



**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

February 7, 2024

Meg George  
Akerman LLP  
444 W. Lake St., Suite 900  
Chicago, IL 60606

**Re:** Air Rights Waterway Business Residential Planned Development No.1426, Revised Site Plan Approval for Subarea A and interim surface parking lots serving Bally's Casino.

Dear Ms. George:

Please be advised that your request for site plan approval to Planned Development No. 1426 ("PD 1426"), Subarea A and the associated interim surface parking lots, has been considered by the Department of Planning and Development (DPD) pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance and in accordance to the provisions of Statement Number 12 of PD 1426. You are requesting on behalf of your clients, Bally's Chicago Operating Company LLC., the property owners of Subarea A, a site plan approval for development at the subject site.

You are requesting site plan approval specifically within Sub-Area A to allow for the construction of a mixed-use entertainment complex to be located at 777 W. Chicago Avenue, in addition you are seeking site plan approval for adjacent parcels to be utilized as interim surface parking lots. The development as proposed includes a casino, a 3,000-seat entertainment venue, and various eating and drinking and retail establishments. In addition, the proposal contains a multi-level parking garage below grade, and a river walk in compliance with the River Design Guidelines that extends the entire length of the property from Grand Avenue north to Chicago Avenue, in Phase 1 the Riverwalk will be completed to full build out from Chicago Avenue to the southern edge of the park area with an interim connection continuing south to Grand Avenue; this remaining portion will be completed to full once the adjacent sub-area is approved via site plan approval request through the Department. The proposed bulk, uses, and density of the proposal all remain compliant with documents already reviewed and approved by the Chicago City Council and published in the City Council Journal dated December 14, 2022.

Pursuant to Statement No. 12 of PD 1426, it was acknowledged that the final design of the proposed development was in a state of evolution and as a result would be finalized and memorialized via this process. Additionally, reference has been made in several documents to inclusion of public art as part of the proposed casino development, none of that art is finalized or included as part of the site plan approval letter issued here today; the inclusion of public art will be done in coordination between the applicant, the DPD, the Department of Cultural Affairs and Special Events and, when any public right-of-way is involved, the Department of Transportation (CDOT).

We have reviewed the following drawings and exhibits and those are made part of this planned development and accompany this letter:

- Existing Zoning Map
- Existing Land Use Map
- General Land Use Map
- Planned Development Boundary and Property Line Map
- Right of Way Adjustment Map
- Site Sections
- Development Plan Associated with Infrastructure Requirements
- Sub-Area and Parcelization Plan
- Development Phasing Diagram
- Phase I: Interim Site Plan for Parking and Riverwalk
- Phase I: Interim Site Plan for Parking
- Phase I: Employee Parking Lot South
- Phase I: Employee Parking Lot North
- Site Access and Loading Plan Level 1
- Site Access and Loading Plan Level 2
- Site Level Plan – Level 1
- Site Level Plan – Level 2
- Site Level Plan – Level 3
- Site Sections – 1 of 2
- Site Sections – 2 of 2
- Public Open Space Plan
- Generalized Landscape Plan
- Bike and Pedestrian Connectivity Plan – Full Build-Out
- Bike and Pedestrian Connectivity Plan – Phase 1
- Transitway Accommodation Plan
- Design Guidelines
- Phase 1 – Green Roof Plan
- Phase 1 – Floor Plan L1
- Phase 1 – Floor Plan LL1
- Phase 1 – Floor Plan LL2
- Phase 1 – Floor Plan LL3
- Phase 1 – Typical Hotel Floor Plans
- Phase 1 – Building Section 1 of 2
- Phase 1 – Building Section 2 of 2
- Phase 1 – Proposed Landscape Plan
- Phase 1 – Riverwalk Site Sections
- Phase 1 – Riverwalk Site Section C (Event Center)
- Phase 1 – Building Elevations North and South
- Phase 1 – Building Elevations East and West
- Rendered Images of the Proposed Development (12)
- Update River Design Guidelines Checklist and 12 illustrative exhibits
- (7) Section and Vignette Exhibits detailing proposed building construction
- CL1.22 – Planting Plan – Interim Parking Lots
- CL2.00 – Planting Schedule
- CL3.00 – Landscape Details

While the above list is extensive it is still the obligation of the development team to remain compliant with PD 1426, the Host Community Agreement, and the Municipal Code of Chicago. Additional review of submitted documents will occur at the time of permitting as if the case with all development proposals to ensure compliance.

DPD has worked closely with CDOT on this Site Plan Review request. As a result of these reviews CDOT has reviewed and approved the phase 1 site plan and companion traffic memo, finding it acceptable for approval, conditional upon ongoing coordination on the Jefferson St. cross section and treatment of the western edge, ongoing coordination on the design of signalized intersections design on Grand and Chicago Ave., ongoing coordination on east-west connection streets on Erie, and future Huron, Ancona & Desplaines, and on the finalization and approval of the complete landscape plans.

Regarding your request, DPD has determined that allowing the proposed development in Sub-Area A and the establishment of interim surface parking lots will not create an adverse impact on the remainder of the PD 1426 or the surrounding neighborhood, will not result in an increase in the height, bulk, or density of Subarea A as approved, and will not change the character of the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1426, I hereby approve the foregoing site plan approval request, but no other changes to PD 1426. The attached exhibits are in accordance with and satisfy the requirements of PD 1426. Accordingly, this site plan approval request is hereby approved.

Sincerely,

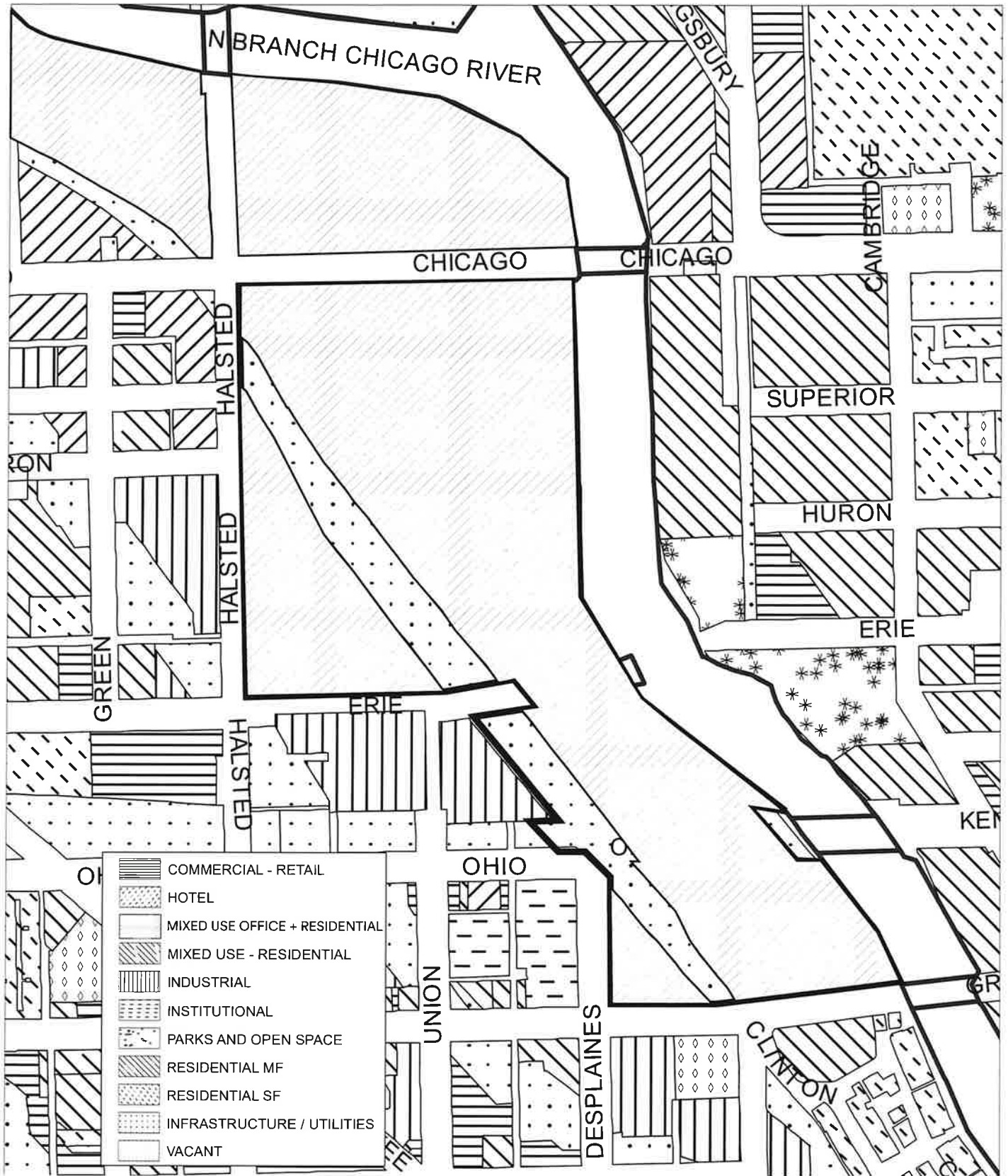


Patrick Murphey  
Zoning Administrator

CC: Cindy Roubik, Noah Szafraniec, Ethan Gillman, Mike Marmo, Erik Glass, Main file

**121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602**

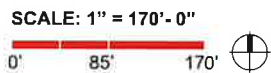


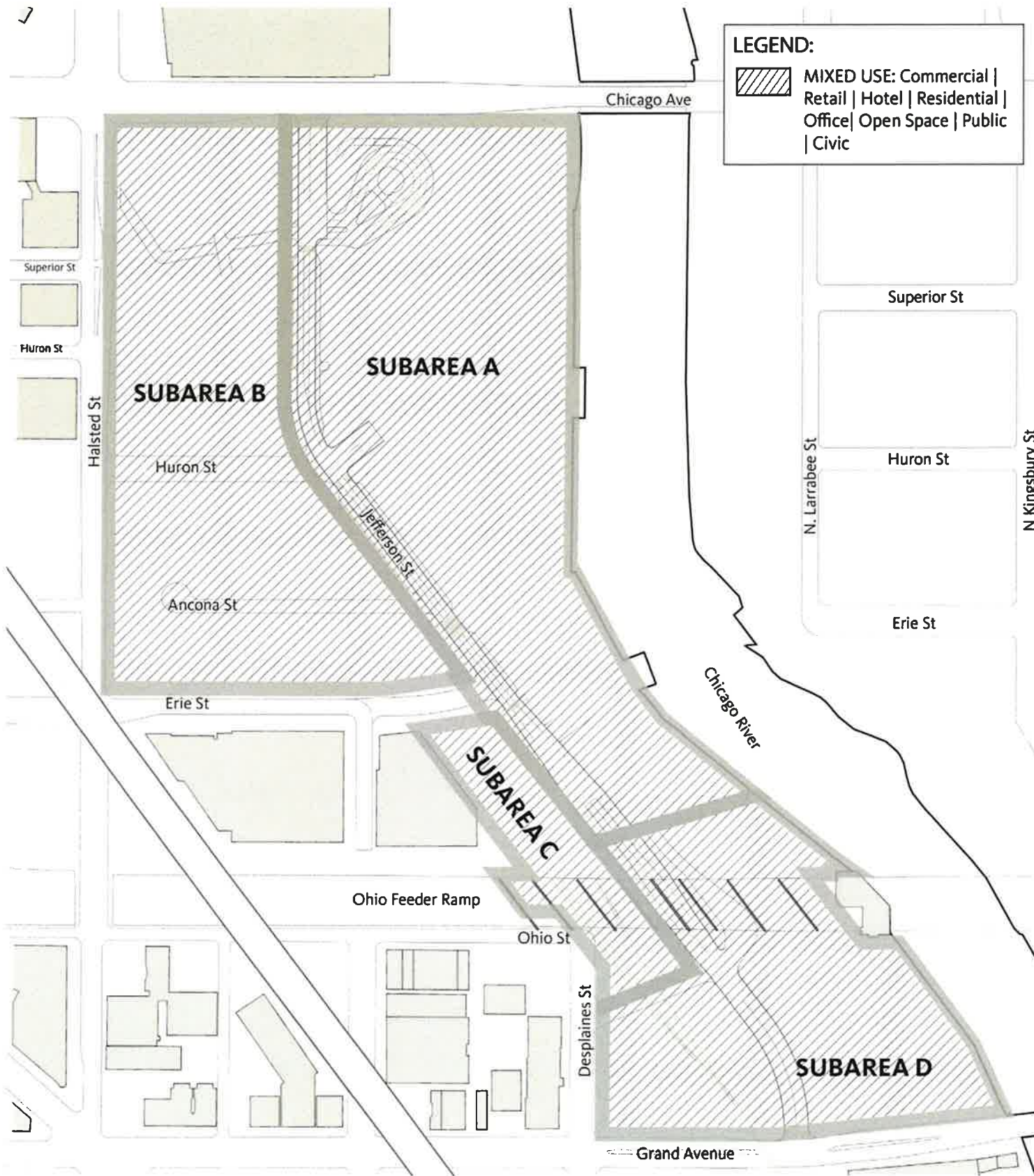


**EXISTING LAND USE MAP**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**





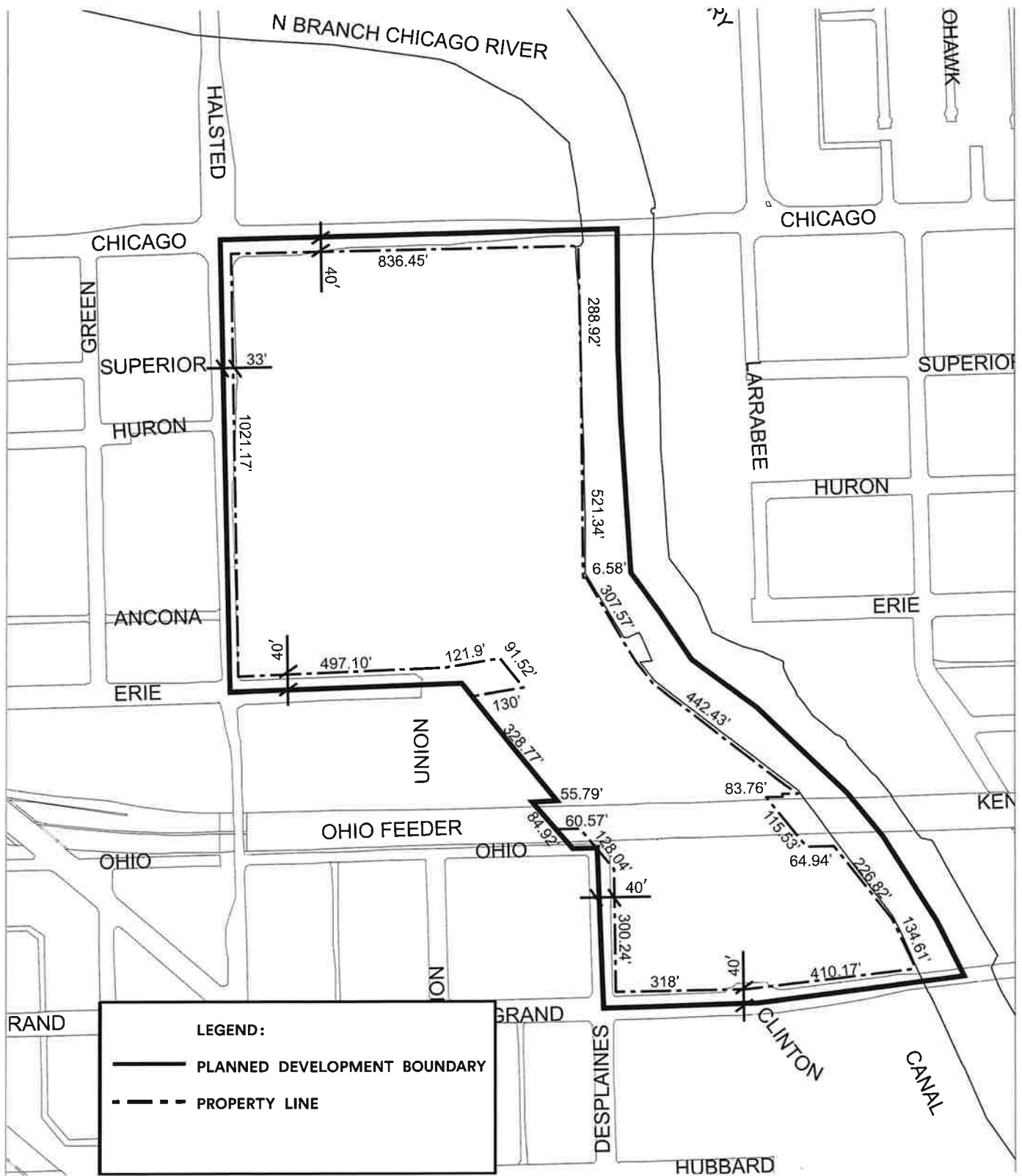
**GENERAL LAND USE MAP**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
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SCALE: 1" = 240'-0"





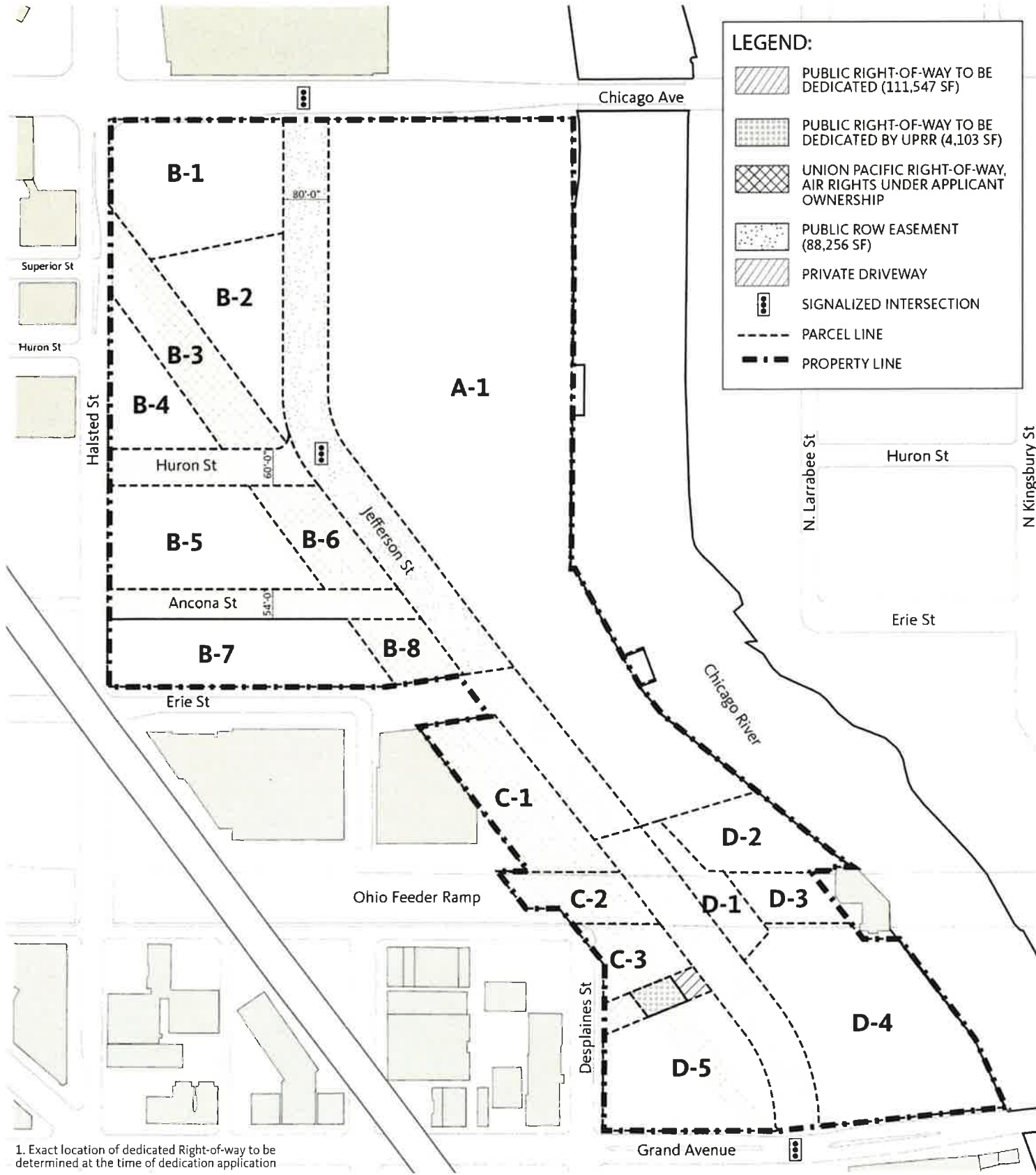
### PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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SCALE: 1" = 170'-0"





1. Exact location of dedicated Right-of-way to be determined at the time of dedication application
2. U.P. ROW to be held for future transitway, pending coordination with CDOT and DPD

### RIGHT OF WAY ADJUSTMENT PLAN

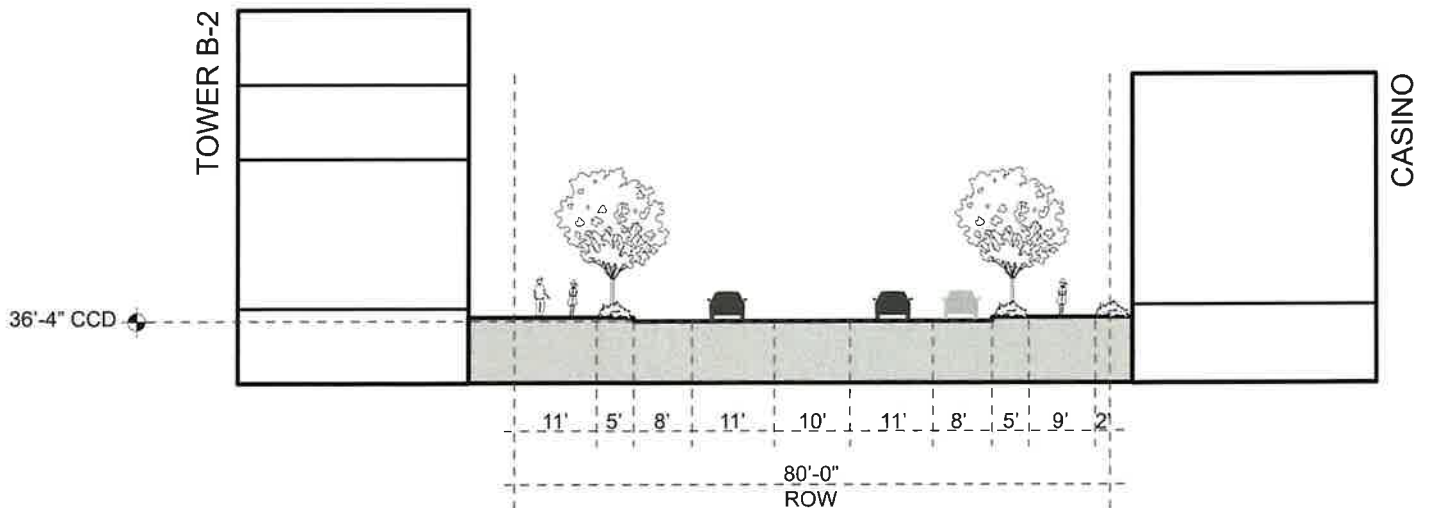
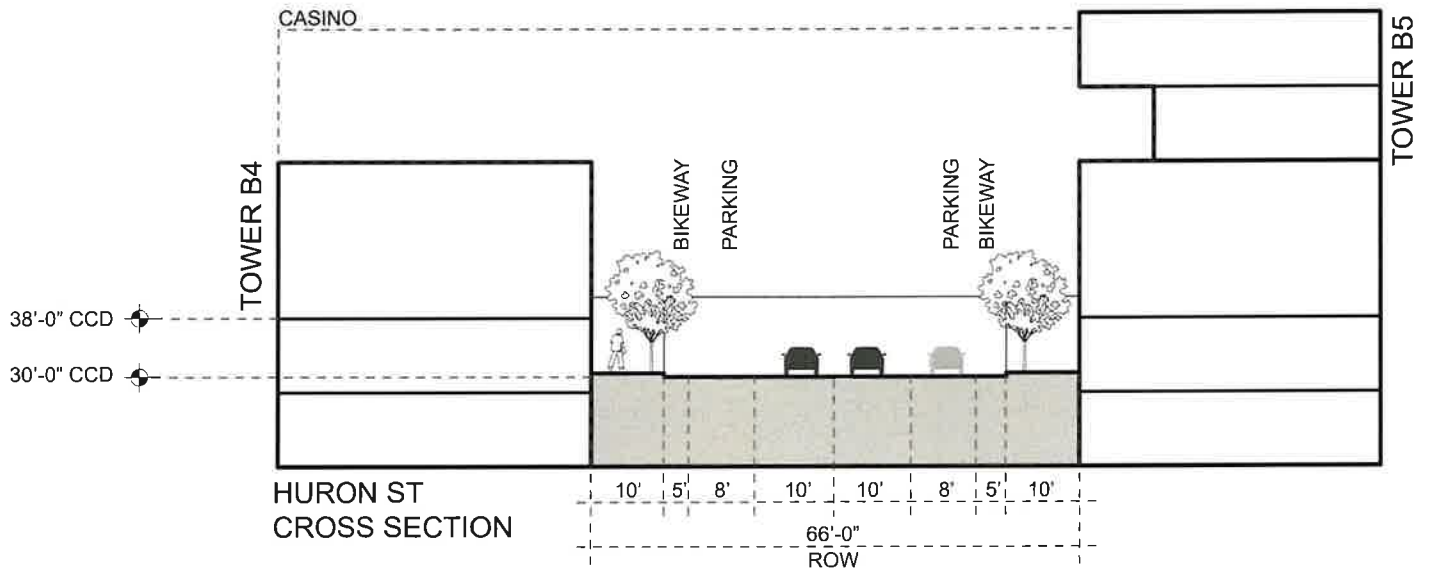
Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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JEFFERSON ST CROSS SECTION

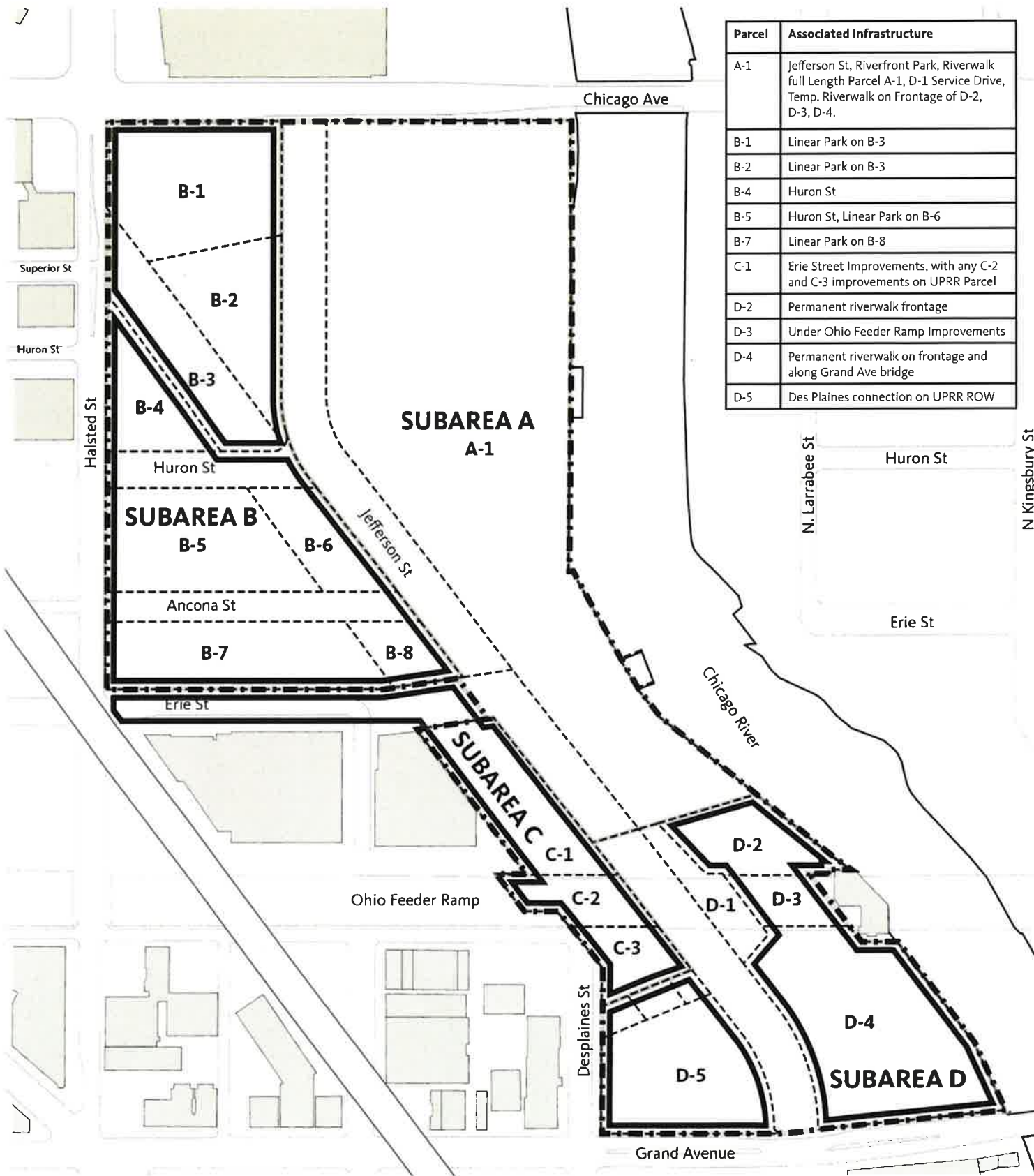
**SITE SECTIONS**

SCHEMATIC DESIGN FOR AT-  
GRADE LEVEL IMPROVEMENTS  
ONLY.



Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740  
 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; &  
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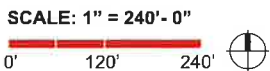


Parcel	Associated Infrastructure
A-1	Jefferson St, Riverfront Park, Riverwalk full Length Parcel A-1, D-1 Service Drive, Temp. Riverwalk on Frontage of D-2, D-3, D-4.
B-1	Linear Park on B-3
B-2	Linear Park on B-3
B-4	Huron St
B-5	Huron St, Linear Park on B-6
B-7	Linear Park on B-8
C-1	Erie Street Improvements, with any C-2 and C-3 improvements on UPRR Parcel
D-2	Permanent riverwalk frontage
D-3	Under Ohio Feeder Ramp Improvements
D-4	Permanent riverwalk on frontage and along Grand Ave bridge
D-5	Des Plaines connection on UPRR ROW

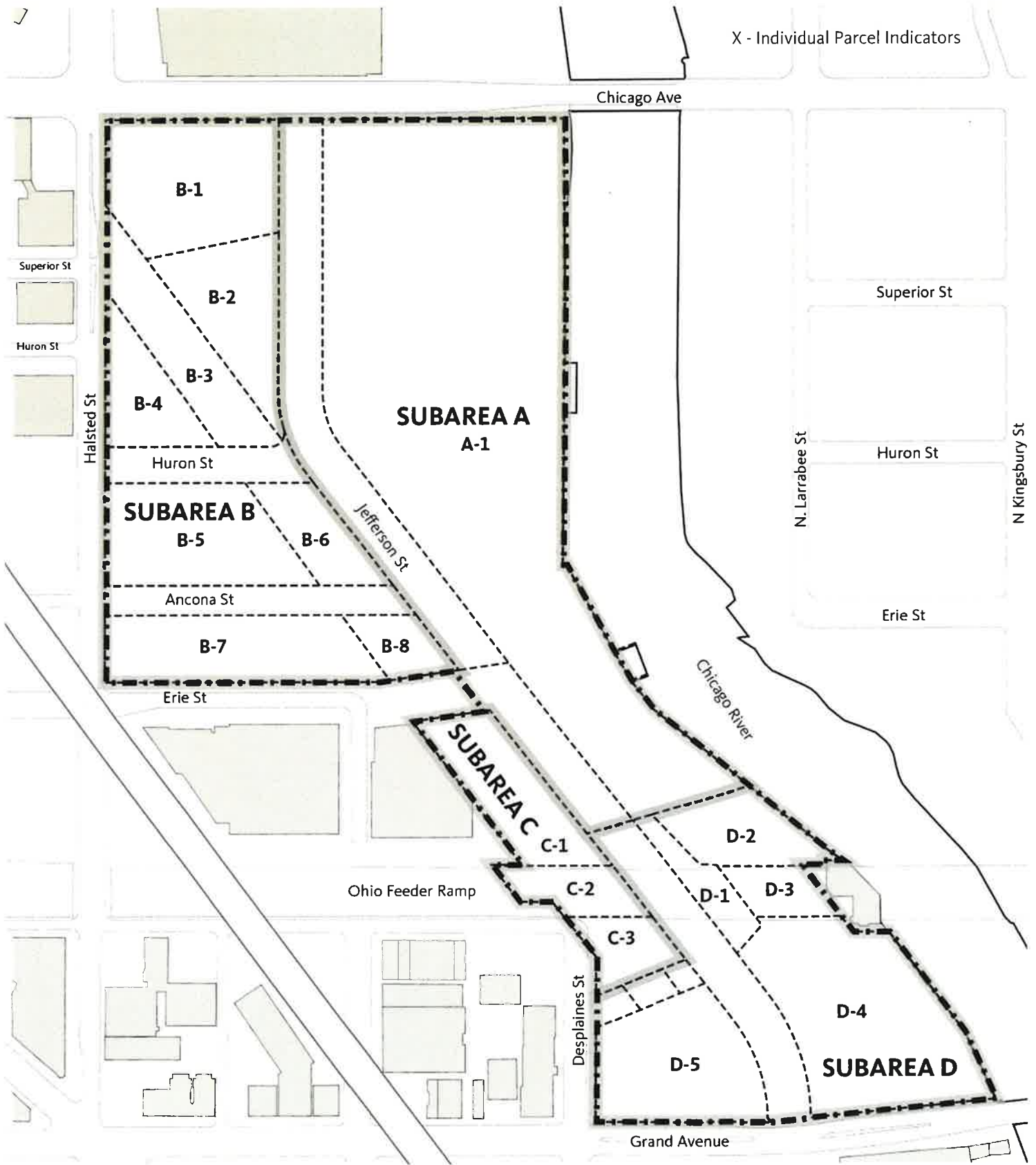
**DEVELOPMENT PLAN ASSOCIATED WITH INFRASTRUCTURE REQUIREMENTS**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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X - Individual Parcel Indicators



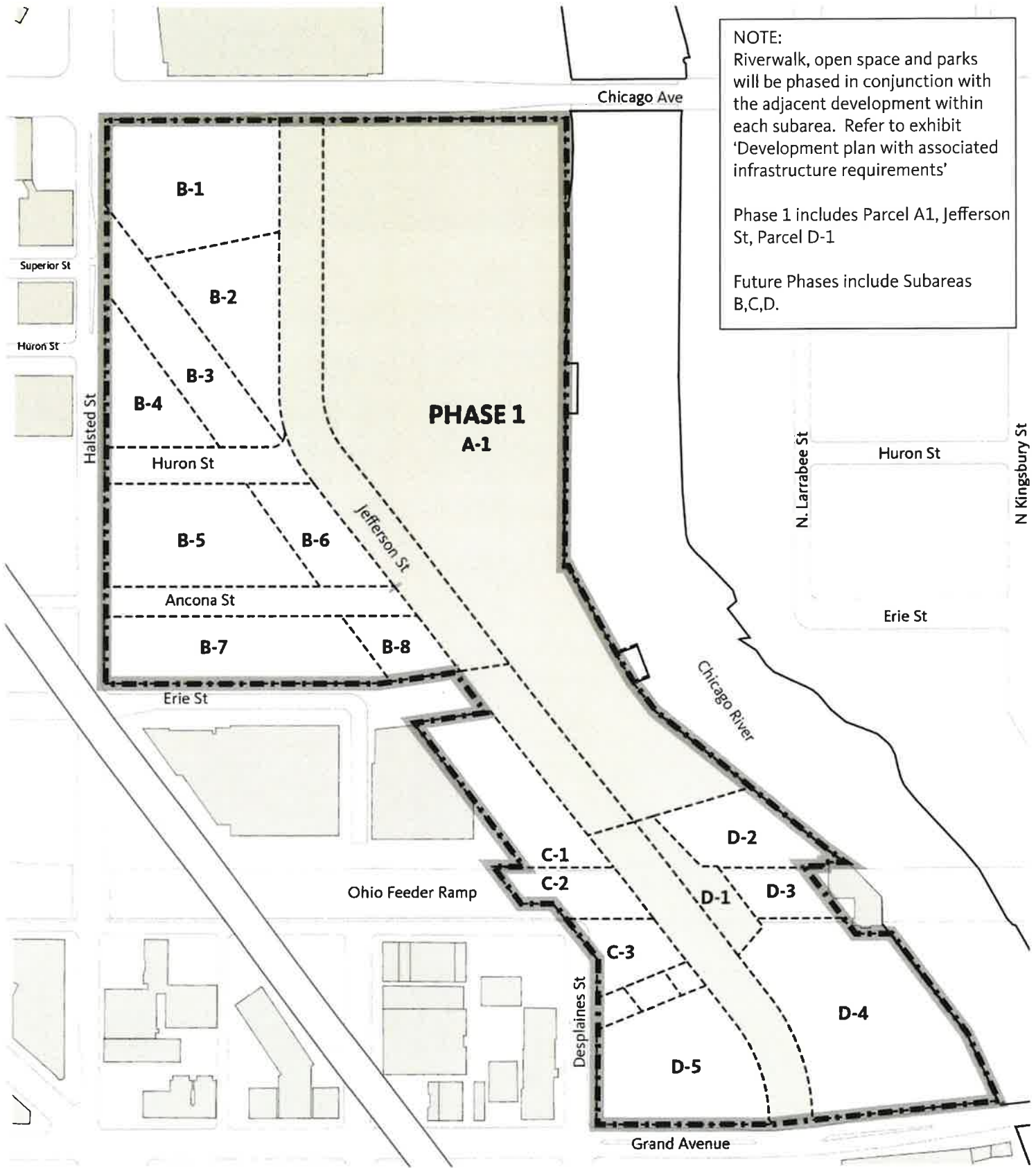
### SUB AREA AND PARCELIZATION PLAN

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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SCALE: 1" = 240'-0"





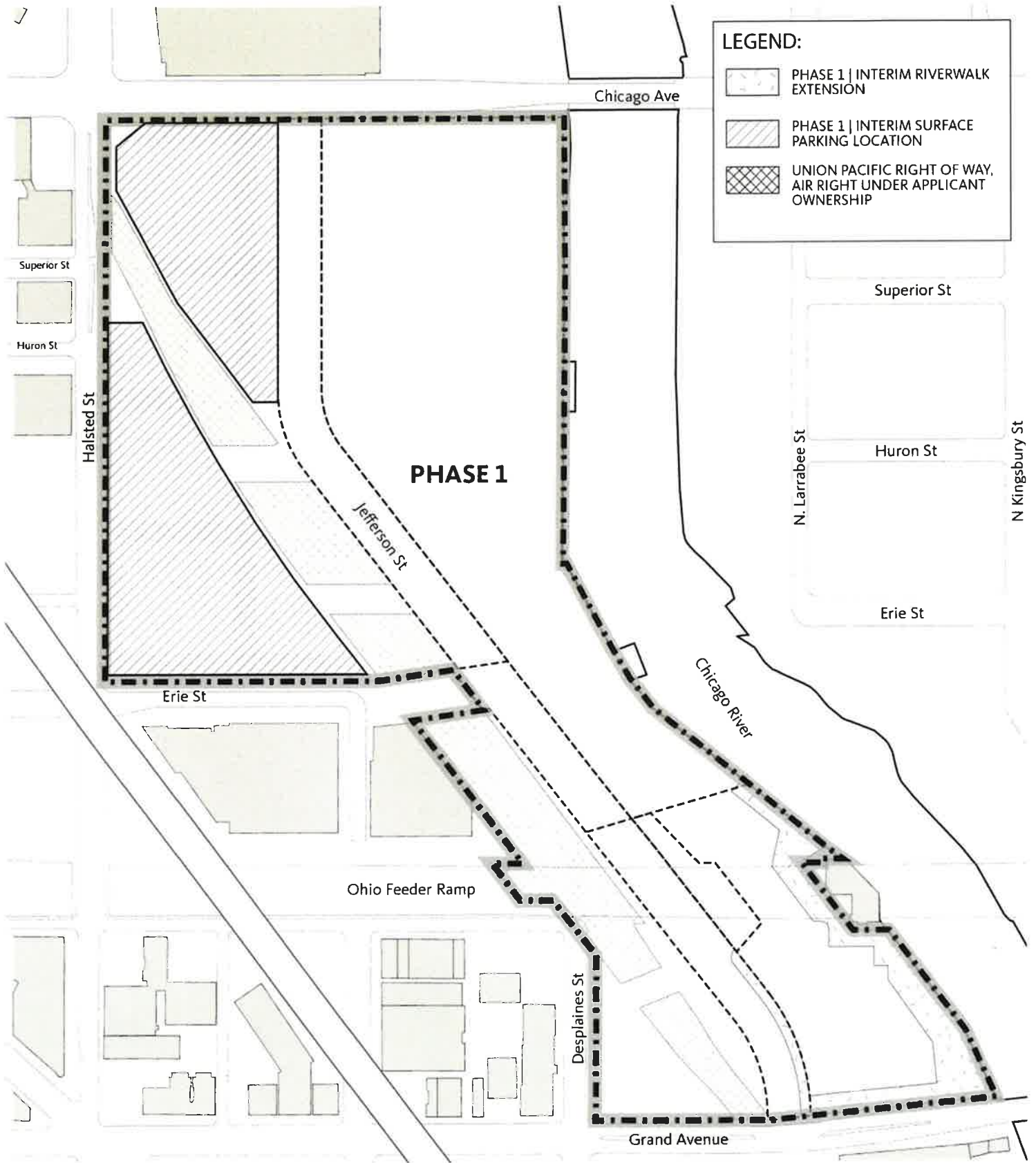
**DEVELOPMENT PHASING DIAGRAM**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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SCALE: 1" = 240'- 0"  
 0' 120' 240'





NOTE: Refer to detailed interim parking site plan

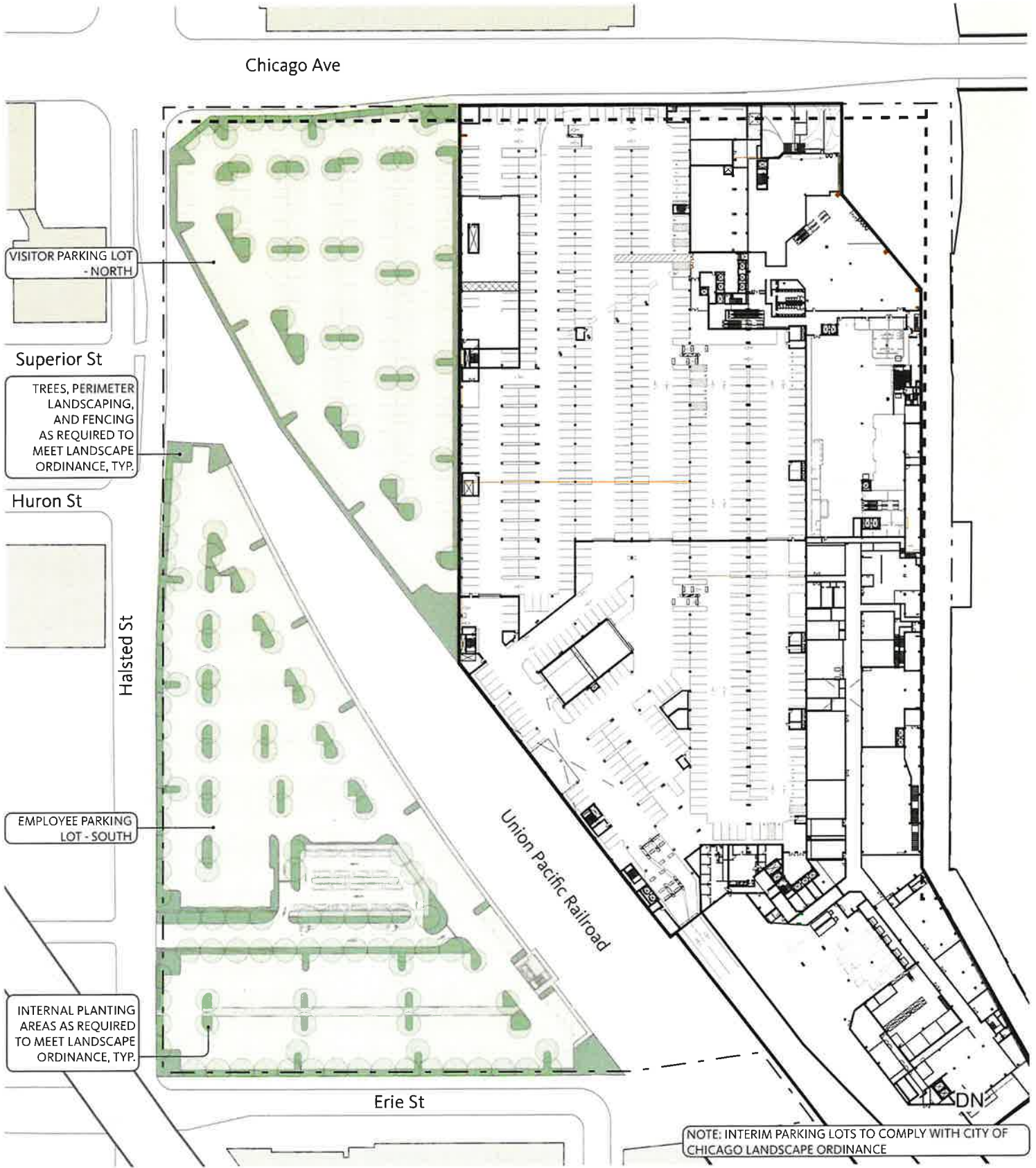
**PHASE 1: INTERIM SITE PLAN FOR PARKING AND RIVERWALK**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

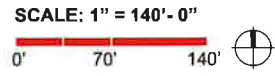
Introduced: **September 21, 2022**  
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SCALE: 1" = 240'-0"





Parking		2,677 sp
Patron Spaces		1,840 sp
Employee Spaces		393 sp
Valet Spaces		444 sp



### PHASE 1: INTERIM SITE PLAN FOR PARKING

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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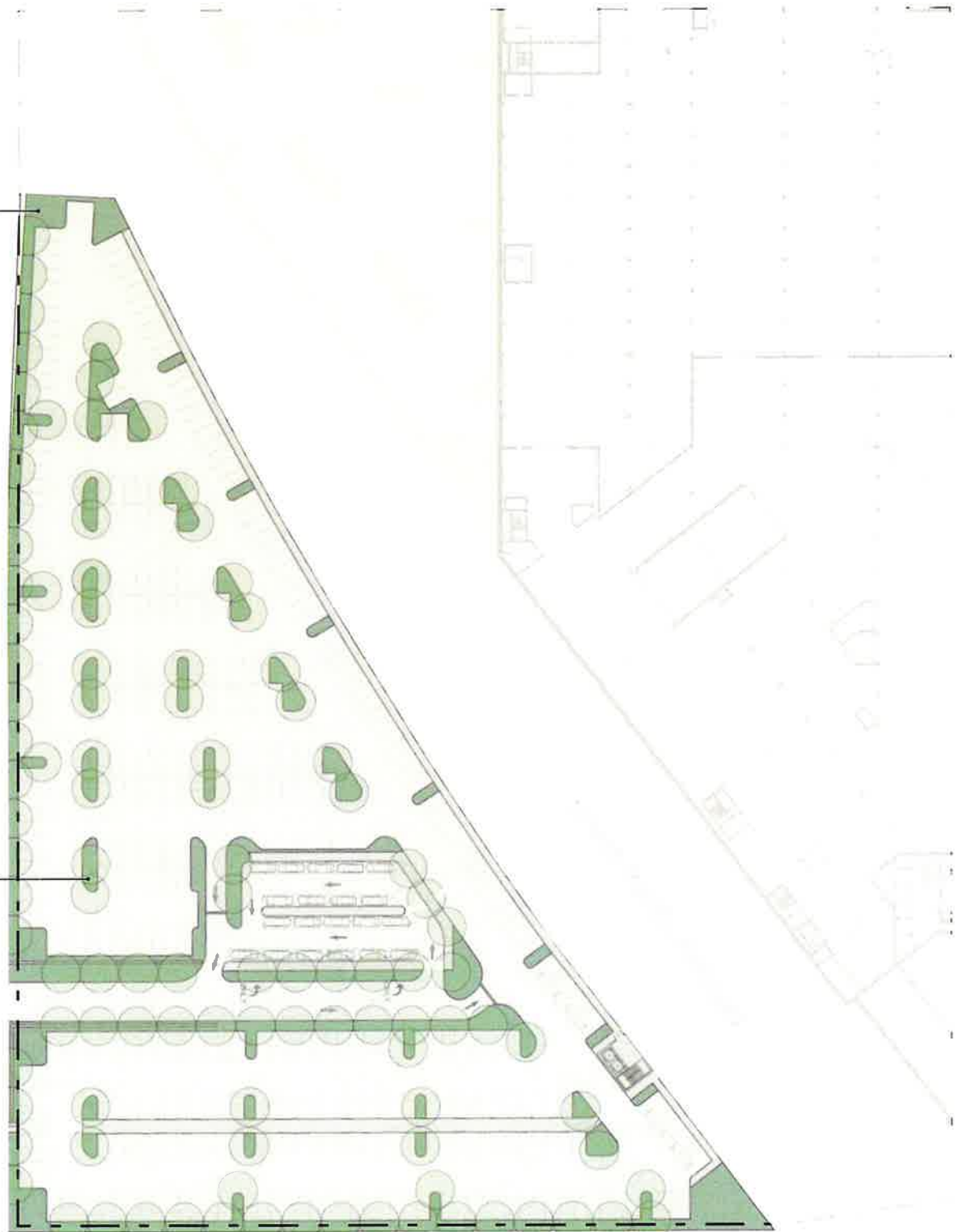
Superior St

Huron St

Halsted St

TREES, PERIMETER  
LANDSCAPING,  
AND FENCING  
AS REQUIRED TO  
MEET LANDSCAPE  
ORDINANCE, TYP.

INTERNAL PLANTING  
AREAS AS REQUIRED  
TO MEET LANDSCAPE  
ORDINANCE, TYP.



NOTE: INTERIM PARKING LOTS TO COMPLY WITH CITY OF CHICAGO LANDSCAPE ORDINANCE

### PHASE 1: EMPLOYEE PARKING LOT - SOUTH

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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SCALE: 1" = 100'-0"



Chicago Ave

TREES, PERIMETER  
LANDSCAPING,  
AND FENCING  
AS REQUIRED TO  
MEET LANDSCAPE  
ORDINANCE, TYP.

INTERNAL PLANTING  
AREAS AS REQUIRED  
TO MEET LANDSCAPE  
ORDINANCE, TYP.



NOTE: INTERIM PARKING LOTS TO COMPLY WITH CITY OF CHICAGO LANDSCAPE ORDINANCE

### PHASE 1: EMPLOYEE PARKING LOT - NORTH

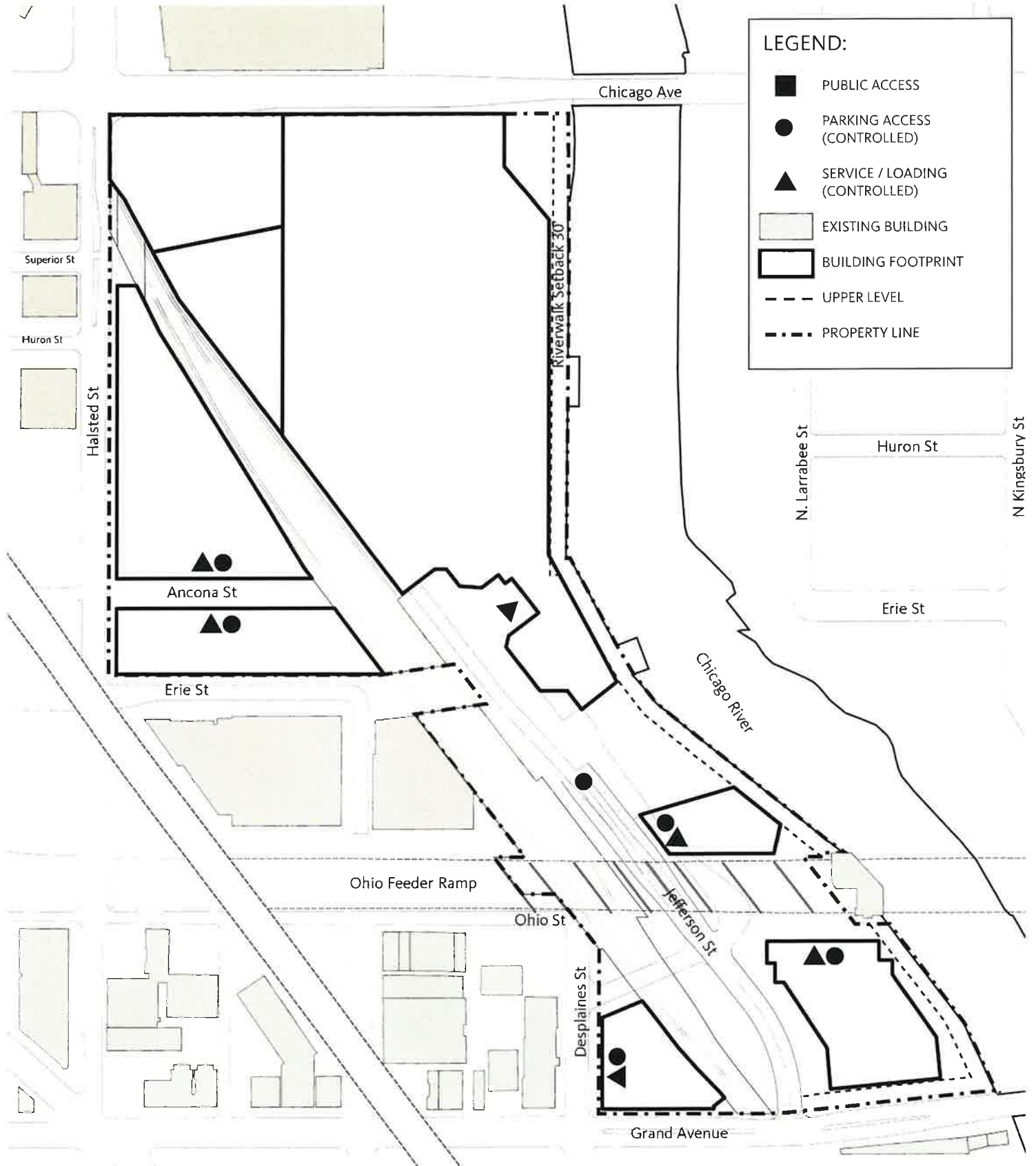
Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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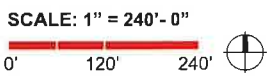
**LEGEND:**

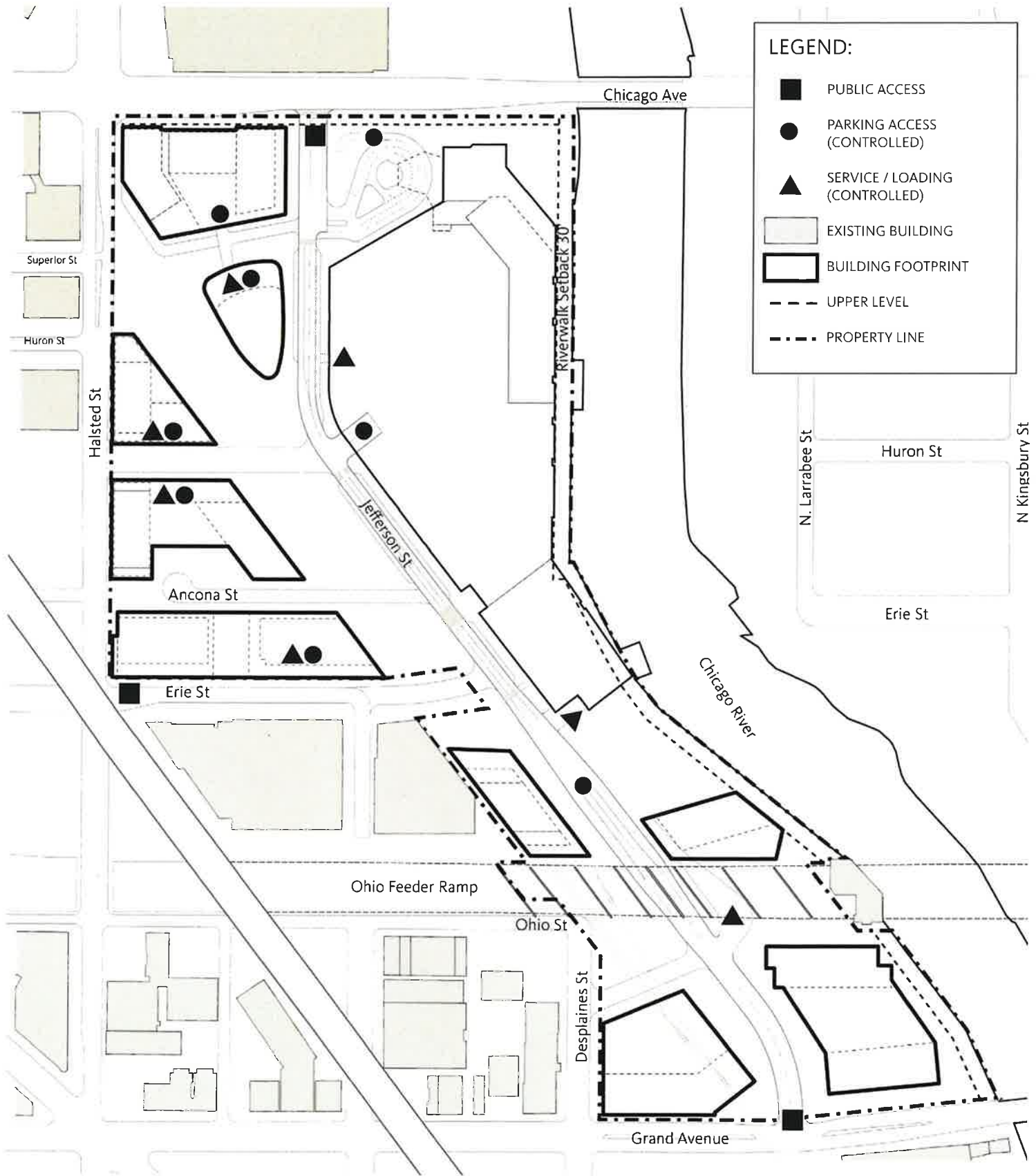
- PUBLIC ACCESS
- PARKING ACCESS (CONTROLLED)
- ▲ SERVICE / LOADING (CONTROLLED)
- ▭ EXISTING BUILDING
- ▭ BUILDING FOOTPRINT
- - - UPPER LEVEL
- · - · - PROPERTY LINE

**SITE ACCESS AND LOADING PLAN: LEVEL 01  
(+0.0 +30.0 CCD)**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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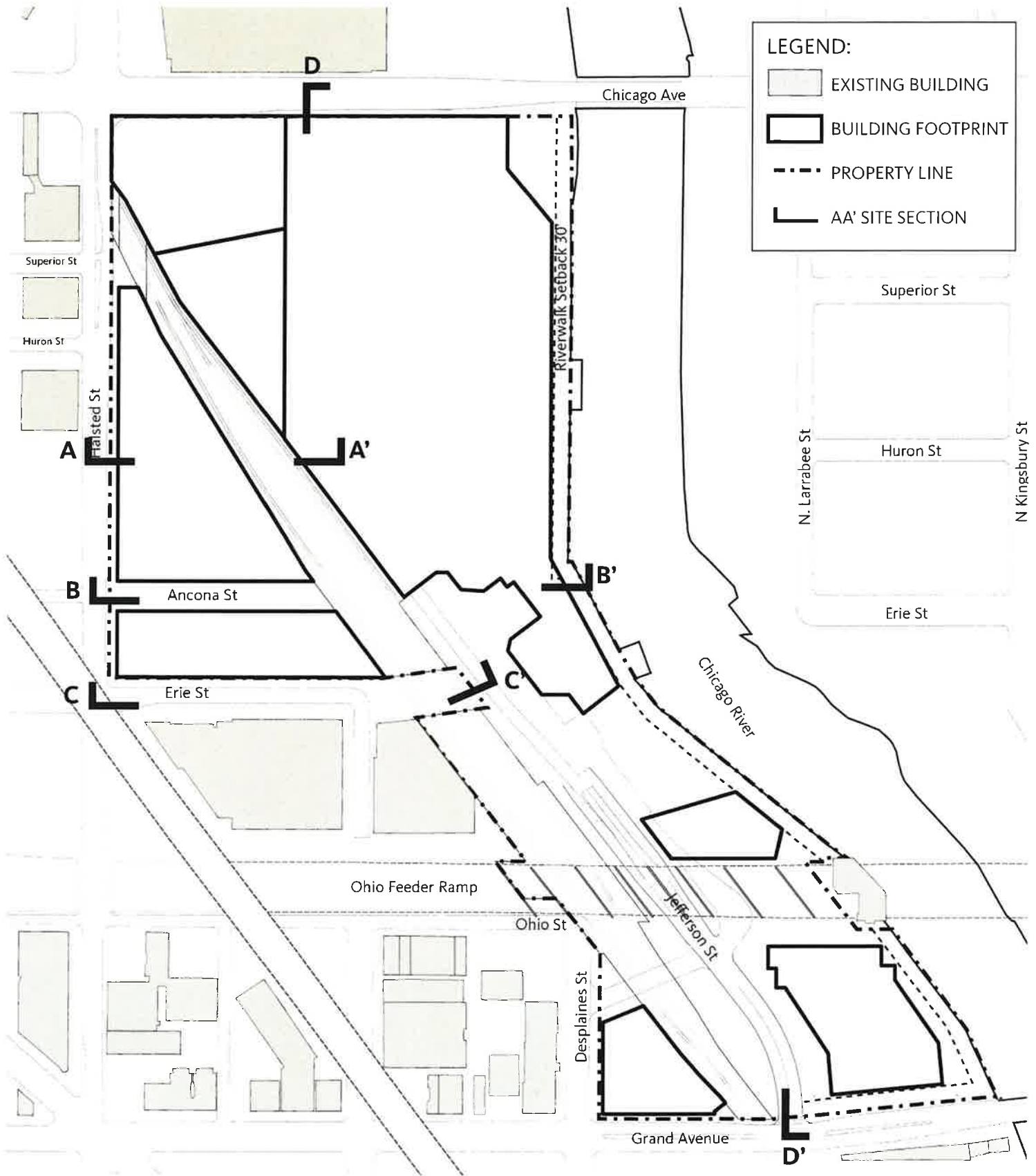
**SITE ACCESS AND LOADING PLAN: LEVEL 02  
(+30.0 +45.0 CCD)**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740  
 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; &  
 524-630 W. GRAND AVE.

