

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION

Right Field Properties, LLC, Right Field Rooftops,)
 LLC, Rooftop Acquisition, LLC, 3633 Rooftop)
 Management, LLC, Standard Bank and Trust)
 Company Trust #21101, #21101 and #21100 each)
 dated August 29, 2011, Sheffield-Waveland)
 Rooftop, Inc., GWR Properties LLC, Wrigley)
 Rooftops I, LLC, Wrigley Rooftops III, LLC,)
 Wrigley Rooftops IV, LLC, Annex Club, LLC, and)
 3701 N Kenmore, LLC,)

Plaintiffs.)

v.)

The Commission on Chicago Landmarks, Rafael M.)
 Leon, Chairman, Anita Blanchard, M.D., James)
 Houlihan, Tony Hu, Mary Ann Smith, Ernest C.)
 Wong, Victor Ignacio Dziekiewicz, Andrew J.)
 Mooney, and the City of Chicago, a municipal)
 corporation,)

Defendants.)

14CH 13246

Case No.

Calendar

Jury Demanded

CLERK

CIRCUIT COURT OF COOK
COUNTY, ILLINOIS
CHANCERY DIV.

2014 AUG 14 PM 12:52

FILED-1

Complaint for Administrative Review and Other Relief

NOW COME Plaintiffs, Right Field Properties, LLC, Right Field Rooftops, LLC, Rooftop Acquisition, LLC, 3633 Rooftop Management, LLC, Standard Bank and Trust Company Trust #21101, #21101 and #21100 each dated August 29, 2011, Sheffield-Waveland Rooftops, Inc., GWR Properties, LLC, Wrigley Rooftops I, LLC, Wrigley Rooftops III, LLC, Wrigley Rooftops IV, LLC, Annex Club, LLC and 3701 N Kenmore, LLC, by their attorneys Anderson & Moore, P.C., and for their complaint against the Commission on Chicago Landmarks, Rafael M. Leo, Chairman, Anita Blanchard, M.D., James Houlihan, Tony Hu, Mary Ann Smith, Ernest C. Wong, Victor Ignacio Dziekiewicz, Andrew J. Mooney, and the City of Chicago, a municipal corporation, state as follows:

I. Introduction

1. Plaintiffs seek administrative review of the Commission on Chicago Landmarks'

July 10, 2014 decision to preliminarily approve the Cubs' plan to erect two Jumbotron, five outfield signs and up to eight additional rows of bleacher seats thereby blocking Plaintiffs' rooftop views in violation of the 2004 Wrigley Field Landmark Designation Ordinance. ("Designation Ordinance").

2. In addition to seeking administrative review of the Commission's July 10, 2014 decision, Plaintiffs also seek declaratory relief, injunctive relief and assert claims for violation of Plaintiffs' constitutional right to due process of law and equal protection of law.

II. Parties

3. Plaintiff Right Field Properties, LLC is the owner of the property located at 3627 North Sheffield. Right Field Rooftops, LLC is the licensee which operates a rooftop business at that address.

4. Plaintiff Rooftop Acquisition, LLC is the owner of the property located at 3633 North Sheffield. 3633 Rooftop Management, LCC is the licensee which operates a rooftop business at that address.

5. Plaintiff Standard Bank and Trust Company, Trust #21102 dated August 29, 2011 is the owner of the property located at 1034-34 West Waveland. Sheffield-Waveland Rooftops, Inc. is the licensee which operates a rooftop business at that address.

6. Plaintiff Standard Bank and Trust Company, Trust #21101 dated August 29, 2011 is the owner of the property located at 3643-45 North Sheffield. Sheffield-Waveland Rooftops, Inc. is the licensee which operates a rooftop business at that address.

7. Plaintiff Standard Bank and Trust Company, Trust #21100 dated August 29, 2011 is the owner of the property located at 3609-11 North Sheffield. Sheffield-Waveland Rooftops, Inc. is the licensee which operates a rooftop business at that address.

8. Plaintiff GWR Properties, LLC is the owner of the property located at 3637 North

Sheffield. Annex Club, LLC is the licensee which operates a rooftop business at that address.

9. Plaintiff Wrigley Rooftops I, LLC is the owner of the properties located at 3617 and 3619 North Sheffield. Plaintiff Wrigley Rooftops III, LLC is the licensee which operates a rooftop business at 3617 North Sheffield and Plaintiff Wrigley Rooftops IV, LLC is the licensee that operates the rooftop business at 3619 North Sheffield.

10. Plaintiff 3701 N Kenmore, LLC is the owner of the property located at 3701 North Kenmore.

11. The above listed Plaintiffs are collectively referred to as "Plaintiffs" or "Rooftops".

12. Plaintiffs' properties are located immediately adjacent to Wrigley Field. With the exception of 3701 North Kenmore, all of the Plaintiffs either own or lease property in which a Wrigley Field Adjacent Area Special club facility is operated. 3701 North Kenmore was purchased for the express purpose of developing a Wrigley Field Adjacent Area Special Club, but currently is only improved with an apartment building and a sign.

13. Defendant City of Chicago is an Illinois municipal corporation. Defendant Commission on Chicago Landmarks is an administrative agency of the City of Chicago. The individual defendants are members of the Commission on Chicago Landmarks.

III. Factual Background

A. History of Wrigleyville

14. In the late 1800s, Lakeview was annexed to the City of Chicago. The area surrounding Wrigley Field was primarily residential. The Plaintiffs' properties were improved with residential buildings prior to the construction of Wrigley Field.

15. In 1912, Charles Weegahn constructed Wrigley Field. When the first baseball game was played at Wrigley Field in 1914, most of the Plaintiffs' properties were improved with

multi-family residential apartment buildings.

16. Since the opening of Wrigley Field in 1914, spectators have watched events at Wrigley Field from the buildings adjacent to Wrigley Field, including the Rooftop Properties. The practice of charging spectators to view events at Wrigley Field from the rooftops dates back to at least the 1984 National League Championship series.

17. In 1988, the owners of 3633 North Sheffield applied for and were issued building permits to convert that property into a “private club” from which members and guests could view events at Wrigley Field. Beginning in the early 1990’s several other properties surrounding Wrigley Field were developed into rooftop clubs.

18. In 1998, the City adopted the Rooftops in Wrigley Field Adjacent Area Ordinance which authorized and licensed rooftop “special clubs” in the Wrigley Field Adjacent Area. (“Rooftop Ordinance”). The City recognized that the rooftop businesses substantially contributed to the ambiance of the Wrigley Field experience and enhanced economic activity in the area. The Rooftop Ordinance imposed certain restrictions on the operation of rooftop “special clubs” and subjected the Rooftops to licensing requirements, health and safety inspections and payment of the City’s general amusement tax. In order to preserve the residential character of the Wrigley Field Adjacent Area, the Rooftop Ordinance prohibits commercial uses on the first floor of buildings which contain a licensed rooftop special club.

19. In compliance with the 1998 Rooftop Ordinance, the Rooftops substantially improved their buildings. In 2001, the City issued the first Rooftop licenses.

B. 2004 Landmark Ordinance

20. In 2000, the City preliminarily designated Wrigley Field as a landmark pursuant to the City’s Landmark Ordinance. This designation was partially in response to the owner of Wrigley Field and the Chicago Cubs major league baseball team (hereafter “Cubs”) proposal to

construct a bowl-like bleacher expansion that would have walled off Wrigley Field from the surrounding community, blocked the view of the adjacent buildings from within the ball park, and substantially altered the architectural integrity of the 1938 bleacher expansion. A Blue Ribbon Commission of business and neighborhood representatives actively participated in shaping the final Landmark Designation Report, the Designation Ordinance and the 2005 bleacher Ordinance.

21. On November 1, 2000, the City issued its preliminary Landmark Designation Report. The Landmark Designation Report repeatedly identified the open-air nature of the grandstands and uninterrupted sweep and contour of the bleachers as protected historical elements. The views of the Rooftop buildings on Sheffield and Waveland avenues were repeatedly cited as visual features supporting the landmark designation. On or about October 25, 2001, Planning and Development Commissioner, Alicia Berg, confirmed the City's intention to preserve the view of the adjoining buildings as part of the landmark and planned development process.

22. The Wrigley Field landmarking process took place over a three year span consistent with the City's Landmark Ordinance. The Cubs were involved in the process and actively negotiated the terms of the final ordinance. The Landmark Designation Report dated November 1, 2000, and revised on March 6, 2003 (the "Landmark Designation Report") repeatedly cited the open and uninterrupted view of the surrounding buildings from inside the ball park as being a substantial contributing element to the landmark designation. As stated in the Landmark Designation Report:

Commonly referred to as the "friendly confines, Wrigley Field has been universally acclaimed for its intimacy, charm and distinctive urban setting. Many observers consider it to be the most beautiful baseball park in the world. It was ranked "red" on the Chicago historic Resource Survey, a distinction given only 200 other structures citywide, including such world-class landmarks as the Board of Trade,

Reliance Building, Rovie House, and the Old Water Tower.... (Landmark Designation Report, pg. 1 – Exhibit A).

Due to the varying height of the bleachers, which slope downward from the center, a portion of the ballpark--as seen from inside--is *visually enclosed by the row of buildings that face Waveland and Sheffield Avenues*, opposite the ballpark. Most of these are masonry structures, three stories in height and often topped with smaller grandstands or roof decks.... (Landmark Designation Report, pg. 2 – Exhibit A) (emphasis supplied).

The ballpark's ivy-covered walls, hand-changed scoreboard, and *intimate urban setting - with views of the surrounding townhouses*, the El, and Lake Michigan – are as integral to the image and history of Chicago as Buckingham Fountain, the Old Water Tower, the Picasso sculpture, the Union Stockyards, or the early skyscrapers. (Landmark Designation Report, pg. 5 – Exhibit A) (emphasis supplied).

Wrigley Field is considered one of the most unique and attractive ballparks in the United States. Its overall quality of design is reflected in its slightly asymmetrical playing field layout, the curving grace of its grandstands and bleachers, the charm of its ivy covered walls, its ornate main entrance sign, and *the memorable view of the surrounding buildings and Lake Michigan*. Taken together, this comprises one of the most famous built settings in the United States. (Landmark Designation Report, pg. 7 – Exhibit A) (emphasis supplied).

It is one of the few remaining ballparks whose design and field layout was strongly influenced by the surrounding street grid. The resulting proximity of the playing field creates a sense of intimacy and charm that is unique in professional baseball. *This urban character is further heightened by the line of masonry residences that face the ballpark along Sheffield and Waveland Avenues*. (Landmark Designation Report, pg. 7 – Exhibit A) (emphasis supplied).

The row of three-story masonry buildings lining Sheffield and Waveland avenues—behind the bleachers—are a familiar feature to the tens of thousands of spectators within Wrigley Field and to the hundreds of thousands who watch televised coverage of the Chicago Cubs. Most were built between 1895 and 1915 and are set back approximately 10 feet from the street. Since 1990, several new structures have been built on the sites of older buildings. (Landmark Designation Report, pg. 9 – Exhibit A) (emphasis supplied).

23. To preserve the open and uninterrupted view of the surrounding cityscape, the Designation Ordinance specifies that the protected features include: “all perimeter exterior elevations of the ballpark in their entirety....” [and] “the unenclosed, open-air character, the exposed structural system and the generally uninterrupted “sweep” and contour of the grandstand and bleachers.” (Exhibit C).

24. Section 5 of the Designation Ordinance guidelines provides that any work that substantially affects the generally uninterrupted “sweep” and contour of the grandstand or bleacher areas is deemed to affect elements of the Protected Features.

25. The Landmark Designation Report substantially relied upon the presence of the uninterrupted vista featuring the surrounding buildings in determining that the ballpark was worthy of landmark designation. As reflected above, the presence and view of the surrounding buildings is included in the ballpark description and is cited as a contributing factor in three of the seven designation criteria.

26. Consistent with the Landmark Designation Report, leading architects and preservationists offered testimony supporting the landmark designation of the open and uninterrupted sweep and contour of the bleachers for the express purpose of protecting the views of the surrounding buildings, from both and inside and outside of the ball park:

Preservation Chicago believes that the famous vista from inside Wrigley Field is a Chicago treasure that should not be comprised....

Preservation Chicago also supports the land marking of the view looking from inside the park toward the surrounding neighborhood. The facades of the surrounding buildings must be sufficiently visible for Wrigley Field to hold its position as the most picturesque ballpark in the nation. Most important, preserving the visual bond between Wrigley Field and the surrounding neighborhood will be a tremendous gift to future generations of Chicagoans. (Preservation Chicago letter dated March 7, 2003 - Exhibit B).

Views of the rooftops around the ballpark from inside the park are among its great charms. City landmark officials made sure to safeguard those sightlines as they oversaw the Cubs’ well-executed 2006 bleacher expansion. (Kamin, *New Toyota Sign at Wrigley: As Ugly as the Cubs Season*, Chicago Tribune, June 11, 2010).

27. On February 11, 2004, the City adopted the Wrigley Field Landmark Ordinance, which essentially codified the Landmark Designation Report. (Exhibit C). As stated in the Designation Ordinance, Wrigley Field “is considered one of the most unique and attractive ballparks in the United States” due to “the curving grace of its grandstands and bleachers . . . and

the memorable view of the surrounding Chicago skyline and Lake Michigan.” Wrigley Field is “one of the few remaining ball parks whose design and field layout was strongly influenced by the surrounding street grid.” It possesses a significant physical presence due in part to its “location at a major street intersection (Clark and Addison Streets) and setting in a low-scale residential and commercial district.”

C. 2004 Settlement Agreement

28. In 2003, the Cubs filed an unmeritorious civil action against the Rooftops. In early 2004, almost simultaneously with the adoption of the Designation Ordinance and to avoid the expense and uncertainty of continued litigation, the Rooftops entered into a comprehensive settlement agreement that required the Rooftops to pay 17% of their gross revenues to the Cubs in exchange for the Cubs agreement not to erect barriers or other obstructions which block the Rooftops’ views of Wrigley Field (“Settlement Agreement”). The Settlement Agreement permitted the Cubs to seek approval for the 2005-2006 bleacher expansion. The Rooftop Owners relied upon the City’s preliminary landmark designation of Wrigley Field when entering into the Cubs Settlement Agreement. The Rooftop Owners have collectively paid the Cubs in excess of \$40 million in royalties pursuant to the Settlement Agreement.

D. The 2005 PD Zoning of Wrigley Field

29. On or about April 6, 2005, the City adopted the Entertainment and Spectator Sports Planned Development No. 958 Ordinance (the “2005 PD Ordinance”). The bleacher expansion constructed pursuant to the 2005 PD Ordinance was negotiated between the City, the Cubs and the Rooftops to preserve the view of the surrounding buildings from inside Wrigley Field and to preserve the architectural integrity of the original Hollibard and Root 1938 bleacher design. During the design process, the City set percentage goals to preserve views of the Rooftops from within Wrigley Field.

30. Several rows of bleachers were eliminated so as to preserve the views of the Rooftops and minimize the Cubs liability under the Settlement Agreement. The Cubs completed the expansion of the bleachers pursuant to the 2005 PD Ordinance during the 2005-2006 off-season.

E. 2006 Rooftops in Wrigley Field Adjacent Area Ordinance Amendment

31. As a result of the 2005-2006 Bleacher expansion, the City granted the Rooftops permission to increase the height of the Rooftop Properties to accommodate the Cubs' bleacher expansion. In 2006, the City amended the Rooftop Ordinance to increase the permissible height of the Rooftop Buildings, but then imposed far stricter, and extremely expensive, building standards. In reliance upon the 2004 Designation Ordinance, the 2005 PD Ordinance, the 2004 Settlement Agreement and 2006 Amendments to the Rooftop Ordinance, the Rooftop Owners collectively spent over \$50 million constructing and renovating the Rooftop Properties in accordance with the 2006 amendments to the Rooftop Ordinance and the City's directives.

32. Like the Landmark Designation Ordinance, the Rooftop Ordinance sought to preserve the historic views of the surrounding Rooftop buildings. §4-388-175(f) of the Rooftop Ordinance specifically prohibits the Rooftops from altering or modifying the front façade of any Rooftop building without first obtaining the written consent of the Zoning Administrator. Under §4-388-175(f) the Zoning Administrator can approve a Rooftop façade alteration only if the alteration will not affect the "existing streetscape" or "alter the historic character of the Wrigley Field Adjacent Area."

F. Landmark Ordinance and Landmark Commission

33. The Landmark Commission is created by the Landmark Ordinance. The Mayor appoints its members. In 2012, the Mayor appointed a number of new commissioners with little or no experience in architecture or landmark preservation.

34. §2-120-740 of the Chicago Landmark Ordinance prohibits building owners from altering landmarked elements or affixing signs to landmarked elements without the written approval of the Landmark Commission. As stated in §2-120-740:

No permit for alteration, construction, reconstruction, erection, demolition, relocation, or other work, shall be issued to any applicant by any department of the City of Chicago without the written approval of the commission for any area, place, building, structure, work of art or other object for which the commission has made a preliminary recommendation for landmark status or which has been designated as a "Chicago Landmark" in the following instances: (1) where such permit would allow the alteration or reconstruction of or addition to any improvement which constitutes all or a part of a landmark or proposed landmark; or (2) where such permit would allow the demolition of any improvement which constitutes all or a part of a landmark or proposed landmark; or (3) where a permit would allow the construction or erection of any addition to any improvement or the erection of any new structure or improvement on any land within a landmark district; or (4) where a permit would allow the construction or erection of any sign or billboard within the public view which may be placed on, in, or immediately adjacent to any improvement which constitutes all or part of any landmark or proposed landmark.

35. Under §2-120-760 through §2-120-810, the Landmark Commission can preliminarily approve a permit application. If the Commission preliminarily approves a permit application, the Commission does not conduct a hearing. If the Commission preliminarily denies a permit application, the Commission conducts a public hearing and issues a final written decision. Under §2-120-810, the Commission's final written decision is appealable to the Cook County Circuit Court under the Illinois Administrative Review Act.

36. Although the Landmark Ordinance contemplates the filing of a permit application, the Landmark Commission has adopted rules which allow applicants to seek Commission approval of alterations and additions without filing a permit application.

G. The 2013-14 Landmark Proceedings

37. In early 2012, the Ricketts Family, the new owners of the Cubs, sought to install a Jumbotron and other outfield signs that would impair protected elements of Wrigley Field and

block the Rooftops' views. On or about April 4, 2013, Mayor Emanuel announced a "framework" for the renovation of Wrigley Field pursuant to which he approved a Jumbotron in left field and a script sign in Right Field even though both signs adversely impact protected elements of Wrigley Field.

