

EXHIBIT "B"

SPECIAL SIGN DISTRICT BULK REGULATIONS FOR CHICAGO PREMIUM OUTLETS LOCATED AT 1650 PREMIUM OUTLET BOULEVARD

In addition to any signs permitted by City ordinance, pursuant to Section 2902.5 of the City Code of Ordinances, and the Farnsworth International Special Sign District, the City hereby establishes a special sign district for the Subject Property to be known as the Chicago Premium Outlets Special Sign District (the "Special Property") and adopts the special sign district regulations and specifications in this Exhibit "B". The regulations in this Exhibit "B" shall supplement the regulations in the City sign ordinance and the Farnsworth International Planned Development District. In the case of a conflict between the regulations in the City sign ordinance and/or the Farnsworth International Planned Development District and this Exhibit "B", this Exhibit B shall apply.

A. Definitions.

1. Owner. Chicago Premium Outlets LLC, its successors and assigns.

B. Signs Permitted

1. Temporary - Development Identification

- a. Area: One-hundred (100) square feet each side, each sign
- b. Height: Twenty-five (25) feet max.
- c. Construction: Wood may be illuminated, no flashing lights or strobes.
- d. Quantity: Four (4) on the Subject Property.
- e. Free-standing signs permitted only during construction of Phases 2A and 2B. Non-illuminated, reflective vinyl copy. All temporary development signs shall be removed from the property prior to the issuance of the last occupancy permit.

2. Permanent – Free-standing Identification

- a. Developer shall submit for approval, at the time of sign permit application, a proposed sign package identifying size, type and location permanent non-residential development identification within the Subject Property. Construction of said signage shall be monument style with consistent architectural elements on all signs, with any combination of wood, masonry, concrete and landscaping with illumination; signage itself may be with any combination of backlit pin letters or paneling.
- b. Project Identification Pylon Signage:
 1. Signage Area – Maximum of ~~four~~eight-hundred (4800) square feet each side, each sign; sign must contain the overall shopping center name within the allowed signage area— Which shall allow up to five (5) tenant identification panels.
 2. Height – Sixty-five (65) feet max.
 3. Quantity – Three (3) on the Subject Property

4. Setback - minimum setback from I-88 shall be twenty (20) feet; minimum setback from Farnsworth shall be equal to the height of the sign.
 5. Location – Two (2) adjacent to I-88 and one (1) adjacent to Farnsworth Avenue.
 6. Construction - Pylon style, with consistent architectural elements on all signs, with any combination of wood, masonry, concrete, panels, prefabricated aluminum, and landscaping.
 7. Illumination - Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both. Structure to be illuminated with external ground up lights.
 8. Electronically Operated Readerboards – Are not permitted.
- c. Project Identification Monument Signage:
1. Signage Area – Maximum of one-hundred and twenty (120) square feet each side, each sign; sign must contain the overall shopping center name within the allowed signage area.
 2. Height – Twelve (12) feet max.
 3. Quantity – Three (3) on the Subject Property
 4. Setback - minimum setback from public right of way shall be equal to the height of the sign.
 5. Location – One (1) at the intersection of Farnsworth Avenue and Premium Outlets Boulevard; one (1) at the intersection of Bilter Road and Premium Outlets Boulevard; and one (1) internal to the site.
 6. Construction - Monument style, with consistent architectural elements on all signs, with any combination of wood, masonry, concrete, panels, prefabricated aluminum, and landscaping.
 7. Illumination - Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both. Structure to be illuminated with external ground up lights.
 8. Electronically Operated Readerboards – Are not permitted.
- d. Project Identification Gateway Signage:
1. Signage Area – Maximum of ~~two~~four -hundred ~~and twenty~~-(~~200~~400) square feet; sign must contain the overall shopping center name within the allowed signage area— which shall allow up to six (6) tenant identification panels.
 2. Quantity – One (1) on the Subject Property
 3. Location – Internal site architectural entry feature.
 4. Construction - Monument style, with consistent architectural elements on all signs, with any combination of wood, masonry, concrete, panels,

prefabricated aluminum, and landscaping.

5. Illumination - Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both.
6. Electronically Operated Readerboards – Are not permitted.

2. Permanent – Wall Signage

- a. Developer shall submit for approval, at the time of sign permit application, a proposed sign package identifying size, type and location of permanent wall signs within the subject property.
- b. Project Identification Building Signage:
 1. Signage Area – Maximum of two-hundred and twenty (200) square feet each sign; sign must contain the overall shopping center name within the allowed signage area.
 2. Quantity – Twelve (12) on the Subject Property
 3. Illumination - Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both.
- c. Tenant Identification Building Signage – Phase 1:
 1. Signage Area – Maximum of two-hundred and twenty (200) square feet each sign or forty-eight (48) inch letter height.
 2. Maximum Tenant Wall Signage Area – nine-thousand one hundred and five (9,105) square feet on Phase 1
 3. No tenant signs will be permitted on the north elevation of Phase 1 buildings except on towers of buildings 6, 8 and 9
 4. Illumination - Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both.
- d. Tenant Identification Building Signage – Phase 2:
 1. Signage Area – Maximum of two-hundred and twenty (200) square feet each sign or forty-eight (48) inch letter height.
 2. Maximum Tenant Wall Signage Area – eight-thousand seven hundred and forty-seven (8,747) square feet on Phase 2
 3. Illumination - Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both.

3. Permanent - Directional Identification

- a. Developer shall submit for approval, at the time of sign permit application, a proposed sign package identifying size, type and location of permanent

directional signs interior to the subject property. Said signage may include but not be limited to the following:

1. Vehicular Directional Signage – located at key points and drive aisles; Free-standing sign. Non-illuminated. Reflective vinyl copy. Signs may contain tenant names and logos.
2. Parking Area Identification – located within parking areas; Mounted to light poles. Non-illuminated. Reflective vinyl copy.
3. Bus Plaza Identification – located at bus plaza; Mounted to Bus Plaza Canopy supports. Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both.
4. Service Court Identification – located at delivery/service area; Mounted to screen walls and buildings. Non-illuminated. Reflective vinyl copy.

3. Permanent – Interior Signs

- a. Signs located interior to building entryways and generally not visible to off-site traffic. Signs may include, but are not limited to, awning signs, canopy signs, customer signs, monument signs, wall signs, and window displays. Interior signs are not subject to City design review.