. All allowed uses may be established and operated on a permanent, semi-permanent and temporary basis.

Between Memorial Day and Labor Day, beginning three hours before the start time of events and ending at the end of the 2nd inning of baseball games, Sheffield Avenue adjacent to Wrigley Field shall be closed for allowed uses of Sub-Area A. The first hour of such use shall be reserved for set up and a reasonable period of time shall be allowed for take down after such time period. Upon completion of the improvements to Sub-Area B, the Department may re-evaluate the use of Sheffield Avenue to determine whether it continues to be an appropriate location for such use. The Department is expressly authorized to extend, through a minor change, the time periods for use of Sheffield set forth herein.

Notwithstanding any provision of the Chicago Municipal Code to the contrary, all allowed uses of the Property and Sheffield Avenue (when permitted to be closed as set forth above) may be operated indoors and outdoors. Allowed uses shall not be subject to limitations in the Chicago Municipal Code, if any, regulating noise or prohibiting the playing of live or recorded music.

No provision of the Chicago Municipal Code as applied to the Property, including, without limitation, restrictions on open containers and the sale and service of liquor, shall be deemed to prohibit open containers anywhere on the Property or on Sheffield Avenue (when permitted to be closed as set forth above) or to require screening or barriers anywhere on the Property, except at the perimeter of the Property as necessary to prevent the movement of open containers from the Property into the public right-of-way (other than Sheffield Avenue, as stated).

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

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

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

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

All Sub-Areas: Notwithstanding the foregoing, the Department, and any other City agency with review authority, 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 restoration 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 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 install a new video board in left field not to exceed 6,000 square feet and a new script sign in right field not to exceed 1,000 square feet, which signage is integral to the expansion and restoration 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 primary vertical structural supports of such sign are located entirely within the property lines of Sub-Area A; 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 are permitted. All existing signs are permitted and shall not be counted in the areas and measurements set forth in the PD Signage Matrix. 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 the Chicago Municipal Code which are inconsistent or in conflict with the PD Signage Matrix, including, without limitation, Chapter 17-12 of the Zoning Ordinance, Chapter 13-20 of the Municipal Code (including specifically, but without limitation, provisions requiring a separate City Council order be obtained for certain signs exceeding 100 square feet in area or 24 feet in height), Chapter 13-96 of the Municipal Code, Chapter 13-128 of the Municipal Code, Chapter 10-24 of the Municipal Code, and Chapter 18-27 of the Electrical Code.

7. Off-street parking and off-street loading shall be provided in compliance with the Bulk Regulations and Data Table.
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. 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.
10. Upon request of Applicant, the Commissioner of the Department shall approve pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") development of the Property or any portion thereof substantially conforming to the Plans.
11. 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.
12. Applicant acknowledges it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. Applicant shall use commercially reasonable efforts to design, construct and maintain all

buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.

13. Applicant acknowledges it is in the public interest to design, construct and maintain the expansion and restoration 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.
14. 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 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.
15. Unless construction of the improvements within any one of Sub-Area A, Sub-Area B or Sub-Area D 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, and the zoning of the Property shall automatically revert to the C2-5 Motor Vehicle-Related Commercial District. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. In accordance Section 17-13-0612 of the Chicago Zoning Ordinance, it is acknowledged commencement and completion of certain phases may exceed the periods set forth in Section 17-13-0612 of the Chicago Zoning Ordinance. Accordingly, and notwithstanding any provisions of Section 17-13-0612 to the contrary, the commencement of construction of any single phase within any one of Sub-Area A, Sub-Area B or Sub-Area D shall be deemed to fully satisfy the requirements of this Statement 16 and Section 17-13-0612, and this Planned Development shall be deemed to have fully vested and not subject to lapse or expiration for any reason.

ENTERTAINMENT AND SPECTATOR SPORTS PLANNED DEVELOPMENT
NUMBER 958, AS AMENDED

BULK REGULATIONS AND DATA TABLE

| | | |
|---------------------------|--|---------|
| Gross Site Area (sf): | 617,099 | |
| Net Site Area (sf): | | |
| Total ¹ : | 509,009 | |
| Sub-Area A: | Existing: | 361,162 |
| | Rights-of-Way to be Vacated ² : | 26,269 |
| | Sub-Area A Total: | 387,431 |
| Sub-Area B: | Existing: | 55,437 |
| | Rights-of-Way to be Vacated ² : | 8,349 |
| | Sub-Area B Total: | 63,786 |
| Sub-Area C: | 12,454 | |
| Sub-Area D: | 45,338 | |
| Maximum Floor Area Ratio: | | |
| Overall: | 2.45 | |
| Sub-Area A: | 2.20 | |
| Sub-Area B: | 2.30 | |
| Sub-Area C: | 0.25 | |
| Sub-Area D: | 4.25 | |

¹ Includes the areas to be vacated as set forth herein and excludes air rights to be vacated.
² Excludes air rights to be vacated.

Minimum Building Setbacks:

| | |
|-------------|------------------------------|
| Sub-Area A: | In accordance with the Plans |
| Sub-Area B: | In accordance with the Plans |
| Sub-Area C: | In accordance with the Plans |
| Sub-Area D: | In accordance with the Plans |

Minimum Number of Loading Berths:

| | |
|-------------|------------------------------|
| Sub-Area A: | Zero |
| Sub-Area B: | In accordance with the Plans |
| Sub-Area C: | In accordance with the Plans |
| Sub-Area D: | In accordance with the Plans |

Maximum Building Height:

| | |
|-------------|-------------------------------|
| Sub-Area A: | 135' (existing) |
| Sub-Area B: | In accordance with the Plans. |
| Sub-Area C: | In accordance with the Plans. |
| Sub-Area D: | In accordance with the Plans. |

Landscaping Requirements:

| | |
|-------------|-------------------------------|
| Sub-Area A: | N/A |
| Sub-Area B: | In accordance with the Plans. |
| Sub-Area C: | In accordance with the Plans. |
| Sub-Area D: | In accordance with the Plans. |

Minimum Number of Parking Spaces:

| | |
|-------------|---|
| Sub-Area A: | Zero; provided, however, new parking spaces shall be provided for any increase in the seating capacity of the |
|-------------|---|

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

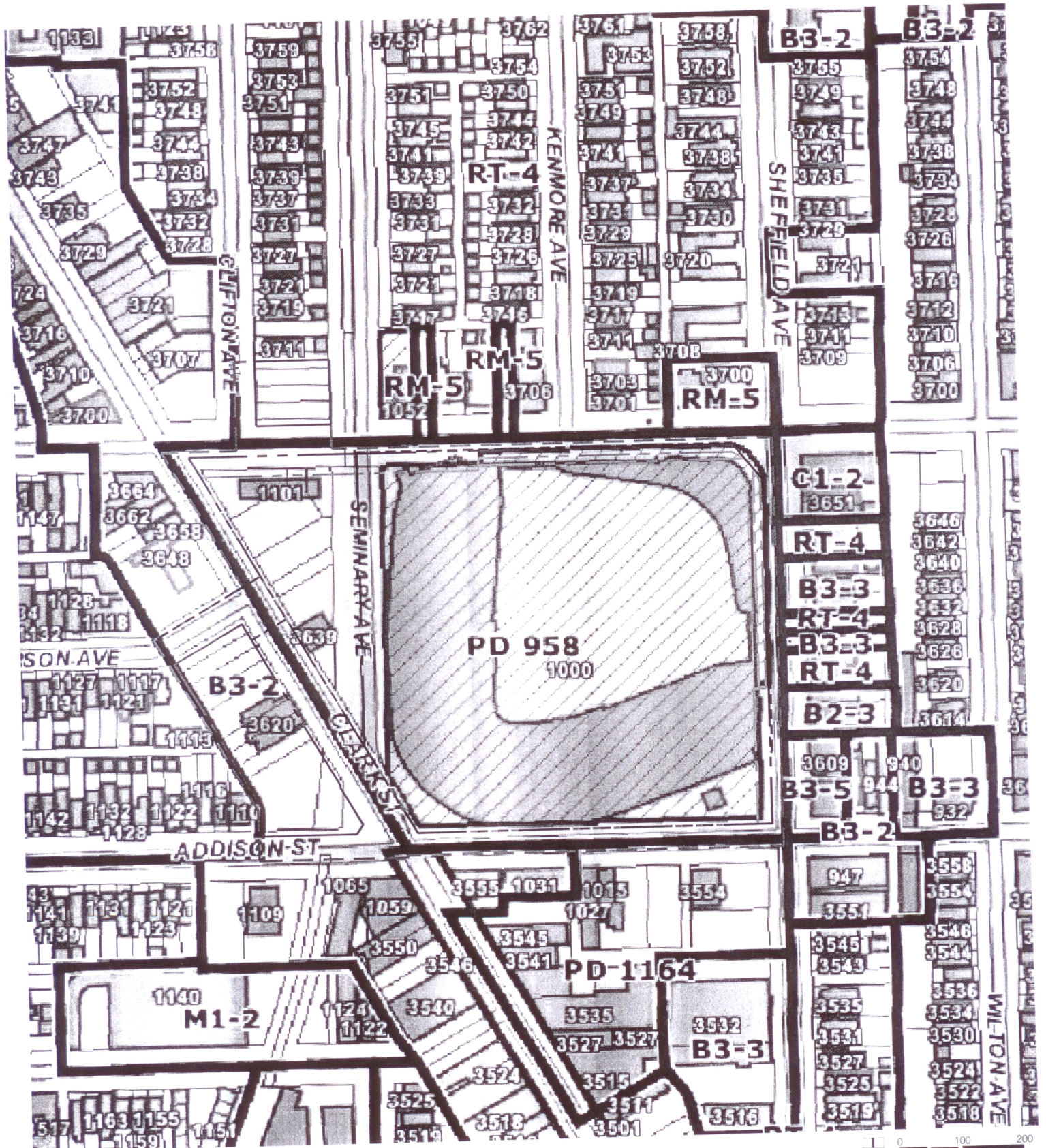
Sub-Areas B, C and D in the aggregate:

74 to be located in Sub-Area D.



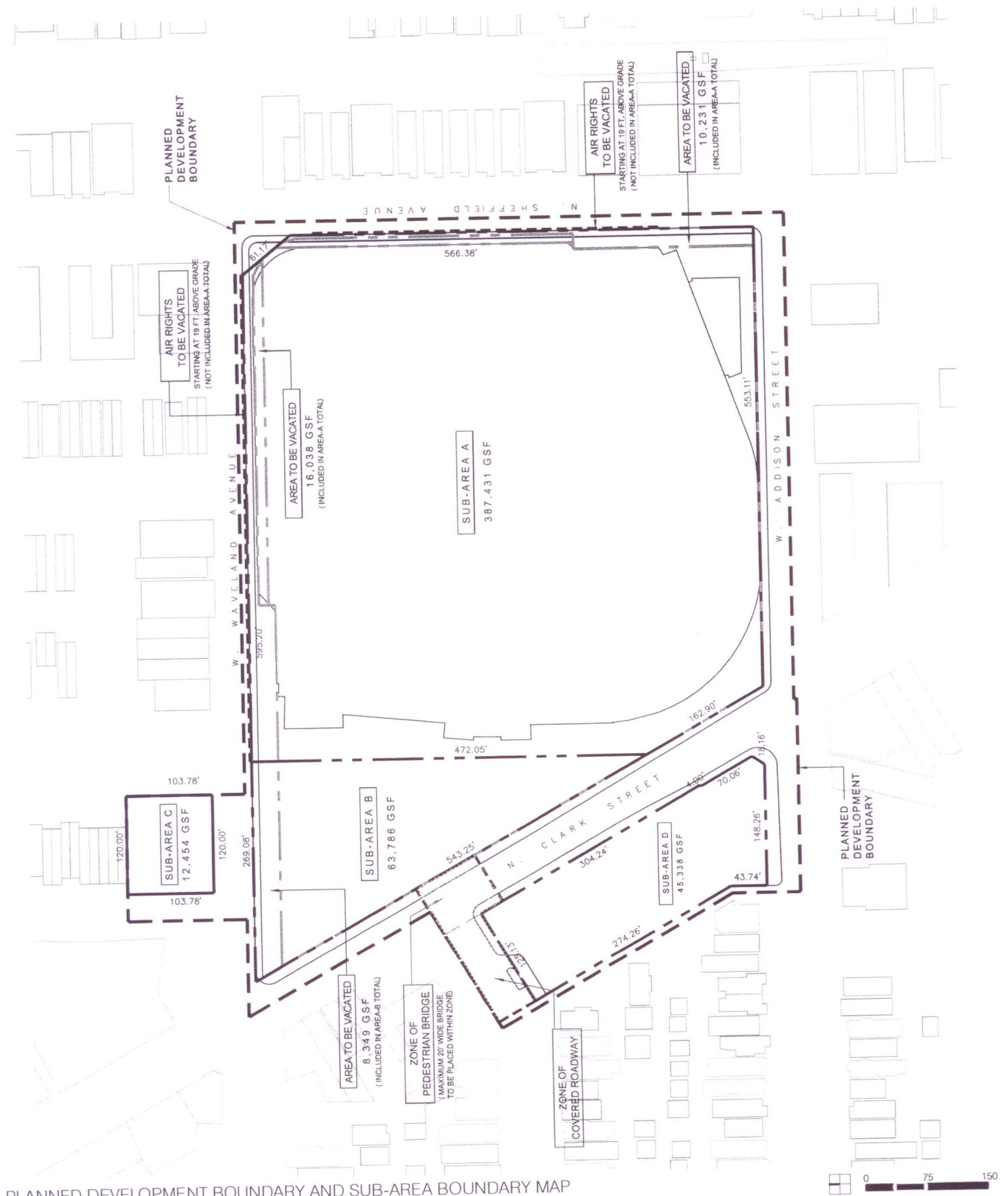
EXISTING LAND USE MAP

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



EXISTING ZONING MAP

APPLICANT WRIGLEY FIELD HOLDINGS LLC (AND OTHERS)
 ADDRESS 1060 W ADDISON STREET
 DATE SUBMITTED 01 MAY 2013
 REVISED DATE