38. In contrast to all previous renovation projects, the 2013-2014 negotiations were privately conducted by the Mayor's Staff and the Cubs. The Rooftops and neighborhood representatives were almost entirely excluded from the negotiations and were generally denied access to the Landmark Commissions' Staff. Unlike other applicants, the Cubs' proposals were rushed through without the customary review because all City Departments were directed to give the Cubs whatever they wanted.

39. In July of 2013, the Landmark Commission preliminarily approved a Jumbotron in left field and a 650 square foot sign in right field. On information and belief, the Cubs never filed a permit application so no permit was ever issued for the left field Jumbotron or right field sign.

40. Over the next several months, the Cubs demanded that the Rooftops agree not to sue in connection with the left field Jumbotron and the right field sign even though both signs would block the Rooftops' views and violate the 2004 Settlement Agreement and the 2004 Landmark Designation Ordinance.

41. In the summer of 2014, the Cubs announced they were seeking permission for a left field Jumbotron, a right field Jumbotron, five additional outfield signs and eight or more rows of bleacher seats. In early July, the Commission announced that it would consider the Cubs unfiled permit application on July 10, 2014.

42. In accordance with the Commission's rules, the Rooftops requested leave to become formal parties to the Cubs permit proceedings. The Rooftops' requests dated July 1,

2014 and July 10, 2014 are attached as Exhibit D. The Commission denied the Rooftops' request because, in the Commission's view, the July 10, 2014 proceeding did not qualify as a hearing. According to the Commission, the purpose of the July 10, 2014 proceeding was to approve the Cubs request. Once the Commission approved the Cubs' request, the Cubs would then file a permit application and the Commission staff would privately determine whether the Cubs permit application complied with the Commission's pre-approval.

43. On July 7, 2014, the Rooftops were told they could make a 20 minute presentation at the July 10, 2014 proceeding, but could not question or cross examine any witness or present any expert testimony. Permitting a 20 minute presentation before a Commission which has already decided the case does not satisfy the requirements of due process.

44. At the time of the July 10, 2014 proceedings, the Cubs had not revealed their proposal to the Rooftops, the local Alderman or the neighborhood community groups. Although the Rooftops do not have access to whatever materials the Cubs provided the Landmark Commission, media reports described the Cubs submission as misleading.

45. On July 10, 2014, the Commission preliminarily approved the Cubs request to add two Jumbotron, five outfield signs and eight or more rows of bleacher seats.

46. Neither the Commission's decision nor the Commission's staff reports contain any factual or architectural analysis which supports the Commission's decision. The Commission simply concludes the two Jumbotrons, five outfield signs and eight plus rows of bleacher seats will not affect the uninterrupted sweep and contour of the bleachers or impair the views of the surrounding cityscape. The Commission's staff report is attached as Exhibit E and the Commissions' July 10, 2014 minutes are attached as Exhibit F.

47. Prior to 2013-2014, the Landmark Commission consistently acknowledged that under the 2004 Designation Ordinance "[T]he view from the ballpark looking out at the adjacent

buildings, the larger surrounding neighborhood, and even glimpses of the lake remains one of the ballpark's unique character-defining features." (Staff Report to Commission on Toyota Sign pg. 7 – Exhibit G).

48. Contrary to the Commission's current position, the protection of the uninterrupted sweep and contour of the bleachers served the dual purpose of protecting the integrity of the 1938 Hollibard and Root bleacher design and the vista of the surrounding buildings and neighborhood.

H. The Harm to the Rooftops

49. The Rooftops possess a legally protected interest in their views of Wrigley Field and a legally cognizable stake in any landmark decision which diminishes their views. In reliance on the 2004 Settlement Agreement, the Designation Ordinance and the 2006 Amendments to the Rooftop Ordinance, the Rooftops spent tens of millions of dollars improving their buildings in accordance with the City's directives.

50. To arbitrarily reinterpret the Designation Ordinance in a manner that completely contradicts the plain language of the Designation Ordinance is grossly inequitable.

51. Shortly after the Commission announced its July 10, 2014, decision, the Cubs told the Rooftops they could either sell their businesses to the Cubs at a fraction of both cost and fair market value or have their businesses destroyed when the Cubs block their views.

Count I – Administrative Review

52. The Commission's final decisions are subject to judicial review pursuant to §2-120-810 of the Chicago Municipal Code and 735 ILCS 5/3-101 *et. seq.*

53. Given the unusual procedures employed in connection with the Cubs proposal, it is unclear whether the Commission's July 10, 2014 preliminary approval decision qualifies as a final decision for purposes of administrative review.

54. According to the Commission, its July 10, 2014 decision is the final act of the Commission notwithstanding that its decision is referred to as a preliminary approval.

55. When the Cubs file a permit application, the Commission's staff will determine whether the Cubs permit application complies with the Commission's preliminary approval of the Cubs unfilled permit application.

56. Regardless of what the Commission calls its July 10, 2014 decision, the Commission's July 10th decision must be reversed because it: (1) violates the language and legislative intent of the Designation Ordinance; (2) is contrary to law; (3) represents an erroneous and unreasonable interpretation of law; (4) violates the Commission's designation criteria, rules and regulations; (5) violates the federal Standards for Rehabilitation; (6) ignores fundamental principles of architectural preservation; (7) represents a radical departure from the Commission's previous analysis of similar issues; (8) is arbitrary, capricious and contrary to the public interest; and, (9) is against the manifest weight of the evidence.

WHEREFORE, Plaintiffs respectfully request that this Court:

(a) Enter an order requiring the City to file a complete record of the administrative proceedings;

(b) Enter an order reversing the Commission's July 10, 2014 decision;

(c) Enter an order revoking any permits issued pursuant to the Commission's July 10, 2014 decision; and,

(d) Enter an order granting Plaintiffs such further relief as the Court deems equitable and just.

Count II – Declaratory Judgment

57. Plaintiffs reallege and incorporate by reference Paragraphs 1 through 56 as though fully set forth herein.

58. The Landmark Commission's preliminary approval of the Cubs proposal is arbitrary and capricious, unrelated to the public health, safety and morals, and violates the Designation Ordinance, the Commission's rules and Plaintiffs' constitutional rights.

59. A real and actual controversy exists between the Rooftop Properties and the City regarding the Landmark Commission's July 10, 2014 decision. As a result of the foregoing acts, an actual controversy exists between the parties which can be determined by a judgment pursuant to 735 ILCS 5/2-701.

WHEREFORE, Plaintiffs respectfully request that this Court:

- (a) Declare the parties' rights;
- (b) Enter an order requiring the City to comply with the Designation Ordinance;
- (c) Grant such further relief as is necessary to enforce the Court's declaration; and,
- (d) Grant Plaintiffs such further relief as the Court deems equitable and just.

Count III – Due Process

60. Plaintiffs reallege and incorporate by reference Paragraphs 1 through 56 as though fully set forth herein.

61. Plaintiffs possess a constitutionally protected property interest in their Rooftop properties and Rooftop licenses.

62. Defendants deprived Plaintiffs of their property without due process of law by: (1) denying Plaintiffs' request to become parties to the Cubs permit application proceedings; (2) deciding to approve the Cubs unfilled permit application prior to the July 10, 2014 proceedings; (3) arbitrarily and capriciously refusing to comply with the Landmark ordinance rules, regulations and reports; (4) applying the Landmark rules, regulations and ordinances in a discriminatory fashion unrelated to any legitimate governmental objective; (5) applying the City's rules, regulations and ordinances in a manner which renders them unconstitutionally

vague; (6) enforcing and administering a regulatory scheme that vests impermissible discretion in an administrative agency; and, (7) enforcing and administering a regulatory scheme that improperly attempts to simultaneously exercise legislative, executive, administrative and judicial power.

WHEREFORE, Plaintiffs respectfully request that this Court:

- (a) Enter an order finding that the City violated Plaintiffs' due process rights;
- (b) Enter an order requiring the City to comply with the Designation Ordinance;
- (c) Enjoin the City from engaging in further due process violations; and,
- (d) Enter an order granting Plaintiffs such further relief as this Court deems equitable and just.

Count IV – Equal Protection

63. Plaintiffs reallege and incorporate by reference Paragraphs 1 through 56 as though fully set forth herein.

64. The Equal Protection Clause of the United States Constitution and the Illinois Constitution require that all similarly situated persons be treated equally.

65. The state and federal Equal Protection Clauses prohibit the City from arbitrarily applying its landmark regulations so as to irrationally discriminate against similarly situated persons.

66. The Designation Ordinance explicitly protects the unenclosed open air character and generally uninterrupted sweep of the bleachers for the express purpose of preserving the historic view of Sheffield and Waveland Avenues.

67. Because the Designation Ordinance protects the historic views of Sheffield and Waveland Avenues, the City's Rooftop Ordinance and Zoning Administrator prohibited the Rooftops from altering the facades of their buildings even though their buildings were never

designated as landmarks. As a result, the Rooftops collectively spent millions of dollars reconstructing their buildings without altering the facades.

68. Subjecting the Rooftops' unlandmarked buildings to more stringent historical preservation standards than Wrigley Field, which is undisputedly landmarked, is irrational, arbitrary, capricious and discriminatory.

WHEREFORE, Plaintiffs respectfully request that this Court:

- (a) Enter an order finding that the City violated Plaintiffs' equal protection rights;
- (b) Enter an order requiring the City to comply with the Designation Ordinance;
- (c) Enjoin the City from engaging in further acts of discrimination or retaliation; and,
- (d) Enter an order granting Plaintiffs such further relief as this Court deems equitable and just.

Count V - §1983

69. Plaintiffs reallege and incorporate by reference Paragraphs 1 through 68 as though fully set forth herein.

70. Title 42 U.S.C. §1983 prohibits the City from depriving Plaintiffs of their constitutional rights while acting under color of state law.

71. The City has deprived Plaintiffs of their federally secured right to due process of law and equal protection of law.

72. All of the complained of decisions were made by the Commission on Historic Landmarks. The Commission possesses final authority to make the complained of landmark decisions.

73. The Commission's actions and decisions represent the official policy of the City of Chicago.

74. At all relevant times, the City acted under color of state law.

75. As a direct and proximate result of the City's violation of Plaintiffs' federally secured rights, Plaintiffs have been severely injured.

76. Plaintiffs possess no adequate state remedy because state law does not afford Plaintiffs any means of recouping the damages they have suffered as a result of the City's deprivation of their federally secured rights.

WHEREFORE, Plaintiffs respectfully request that this Court:

(a) Enter an order finding that the City violated Plaintiffs' constitutional rights;

(b) Enter an order requiring the City to compensate Plaintiffs for the damages Plaintiffs have suffered as a result of the City's willful and intentional violation of Plaintiffs' constitutional rights;

(c) Enter an order requiring the City to pay Plaintiffs' attorney's fees, court costs, and litigation expenses.

(d) Enjoin the City from engaging in any further violations; and,

(e) Enter an order granting Plaintiffs such further relief as this Court deems equitable and just.

Count VI - Injunction

77. Plaintiffs reallege and incorporate Paragraphs 1 through 76 as though fully set forth herein.

78. Plaintiffs possess clearly ascertainable rights in need of protection, including the protection of the value of the Rooftop Properties, and the continued right to use and enjoy the Rooftop Properties.

79. Plaintiffs have suffered and will continue to suffer irreparable harm from the planned and imminent development, construction, and operation of the Jumbotron, outfield signs and additional bleacher seats.

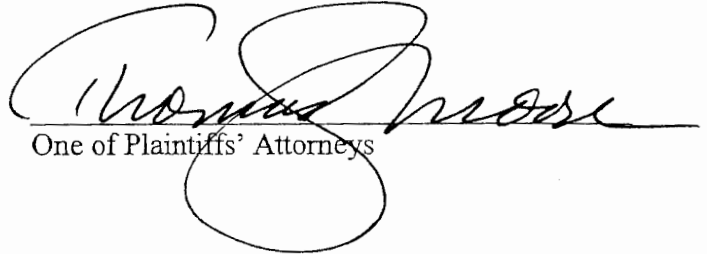
80. The City's unlawful approval of the Cubs proposal cannot be adequately remedied solely through an action at law, inasmuch as monetary damages alone are clearly inadequate to compensate the Rooftops for the unlawful actions of the City.

81. Plaintiffs lack an adequate remedy at law and there is a substantial likelihood that Plaintiffs will prevail on the merits.

WHEREFORE, Plaintiffs respectfully request that the Court:

- (a) Enter an order enjoining the City from violating the Designation Ordinance;
- (b) Enter an order enjoining the City from issuing any permits to the Cubs in violation of the Designation Ordinance and/or requiring the City to revoke any permits which have been issued to the Cubs in violation of the Designation Ordinance; and,
- (c) Grant Plaintiffs such further relief as the Court deems equitable and just.

Respectfully submitted,



One of Plaintiffs' Attorneys

Thomas S. Moore – 23204
Jane F. Anderson - 19548
Anderson & Moore, P.C.
111 West Washington Street
Suite 1720
Chicago, Illinois 60602
(312) 251-1500
(312) 251-1509 Fax
email@andersonmoorelaw.com

LANDMARK DESIGNATION REPORT



Wrigley Field

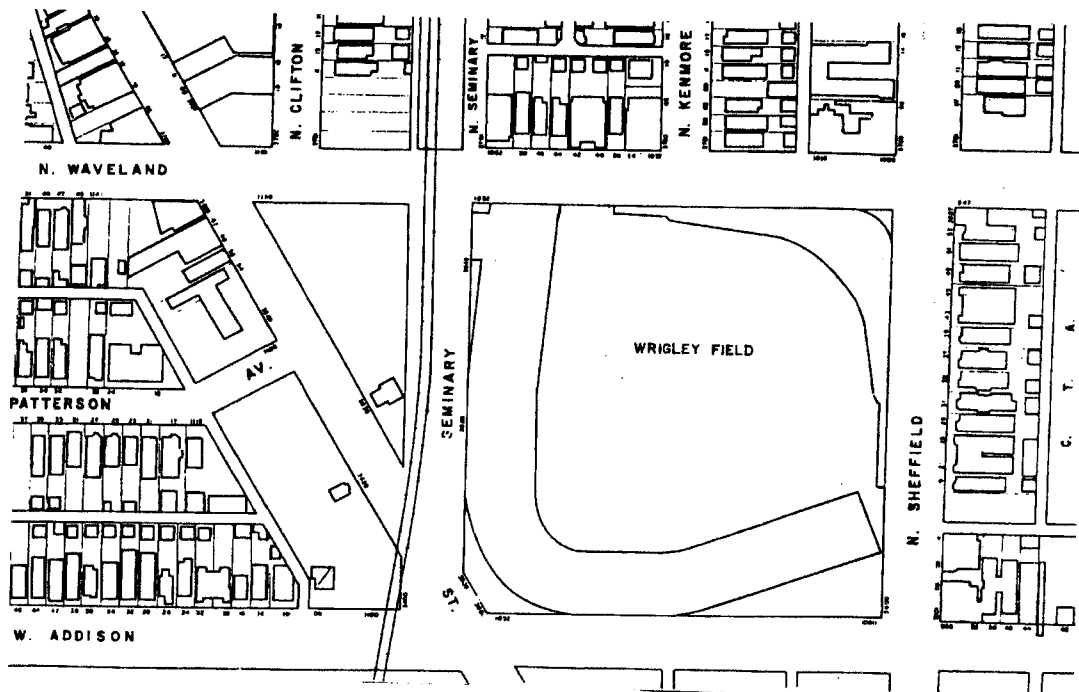
1060 W. Addison St.

**Preliminary Landmark recommendation approved by
the Commission on Chicago Landmarks, November 1, 2000,
and revised March 6, 2003**



CITY OF CHICAGO
Richard M. Daley, Mayor

Department of Planning and Development
Alicia Mazur Berg, Commissioner



Cover: An aerial view of Wrigley Field.

Above: Wrigley Field is located in the Lake View community area on Chicago's North Side.

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.

The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within the designation ordinance adopted by the City Council should be regarded as final.

Wrigley Field

1060 W. Addison St.

(bounded by Addison, Clark, Sheffield, Waveland, and the Seminary right of way)

Built: 1914
Architects: Zachary T. and Charles G. Davis
Alterations: 1922, 1927-28, 1937, and 1988

"One of the most beloved athletic facilities in the country . . . to be in Wrigley Field is to celebrate baseball as it was—and to discover the startling ability of a piece of architecture to evoke that time with easy grace." — Paul Goldberger, architecture critic, *New York Times*, 1988

"Wrigley Field is a Peter Pan of a ballpark. It has never grown up, and it has never grown old."
— E. M. Swift, *Sport Illustrated* magazine, 1980

"I'd play for half my salary if I could hit in this dump all the time."
— Babe Ruth, outfielder, New York Yankees, 1932

"Every time I go to Wrigley Field, I have memories of earlier times. They bring back good thoughts and energy." — Ernie Banks, infielder, Chicago Cubs, 1994

As one of the oldest baseball parks in the United States, Wrigley Field is a rare survivor of baseball's "golden age" of the 1910s and '20s. Together with Boston's Fenway Park and Brooklyn's Ebbets Field (demolished), Wrigley has been called one of baseball's original three "jewel boxes."

Originally built in 1914 to house a team in the now-defunct Federal Baseball League, Wrigley Field has been home to the National League Chicago Cubs since 1916. For five decades (1921-70) it also served as the playing field of the Chicago Bears football team. Its original name was Weeghman Park, but by 1920 it had become known as Cubs Park. It was renamed Wrigley Field in 1926, following its purchase by chewing gum magnate William Wrigley, Jr.

Commonly referred to as the "friendly confines," Wrigley Field has been universally acclaimed for its intimacy, charm, and distinctive urban setting. Many observers consider it to be the most beautiful baseball park in the world. It was ranked "red" in the *Chicago Historic Resources Survey*, a distinction given only 200 other structures citywide, including such world-class landmarks as the Board of Trade, Reliance Building, Robie House, and the Old Water Tower.

Ballpark Description

The nearly eight-acre site includes several structures arranged around a large playing field of grass: a double-decked, partially covered, steel-and-concrete grandstand, a single-deck outfield bleacher area, and a large center-field scoreboard. The seating capacity of the ballpark is approximately 39,000.

