

Bally's Chicago Casino

Community Engagement Presentation

December 05, 2022

Today's Presenters



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Site Design Group

Bally's Overview



Who We Are

- **20+ years** of retail and online casino operational experience
- **National database** connecting customers across our omni channel offering
- **High awareness** of Bally's brand that will continue to grow with our media and content partnerships
- **17 casinos** and **resorts** across **11 states**



Evolution Into a Premier Gaming Leader



Bally's Chicago Casino Overview



PD 1426 Overview

27.2 contiguous acres bounded by Chicago Avenue, Halsted Street, Grand Avenue and the Chicago River

- In 2018 Tribune Real Estate Holdings (TREH) rezoned the land from PMD (DS-5) to DX-5 Downtown Mixed use with 2.6 FAR bonus above 5 FAR
- Current approved PD allows 8.4 million square feet of new mixed-use development
- PD defines all infrastructure improvements, roadways dedications and funding to be provided by the developer



Entertainment District Vision

A vibrant new entertainment district

- Enlivens the River West neighborhood
- Creation of a spectacular regional destination adjacent to casino complex
- Integration of cultural and community amenities and experiences
- Celebrate and continue to share the local Chicago culture
- Enhance placemaking and identity, that celebrates and creates new iconic public space, including new parks and extension of the Chicago riverwalk



Aerial View of Amended PD 1426 at Full Build-Out

District development framework to align with existing city design

- Establish new mixed-use, downtown neighborhood adjacent to casino
- Create inviting parks, riverwalk and streetscapes for enjoyment of all city residents
- Multi-modal network for walking, transit, water taxi, biking, and vehicles
- Maximize below grade parking opportunities
- Establish a continuous, public open space amenity
- Create a green district that is a paradigm for sustainable best practice



Density Reduction – PD 1426 Amendment

District Plan (2018)



2022 District Plan (Proposed Amendment)



- **2018:** Maximum 8.4 million square feet of new mixed-use development
- **2022:** Maximum 6.6 million square feet of mixed-use proposed development
 - Adds casino land use
 - **Reduction of 1.8 million square feet**
- Similarities
 - Open space area
 - Roadway framework
 - Infrastructure improvements

Open Space Comparison – PD 1426

District Plan (2018)



2022 District Plan (Proposed Amendment)



- **2018: Open Space**
 - 11.4 ac public
 - 1.4 ac private
 - 12.7 ac total open space
- **2022: Open Space**
 - 10.6 ac public
 - 2.8 ac private
 - 13.4 ac total open space
 - **Increase of 0.7 ac**
 - Modified design character
 - Centralized park to a linear park creating greater connectivity

Roadway Framework Comparison – PD 1426

District Plan (2018)



2022 District Plan (Proposed Amendment)



- **2018: Roadway Framework**
 - Jefferson Street (N/S)
 - 3 Streets (E/W)
 - Superior
 - Ancona
 - Des Plaines
- **2022: Roadway Framework**
 - Jefferson Street (N/S)
 - 4 Streets (E/W)
 - Huron (off set)
 - Ancona (service)
 - Erie
 - Des Plaines
- Increased connectivity throughout the district

Phase 1 Development – PD 1426

Phase 1 Development

- 1 million square feet
- 4,000 gaming position casino
- 10+ food & beverage offerings
- Event center / theater: 3,000 seats
- 23,000 square foot museum
- Hotel – 500 rooms
- 2,500 garage parking spaces
- 700 surface parking spaces
- Riverwalk
- Riverfront Park



Future Development

- Maximum of 5.6 million square feet

Full Entertainment District

- Residential – 4,799 Units
- Hotel – 300 rooms
- Retail – 125,000 square feet
- Linear park with dedicated bike trail
- Potential transit way on UP Rail alignment



Bally's

An Inviting and Engaging Landscape



Chicago River / Chicago Avenue looking South

- Riverwalk
- Winter Garden
- Entry Plaza
- Chicago Ave. Access



Chicago Avenue / Jefferson looking South

- Roadway Design
- Entry Court
- Retail Activation
- Landscape Experience



Casino Drop off At Chicago Avenue / Jefferson

- Casino and Hotel Drop off
- Valet Ramp to Parking
- Entry Court Stacking
- Inviting Landscape