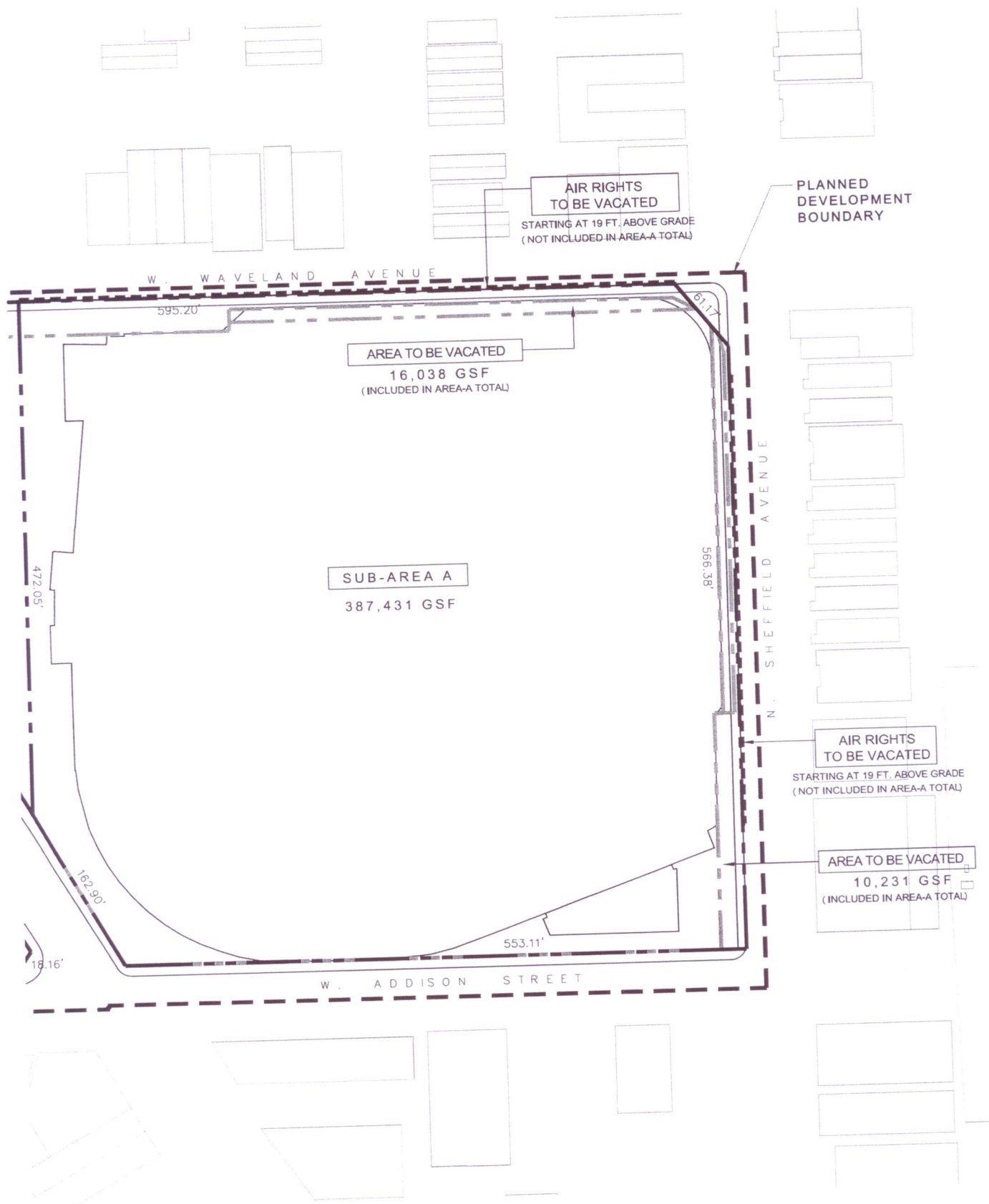


PLANNED DEVELOPMENT BOUNDARY AND SUB-AREA BOUNDARY MAP

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



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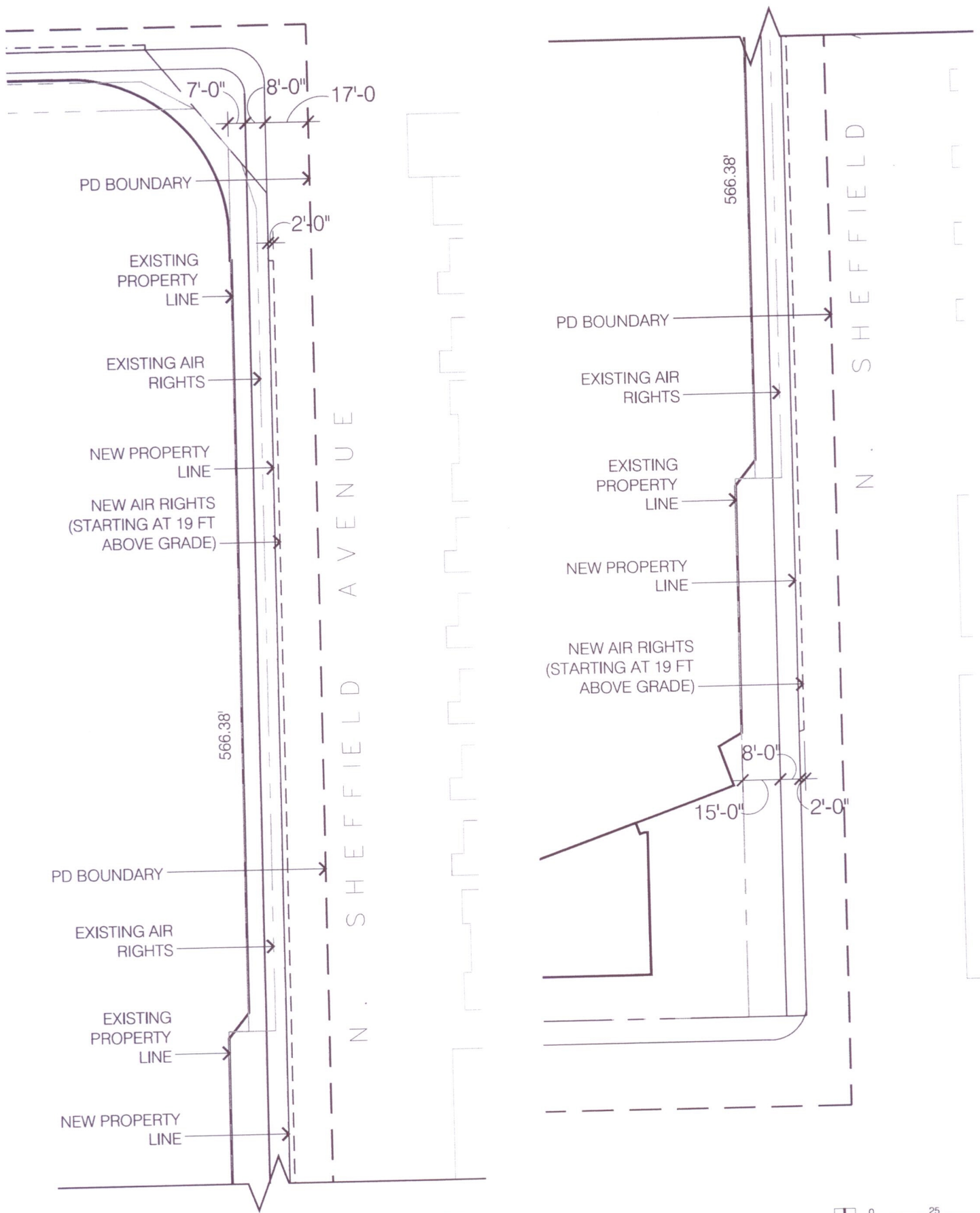


RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA A)

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



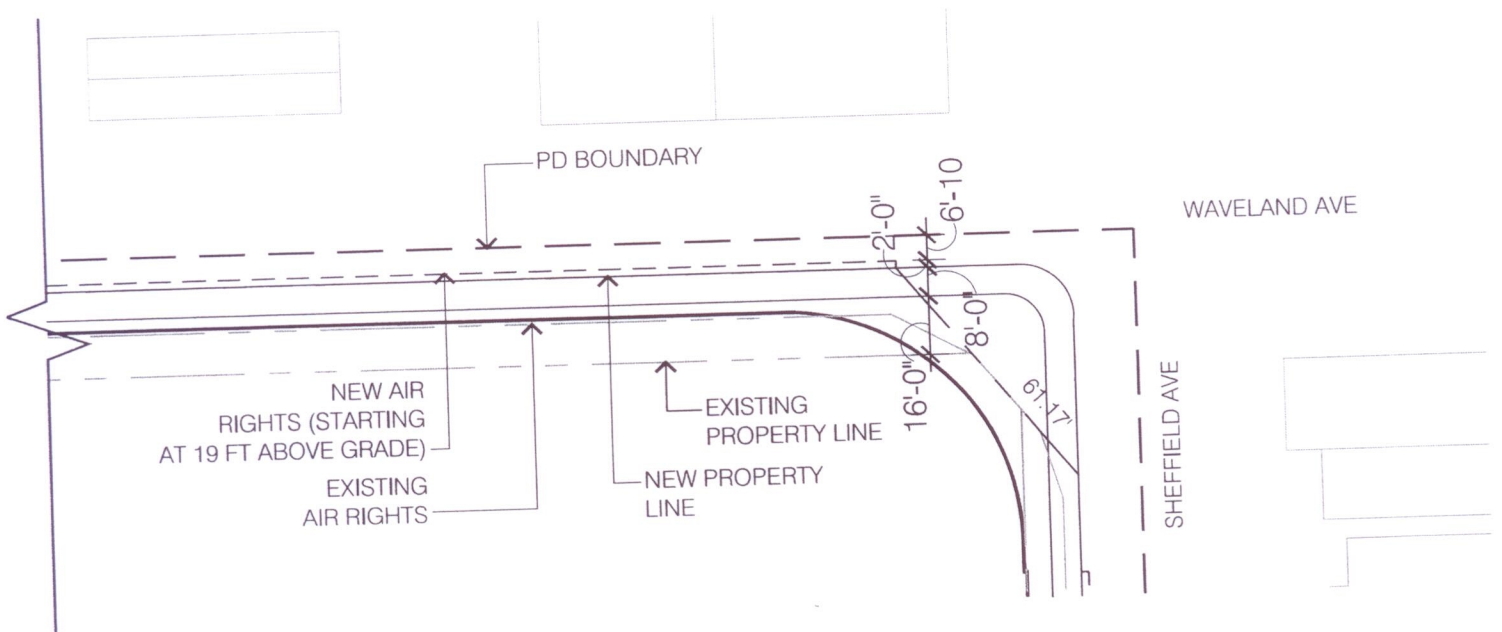
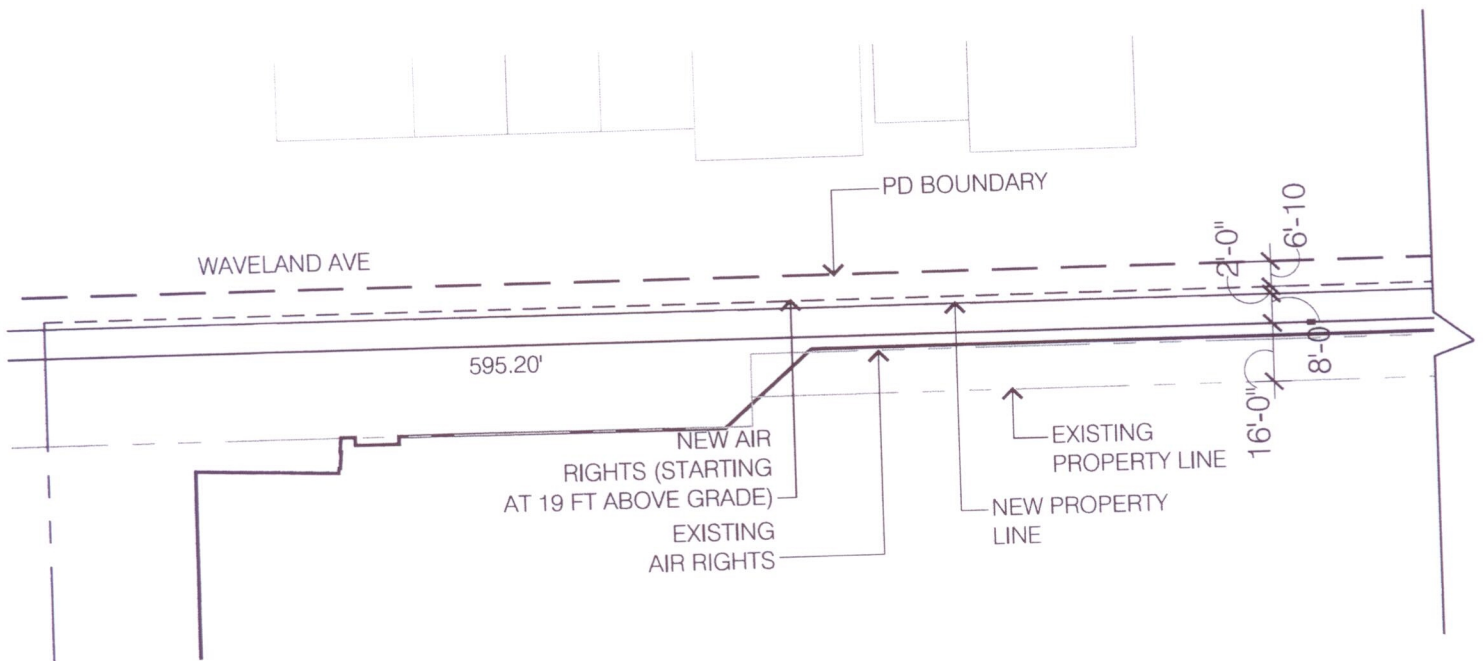
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RIGHT OF WAY ADJUSTMENT ENLARGED MAP (SUB-AREA A.1)



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

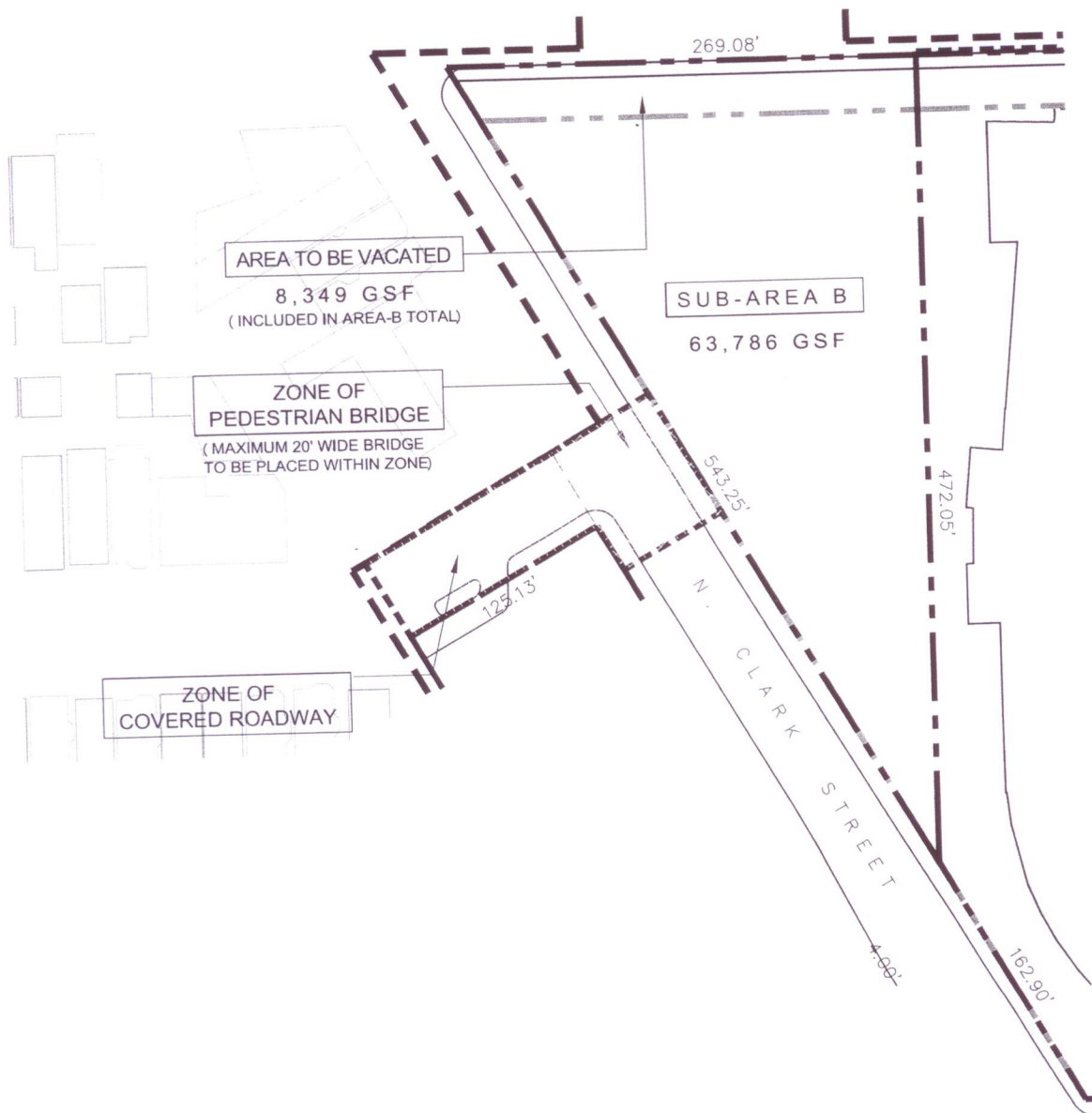


RIGHT OF WAY ADJUSTMENT ENLARGED MAP (SUB-AREA A.2)

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

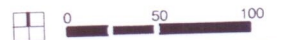


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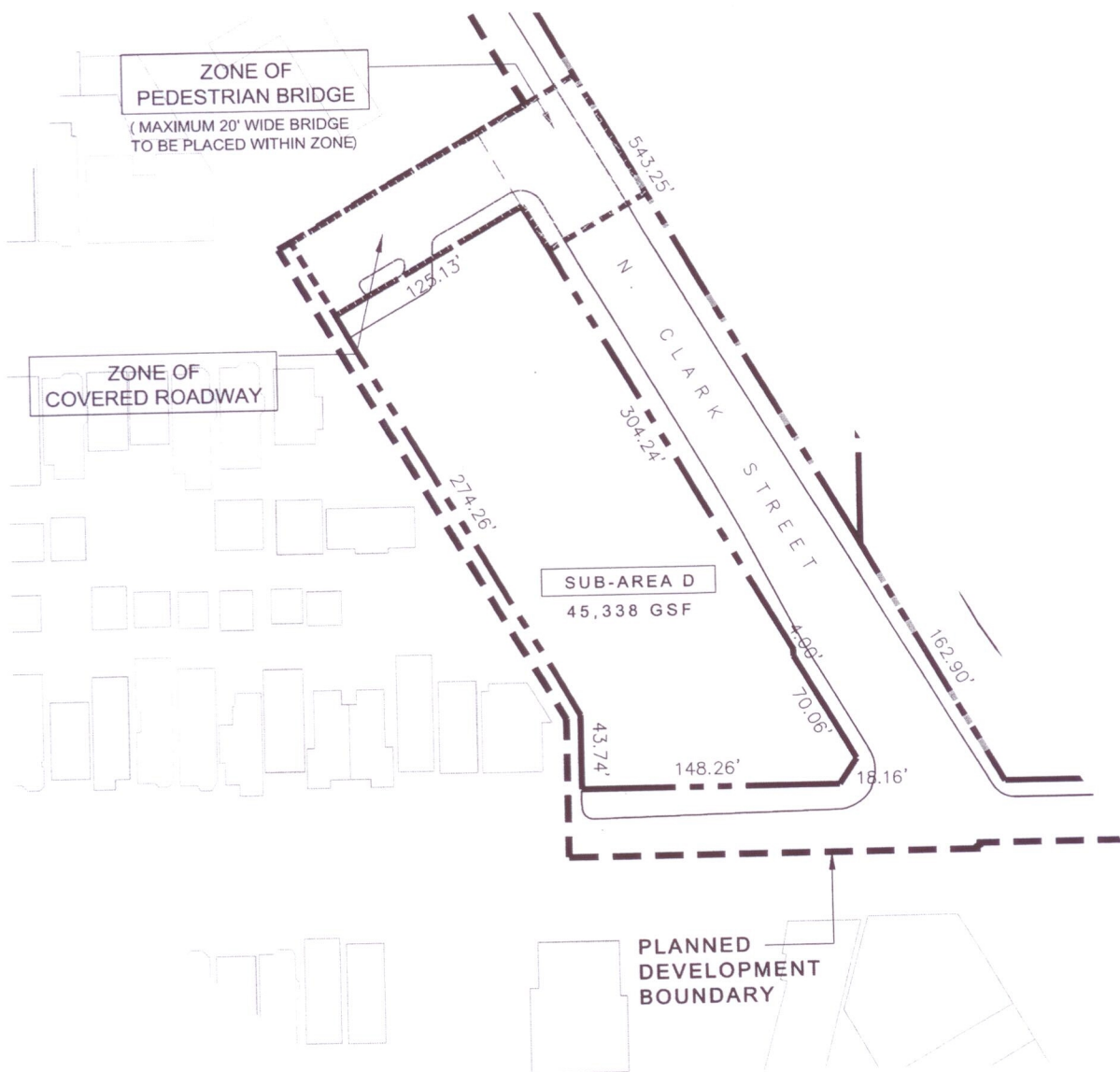
RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA B)