The building's exteriors along Addison and the Seminary Street right-of-way are a 56-foot high, three-story, open steel-frame structure (built 1914), with a slightly pitched roof punctuated by dormers and topped by a 1½-story upper deck (1927-28) that is set back from the main facade. A steel structure supporting floodlights (1988) tops the upper-deck roof.

Much of the ground level of these elevations is enclosed, although it is interrupted periodically by entrance gates or ticket windows. The upper "floors" are either open (with fencing), infilled with windows (for offices), or covered by solid concrete panels (installed c.1970). The south facade forms a curving wall along Addison Street, while the west facade forms a fairly straight edge along the former Seminary Street (west). The building's main entrance gates are set into a curving facade that faces the corner of Clark and Addison.

The Waveland (north) and Sheffield (east) elevations are lined by a continuous one-story wall. Roughly half its length is brick; the remainder is formed by concrete panels. At the corner of these streets is a three-story, open steel-frame structure that forms the support for the outfield bleachers (built 1937). It is topped by a large (27-feet tall x 75-feet wide) solid structure that forms the back of the ballpark's main scoreboard.

Due to the varying height of the bleachers, which slope downward from the center, a portion of the ballpark—as seen from inside—is visually enclosed by the row of buildings that face Waveland and Sheffield avenues, opposite the ballpark. Most of these are masonry structures, three stories in height and often topped with smaller grandstands or roof decks.

Ballpark History

The ballpark now known as Wrigley Field was constructed in 1914 on a 7.7-acre site that formerly housed four wood structures belonging to the Chicago Lutheran Theological Seminary, which had relocated to the suburb of Maywood in 1910. The property was leased in late-1913 to Charles Henry Weeghman, who had recently purchased a baseball team, the "Chi-Feds," in the newly formed Federal Baseball League.

Weeghman and his partner, William Walker, hired brothers Zachary T. and Charles G. Davis to design a new ballpark for their team. Zachary Davis had gained fame a few years earlier as the architect of Comiskey Park (1910-1991), which had been quickly acclaimed the "Baseball Palace of the World." However, Davis reportedly used New York's Polo Grounds (1911), home of the Giants and Yankees baseball teams, as a model for the new North Side ballpark.

The groundbreaking was held in early March 1914 and, amazingly, the single-deck grandstands (800 feet long x 100 feet deep x 56 feet high) were finished in time for opening day on April 23, 1914. In accordance with a new city ordinance, the structure was "100-percent fireproof," built of steel and concrete.

The contractor was Blome Sinek Co. The cost listed on the building permit was \$250,000. The dimensions of the playing field were: 310 feet (from home plate to the left field corner), 440 feet (center field), and 316 feet (right field).

Following a successful first season, the team was renamed the "Whales" and Weeghman Park's capacity was expanded to 18,000. After winning the 1915 league championship, however, the league folded. As part of the settlement, Weeghman and nine other investors (including William Wrigley) were permitted to buy the city's National League franchise, the Chicago Cubs, and move them from their old home at the West Side Grounds (Polk and Wood) to Weeghman Park. Two seasons later Weeghman's interests were bought out by Wrigley and the ballpark was soon renamed "Cubs Park."

In 1922 Wrigley hired architect Davis to expand the size of the ballpark, which had recently acquired a new tenant, the Chicago Bears football team. Davis' plan called for sections of the grandstands behind home plate and down the left-field lines to be moved closer to Addison and Waveland, permanent outfield grandstands to be constructed, and the level of the playing field to be lowered by three feet. The remodeling cost \$300,000, and the field's new dimensions were: 325', 447', and 318'. The ballpark's new capacity was 20,000.

The biggest ballpark modifications, however, took place during 1927 and 1928, when the grandstands were double-decked down the third base and first base lines, respectively. These changes increased the park's capacity to 38,400 and enabled the Cubs to be the first baseball team to surpass one million attendance in a single season. (Because the new upper deck was set back from the face of the lower deck on the exterior, part of the lower-deck roof and its rooftop dormers remain visible from the street.) At this same time, it appears that a small brick building, located next to the left field corner gate, was constructed to house a six-room apartment that was occupied by the Cubs groundskeeper during the 1930s.

"The bleachers in center rise bravely toward the prow of the great green scoreboard, topped by a single lofty mast, its rigging aflutter with signal pennants . . . which customarily tell of happier news in other places."

— Roger Angell, "Season Ticket," 1988

The last major change to the ballpark's layout occurred in 1937-38 when the outfield grandstands were replaced by the current boomerang-shaped bleacher configuration. In addition, a new state-of-the-art, 27- x 75-foot scoreboard was constructed atop the center field bleachers, featuring a combination of hand-changed and electronic scoring. These alterations were designed by the Chicago architecture firm of Holabird & Root. The ballfield's new dimensions were 355', 400', and 353', which they remain today.

In order to create an "outdoorsy motif" for the new bleachers, owner P. K. Wrigley installed Chinese elms atop the series of concrete steps flanking the center field bleachers. However, when the trees were repeatedly blown off by strong winds, Bill Veeck, the son of the team's president, copied a solution he had seen at an Indianapolis ballpark. In 1938 he directed the planting of a mixture of Boston and Baltic ivy and Virginia creeper on the 11-foot high outfield brick walls.

Otherwise, the changes during the Wrigley era were fairly minimal. In 1941 a clock was installed atop the center field scoreboard and in 1949 an electronic scoreboard was installed on the facing below the left field upper deck. During the off seasons between 1968 and 1971, the upper deck grandstands were completely reconstructed—to the same 1927-28 design. At this time, some of the ballpark's brick walls and arched openings were replaced by rough-finished, concrete panels.

The center field flagpole was lengthened to 40 feet in 1969 to accommodate additional team pennants and in 1978 the "won-lost" lights (blue and white, respectively) were relocated to cane-shaped poles atop the scoreboard. In 1970 a 42-inch wire basket was installed in front of the bleachers—to keep fans from snatching fly balls from outfielders.

An initial attempt to install lights for the 1942 season had been abandoned when then-owner P. K. Wrigley donated the equipment to the war effort following the Japanese attack on Pearl Harbor. Following the team's purchase by the Tribune Co., however, lights were finally installed in 1988 atop the double-deck grandstands.

The following year a series of 66 luxury boxes were installed in the old press box area beneath the upper deck, while a new press box was constructed in the upper deck grandstands behind home plate. Around this time a small electronic message board was also installed beneath the center field scoreboard.

"Wrigley Field is one of the few remaining enclosures that still merit the title 'ballpark'—a grassland enclosed by an ancient red brick wall and a gentle, curving, spacious sweep of stands...."
— Roger Angell, "Five Seasons"

Criteria for Designation

According to the Municipal Code of Chicago (Sect. 2-120-620 and -630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for a building, structure, or district if the Commission determines that it meets two or more of the stated "criteria for landmark designation," as well as possesses a significant degree of its historic design integrity.

The following should be considered by the Commission in determining whether to recommend that Wrigley Field be designated as a Chicago Landmark.

Criterion 1: Critical Part of the City's History

Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, the State of Illinois, or the United States.

- Wrigley Field is one of the two oldest active ballparks built for major league baseball in the United States and the oldest professional sports facility in Chicago. Only Boston's Fenway Park (built 1912) is older; while New York's Yankee Stadium dates to 1923. The next oldest active ballpark is Los Angeles' Dodger Stadium (1962).

- Wrigley Field is one of the cultural icons of Chicago, both in its physical form and through its traditions and legendary events, including the Bleacher Bums and Babe Ruth's "Called Shot." The ballpark's ivy-covered walls, hand-changed scoreboard, and intimate urban setting—with views of surrounding townhouses, the El, and Lake Michigan—are as integral to the image and history of Chicago as the Buckingham Fountain, the Old Water Tower, the Picasso sculpture, the Union Stockyards, or the early skyscrapers.
- Since 1916 Wrigley Field has been the home to the Chicago Cubs, the city's oldest professional sports franchise and the oldest continuously-operating National League charter franchise, dating to 1876.
- Wrigley Field is the only remaining ballpark connected to the Federal Baseball League, having been constructed and occupied by the league's Chicago franchise (a.k.a., the Chi-Feds, the Whales) from 1914 to 1916. As a short-lived rival to the National and American Leagues, the Federal League sued the other leagues for unfair labor practices. The eventual ruling by the United States Supreme Court that major-league baseball was not engaged in interstate commerce, and upholding the "reserve clause," binding baseball players to a particular ballclub for life, was a major event in American legal and labor history and the history of baseball.
- Wrigley Field has played an important role in the development of professional baseball, including: the first ballpark to have a permanent concession stand (1914), the first ball club to allow fans to keep balls hit into the stands (1916), the first National League baseball team to pass one million in attendance (1927), the first organist (1941), and the first center field television camera (1954).
- From 1921 to 1970, Wrigley Field was the home of the Chicago Bears, one of the original franchises (as the Decatur Staleys) in the National Football League. It was home to the Chicago Sting soccer team from 1981-84.

Criterion 2: Significant Historic Event

Its location as a site of a significant historic event which may or may not have taken place within or involved the use of any existing improvements.

- Wrigley Field has been the site of several legendary events in American sports history, including baseball's only "Double No-Hitter" (1917), Babe Ruth's purported "Called Shot" during the 1932 World Series, Gabby Hartnett's "Homer in the Gloamin,'" which clinched the 1938 National League pennant, and William Sianis' "Billy Goat Hex," which he invoked during the Cubs' last World Series appearance in 1945.

- Wrigley Field has been the site of numerous important events in baseball history, including: Hack Wilson's major league record 191st run-batted-in (1930), Stan Musial's 3,000th hit (1958); Ernie Banks 500th home run (1970); Pete Rose's hit that tied Ty Cobb's all-time hits record (1985); All Star Games in 1947, 1962, and 1990; and World Series games in 1929, 1932, 1935, 1938, and 1945.
- Wrigley Field is significant in the history of American women's sports as the location, in March 1943, of the first tryouts and organization of the All-American Girls Professional Baseball League, one of whose founders and promoters was Phillip Wrigley, then-owner of Wrigley Field and the Chicago Cubs. This league, which also played exhibition games at Wrigley Field during the 1940s, was the first major women's professional sports league.
- As the long-time home of the Chicago Bears, Wrigley Field also has been the location for important events in the history of professional football. It was the location of the professional debut of Red Grange, whose popularity ensured the success of the Bears and professional football during the 1930s. It was the location in 1933 of the first National Football League championship, the forerunner to today's Super Bowl. It also has hosted several other important professional football games and records, including the 1963 National Football League championship.

Criterion 3: Significant Person

Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States.

- Two owners of the ballpark, Charles H. "Lucky Charlie" Weeghman (1914-18) and William Wrigley, Jr. (1918-32), are significant both for their cultural contributions to baseball and for their role in the city's economic development history. Weeghman was the founder of a large chain of lunchrooms whose phenomenal success enabled him to co-found the Federal Baseball League. Wrigley was the president of the Wrigley Chewing Gum Company, whose success during the early 20th century revolutionized that industry.
- Hundreds of notable sportsmen have performed at Wrigley Field, including: baseball Hall of Famers Henry Aaron, Ernie Banks, Roberto Clemente, Dizzy Dean, Hank Greenberg, Sandy Koufax, Willie Mays, Jackie Robinson, Babe Ruth, Warren Spahn, and Casey Stengel; football notables Dick Butkus, Red Grange, George Halas, and Bronco Nagursky; Olympian Jim Thorpe; boxer Jake LaMotta (1946); golfer Sam Snead (1951); basketballers George Mikan and the Harlem Globetrotters (1954); and Hall of Fame broadcasters Jack Brickhouse and Harry Caray.

- Wrigley Field is the only remaining major-league baseball park where Jackie Robinson, major-league baseball's first African-American player, played during regular-season play. The ending of segregation in major-league baseball was a seminal event in 20th-century American social history, and Robinson was a nationally significant figure in the African-American struggle for equal rights. Besides Wrigley Field, only Yankee Stadium remains as a sports venue where Robinson played games during his major-league career (appearing there against the New York Yankees during pennant and World Series games), and Yankee Stadium was greatly altered in 1974, losing historic integrity.

Criterion 4: Important Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.

- Wrigley Field is a rare surviving example of the "classic era" of ballpark architecture, when the design of American ballparks evolved from wooden grandstands to more permanent, steel-and-concrete construction. During the period of 1909-23, 15 of these classic ballparks were built. Today, only four survive: one is abandoned and its future uncertain (Detroit's Tiger Stadium), one is threatened (Boston's Fenway Park), one was completely modernized in 1974-75 (New York's Yankee Stadium), and the other is Wrigley Field.
- Wrigley Field is considered to be one of the most unique and attractive ballparks in the United States. Its overall quality of design is reflected in its slightly asymmetrical playing field layout, the curving grace of its grandstands and bleachers, the distinctiveness of the hand-operated scoreboard atop the center field bleachers, the charm of its ivy covered brick walls, its ornate main entrance sign, and the memorable view of the surrounding buildings and Lake Michigan. Taken together, this comprises one of the most famous built settings in the United States.
- It is one of the few remaining ballparks whose design and field layout was strongly influenced by the surrounding street grid. The resulting proximity of the playing field creates a sense of intimacy and charm that is unique in professional baseball. This urban character is further heightened by the line of masonry residences that face the ballpark along Sheffield and Waveland avenues. Along with Fenway Park and Brooklyn's Ebbets Field (demolished), Wrigley is considered to be one of baseball's three original "jewel boxes." According to *Diamonds: The Evolution of the Ballpark*: "[These] were the best ballparks from a fan's point of view because they were so close to the action 'you could see a pitcher sweat.'"

Criterion 5: Important Architect

Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the state of Illinois, or the United States.

- The lower deck of Wrigley Field's grandstands (built 1914, renovated 1922-23) represent the last surviving ballpark design of Zachary Taylor Davis, who was one of the nation's best-known architects of this type of structure in the early-20th century. Along with architect Karl Vitzthum, he designed Chicago's Comiskey Park (1910), which was acclaimed the "Baseball Palace of the World" due to its size and such innovations as its circulation ramps and efficient field drainage system. That ballpark, along with another of Davis' designs, Los Angeles' Wrigley Field (1924), have been demolished. A graduate of the Armour Institute (now IIT), Davis' other architectural achievements include: St. Ambrose Church at 1000 E. 47th St. (1906); Quigley Seminary at 100 E. Pearson (1917); the Kankakee, Ill., Courthouse, and several buildings for the downtown campus of Loyola University.
- Graham, Anderson, Probst, and White, one of Chicago's leading architectural firms in the 1910s and 20s, is credited with the design of the upper deck of Wrigley Field's grandstands (1927-28). The successor firm to D. H. Burnham & Co., Graham, Anderson, Probst, and White also designed Chicago's Union Station (1913-25), Wrigley Building (1919-24), Pittsfield Building (1927), Civic Opera House (1929), Shedd Aquarium (1929), and Field Building (1934).
- Wrigley Field's famous outfield bleachers and scoreboard (1937-38) were designed by Holabird & Root, one of the most prominent architectural firms in the city's history. The firm's initial prominence came from its designs for early skyscrapers during the late-19th century. Among its best known designs from the early 20th century are the Chicago Daily News and Palmolive buildings (1927), 333 North Michigan Avenue (1928), and the Chicago Board of Trade (1930).

Criterion 7: Unique Visual Feature

Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Chicago.

- Wrigley Field is one of the most recognizable structures in Chicago and ranks as one of the most readily identifiable ballparks in the United States.
- Due to its size, location at a major street intersection (Clark and Addison), and setting in a low-scale residential and commercial district, Wrigley Field possesses a significant physical presence. Because of this marked contrast in scale, the ballpark has a comparable visual presence to a large

bridge, church, or skyscraper.

- Wrigley Field represents a familiar and well-established visual feature within its immediate neighborhood, whose unofficial but commonly used name—Wrigleyville—is testimony to the ballpark’s long-term and influential presence.
- The row of three-story masonry buildings lining Sheffield and Waveland avenues—behind the bleachers—are a familiar feature to the tens of thousands of spectators within Wrigley Field and to the hundreds of thousands who watch televised coverage of the Chicago Cubs. Most were built between 1895 and 1915 and are set back approximately 10 feet from the street. Since 1990, several new structures have been built on the sites of older buildings.
- Wrigley Field is a well-established feature in numerous movies and television shows filmed in Chicago, including the “Blues Brothers,” “Ferris Bueller’s Day Off,” and “Rookie of the Year.”

Integrity Criterion

The integrity of the area, district, place, building, structure, work of art, or other object must be preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value.

The historic design of Wrigley Field remains largely intact to the period of 1937, when the last major changes were made to the ballpark’s configurations; i.e., involving the construction of the outfield bleachers and scoreboard.

The biggest alteration since that time has been the addition of the structural supports for lighting atop the main grandstands (1988) and the insertion of luxury boxes beneath the upper deck (1989). Both alterations appear to have been done in accordance with the *U. S. Secretary of the Interior’s Standards for Rehabilitation*, which guides the renovation of historic buildings.

The other alterations to the exterior of Wrigley Field have been largely cosmetic, the most significant of which was the installation of pre-cast concrete panels (c.1970) on portions of the grandstand facade and sections of the outfield wall facing Sheffield and Waveland.