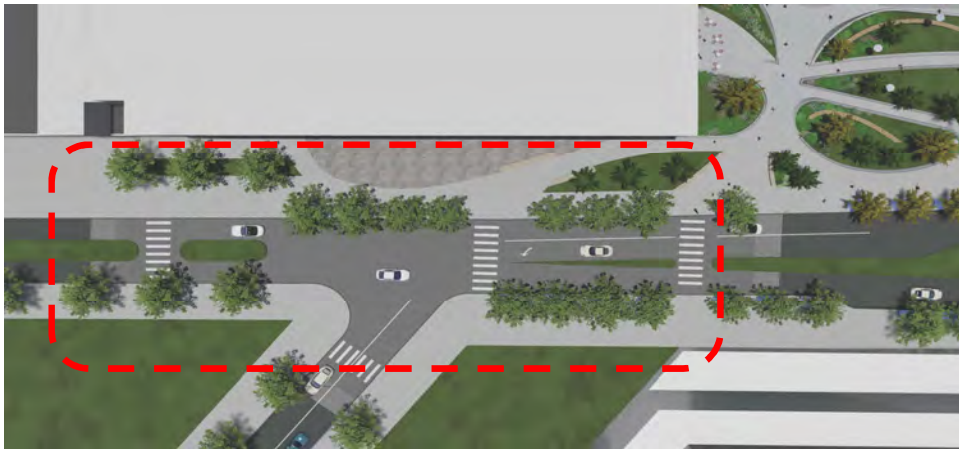
Linear Park – Over Union Pacific Rail Alignment at Halsted Street

- Linear Park + Bike Lane
- Neighborhood Character
- Jefferson Experience
- Transitway Opportunity