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



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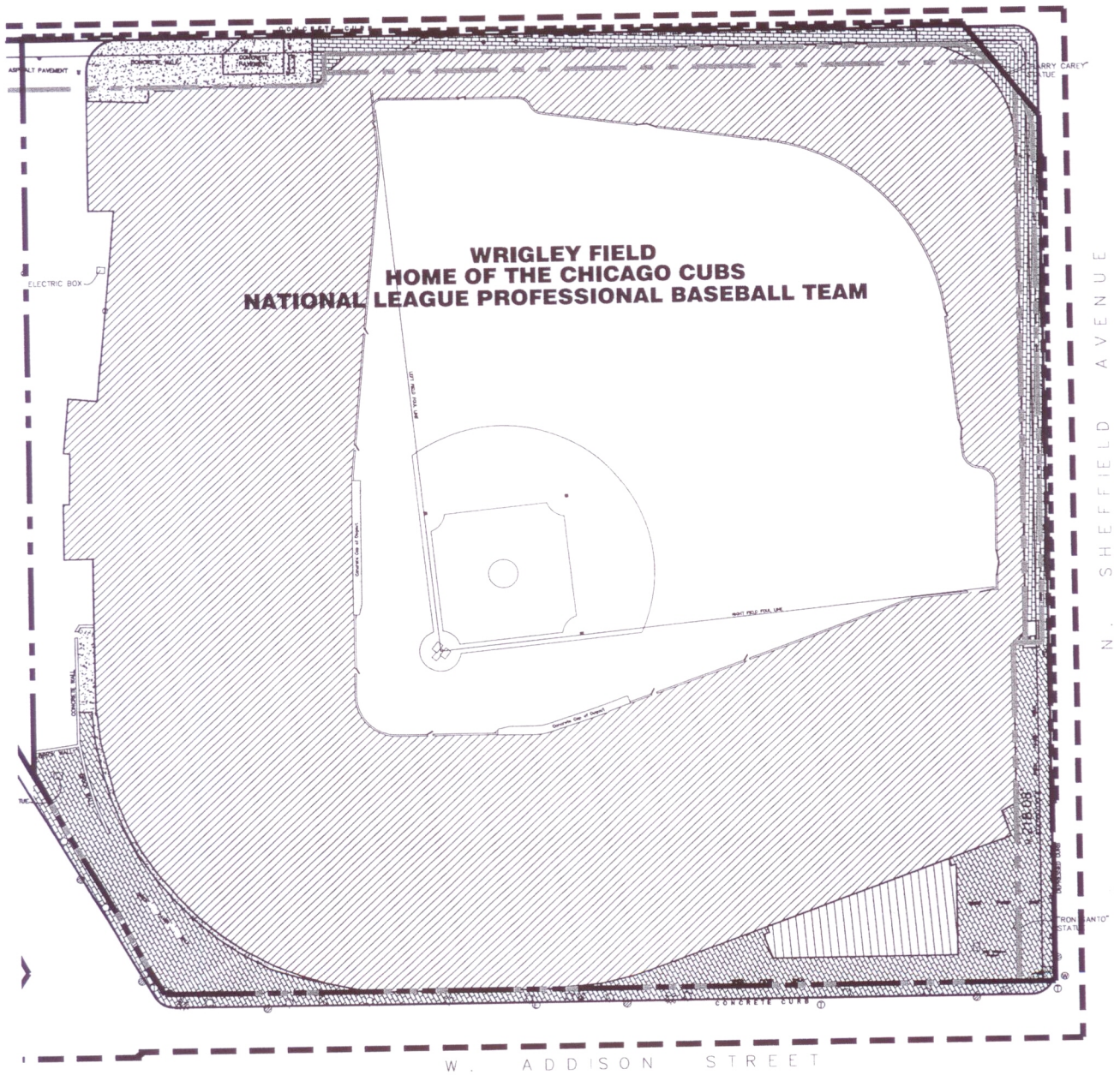


RIGHT OF WAY ADJUSTMENT MAP (SUB-AREA D)

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

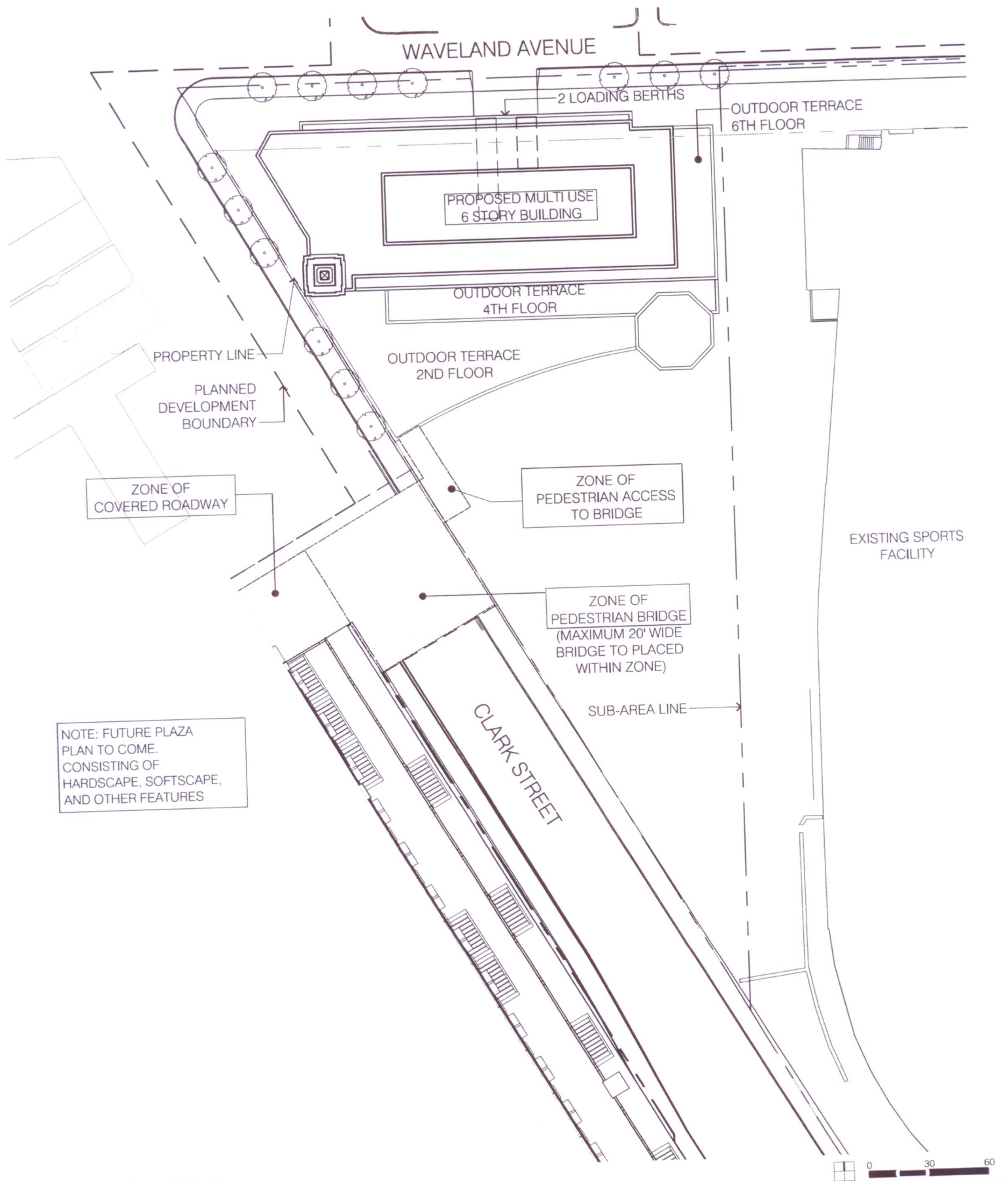


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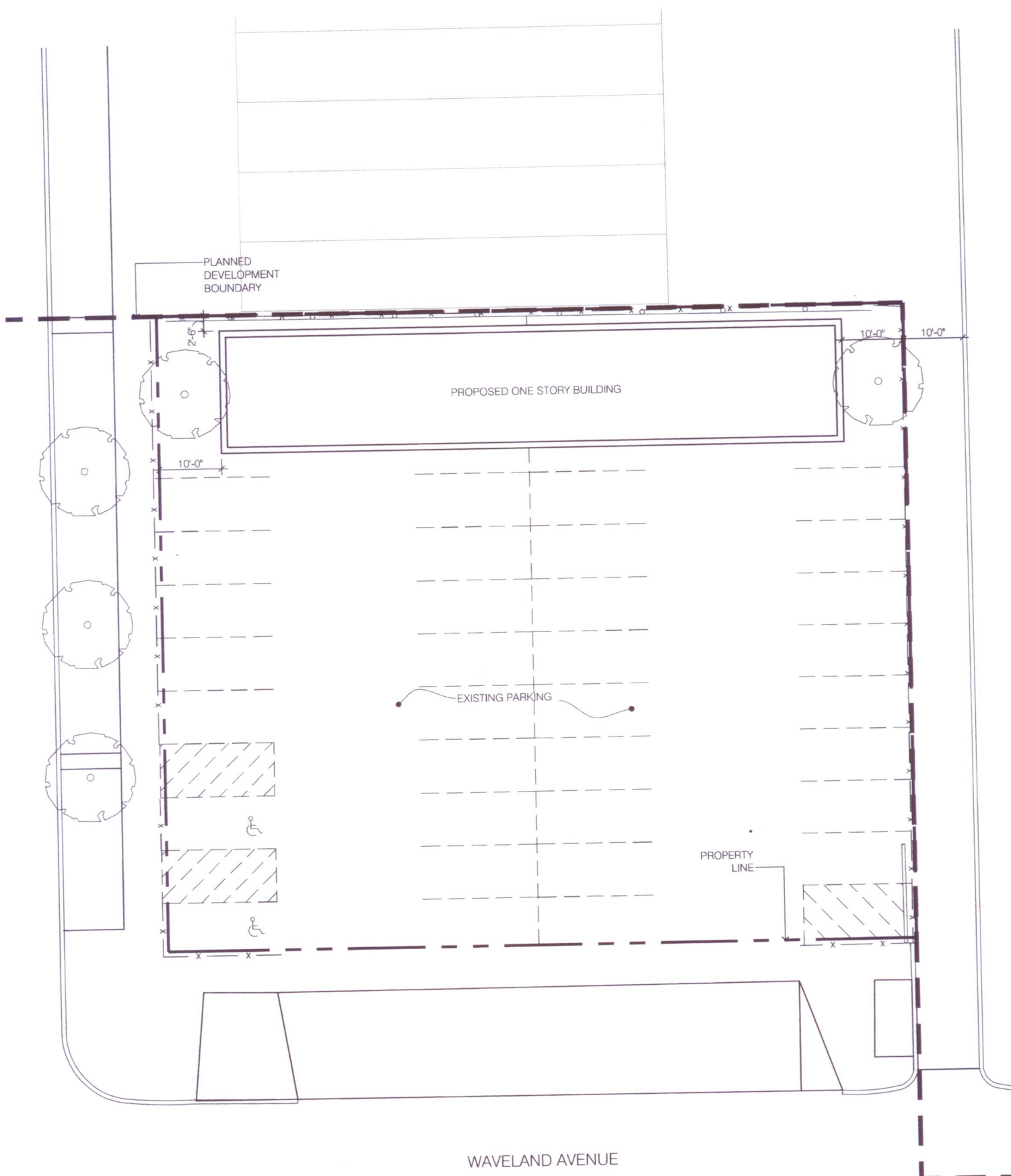
SITE PLAN (SUB-AREA A)

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



SITE PLAN (SUB-AREA B)

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



SITE PLAN (SUB-AREA C)

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

PATTERSON STREET

ZONE OF
COVERED ROADWAY

ZONE OF
PEDESTRIAN ACCESS
TO BRIDGE

ZONE OF
PEDESTRIAN BRIDGE
(MAXIMUM 20' WIDE
BRIDGE TO PLACED
WITHIN ZONE)

GREEN ROOF

PROPOSED MULTI
USE 7 STORY
BUILDING

OUTDOOR TERRACE
ON 3RD FLOOR

OUTDOOR TERRACE
ON 2ND FLOOR

3 LOADING
BERTHS

CLARK STREET

EXISTING
SPORTS
FACILITY

PROPERTY LINE

PLANNED
DEVELOPMENT
BOUNDARY

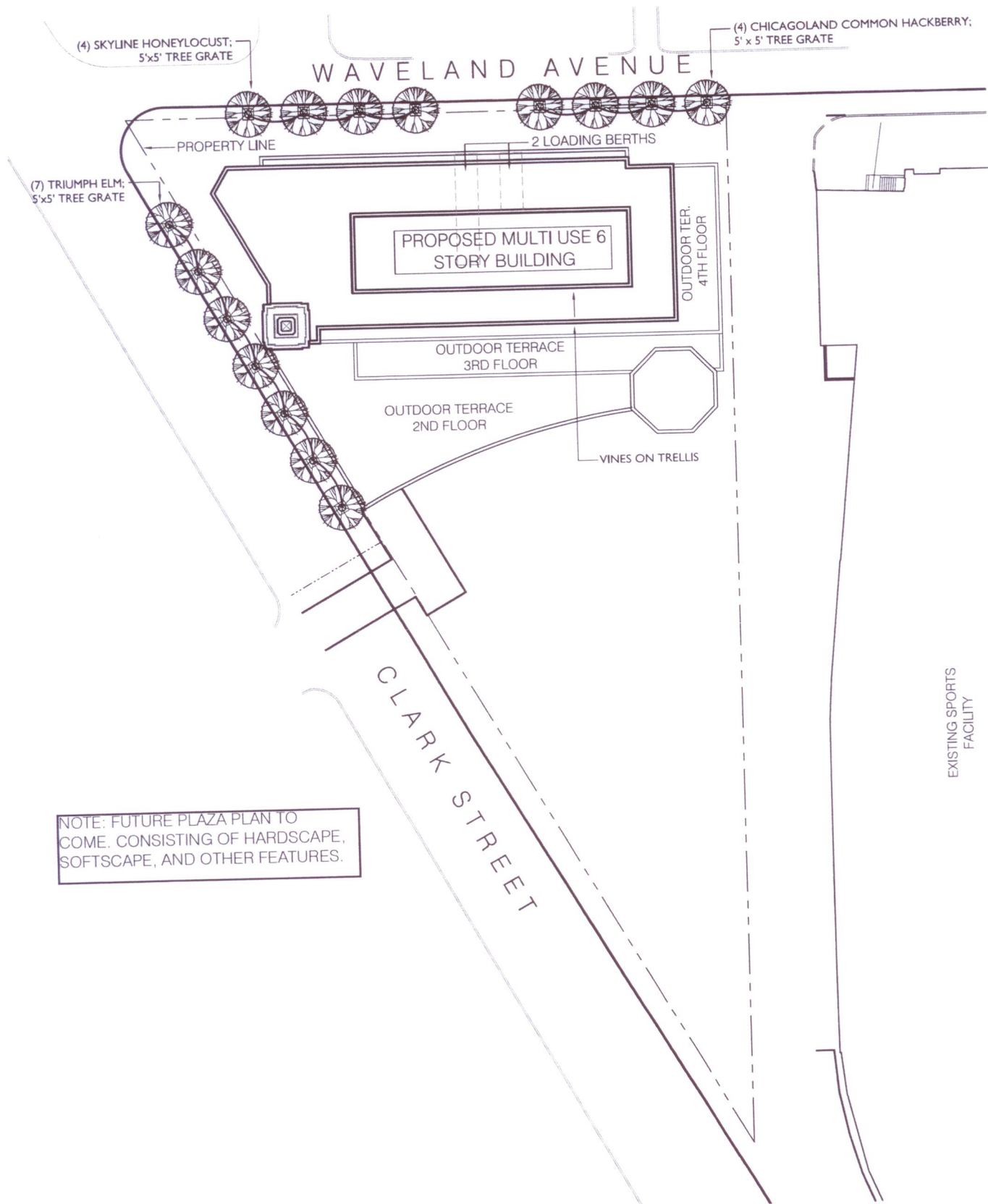
0 30 60

SITE PLAN (SUB-AREA D)

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

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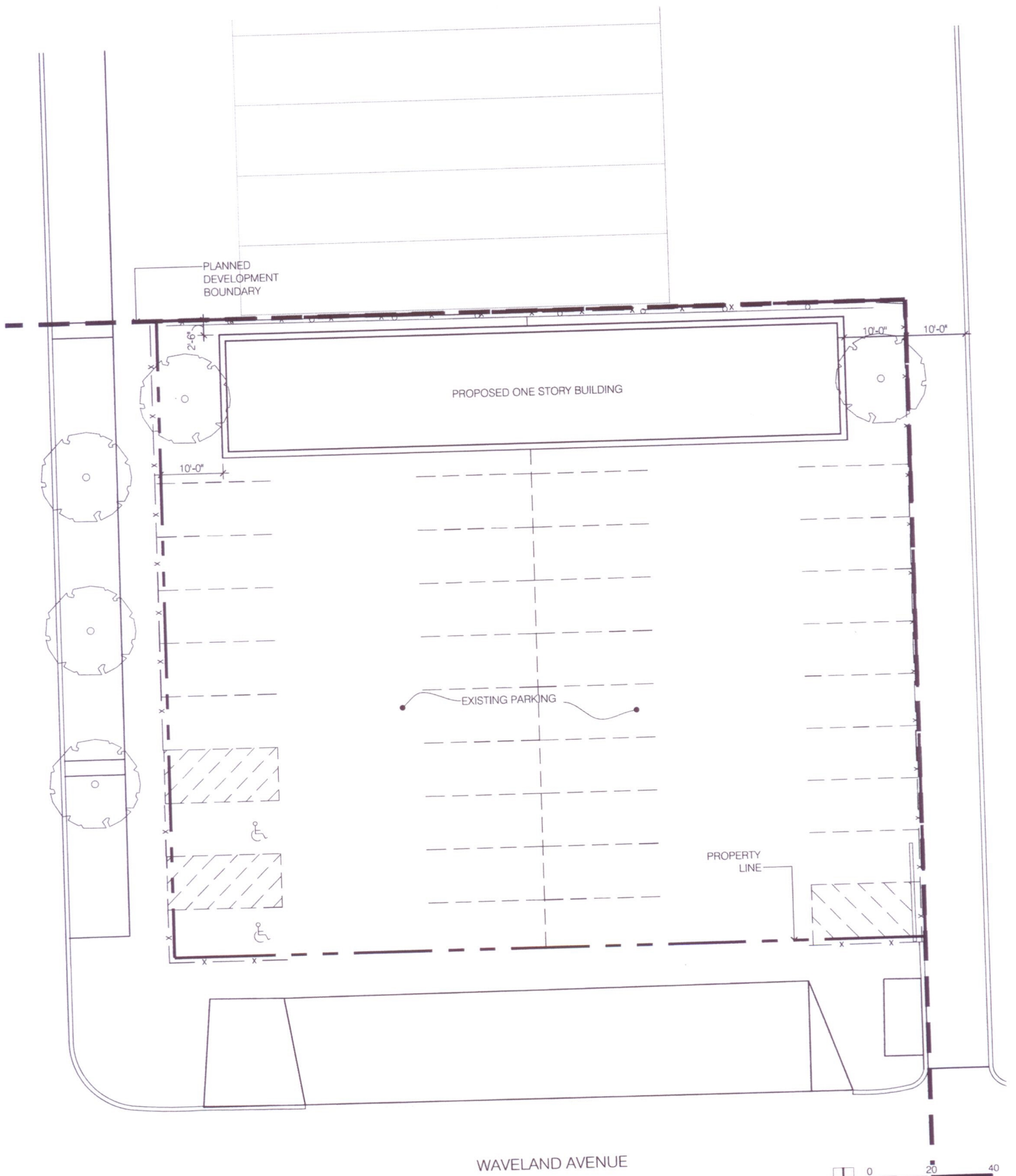


LANDSCAPE PLAN (SUB-AREA B)

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

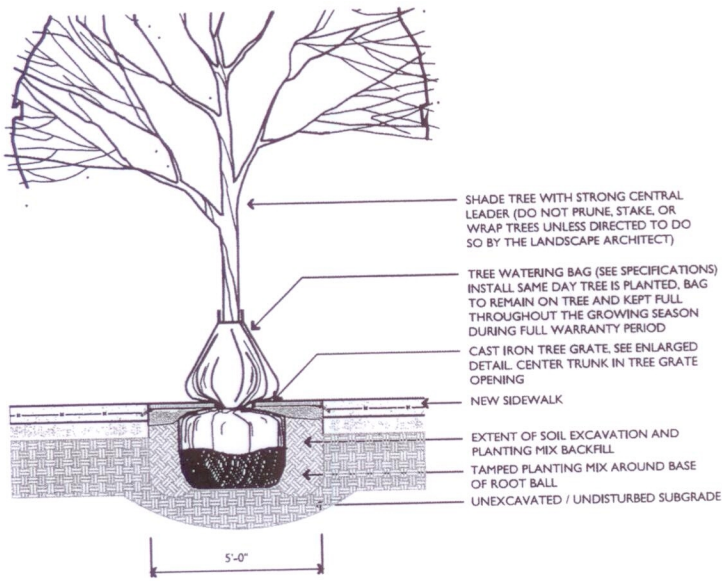


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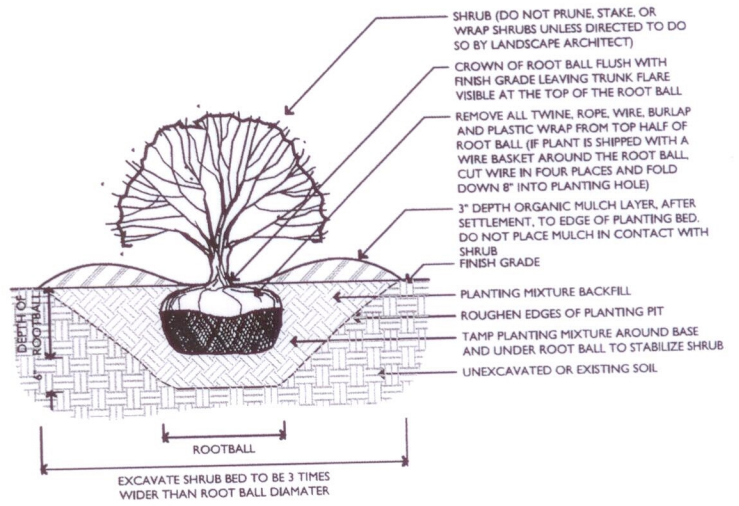
LANDSCAPE PLAN (SUB-AREA C)

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



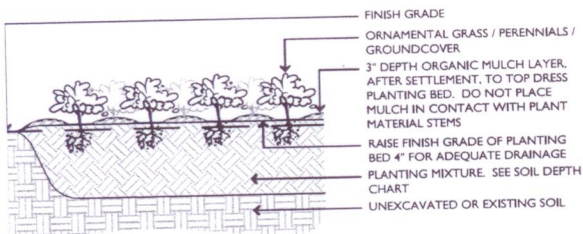
DECIDUOUS TREES IN TREE GRATE

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



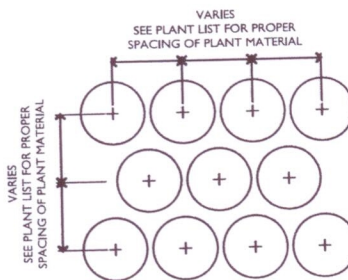
SHRUB INSTALLATION

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



GROUNDCOVER AND PERENNIAL INSTALLATION

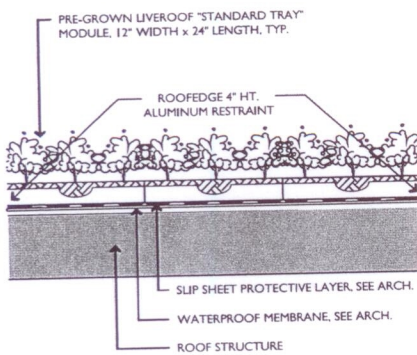
SCALE: 3/8" = 1'-0"



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

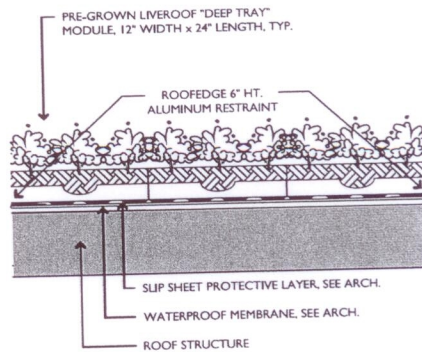
| LANDSCAPE AREAS | DEPTH IN INCHES |
|---|------------------------------|
| LAWN AREAS (SOD) | 12 |
| LAWN AREAS (SEED) | NA |
| PLANTING BEDS - PERENNIALS | 18 PLANTING MIX |
| PLANTING BEDS - MEDIUM AND SMALL SHRUBS | 18 PLANTING MIX |
| RAISED PLANTERS | 48 PLANTING MIX |
| SHADE AND ORNAMENTAL TREES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

SOIL DEPTH CHART



4" DEPTH LIVEROOF GREEN ROOF TRAY

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



6" DEPTH LIVEROOF GREEN ROOF TRAY

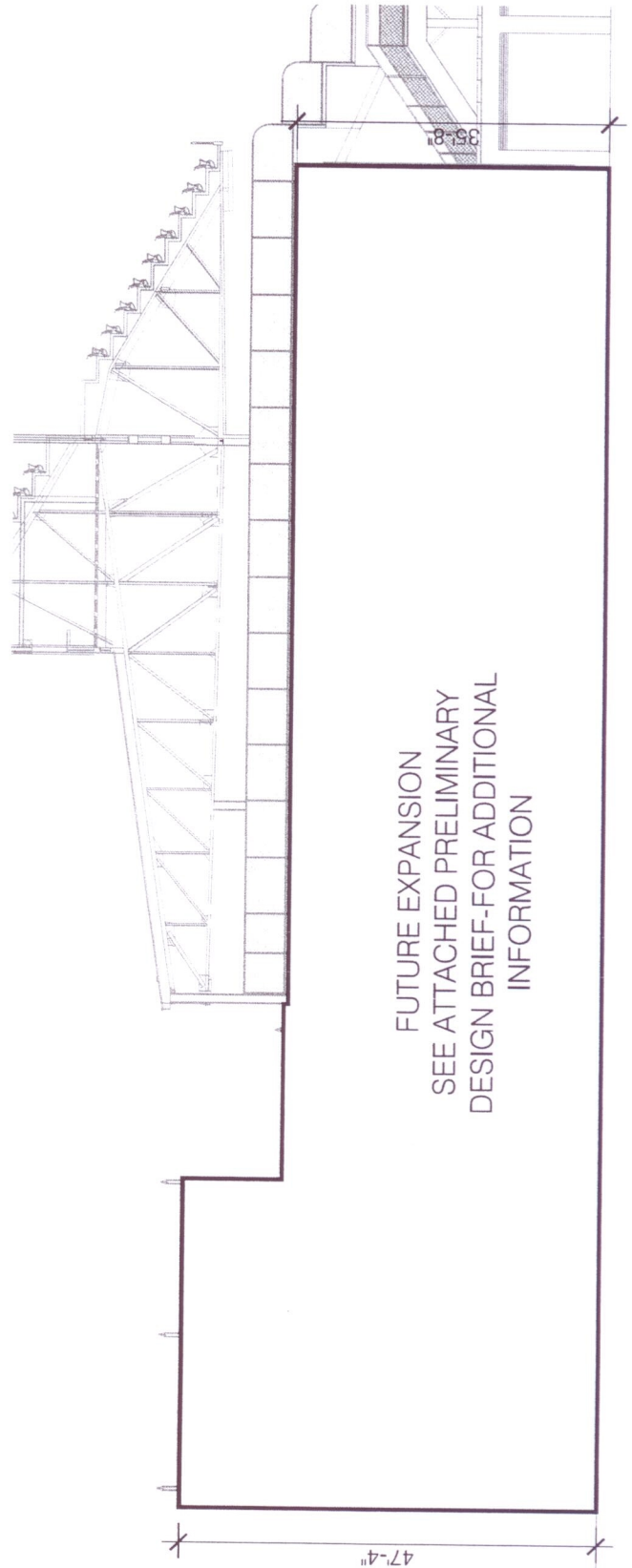
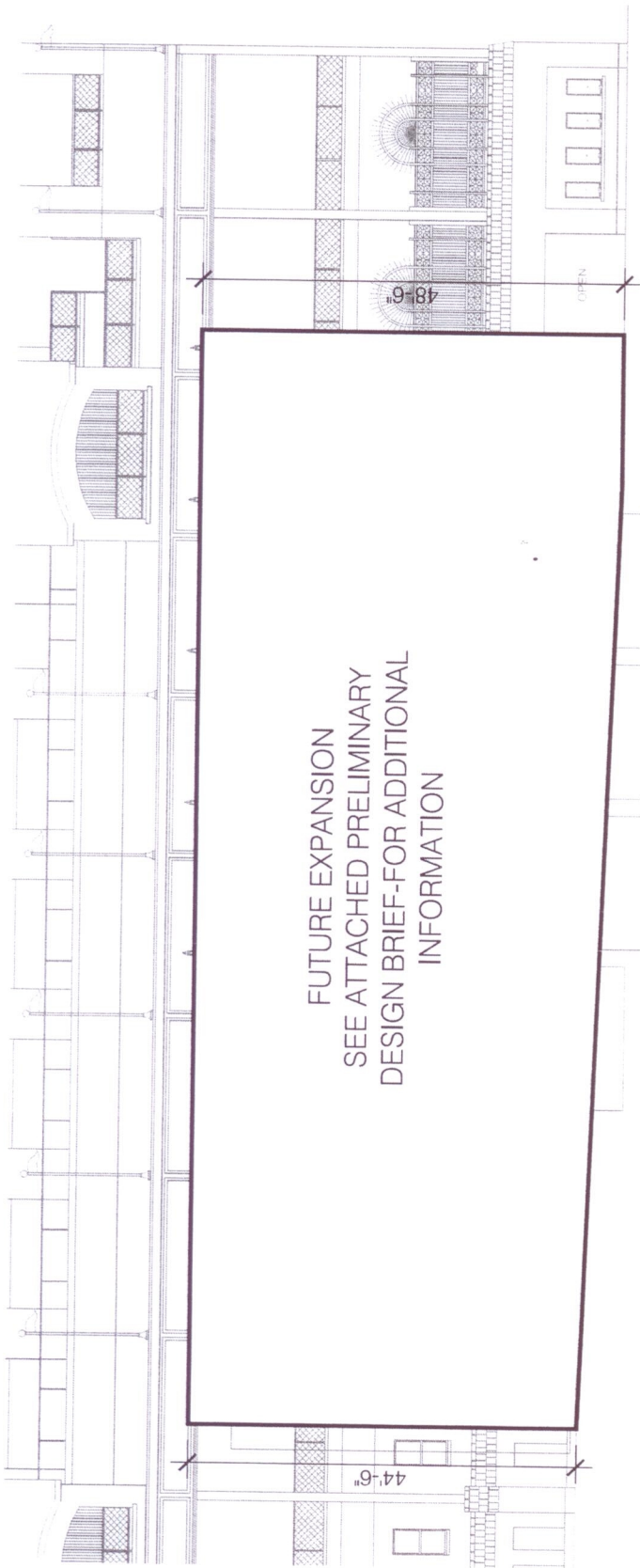
SCALE: 3/8" = 1'-0"

LANDSCAPE ENLARGED PLANT DETAILS

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



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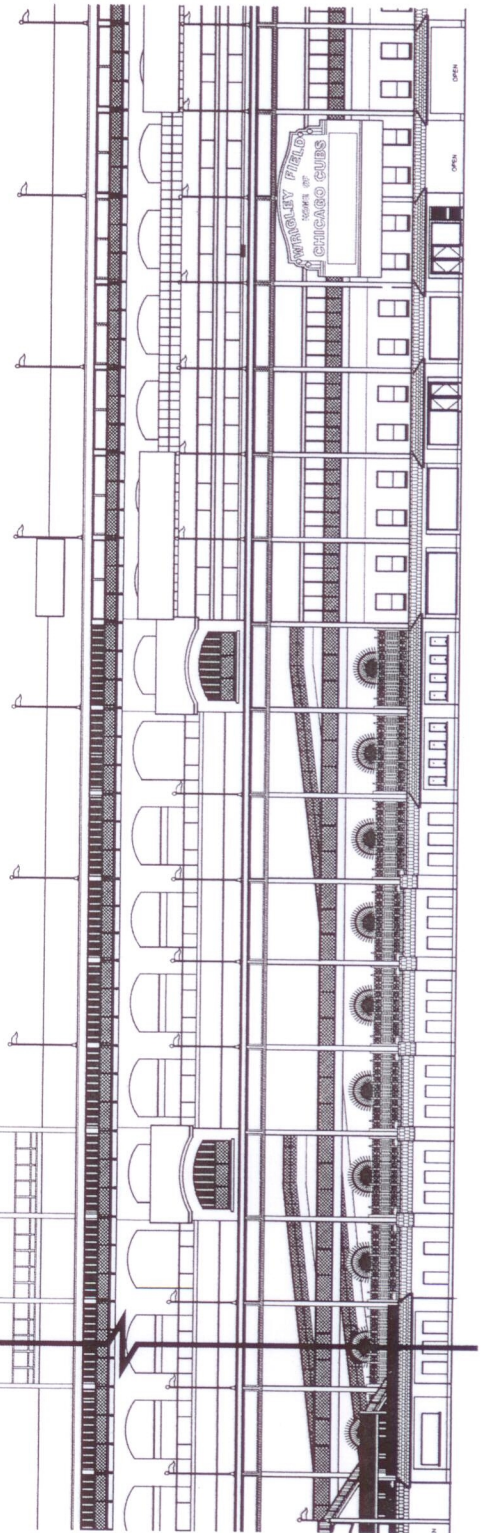
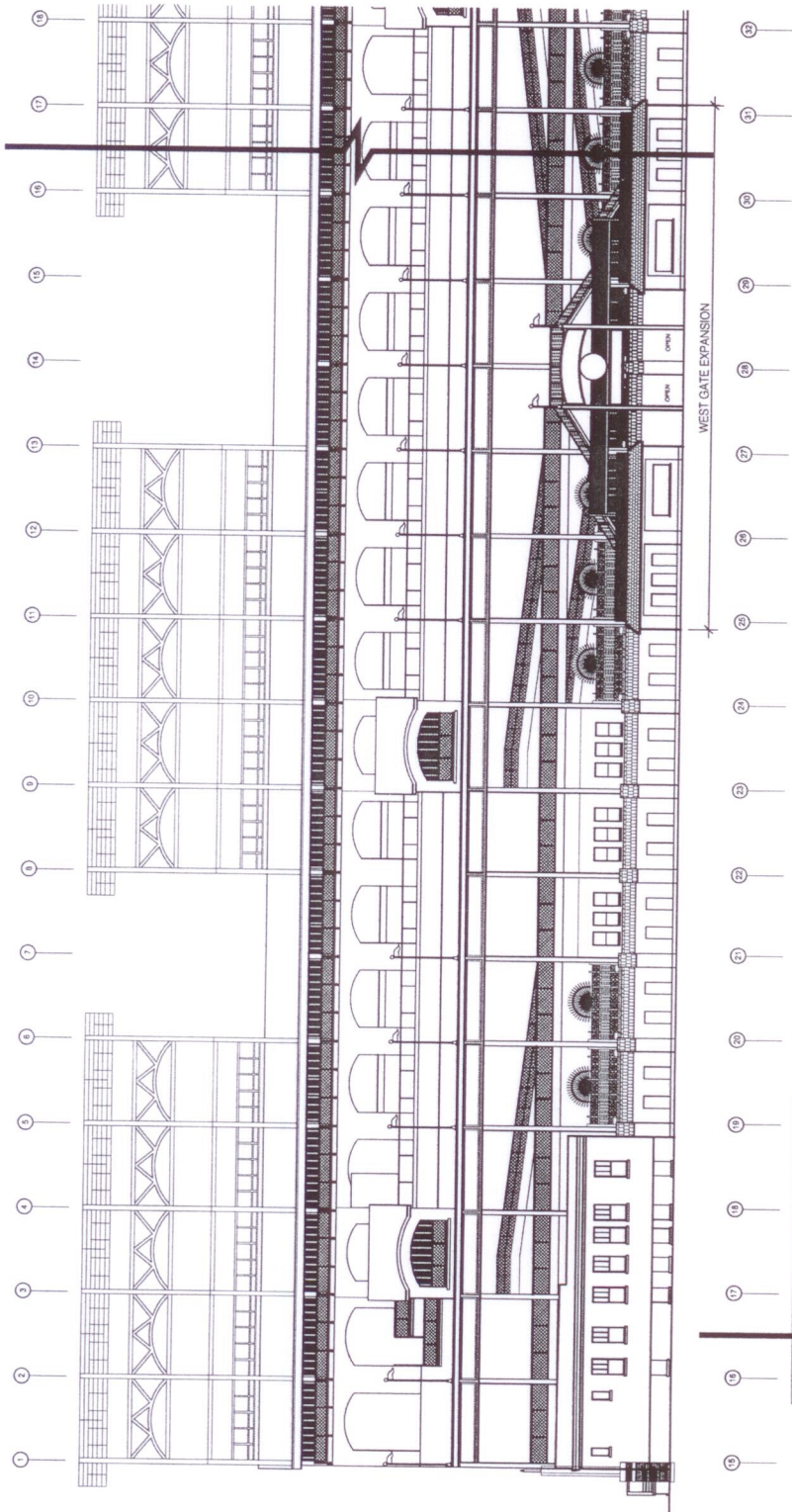


NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

0 10 20

MINI-TRIANGLE EXPANSION ELEVATIONS (SUB-AREA A)

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



NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

0 20 40

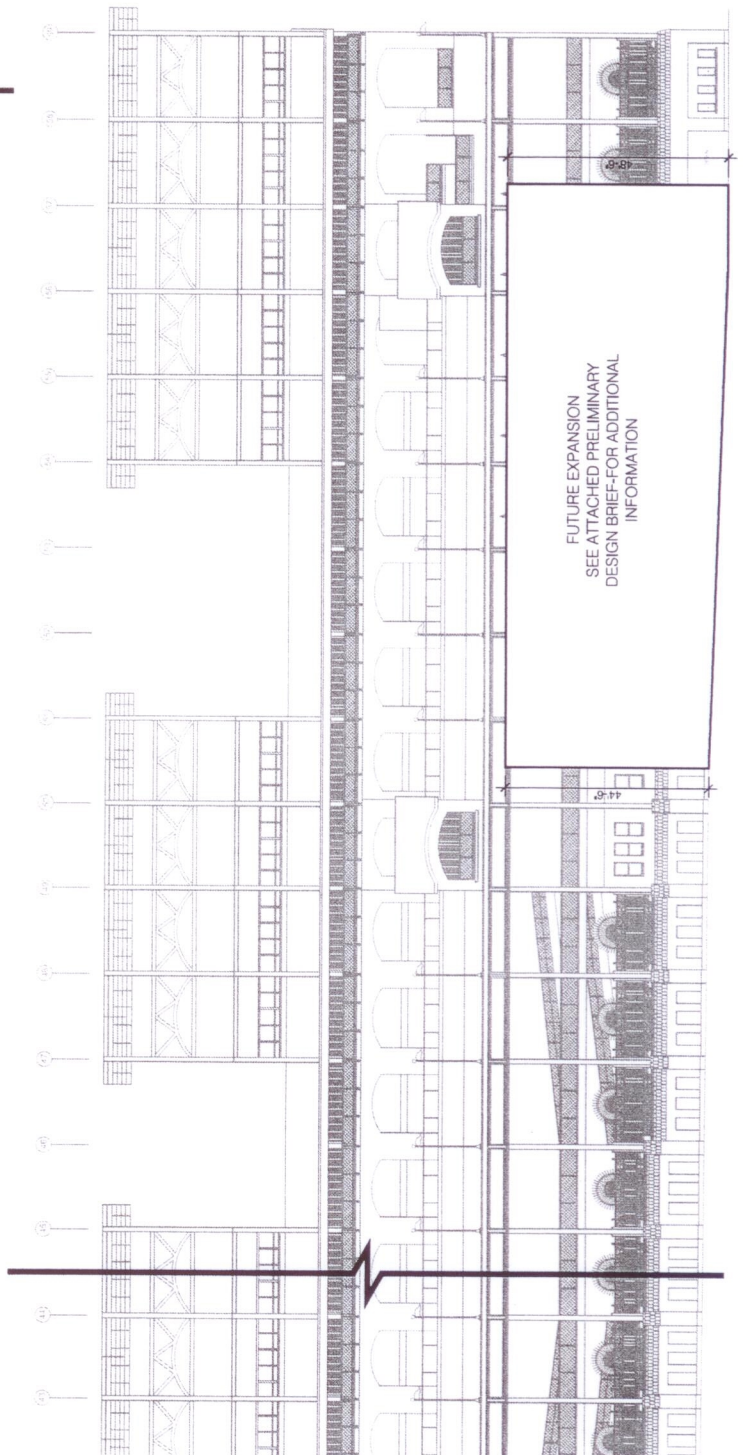
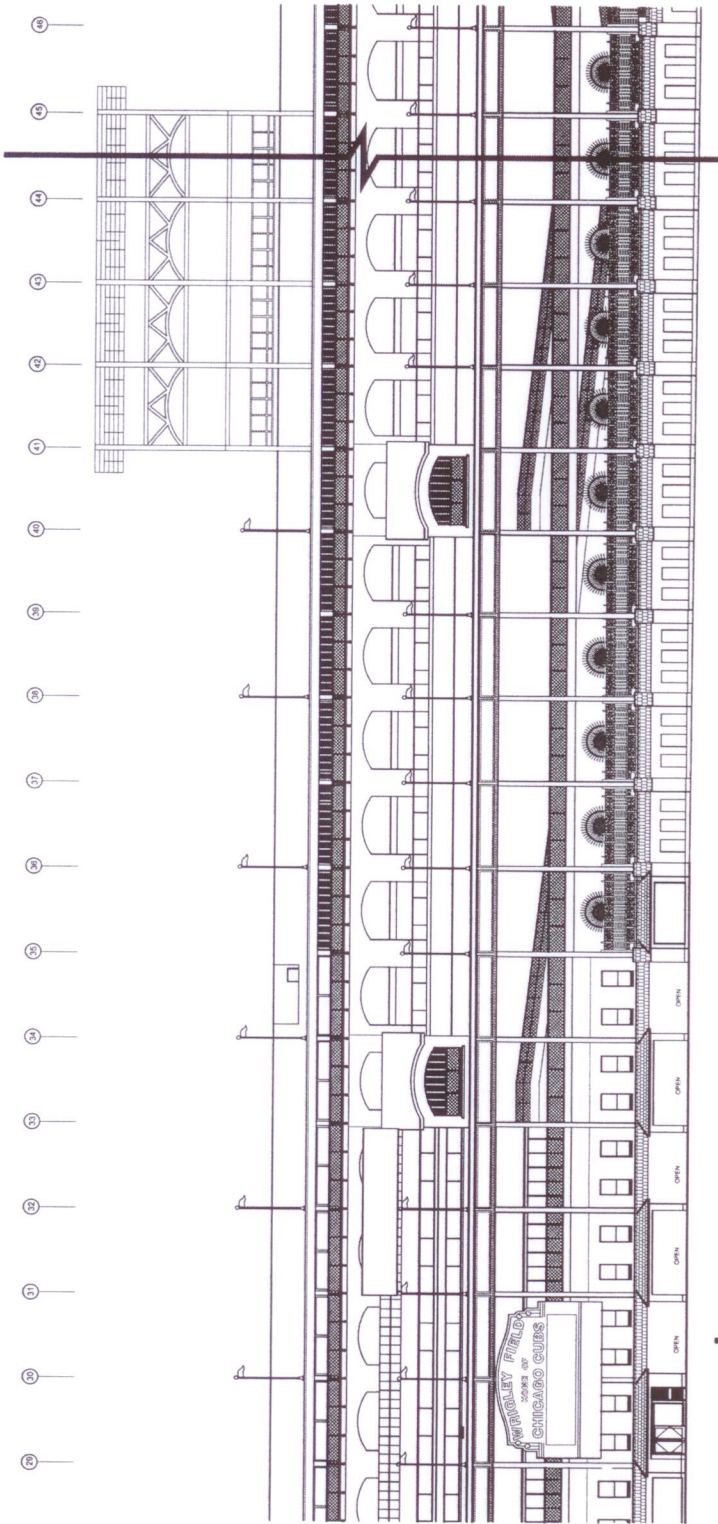
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (1 OF 4)

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

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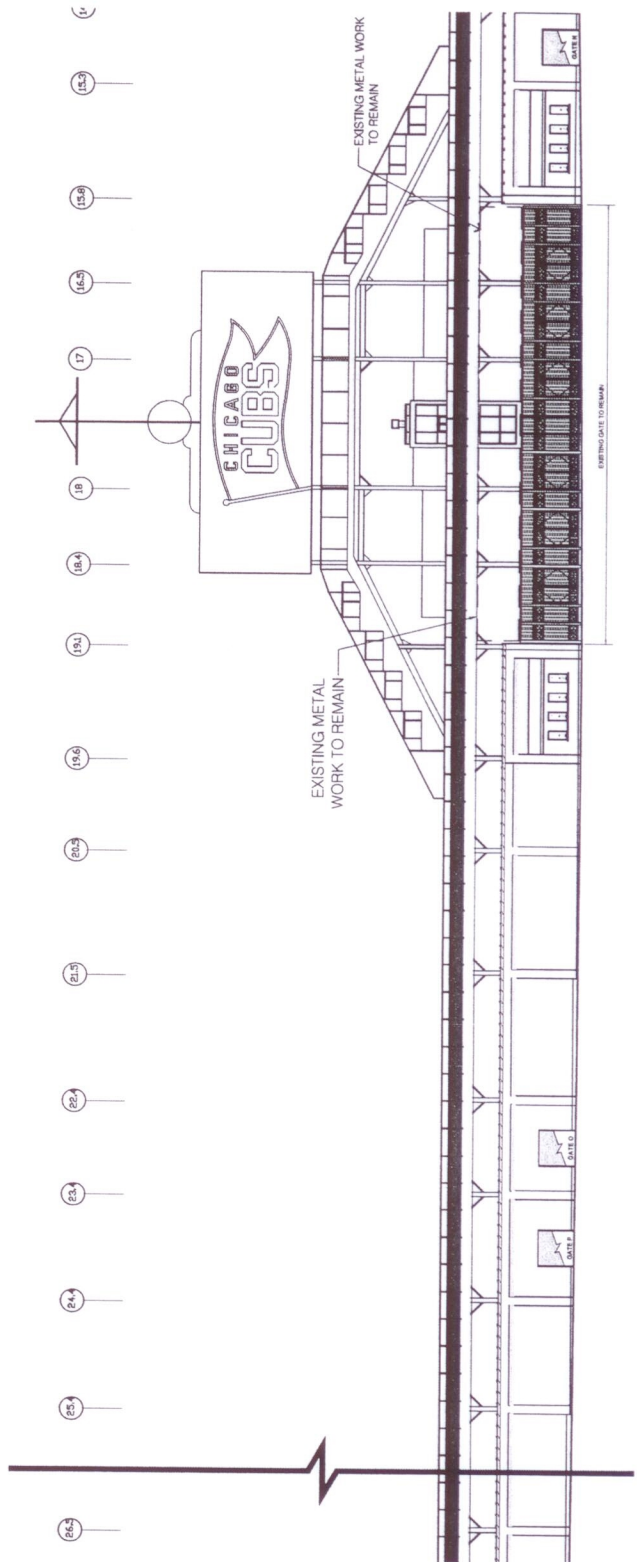
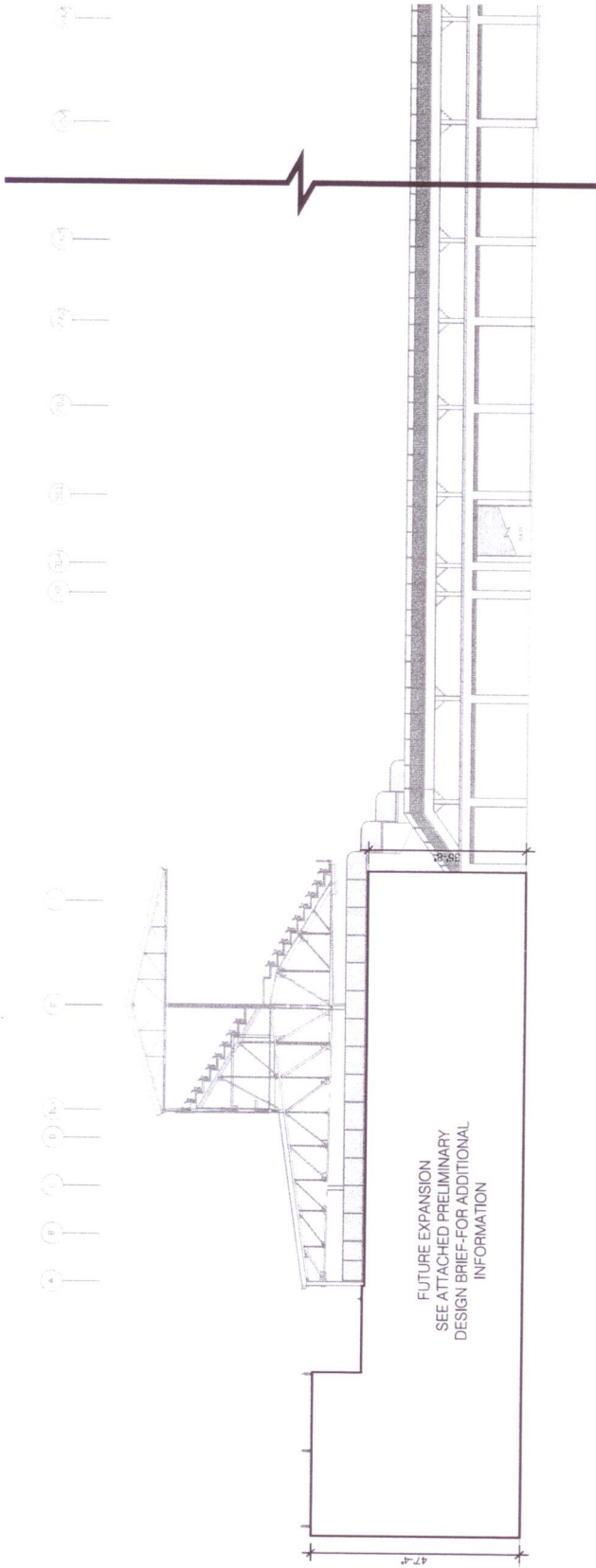
NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

0 20 40

RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (2 OF 4)

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

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ADDITIONAL NOTE: 1,000 SF SCRIPT SIGN TO BE INCLUDED, EXACT LOCATION TO BE DETERMINED.

NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

0 20 40

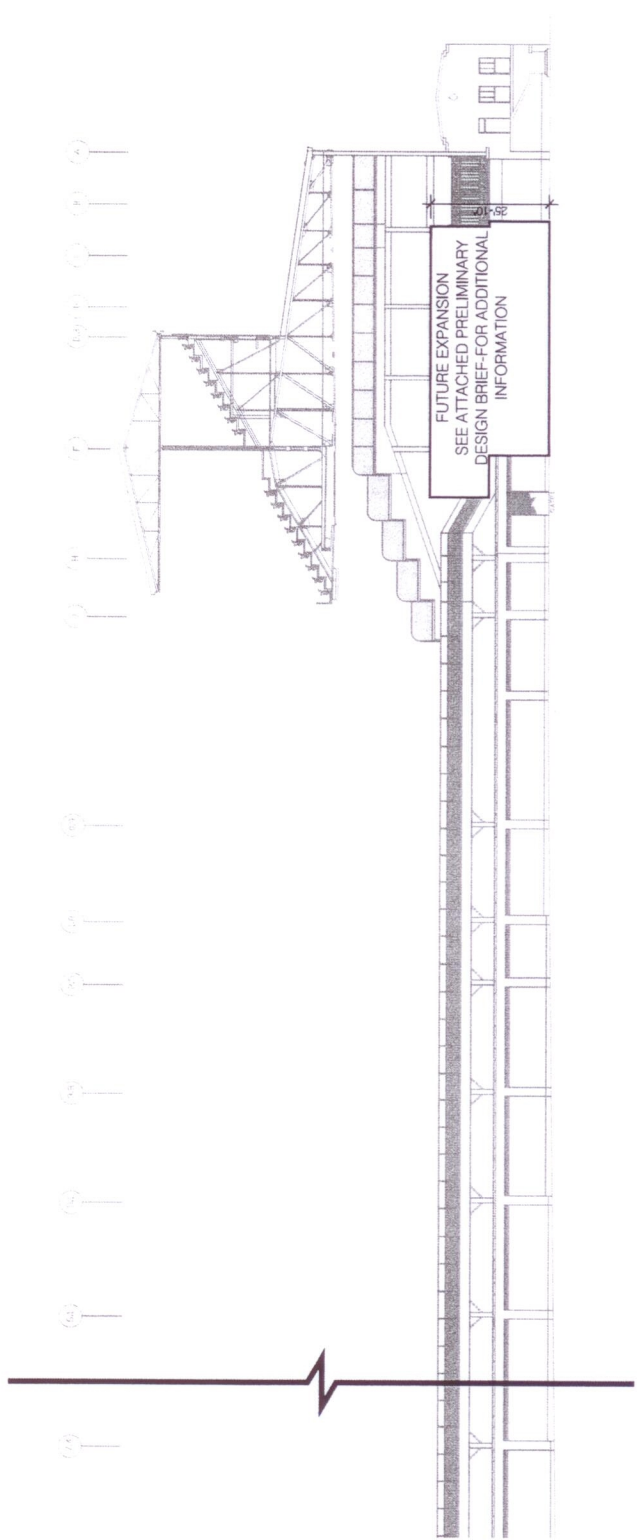
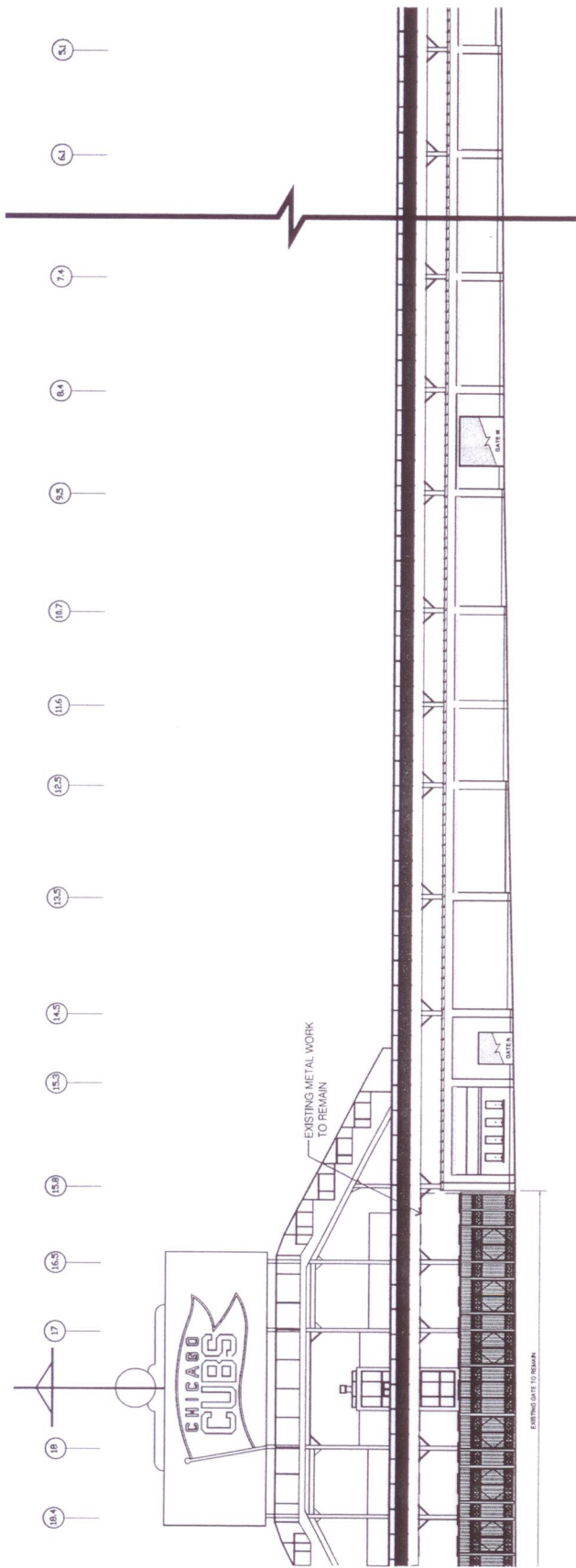
RESTORATION AND EXPANSION ELEVATIONS (SUB-AREA A) (3 OF 4)

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

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ADDITIONAL NOTE: 6,000 SF VIDEO BOARD TO BE INCLUDED, EXACT LOCATION TO BE DETERMINED.

NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

0 20 40

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

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

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PRELIMINARY DESIGN BRIEF

The design brief is intended to provide a programmatic overview and design framework, which reflects the understanding of the City of Chicago and the Applicant regarding the expansion and development of portions of Wrigley Field.

Preliminary Design Brief: Wrigley Field Southeast Expansion (Mini-Triangle)

The Southeast expansion to Wrigley Field located at the corner of Addison Street and Sheffield Avenue is approved to include three story building approximately 44'-6" (Forty-Four feet six inches) above finished grade. The building is approved to have a total gross square foot area of approximately 15,600 (Fifteen Thousand six hundred) square feet. Each story will approximately align with the adjacent Concourse, Mezzanine and Bowl Levels of the existing ballpark. The uses of the building may include but are not limited to expansion of visitors' clubhouse, concessions, branded spaces and restroom expansion for the back of the upper terrace, retail, food & beverage (Including alcohol), vertical circulation and ancillary support for ballpark operations. The upper story roof may have an outdoor deck partially covered connecting to the ballpark. Furthermore the expansion area may provide public access to the existing gates into the ballpark.

Preliminary Design Brief: Sheffield Grill & United Club Expansion

The existing Sheffield Grill located at the southeast corner of the ballpark on Sheffield Avenue is approved to be expanded to approximately 1,000 (One Thousand) square feet at grade. The intended uses of the expansion may include but are not limited to concessions, retail, food & beverage (Including alcohol), vertical circulation, branded spaces, ancillary support for ballpark operations and to service the fans along Sheffield Ave. The second story may include an expansion to the existing space of approximately 1,500 (One thousand five hundred) square feet with the possibility of a second story outdoor deck of approximately 1,200 (One Thousand two hundred) square feet.

The architectural expression of this expansion will relate to the vocabulary of the existing southeast corner of Wrigley Field, by including a structural frame of primarily steel. Wall areas may include masonry and/or stucco with architectural accents with transparent and/or spandrel glazing.

PRELIMINARY DESIGN BRIEF

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

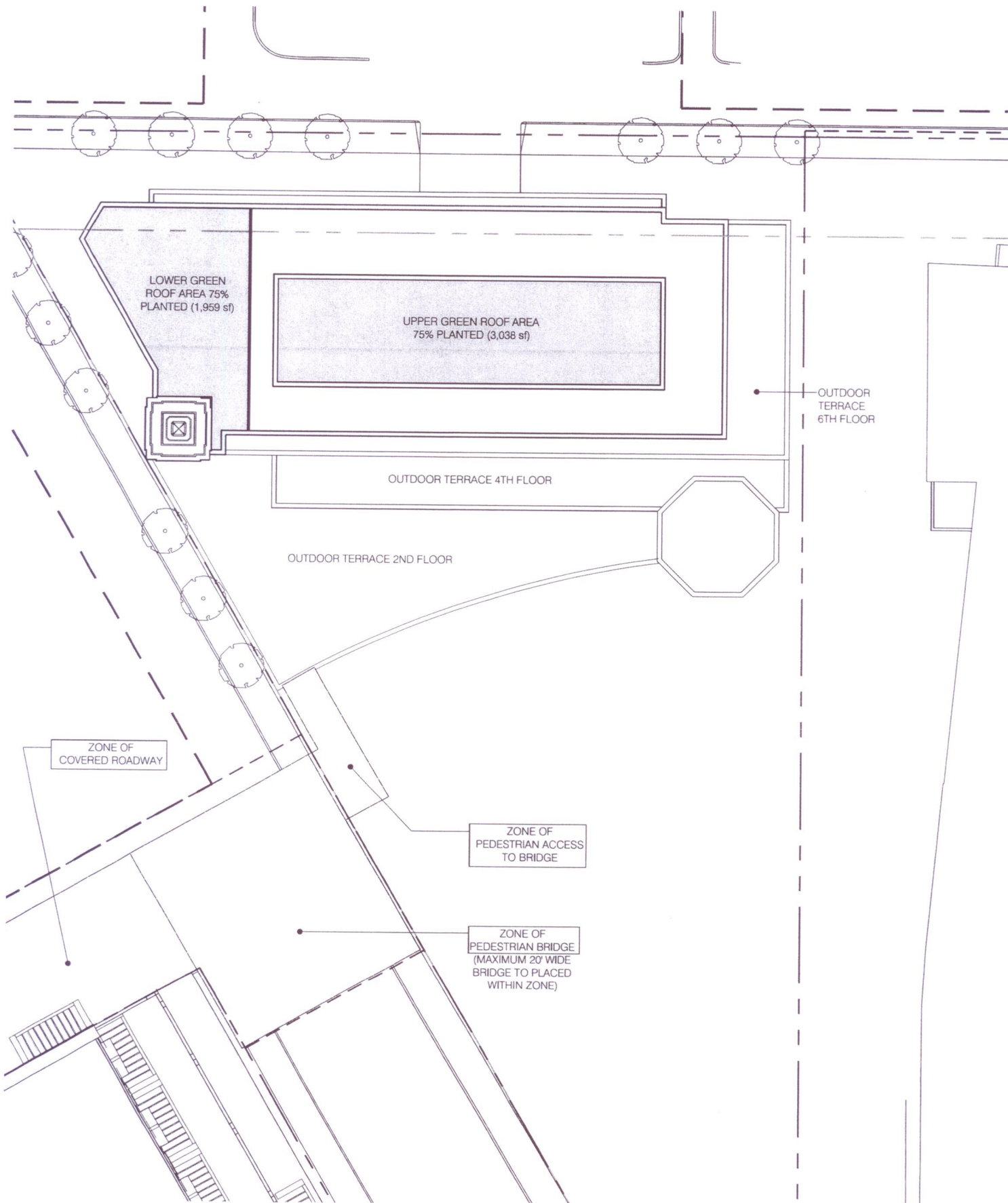
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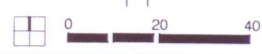
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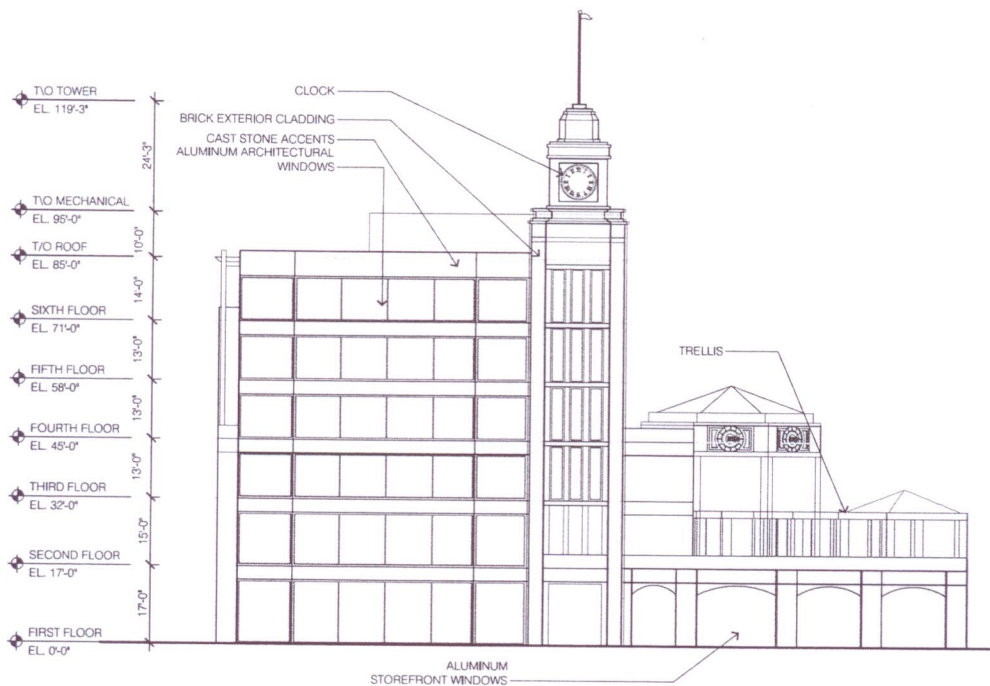
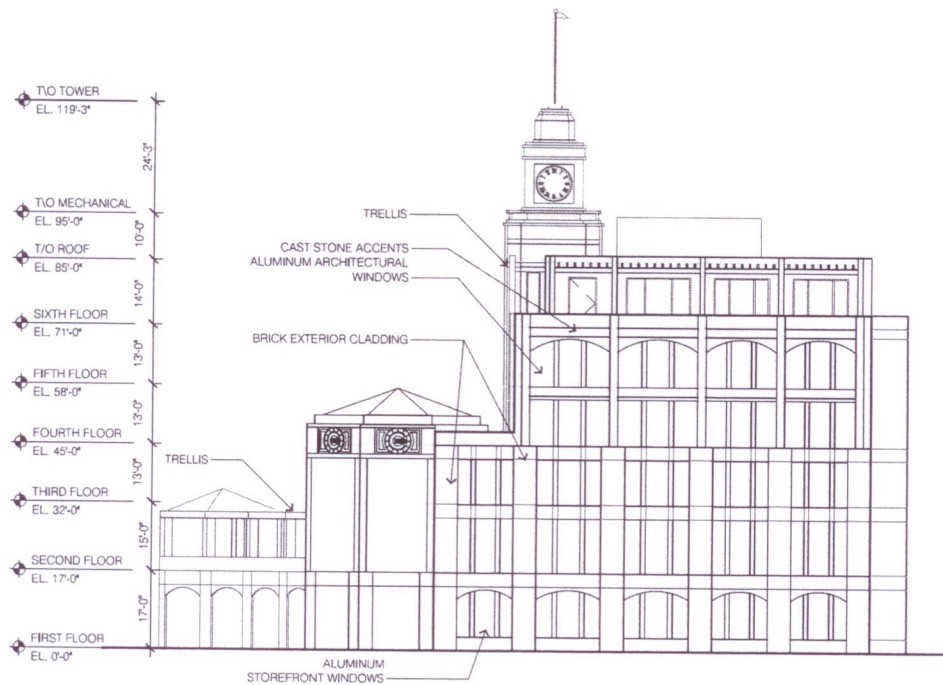
APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
ADDRESS: 1060 W. ADDISON STREET
DATE SUBMITTED : 01 MAY 2013
REVISED DATE:



OFFICE BUILDING GREEN ROOF PLAN (SUB-AREA B)



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



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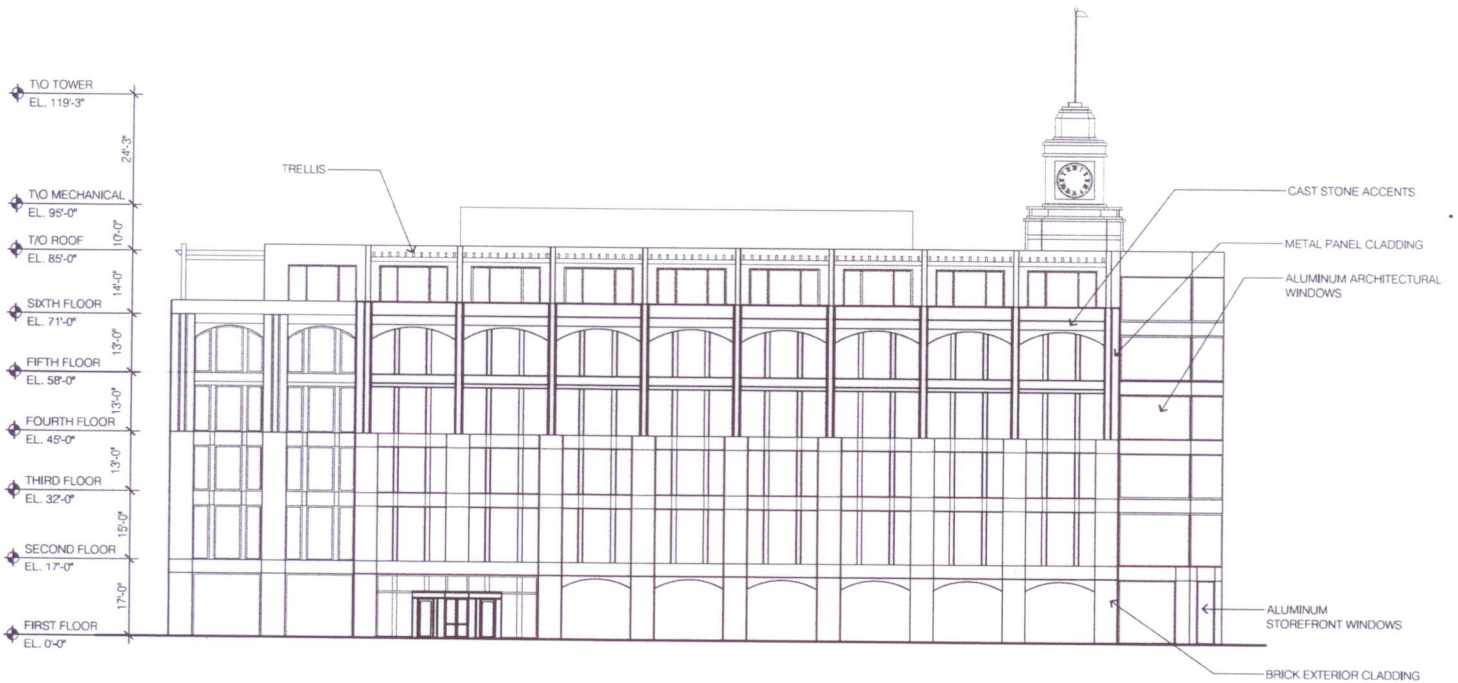
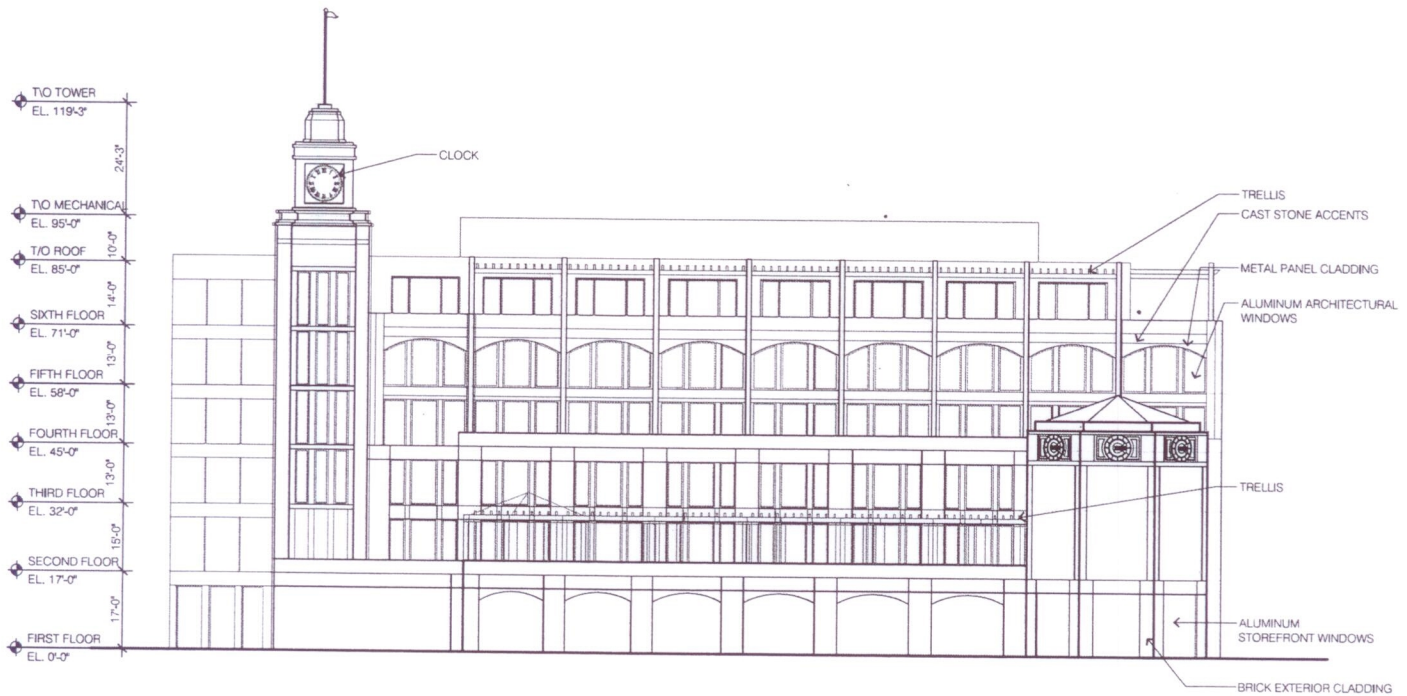
OFFICE BUILDING ELEVATIONS (SUB-AREA B)

0 20 40

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



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OFFICE BUILDING ELEVATIONS (SUB-AREA B)

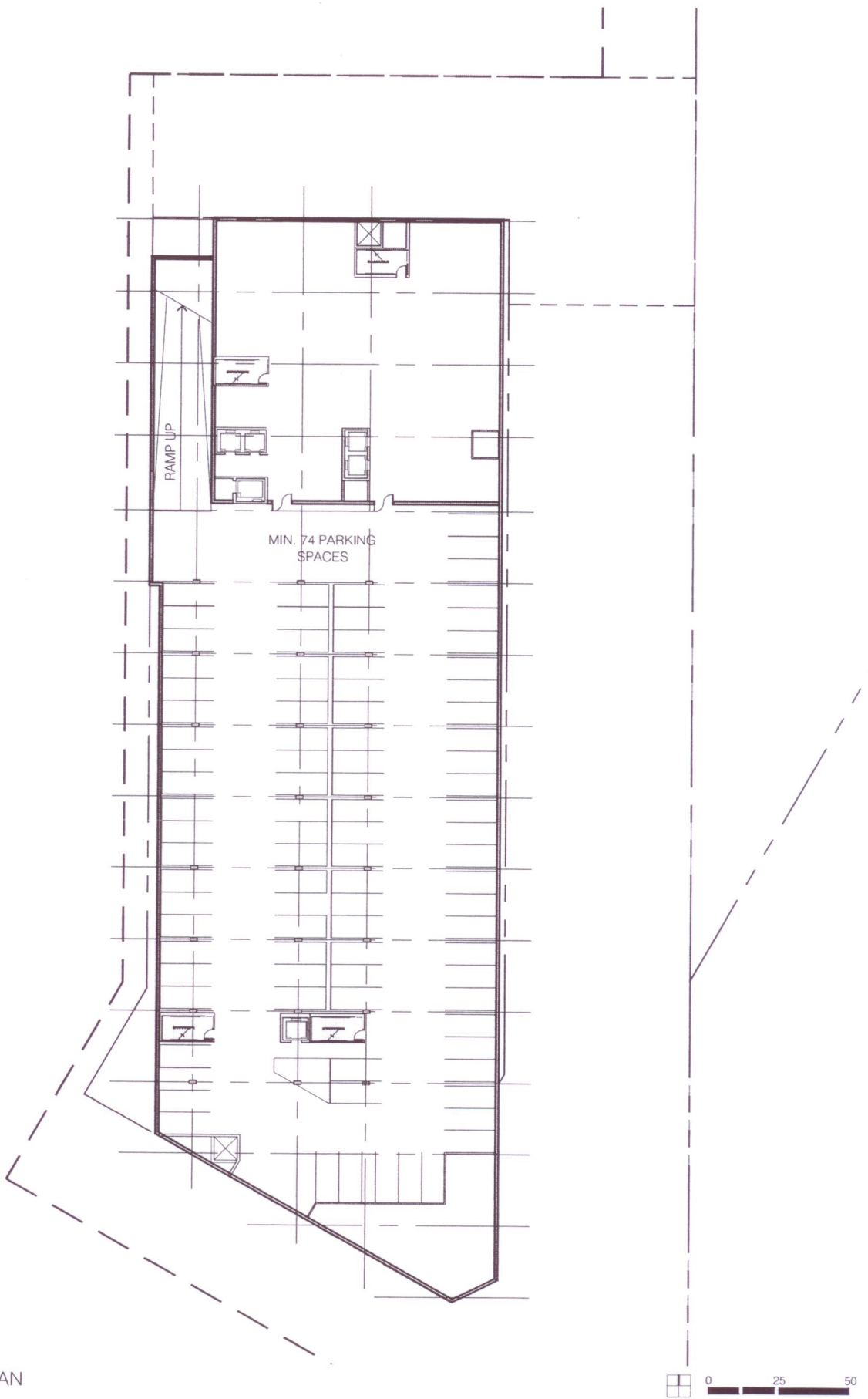
0 20 40

APPLICANT: WRIGLEY FIELD HOLDINGS LLC. (AND OTHERS)
 ADDRESS: 1060 W. ADDISON STREET
 DATE SUBMITTED : 01 MAY 2013
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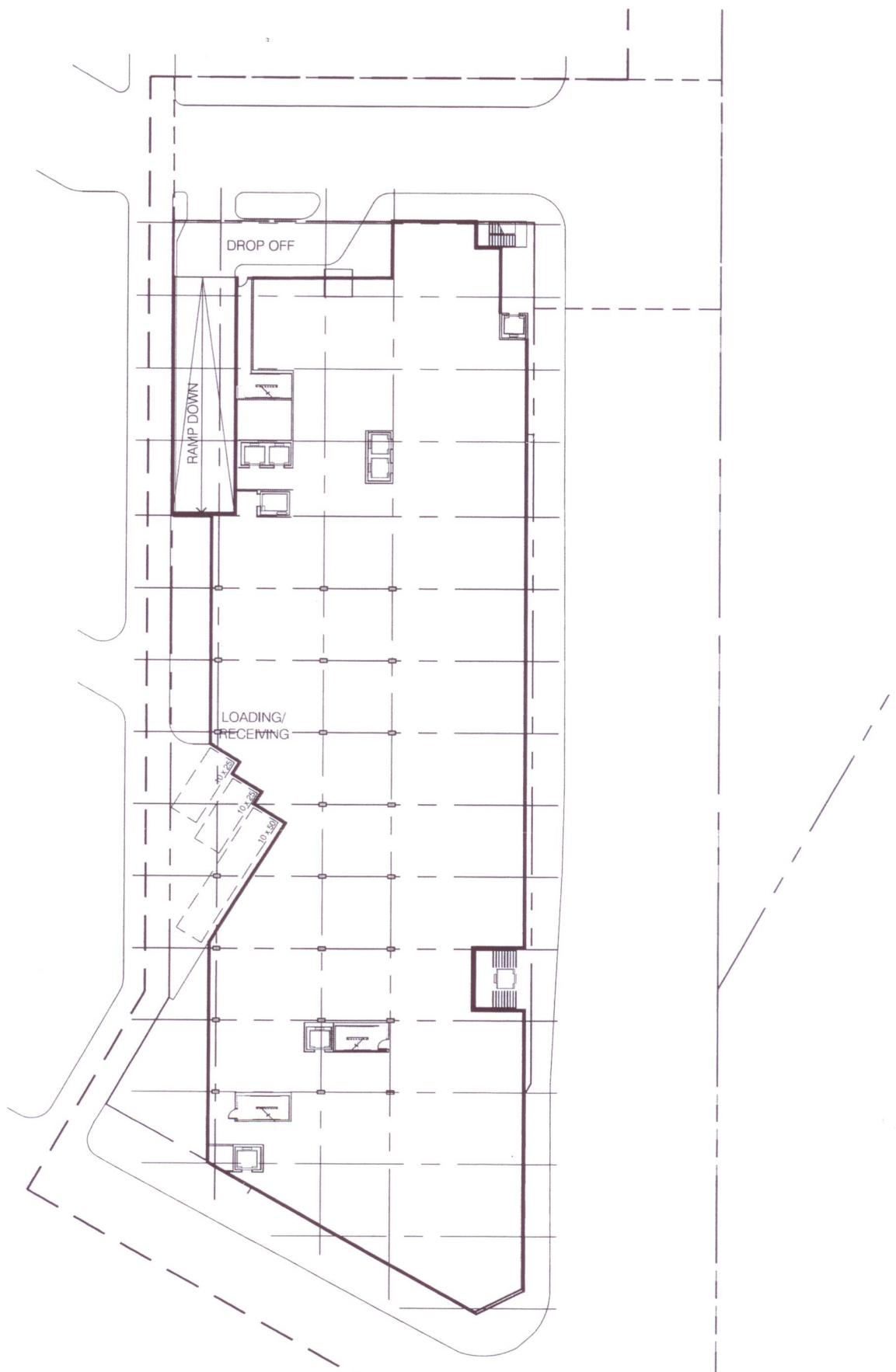
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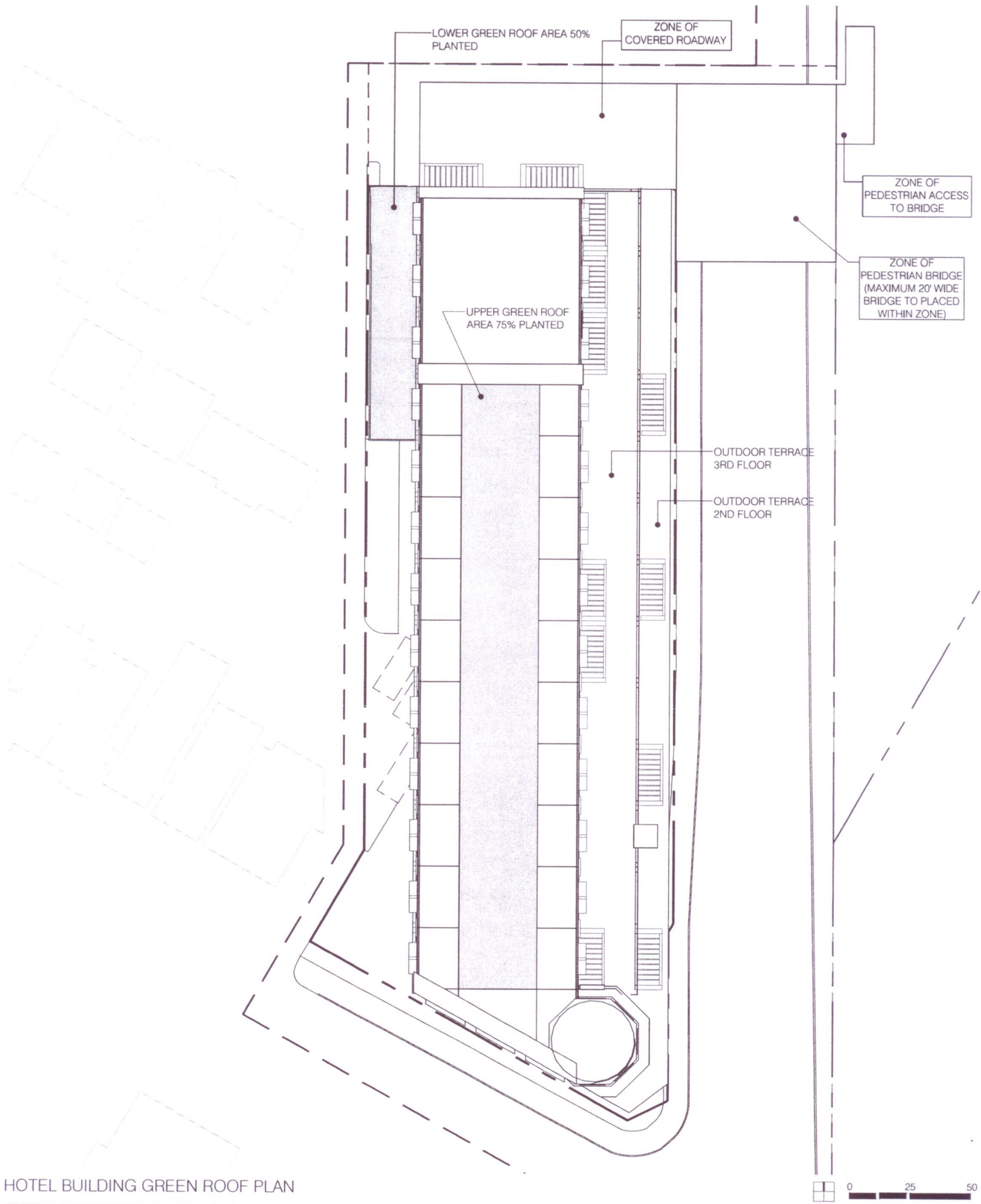
HOTEL BUILDING PARKING PLAN

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



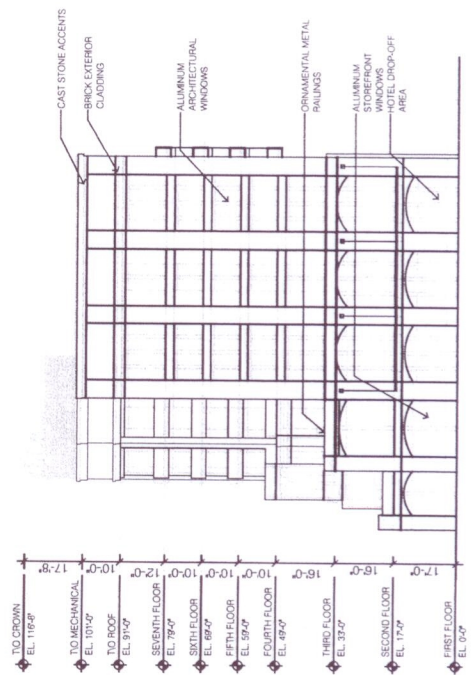
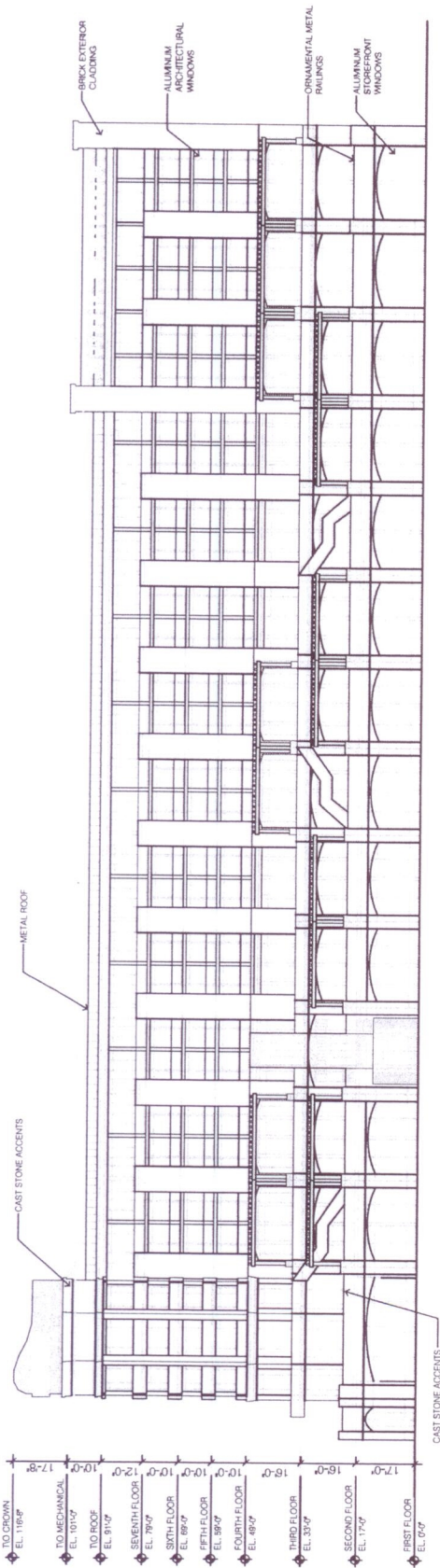
HOTEL BUILDING PARKING ACCESS & LOADING PLAN

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

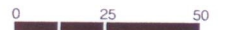


HOTEL BUILDING GREEN ROOF PLAN

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



NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

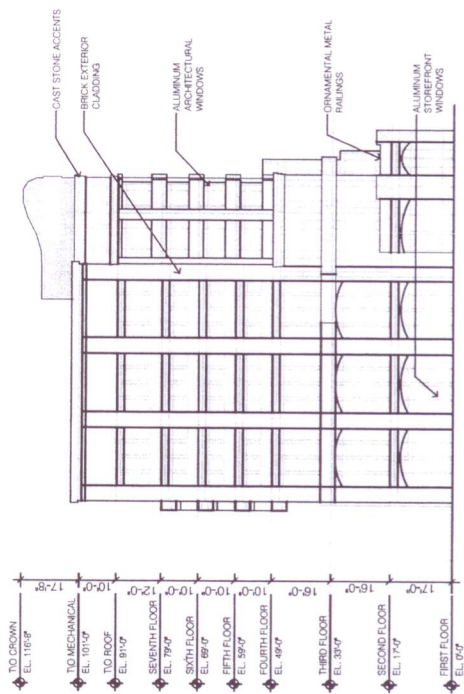
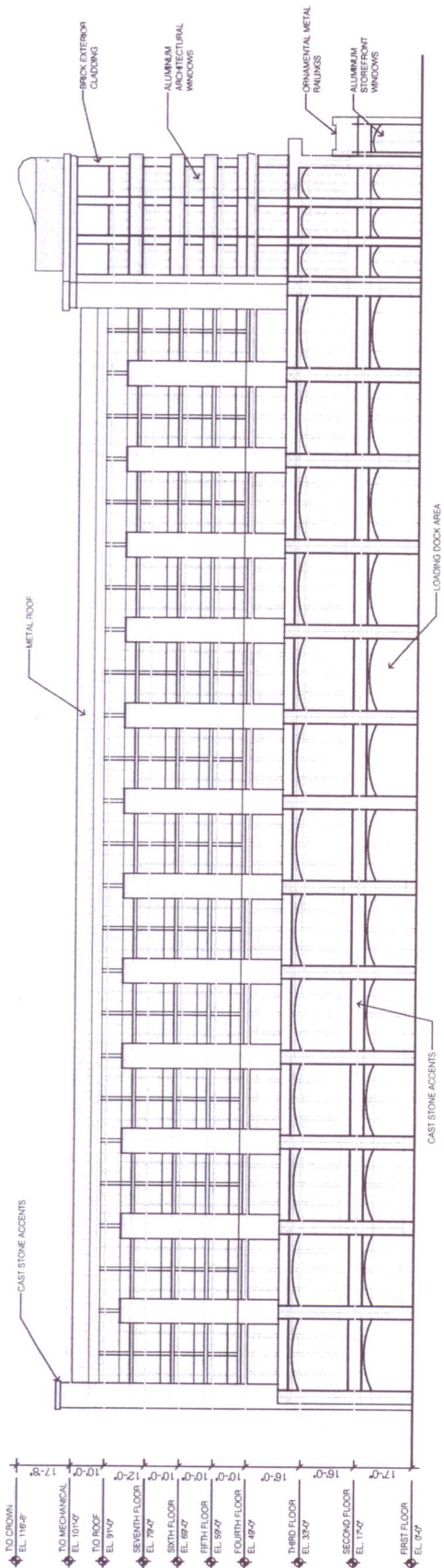


HOTEL BUILDING ELEVATIONS

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



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NOTE: SIGNAGE OMITTED HERE SEE PD SIGNAGE MATRIX.

HOTEL BUILDING ELEVATIONS

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

Planned Development Signage Matrix
May 1, 2013

Section A - Exterior Signage subject to regulation with respect to Maximum Square Footage

Applicant shall have the right and is permitted to erect, place, establish, paint, create, modify and maintain in the Planned Development all of the signs identified in the Zoning Ordinance as well as all the types of signs and the specific signs listed in the Matrix, including without limitation stylons, blade signs, banners, LED screens and ribbon boards, exposed neon lighted flush mounted and similar signage. The maximum square footage of exterior signage in the Planned Development pursuant to this Section A shall be 19,087 square feet, excluding therefrom all existing signage. Applicant shall be permitted to allocate such signage as between the Subareas in the Planned Development in such a way as Applicant may designate, which designation may, at Applicant's option, be done through a zoning and signage rights agreement, subject in all cases to the total overall maximum of 19,087 sf. The categories and allocations of signage types, sizes and location which follow in the chart below are representative of how and where such signage may be implemented by Applicant within the Planned Development and the various Subareas; as set forth herein, Applicant shall have the right to allocate and reallocate such signage in the manner set forth below or in a different manner subject only to the maximum of 19,087 square feet. No sign identified in Section B below shall be governed by this Section A. The content of any signage in this Section A shall be as determined by Applicant and may change as desired.

| Description | Square Footage | Illumination | Type | Comments |
|---------------------------------|----------------|------------------|----------------------------|---|
| Hotel Parcel - Subarea D | | | | |
| Starwood Signage | | | | |
| Bldg. Sign | 600 | Internal or neon | | Hotel main identification building sign |
| Blade Sign -2 | 400 | Internal or neon | | Per tenant requirements each at 200 sf each (100 sf approximately each side) |
| Canopy sign | 125 | Internal or neon | | Per tenant requirements at drop off area |
| Branded signs | 750 | Internal or neon | | Located at corner of Clark & Addison at top of bldg. 6 @ 125sf each |
| Blade branded vertical signs | 1,200 | Internal or neon | | Two double sided Blade signs at 300 sf each side located on Clark Street elevation at the corner of Clark & Addison & at NE corner of Hotel Bldg. |
| Branded Signs | 900 | Internal or neon | | Flat wall branded signs on Clark Street bldg. facade - 3 @ 300 sf each |
| LED ribbon board | 450 | LED | LED ribbon board or ticker | Located at corner of Clark & Addison at second floor - Approximately 3'-0" x 150'-0" |
| Tenant Signs | 360 | Internal or neon | | 3 signs in each bay at corner of Clark & Addison - 120 sf each |
| Corner marquee tenant | 140 | Internal or neon | | On Clark Street elevation |
| Health Club Tenant | 640 | Internal or neon | | Assume 8 tenants at 80 sf per tenant along Clark & Addison |
| Tenant Signs | 80 | Internal or neon | | Located over storefront on Clark Street elevation |
| McDonald's | 15 | Internal or neon | | Location on Addison Street |
| Storefront sign | 900 | Internal or neon | Monument sign | |
| McDonald's Directional Sign | | | | On the Clark Street elevation 3 showcase two or one story branded retail/activations - 300 sf each |
| Showcase Branded Activation | | | | |
| SUB-TOTAL | 6,560 | SF | | |

| | | | | |
|------------------------------------|------------|------------------|----------------------------|--|
| Office Building - Subarea B | | | | |
| Naming partner | | | | |
| Main sign | 600 | Internal or neon | | Located south side center of building below roof level |
| Secondary naming sign | 275 | Internal or neon | | South elevation east or west end of office bldg. just below roof level. - 1 sign at 250 SF each |
| Clock Tower | Clock Face | Internal or neon | | Clock face all four sides |
| Four screen video board | 1,600 | LED | LED video board | Four LED video boards surrounding rotunda - 4 LED video boards at approximately 400 sf each |
| LED Ribbon board | 450 | LED | LED ribbon board or ticker | Ribbon board south elevation at top of first floor 3'-0"x150'-0" Approximately |
| Blade vertical signs | 440 | Internal or neon | | Vertical blade sign 2 sided attached to western edge of office bldg. Facing north & south 220 SF each side |
| Office Tenant signs | 240 | Internal or neon | | Assume 3 at 80 sf each. Located at Waveland & eastern elevation of office bldg. |
| Tenant Signs | 320 | Internal or neon | | Assume 4 additional tenants - Assume 80 sf per sign |
| Tenant Signs | 200 | Internal or neon | | Assume 2 tenants at 100 sf each |
| Showcase Activation | 275 | Internal or neon | | Branded activation zones |
| Second Level plaza | 250 | Internal or neon | | Located on second level outdoor deck One branded sign at 250 sf or 2 signs at 125 sf each |
| SUB-TOTAL | 4,650 | SF | | |

PLANNED DEVELOPMENT SIGNAGE MATRIX

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

PLANNED DEVELOPMENT SIGNAGE MATRIX

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

| <u>Bridge Spanning Clark Street</u> | | Square footage | illumination | Type | Comments |
|-------------------------------------|--|-------------------|------------------|------|---|
| Bridge branded | | | Internal or neon | | Located at center of bridge - north and south sides 2 branded signs at 80 sf each |
| SUB-TOTAL | | | 160 SF | | |

| <u>Plaza - Subarea B</u> | | Square footage | illumination | Type | Comments |
|---|--|-----------------------|--|----------------------|--|
| Stylons - 7 | | | Internally Illuminated | Structural steel | 7 stylons to be located anywhere within the plaza open space. Stylons are four sided approximately 50'-0" tall and 7'-6" wide on each of the four sides. 4 signs at top of each stylon. Naming partner of plaza - 40 sf each side LED TV's placed on two sides of each stylon - 125 sf each side Two gates. Waveland entry and south near Marquee 200 sf each - 2 signs per gate Naming rights partner - plaza approximately 10'x25' both sides of portal |
| Branded LED TV screens Plaza entry gates Main plaza entry Gate | | 1,120 1,750 825 | Internal or neon LED Internal or neon | LED TV video screens | |
| Sponsor activation Branded walkway Stair Towers | | 930 200 500 | Internal or neon Internal or neon Internal or neon | | Five signs located within open plaza Connector walkway from upper level plaza to bridge. Faces east into open plaza Located at each east and west ends of bridge - 2 towers, branded all 4 sides - 50 sf each side |
| SUB-TOTAL | | | 5,825 SF | | |

| <u>Wrigley Field Exterior - Subarea A</u> | | Square footage | illumination | Type | Comments |
|---|--|--|--|---|---|
| Western Gate Branded entrance arch LED Ribbon Board Bleacher Gate Back of Scoreboard Marquee/Existing to remain | | 110 60 Existing Existing Existing | Internal or neon LED Existing Existing Existing | LED board & ticker Existing Existing Existing | Branded entry - exposed neon 2 LED ribbon boards 2'-0" x 15'-0" each Existing neon marquee to remain with LED board. LED neon and technology board may be upgraded |
| Entry gate brand Branded Activation zone Branded Activation zone Branded merchandise Branded Premium Entrance Ticket LED ribbon Marquee Restaurant Ticket office move above Mini-Triangle | | 120 40 14 30 30 68 60 100 | Internal or neon Internal or neon Internal or neon Internal or neon Internal or neon LED ribbon or ticker Internal or neon Internal or neon | LED ribbon board & ticker LED ribbon & ticker | Sign to be located in existing rectangle box below marquee. Existing to remain Branded activation zone signage. Neon behind glass storefront 2 flat signs - (7 sf each) Branded vertical sign flanking branded activation zone entrance Branded sign merchandise behind glass Branded premium neon sign behind glass 2 LED ribbon boards above ticket windows, 2'-0" x 17'-0" each Neon branded restaurant behind glass 2 new ticket offices that flank Centerfield bleacher gate. 100 sf for each new ticket booth LED board. |
| Restaurant signage United Club/Equivalent Sheffield Grill/ or equal Ticket window LED LED sign east elevation LED south elevation Store branded name Branded merchandise | | 200 200 200 35 176 278 150 21 | Internal or neon Internal or neon Internal or neon LED ribbon or ticker LED video board LED video board Internal or neon Internal or neon | Located on Mini-Triangle building Located on Mini-Triangle building Located on east elevation of restaurant Located above ticket window 37" inches high x 57 feet long 37" inches high x 90 feet long Located on exterior storefront 3 branded neon signs behind glass storefront. Each sign 7 sf 50 banners at 40 sf each. Includes players numbers & images, important dates and accomplishments throughout Cubs history and brands. | |
| SUB-TOTAL | | | 1,892 SF | | |
| TOTAL | | | 19,087 SF | | |

1 Note: Existing Marquee, LED ribbon board and all other existing signage to remain. Their square footage is not included in above calculations
2 Note: All existing ballpark signage to remain. Their square footage is not included in the above calculations.
3 Note: All signage for hotel & office to be below roof line.
4 Note: Does not include LED board in left field nor the script sign in right field. Interior signage not included, regulated or subject to these calculations.
5 Note: The total PD regulated & measured signage above is not limited to a specific subarea
6 Note: Applicant has the right to allocate such regulated & measured signage as Applicant determines, subject to the overall maximum
7 Note: The seven stylons may be placed anywhere in the open plaza.

Section B - Other Approved Exterior Signage.

In addition to the signage set forth in Section A, Applicant shall have the right and is permitted to erect, place, establish, paint, create, modify and maintain in the Planned Development incidental, temporary, seasonal, special event, branded directional or specific location, mobile food & beverage and retail units, branded seasonal banners, and any sign allowed in the PD, including without limitation any sign listed in this matrix and any signs not subject to Section A provided the maximum square footage of all signage shall be 16,713 square feet. Applicant shall be permitted to allocate such signage as between the Subareas in the Planned Development as Applicant may designate, which designation may, at Applicant's option, be done through a zoning and signage rights agreement, subject in all cases to the total overall maximum 16,713 sf. The categories and allocations of signage types, sizes and location which follow in the chart below are representative of how such signage may be implemented by Applicant within the Planned Development and the various Subareas; as set forth herein, Applicant shall have the right to determine the design, look feel and placement of such sign and to allocate and reallocate such signage between subareas in the manner set forth below or in a different manner generally consistent with the concept categories and allocations below, subject only to the maximum 16,713 square feet. No sign identified in Section A above shall all be governed by this Section B. The content of signage in this Section B shall be as determined by Applicant and may be changed after as desired.

| Description | Square Footage | Illumination | Type | Comments |
|--|----------------|-----------------------|-----------------------------|---|
| Hotel Parcel - Subarea B | | | | |
| Directional Sign | 15 | Internal or neon | Monument sign | Per tenant agreement. Located along Clark Street. |
| Parking Garage | 109 | Internal or neon | | Branded Garage entrance |
| Office Building - Subarea B | | | | |
| Flat Roof sign | 1,900 | Internal or neon | letters- logo/neon | Branded flat roof sign not to extend above parapet. |
| Cubs retail Store Signage | 216 | Internal or neon | letters- logo/neon | Store name and logo - 4 signs at 54 sf each |
| Cub/Brand logo | 25 | Internal or neon | letters- logo/neon | Alternate Brand & Cubs logo 5 at 10 sf each |
| Cubs or affiliate tenant | 120 | Internal or neon | letters- logo/neon | Cubs front office - Waveland Ave. |
| Bridge | | | | |
| Welcome sign | 300 | Concealed back light | Metal cut out letters | Welcome to district. Follows top arch of bridge. Both sides 150 sf each |
| Plaza - Subarea B | | | | |
| Branded Banners | 5,376 | Panaflex/Internal | Event or seasonal | Assume temporary/permanent event or seasonal banners on each of the four sides - 8'x24' each side |
| Branded Plaza Baseball art | 1,000 | Lighted Neon | Art | Location plaza - TBD |
| Branded Lighted neon baseball art | 900 | Lighted Neon | Art | Oversized neon baseball art. Location plaza - TBD |
| Branded Temporary event signs | 1,015 | static | letters- logo/neon | Temp signs in plaza only for event. |
| Branded Trolley/Train Cars- reproductions | 1,440 | Painted or neon | Painted or exposed neon | 9 mobile trolley/train reproduction cars located throughout plaza @160 sf per train car |
| Branded Decorative metal gates | 320 | Metal | Metal cut out logo | Decorative metal gates - mobile. 4 sf metal logo in each 12'-0" panel. Total 80 panels |
| Wrigley Field Exterior - Subarea A | | | | |
| Gate Name sign | 65 | Internal or neon | | Branded gate - exposed neon |
| Concession/ticket | 42 | Internal or neon | | 3 flat signs each side of entry concession/tickets. 7 sf each - total 21 sf per side- 42 sf total |
| Cubs logo | 50 | Internal or neon | | Cubs logo centered over entry - exposed neon |
| Informational signage exterior ballpark | 350 | Surface lighted | | Number of signs will vary - directional located around ballpark |
| Gate K | 225 | Internal or neon | | 1 sign branded entrance |
| Gate K Ticket window | 80 | Internal or neon | | Located above ticket window. |
| Gate ID signs along Sheffield & Waveland | 175 | Flat-face lighted | Flat-face lighted - painted | Branded gate ID names located along Sheffield & Waveland |
| Cubs Merchandise | 14 | Internal or neon | | Two signs flanking Cubs merchandise store |
| Premium Entrance | 25 | Internal or neon | | Three signs flanking premium entrance |
| Ticket office | 21 | Internal or neon | | Three signs flanking ticket windows. 7 sf each |
| Ticket will call premium branded | 20 | Internal or neon | | Will call branded neon letters behind glass |
| Ticket Window | 35 | Internal or neon | | Located above ticket window |
| Cubs Merchandise | 200 | Internal or neon | | 2 signs - logo and store name 100 sf each. Located along Addison Street and over store entrance |
| Cubs logo | 65 | Internal or neon | | 1 neon logo sign located on south elevation. |
| Branded Gate D signage | 70 | Internal or neon | | Branded gate entry over Gate D entrance |
| Branded vertical sign Gate D | 20 | Internal or neon | | Branded vertical flat sign flanking Gate D entry |
| Branded Gate D vertical sign | 160 | Internal or neon | | Vertical double sided neon gate branded sign attached to south east corner of mini-T bldg. 80 sf per side |
| Concessions on Sheffield | 160 | Internal or neon | | 2 branded concessions built into bleacher wall. 2 at 80 sf each |
| Historic banners | 2,200 | Fabric/nylon/panaflex | Static | Placed around exterior of ballpark including Addison, Sheffield & Waveland hung off of back of bleachers etc. |
| Total Other Authorized Signage | 16,713 | SF | | |
| Note: Permitted and allowed (including directional branded signage, seasonal branded banners, players images etc.) are allowed and exempt from regulation under the PD and the sf are excluded from the types and calculations of maximum signage on the Property. | | | | |
| 1 | | | | |
| 2 Signage interior to the ballpark is exempt from regulation and not calculated here. | | | | |

PLANNED DEVELOPMENT SIGNAGE MATRIX