Significant Historical and Architectural Features

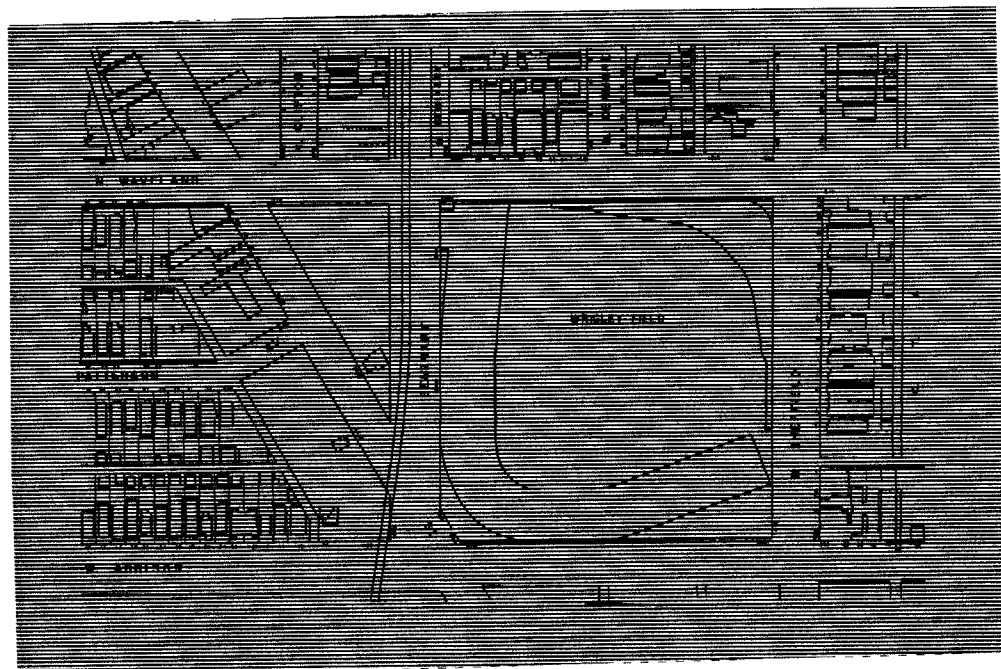
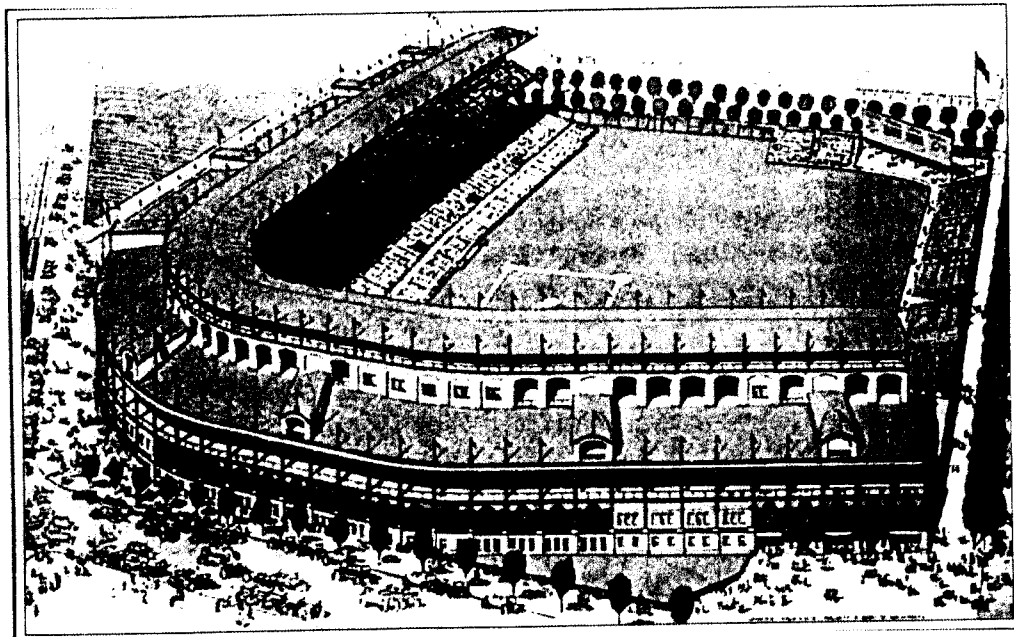
Whenever a building or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the “significant historical and architectural features” of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based on its evaluation of Wrigley Field, the Commission recommends

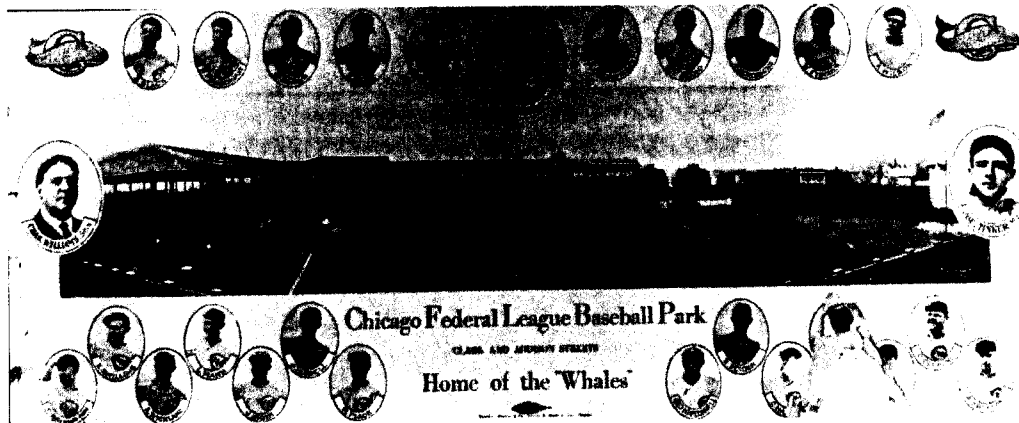
that the significant historical and architectural features of Wrigley Field be identified as those incorporated in the Commission's final landmark recommendation to City Council for Wrigley Field.

Selected Bibliography

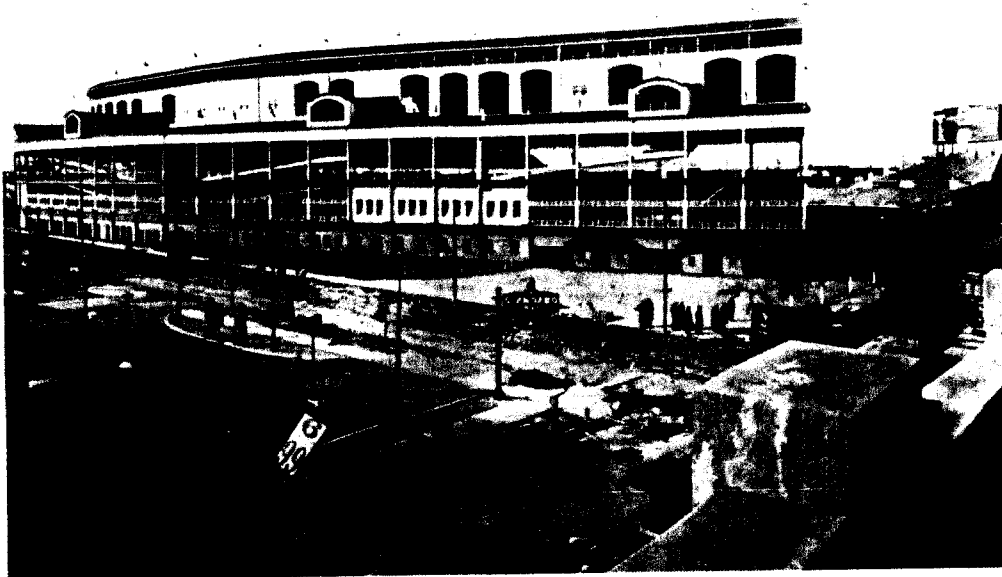
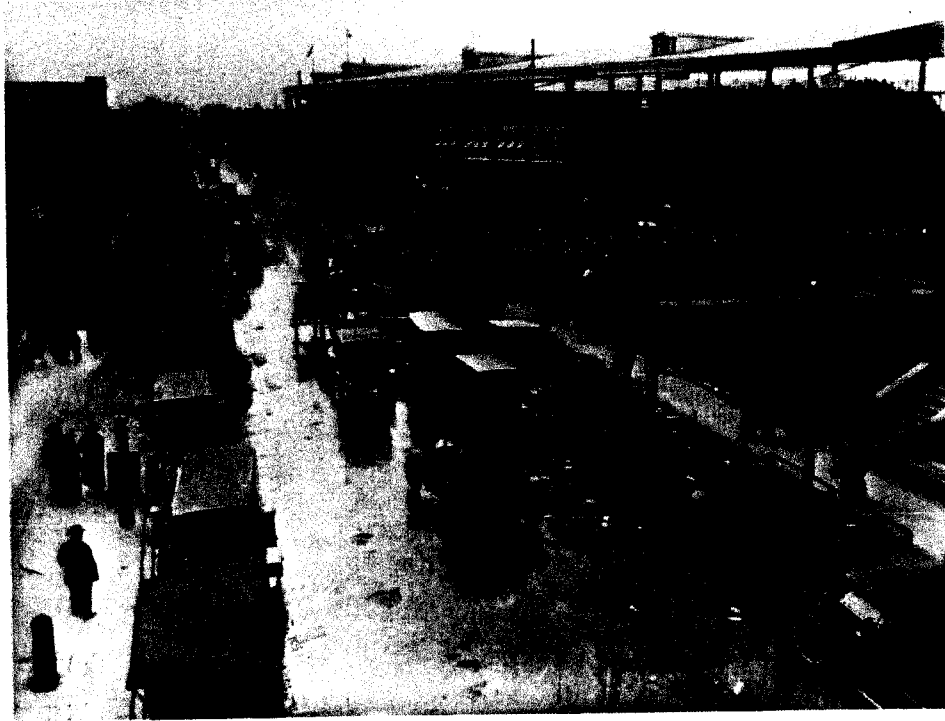
- Ahrens, Art and Eddie Gold. *The Cubs*. New York, N. Y.: Collier Books, 1986.
- Benson, Michael. *Ballparks of North America*. Jefferson, N. C., McFarland, 1990.
- Burns, Edward. "New Wrigley Field Blooms in Scenic Beauty." *Chicago Sunday Tribune*, September 12, 1937, pt. 2, p. 5.
- Cahan, Richard and Mark Jacob. *The Game That Was*. Chicago, Ill.: Contemporary Books, 1996.
- Charleton, James H. "Wrigley Field," National Historic Landmark nomination form, August 1985.
- Gershman, Michael. *Diamonds: The Evolution of the Ballpark*. Boston, Mass.: Houghton Mifflin Co., 1993.
- Hartel, William. *A Day at the Park: In Celebration of Wrigley Field*. Rock Island, Ill.: Quality Sports, 1994.
- Jacob, Mark, and Stephen Green. *Wrigley Field: A Celebration of the Friendly Confines*. Chicago: Contemporary Books, 2003.
- Lowry, Philip J. *Green Cathedrals*. Reading, Mass.: Addison Wesley, 1992.
- Shannon, Bill and George Kalinsky. *The Ballparks*. New York, N. Y.: Hawthorn Books, Inc., 1975.



The size of Wrigley Field (see map) is in marked contrast to the low scale of most of the surrounding residential and commercial buildings in the Lakeview neighborhood. *Top:* A c.1932 illustration of the park, done after the grandstands were double decked but before the installation of the current outfield bleachers.



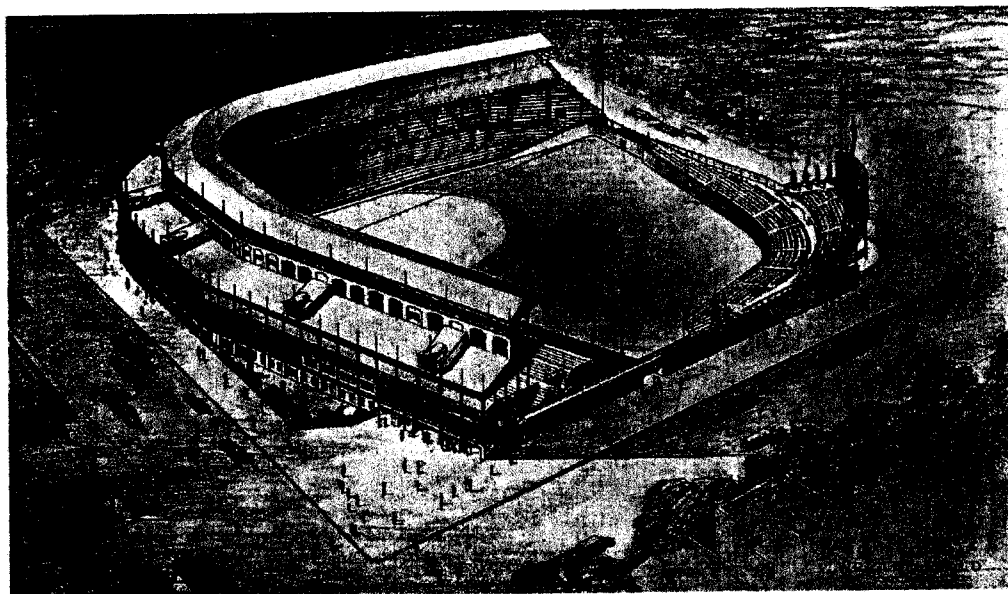
The men who built Wrigley Field: Charles "Lucky Charlie" Weeghman (top left) and architect Zachary Taylor Davis (top right). Above: A poster of "Weeghman Park" in 1915, when it was the home of the Federal Baseball League "Whales."



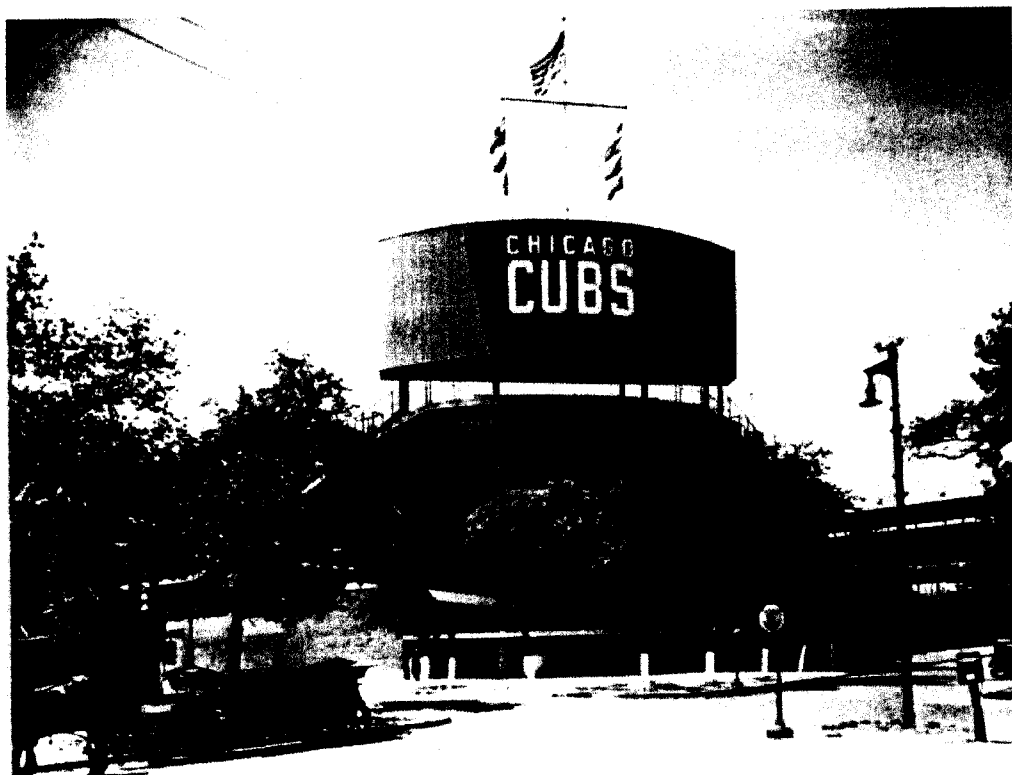
The ballpark's seating capacity at its opening in 1914 (top) was 14,000. After construction of the upper deck in 1927-28 and the outfield bleachers in 1937, capacity increased to more than 39,000. The above photo dates to the widening of Addison Street in 1939.



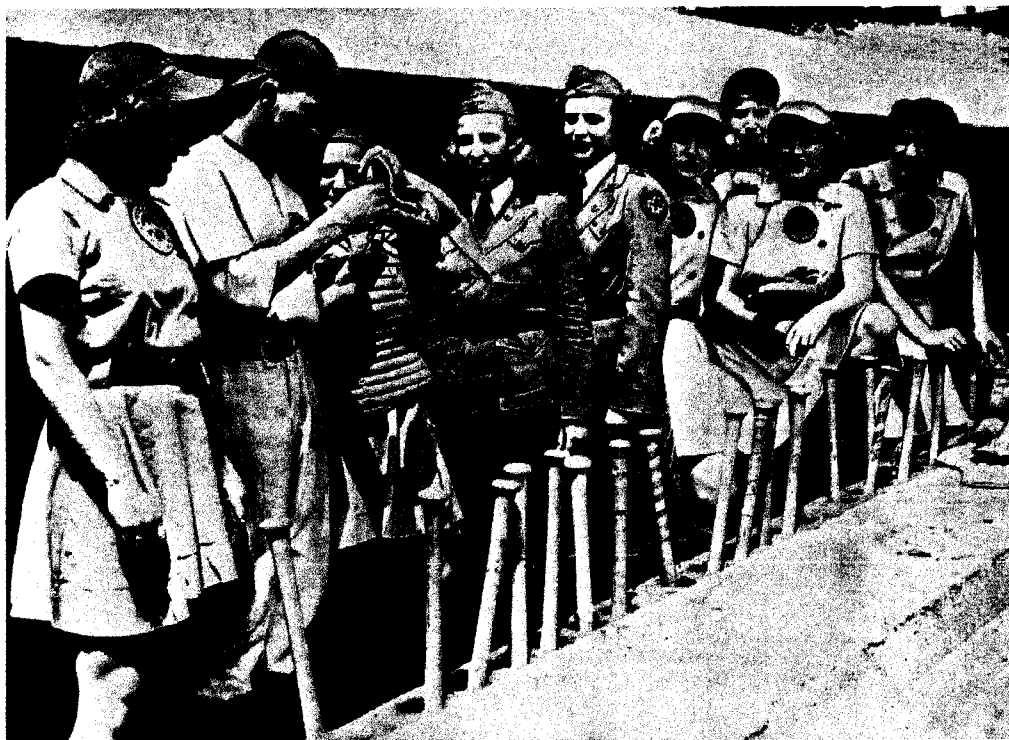
Although best known as the home of the Chicago Cubs, Wrigley Field also hosted the Chicago Bears football team from 1921 to 1970. The Bears offense (above), led by Red Grange ("the Galloping Ghost"), poses in front of the old right-field grandstand in 1925. *Top:* An aerial view prior to 1937, when the current bleachers were installed. Note the cutout in left field to accommodate a football end zone.



Wrigley Field's bleachers and scoreboard were built in 1937-38 to the design of the Chicago architectural firm of Holabird and Root. Above: A drawing of the ballpark showing the new bleachers and scoreboard. Top Left: John A. Holabird. Top right: John W. Root, Jr.



Wrigley Field's ivy-covered walls, center field bleachers, and scoreboard all date to the 1937-38 renovation. *Top:* An early view of the back of the scoreboard at the corner of Sheffield and Waveland. *Above:* Workers plant a mix of Boston and Baltic ivy and Virginia creeper on the ballpark's 11-foot-high brick outfield walls.