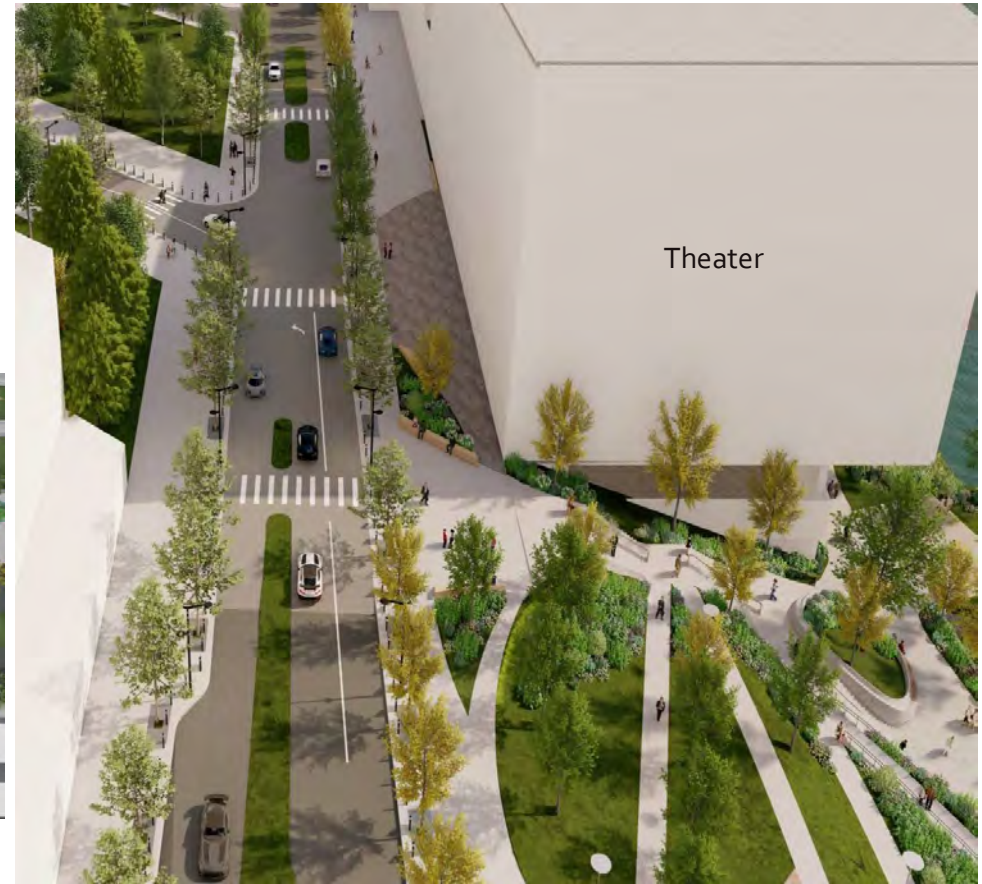


Jefferson Street Streetscape

- Layered streetscape with trees, planters and art
- Numerous drop-off zones for ride share, taxi and buses
- Pedestrian and bike Connections from Linear to Riverfront Park and Riverwalk



Jefferson Street - Section illustrating landscape approach



Jefferson Street Streetscape (cont.)

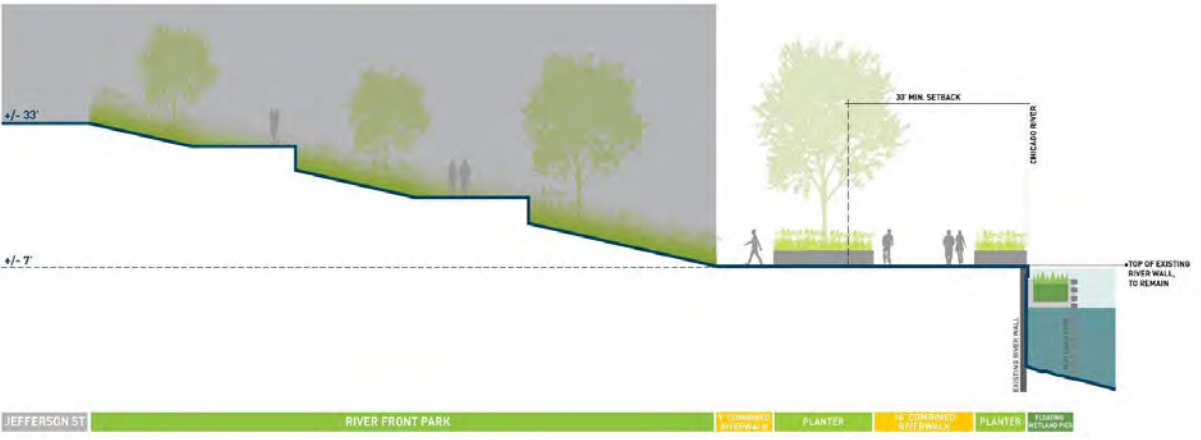


Riverfront Park looking Northwest

- Riverfront Park
- Dog Park and Amenities
- Theater
- Museum



Riverfront Park (cont.)

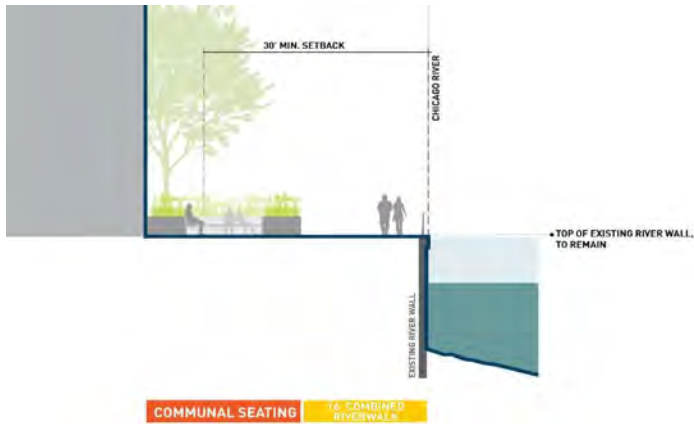


Riverwalk Experience looking South

- Riverwalk
- Theater
- Riverfront Park



An Active Riverwalk Experience



Development Approval Timeline

Bally's Chicago Casino is within an existing planned development with permitted casino usage