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SCALE: 1" = 240' - 0"

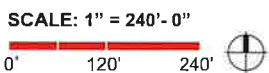


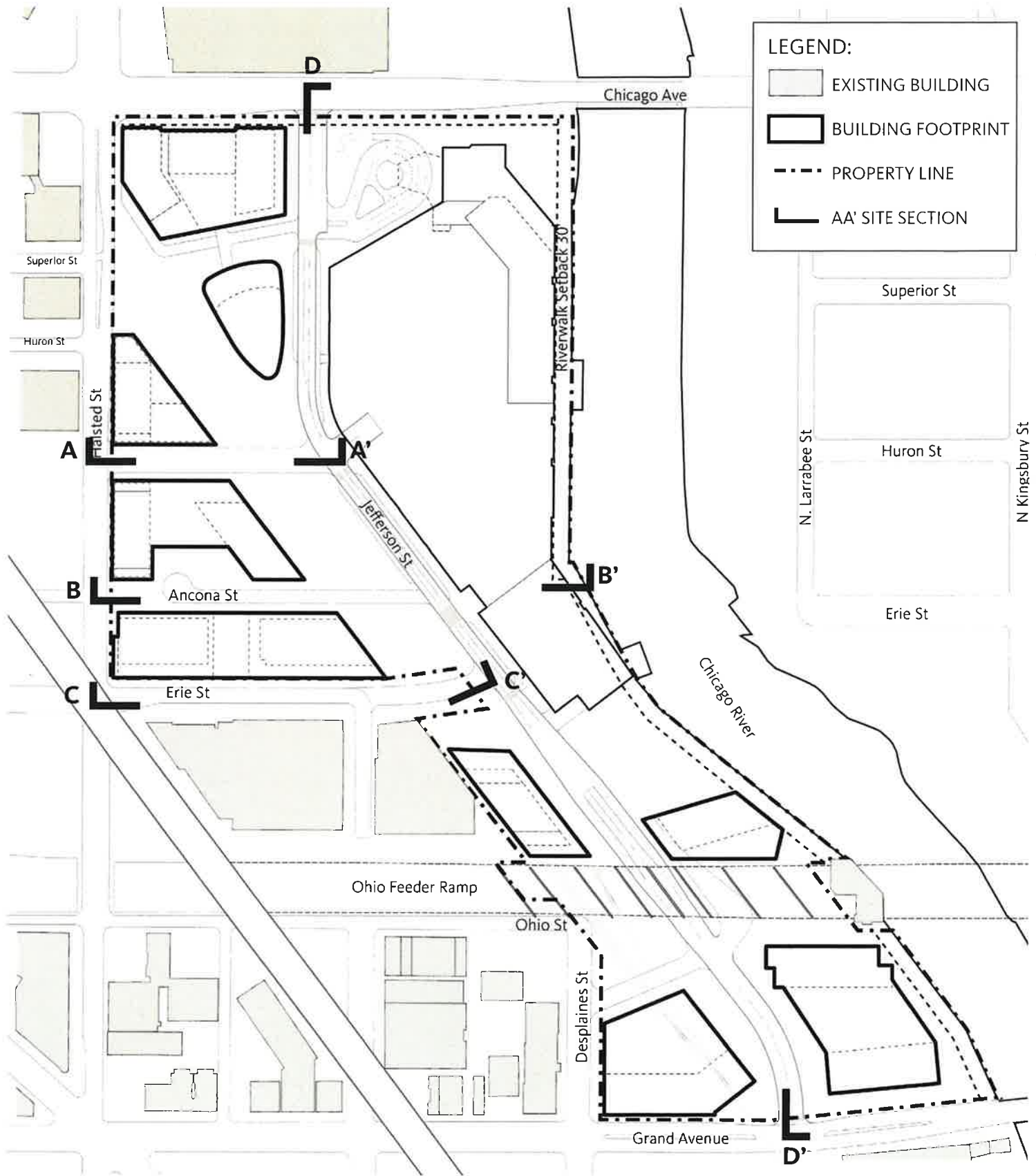


**SITE LEVEL PLAN: LEVEL 01 (+0.0 TO +30.0 CCD)**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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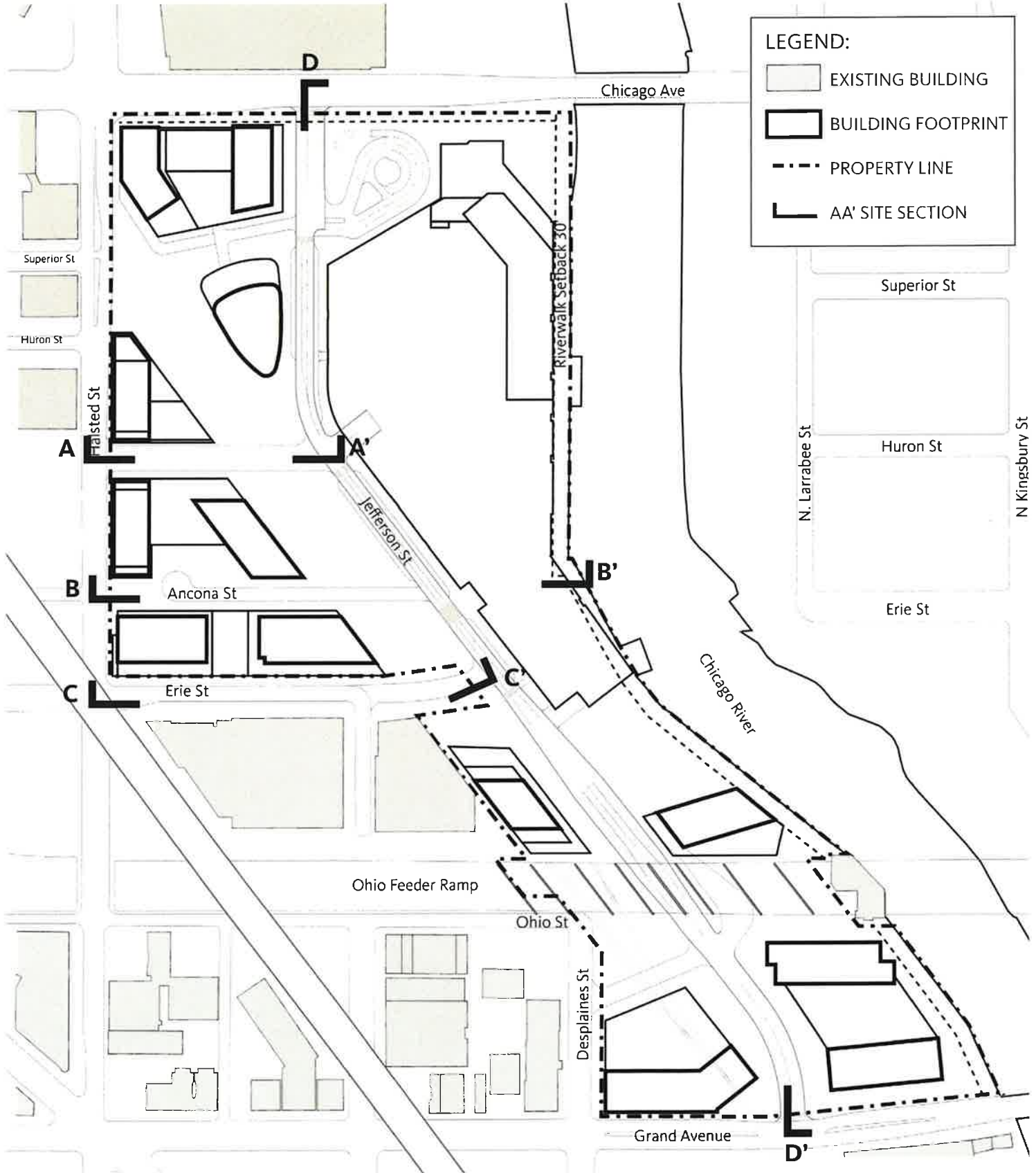
**SITE LEVEL PLAN: LEVEL 02 (+38.0 TO +45.0 CCD)**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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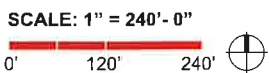


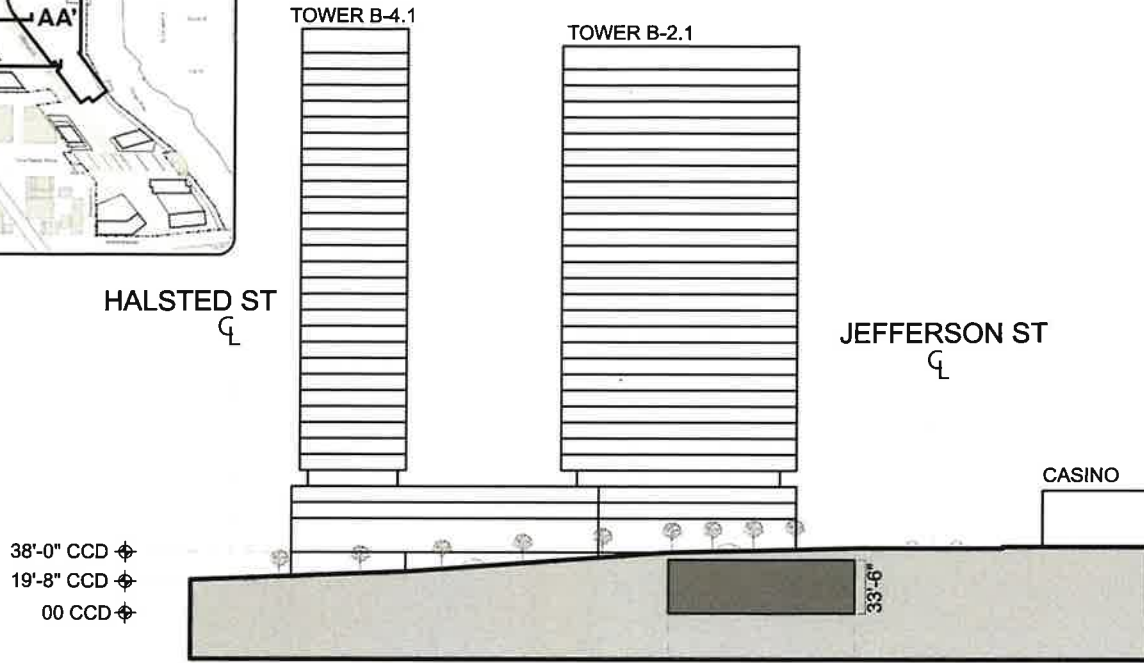
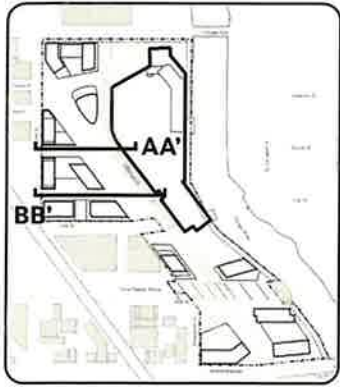


**SITE LEVEL PLAN: LEVEL 03 (+45.0 CCD)**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

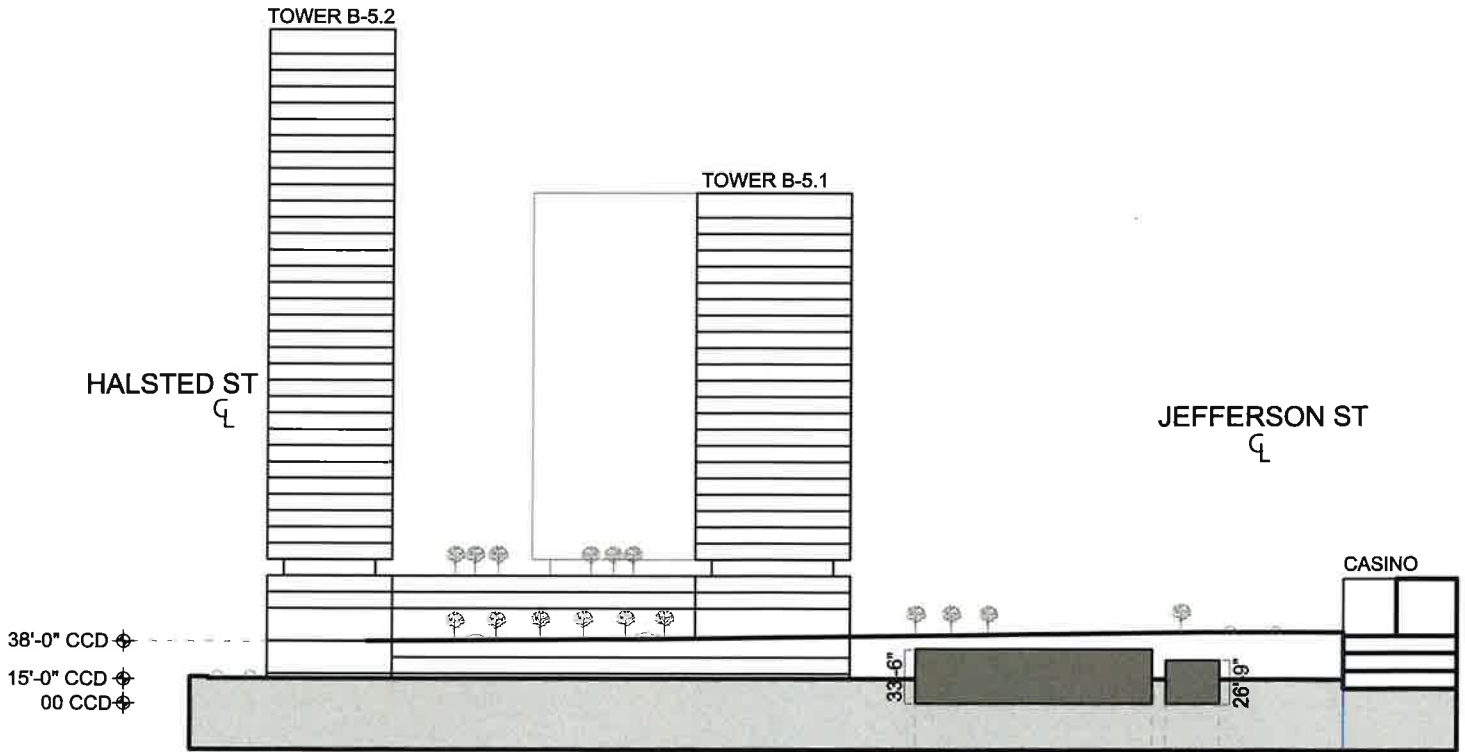
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AIR RIGHTS

SITE SECTION AA' THROUGH HURON ST LOOKING NORTH



AIR RIGHTS

AIR RIGHTS

SITE SECTION BB' THROUGH ANCONA ST LOOKING NORTH

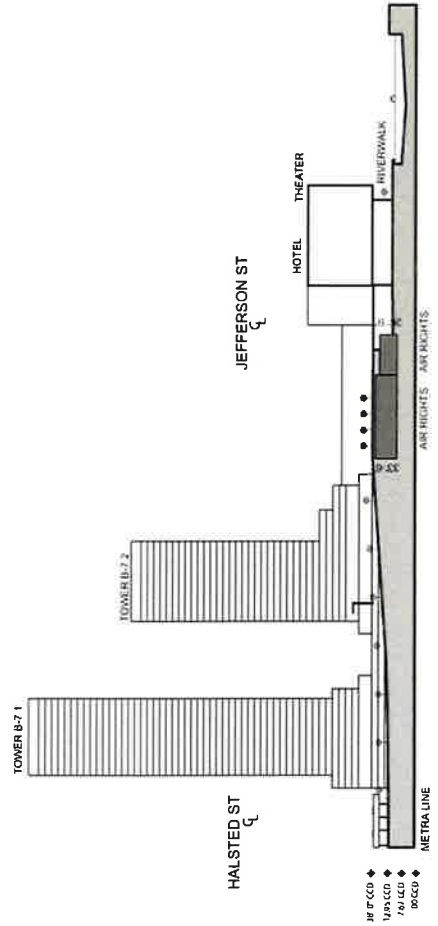
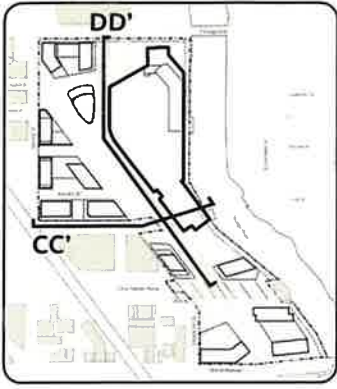
### SITE SECTIONS (1 OF 2)

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

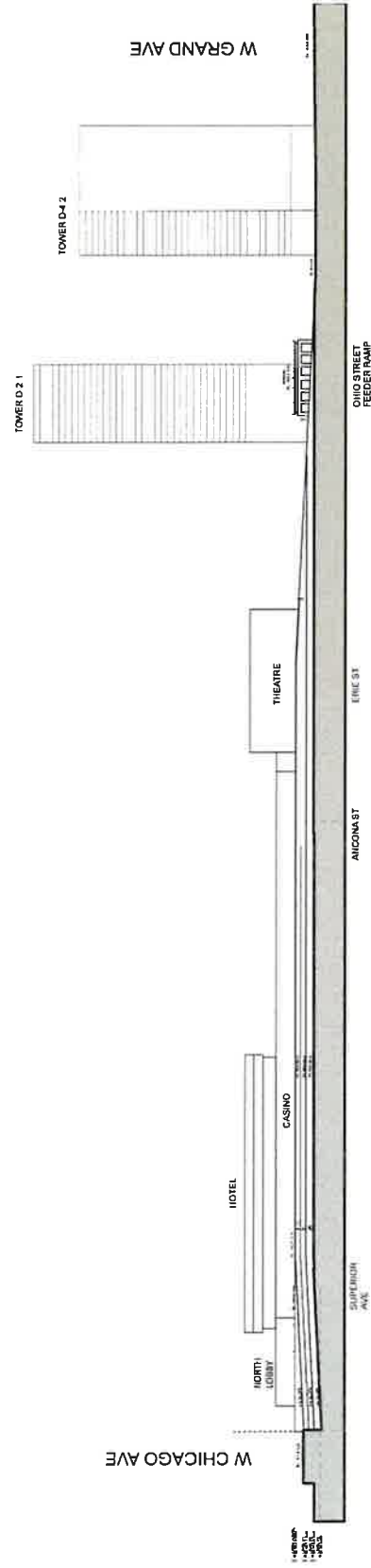
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SCALE: 1" = 120'-0"  
 0' 60' 120'





SITE SECTION CC' THROUGH ERIE ST LOOKING NORTH



SITE SECTION DD' THROUGH JEFFERSON ST LOOKING EAST

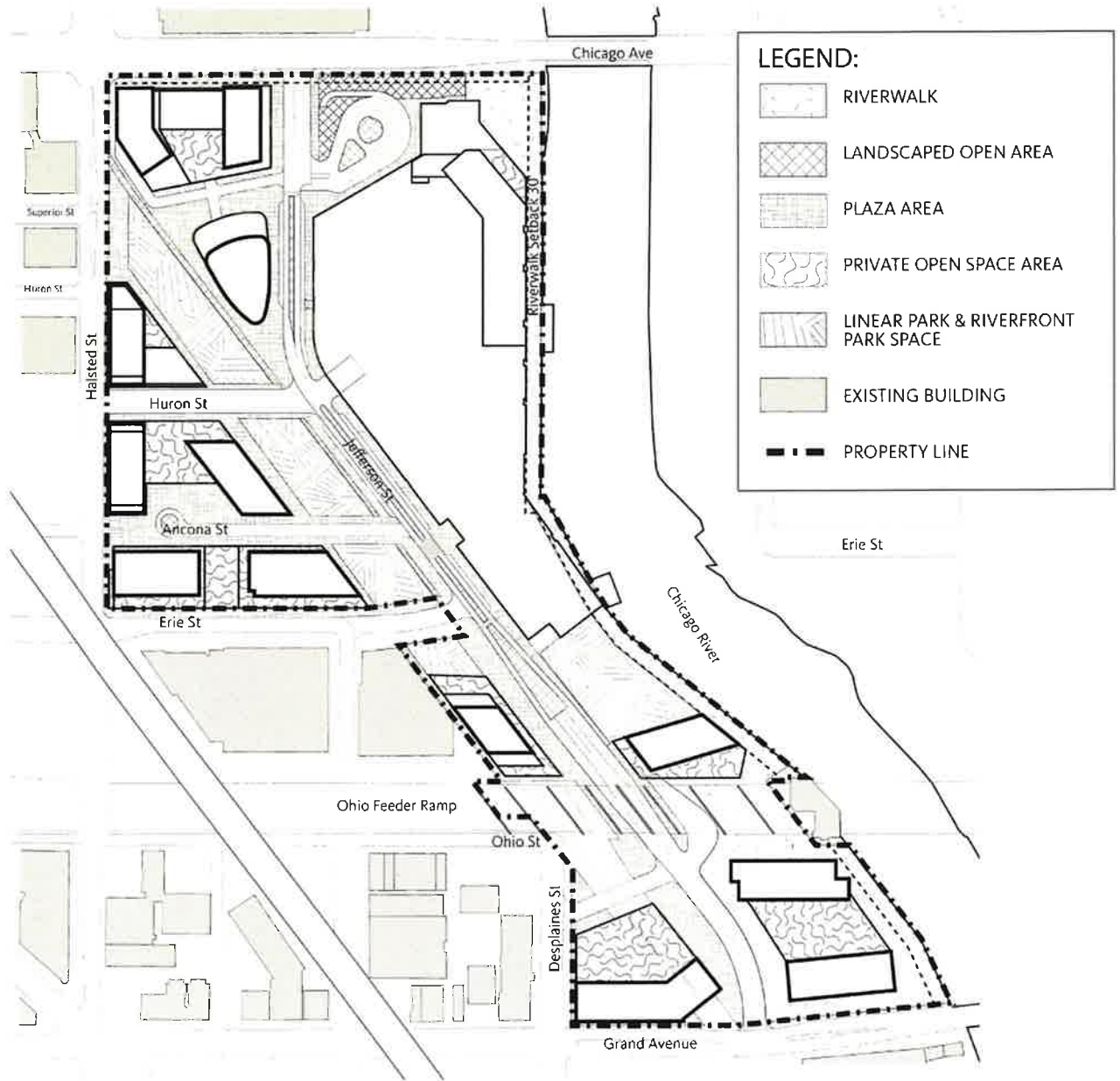
**SITE SECTIONS (2 OF 2)**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

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SCALE: 1" = 400'- 0"  
 0' 200' 400'



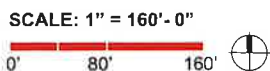


OPEN SPACE CALCULATIONS	GSF	ACRES	NOTES
<b>Publicly Accessible Open Space</b>			
Riverwalk (include natural areas and landscaped stormwater features)	146,666	3.37	24% of Public Open Space
Landscaped Open Areas (includes natural areas and landscaped stormwater features)	78,631	1.81	13% of Public Open Space
Plaza Area/ Elevated Plaza (includes natural areas and landscaped stormwater features)	264,292	6.07	43% of Public Open Space
<b>Subtotal: Publicly Accessible Open Space</b>	<b>489,589</b>	<b>11.91</b>	<b>41% of Total Site Area</b>
<b>Subtotal: Private and Common Open Space</b>	<b>124,919</b>	<b>2.87</b>	<b>10% of Total Site Area</b>
<b>TOTAL OPEN SPACE (Public &amp; Private Space)</b>	<b>614,508</b>	<b>14.11</b>	<b>51% of Total Site Area</b>