Top: Members of the All-American Girls Professional Baseball League and Red Cross workers pose with Cubs catcher Dewey Williams in July 1944.

Above: Wrigley Field in 1950



Wrigley Field is a commanding presence in the Lakeview neighborhood, whether viewed from the Addison El stop (top) or from an airplane (above). Both photos were taken following the installation of ballpark lighting in 1988.

Acknowledgments

CITY OF CHICAGO

Richard M. Daley, Mayor

Department of Planning and Development

Alicia Mazur Berg, Commissioner

Brian Goeken, Deputy Commissioner

Project Staff

James Peters, project coordinator

Terry Tatum, research and editing

A special thanks to Dennis Bingham and David Schabes, whose encyclopedic knowledge of baseball proved invaluable in the preparation of this report.

Additional thanks to sports historian John Thorn and architectural critic and baseball park architecture expert John Pastier for their insights into the history of Wrigley Field.

Illustrations

Atlas of Chicago: p. 11 bot.

George Brace, from *The Game That Was* (1996): p. 16 bot.

Robert Cameron from *Above Chicago* (1992): cover, p. 18 bot.

Chicagoans As We See 'em (1904): p. 12 top rt.

Chicago Historical Society: p. 13 top; p. 14 bot.

From *A Day in the Park* (1994): p. 13 bot.; p. 14 top; p. 16 top

From *Diamonds* (1993): p. 11, top; p. 12 top left and bot.

From *Wrigley Field: A Celebration of the Friendly Confines*: p. 15 bot., p. 17 top

From *Chicago Architects*: p. 15 top left & right

From Ravenswood-Lake View Neighborhood Collection, Chicago Public Library:
p. 17 bot.

Terry Tatum, DPD: p. 18 top

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor, was established in 1968 by city ordinance. It is responsible for recommending to the City Council that individual buildings, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Planning and Development, 33 N. LaSalle St., Room 1600, Chicago, IL 60602; ph: 312-744-3200; TDD: 4-2958; fax: 4-9140; Web site: <http://cityofchicago.org/landmarks>

This Preliminary Summary of Information is subject to possible revision and amendment during the landmark designation proceedings. Only language contained within the City Council's final landmark designation ordinance should be regarded as final.

COMMISSION ON CHICAGO LANDMARKS

David Mosena, Chairman
Larry W. Parkman, Vice Chairman
John W. Baird, Secretary
Alicia Mazur Berg
Lisa Willis-Brown
Phyllis Ellin
Michelle R. Obama
Seymour Persky
Ben Weese

The Commission is staffed by the
Chicago Department of Planning and Development
33 N. LaSalle Street, Suite 1600, Chicago, IL 60602

312-744-3200; 744-2958 (TTY)
<http://www.cityofchicago.org/landmarks>

Printed November 2000; revised April 2003

PRESERVATION CHICAGO

1016 N. Oakley Blvd, Chicago, IL 60622
 Phone: 773.489.0300 Fax: 773.489.0874
www.preservationchicago.org

President

Jonathan Fine*

Mayor Richard M. Daley

March 7, 2003

Vice President

Michael Moran*

121 N. LaSalle St.
 Chicago, IL 60602

Secretary

Vana Kikos*

Re: Wrigley Field landmark proposal

Treasurer

Kimberlee Smith*

Dear Mayor Daley:

Board of Directors

Graham Balkany*
 Dia Cirillo*
 Robert Clarke
 Susan Blum Drucy
 Elizabeth Fiore
 William Fischer
 Thomas Gianni
 Steven Gillig*
 Eugene Kaminski
 Mark Kieras
 Mani Pillai
 Michael Poczatek
 Jane Smith
 Brad Suster*
 Janelle Walker
 Anna Weaver

Preservation Chicago applauds your leadership and steady hand during the careful consideration of the Wrigley Field expansion. As indicated in the copies of the attached Letters to the Editor from the *Chicago Sun-Times* and *Chicago Tribune*, Preservation Chicago believes that the famous vista from inside Wrigley Field is a Chicago treasure that should not be compromised. As Ernie Banks once said, "Wrigley is like another home in the community. When you're in Wrigley Field, it's like you're visiting the family of all the people that live around here."

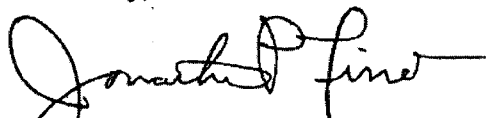
Preservation Chicago has studied both of the expansion plans submitted by the Cubs at earlier dates. We feel that both of these plans—including the downsized plan of February, 2002—were unacceptable. Both of these plans created a barrier between the park and the neighborhood—a barrier formed by a too-high bleacher expansion.

However, Preservation Chicago does not oppose a reasonable Wrigley Field expansion. The allowed bleacher expansion should simply be lower in height.

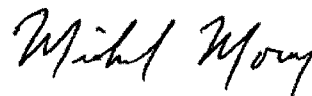
Preservation Chicago will speak at the upcoming public hearings in support of the landmarking the features of Wrigley Field such as the scoreboard and the outfield ivy-covered walls. Preservation Chicago also supports the landmarking of the view looking from inside the park towards the surrounding neighborhood. The facades of the surrounding buildings must be sufficiently visible for Wrigley Field to hold its position as the most picturesque ballpark in the nation. Most important, preserving the visual bond between Wrigley Field and the surrounding neighborhood will be a tremendous gift to future generations of Chicagoans.

*Executive Committee

Sincerely,



Jonathan Fine
 President



Michael Moran
 Vice President

cc: Sheila O'Grady
 Jacqueline Heard
 Lee Bey

Alicia Berg
 Brian Goeken
 David Mosena

PRESERVATION CHICAGO

Citizens advocating for the preservation of Chicago's historic architecture

(Published by the Authority of the City Council of the City of Chicago)

COPY

**JOURNAL OF THE PROCEEDINGS
of the
CITY COUNCIL
of the
CITY of CHICAGO, ILLINOIS**

Regular Meeting -- Wednesday, February 11, 2004

at 10:00 A.M.

(Council Chambers -- City Hall -- Chicago, Illinois)

OFFICIAL RECORD

RICHARD M. DALEY
Mayor

JAMES J. LASKI
City Clerk

2/11/2004

REPORTS OF COMMITTEES

18217

DESIGNATION OF WRIGLEY FIELD AT 1060 WEST
ADDISON STREET AS CHICAGO LANDMARK.

The Committee on Historical Landmark Preservation submitted the following report:

CHICAGO, February 11, 2004.

To the President and Members of the City Council:

Your Committee on Historical Landmark Preservation held its meeting on January 27, 2004 to consider an ordinance recommending that Wrigley Field be designated a Chicago landmark, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

This recommendation was concurred in by all members of the Committee present, with no dissenting votes.

Respectfully submitted,

(Signed) ARENDA TROUTMAN,
Chairman.

On motion of Alderman Troutman, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 46.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Pursuant to all applicable legal requirements and agreements including the procedures set forth in the Municipal Code of Chicago (the "Municipal Code"), §§ 2-120-130 through -690, the Commission on Chicago Landmarks (the "Commission") has determined that Wrigley Field, located at 1060 West Addison Street (hereinafter, "Wrigley Field"), as more precisely described in Exhibit A attached hereto and incorporated herein, meets six (6) criteria for landmark designation as set forth in § 2-120-620 (1), (2), (3), (4), (5) and (7) of the Municipal Code; and

WHEREAS, Wrigley Field is one of the two (2) oldest active ballparks built for major league baseball in the United States and the oldest professional sports facility in Chicago; and

WHEREAS, Wrigley Field is one of the cultural icons of Chicago, both in its physical form and through its traditions and legendary events; and

WHEREAS, Since 1916 Wrigley Field has been the home to the Chicago Cubs, the city's oldest professional sports franchise and the oldest continuously-operating National League charter franchise in the same city, dating to 1876; and

WHEREAS, Wrigley Field is the only remaining ball park connected to the Federal Baseball League, having been constructed and occupied by the league's Chicago franchise from 1914 to 1916, and as such is significant in American legal and labor history due to the Federal League's lawsuit against the established National and American Leagues, which led to the United States Supreme Court ruling that major-league baseball was not engaged in interstate commerce and which therefore upheld the "reserve clause", binding baseball players to particular ball clubs for life; and

WHEREAS, Wrigley Field has played an important role in the development of professional baseball, including the first ballpark to have a permanent concession stand (1914), the first ball club to allow fans to keep balls hit into the stands (1916), the first National League sports team to pass one million in attendance (1927), the first organist (1941), and the first center field television camera (1954); and

WHEREAS, From 1921 to 1970, Wrigley Field was the home of the Chicago Bears, one of the original franchises in the National Football League and, as such, is significant in the history of professional football in the United States, and

WHEREAS, Wrigley Field has been the site of several legendary events in American sports history, including baseball's only "Double No-Hitter" (1917), Babe Ruth's purported "Called Shot" during the 1932 World Series, Gabby Hartnett's "Homer in the Gloamin'", which clinched the 1938 National League pennant and William Sianis' "Billy Goat Hex", invoked during the Cubs' last World Series appearance in 1945; and

WHEREAS, Wrigley Field has been the site of numerous important events in baseball history, including: Hack Wilson's major league record 191st run-batted-in (1930), Stan Musial's 3,000th hit (1958); Ernie Banks' 500th home run (1970); Pete Rose's hit that tied Ty Cobb's all-time hits record (1985); All Star Games in 1947, 1962 and 1990; and World Series games in 1929, 1932, 1935, 1938 and 1945; and

WHEREAS, Wrigley Field is significant in the history of American women's sports as the location, in March 1943, of the first tryouts and organization of the All-American Girls Professional Baseball League, the first major women's professional sports league in the United States and an important forerunner for women's sports nationwide, and one of whose founders and promoters was Phillip Wrigley, then-owner of Wrigley Field and the Chicago Cubs; and

WHEREAS, Wrigley Field is the only remaining major league baseball park where Jackie Robinson, major-league baseball's first African-American player and a nationally significant figure in the African-American struggle for civil rights, played during regular season play; and

WHEREAS, As the long time home of the Chicago Bears, Wrigley Field also has been the location for important events in the history of professional football, including the professional debut of Red Grange, whose popularity ensured the success of the Bears and professional football during the 1930s, the location in 1933 of the first National Football League championship, the forerunner to today's Super Bowl, and several other important professional football games and records, including the 1963 National Football League championship; and

WHEREAS, Two owners of the ballpark, Charles H. "Lucky Charlie" Weeghman and William Wrigley, Jr. are significant both for their cultural contributions to baseball and for their role in the city's economic development history; and

WHEREAS, Hundreds of notable sportsmen have performed at Wrigley Field, including: baseball Hall of Famers Henry Aaron, Ernie Banks, Roberto Clemente, Dizzy Dean, Hank Greenberg, Sandy Koufax, Willie Mays, Jackie Robinson, Babe Ruth, Warren Spahn and Casey Stengel; football notables Dick Butkus, Red Grange, George Halas and Bronco Nagursky; Olympian Jim Thorpe; boxer Jake LaMotta (1946); golfer Sam Snead (1951); basketballers George Mikan and the Harlem Globetrotters (1954); and

WHEREAS, Hall of Fame broadcasters Jack Brickhouse and Harry Caray broadcast from and were closely associated with Wrigley Field during their careers; and

WHEREAS, Wrigley Field is a rare surviving example of the "classic era" of ball park architecture, when the design of American ballparks evolved from wooden

grandstands to more permanent, steel and concrete construction, representative of Chicago School of Architecture design; and

WHEREAS, Wrigley Field is considered to be one of the most unique and attractive ballparks in the United States, noteworthy for its slightly asymmetrical playing field layout, the curving grace of its grandstands and bleachers, the distinctiveness of the hand operated scoreboard atop the center field bleachers, the charm of its ivy covered brick walls, its ornate main entrance sign, and the memorable view of the surrounding Chicago skyline and Lake Michigan; and

WHEREAS, It is one of the few remaining ball parks whose design and field layout was strongly influenced by the surrounding street grid, a significant characteristic of historic baseball parks; and

WHEREAS, The lower decks of Wrigley Field's grandstands, built in 1914 and renovated in 1922 -- 1924, represents the last surviving ballpark design of Zachary Taylor Davis, one of the nation's best known ballpark architects in the early 20th century; and

WHEREAS, Graham, Anderson, Probst and White, one of Chicago's leading architectural firms in the 1910s and '20s, is credited with the design of the upper deck of Wrigley Field's grandstands, built in 1927 -- 1928; and

WHEREAS, Wrigley Field's famous outfield bleachers and scoreboard, built in 1937 -- 1938 in a distinctive Moderne style, were designed by Holabird & Root, one of the most prominent architectural firms in the history of Chicago; and

WHEREAS, Wrigley Field is one of the most recognizable structures in Chicago and ranks as one of the most readily identifiable ballparks in the United States; and

WHEREAS, Wrigley Field possesses a significant physical presence in Chicago due to its size, location at a major street intersection (Clark and Addison Streets) and setting in a low-scale residential and commercial district; and

WHEREAS, Wrigley Field represents a familiar and well established visual feature within its immediate neighborhood, whose unofficial but commonly used name Wrigleyville, is testimony to the ballpark's long-term and influential presence; and

WHEREAS, The historic design of Wrigley Field remains largely intact to the period of 1937 -- 1938, when the last major changes were made to the ballpark's configurations, involving the construction of the outfield bleachers and scoreboard; and

WHEREAS, Wrigley Field retains more than sufficient physical integrity to express

its historic, community, architectural, or aesthetic interest or value as required by § 2-120-630 of the Code, retaining its original location, overall design, and the majority of its historic building materials and significant exterior details; and

WHEREAS, Pursuant to § 2-120-690 of the Municipal Code, on April 3, 2003, the Commission adopted a resolution recommending to the City Council of the City of Chicago that Wrigley Field be designated as a Chicago landmark, which resolution included recommending that the significant historical and architectural features be identified as those contained in Exhibit B attached hereto and incorporated herein; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. Wrigley Field is hereby designated as a Chicago landmark in accordance with § 2-120-700 of the Municipal Code.

SECTION 3. The significant historical and architectural features of Wrigley Field, for the purposes of § 2-120-740 of the Municipal Code, are identified as those contained in Exhibit B.

SECTION 4. The Commission is hereby directed to create a suitable plaque appropriately identifying said landmark and to affix the plaque on or near the property designated as a Chicago landmark in accordance with the provisions of § 2-120-700 of the Municipal Code.

SECTION 5. The Commission is hereby authorized to review and consider a master sign program ("Program") with the owner of Wrigley Field, pursuant to those terms contained in Section 6 of Exhibit B, which Program may regulate the application and/or attachment of signage to significant historical and architectural features of Wrigley Field. Upon the Commission's approval, the Commissioner of the Department of Planning and Development is hereby authorized to enter into the Program with the owner of Wrigley Field and to execute such other documents as may be necessary to implement the Program.

SECTION 6. The Commission is directed to comply with the provisions of § 2-120-720 of the Municipal Code, regarding notification of said designation.

SECTION 7. This ordinance shall take effect upon its passage and approval.

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit "A".

Wrigley Field.

Property Description.

Legal Description:

Block 14 in Laflin, Smith and Dyer's Subdivision of the northeast quarter (except 1.28 acres in the northeast corner thereof) of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address Commonly Known As:

1060 West Addison Street.

Permanent Index Number:

14-20-227-001.

Exhibit "B".

Wrigley Field.

1060 West Addison Street.

Significant Historical Or Architectural Features.

Section 1. Protected Features.

The "Protected Features", which are the significant historical or architectural features, shall be defined as the following:

A. Exterior Elevations And Roofs.

1. All perimeter exterior elevations of the ballpark in their entirety (including

but not limited to the upper and lower deck roofs and rooflines, dormers and the exposed structural system with its characteristic visual transparency created by the existence of open bays, the open structural system, and the open trusses at the ends of the roofs).

2. In addition to the above, the portion of the upper deck roof (including but not limited to rooflines) facing the playing field.
3. For the avoidance of doubt, other elements inside the ballpark which are otherwise visible from the public way or by virtue of the characteristic visual transparency are not considered part of the perimeter exterior elevations (i.e., the exterior envelope or "shell") of the ballpark.

B. Marquee Sign.

The "marquee" sign at the corner of North Clark and West Addison Streets.

C. Center Field Scoreboard.

All exterior elevations of the center field scoreboard in their entirety (including but not limited to rooflines, the exposed structural supports or "legs" beneath the scoreboard, and attached elements such as the flagpoles and the "won -- lost" lights).

D. Inside The Ballpark.

1. The unenclosed, open air character, the exposed structural system, and the generally uninterrupted "sweep" and contour of the grandstand and bleachers.
2. The brick wall, in its entirety, encircling the playing field (i.e., along the foul lines, behind home plate, and the outfield wall, including the ivy).

Section 2. Period Of Significance.

It is acknowledged the ballpark has undergone a series of changes since its original construction in 1914. In general, the "period of significance" for the ballpark shall be 1914 to 1938, which marked the build out of the ballpark to its character defining configuration. The only exceptions to the foregoing for the purpose of this designation are the following: (1) the modifications to the center

field scoreboard in the 1940s or later; (2) possible later modifications to the "marquee" sign, if any, and (3) the ground level ticket windows added in the 1940s to the south elevation, to the extent any elements of these ticket windows survive.

Section 3. Other Elements.

A. Any element of the ballpark not identified in Section 1 above is explicitly excluded from the Protected Features, including but not limited to:

1. All interior concourses, concessions, clubhouses, support areas, offices, restrooms and other facilities under the grandstands and bleacher seating areas (including all features related to back-of-the-house or non-baseball commercial operations, such as catering, loading docks, movable vending carts, et cetera).
2. All elements inside the ballpark not identified in Section 1.D above.
3. The seats and seating configuration.
4. All interior spaces of the mezzanine suites and press box.

B. Non-Contributing. Certain elements of the Protected Features may not in and of themselves be historically significant as they relate to the Protected Features in consideration of such factors as historic integrity, significance as a design feature, and period of significance, and in recognition of the operational needs as a ballpark. Such "Non-Contributing" elements include the following:

1. The "groundskeepers cottage" on the west elevation at West Waveland Avenue.
2. The loading docks on the north elevation.
3. The elevator tower on the west elevation.
4. The two (2) brick chimneys on the west elevation.
5. The open air veranda on the lower deck roof.
6. The chain link fencing on the south and west elevations and the visible system of ramps beyond.
7. The chain link fencing at the back of the bleachers on the north and east elevations.