Existing Planned Development

- Entertainment and spectator sport, including casino use permitted
- Amendment to Planned Development (PD) required for sub-area change and changes to bulk table
- Planned Development Amendment filed on September 21, 2022

Review Committees

- River Ecology and Governance Task Force
- Committee on Design

City Departmental Approvals

- Chicago Department of Transportation (CDOT)
- Chicago Fire Department (CFD)
- Mayor's Office for People with Disabilities (MOPD)

Transportation Plan



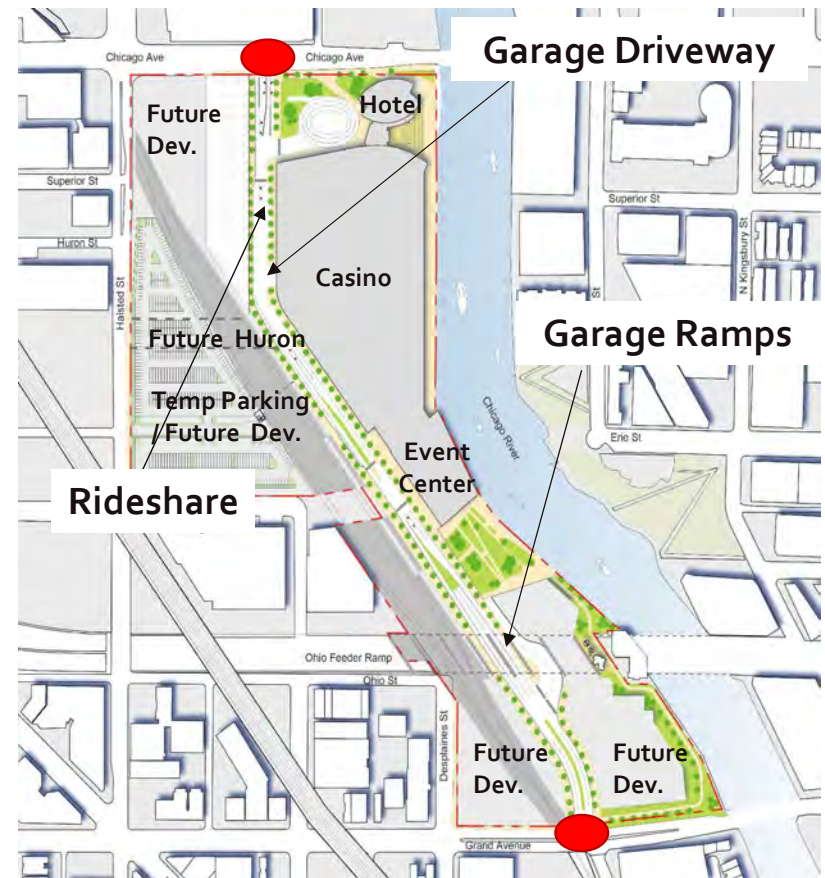
Transportation Area



PD 1426 – Phase 1

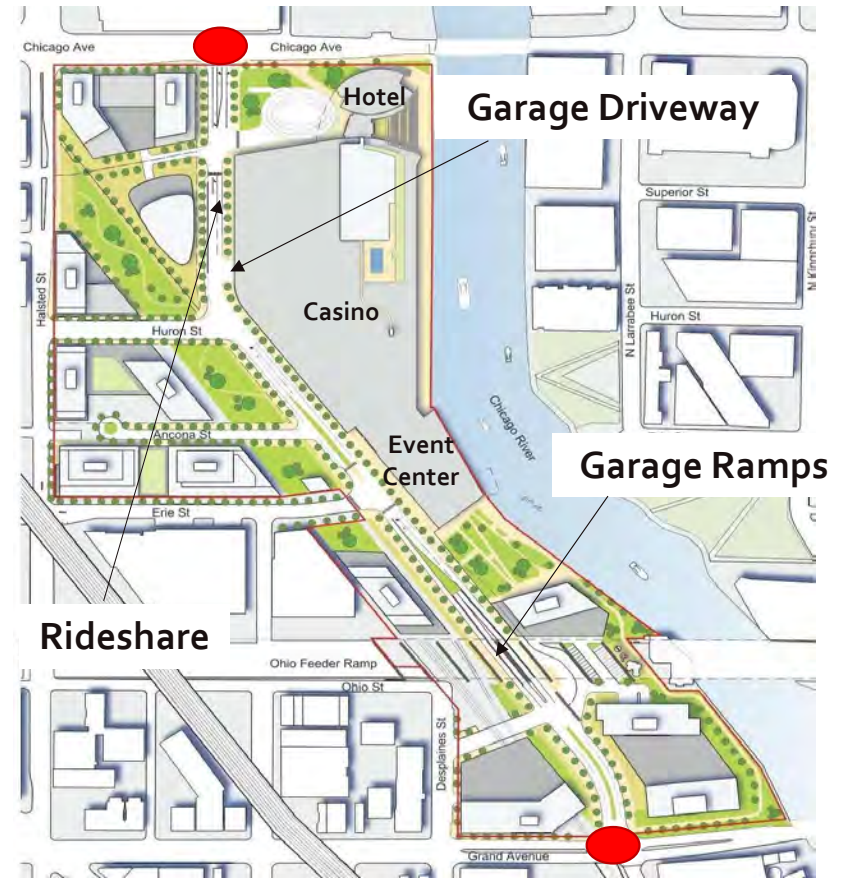
Key Amenities

- Casino will house up to 4,000 gaming positions
- 500-room hotel tower including rooftop bar
- Public theatre space with up to 3,000 seats
- Interactive and engaging museum space
- 10+ food and beverage offerings showcasing Chicago's best
- Underground garage for ample parking
- Engaging and modern Riverwalk space with publicly accessible park



PD 1426 – Full Plan

- Full PD 1426 Plan
 - Phase 1 additions +
 - Future residential and commercial development
 - Linear park and open greenspace
 - Future network connections



Traffic Generation Comparison

Trip reduction comparing 2018 approved Planned Development 1426 plan to current plan

- Previous approved PD 1426 AM and PM peak hours compared to New PD 1426 AM and PM peak hours

Trip Generation Scenario	Weekday Commuter AM Peak			Weekday Commuter PM Peak		
	In	Out	Total	In	Out	Total
2018 Approved PD 1426 Trip Generation	1,385	1,490	2,875	1,544	1,656	3,200
2022 Proposed Entertainment District + Remaining Parcels	871	869	1,740	1,198	1,134	2,332
<i>Total Difference</i>	-514	-621	-1135	-346	-522	-868

Phase 1 – Roadway Improvements to be Completed by Bally's

Significant improvements surrounding the Planned Development to improve transportation flow

- Construction of Jefferson Street from Chicago to Grand
- Construction of traffic signal and intersection at Chicago and Jefferson
- Construction of traffic signal and intersection at Grand and Jefferson
- Potential new connection between Halsted and Jefferson at Huron
- Other mobility improvements completed by Bally's
- New Divvy bike station
- New water taxi stop
- New riverwalk extending from Chicago to Grand



Phase 1 – Roadway Improvements to be Completed by Bally's

LEGEND

- - NEW TRAFFIC SIGNAL
- - MODERNIZE AND RETIME EXISTING SIGNAL
- - RETIME EXISTING TRAFFIC SIGNAL



Phase 1 – Traffic Signal Improvements to be Completed by Bally's

*Significant improvements surrounding the Planned Development to improve transportation flow**

- Interconnect new Chicago Avenue signal to Halsted Street Signal
- Install new traffic signal at Grand Avenue and Desplaines Avenue
- Retime traffic signal to improve traffic flow at:
 - Division Street and Halsted Street
 - North Branch Street and Halsted Street
 - Chicago Avenue and Larrabee Street
- Retime traffic signals at Grand Avenue, Halsted Street, and Milwaukee Avenue
- Full modernization of traffic signal to improve traffic flow at:
 - Ogden Avenue and Chicago Avenue
 - Milwaukee Avenue and Chicago Avenue
 - Milwaukee Avenue and Ogden Avenue
- Retime traffic signal to improve traffic flow at:
 - Orleans Street and Ontario Street
 - Orleans Street and Ohio Street
 - Orleans Street and Grand Avenue



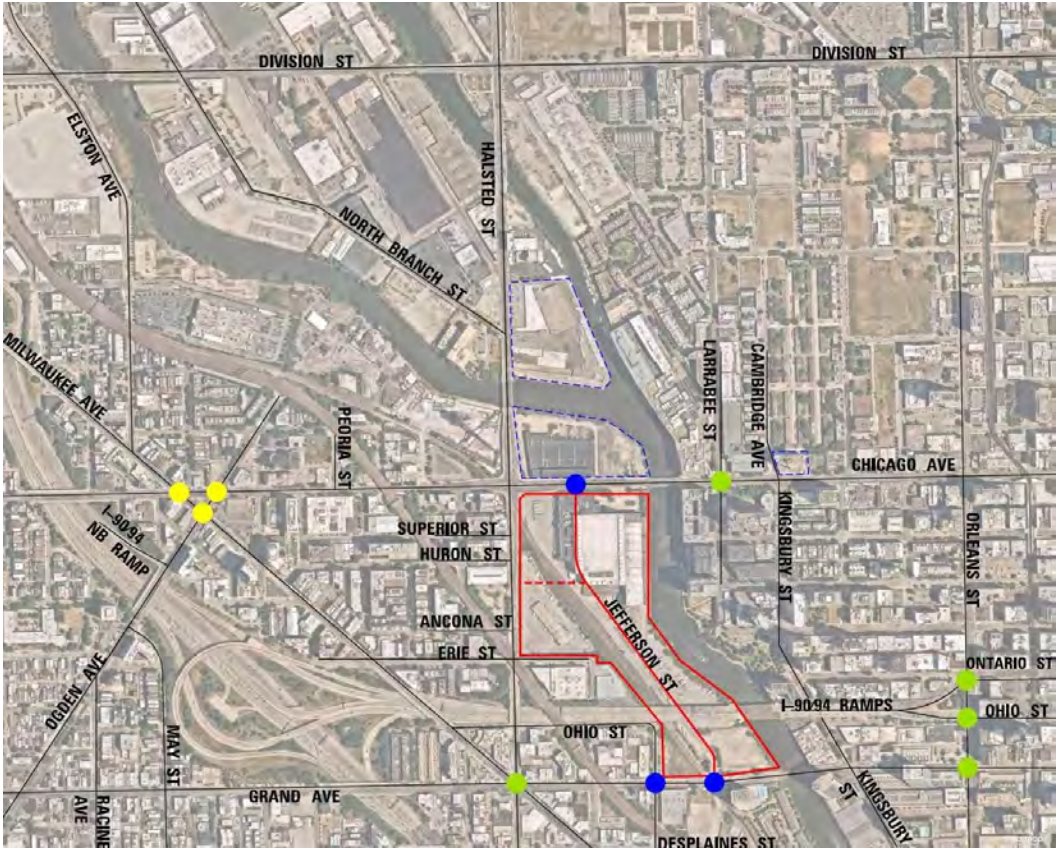
*All signal upgrades shall include new ATC traffic controller and associated hardware

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Phase 1 – Traffic Signal Improvements to be Completed by Bally's

LEGEND

- - NEW TRAFFIC SIGNAL
- - MODERNIZE AND RETIME EXISTING SIGNAL
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Traffic Improvements by Others

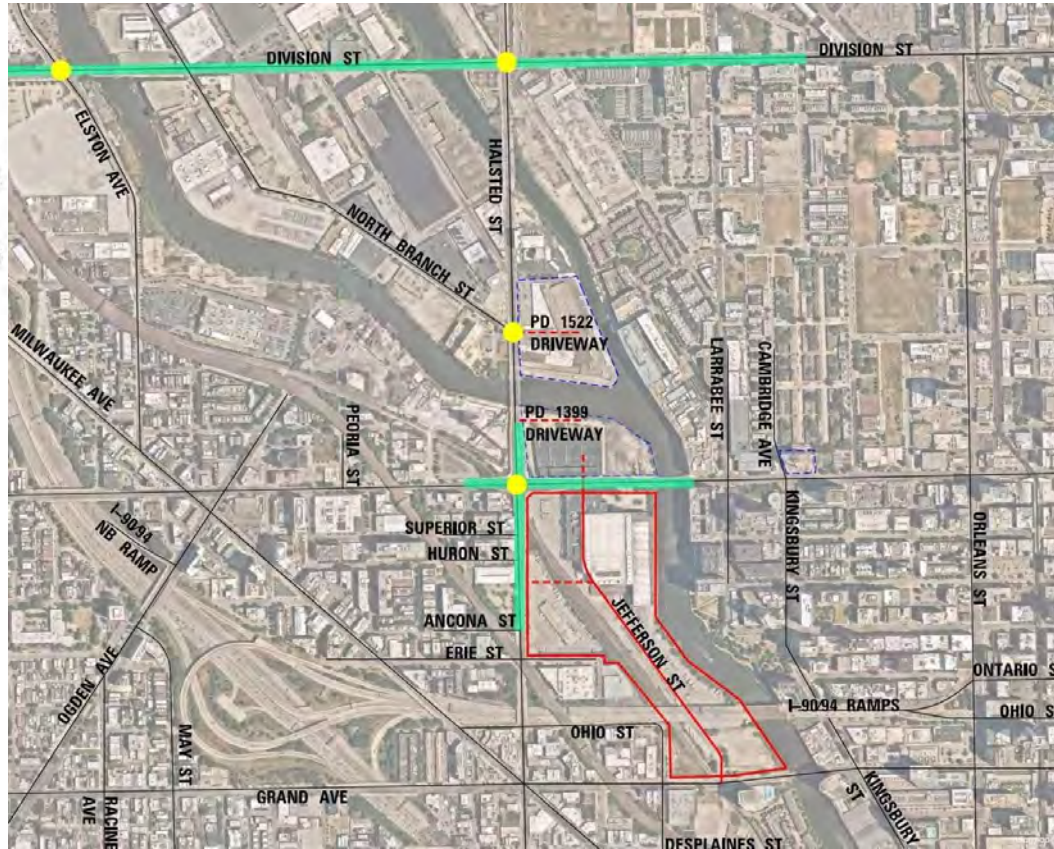
Ongoing Improvements to the Planned Site Area

- Chicago Avenue: New wider bridge over River, roadway improvements from Green Street to Larrabee Street (estimated completion Q2 2026)
- Halsted Street: Roadway improvements from Chicago River to Ancona Street (estimated completion Q2 2026)
- Modernize traffic signal at Chicago/Halsted (estimated completion Q2 2026)
- Division Street: Two new bridges over River, roadway improvements from I-90/94 to Cleveland Avenue (estimated completion Q4 2025)
- Modernize traffic signals at Division/Elston and Division/Halsted (estimated completion Q4 2025)
- Modernize traffic signal at North Branch/Halsted

Traffic Signal Improvements – Other Developers / Developments

LEGEND

-  - NEW TRAFFIC SIGNAL
-  - MODERNIZE AND RETIME EXISTING SIGNAL
-  - RETIME EXISTING TRAFFIC SIGNAL

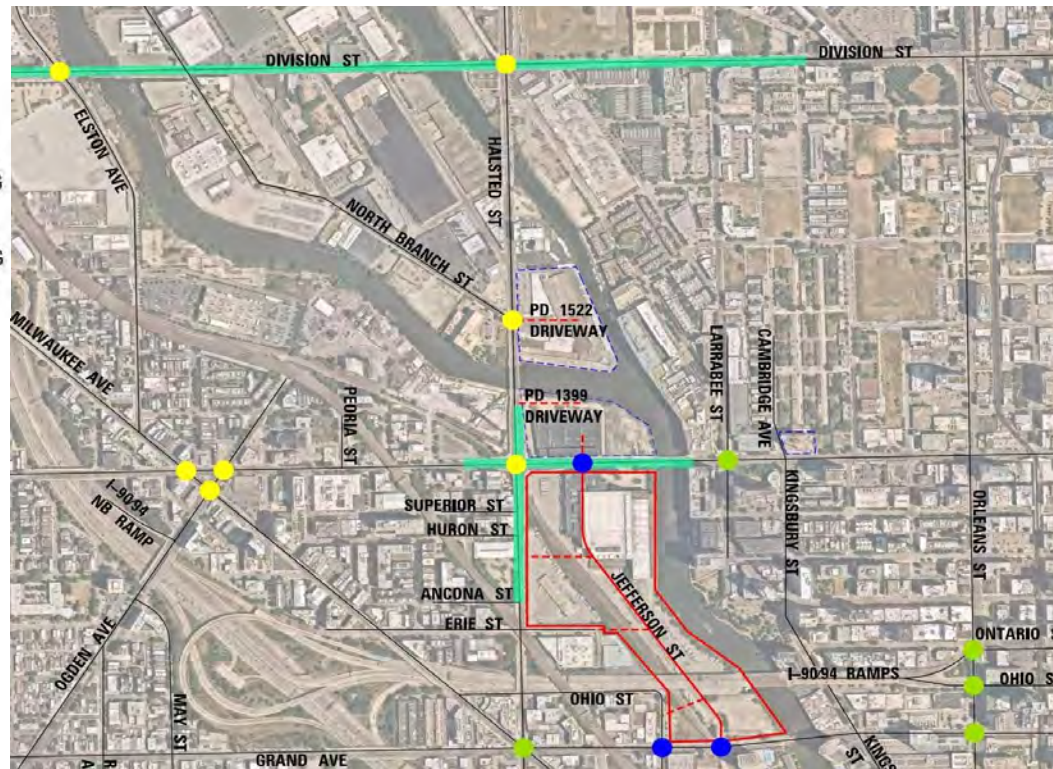


All-Inclusive Traffic Improvements

24 Major Traffic Improvements

LEGEND

-  - NEW TRAFFIC SIGNAL
-  - MODERNIZE AND RETIME EXISTING SIGNAL
-  - RETIME EXISTING TRAFFIC SIGNAL



Bally's Commitments



Introductory Community Engagement Meetings

More than 50+ meetings to engage with the local community and representative organizations including Neighbors of River West



Project Commitment & Goals

Monetary Payments	<ul style="list-style-type: none">• \$40 million upfront at signing of Host Community Agreement• \$2 million for community benefits + \$2 million for general fund annually
Minority & Women Ownership	<ul style="list-style-type: none">• 25% including a crowdfunding initiative
Jobs	<ul style="list-style-type: none">• 3,000 construction• 3,000 permanent
Design & Construction	<ul style="list-style-type: none">• 46% MBE / WBE with 50% total hours to City residents• LEED Gold, 125 points City Sustainable Development Policy• Temporary: 12 months to open• Permanent: 36 months to open
Hiring	<ul style="list-style-type: none">• 60% Minorities, 45% Women, 5% Veterans, 5% Persons w/ Disability
Vendor Sourcing	<ul style="list-style-type: none">• 26% MBE, 10% WBE, 2% DBE, 3% VBE
Infrastructure Improvements	<ul style="list-style-type: none">• Estimated to be \$75 million



Chicago Community Builder's Collective



Community Investment Program

Diverse
Participation

Loan Program

Crowdfunding

Ownership Parity

Thank You

Please send any additional questions to the Casino inbox at: chicagocasino@cityofchicago.org