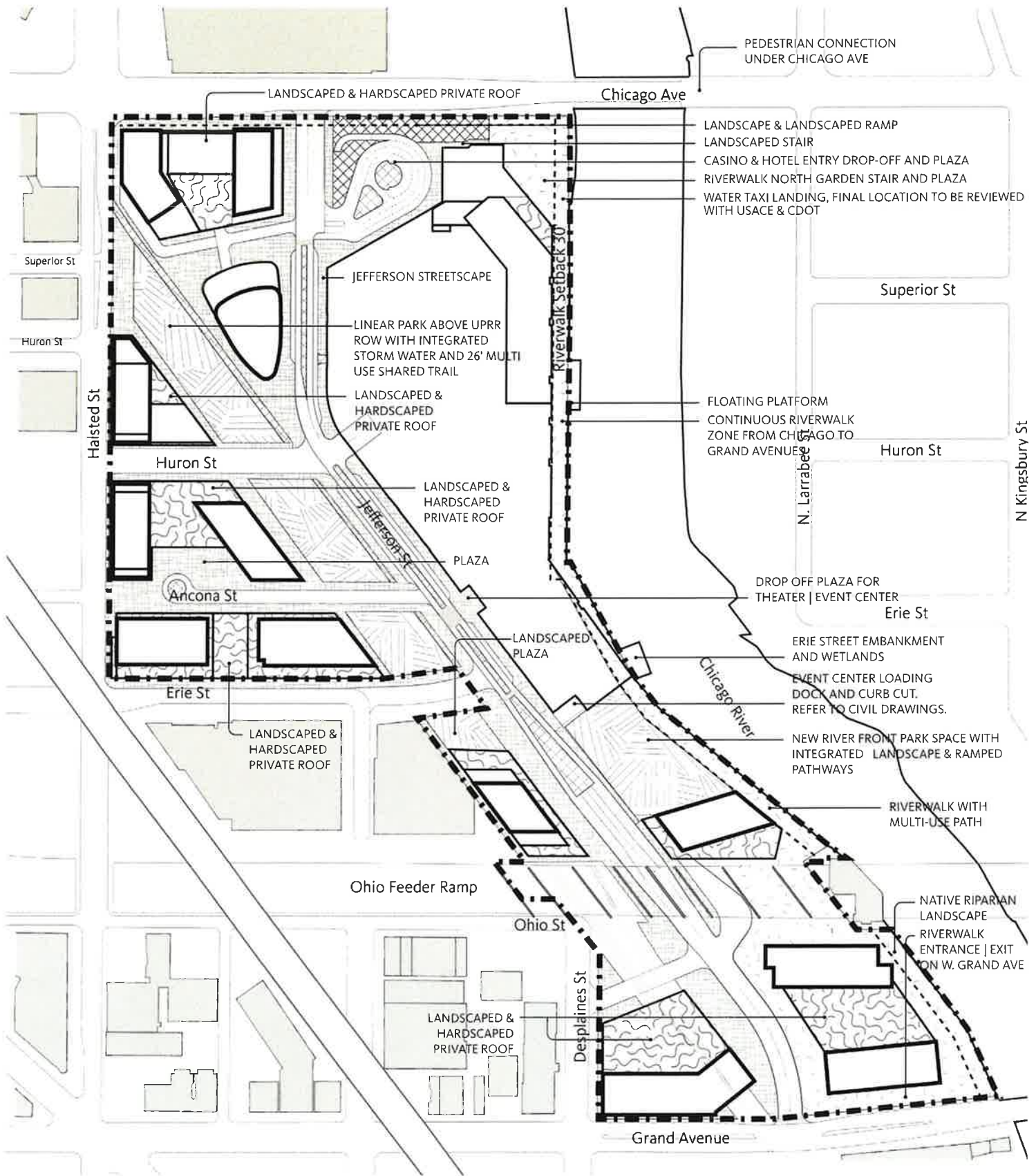
### PUBLIC SPACE OPEN PLAN

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**







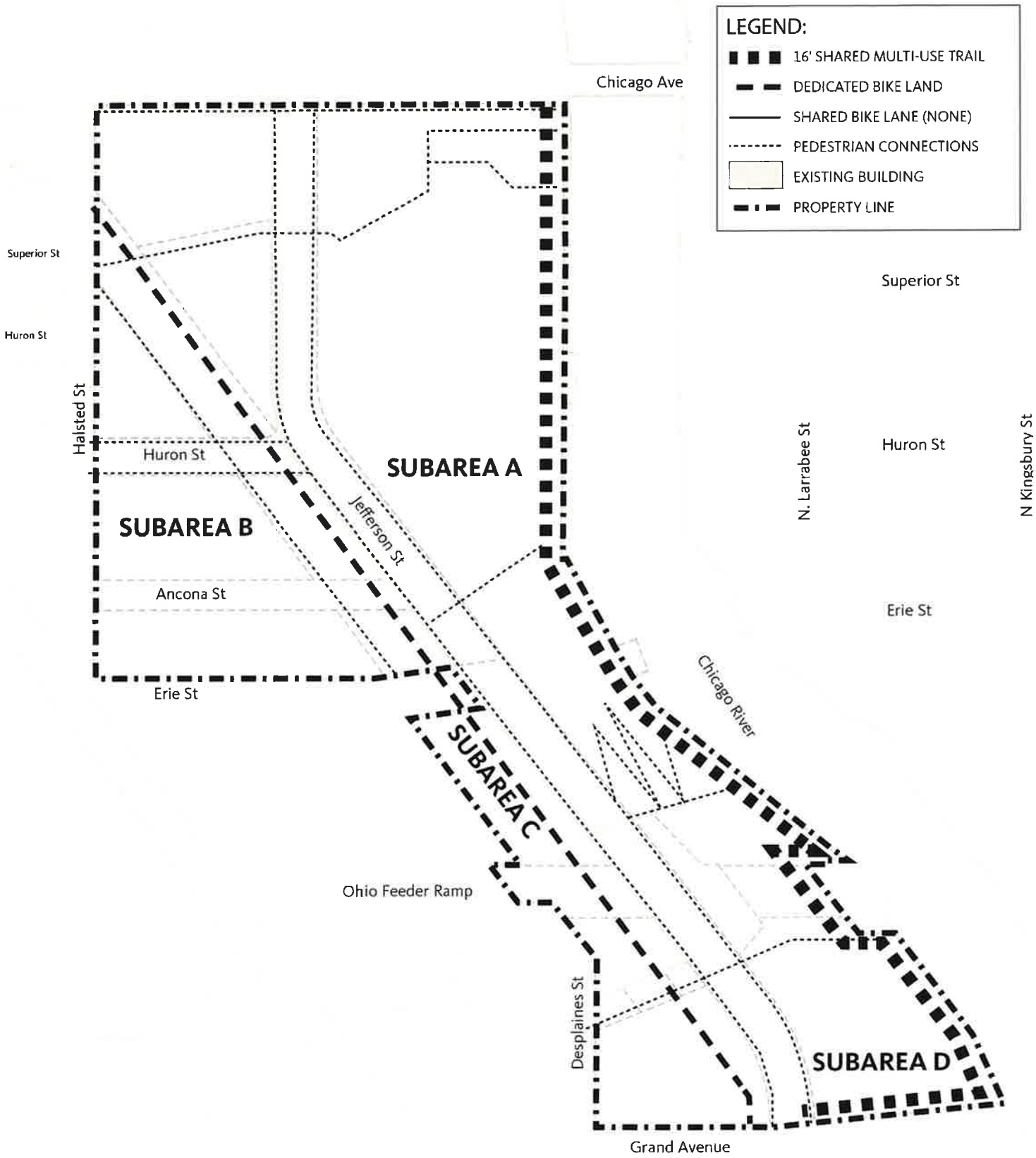
## GENERALIZED LANDSCAPE PLAN

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**

SCALE: 1" = 240'-0"

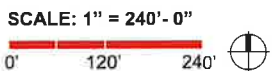


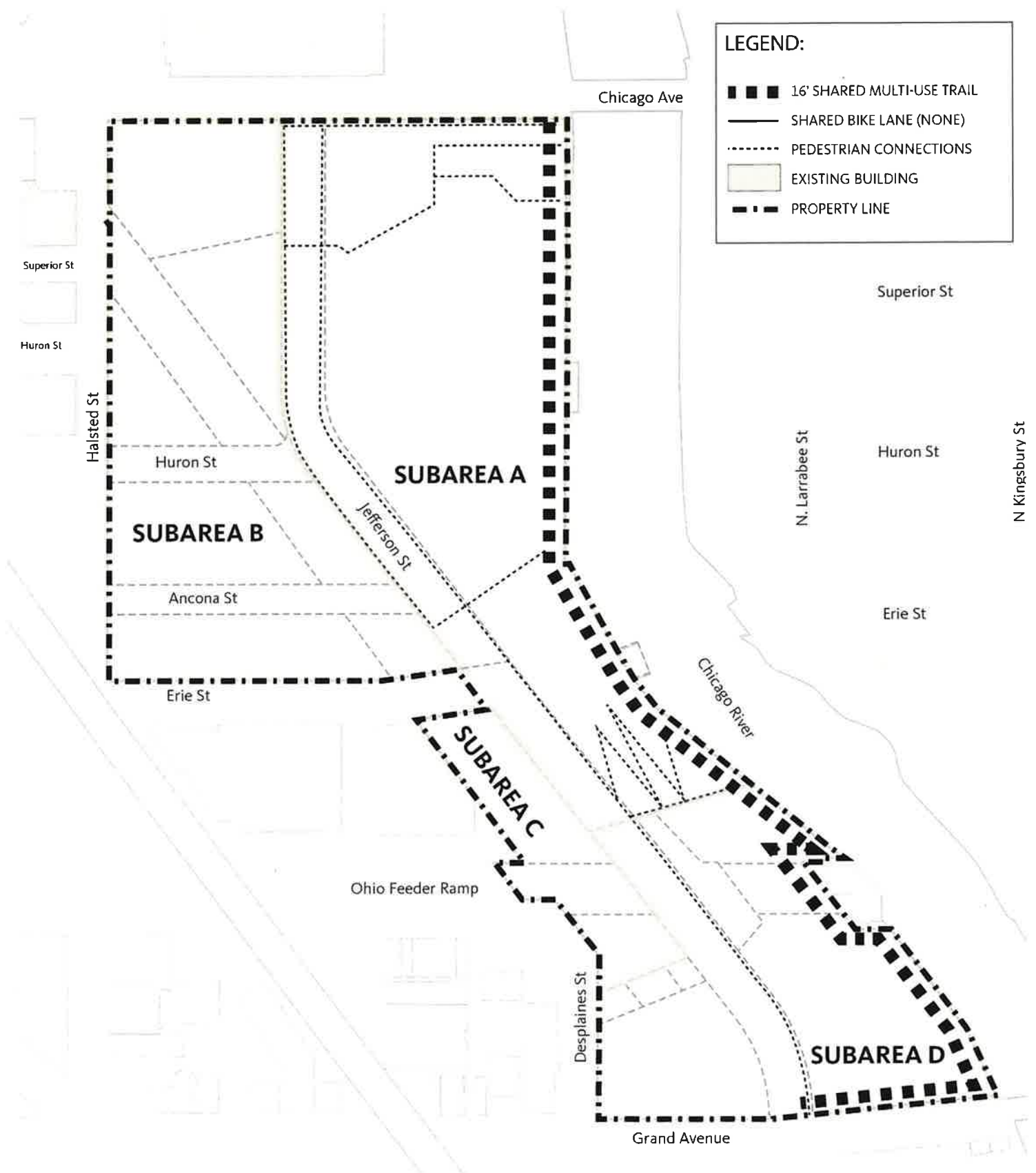


**BIKE AND PEDESTRIAN CONNECTIVITY PLAN  
- ULTIMATE BUILD OUT**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740  
 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; &  
 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**

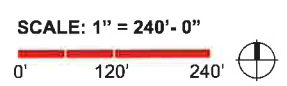


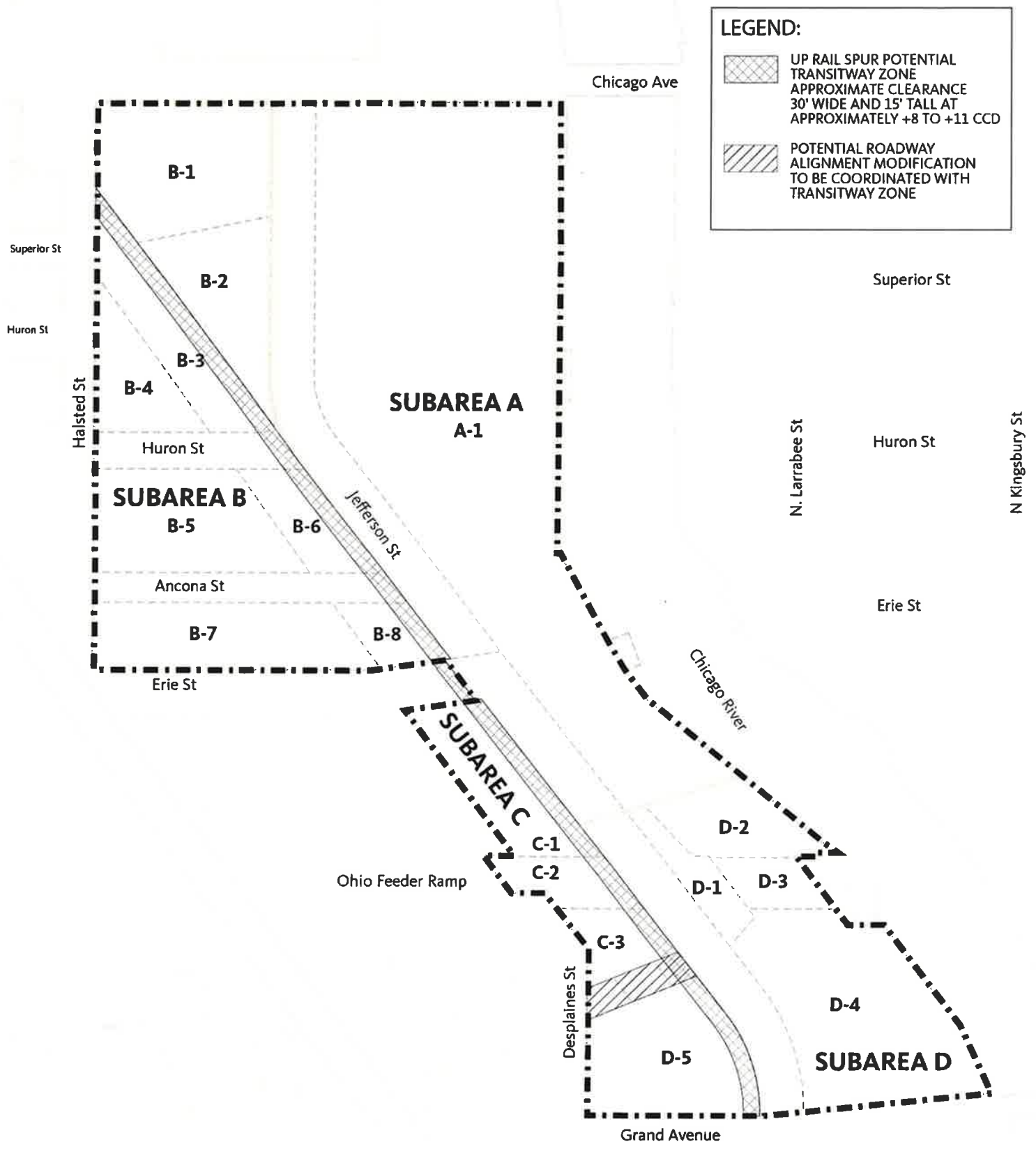


**PHASE 1: BIKE AND PEDESTRIAN CONNECTIVITY PLAN**



Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**





**LEGEND:**



-  UP RAIL SPUR POTENTIAL TRANSITWAY ZONE  
APPROXIMATE CLEARANCE 30' WIDE AND 15' TALL AT APPROXIMATELY +8 TO +11 CCD
-  POTENTIAL ROADWAY ALIGNMENT MODIFICATION TO BE COORDINATED WITH TRANSITWAY ZONE


**TRANSITWAY ACCOMMODATION PLAN**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**

SCALE: 1" = 240'-0"

Gensler site 

All development within this planned development must substantially comply with the Design Guidelines of the North Branch Framework adopted by the Chicago Plan Commission on May 18, 2017, or as amended, the Chicago River Corridor Design Guidelines and Standards, or as amended, and with the design standards and guidelines outlined in the Zoning Ordinance, Section 17-8-0900 Standards and Guidelines. The guidelines listed below provide additional standards for buildings and public spaces to complement the specific context of this planned development:

#### GENERAL DEVELOPMENT GUIDELINES

- Building siting and base design shall define the street walls along Jefferson Street, Chicago Avenue, and Halsted Street, with setbacks allowed for plazas and open spaces.
- Jefferson Street shall be developed as a central street with wide sidewalks, street trees and landscaping to promote stormwater management.
- Active ground floor uses shall be integral to buildings along the west side of Jefferson Street, Chicago Avenue, and Halsted Street, and shall include active uses such as retail, lobbies, or office space.
- Active ground-floor uses shall have direct access to publicly-accessible open spaces and the riverwalk where feasible.
- Buildings at the corner of Halsted Street and Chicago Avenue shall incorporate massing, siting, and façade designs to express and reinforce a district gateway.
- In general, vehicular pick-up and drop-off shall be oriented away from Chicago Avenue and Grand Avenue. Drop off zones on Halsted to be coordinated with CDOT and CTA. Parking and service entrances for the casino and other buildings along Jefferson Street will be provided via access drives or driveways. Pick-up and drop-off locations within the public way may be incorporated only where curbside space exists for that use.
- Curb-cuts should not exceed 20' in width and parking entries should be integrated with the building's architecture through the use of similar materials, patterns, textures, and color. Curb cuts shall be coordinated with CDOT and may be widened within CDOT's standards if required to provide adequate access for service, loading, and shuttle services.
- To preserve access to light, a minimum separation of 40' between towers is required. Where site constraints permit, towers will be oriented to maximize passive cooling, natural lighting, and energy efficiency.
- Undeveloped parcels may support interim uses including, but no limited to recreational open space, dog friendly areas, and surface parking. Interim use plan improvements and time frame will require review and approval by DPD.

#### BUILDING ENVELOPE DESIGN GUIDELINES

- Building designs shall achieve a varied and distinctive skyline.
- Mechanical penthouses and any upper level parking floors shall be screened with high-quality architectural elements consistent with the overall building facade.
- Parking levels shall be screened adequately to obscure car headlights and sound from neighboring buildings.
- Podium and tower designs shall relate to each other to provide a cohesive expression.
- Podium roofs will incorporate active amenity decks and landscaping as appropriate to building uses.
- Balconies and any required ventilation shall be integrated within the design of the building façade.
- Tenant signage for each building should be considered as part of the façade design to ensure consistency of placement, size, materials, and method of illumination.

#### MATERIAL GUIDELINES FOR BUILDINGS

- Buildings will not be clad with low quality materials and materials with low aesthetic value such as Exterior Insulation and Finish System (EIFS), exterior exposed Concrete Masonry Units (CMU), thin brick, or residential-type vinyl and metal siding.
- Buildings will employ architectural materials consistent with contemporary building practices, such as high quality wall systems in glass, metal, masonry, high-quality architectural concrete, or hardwood. Glazing shall not be highly reflective or mirrored and be bird friendly design.
- Building envelopes will support environmentally responsible design by reducing heat loads, improving energy efficiency, maximizing occupant comfort, and using sustainable materials.
- Podium and ground-floor level materials and design facing the streets, publicly accessible open spaces, and the riverwalk will be detailed to enhance the pedestrian environment and will be complimentary to the context.
- Ground-floor facades will have a high percentage of clear / un-tinted glazing along the primary street frontages.

#### LANDSCAPE GENERAL GUIDELINES

- A riverfront publicly accessible park will connect directly to the riverwalk and include gathering places, a lawn, passive play spaces, native landscaping, opportunities for direct viewing of river, and stormwater infiltration.
- Landscaped stairs and ramps will connect the riverwalk and Jefferson Street, and provide view corridors from Halsted Street to the river. Programming will include a variety of uses such as seating, play areas, a location for public art, and a dog park.
- The space under the Ohio Feeder Ramp will be activated with recreational uses that connect to the riverwalk park spaces.
- Publically accessible open spaces will be designed to the applicable standards of Chicago Park District Parks.
- The riverwalk will connect to the north side of Chicago Avenue using space provided by CDOT under the new Chicago Avenue Bridge.
- The riverwalk will connect to the street level intersection of Grand Avenue and Jefferson Street, and not preclude space for future Riverwalk connection under Grand Avenue bridge.
- Landscaping throughout will incorporate stormwater management best practices to detain, clean, and reduce the volume of stormwater discharge.
- Landscaped areas will enhance local habitat for wildlife through use native plantings.
- In key locations, floating wetlands can be located along the riverwalk where feasible.

## DESIGN GUIDELINES

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**



**ROOF AREAS**

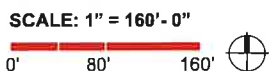
Theater Roof	39,349 SF
Casino Roof	218,129 SF
Hotel Roof	35,183 SF
<b>Total Roof Area</b>	<b>292,661 SF</b>

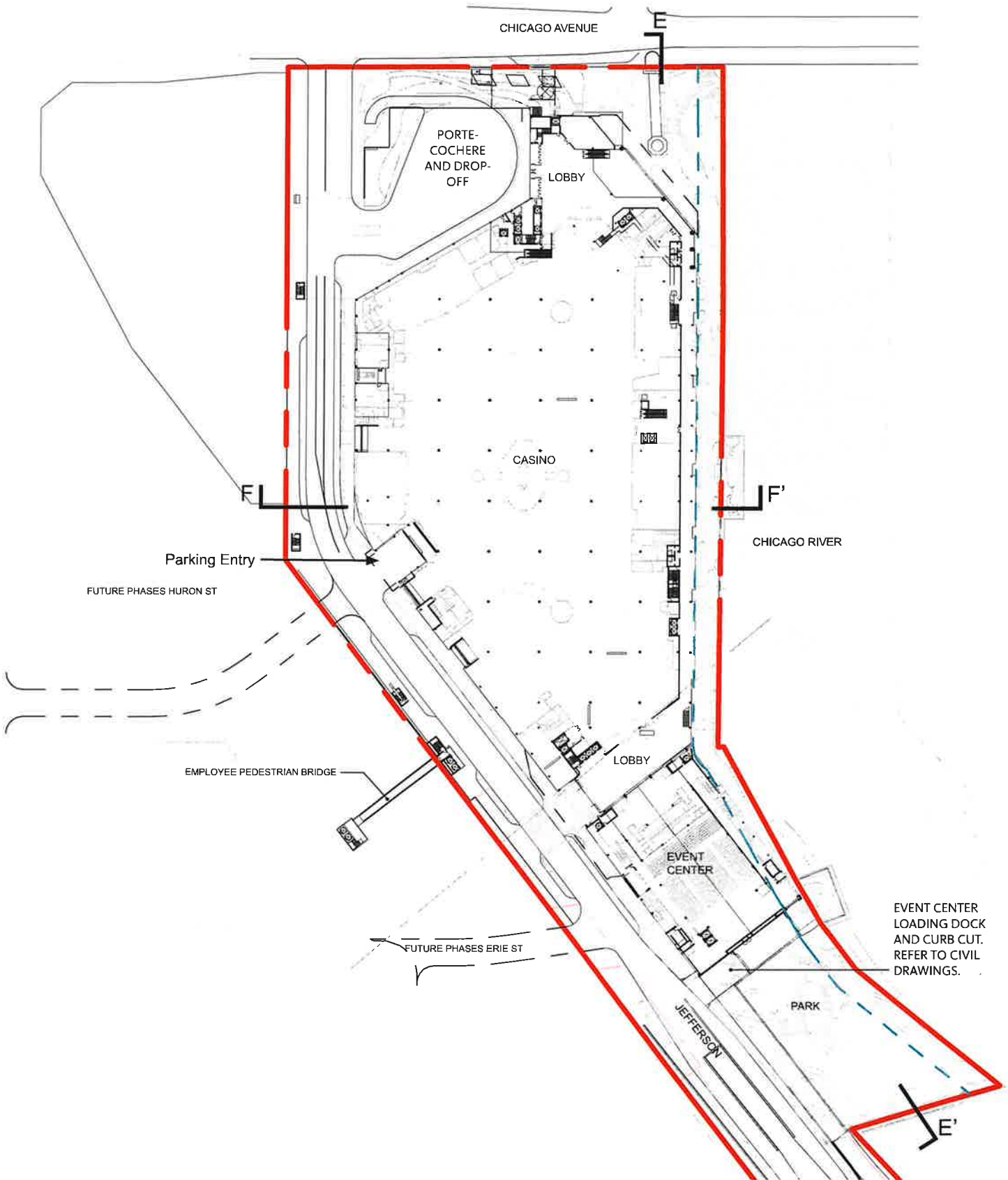
	<b>ROOF AREA USED FOR MEP</b>	<b>50,495 SF</b>
	<b>GREEN ROOF AREA</b>	<b>97,397 SF</b>
	<b>40.2% OF LEFT OVER AREA</b>	<b>97,397 SF</b>

**PHASE 1: GREEN ROOF PLAN**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**





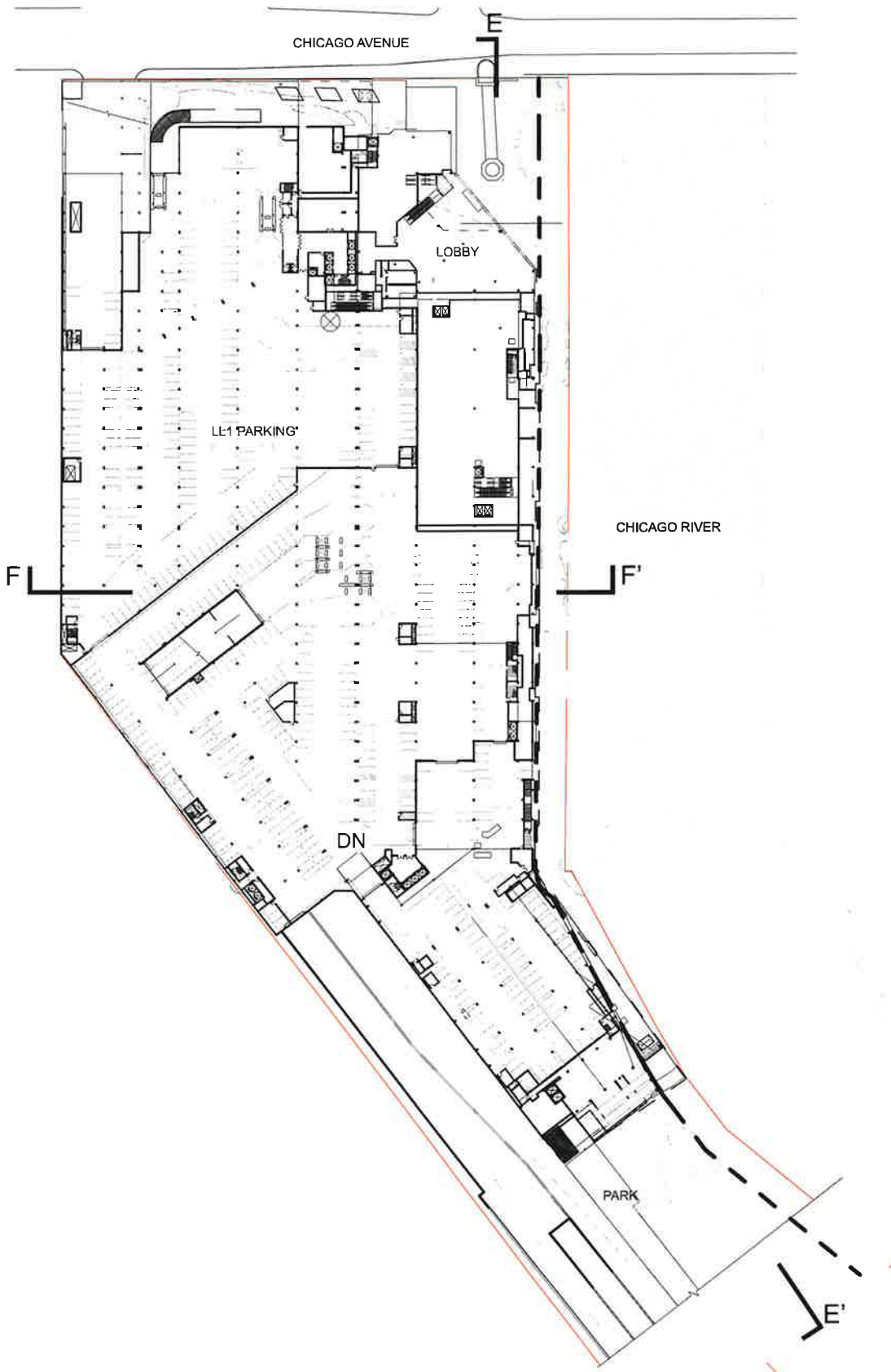
**PHASE 1: FLOOR PLAN - L1**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**

SCALE: 1" = 160'-0"





**PHASE 1: FLOOR PLAN - LL1**

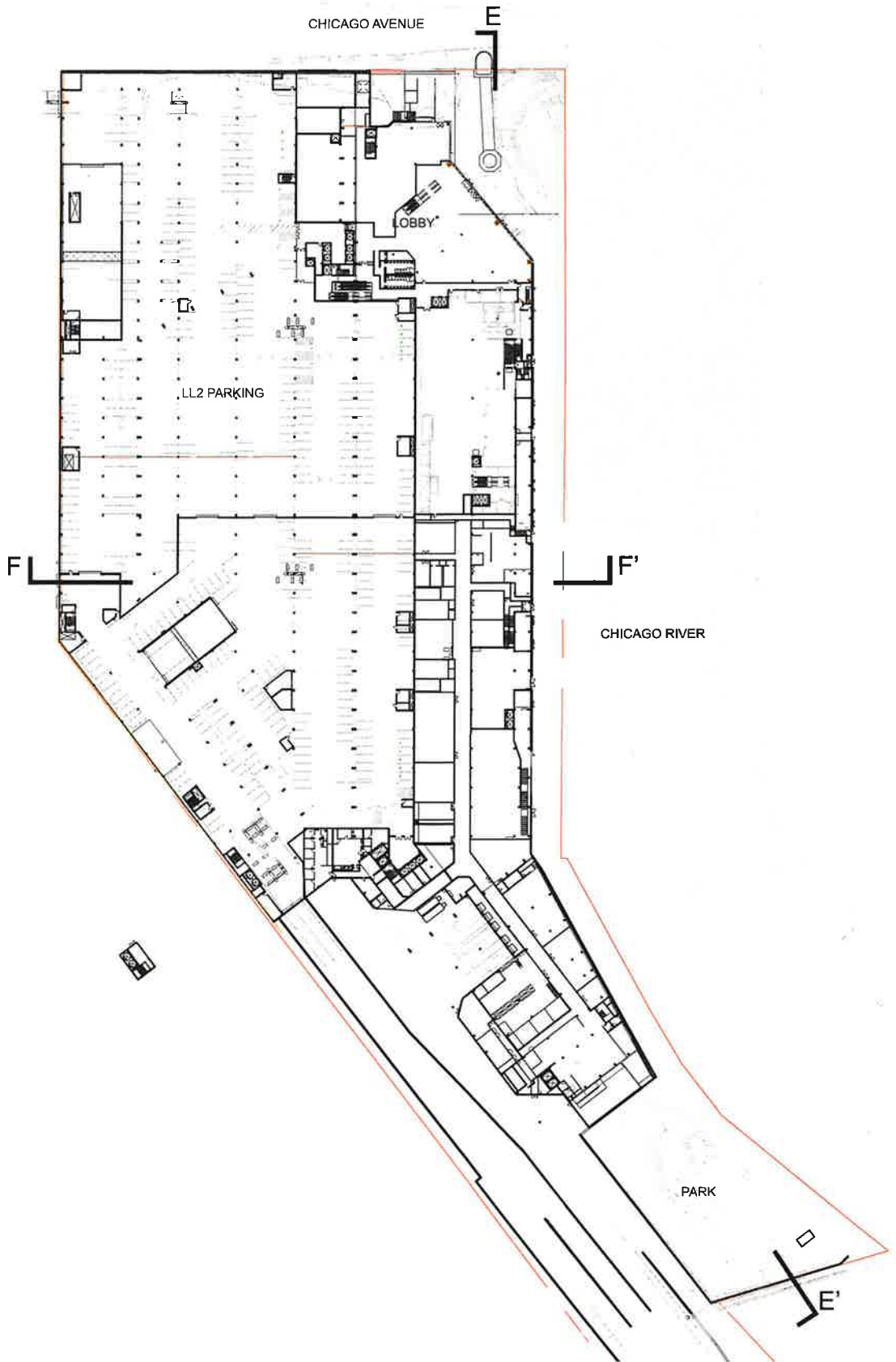
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 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**

SCALE: 1" = 160'-0"  
 0' 80' 160'