8. The ground level ticket windows, concrete canopy and awnings at the corner of North Clark Street and West Addison Street and along the south elevation, except to the extent there are any surviving elements of the ticket windows installed in the 1940s on the south elevation.
9. The street-level entrance to the bleachers at the corner of West Waveland and North Sheffield Avenues.
10. The Stadium Club exterior on the North Sheffield Avenue and West Addison Street elevations.
11. The pre-cast concrete panels on all elevations.
12. Paving and paving materials.
13. The light towers mounted on the upper deck roof.
14. The reproduction light fixtures on all elevations.
15. The mezzanine suites and press box.

Section 4. Permit Review.

The following, to the extent such may affect any Protected Feature, is deemed to not adversely affect the Protected Features. In its review and approval as authorized by the Chicago Landmarks Ordinance, the Commission on Chicago Landmarks (the "Commission") shall approve the following subject to the conditions identified herein:

1. Maintenance and repairs.
2. Seasonal or temporary signage, decorations and ornamentation anywhere in, on or around Wrigley Field (e.g., decorations for opening day, play-off games, et cetera).
3. Television sets, sound system equipment, conduit, lighting systems other than new lighting systems on the exterior of the ballpark or to light the playing field, electronic security devices and related lighting, and electronic scoreboards other than any new scoreboards in the bleacher seating area and other than the center field scoreboard.
4. Roof-top satellite dishes and other communication and mechanical equipment on the lower or upper deck roofs, provided that such equipment is:

- (a) set back from the edge of the roof; and
 - (b) located so as to be screened from street view to the extent reasonably possible.
- 5. Heating, ventilation, air-conditioning, plumbing and other mechanical equipment, provided:
 - (a) such equipment is screened from street view to the extent reasonably possible; and
 - (b) views of any vents or grilles are minimized to the extent reasonably possible; and
 - (c) as necessary, mechanical screens shall be of finish materials reasonably compatible with the exterior of the ballpark.
- 6. Work related to the grandstand and bleacher seats and seating configuration.
- 7. Minor exterior alterations to the mezzanine suites and press box.
- 8. Work related to the railings, to the extent, if any, identified as part of the Protected Features, provided:
 - (a) the new railings match the existing railings, and the replacement involves limited sections of replacement; or
 - (b) the new railings conform to an approved standard for replacement.
- 9. Repair and tuck-pointing of brick walls where:
 - (a) such work maintains the design, location, materials, appearance and width of the existing wall; and
 - (b) the existing masonry materials are salvaged and reused to the extent reasonably possible.
- 10. Work related to the exterior of storage areas under the lowest sloped section of the ramps at the upper cross aisle of the lower deck, provided

the portions of such areas which are a part of the exterior elevations are of finish materials reasonably compatible with the existing exterior character of the ballpark.

11. Ticket windows and automatic teller machines, provided such work is within existing openings or does not require major changes to the surrounding wall cladding materials; except as any such work pertains to the ground level ticket windows added in the 1940s to the south elevation, to the extent any elements of these ticket windows survive.
12. Paving and paving materials.
13. Work related to the dugouts, except to the extent any work adversely affects the brick walls identified as Protected Features other than such work to the dugouts identified in Section 5.
14. Flags and flagpoles (other than those attached to or above the center field scoreboard), bunting and other decorative elements.
15. Any temporary and reversible changes, including but not limited to those necessary to accommodate television broadcast and other media and/or video equipment and operation, that do not permanently and materially alter or affect any Protected Feature.
16. Temporary scaffolding on, surrounding, or above the ballpark, or other temporary work necessary to protect the health or safety of players, employees, visitors or fans.
17. Other minor work not identified above which meets the adopted design standards set forth by the Commission.
18. Signage, to the extent explicitly authorized by any Master Sign Program approved under Section 6.

Section 5. Guidelines.

As part of its review, the Commission shall take into consideration the unique operational concerns within the context of the operation of a ballpark, as well as future changes necessary to improve or modernize the ballpark, to the extent such consideration is not otherwise inconsistent with intent of the Chicago Landmark Ordinance. The following guidelines shall also apply to Commission review of work related to the Protected Features:

A. Brick Walls. The location of the brick walls along the foul lines and behind home plate may be changed and the walls moved to accommodate additional rows of seating, et cetera, provided:

1. the design, materials, appearance and width of the existing wall are maintained; and
2. the existing masonry materials are salvaged and reused to the extent reasonably possible; and
3. in all cases, the wall is maintained as a character defining design feature separating the playing field from the lower deck seating areas.

B. Dugouts. Work to the dugouts shall maintain the brick walls behind the dugouts, if any, and along the foul lines. To the extent any work to the dugouts affects the brick walls, such work shall be approved, provided:

1. any extension or other modification to the uncovered at-grade or below-grade portions on the outfield ends of the dugouts remains uncovered; and/or
2. any extension or other modification to the covered portions of the dugouts maintains the general location, size, overall configuration and materials of the existing dugout.

C. Rooftop Veranda. Additional open air veranda on portions of the lower deck roof between dormers shall be permitted provided such work:

1. maintains the overall roof profile and structure; and
2. is located to minimize its visibility from street view to the greatest extent reasonably possible.

D. Replacement Materials. Substitute materials, in instances where the original materials are beyond repair, may be used to replace original materials provided they reasonably match the appearance of the originals in color, finish and texture. Replacement, replanting, pruning, cutting and other work required to maintain ivy attached to the outfield walls shall be allowed.

E. Bleacher And Grandstand Areas.

1. Demolition to the center field bleachers to accommodate a new enclosed "batter's eye" restaurant shall be allowed. The design of the new restaurant shall be subject to the review of the Commission. For the purposes of Section 2-120-825 of the Chicago Landmarks Ordinance, such work does not constitute "the demolition of forty percent (40%) or more" of the Protected Features.
2. The following work is deemed to affect elements of the Protected Features identified in Section 1.D(1), and is therefore subject to Commission review: the construction or reconstruction of new or expanded suites or press boxes on the mezzanine and upper-deck levels; any enclosure or substantial demolition of the grandstands or bleacher areas; and any work that substantially affects the generally uninterrupted "sweep" and contour of the grandstand or bleacher areas.

F. Major League Baseball Requirements.

1. Modifications or any other work to the Protected Features necessary to conform to the generally applicable rules or regulations established by Major League Baseball, to the extent a permit is required, shall be approved, provided such work minimizes, to the extent reasonably possible, any adverse impact to the Protected Features.
2. The review of work as part of the foregoing above shall be conducted in as expedited a fashion as possible. In such instances, the owner shall notify the Commission of such requirements and provide the applicable review information in as timely a manner as possible.

Section 6. Master Sign Program.

A. As authorized by the Chicago Landmarks Ordinance, signage applied or attached to any Protected Feature is subject to review by the Commission.

B. Master Sign Program. Notwithstanding Section 6.A, the Commission may allow signage to be applied or attached to any Protected Feature by adopting a "Master Sign Program":

1. An adopted Master Sign Program may govern the review of future business, advertising and other signage as it affects any Protected Feature.

2. The Master Sign Program may be submitted to the Commission by the owner of Wrigley Field and may be approved by resolution of the Commission.
3. Any Master Sign Program adopted under this designation with the present owners (as defined below in this paragraph) may remain in effect for the later of twenty (20) years or until a change in de facto controlling interest in the ownership of either Wrigley Field, the Chicago National League Ball Club, Inc. (the "Cubs"), the Tribune Company (the "T.R.B."), or any corporate entity or affiliate of T.R.B. that owns or controls Wrigley Field or the Cubs (collectively, the "owners"), or until the Commission and the owners mutually agree to the repeal of the Master Sign Program resolution.
4. Any Master Sign Program adopted by resolution of the Commission subsequent to those in paragraph 3 of this section may be for any length, at the discretion of the Commission, not to exceed twenty (20) years or the period of de facto controlling ownership of either Wrigley Field, the Cubs or any person or entity with de facto controlling ownership of Wrigley Field or the Cubs.
5. The Commission may review any new signage applied or attached to on a Protected Feature in the two (2) years preceding the expiration of any Master Sign Program. In the case of the expiration of the Master Sign Program due to a change in de facto controlling interest, such review will take place after the expiration of the Master Sign Program or earlier with the agreement of the Commission and the owning or the acquiring entity or person.

Section 7. Bleacher Expansion.

Only the City Council has the authority to approve a bleacher expansion over the public right-of-way. Landmark designation neither precludes nor authorizes a bleacher expansion over the public right-of-way.

Section 8. Conflicting Provisions.

To the extent any provisions of (Sub)Exhibit C or the Master Sign Program conflict with the Chicago Landmarks Ordinance, the provisions of (Sub)Exhibit C or the Master Sign Program shall govern.

[(Sub)Exhibit "C" referred to herein constitutes Exhibit "B"
to the ordinance and is printed on pages
18222 through 18230 of this *Journal*.]

AUTHORIZATION FOR ISSUANCE OF ALL NECESSARY PERMITS,
FREE OF CHARGE, TO LANDMARK PROPERTIES
AT VARIOUS LOCATIONS.

The Committee on Historical Landmark Preservation submitted the following report:

CHICAGO, February 11, 2004.

To the President and Members of the City Council:

Your Committee on Historical Landmark Preservation held its meeting on January 27, 2004 to consider six permit fee waivers:

1. 2317 North Cleveland Avenue in the Mid-North District,
2. 2338 North Geneva Terrace in the Mid-North District,
3. 1230 and 1234 North Hoyne Avenue in the Wicker Park District,
4. 1400 North Hoyne Avenue and 2112 West Schiller Street in the Wicker Park District,
5. 1417 North Hoyne Avenue in the Wicker Park District, and
6. 4432 South University Avenue in the North Kenwood District,

having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed orders transmitted herewith.

ANDERSON & MOORE, P.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET, SUITE 1720

CHICAGO, ILLINOIS 60602

THOMAS S. MOORE
JANE F. ANDERSON

TELEPHONE (312) 251-1500
FACSIMILE (312) 251-1509

July 1, 2014

HAND DELIVERED & BY EMAIL – rleon@cmhdc.com

Rafael M. Leon
Commissioner
City of Chicago
Commission on Landmarks
33 North LaSalle, Suite 1600
Chicago, IL 60602

**Re: Request Participation as Party to July 10th
Landmark Proceedings on Wrigley Field**

Dear Commissioner Leon:

I represent the Rooftops surrounding Wrigley Field (including all of the entities listed on the attached list) and am writing pursuant to of the Chicago Municipal Code, the Chicago Landmark Ordinance and the Landmark Commission's Rules. As you know, the Chicago Municipal Code, the Chicago Landmark Ordinance and the Landmark Commission's Rules provide that any person or organization whose use or enjoyment of a landmarked structure may be injured by the approval of a proposed alteration may become a party to the permit application proceedings. This includes but is not limited to all persons or organizations which lease or own property within 500 feet of the landmarked structure.

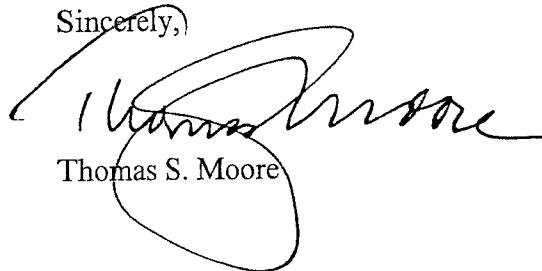
Pursuant to the revenue sharing agreement between the Cubs and the Rooftops, the Rooftops have a contractual right to an unobstructed view. The Cubs' sign related alterations will block the Rooftops' views thereby injuring the Rooftops. In addition to the direct injury the Rooftops will sustain in the event the Cubs' sign related alterations are approved, all of the Rooftops own property within 500 feet of Wrigley Field.

When I asked the Landmark staff for an appearance form, they said there is no hearing until a permit application is filed and none has been filed. They further indicated that the way this is structured, the Commission will approve the Cubs' sign plan at a pre-application hearing (on July 10) and then when the actual permit application is filed, the staff will determine if it complies with the pre-application approval. If the staff approves the permit application, there

will be no hearing. A hearing only takes place if there is a denial. Therefore, the proceeding where the decision will be made is the July 10th proceeding.

We respectfully request that we be given meaningful participation in the July 10th proceeding where we can ask questions and present evidence. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas S. Moore", written over a large, loopy circular flourish.

Thomas S. Moore

JFA/bs

Enc.

cc: Eleanor Gorski
Thomas M. Tunney

W:\Wrigleyville\Letters\LeonLtr070114.docx

ANDERSON & MOORE, P.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET, SUITE 1720

CHICAGO, ILLINOIS 60602

THOMAS S. MOORE
JANE F. ANDERSON

TELEPHONE (312) 251-1500
FACSIMILE (312) 251-1509

Rooftops July 10, 2014 Submission

Dear Commissioners:

I am writing on behalf of the rooftop related businesses identified in Exhibit A ("Rooftops"). By letter dated July 1, 2014, the Rooftops requested leave to become formal parties to the Cubs' permit application proceedings. A copy of the Rooftops' letter dated July 1, 2014 is attached as Exhibit B. On July 7th, the Rooftops were offered a limited opportunity to participate in the July 10th proceedings by making a single 20 minute presentation on behalf of all of the Rooftops. Though the Rooftops appreciate this accommodation, this form of limited participation is not in keeping with the Landmark Ordinance or the Board's rules and does not satisfy the requirements of due process.

Based on my conversations with the Commission staff, it appears the July 10th Commission meeting will be the only public proceeding in which the Cubs' unfiled permit application will be addressed. According to the Commission Staff, the Commission will approve the Cubs' preliminary submission. After the Commission approves the Cubs' preliminary submission, the Cubs will file a permit application and the Staff will privately determine whether the Cubs' permit application complies with whatever preliminary approval the Commission issues on July 10th. Structuring the proceedings in this fashion makes it impossible for anyone to meaningfully evaluate the Cubs' proposal.

Although the Rooftops were not given an opportunity to review the Cubs' preliminary submission, the media, which apparently was given such an opportunity, has described the Cubs' submission as a "carefully crafted" and "misleading" piece of "architectural fiction." A copy of Blair Kamin's Tribune article dated July 6, 2014 is attached as Exhibit C. As noted in Mr. Kamin's July 6th article and as expressly stated in the Landmark Designation Ordinance, the following elements of Wrigley Field are classified as protected features of historical and architectural significance:

- All perimeter exterior elevations of the ballpark in their entirety
- The unenclosed open air character and generally uninterrupted sweep and contour of the grandstand and bleachers
- The memorable view of the surrounding Chicago skyline and Lake Michigan

As the Commission has previously recognized, the "view from the ballpark looking out at the adjacent buildings, the larger surrounding neighborhood, and even glimpses of the lake remains one of the ballpark's unique character-defining features." (Landmark Commission Staff Report attached as Exhibit D). Although the Rooftops have not been privy to the Cubs' submission, it appears the Cubs intend to enclose the ball park using signs and video boards which will completely disrupt the "uninterrupted

sweep and contour" of the bleachers and obliterate the "memorable views" of the surrounding neighborhood.

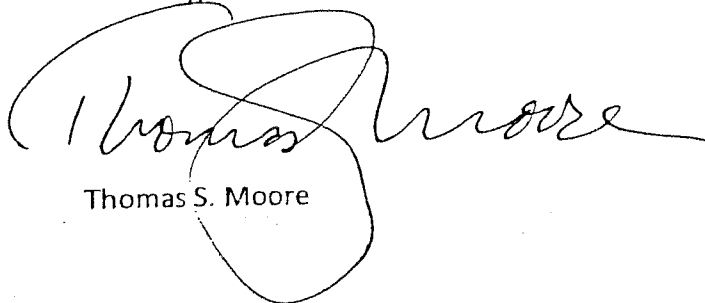
As an administrative entity, the Landmark Commission is required to comply with the Chicago Municipal Code, the Landmark Ordinance, the Ordinance designating Wrigley Field as a landmark and the Commission's administrative rules. *See e.g. Figiel v. Chicago Plan Commission*, 945 N.E.2d 71, 78 (1st Dist. 2011) (administrative decisions must comply with the underlying ordinance and be based on facts in the record), *National Pride of Chicago, Inc. v. City of Chicago*, 562 N.E.2d 563, 571 (1st Dist. 1990) (administrative rulings cannot limit, amend or enlarge the underlying statute). The Landmark Commission is also required to comply with the equal protection, due process and separation of powers clauses of the state and federal constitutions. City, state and federal law do not permit the Commission to essentially exclude the Rooftops from the only public proceeding and then privately adjudicate the Cubs' unfiled permit application in a manner that directly contradicts the plain language of the governing ordinances, administrative rules and the Commission's previous decisions.

The designation ordinance explicitly protects the unenclosed open air character and generally uninterrupted sweep of the bleachers. As stated in the designation ordinance, these elements were protected for the express purpose of preserving the memorable view of the surrounding Chicago skyline and Lake Michigan. As an administrative entity, the Landmark Commission does not have the power to arbitrarily interpret the designation ordinance in a manner which directly contradicts the unequivocal language of the ordinance and the City Council's undisputed legislative intent. *See e.g. North Avenue Properties, LLC v. Zoning Board of Appeals of the City of Chicago*, 726 N.E.2d 65, 68 (1st Dist. 2000) (an administrative decision based on an agency's erroneous interpretation of an ordinance "will not stand").

Not only do the Cubs' proposed signs completely contravene the letter and spirit of the designation ordinance, but they ignore the history of the designation ordinance and the City's role in causing the Rooftops to spend tens of millions of dollars improving their buildings in accordance with the City's directives and in reliance on the designation ordinance. (See Exhibit E). To suddenly reinterpret the designation ordinance so that it no longer means what it so clearly says is completely inequitable.

Since there is no permit application and the Rooftops have not been given the opportunity to review whatever preliminary materials were submitted by the Cubs, the rooftops cannot substantively address the Cubs' submission. The Rooftops therefore reserve all legal and factual challenges to the Cubs' submission and all Commission and Staff decisions concerning the Cubs' submission and/or any ensuing permit application filed by the Cubs. The Rooftops also reserve the right to assert all constitutional and other legal challenges over which the Commission lacks jurisdiction.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas S. Moore", with a large, loopy flourish underneath.

Thomas S. Moore

Background: The project proposed is a modification to the previously approved \$300MM Rehabilitation Plan that will not only restore the significant exterior features of the park; it will upgrade the facilities to ensure another 100 years of use. The 5-year project includes exterior rehabilitation, four exterior additions, bleacher expansion, back-of-house facility upgrades and new signs.

Over the past year, the CCL has reviewed numerous proposals for Wrigley Field, as part of the proposed Rehabilitation Plan:

- June 27, 2013: Master Rehabilitation Plan for the Field was approved at a special meeting of the CCL.
- July 11, 2013 : Master Sign program and two outfield signs approved.
- August 1, 2013: Class L tax incentive application for the property approved.
- November 7, 2013: A further modification of the Master Plan was reviewed and approved, to relocate the Sheffield and Waveland exterior brick walls further into the public way.

The approval letters from these reviews are included in this report for reference.

Wrigley Field was designated a Chicago Landmark in 2004. The entire field was designated; this does not include the vacant triangular parcel to the west of the field nor the groundskeeper cottage at the northwest corner of the field. This also does not include any of the buildings across the street at Waveland or Sheffield. The view outside the field is also not designated nor called out as a protected feature.

Specific features of the field were called out as significant in the designating ordinance (see list below) and fall under the permit review authority of the CCL. These features are the focus of our review today. This ordinance is unusually detailed in its provisions and a copy is attached to this staff report for reference.

The Field is the only designated Chicago landmark that is an open air stadium. Nationally, there are few buildings of this type and age extant, the closest being Fenway Park which dates from 1912 (Wrigley was built in 1914 with later additions). The next oldest stadium is Dodger Stadium in Los Angeles, which dates from 1962. Staff will reference how changes occurred at Fenway and the review process here for your information.

Reason for CCL Review:

Changes to a significant feature and modifications to a previous approval.
Changes to the grandstand, bleachers that require CCL review by Ordinance.

Significant Features for the Field, as defined by the landmark designation:

1. All perimeter exterior elevations of the ballpark in their entirety, including, but not limited to, the upper and lower deck roofs and rooflines, dormers, exposed structural system, and the portion of the upper deck roof facing the playing field;
2. Marquee Sign at the corner of North Clark and West Addison Streets;
3. All exterior elevations of the center field scoreboard;
4. The unenclosed, open air character, the exposed structure and general

- uninterrupted sweep and contour of the grandstand and bleachers; and
5. The brick wall, in its entirety, circling the perimeter of the field.

The designation Ordinance also anticipated future changes to the park, as noted in section 5:

Ordinance Section 5: Guidelines

As part of its review, the Commission shall take into consideration the unique operational concerns within the context of the operation of a ballpark, as well as future changes necessary to improve or modernize the ballpark, to the extent such consideration is not otherwise inconsistent with the intent of the Chicago landmark Ordinance. The following guidelines shall also apply to CCL review of work related to the protected features:

- Moving interior brick wall to accommodate additional seats, etc.
- Dugouts may be modified provided that any extension or modification to the uncovered portions remain uncovered
- Rooftop Veranda is permitted on roof between dormers provided such work maintains the overall roof profile and structure and is located to minimize visibility from street view to the greatest extent possible
- Center field bleachers may be demolished and rebuilt to accommodate a 'batters eye restaurant'

Status: Pre-permit review per article IIIc of the CCL's Rules and Regulations. There have been community meetings to present the revised project and Alderman Tunney has been briefed.

Applicant: Crane Kenney, President of Business Operations, Chicago Cubs
Architectural team: Harboe Architects, DAIQ, VOA; Thornton-Tomasetti engineers

Submittals: Matrix of existing and proposed signs dated June 25, 2014
Wrigley Renovation PowerPoint showing changes since last approval dated June 25, 2014
Schematic plans showing changes since last approval dated June 25, 2013
National Park Service approved plans reflecting what has been approved to date.

Previously submitted and referenced:

Wrigley Field: Survey of Historic Spaces and Elements, dated May 2013 by Harboe Architects (Informed much of the decision making as to historic elements and restoration methodology)

Proposal: See also Project summary sheet submitted as part of application.

NEW:

1. Five outfield signs in addition to the two signs previously approved.
2. Two new light standard towers, one in far left and one in far right field.
3. Additional bleacher seats in right and left outfield.
4. Add a second-level bleacher deck in right and left outfield, located on the street side, behind the new bleacher expansion.
5. Five new suites, four in right field, one double suite in left field.

6. Move brick wall out towards the field at left and right infield to accommodate four new rows of seating at location of previous bullpen areas.
7. Bleacher entrance gate and second level deck at Waveland and Sheffield to move 6' towards street (in order to better align with approved exterior brick walls to be relocated).

REVISIONS TO APPROVED PROJECT:

1. Increase depth and height of new west gate
2. Create four electrical/communication rooms at the truss level above the suites to replace two large transformers.
3. Revise the main Clark and Addison elevation to better match the historic photos of those elevations while adding more glazing for storefront windows.
4. Eliminate previously-approved new bullpens from the infield grandstand and relocate bullpens to underneath the outfield bleachers. Existing, non-historic doors at the brick wall will be removed and a chain-link mesh installed to provide a visual of the field. The existing masonry openings will not be expanded.
5. Reduce size of previously-approved LED board in the left outfield from 4560sf to 3990sf.
6. Remove light standards from top of approved left field LED board.
7. Enclose walkway above batter's eye in center field
8. Repairs to brick wall at perimeter of field
9. There are other minor changes to the program, relocated functions that do not affect designated features.

Staff Recommendation:

Historic Preservation staff recommends that the Commission find that the proposed revised project, with the following conditions will not adversely affect the significant historical and architectural features of the landmark pursuant to sec. 2-120-770 of the municipal code and preliminarily approve the project with the following conditions:

Bleacher and Bleacher Gate Expansion:

1. The bleacher and bleacher gate expansion is approved as proposed, but any further bleacher expansion could be detrimental to the uninterrupted sweep and contour of the bleachers.
2. As proposed, the top elevation of the bleacher expansion will be roughly approximate to the elevation of the lowest row of the centerfield bleachers.
3. Design details and material may be submitted to CCL staff for review and approval as part of permit review.

Expansion of outfield signs and light:

1. The proposed five outfield signs and two new light standards reflect input and revisions from CCL staff and are approved.

2. For the four 650 square foot signs, the type of sign is limited to either script or exposed neon signs, as detailed in the Master Sign Program. Billboard signs are prohibited. Dynamic signs, including but not limited to flashing, chasing or moving lights, are also prohibited.
3. Structural details for the LED scoreboard, LED panel and light standards will be submitted for staff review and approval. The rear of the LED board will be decoratively detailed and compatibly finished to match the architectural vocabulary of the exterior of the field, details to be reviewed and approved by staff. The details of the light standards to be compatible with the existing metal structure of the field.
4. The reduction of size (from 4560sf to 3990sf) and removal of the light standards on top of the previously-approved left field LED sign is approved.
5. The 2013 Master Sign Program has been or will be updated to reflect the addition of the proposed five new signs and the revised size of the left field LED board, as well as these conditions. The Master Sign Program contents will govern any sign permit approvals and signs in the other proposal documents are simply illustrative.

Revisions to plan:

1. The expansion of the West Gate and addition of the five suites are approved as proposed. Design details and material samples to be submitted with permit for review and approval by staff.
2. The relocation of the bullpens to behind the perimeter wall and under the bleachers is approved as proposed. Provide design details and material samples of proposed door and screening material for new bullpen locations.
3. The expansion of the seating at the right and left infield wall (location of previous bullpen areas) is approved as proposed. All existing masonry materials from the infield wall are salvaged and reused to the extent reasonably possible in the rebuilding of the wall.
4. All conditions of approval from the previous reviews of the overall master project will continue to be applicable.

A general condition of approval for the entire project is that the owner's representatives will meet with CCL staff at least one month prior to submitting for permit on each phase of this project. This is to allow staff time to review the plans and resolve any issues, reconciling them with these schematic design documents and conditions of approval.

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
JULY 10, 2014**

The Commission on Chicago Landmarks held their regularly scheduled meeting on July 10, 2014. The meeting was held at the Cook County Building, 120 N. Clark St., 5th Floor, Cook County Board Room, Chicago, Illinois. The meeting began at 12:47 p.m.

PHYSICALLY PRESENT:

Rafael Leon, Chairman
Andrew Mooney, Secretary
Commissioner of the Department Planning and Development
Victor Ignacio Dziekiewicz (arrived late)
Tony Hu
Mary Ann Smith
Richard Tolliver
Ernest Wong

ABSENT:

Jim Houlihan, Vice Chairman
Anita Blanchard

ALSO PHYSICALLY PRESENT:

Eleanor Gorski, Director of Historic Preservation, Department of Planning and Development
Patti Scudiero, Zoning Administrator, Department of Planning and Development
Lisa Misher, Department of Law, Real Estate Division
Members of the Public
(The list of those in attendance is on file at the Commission office.)

A transcript of this meeting is on file at the Department of Planning and Development, Historic Preservation Division offices and is part of the public record of the regular meeting of the Commission on Chicago Landmarks.

Chairman Leon called the meeting to order.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of June 5, 2014

Motioned by Wong, seconded by Mooney. Approved unanimously. (6-0)

2. Report from the Commissioner of the Department of Planning and Development

**WHOLESALE FURNITURE EXPOSITION BUILDING
1323 S. Michigan Ave.**

WARD 3

Vote to accept the Department's report for the building and take the next step in the designation process to request the consent from the property owner.

Motioned by Smith, seconded by Wong. Approved unanimously. (6-0)

**POLISH NATIONAL ALLIANCE BUILDING
1514-20 W. Division St.**

WARD 2

Vote to accept the Department's report for the building and take the next step in the designation process to request the consent from the property owner.

Motioned by Tolliver, seconded by Smith. Approved unanimously. (6-0)

Commissioner Dziekiewicz arrived.

3. Progress Reports on Proposed Designations – Announcements

**CAIRO SUPPER CLUB BUILDING
4015-4017 N. Sheridan Rd.**

WARD 46

Eleanor Gorski announced that the request-for-consent period expired on June 27, 2014. Staff continues to work with the property owner to reach consent.

**FULTON-RANDOLPH MARKET DISTRICT
Primarily the 800- to 1100-blocks of W. Fulton Market Street, the 900-block of W. Lake Street, and the 800- to 1000-block of W. Randolph Street**

WARD 27

Eleanor Gorski announced that Alderman Burnett requested a 120-day extension to the request-for-consent period which expires on December 12, 2014. The public was invited to attend a workshop on financial incentives for historic buildings on July 30, 2014.

4. Permit Review Committee Reports

Report on Projects Reviewed at the June 12, 2014 Permit Review Committee Meeting

Commissioner Wong presented the report from the Permit Review Committee meeting of June 12, 2014 and July 9, 2014 (see attached).

Report on Permit Decisions by the Commission Staff for the month of June 2014

Dijana Cuvalo presented the staff report for the month of June 2014 (see attached).

5. Pre-Permit Review of Proposed Changes to the Master Rehabilitation Plan

**WRIGLEY FIELD
1060 W. Addison Street**

WARD 44

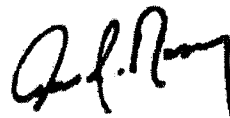
Eleanor Gorski presented the report on the proposed changes. Crane Kenny, President of Business Operations for the Chicago Cubs spoke on behalf of the owner. Tom Tunney, 44th Ward Alderman requested that the item be deferred to give the community an opportunity to review changes that were made in the week prior to the meeting. The Commission felt that the changes were minor and did not agree to defer the matter. Alderman Tunney spoke in opposition to the proposed changes. The Commission requested that the Cubs organization continue to work with the Alderman and the community and improve their level of communication about the rehabilitation project. Mike Lufrano, the Cubs' Executive Vice President for Community and Government Affairs/Chief Legal Officer, agreed to do so. Several members of the community made remarks. Tom Moore, an attorney representing the rooftop owners, spoke in opposition to the proposed changes. Vote to accept the staff recommendation for the proposed revision to the 2013 Master Rehabilitation Plan, which includes associated revisions to the 2013 Master Sign Program.

Motioned by Tolliver, seconded by Wong. Approved unanimously. (7-0)

6. Adjournment

There being no further business, the meeting was adjourned at 4:18 p.m.

Motioned by Wong. Approved unanimously. (7-0)



Andrew Mooney, Secretary

EXHIBIT 2

ADDENDUM TO STAFF REPORT**Wrigley Field, 1060 W. Addison**

In response to the staff's comments regarding the proposed use of plexiglass-faced, internally-illuminated letters for the sign, the Chicago Cubs have revised the proposal (attached) and now propose fabricated-aluminum dimensional letters without internal illumination. The metal face of the letters and logo would be painted 'Toyota' red, the sides left a brushed aluminum finish, and the back painted green to match the sign structure as previously proposed. The size of the sign and dimensions of the letters and logo are unchanged from before, including the depth of 9-1/2 inches.

The sign would be externally illuminated by three light fixtures mounted to the top of the sign and pointed downward. The heads of the fixtures (about 15 inches by 15 inches) would be mounted on extension poles, extending approximately 20 inches from the face of the sign, and tilted at an approximately 30-degree angle to wash the face of the sign. This type of external illumination is comparable to other illumination at the ballpark, e.g., the center field scoreboard has light fixtures externally mounted to the top that wash the face of the scoreboard with light. Similarly, the Commission has approved external illumination (can lights mounted to the underside of the cross-aisle) for the Bud Light Bleachers sign and (gooseneck light fixtures) for the Captain Morgan Café signage.

The staff recommendation has been revised below accordingly.

REVISED STAFF RECOMMENDATION:

Staff recommends that the Commission find that the project, with the following conditions, will not adversely affect the significant historical or architectural features of the landmark pursuant to Sec. 2-120-770 of the Municipal Code and preliminarily approve the project as submitted, subject to the following conditions:

1. Final details, specifications, cut-sheets, etc., for the proposed letters and logo and lighting shall be submitted for Historic Preservation staff review and approval as part of the permit application. In consultation with staff, the depth of the metal letters/logo may be reduced; depending on such depth, the sides of the letters/logo should be painted green to match the back of the letters/logo and sign structure to minimize potential visibility from the exterior of the ballpark. All paint colors should be a matte finish. Any major change to the size, location, height or design of the proposed sign may be resubmitted to the Commission for review pursuant to Article III, Sec. C(2)c of the Commission's *Rules and Regulations*.
2. The Commission recommends that the proposed sign only be illuminated at the same times the scoreboard and field are illuminated, such as during night games and events at the ballpark.
3. Proposed signage is reviewed on a case-by-case basis, and the Commission's approval of the proposed sign should not be considered indicative of how it may consider other similar proposed signs in the future, both in terms of the specific proposal as well as relative to the cumulative visual impact of signage on the historic and architectural character of the ballpark. Additionally, the Chicago Cubs may wish to consider submitting a Master Sign Program to govern the future review and approval of signage if additional signs are contemplated.

EXHIBIT 2

Wrigley Field, 1060 W. Addison

Proposed pole-mounted, internally-illuminated Toyota sponsorship sign in the left field bleachers. Reviewed by the Commission in 2005, the bleachers were completely reconstructed in 2005-06 off-season, adding an additional 1,790 seats, a 'batter's eye' lounge, a new continuous cross-aisle encircling the back of the bleachers, and added concessions and support facilities.

During the current off-season, the first since the Ricketts family purchased the team last fall, the Chicago Cubs undertook a \$10 million renovation of the ballpark which included improvements to the stadium's main concourse, bathrooms, team clubhouses, etc. Reviewed by the Permit Review Committee in December, the work included removing sections of the non-historic, c.1960s-era precast concrete panels along the Addison facade; and rebuilding the roof and rusted metal fascia on the back of the center field scoreboard, which included reconstructing the "Chicago Cubs" neon pennant sign (1937-38) with its original historic colors.

Applicant: Tom Ricketts, Chairman, and Mike Lufrano, Senior Vice President
Chicago Cubs Baseball Club, LLC (owner)
Mark Palmer, AIA, Populous (architect)
White Way Sign Company (sign contractor)

Proposal: Proposed 360-square-foot (16' high x 22'-6" wide), 59'-5" high, pole-mounted, internally-illuminated sponsorship sign in the left field bleachers.

Status: Sign permit application pending.

Review Authority: Pursuant to Sec. 2-120-760, to determine whether the proposed work will adversely affect any significant historical or architectural feature of the landmark; and if it meets the *Secretary of the Interior's Standard for Rehabilitation*, the Commission's adopted guidelines, criteria and procedures, and the additional guidelines in the designation ordinance. Regarding signage, the Commission has review authority over the size, number, location, design, materials, and method of illumination (but not content).

Significant Historic or Architectural Features of the Landmark:
(from Designation Ordinance)

Exterior: "All exterior elevations of the ballpark in their entirety," including the upper and lower deck roofs, dormers, and the exposed structural system.
Inside the ballpark: "The unenclosed, open air character, the exposed structural system, and the generally uninterrupted 'sweep' and contour of the grandstand and bleachers"; and brick wall encircling the playing field.
Other: The Addison/Clark marquee sign and center field scoreboard.

Issues: Whether or not the proposed sign will adversely affect the significant historical or architectural features of the ballpark, relative to the visual impact of the sign on the appearance and historic character of the ballpark both as viewed from the exterior as well as from the inside of the ballpark looking out.

STAFF RECOMMENDATION:

Staff recommends that the Commission find that the project, with the following conditions, will not adversely affect the significant historical or architectural features

EXHIBIT 2

of the landmark pursuant to Sec. 2-120-770 of the Municipal Code and preliminarily approve the project as submitted, subject to the following conditions:

1. **Letter Type/Illumination.** The proposed sign's overall design, size and location is approved. The sign's plexiglass-faced, internally-illuminated individual channel letters and logo, however, are inconsistent with the appearance, materials and method of illumination of comparable features of the ballpark, as well as the ballpark's historic and architectural character. The type and material of the letters/logo and the method of illumination should be further studied, such as the alternative use of dimensional metal letters, with or without external illumination. If to be illuminated, it is recommended that the sign only be lit during night games and events at the ballpark.