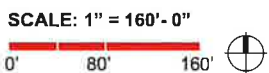


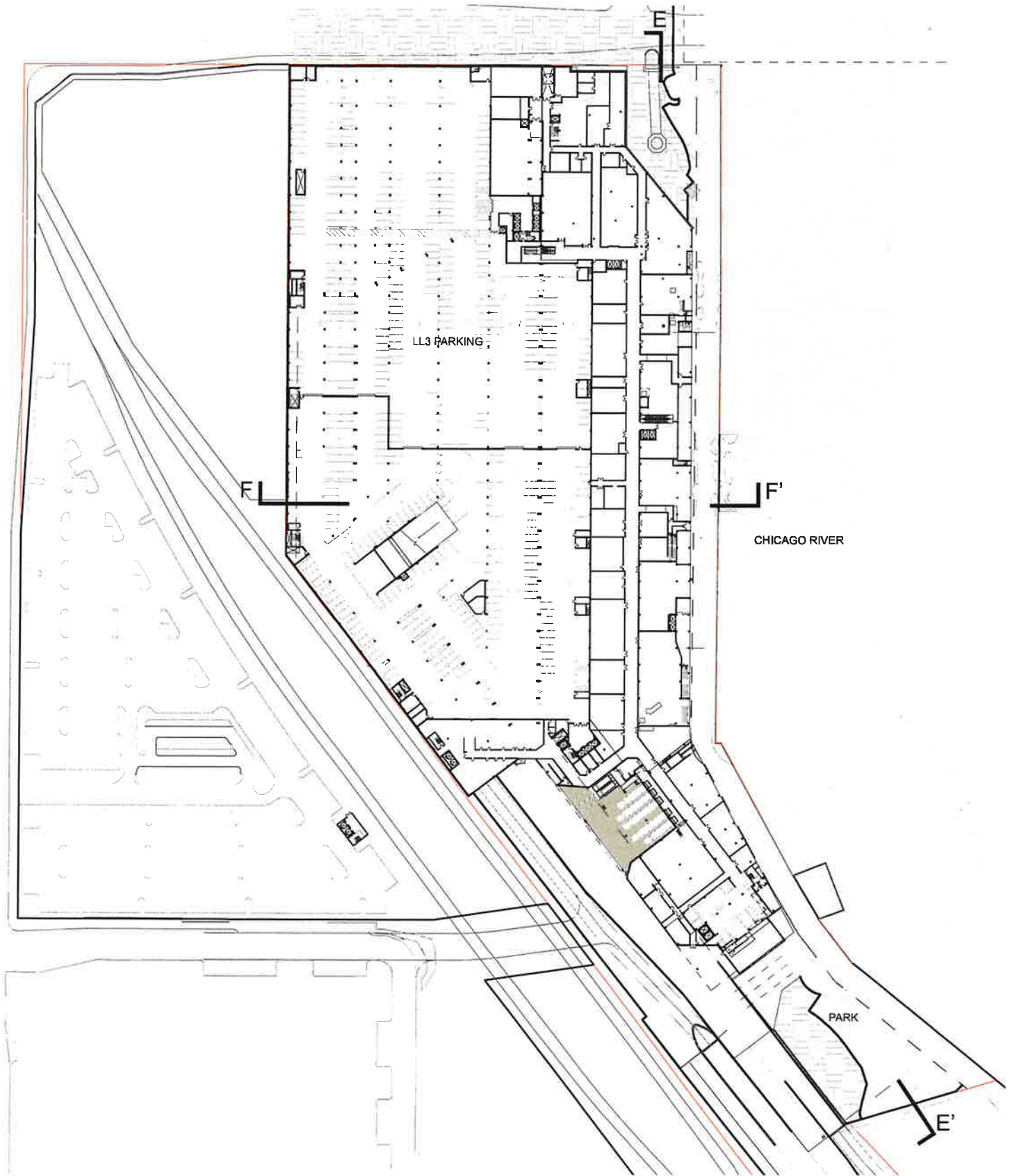


**PHASE 1: FLOOR PLAN - LL2**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**





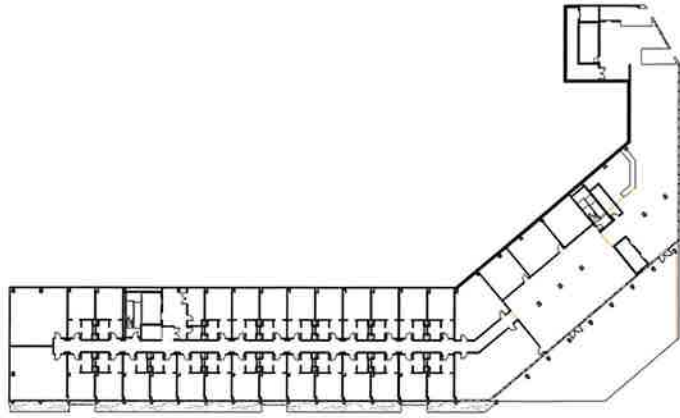
**PHASE 1: FLOOR PLAN - LL3**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

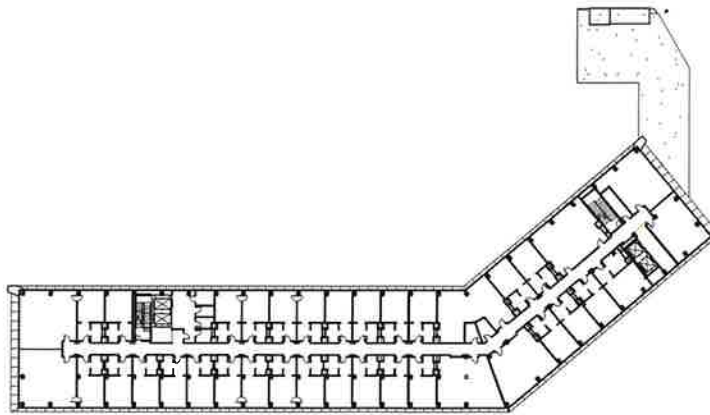
Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**

SCALE: 1" = 160'-0"





**HOTEL FLOOR PLAN 1**

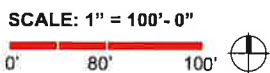


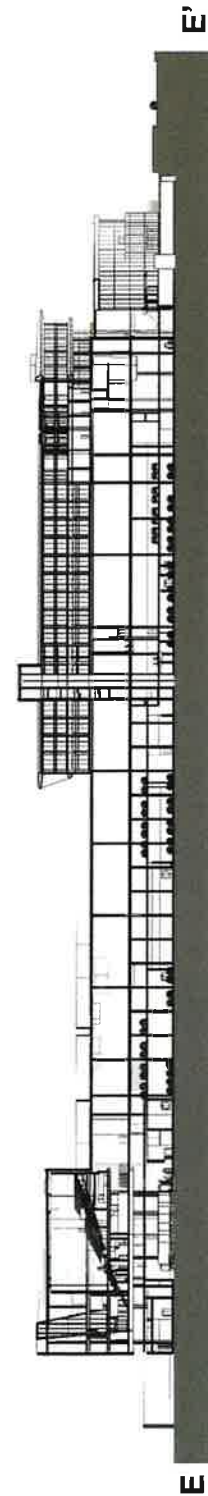
**HOTEL FLOOR PLAN 2**

**TYPICAL HOTEL PLANS**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**



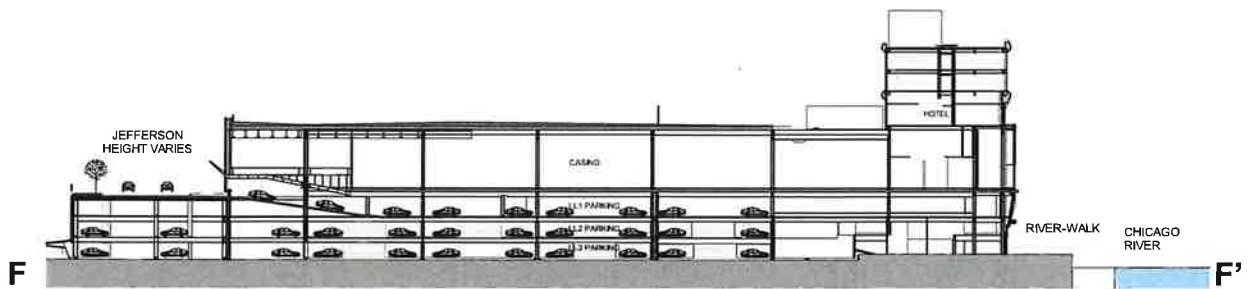
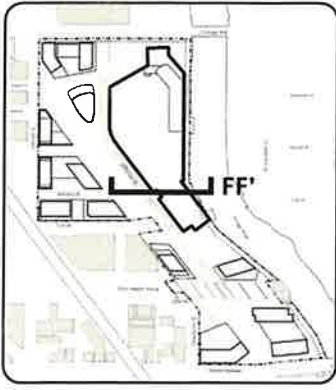


**EE NORTH / SOUTH BUILDING SECTION**

**PHASE 1: BUILDING SECTION - 1 (OF 2)**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

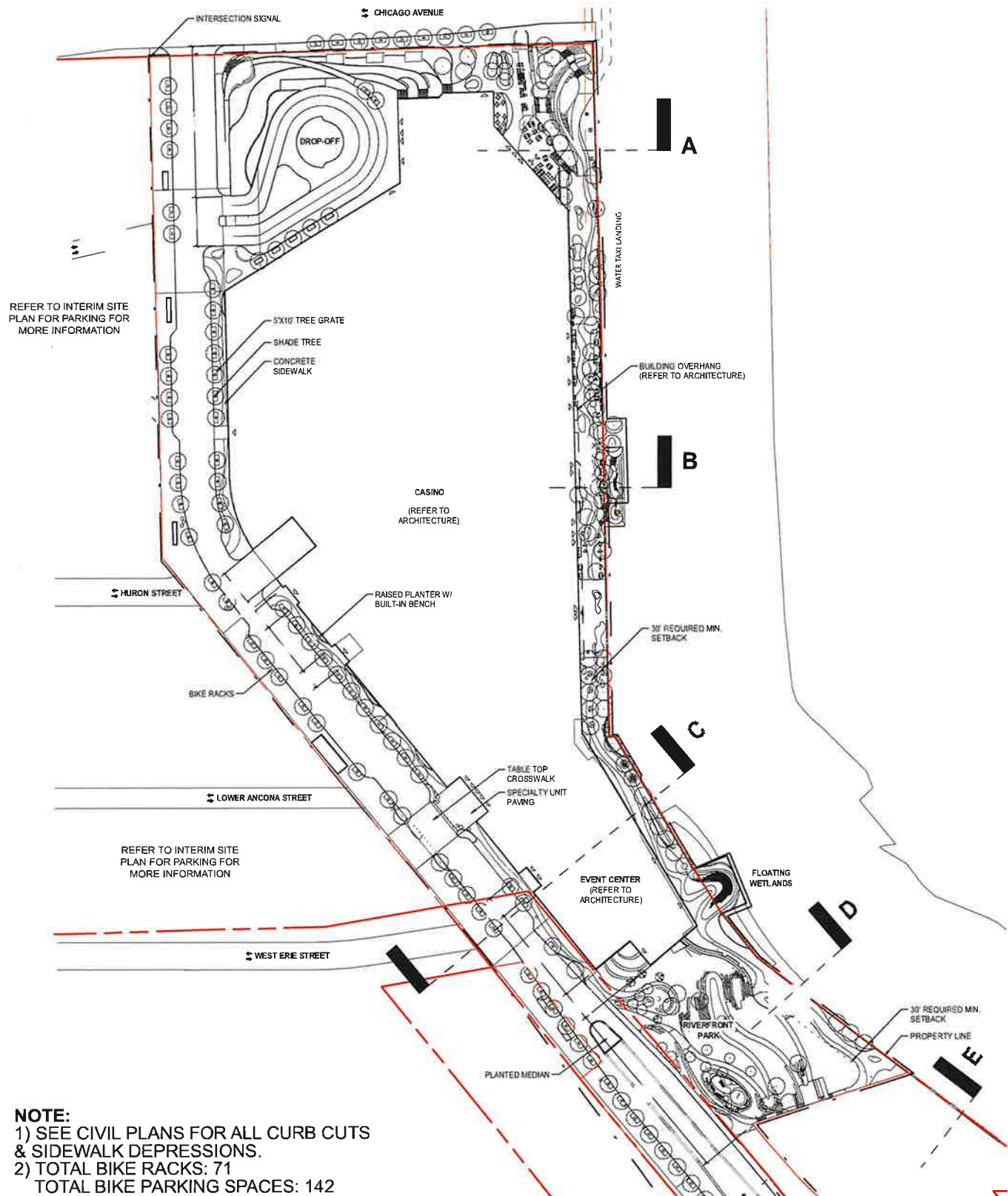
Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**



**PHASE 1: BUILDING SECTION - 2 (OF 2)  
FF EAST / WEST BUILDING SECTION**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740  
 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; &  
 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**

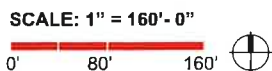


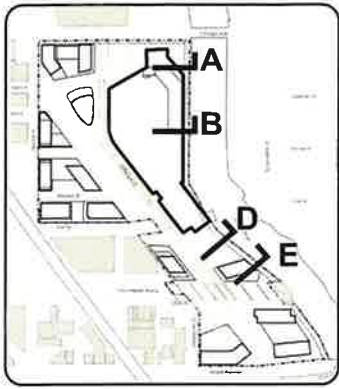
**NOTE:**  
 1) SEE CIVIL PLANS FOR ALL CURB CUTS & SIDEWALK DEPRESSIONS.  
 2) TOTAL BIKE RACKS: 71  
 TOTAL BIKE PARKING SPACES: 142

### PHASE 1: PROPOSED LANDSCAPE PLAN

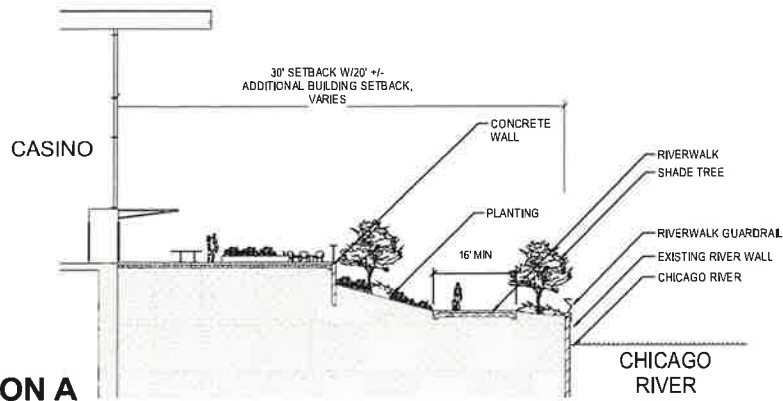
Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**

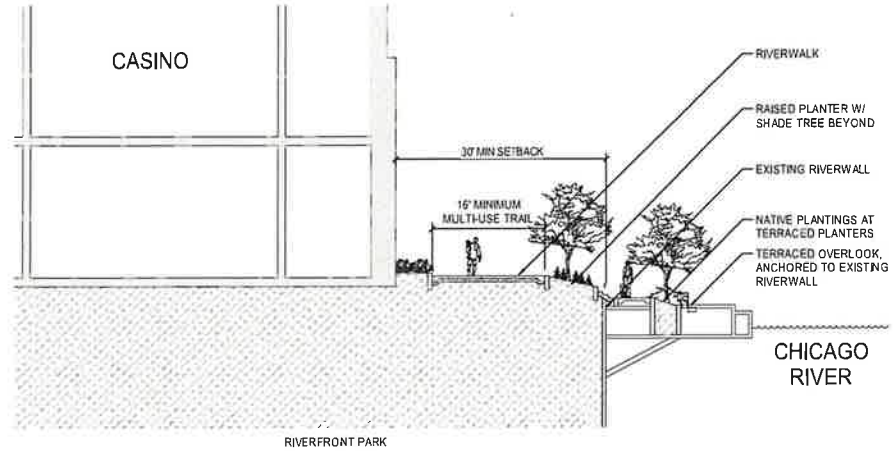




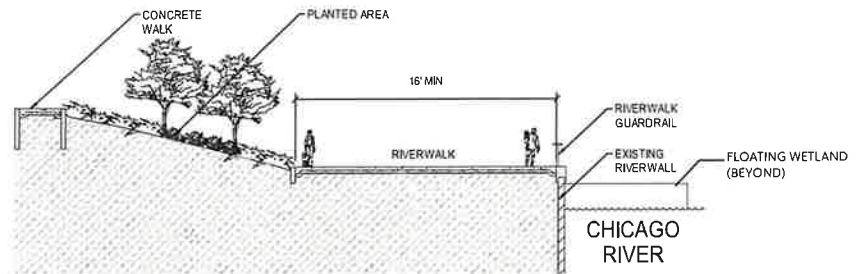
**SECTION A**



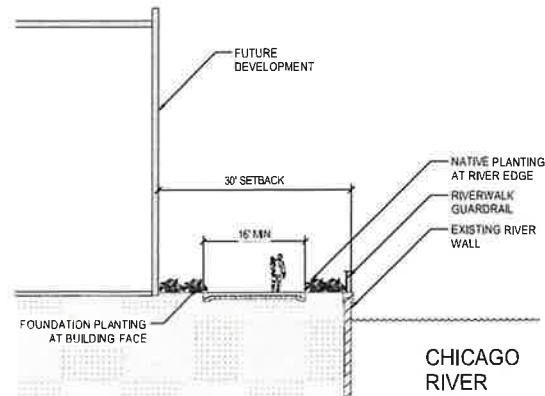
**SECTION B**



**SECTION D**



**SECTION E**



**PHASE 1: RIVERWALK SITE SECTIONS**

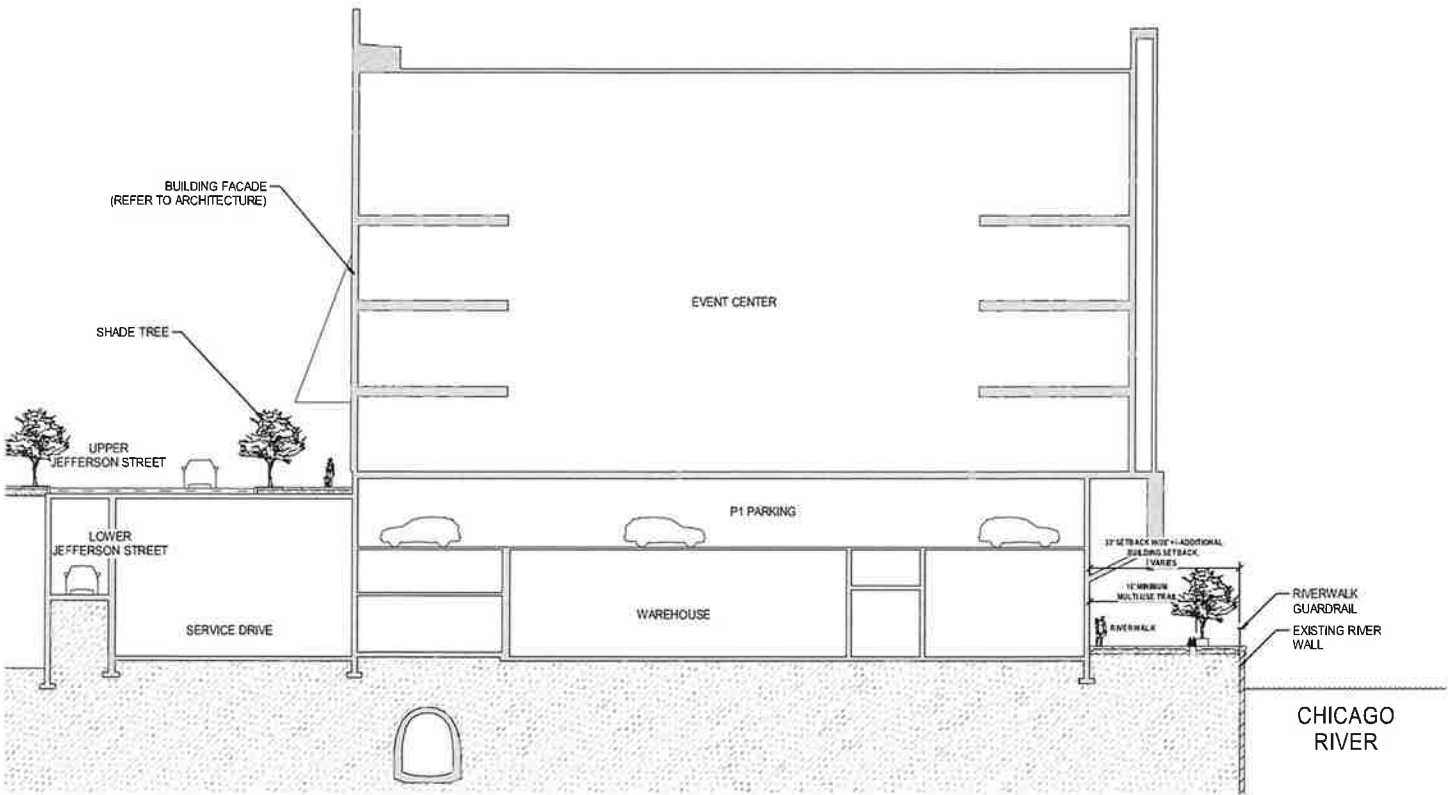
Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**

SCALE: 1" = 20'- 0"

0' 10' 20'





**SECTION C**

**PHASE 1: RIVERWALK SITE SECTION C**

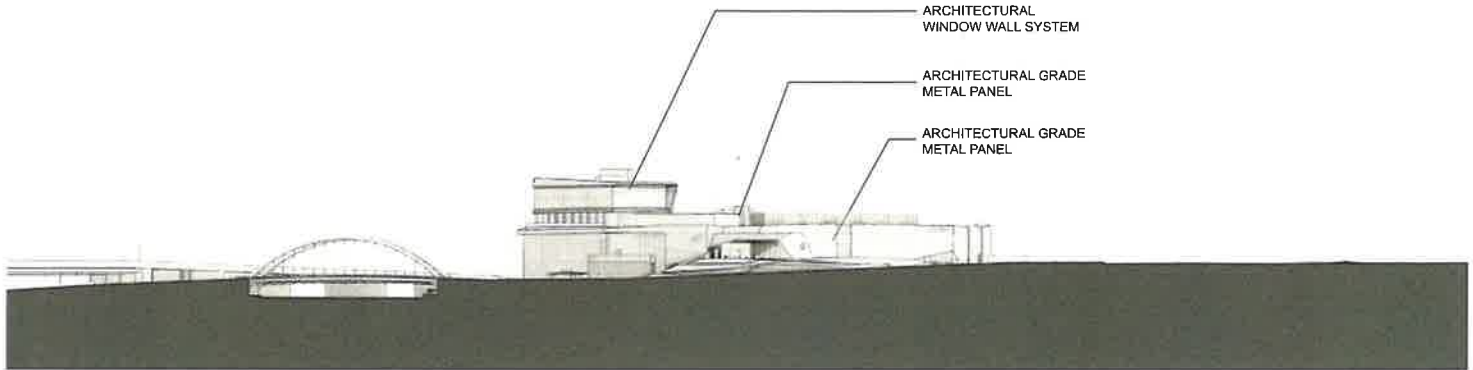
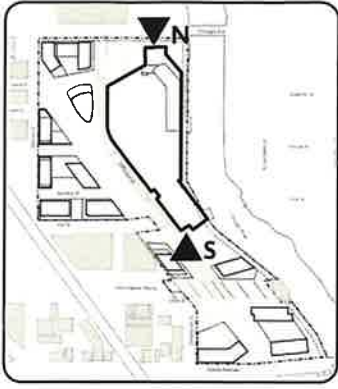
Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
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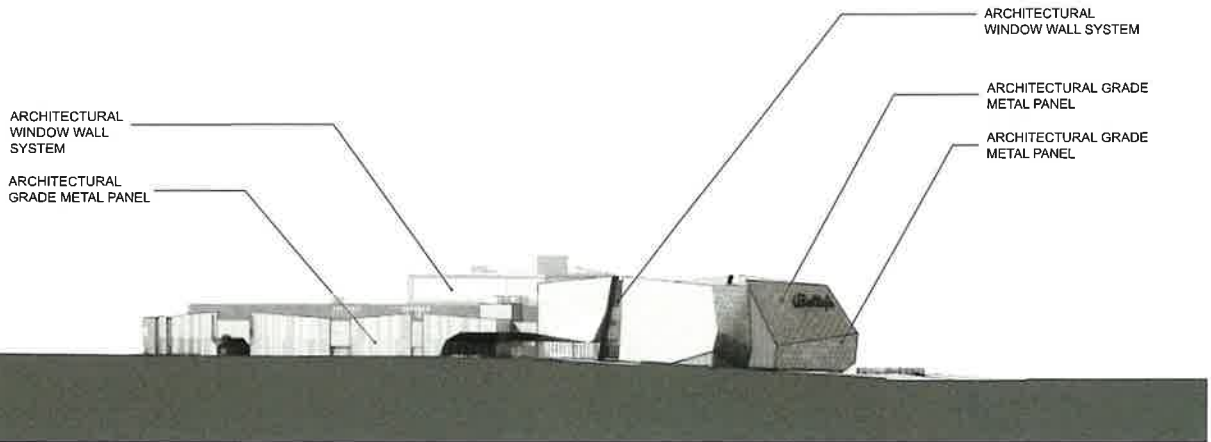
SCALE: 1" = 40'- 0"  
 0' 20' 40'







**NORTH ELEVATION**



**SOUTH ELEVATION**

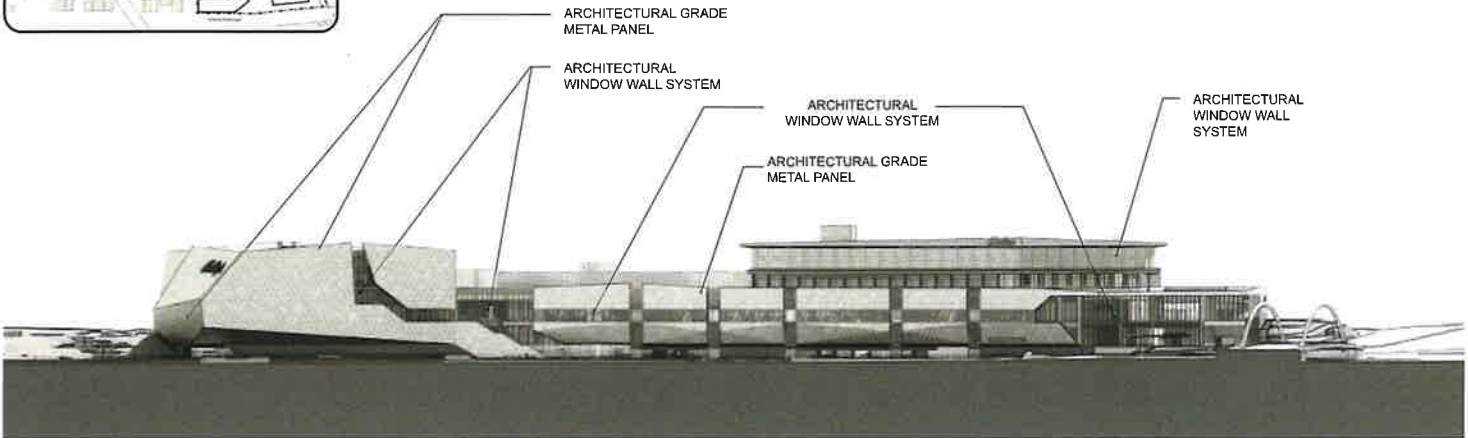
**PHASE 1: BUILDING ELEVATIONS - NORTH / SOUTH**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE...; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

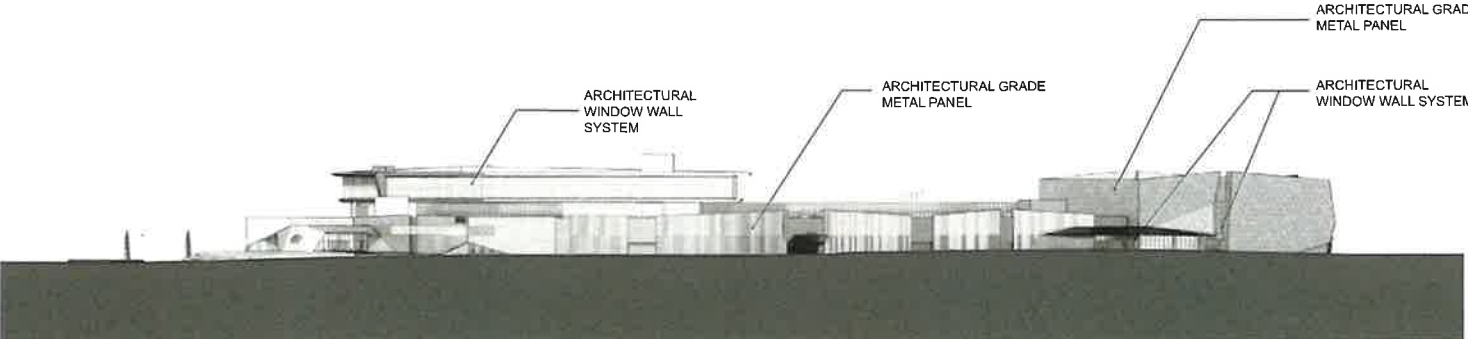
Introduced: **September 21, 2022**  
 Plan Commission: **December 12, 2022**  
 Updated: **January 17, 2024**

0' 125' 250'





**EAST ELEVATION**



**WEST ELEVATION**

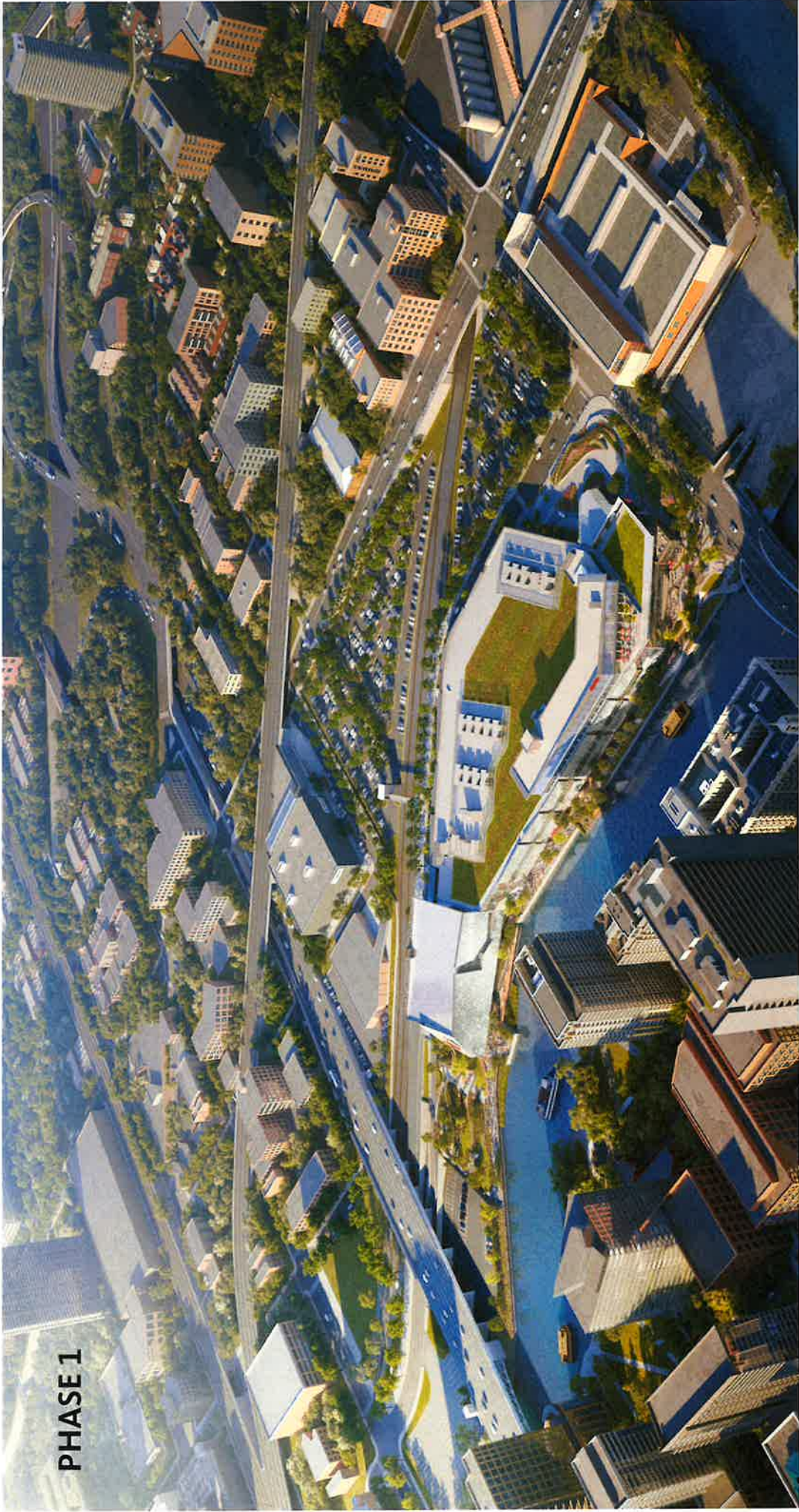
**PHASE 1: BUILDING ELEVATIONS - EAST / WEST**

Applicant: BALLY'S CHICAGO OPERATING COMPANY, LLC  
 Address: 643-741 W. CHICAGO AVE.; 641-739 N. HALSTED ST.; 632-740 W. ERIE ST.; 627-661 W. ERIE ST.; 501-531 N. DESPLAINES ST.; & 524-630 W. GRAND AVE.

Introduced: **September 21, 2022**  
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 Updated: **January 17, 2024**



# PHASE 1



# PHASE 2 (OVER YEARS)



# BALLY'S LANDING

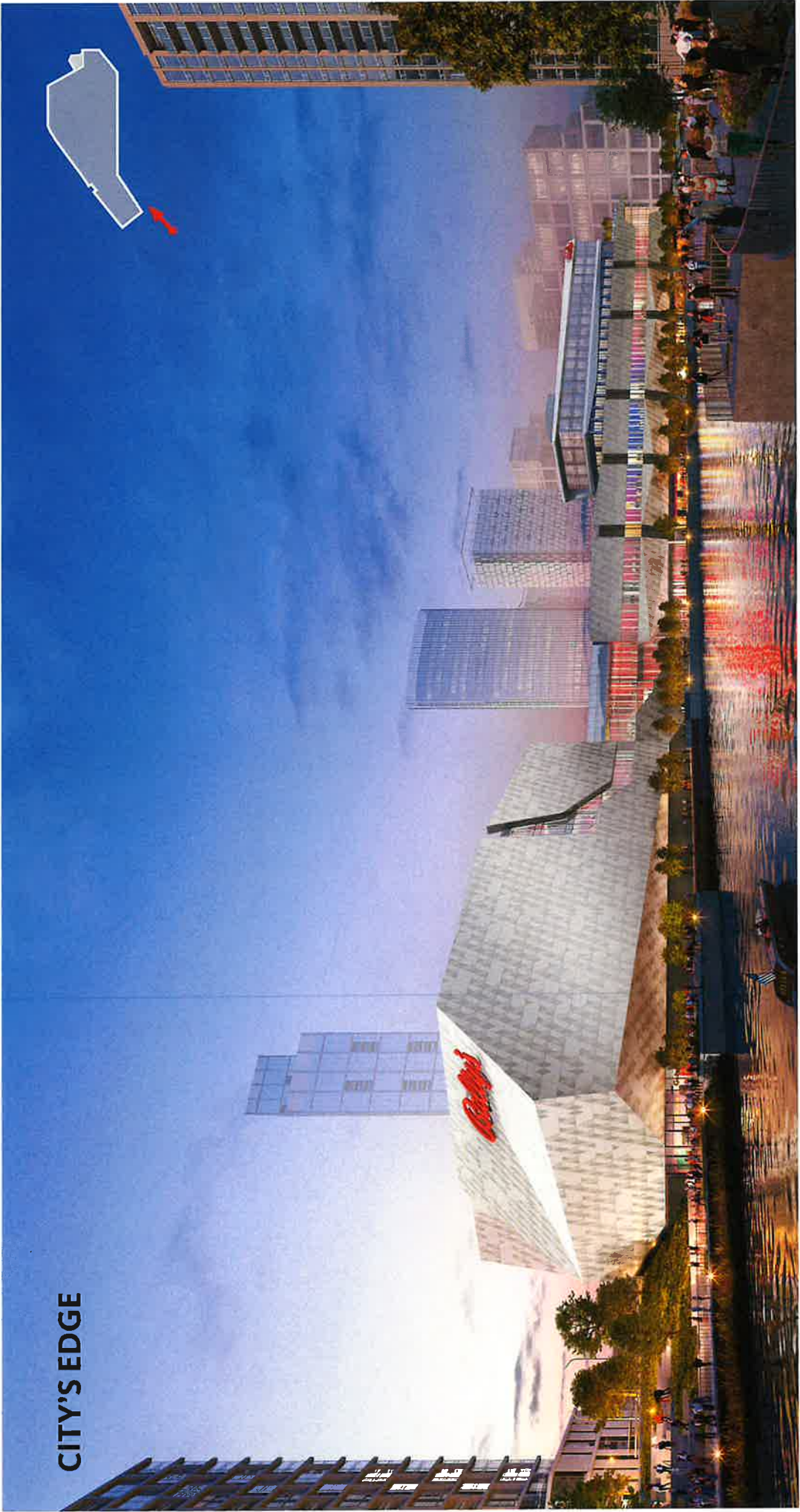




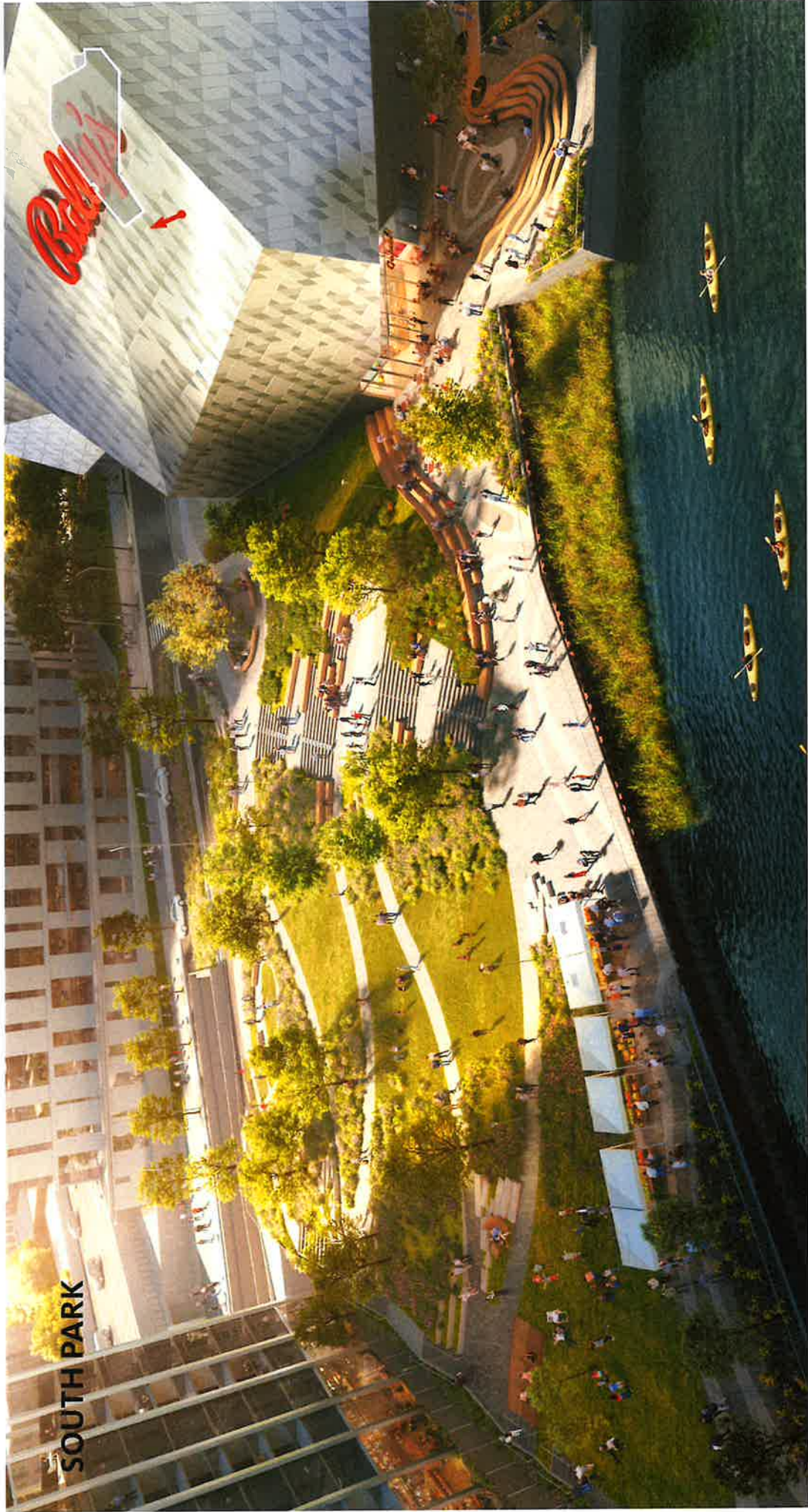
RIVERWALK

Cafe

# CITY'S EDGE



Dec 18, 2023 | Bally's Project Renderings



SOUTH PARK

Bally's





**ENTERTAINMENT HUB**

# DROP-OFF / PORTE COCHERE



BALLY'S WAY | DROP-OFF PLAZA



Dec 13, 2023 | JEFFERSON ST EXHIBIT

# BALLY'S WAY | PARKING ENTRANCE





BALLY'S WAY | EVENT CENTER

Dec 13, 2023 | JEFFERSON ST EXHIBIT



BALLY'S WAY | DROP OFF / PICK UP

# 6.0 IMPLEMENTATION

Updated: January 17, 2024

## Project Information

### Project Location

Project Address	703 W. Chicago Avenue	
Type of Project (land use)	Casino, Mixed Use and Entertainment District	
Size of Project	30 Acres	
Is this a river dependent or critical service use?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Character Zone	<input type="checkbox"/> Northwest Zone <input checked="" type="checkbox"/> North Branch Zone <input type="checkbox"/> Loop Zone	<input type="checkbox"/> South Branch Zone <input type="checkbox"/> Southwest Zone <input type="checkbox"/> Bubbly Creek Zone
30 ft. river setback (as verified by plat of survey)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Public Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

## Chicago River Design Guidelines

### 3.2 Multi-Use Path

3.2.1 Design Criteria	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3.2.2 Public Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3.2.3 Minimum Path Width, select all that apply	<input type="checkbox"/> N/A, please describe <input type="checkbox"/> Separated 12' bicycle, 8' pedestrian <input checked="" type="checkbox"/> Combined, 16'	<input type="checkbox"/> Combined, 10' <input type="checkbox"/> Combined, 10' with 2' paved, gravel, or mowed shoulders <input type="checkbox"/> Other, please describe below
3.2.4 Paving and Materials, select all that apply	<input type="checkbox"/> Granite <input type="checkbox"/> Architectural Granite <input checked="" type="checkbox"/> Poured-in-Place Concrete <input checked="" type="checkbox"/> Concrete <u>Pavers</u> <input type="checkbox"/> Unit <u>Pavers</u>	<input type="checkbox"/> Permeable <u>Pavers</u> <input type="checkbox"/> Asphalt <input type="checkbox"/> Decomposed Aggregate <input checked="" type="checkbox"/> Other, please describe below

Comments, please not which section from the list above (e.g. 3.2.3) you're describing

The project is in design phase and material selections are still under consideration. However, paving at the multi-use path is anticipated to be predominantly poured-in-place concrete with accent areas of concrete pavers. All materials will be in compliance with Chicago River North Branch Design Guidelines.

### 3.3 Furnishings

#### 3.3.1 Site Furnishing Guidelines

Materials, select all that apply

- Stainless Steel
- Galvanized Steel
- Powder Coated Steel

- Hardwoods, describe below
- Recycled Plastic Lumber, describe below
- Other, please describe below

Benches & Tables, on per 250 linear feet (LF) of river frontage.

LF of river frontage  
Total Benches  
Total Tables

2,000 LF  
8 min.  
8 min.

Trash and Recycling Receptacles, one metal trash and one metal recycling receptacles per 250 linear feet (LF) of river frontage

LF of river frontage  
Total Trash Receptacles  
Total Recycling Receptacles

2,000 LF  
8 min.  
8 min.

Railings

Yes

No

Comments, please note which section from the list above you're describing

The project is in design phase and material selections are still under consideration. However, site furnishings are anticipated to be a combination of stainless steel, hardwood, and concrete. All materials will be in compliance with Chicago River North Branch Design Guidelines.

### 3.4 Seating and Gathering Areas

#### 3.4.1 Seating Area Guidelines

Location, one per 500 linear feet (LF) of river frontage.

LF of river frontage  
Total Seating Areas

2,000 LF  
4 min.

Furnishings. Each seating area should provide a minimum of two benches and one trash receptacle.

Total Benches  
Total Trash Receptacles

8 min.  
4 min.

### 3.5 Lighting

#### 3.5.1 Lighting Guidelines, see follow pages for an example of an acceptable product data sheet.

Fixture Height, recommended between 14-30 feet tall

Yes, between 14-30'

Other, please describe below

Color Temperature, LED bulbs that provide white light with a color temperature of 3000K or below.

3000K or below

Other, please describe below

Light Pollution

Dark Sky Compliant

N/A

Additional Features

Yes, please describe below

No

Security Lighting

Yes

No

Comments, please note which section from the list above you're describing

The project is in design phase and lighting plan is not yet determined. However, it is anticipated that Phase 1 will be Dark Sky Compliant within the 30 foot riverwalk setback zone at a minimum.



### 3.6 Wayfinding and Signage

#### 3.5.1 Lighting Guidelines 6.1 Signage

##### Guidelines

- Brand and Identity  Yes  No  N/A
- Directional Signage, indicate total signs  Yes  No  N/A
- Mile Marker, locate every quarter mile  Yes  No  N/A
- Regulatory Signage, indicate total signs  Yes  No  N/A
- Identity Signage, indicate total signs  Yes  No  N/A

Comments, please note which section from the list above you're describing

The project is in design phase and wayfinding/signage plans are not yet complete. However, all proposed signage within the Riverwalk Setback shall comply with the Chicago River Sign Brand Standards

### 3.7 Landscaping

#### 3.7.1 Preservation and Restoration Guidelines

- Preservation, preserve existing habitat and plantings  Yes  N/A  No
- Disturbance, minimize site disturbance  Yes  N/A  No
- Protection, protect existing vegetation during construction by installing tree protection fence  Yes  N/A  No
- Tree Preservation and Removal, preserve mature, healthy, native shade and evergreen trees  Yes  N/A  No

#### 3.7.2 Plant Selection Guidelines

- Plant Selection, per Appendix 7.4. Submergent  Yes  No
- Identify total number of plants selected from Appendix list. Emergent  Yes  No
- Riparian  Yes  No
- Upland  Yes  No
- Fencing, 4-6' ornamental metal fence for vehicular use areas, 4' ornamental metal fence for non-vehicular use areas  Yes, height \_\_\_\_\_  No  N/A
- Trees, 2 per 25 LF of river frontage for vehicular use areas, 1 per 25 LF for non-vehicular use areas LF of river frontage  Yes  No  N/A
- Total Vehicular Area Trees  Yes  No  N/A
- Total Non-Vehicular Area Trees  Yes  No  N/A
- Hedges, continuous hedge on the river side of fence is required for vehicular use areas  Yes  N/A  No
- Foundation Plantings, required for non-vehicular use areas  Yes  N/A  No

1,921.1 LF

Revised per DPD comments received 01/29/24.

77

Revised per DPD comments received 01/29/24.

Revised per DPD comments received 01/29/24.

Comments, please note which section from the list above you're describing

The project is in design phase and the landscape plan is preliminary. Proposed plant materials to be native and adaptive species compliant with the Chicago River Design Guidelines Appendix 7.4 Plant Palette. The design team will provide updated landscape plans and plant materials later in the process. A preliminary list of plant materials is incorporated into the 9/7/2022 River Ecology + Governance presentation. Of the total 1,921.1 LF of Riverwalk, Phase 1 of the Planned Development includes 1,350 LF of Riverwalk, to be completed with the development of Sub-Area A, Parcel A-1. The proposed Phase 1 landscape plan will provide, at a minimum, 54 trees at 2 trees per 25 LF, per the guidelines. The remaining riverfront parcels south of the South Park, included in Sub-Area D, will comply with the tree planting requirements of the Chicago River Design Guidelines as they are built out.

**3.8 Riverbank Treatments**

3.8.1 Riverbank Guidelines

Existing sloped riverbank is to be retained and improved

Yes  No

N/A - There is no existing sloped riverbank within the project extents. River edge is steel sheet piles.

**3.9 River Edge Treatments**

3.9.1 River Edge Guidelines

Describe the proposed river edge stabilization and enhancement treatments.

The current steel (sheet pile) seawall has a concrete topping on the northern zone adjacent to the casino and exposed steel to the south. An existing concrete pier exists where the former Erie Street bridge abutment was located. The design team is proposing improvements along the river wall to include floating wetlands, a floating platform, and ways to interact with the water edge. All improvements will be contingent on approval by Authorities Having Jurisdiction (AHJ).

Revised per DPD comments received 01/29/24.

**3.10 Sloped Bank Treatments**

3.10.1 Sloped Bank Guidelines

Describe the proposed sloped bank treatments.

N/A

**3.11 Vertical Bulkhead or Seawall Treatments**

3.11.1 Vertical Bulkhead or Seawall Guidelines

Describe the proposed vertical bulkhead and seawall guidelines treatments.

Along the vertical seawall there is an opportunity to provide floating wetlands to naturalize the edge.

**3.12 Guidelines for Improvements Outside of the Required Setback**

3.12.1 Design, Orientation, and Massing of New Structures and Buildings

Placement, locate buildings and vehicular areas outside of the river setback

Yes, height Varies  No  
 N/A

River-facing ~~facade~~, river-facing facade should be designed as a principal or major ~~facade~~

Yes, height Varies  No  
 N/A

Massing and Articulation, locate lower buildings with active frontage adjacent to river setback area. Step back massing along river. Locate taller buildings behind low buildings

Yes  N/A  No

Neighborhood Transitions, step down height of buildings to transition to the scale of adjacent neighborhoods

Yes  N/A  No

First Floor, activate first floors of buildings with direct access to river and multi-use path

Yes  N/A  No

Wildlife, incorporate bird-friendly design standards into building designs

Yes  N/A  No

Sunlight, river corridor should have sunlight for approximately six (6) hours per day

Yes  N/A  No

### 3.12.2 Screening Guidelines

Outdoor Storage, if necessary, storage areas should be located beyond the minimum 30' setback area

- Yes, height \_\_\_\_\_  No  
 N/A

Materials, select all that apply

- Poured-in-Place Concrete  Heavy Wood  
 Split Face Concrete Masonry Units  Other, please describe below  
 Ground Face Concrete Masonry Units

Walls and Fences, screening walls and fences should be planted with vines at the base

- Yes  No  
 N/A

Access, fencing that separates the riverfront from the outside of the setback area should be avoided

- Yes  No  
 N/A

### 3.13 Transition Between Adjacent Developments

Describe the proposed transitions and treatments between adjacent developments

Transitions will be provided to the riverwalk and river front park that include: Stairs and landing at Bally's Landing, stairs and sloped walkway to Chicago Avenue, stairs and sloped walkway from the Riverfront Park up to Jefferson Street. Complimentary land uses are located adjacent to the riverwalk and riverfront park.

## Menu of Improvements

### 4.1 Overview

#### 4.1.1 Application

PD Project Size

■ Large, >1,980 LF of riverfront  
 □ Medium, 660-1,980 LF of riverfront

□ Others

Total Expected Menu Items

\_\_\_\_\_

Required # of Priority Menu Items

\_\_\_\_\_

### 4.3 Nature



#### 4.3.2 New Naturalized Shoreline (priority)

Describe the proposed new naturalized shoreline improvements

The existing river edge condition consists of a steel (sheet pile) seawall, areas of concrete topping on the northern zone adjacent to the casino, and an existing concrete pier where the former Erie Street bridge abutment was located. To achieve a naturalized edge, the design team is reviewing improvements along the river wall to include floating wetlands and areas of native & naturalized plantings adjacent to the seawall edge. All improvements will be contingent on AHJ approval.



#### 4.3.3 Stormwater Management Best Practices (priority)

Describe the proposed stormwater management best practices

The PD 1426 district stormwater approach will transition away from the combined sewer system and comply with the City's stormwater ordinance. The landscape treatments will include a combination of permeable pavement, bio-infiltration systems, and floating wetlands to help capture and clean the storm water run-off.



#### 4.3.4 Aquatic Wildlife Habitats (priority)

Describe the proposed aquatic wildlife habitats

Aquatic wildlife habitats are planned to include floating wetlands adjacent to the riverwall.



#### 4.3.5 Robust Urban Habitats

Describe the proposed robust urban habitats

Robust urban habitats are planned along the riverwalk and as part of the design of the riverfront park. Proposed plant materials to be native and adaptive species compliant with the North Branch Design Guidelines.



#### 4.3.6 Increased Setback

Describe the proposed increased setback

Increases beyond the 30-foot setback for amenity spaces and habitat are proposed to occur along the riverwalk in multiple locations and include: stepping back the building at the north end of the site at Bally's Landing, a proposed water access platform near the mid-point of the casino, utilization of the existing Erie Street bridge abutment at the south end of the Casino, and floating wetlands adjacent to the abutment. Revisions to the building footprint at Bally's Landing account for an increase in the Riverwalk setback of 4,333 SF (6,695 SF original/11,028 SF current).



#### 4.3.7 Large Riverfront Park

Describe the proposed large riverfront park

A large multi-level riverfront park is located at the river's bend on the southern edge of the Bally's Casino event center. The park includes multiple amenity zones and seating areas, accessible circulation, flexible lawn and paved open spaces, and vegetation consisting of native and adapted species.

## 4.4 Recreation



### 4.4.2 Access to Water and Docking Facilities

Describe the proposed access to water and docking facilities

A water taxi landing is being planned at the north end of the riverwalk near the Chicago Avenue bridge, adjacent to Bally's Landing. Additionally, an accessible water access platform is proposed near the mid-point of the casino.



### 4.4.3 Expanded Seating Areas

Describe the proposed expanded seating areas

To compliment the food and beverage venues, a variety of expanded seating areas are being planned adjacent to the casino and within the riverwalk zone, similar to the riverwalk adjacent to Wacker Drive.



### 4.4.4 Riverfront Overlooks

Describe the proposed riverfront overlooks

River overlook areas are being planned to provide greater access and exposure to the water's edge. The areas are proposed to include utilization of the existing Erie Street bridge abutment near the south park and a floating platform along the riverwall near the mid-point of the casino. Improvements will be contingent on AHJ approval.



### 4.4.5 Recreational Areas

Describe the proposed recreational areas

The full extent of the riverwalk and riverfront park are considered recreational areas for the use and enjoyment of the broader community.



### 4.4.6 Support Amenities

Describe the proposed support amenities

Community support amenities include boat landing, a variety of seating places, dog park, lawn gathering areas and flexible open space, and public art.

## 4.5 Connectivity



### 4.5.2 Underbridge Connections

Describe the proposed underbridge connections

An underbridge connection at Chicago Avenue is being planned and coordinated between the Onni property to the north and the Bally's property to the south of the Chicago Avenue bridge in conjunction with CDOT who are reconstructing Chicago Avenue and replacing the bridge structure.



### 4.5.3 Enhanced Connections to Street & Transportation Network

Describe the proposed enhanced connections to the street and transportation network

The project will meet all City and North Branch accessibility standards and will provide accommodations for both pedestrians and cyclists. Enhanced connections will be provided adjacent to the riverwalk and riverfront park that include: stairs and sloped walkways at the north end of the project to Chicago Avenue and Bally's Landing, as well as stairs and sloped walkways from the Riverfront Park up to Jefferson Street.



### 4.5.4 Elevator / Increased Accessibility

Describe the proposed elevator / increased accessibility

In addition to the stairs and sloped walkways at the north and south ends of the Casino project, public elevators will be available between the event center and casino to provide public access from the street level to the riverwalk.



### 4.5.5 Cantilevered & Floating Walkways

Describe the proposed cantilevered and floating walkways

In addition to utilization of the existing Erie Street bridge abutment as a pedestrian overlook along the riverwalk near the South Park, a cantilevered overlook/walkway platform extending into the river is proposed near the mid-point of the casino building footprint.



### 4.5.6 Interpretive Signage

Describe the proposed interpretive signage

There are numerous opportunities to provide interpretive signage along the riverwalk that tells the history of the site or provides information to support the river experience. These are being considered in conjunction with other riverwalk signage elements.



### 4.5.7 Public Art & Specialty Lighting

Describe the proposed public art and specialty lighting

Public art will be considered in the site design and could entail strategically placed sculpture, artful seating, interactive displays, murals and special paving patterns.

# EXHIBITS | OVERVIEW

## 2.2.2 IMPROVEMENTS

**1 3' SETBACK IMPROVEMENTS SHOULD HAVE A MINIMUM CLEARANCE OF 10 VERTICAL FEET AND DON'T EXTEND 3 OR MORE FEET INTO THE SETBACK ZONE.**

## 2.2.4 VARIANCE

**2 10' MAXIMUM VARIANCE WITH ENCROACHMENTS INTO THE 30' RIVER SETBACK A MAXIMUM OF 1/3 OF SITES RIVER FRONTAGE (LINEAR FEET)**

## 2.2.5 MITIGATION FOR VARIANCES

**3 30' SETBACK MITIGATION WITH OPEN SPACE 2.5 TIMES THE LAND/OPEN SPACE LOST TO THE ENCROACHMENT (AREA)**

### EXCERPTS FROM: CHICAGO RIVER DESIGN GUIDELINES

#### 2.2.2 Improvements or Structures Permitted in the Setback Area

Improvements or structures permitted in the setback area include:

- Private or covered walkways;
- Projections from buildings in the private development zone, including but not limited to awnings and canopies, bay windows and balconies, and overhanging eaves and gutters, provided the projection does not exceed three (3) or more feet into the setback zone, and has a minimum clearance of ten (10) vertical feet from setback grade;
- Stormwater best management practices (BMPs);
- Other structures such as arbors, benches, or planters;
- Fences and walls per zoning code requirements;
- Site furnishings including, but not limited to, benches, light fixtures, drinking fountains, and bike racks;
- Storage and wrapping; and,
- Public gathering spaces and other riverfront amenities.

See Section 2.4 Seating & Gathering Areas on page 26 and Chapter 4 on page 40

#### 2.2.3 Improvements or Structures Not Permitted in the Setback Area

Improvements or structures not permitted in the setback area include:

- Buildings or attachments of any kind;
- Vehicular use areas including, but not limited to, parking lots, driveways, service drives, loading docks, vehicle storage, or vehicular storage areas;
- Overhead utilities and;
- Private yards, patios, lawns, or decks.

#### 2.2.4 Variances

In certain cases a setback less than the required 30 feet may be permitted to address constrained sites, small, irregularly shaped sites, and to allow flexibility for optimal site plans.

**Maximum variance (depth):** Structures and private yards may encroach into the 30-foot river setback a maximum of ten (10) feet so that the minimum setback is never less than twenty (20) feet from the top of the bank.

**Maximum variance (length):** Structures and private yards may encroach into the required river setback provided that the reduced setback occurs along a maximum of one-third (1/3) of the site river frontage, measured in linear feet (LF), so that the required setback never occurs along less than two-thirds (2/3) of the site's river frontage.

#### 2.2.5 Mitigation for Variances

##### Requirement for additional open space for mitigation of variances:

Where driveways and/or private yards encroach into the setback, and the setback is therefore less than thirty (30) feet from the top of bank, additional land should be provided adjacent to the river setback and urban greenway zone to compensate for the loss of open space. This additional land should not be defined or developed as a private yard and should be free of structures.

##### Amount of additional open space for mitigation of variances:

Additional open space design should be provided adjacent to, and contiguous with, the setback zone at a rate of 2.5 times the land or open space lost to the encroachment.

##### The preparation of additional open space for mitigation of variances:

Additional open space design should avoid excessively long, deep, or narrow parcels of land that could be relatively or completely unusable and have little to no public benefit. Additional open space proportions should be no more than two (2) feet of open space per one (1) foot of frontage along the river setback line. Depth is measured perpendicular to the setback line.

# SITE PLAN | 2.2.4 VARIANCE

## 2.2.4 VARIANCE

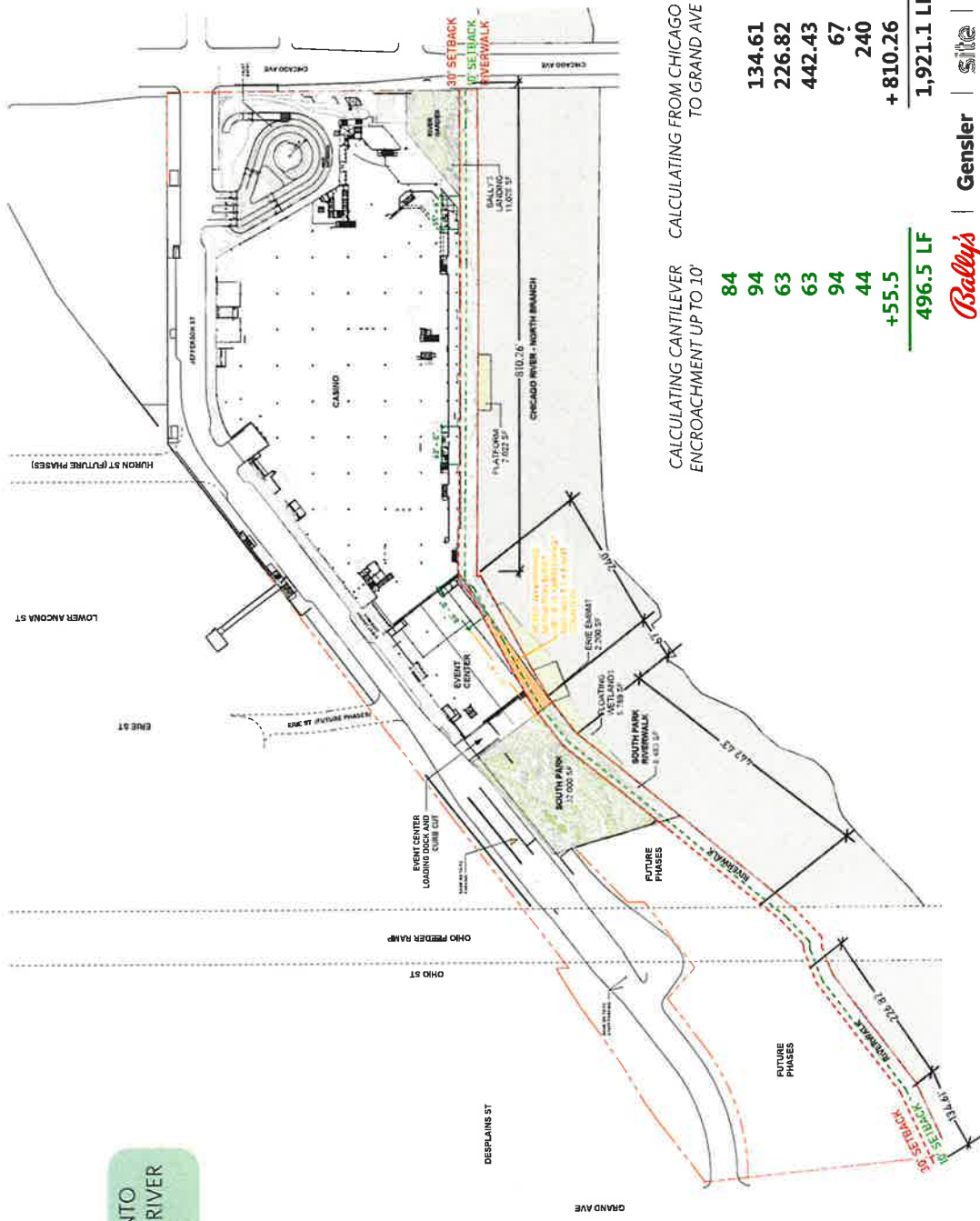
**10' MAXIMUM VARIANCE WITH ENCROACHMENTS INTO THE 30' RIVER SETBACK A MAXIMUM OF 1/3 OF SITES RIVER FRONTAGE (LINEAR FEET (LF))**

CALCULATING FROM CHICAGO AVE TO GRAND AVE  
 TOTAL RIVERWALK FRONTAGE: **1,921.1 LF**  
 1921.1/3 = **640.4 LF**

CANTILEVER ENCROACHMENT UP TO 10' : **496.5 LF**

**496.5 LF < 640.4 LF**

PERCENTAGE: **25.8%**  
 MAX PERCENTAGE: **33.3%** (1/3 OF SITE)



CALCULATING CANTILEVER ENCROACHMENT UP TO 10'

- 84
- 94
- 63
- 63
- 94
- 44
- +55.5
- 496.5 LF**

CALCULATING FROM CHICAGO TO GRAND AVE

- 134.61
- 226.82
- 442.43
- 67
- 240
- + 810.26
- 1,921.1 LF**





# SITE PLAN | MITIGATION FOR VARIANCE

## 2.2.5 MITIGATION FOR VARIANCE

**30' SETBACK** MITIGATION WITH OPEN SPACE 2.5 TIMES THE LAND/OPEN SPACE LOST TO THE ENCROACHMENT (AREA)

ENCROACHMENT BEYOND 10': **4,810SF**

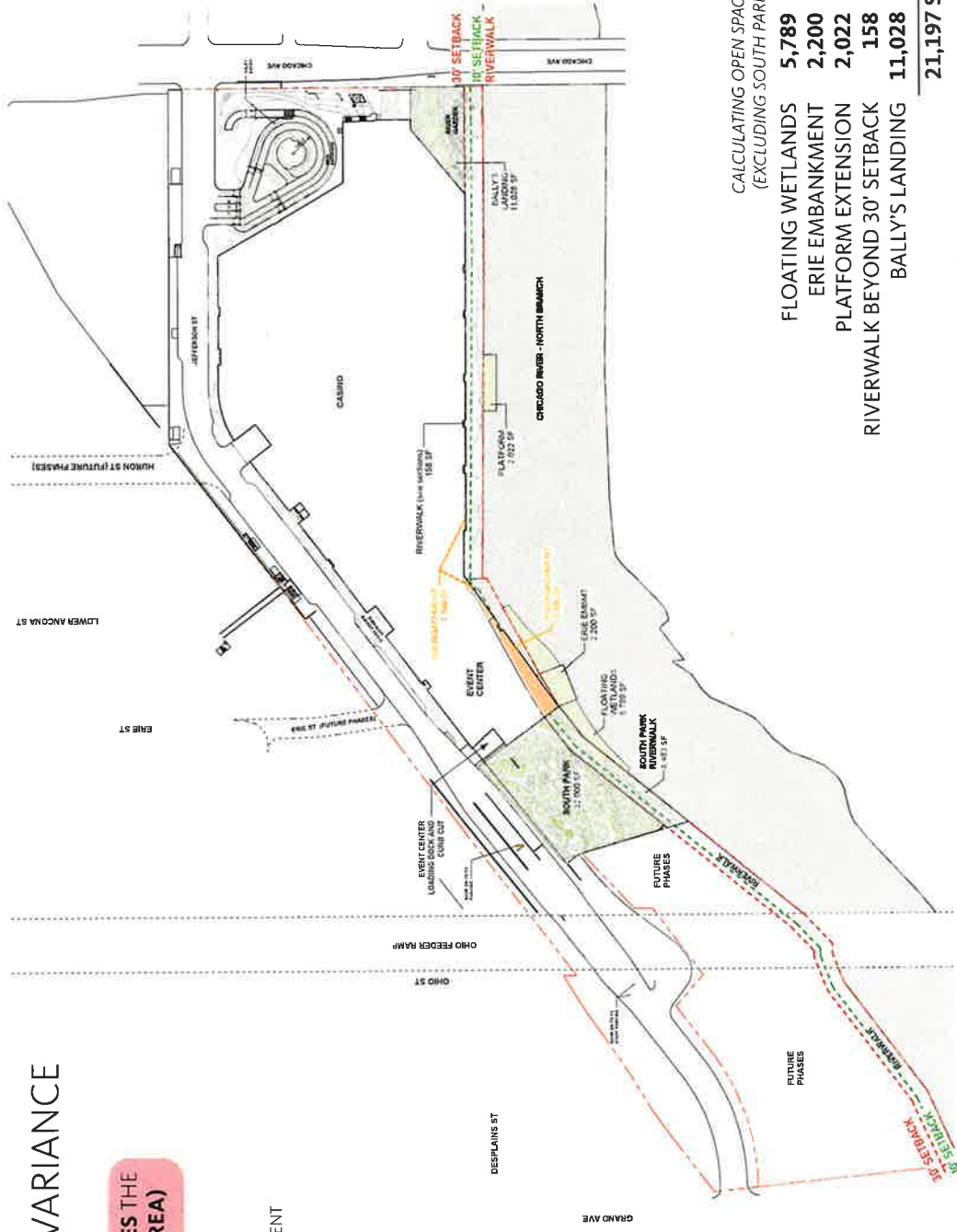
**4,810 SF** X 2.5 = **12,025 SF**

AREA REQUIRED FOR MITIGATION ENCROACHMENT

**12,025 SF** < **21,197 SF**

AREA REQUIRED AREA PROVIDED

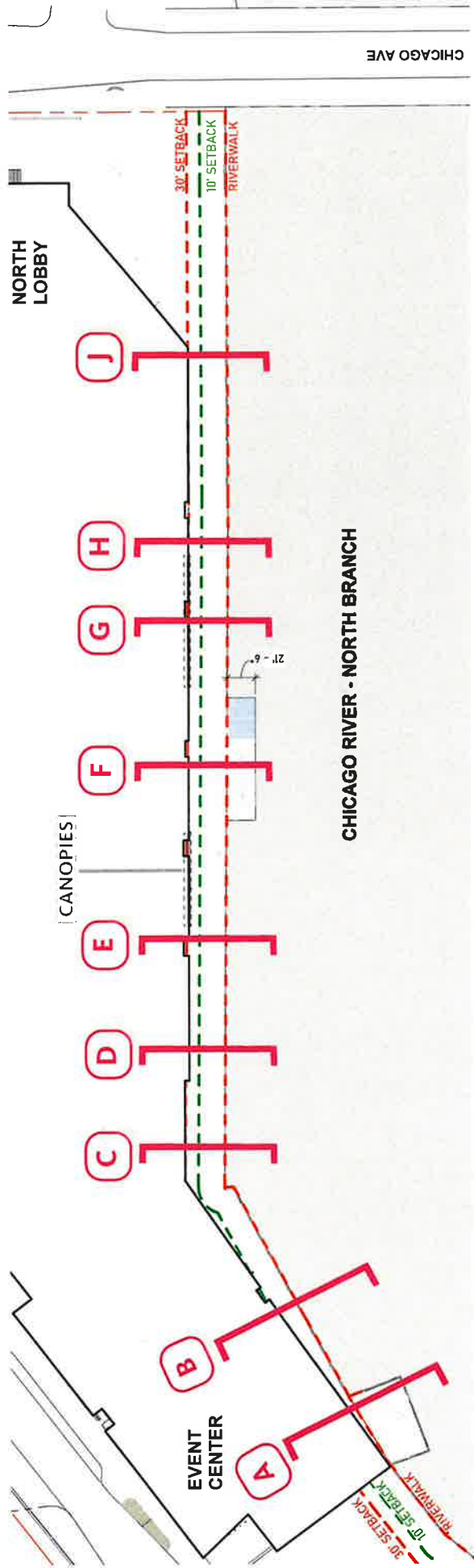
PERCENTAGE: **57%**



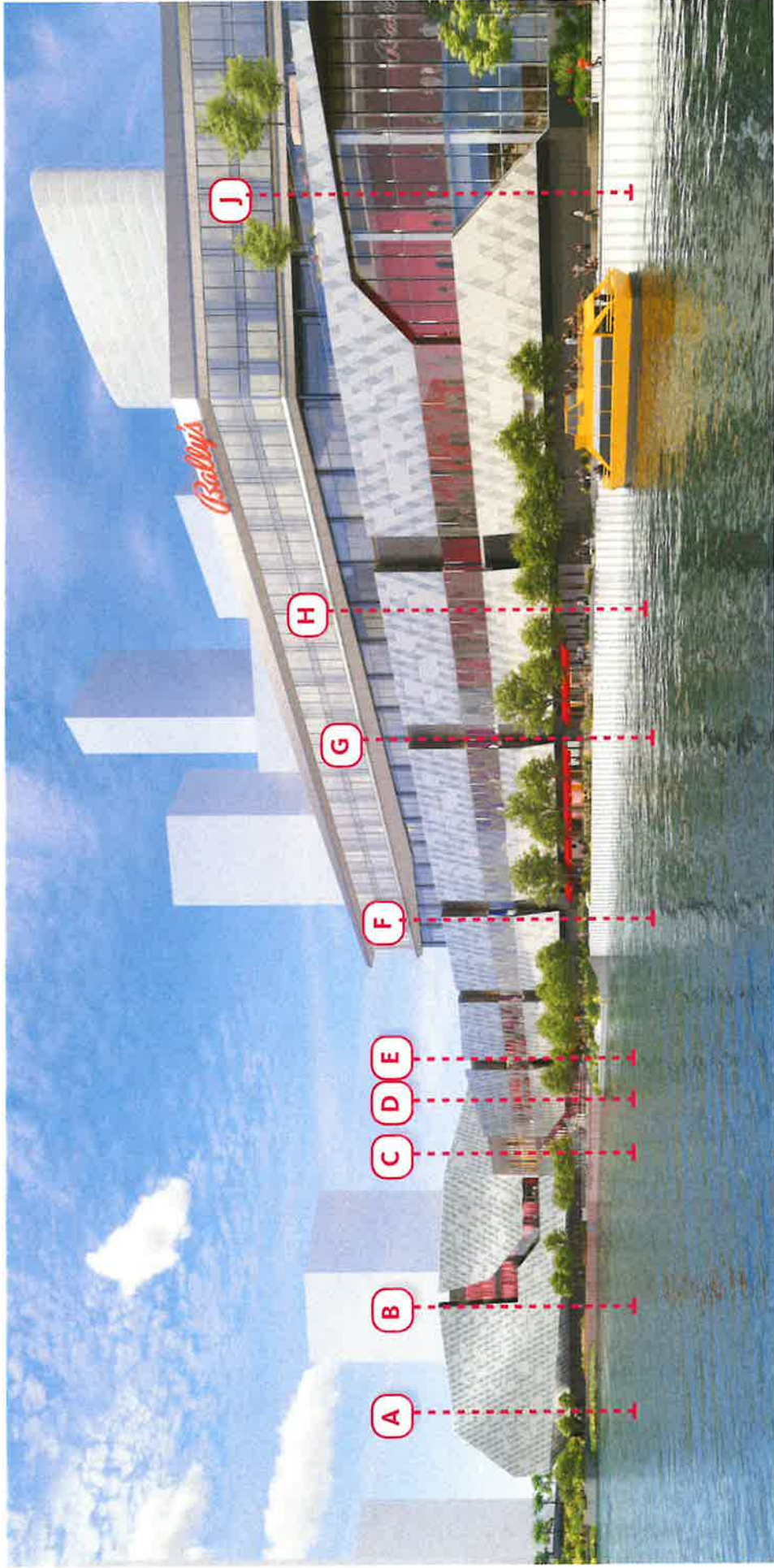
CALCULATING OPEN SPACE  
(EXCLUDING SOUTH PARK)

FLOATING WETLANDS	5,789
ERIE EMBANKMENT	2,200
PLATFORM EXTENSION	2,022
RIVERWALK BEYOND 30' SETBACK	158
BALLY'S LANDING	11,028
<b>TOTAL</b>	<b>21,197 SF</b>

# SETBACKS | OVERVIEW



# SETBACKS | OVERVIEW



# SETBACKS | AT SOUTH PARK



DEC 13, 2023 | RIVERWALK SETBACKS EXHIBITS

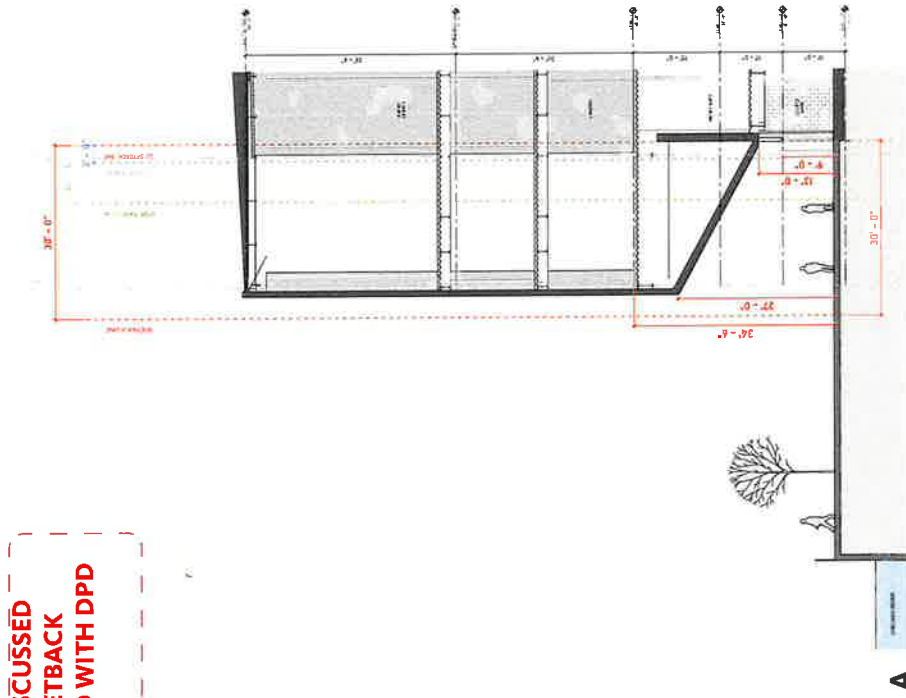
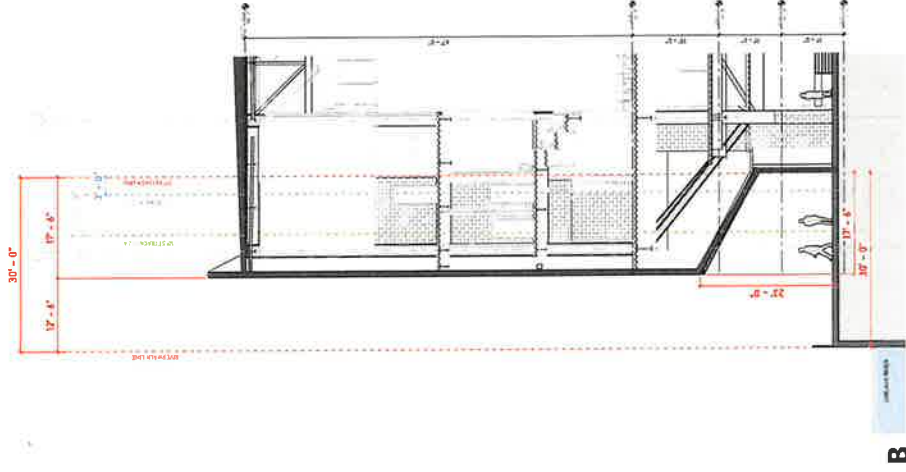
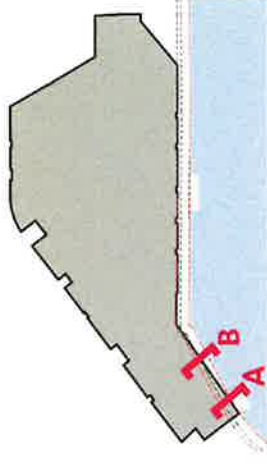
# SETBACKS | AT EVENT CENTER



DEC 13, 2023 | RIVERWALK SETBACKS EXHIBITS

# SETBACKS | AT EVENT CENTER

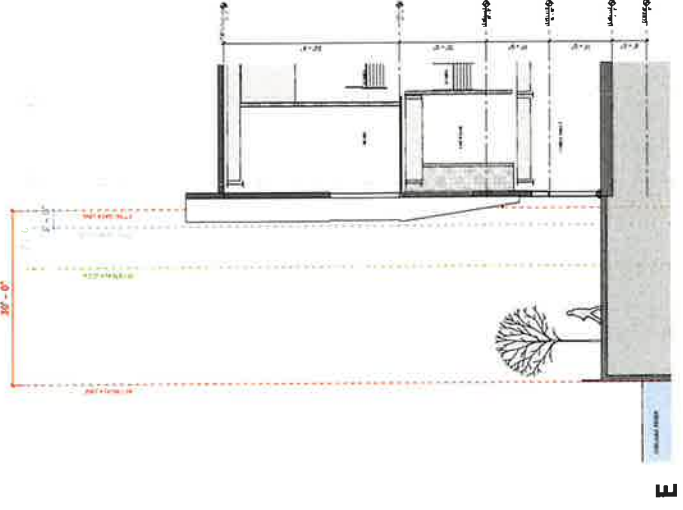
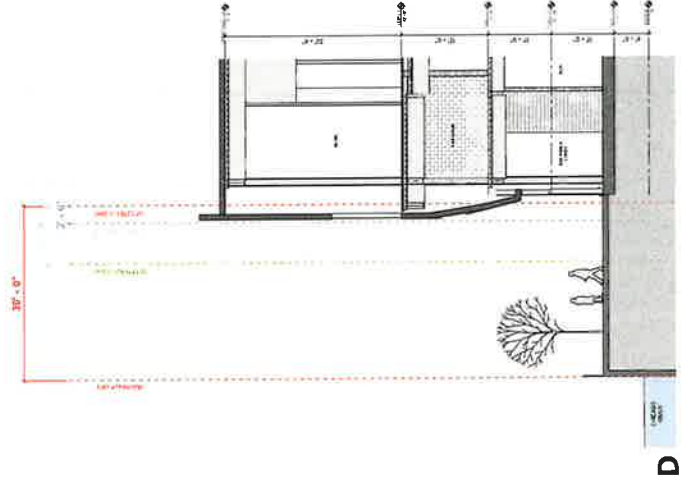
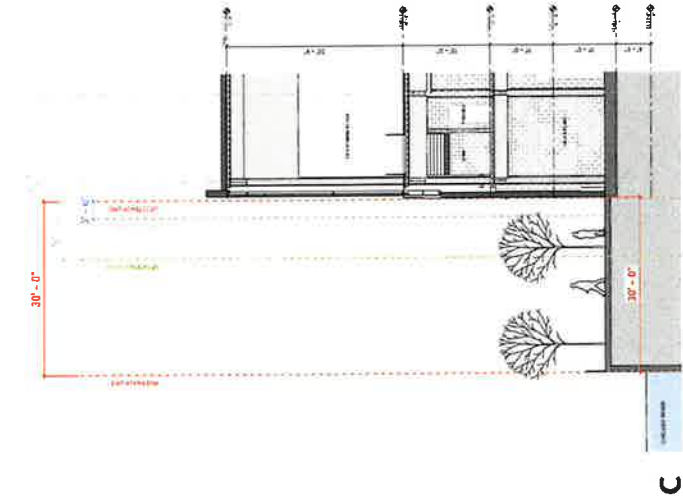
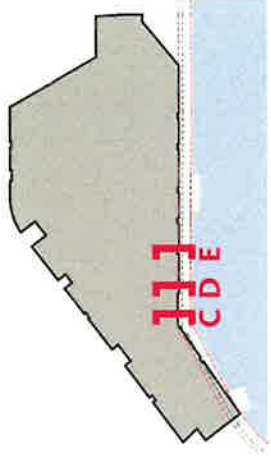
PREVIOUSLY DISCUSSED  
EVENT CENTER SETBACK  
AND CONFIRMED WITH DPD  
JANUARY 6, 2023



# SETBACKS | AT RIVERWALK

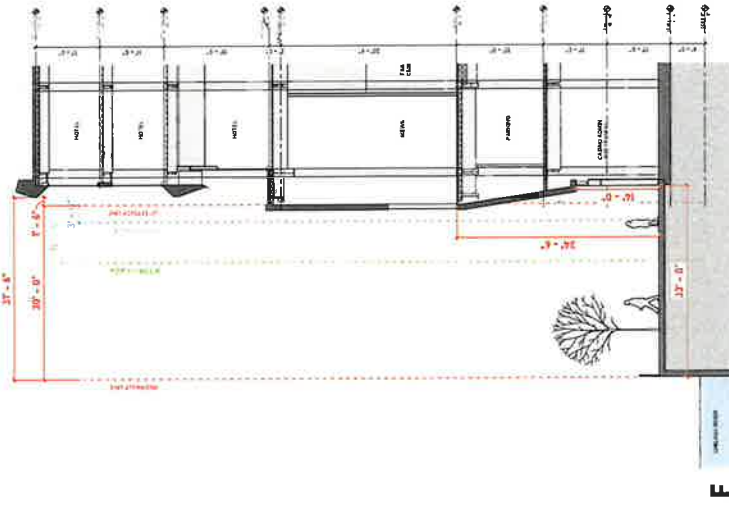
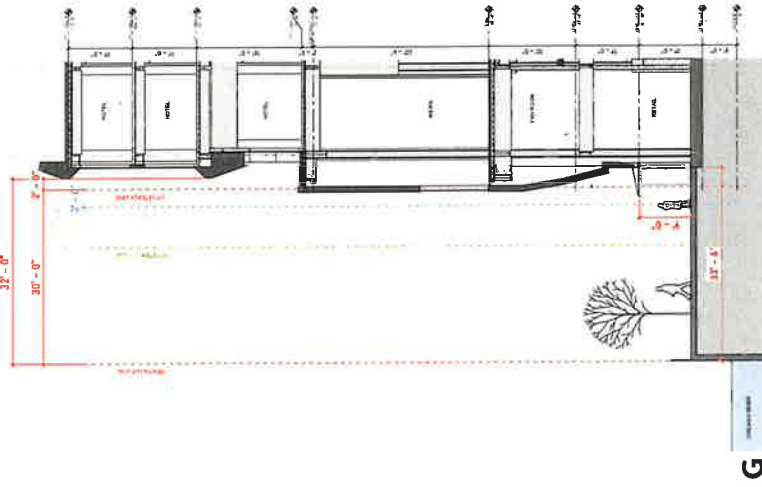
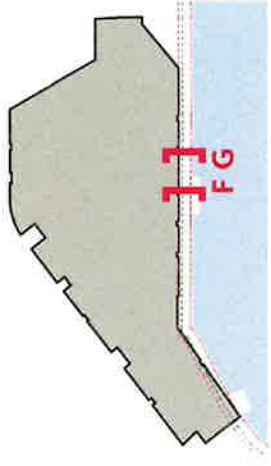


# SETBACKS | AT RIVERWALK ENTRY

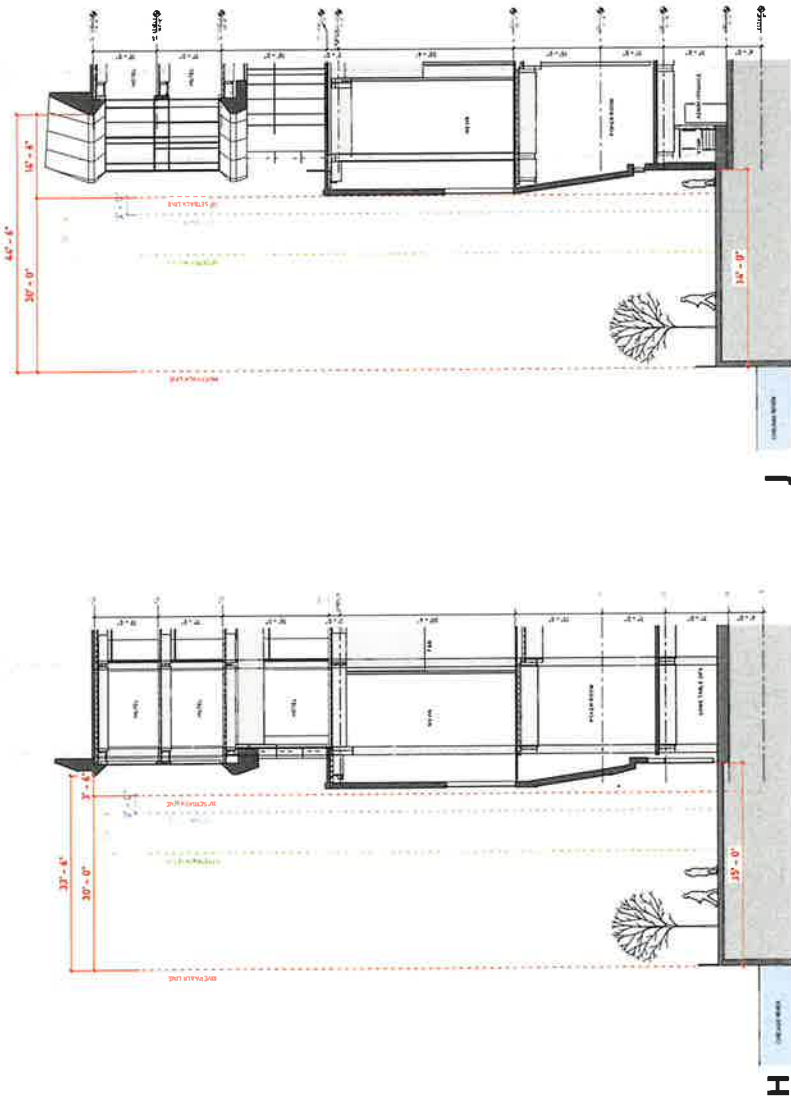
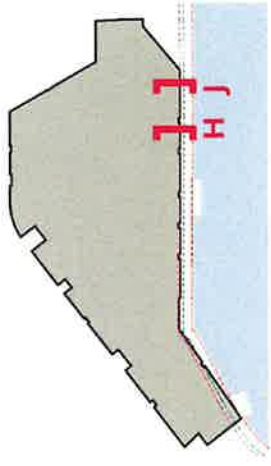


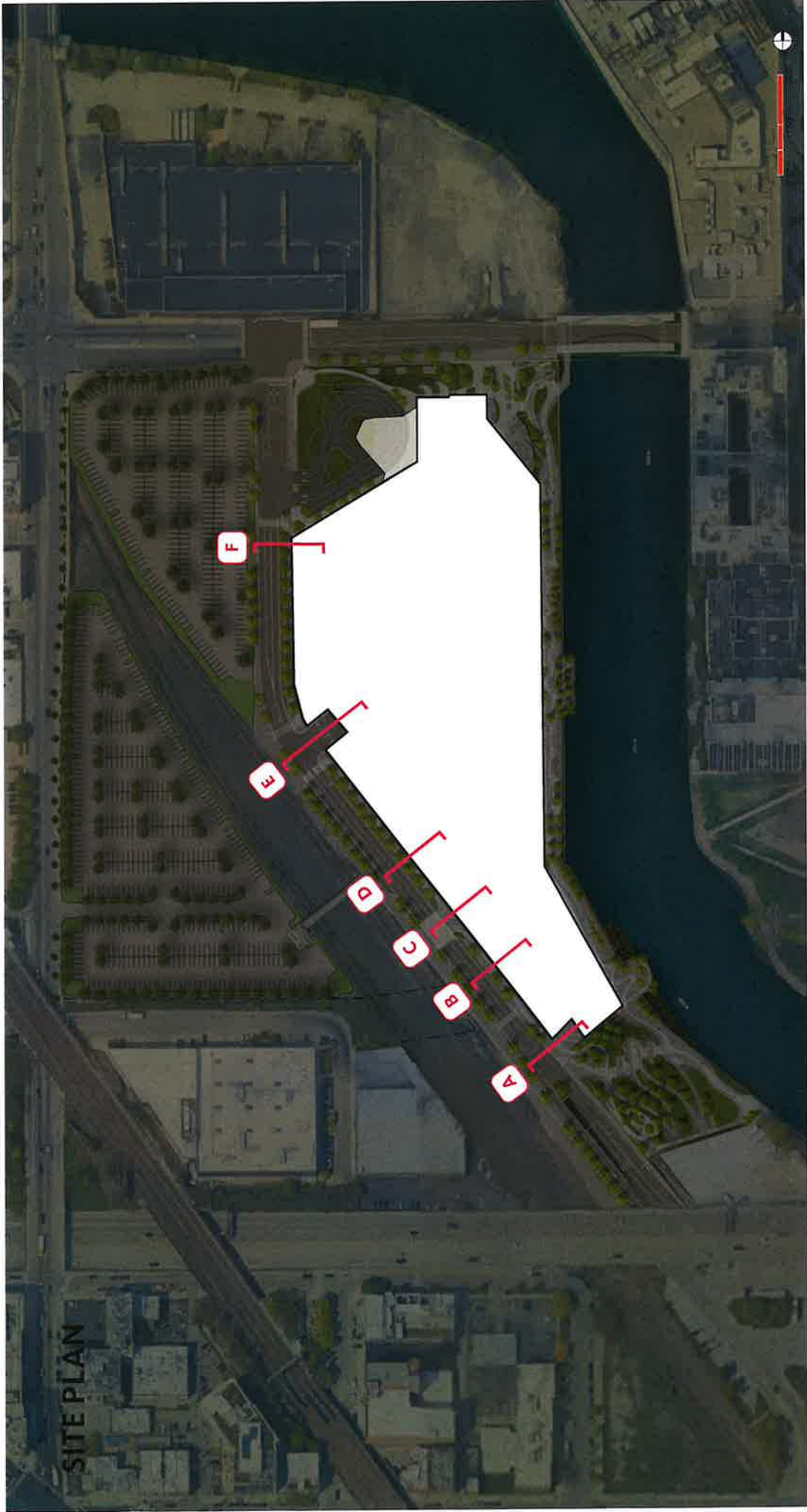


# SETBACKS | AT RIVERWALK



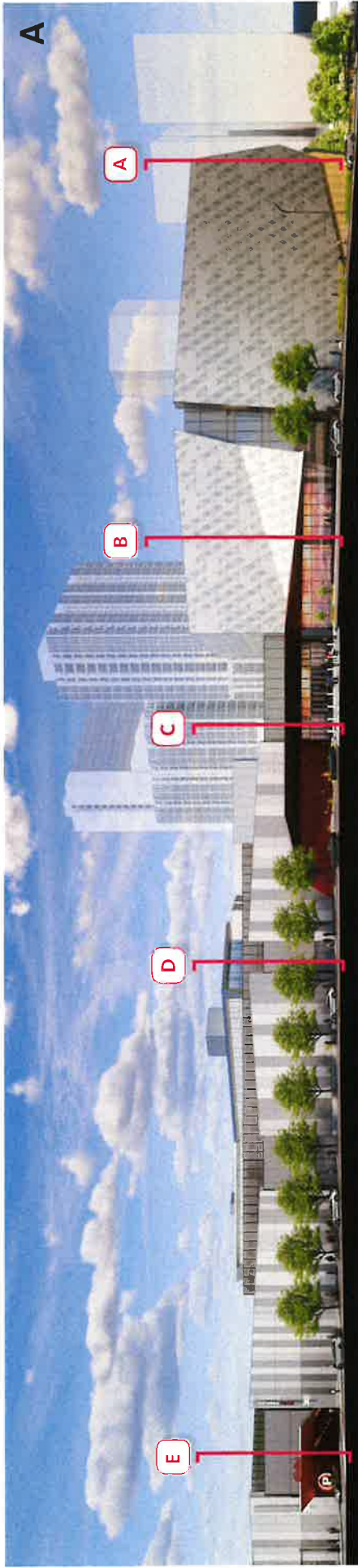
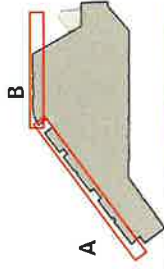
# SETBACKS | AT RIVERWALK (NEAR BALLY'S LANDING)



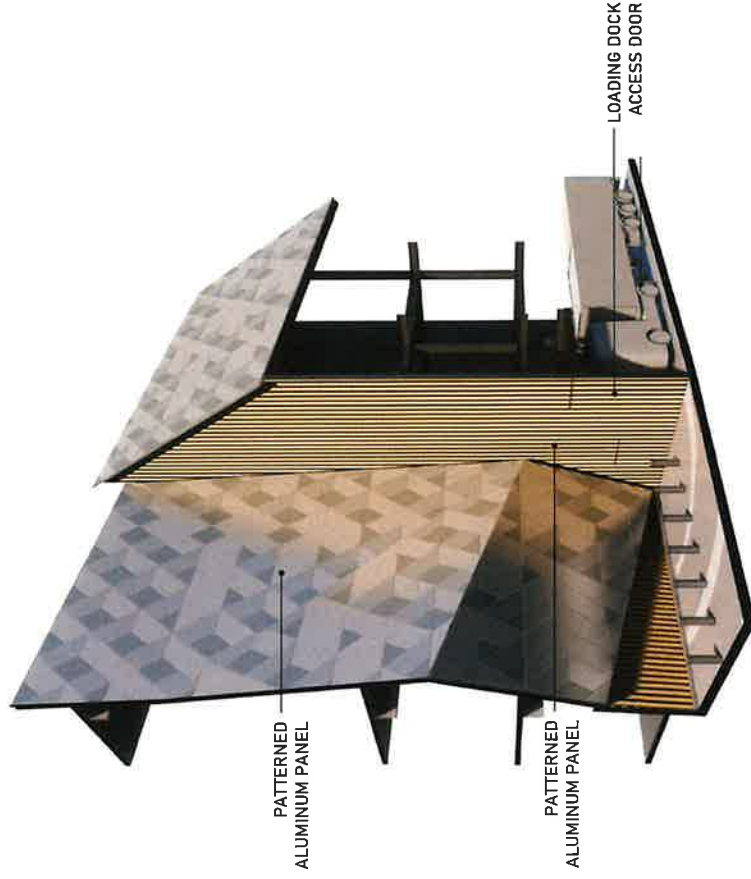
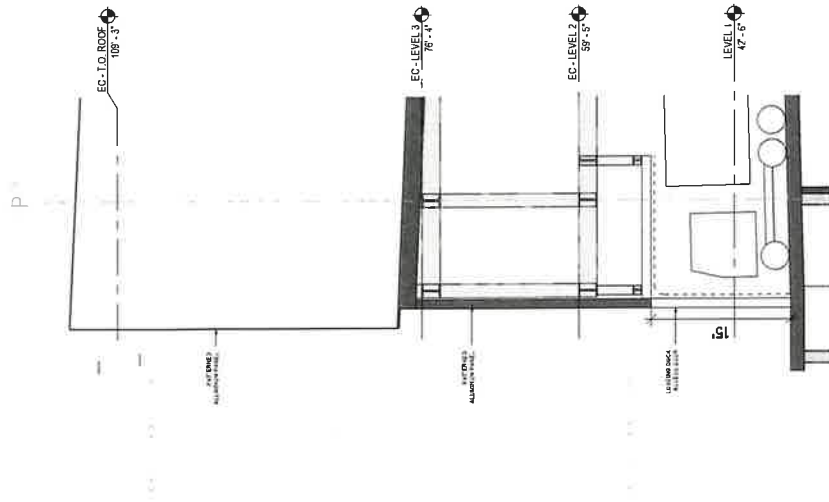


SITE PLAN

# BALLY'S WAY | ELEVATIONS



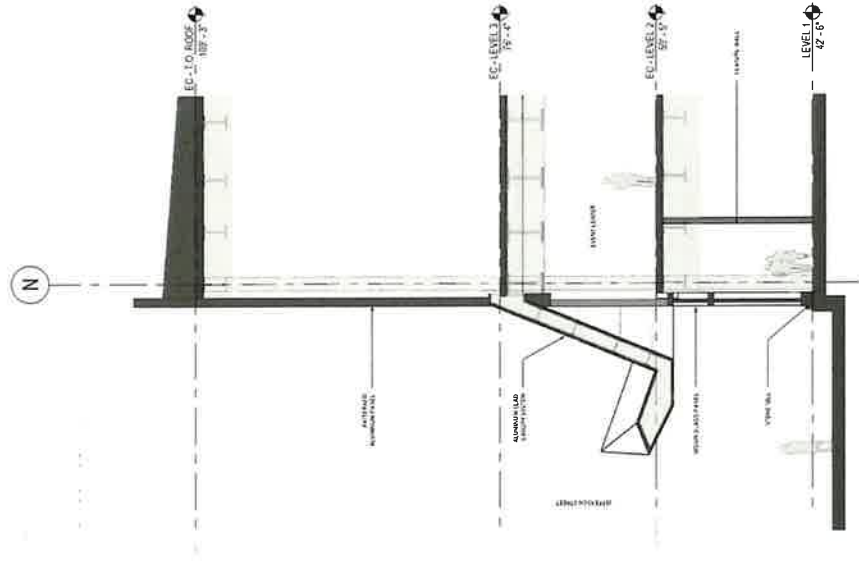
**A | EVENT CENTER LOADING DOCK | SECTION + VIGNETTE**



**VIGNETTE**

**SECTION AT EVENT CENTER LOADING DOCK**

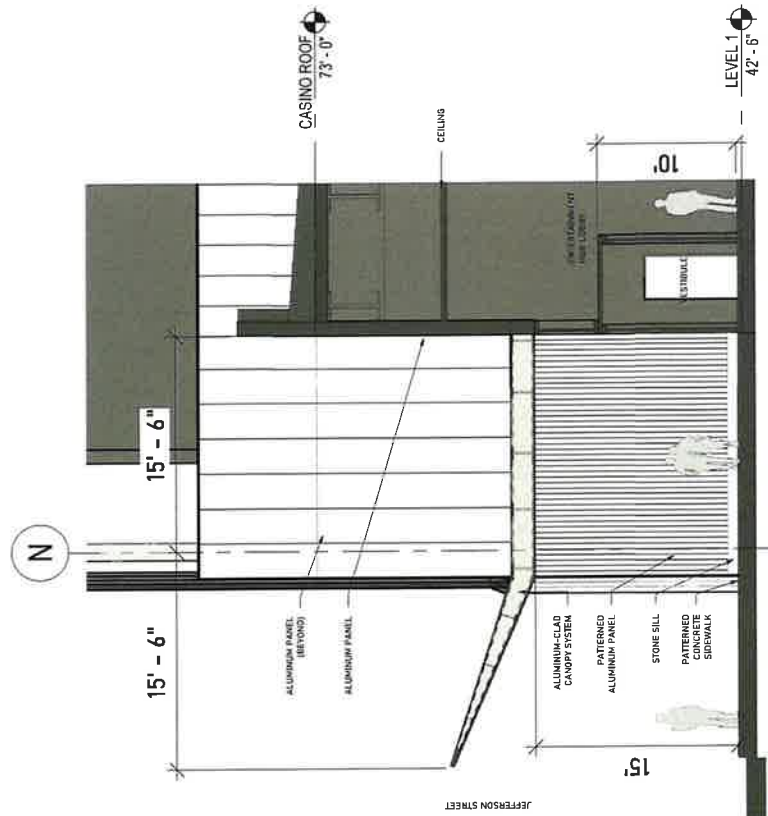
**B | EVENT CENTER | SECTION + VIGNETTE**



VIGNETTE

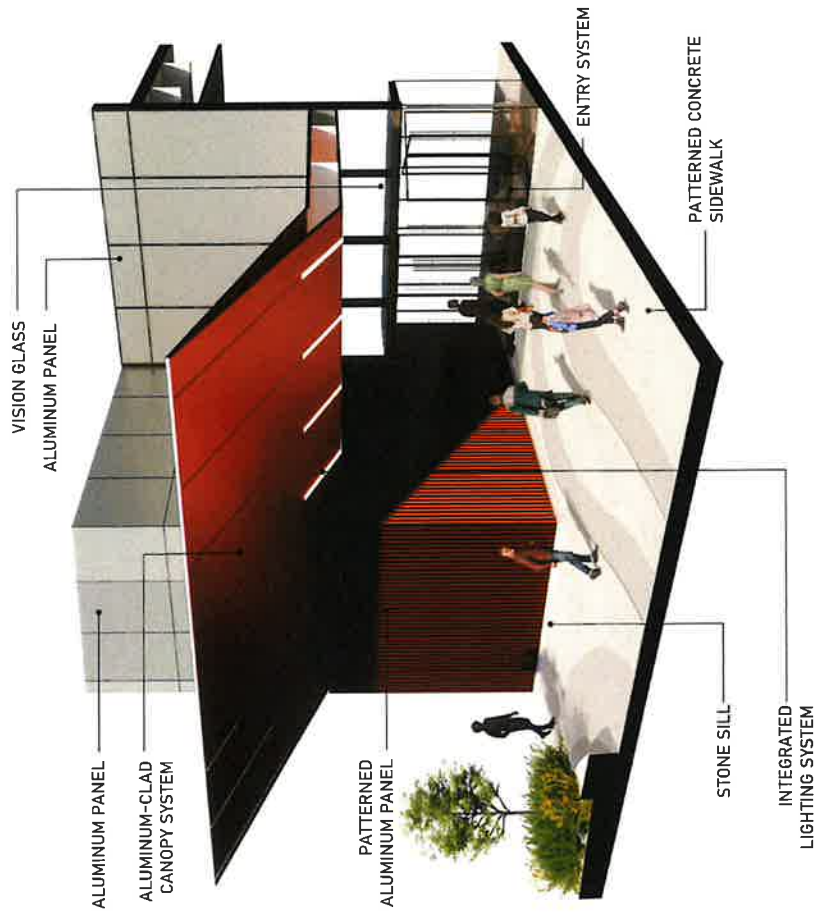
SECTION AT EVENT CENTER

C | ENTERTAINMENT HUB ENTRY | SECTION + VIGNETTE

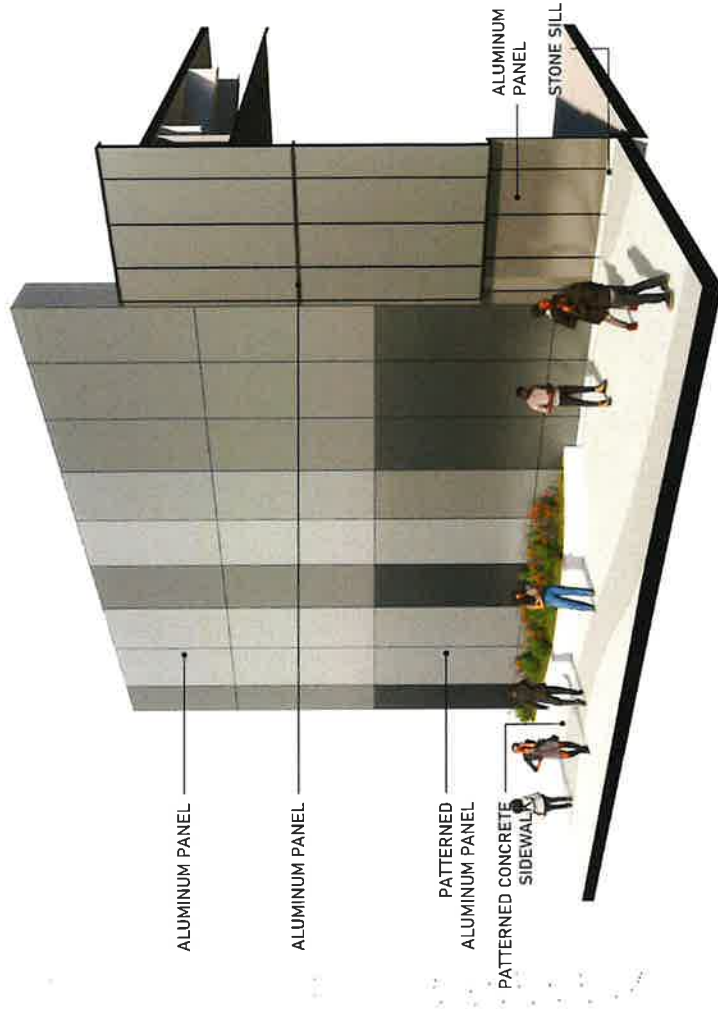
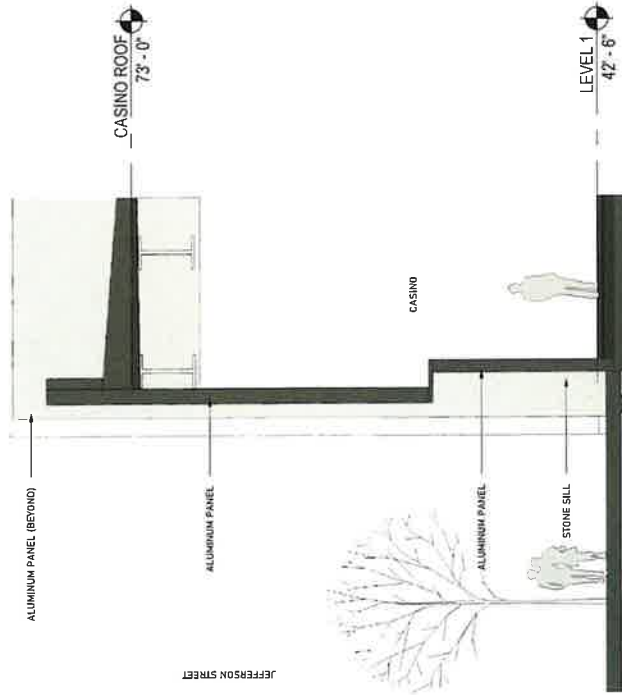
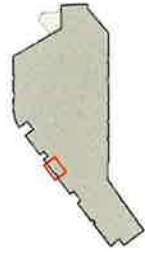


SECTION AT ENTERTAINMENT HUB ENTRY

Dec 13, 2023 | JEFFERSON ST EXHIBIT



# D | JEFFERSON STREET TYPICAL | SECTION + VIGNETTE



TYPICAL SECTION

VIGNETTE



# E | PARKING ENTRY | SECTION + VIGNETTE



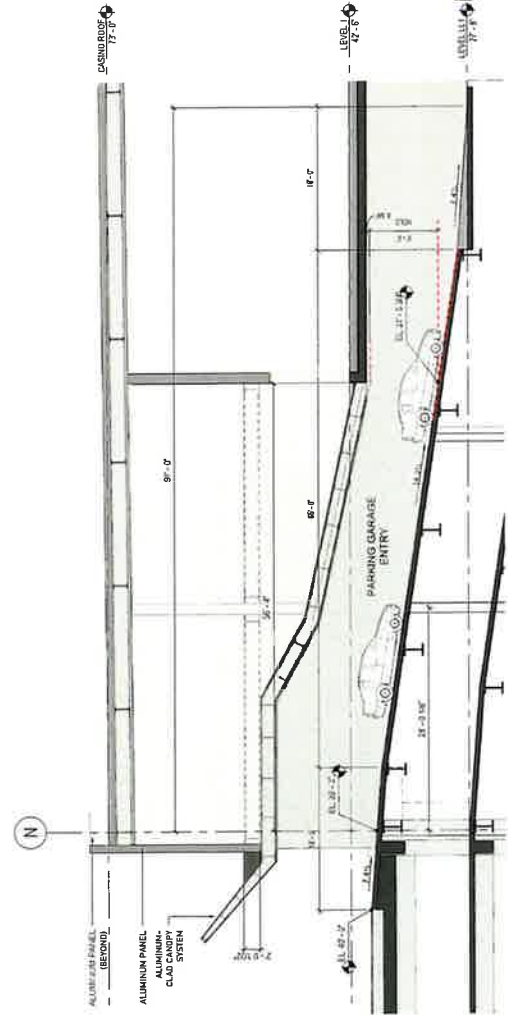
PARKING SIGNAGE

ALUMINUM PANEL

PATTERNED ALUMINUM PANEL

ALUMINUM-CLAD CANOPY SYSTEM

CONCRETE SIDEWALK



ALUMINUM PANEL (OVERVOID)

ALUMINUM PANEL

ALUMINUM-CLAD CANOPY SYSTEM

CANTILEVER ROOF 17'-0"

18'-7"

97'-0"

PARKING GARAGE ENTRY

17'-0"

17'-0"

17'-0"

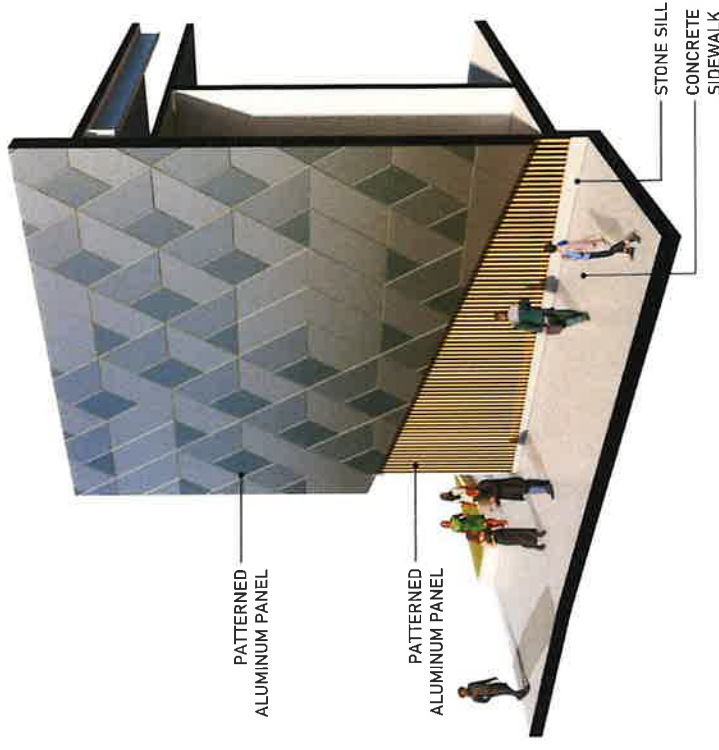
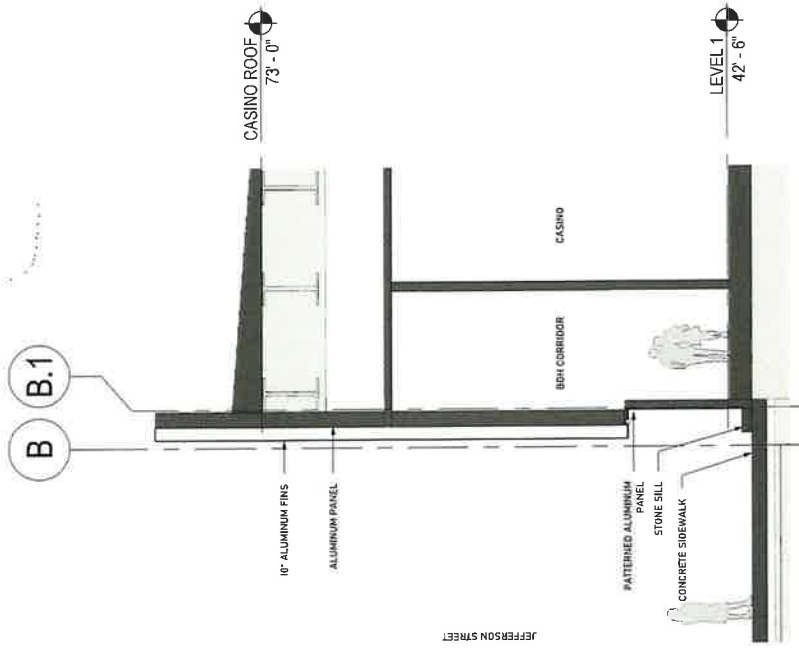
17'-0"

SECTION AT PARKING ENTRY

Dec 13, 2023 | JEFFERSON ST EXHIBIT  
 UPDATED | JANUARY 17, 2024

VIGNETTE

# F | DROP-OFF AREA | SECTION + VIGNETTE



SECTION AT DROP-OFF AREA

VIGNETTE





**Genster**  
177 West Chicago Avenue  
Chicago, IL 60610  
312.467.1100  
www.genster.com

**STANDARD COLORS**  
1. White  
2. Black  
3. Red  
4. Blue  
5. Green  
6. Yellow  
7. Orange  
8. Purple  
9. Silver  
10. Gold



**ESD**  
Electrostatic Discharge  
Protection

**V**  
Voltage

**W**  
Wattage

**A**  
Amperage

**F**  
Frequency

**H**  
Humidity

**T**  
Temperature

**P**  
Pressure

**S**  
Speed

**R**  
Resistance

**C**  
Capacitance

**I**  
Impedance

**Q**  
Quality

**D**  
Density

**M**  
Modulus

**E**  
Elongation

**T**  
Tensile

**C**  
Compressive

**T**  
Torsion

**B**  
Bending

**F**  
Flexure

**S**  
Shear

**T**  
Tear

**P**  
Puncture



**NOT FOR CONSTRUCTION**

Confidential - Bally Chicago

PROJECT MANAGER  
BARRY GENSTER

PLANNING SCHEDULE  
1/15/11

CL2.00

Code	Quantity	Unit Name	Common Name	Size	Finishing	Notes
AC1E	See Plan	Acrylic Epoxy Resin Adhesive	Johnson's Fastway Epoxy	4" x 6" x 1/8"	See Plan	1/8" x 1/8" x 1/8" Epoxy Resin
AC1A	See Plan	Acrylic Epoxy Resin Adhesive	Johnson's Fastway Epoxy	4" x 6" x 1/8"	See Plan	1/8" x 1/8" x 1/8" Epoxy Resin
ME01	See Plan	Medium Density Fiberboard	Durobond	4" x 8" x 1/2"	See Plan	1/2" x 8" x 4" Medium Density Fiberboard
OS01	See Plan	OSB	OSB	4" x 8" x 1/2"	See Plan	1/2" x 8" x 4" OSB
OS02	See Plan	OSB	OSB	4" x 8" x 1/2"	See Plan	1/2" x 8" x 4" OSB
OS03	See Plan	OSB	OSB	4" x 8" x 1/2"	See Plan	1/2" x 8" x 4" OSB
OS04	See Plan	OSB	OSB	4" x 8" x 1/2"	See Plan	1/2" x 8" x 4" OSB
OS05	See Plan	OSB	OSB	4" x 8" x 1/2"	See Plan	1/2" x 8" x 4" OSB
OS06	See Plan	OSB	OSB	4" x 8" x 1/2"	See Plan	1/2" x 8" x 4" OSB
OS07	See Plan	OSB	OSB	4" x 8" x 1/2"	See Plan	1/2" x 8" x 4" OSB
OS08	See Plan	OSB	OSB	4" x 8" x 1/2"	See Plan	1/2" x 8" x 4" OSB
OS09	See Plan	OSB	OSB	4" x 8" x 1/2"	See Plan	1/2" x 8" x 4" OSB
OS10	See Plan	OSB	OSB	4" x 8" x 1/2"	See Plan	1/2" x 8" x 4" OSB
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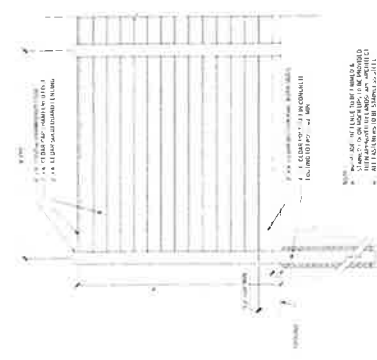


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LANDSCAPE DETAILS ON GRADE

CL3.00



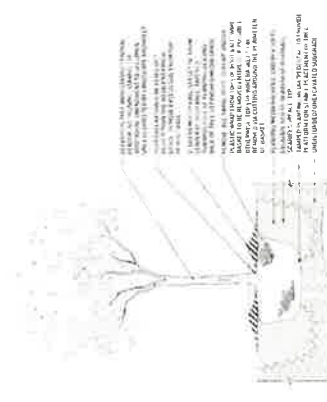
( 6 ) 6' HIGH SLATTED WOOD FENCE



( 5 ) MAINTENANCE GATE



( 4 ) ORNAMENTAL METAL FENCE - AMERISTAR



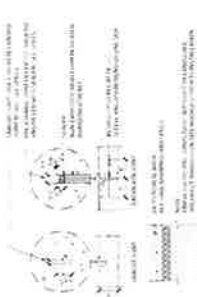
( 3 ) ON-GRADE TREE PLANTING



( 2 ) ON-GRADE SHRUB PLANTING



( 1 ) ON-GRADE PERENNIAL PLANTING



( 7 ) CIP CONCRETE PAVING JOINTS