An alternative proposed letter type for the letters and logo shall be submitted for Historic Preservation staff review and approval. The revised submission shall include dimensions, details, specifications, and additional information for the proposed letter type as well as any related changes to the sign structure, method of illumination, or other aspects of the sign as applicable. Depending on the depth of the letters, the sides of the letters should be painted green as with the structure of the proposed sign to minimize potential visibility from the exterior of the ballpark. Any major changes to the size, location, height or other aspects of the proposed sign may be resubmitted to the Commission for review at the discretion of the staff.

2. **Future Review of Signs.** The Commission notes that applications for proposed signs are reviewed on a case-by-case basis, and the Commission's approval of the proposed sign should not be considered indicative of how it may consider other similar proposed signs in the future, taking into account the cumulative visual impact of signage on the historic and architectural character of the ballpark. The Chicago Cubs may wish to consider submitting a Master Sign Program to govern the future review and approval of signage if additional signs are contemplated.

Proposed Sponsorship Sign

Description

The proposed 360-square-foot sign, consisting of individual letters spelling out "Toyota" and the Toyota logo, measures 22'-6" wide by 16'-0" high. The sign would be located in the left field (Waveland Avenue) bleachers, inside the ballpark behind the last row of seating. Because the bleacher seating is in a radiating pattern toward home plate, the back of the bleachers is not parallel with the exterior of the ballpark; at its closest, the sign would be located 5'-8-1/4" from the outer perimeter railing of the cross-aisle behind the bleachers, and 8'-9-1/4" at the farthest (see drawings).

[The Cubs originally proposed that the sign would be attached to the outside of the perimeter railing. In response to comments from Zoning and Historic Preservation staffs, the location was further studied, and the Cubs moved the proposed location to the back of the bleachers on the interior side of the cross-aisle, and the structure was redesigned to be simplified and better integrated into the structural system and vocabulary of the bleachers.]

EXHIBIT 2

The sign would be supported by two square steel posts, each 14" x 14-5/8" in diameter and spaced approximately 11'-0" apart, attached to the back of the bleachers. The two posts are attached to a new structural member underneath the bleachers that spans and connects to the bleacher's steel structure. A portion of the bleachers extends, cantilevered, over the sidewalk, and the underside of the bleachers is open to the sidewalk below. The structure of the sign does not extend below the underside of the deck or the structural members of the bleachers, and will only be minimally visible (i.e., when looking straight up into the underside of the bleachers). The posts will be painted green to match the color of the metal railings, speaker poles and other elements of the bleachers, while the portion of the structure underneath the bleachers will be painted gray to match the steel structure.

The sign is composed of individual metal channel letters and the Toyota logo. The letters are 48-inches high, by 9-1/2-inches deep, all with internal transformers and internal conduit. The back of the letters and logo would be painted green to minimize visibility from the exterior of the ballpark, while the sides of the letters and logo would be painted "Toyota" red and the faces would be white lexan with applied "Toyota" red vinyl. The letters/logo would be internally lit with red LED lighting.

The top of the sign would be 59'-5" above grade—by comparison, the center field scoreboard is approximately 96 feet above grade; the roof of the upper deck of the grandstands is a comparable height to the top of the center field scoreboard (see elevation drawings). The proposed sign would be approximately 11 feet above the top of the railing of the top row of bleacher seating and approximately 28 feet above the deck of the cross-aisle behind the bleachers (the underside of the cross-aisle is approximately 19'-2" above the sidewalk). The Cubs have indicated that the sign is the lowest that it can be, taking into account clearances and other sight-line concerns.

The sign is 360 square feet in area, although comprised of individual letters and logo without a solid backing, for greater transparency and reduced visual mass. (By comparison, the center field scoreboard is approximately 2,100 square feet in area.)

Mock-Up and Visibility

A mock-up of the sign, constructed out of flat red plexiglass [note that the back of the sign would be painted green, including the letters] and hoisted by crane to the proposed height, was prepared by the Chicago Cubs and reviewed by Historic Preservation staff. Two reference plans are attached indicating the locations of where the photos of the mock-up were taken from within the ballpark (Interior Views #1-#10) and outside the ballpark (Exterior Views #1-18). As would be expected, the sign has greater visual prominence from the lower deck grandstand seating, where it is partially silhouetted against the sky due to the lower sight-line angle, versus the upper deck where it blends in more with the roofs and buildings behind it. This is comparable to the impact of the bleacher expansion, where due to the low angle only a portion of the top story of the building streetwall opposite the park is visible from the lower deck grandstand.

From outside the ballpark, the majority of views of the sign are quite visually minimal along Waveland, since views are of the sign are in profile, and the sign (the structure and back of which would be painted green, rather than red as in the mock-up) blends into either the center field scoreboard or the grandstands behind it, depending on the direction. From mid-block on Waveland directly opposite the sign, the view of the back of the sign is more oblique. In the context of the bleacher expansion itself, the adjacent speaker poles, and the much larger center field scoreboard and grandstands, the sign does not appear to be outsized. The location of the sign is not on axis with Kenmore, that runs south and terminates at Waveland, but is east of the crosswalk on the northeast corner of Waveland and Kenmore and is partially visible from the north through the trees as one nears the intersection.

EXHIBIT 2

The Chicago Cubs also prepared an alternatively-configured mock-up of the proposed sign with the logo and letters in a horizontal format. A horizontal sign would require more supporting structure (at least four posts) and would have a somewhat greater impact on views of the ballpark, both from the exterior as well as from the inside of the ballpark looking out. The Cubs considered this alternative, but are not proposing it due to concerns about its visual appearance on the ballpark as well as the greater impact on views from the adjacent rooftop clubs. *(The Cubs and the rooftop clubs have a revenue-sharing agreement that runs through 2023. The private views of the ballfield from the rooftop clubs is NOT within the purview of the landmarks commission and should not be considered.)* Historic Preservation staff also believes the horizontal format of the sign would create more of an interruption in the general sweep and contour of the bleachers.

Wrigley Field and Signage

As part of the submission, the applicant has included historic photographs of Wrigley Field from 1917 to 1929 as well as of Fenway Park in Boston, the only remaining comparable Major League Baseball ballpark (Wrigley Field was constructed 1914, while Fenway was built 1912). During the 1910s-30s, and typical of other ballparks, Wrigley Field had sponsorship and other signage within the ballpark, including painted signs on the outfield wall as well as large painted billboards and cut-outs of the "Doublemint Twins" on the original scoreboard itself. A long horizontal sign of individual letters spelling out "Chicago National League Ball Park," comparable to the proposed sign, was mounted to the top of the outfield wall in the late 1910s-early 1920s (see attached photos).

With the 1937-38 construction of the boomerang-shaped bleacher configuration and current center field scoreboard designed by Holabird & Root, and the decision by Bill Veeck, the son of the team's president, to plant ivy on the outfield brick walls, locations for sponsorship advertising within the ballpark was greatly minimized. (The period of significance of the ballpark is generally defined as 1914-1938.) In the 1980s, a sign advertising Budweiser was added underneath the center field scoreboard, later to be replaced with an LED electronic message board sign. More recently, additional LED electronic message board signs for scoreboards and advertising have been added to the upper-deck fascia on the left and right field sides (810 total square feet each, considerably larger than the proposed sign), the Under Armour logo was painted on the two doors in the outfield wall, a rotating (and removable) sign was added behind home plate, and decals for sponsorships have been added to dugouts and brick infield walls. Other identification signage includes the field dimensions painted on the outfield wall and the Jack Brickhouse "Hey, Hey" signage added to the foul poles.

Inside the ballpark, except for the LED signs and the hand-operated scoreboard (which is externally illuminated), the signage consists of non-illuminated individual letters. On the exterior, signage principally consists of the historic 1934 marquee sign at Addison and Clark and the 1937-38 "Chicago Cubs" pennant sign on the back of the center field bleachers, both with painted letters and exposed neon lighting (an LED electronic message board sign has been added to the marquee sign; a sign advertising Budweiser added beneath the marquee sign has been painted out); the Bud Light Bleachers sign, which consists of externally-illuminated individual metal letters; and the recently-approved Captain Morgan Café signage, also externally illuminated with gooseneck fixtures.

Across the street from the ballpark on Waveland and Sheffield, a few rooftop signs have existed at least from the 1930s (see additional photos), and possibly earlier. These signs were typically comprised of individual letters without a solid back, and included the neon-lit Baby Ruth sign (c.1930s) and the later Torco sign. The sloped-roof building on the northeast corner of Waveland and Kenmore has had painted signage on the roof since at least the 1930s (most familiar for the red-painted Budweiser sign, and most recently advertising a casino).

EXHIBIT 2

As a point of comparison, Fenway Park in Boston historically had signage in the outfield, including painted on the famed "Green Monster" left field wall, and, typical of other ballparks of the period, more inside-the-ballpark signage than Wrigley Field. The ballpark, which has been proposed for landmark designation and is listed on the National Register of Historic Places, recently underwent a major tax-credit rehabilitation certified by the National Park Service, and work included new painted billboard signs added above the Green Monster (see photos) as well as elsewhere in the park.

Finally, by way of background regarding lighting and illumination, the first Major League Baseball night games were held in the 1930s. (Night-game lighting was to be installed at Wrigley Field in the early 1940s, but the lighting was instead donated to the war effort; Wrigley Field was the last Major League ballpark to install lighting, in 1988.) Most early illuminated signs (particularly painted wall signs) were externally illuminated with incandescent bulbs; or individual, open-face can metal letters contained individual bulbs for more elaborate signs. Neon was introduced in the United States in the 1920s, and exposed neon signs became popular beginning in the 1930s. Internally-illuminated, plastic-faced signs became popular after World War II.

Analysis

In its review, the Commission should consider the impact of the proposed sign on the significant historical or architectural features of the ballpark, both in terms of the effect on any historic materials as well the visual impact of the sign on the appearance and historic character of the ballpark, both as viewed from the exterior as well as from the inside of the ballpark looking out at the "streetwall" created by the buildings along Waveland and Sheffield facing the ballpark as well as the surrounding neighborhood. Since the left field bleachers were completely reconstructed in 2005-06, there is no impact in terms of physical damage or other changes to the ballpark's historic materials or features.

Regarding the visual impact of the proposed sign on the appearance and historic character of the ballpark, pursuant to the Chicago Landmarks Ordinance, the Commission utilizes rehabilitation standards which allow changes that accommodate the continued contemporary use while preserving the historic character and features of the property. As such, landmark properties are not 'frozen in time,' but change is managed to preserve the character-defining features while still adapting to changing needs. Furthermore, the Wrigley Field Designation Ordinance (see more below, and enclosed) specifically instructs the Commission to "take into consideration the unique operational concerns within the context of the operation of a ballpark, as well as future changes necessary to improve or modernize the ballpark, to the extent such consideration is not otherwise inconsistent with the intent of the Chicago Landmarks Ordinance."

To this end, the Commission approved the complete reconstruction of the bleachers as well as the addition of new LED electronic message board signs and other sponsorship signs within the ballpark, finding that the addition of such signage would not adversely affect the significant features of the ballpark—so the Commission has already determined that some signage can be added to ballpark, depending on the size, number and location (i.e., cumulative impact), as well as design, materials, and method of illumination. Furthermore, depending on these factors and how the signage is attached, it may also be considered somewhat ephemeral in nature and largely reversible.

From the exterior, the proposed sign has a minimal visual impact on the ballpark from the surrounding streets. From most views, it is either blocked from view by the bleachers (cantilevered over the sidewalk) or is viewed largely in profile, where it blends into either the center field scoreboard or the grandstands behind it, depending on the direction. The greatest visual impact is on the opposite side of the street from the sign along Waveland, where, in the context of the overall

EXHIBIT 2

bleachers and much larger-scaled center field scoreboard and grandstands, it does not appear outsized in comparison and remains an accessory, secondary feature. The sloped contour, or taper, of the bleachers is not as perceptible from the exterior, due to the continuous cantilevered cross-aisle, and the sign visually reads as an added vertical element, a background feature similar to the speaker poles, foul poles and lights mounted to the upper-deck roof. (In comparison to the Addison and Clark elevations of the ballpark, the Waveland and Sheffield bleacher elevations are more secondary in character.) Furthermore, the structure and back of the sign would be painted green to further blend into the background; and the sign is comprised of individual letters without a solid back, allowing transparency, greatly reduces its visual mass.

From the inside of the ballpark looking out, the significant features of the bleachers include the unenclosed, open-air character and the "*generally* [emphasis added] uninterrupted 'sweep' and contour[ed]" profile. The reconstructed bleachers maintain an overall "tapered" profile and silhouette, lowest at the left and right field foul lines, gradually stepping down from the more prominent and more steeply-profiled center field bleachers. [Note also that the left and right field bleachers are not symmetrical.] A pole-mounted sign, comprised of individual letters without a solid back to allow greater transparency and reduce its visual mass, will not overly affect, interrupt or obscure the generally sweeping profile of the bleachers. Again, in the context of the overall bleachers and its mid-way location between the much larger-scaled center field scoreboard and grandstands, the sign does not appear out of scale and remains an accessory, secondary feature.

Similar to the bleacher expansion itself, the overall visual impact of the sign on upper-deck grandstand views looking out is largely minimal, as it is from the bleachers themselves where it blends in more with the roofs and buildings behind it. It is worth noting that the view is also changed from its historic appearance, with new rooftop signage, new and altered buildings, and the large rooftop bleacher structures themselves, but the view from the ballpark looking out at the adjacent buildings, the larger surrounding neighborhood, and even glimpses of the lake remains one of the ballpark's unique character-defining features. [*Views of the ballfield from atop the roof-top clubs on Waveland and Sheffield avenues are NOT considered to be a landmarks issue.*]

The National Park Service generally recommends consideration of the use of sign types and materials characteristic of the historic property's period and style for contemporary usage. Regarding the design, materials and method of illumination of the proposed sign, while the use of individual letters has both historic and contemporary precedents at Wrigley Field, all sponsorship signs, historically and currently with the exception of the LED electronic message boards, were/are all either unilluminated or externally-illuminated.

No precedent exists for an internally-illuminated, plexiglass-faced sign, and we believe that these types of letters and method of illumination are inconsistent with the historic character of the ballpark. Plastic or plexiglass is not typical of the historic material palette of the ballpark, nor is the method of illumination and resulting visual appearance of internally-lit, plexiglass-faced letters consistent with historic or contemporary inside-the-ballpark signage. (Staff considers the LED electronic changing message board signs, used for scoreboards, announcements, advertising, etc., to be a separate and distinct type of signage from sponsorship signs. Furthermore, these LED signs are placed on the fascia of the upper-deck grandstand or as part of the center field scoreboard, rather than as independent, stand-alone features.) Internally-illuminated, plexiglass-faced letters would also negatively contrast with the white lettering and external illumination levels of the scoreboard.

EXHIBIT 2

Conclusion

In conclusion, staff recommends that the proposed sign in terms of design, size, and location, will not adversely affect the significant features of the ballpark. We do believe, however, that the proposed type of sign letters and method of illumination is not compatible with the historic character of the ballpark and should be further studied. Staff considered the use of clear-faced channel letters with exposed neon tubes, but remains concerned about the resulting lighting levels and quality (see photo) in relationship to the scoreboard and other signage inside the ballpark, even though neon is used on the two historic signs on the exterior of the ballpark. Furthermore, the size and font of the proposed Toyota letters and icon do not appear to lend themselves to the use of exposed neon without appearing faux-historic. Staff is therefore recommending the use of dimensional metal letters (which, for example, were also used for the Bud Light Bleacher signage) with external illumination, if illumination is desired.

Finally, staff notes that should the Commission approve the proposed sign, future signage proposals would still be reviewed on a case-by-case basis, and the Commission's approval of the subject sign cannot be considered indicative of how it may consider other proposed signs in the future, especially relative to taking into account the cumulative visual impact of similar signage on the historic and architectural character of the ballpark.

Designation Ordinance: Guidelines and Master Sign Program

In addition to the Commission's adopted standards, criteria and guidelines, special design guidelines were developed for the review of work to the various protected features of the ballpark, in recognition of the unique challenges related to its operation. These guidelines were recommended by the Commission and approved by City Council as part of the Designation Ordinance (enclosed). In the case of Wrigley Field, to the extent any provisions of the Designation Ordinance conflict with the Chicago Landmarks Ordinance and the Commission's adopted standards, criteria and guidelines, the provisions of the Designation Ordinance govern (Sec. 8).

These guidelines include the following general instruction (Sec. 5) that, *"as part of its review, the Commission shall take into consideration the unique operational concerns within the context of the operation of a ballpark, as well as future changes necessary to improve or modernize the ballpark, to the extent such consideration is not otherwise inconsistent with the intent of the Chicago Landmarks Ordinance."*

In addition, the guidelines specify (Sec. 5.B.2) that "any work that substantially affects the generally uninterrupted 'sweep' and contour of the grandstand or bleacher areas" is deemed to affect the protected features and is therefore subject to the review and approval of the Commission. Furthermore, the Designation Ordinance (Sec. 6.A) states that any signage requiring a permit and "applied or attached to any protected feature is subject to review by the Commission."

Finally, the Designation Ordinance (Sec. 6) allows for the establishment of a "Master Sign Program" to govern the review of future business, advertising or other signage as it affects the ballpark's protected features. The preparation and submission of a Master Sign Program for the review and approval of the Commission is solely at the option of the property owner (i.e., a "Master Sign Program may [emphasis added] be submitted to the Commission").

EXHIBIT 2

Other Applicable Standards, Criteria and Guidelines:*Secretary of the Interior's Standards for Rehabilitation*

The Chicago Landmarks Ordinance specifies 'rehabilitation' standards for the Commission's review. Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." Rehabilitation is a different accepted treatment than 'Preservation,' which is more restrictive in terms of the type of work and changes that would be permitted.

- Standard #2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment.

Criteria for Determining Adverse Effect

- Criterion #6: The work constitutes an addition of a feature where the new feature will not adversely alter, change, obscure, damage, or destroy a significant or historical feature.

Guidelines for Alternations to Historic Buildings and New Construction

The Commission's adopted guidelines specify that its review is "intended to protect and enhance all significant historical or architectural features while allowing properties to be adapted for changing needs." Additional guidelines include:

- Signs: [Excerpted] "The Landmarks Commission recognizes the need for commercial establishments to advertise. Such advertising has a long and rich history in America, one that has at times elevated the sign board to an art form. Conversely, signs on landmarks or in landmark districts can be a source of clutter when the effectiveness of the sign is equated with its size and flashiness, rather than its compatibility to the historic architectural character of the landmark district. A sign's location, size, material, and means of illumination are areas of concern."

NPS Preservation Brief #25

"Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs."