



CHICAGO PLAN COMMISSION

Department of Planning and Development

Bally's Casino PD 1426 Amendment

777 W Chicago Avenue (27 Ward)

Bally's Chicago Operating Company, LLC

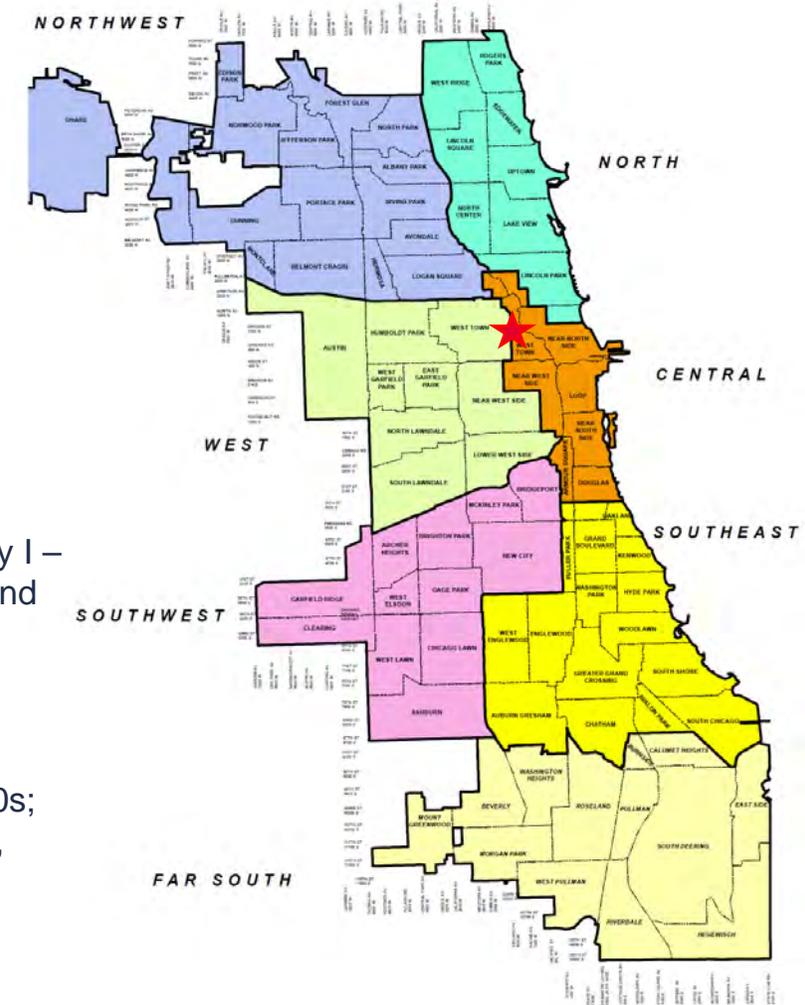
12/12/2020

DRAFT 2_12/07

★ Community Area Snap Shot

RIVERWEST COMMUNITY CULTURAL/HISTORIC CONTEXT:

- Former Planned Manufacturing District on the eastern edge of the Riverwest community bounded by I – 90 /94 Kennedy Expressway on the west, Division Street on the north Grand Avenue on the south and N Branch of the Chicago River on the east.
- The area is bisected by the elevated Union Pacific Railroad tracks. It contains several large loft buildings that were once warehouses served by the rail access.
- Most of the historic warehouses were converted into loft buildings for residential use in the mid-1980s; and in recent years several new large scale housing developments have been built near Milwaukee, Chicago and Ogden which has numerous bars and restaurants.
- Riverwest contains significant historic buildings including St. John Cantius Church and The Chicago Academy for the Arts located in St. John Cantius' former school building.
- The PD site is the location of the Chicago Tribune's Freedom Center printing facility.
- A few industrial land uses are adjacent to the site and include Water Saver Faucet, Prairie Materials and Bigane.
- Proposed new development adjacent to PD 1426 includes 1,500 units and hotel by Shapack Development and PD 1399 redevelopment by Onni development into 1,110 residential units and a hotel.





RIVER NORTH

LOOP

FULTON MARKET

PD 1426



View from Tribune looking South



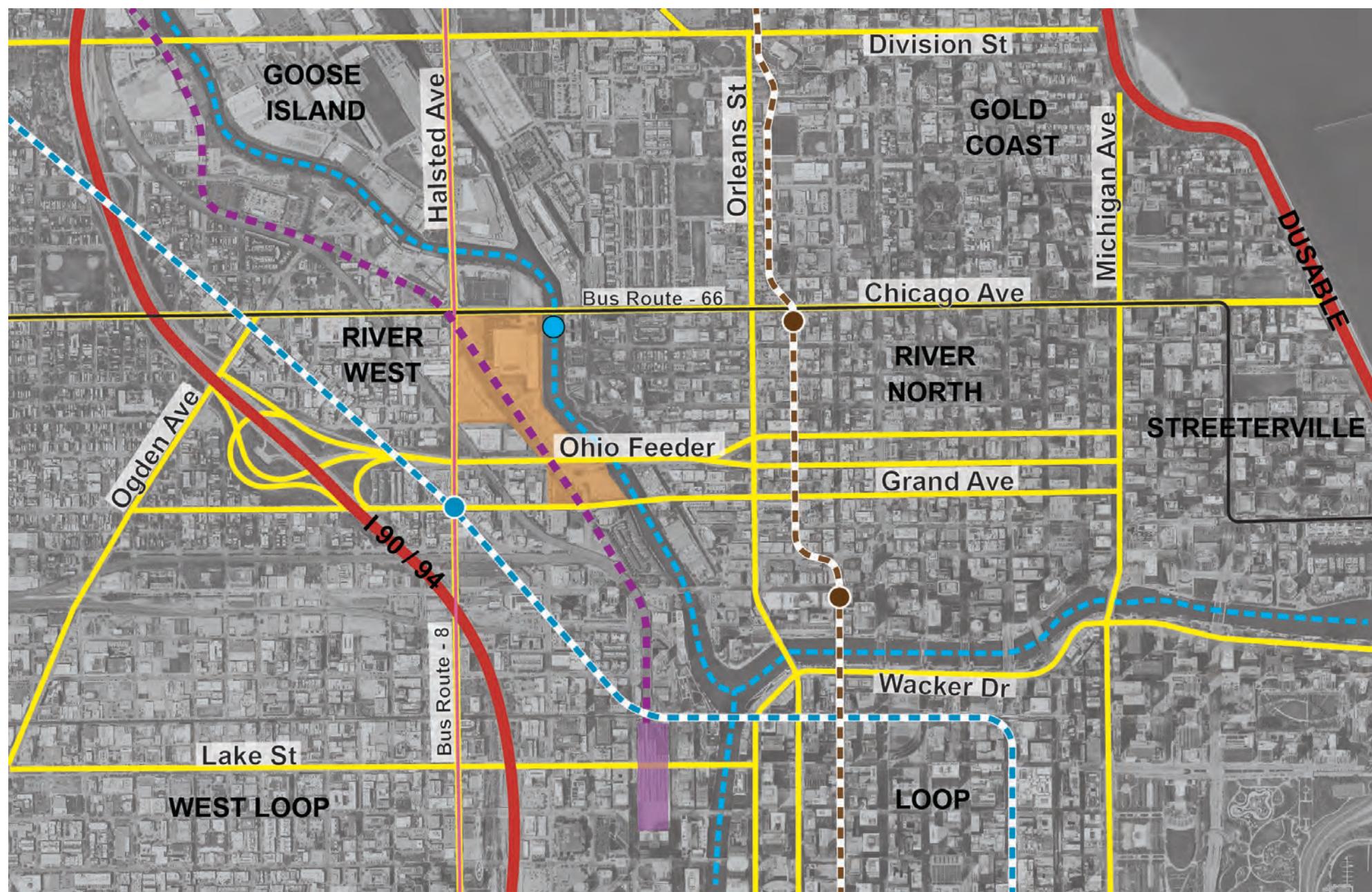
View of riverfront looking North



View from Superior looking East



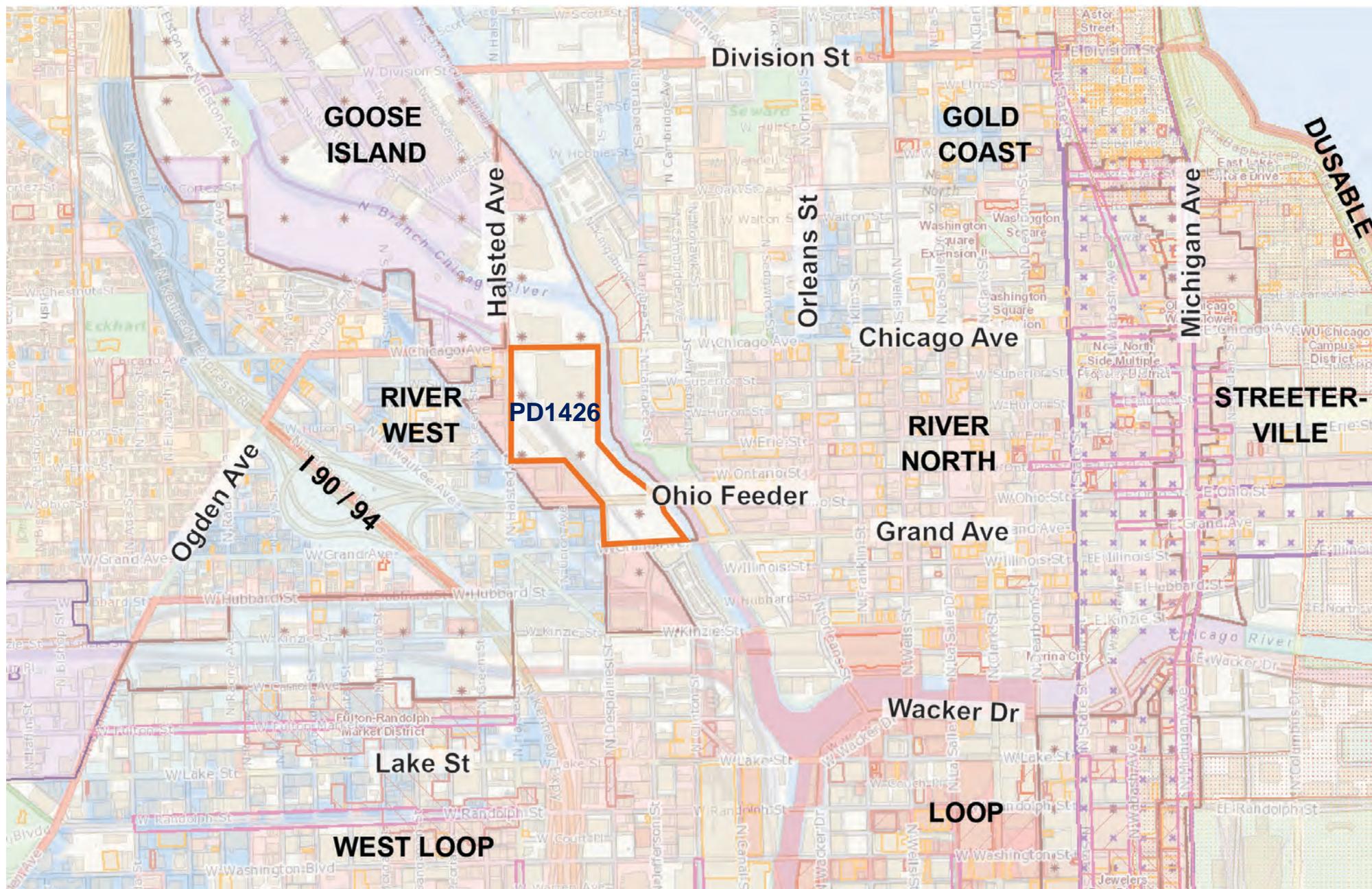
View of Chicago Ave looking East



Legend

- Site
- Bridge Improvements
- Streets
- Water Taxi
- CTA Bus Route - 66
- CTA Bus Route - 8
- Proposed Transit Way
- CTA Blue Line
- CTA Brown Line
- CTA Brown Line Station
- CTA Blue Line Station
- Water Taxi Stop

SITE CONTEXT PLAN



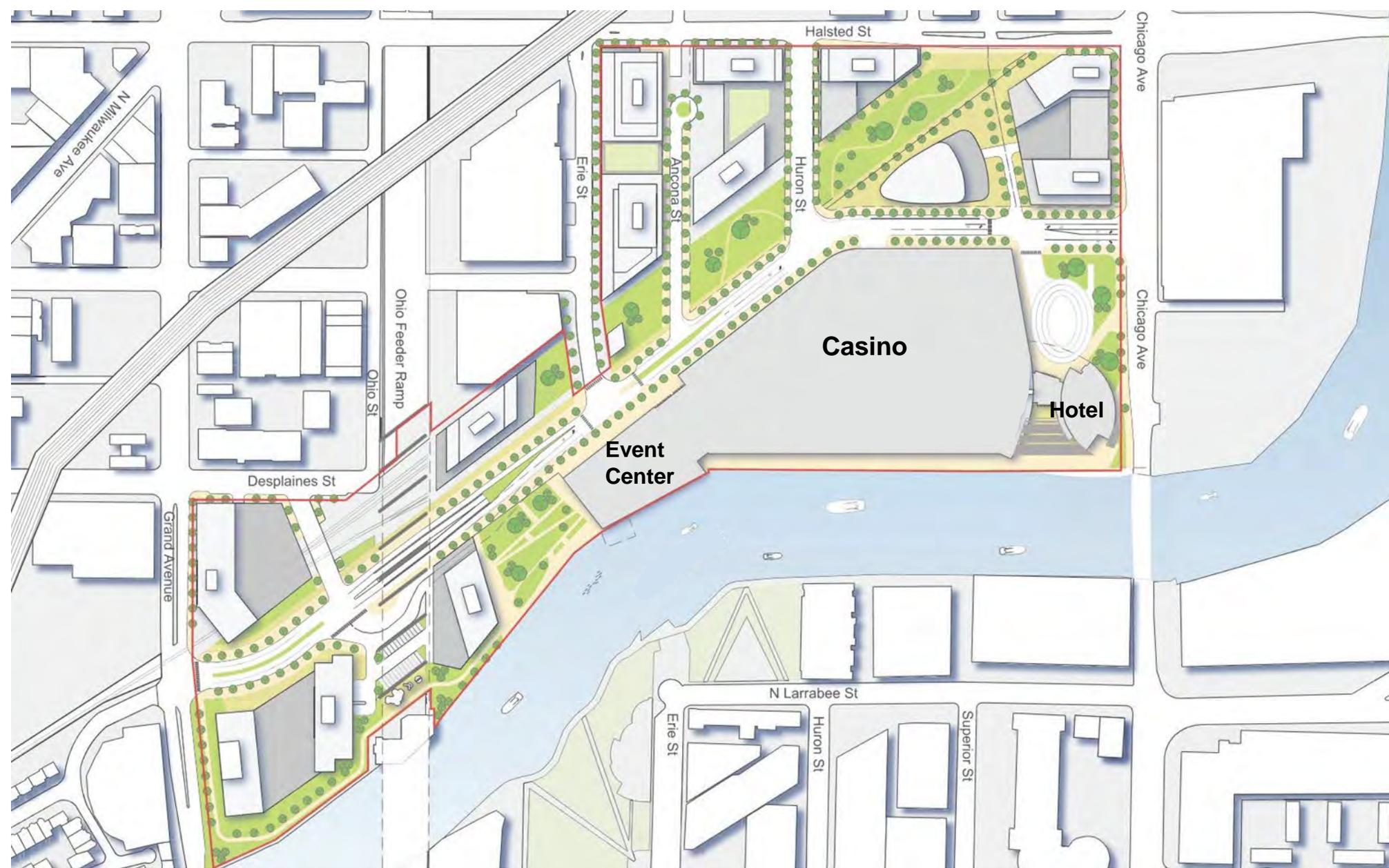
Zoning - Color-Coded

- Business
- Commercial
- Manufacturing
- Residential
- Planned Development
- Planned Manufacturing
- Downtown Mixed
- Downtown Core
- Downtown Residential
- Downtown Service
- Transportation
- Park and Open Space



PD 1426 adjacent to DX zoning

LAND USE CONTEXT PLAN

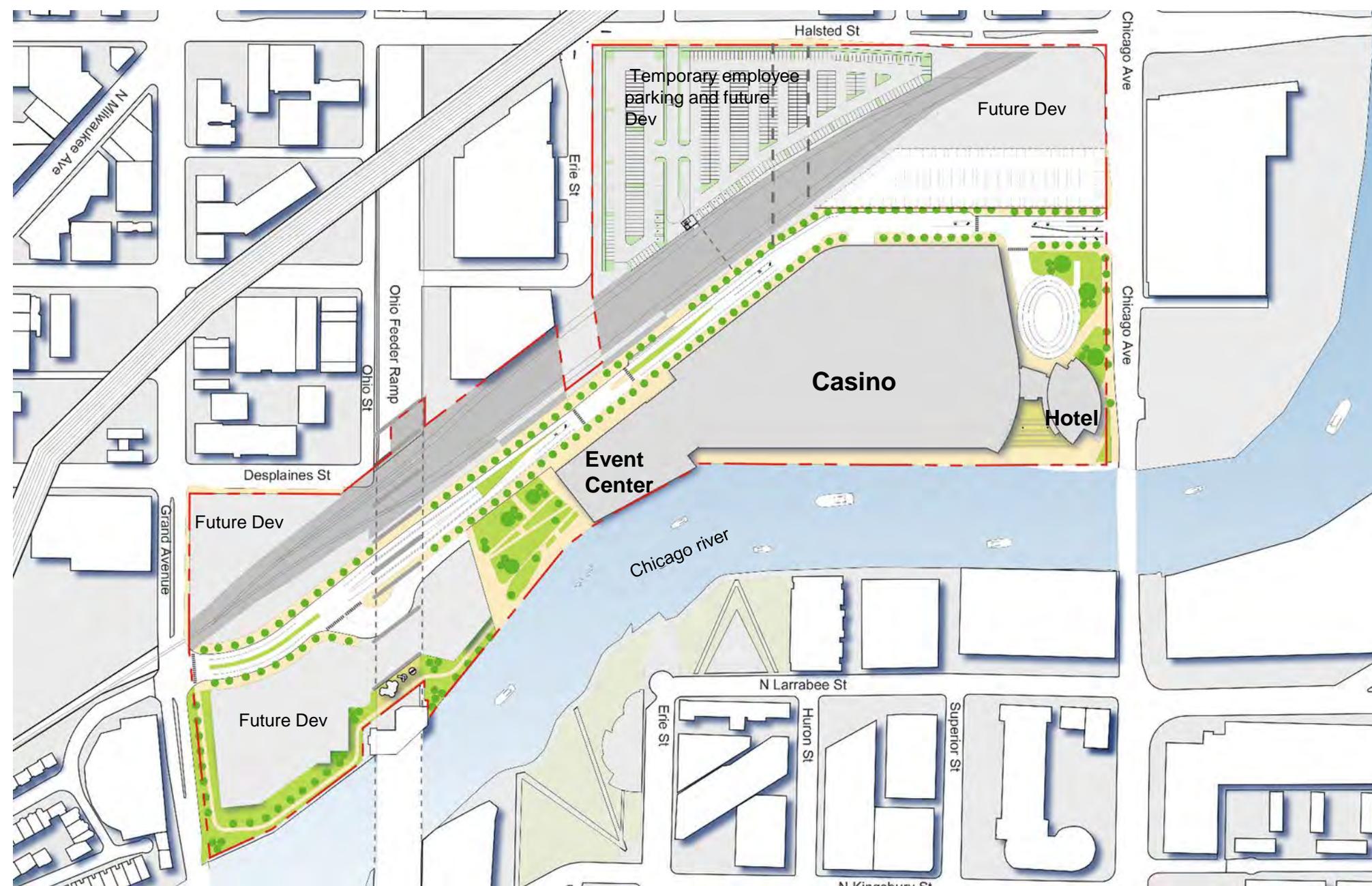


Full Build-out Development Plan:

6.6 million sq. feet of development

- Entertainment complex w/ casino, hotel, museum and event center:
 - 1 mil sf development
 - 2,500 parking spaces (underground)
- Residential 4,799 units
- Hotel – 250 rooms
- Retail - 125,000 SF (neighborhood serving)
- Linear Park w/ dedicated bike trail
- Potential transit way on UP Rail alignment

All Roadways + Utilities



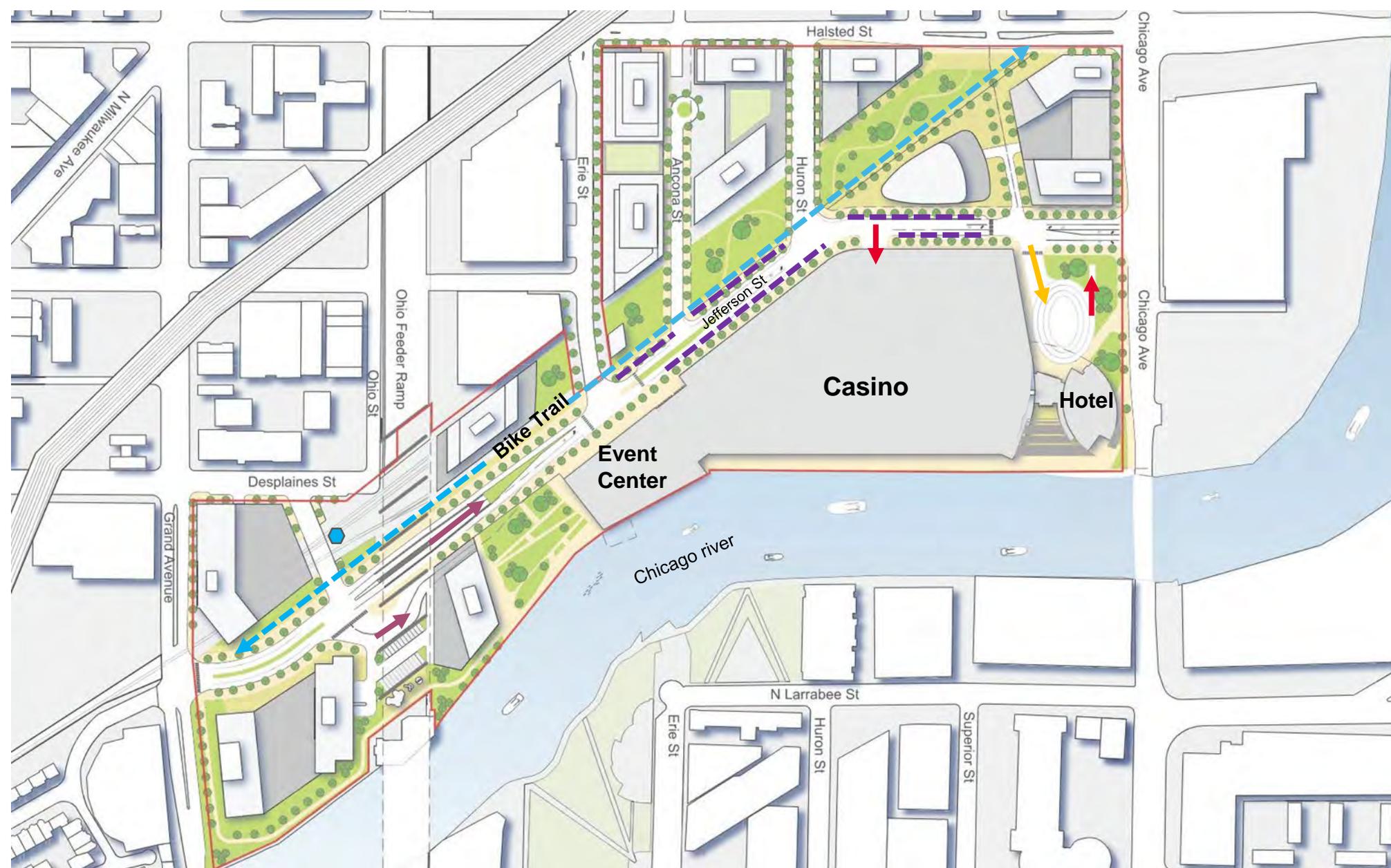
Phase 1 Development:

1 million sq. feet of development

- Casino: 4,000 gaming positions
- 11 restaurants
- Event Center with Theater: 3,000 seats Museum
- Hotel – 500 rooms
- 2,500 parking spaces (underground)
- 700 temporary surface parking lot (employee)
- 2,100 Ft Riverwalk
- Riverfront Park

Roadways

- Jefferson Street from Grand to Chicago
- Huron (20 months after UPR approval)



Street Name	Sidewalk Width (ft.)
Jefferson St	19
Huron St	10
Ancona St	15
Desplaines St	14

- Parking Entrance →
- Drop-off entry Valet →
- Ramp →
- Service Access →
- Ride share drop off - - -
- Bike Path - - -

EXISTING CONTEXT SITE + GROUND FLOOR PLAN- FULL BUILD-OUT



MAJOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION

NORTH BRANCH FRAMEWORK

City of Chicago • Department of Planning & Development • Department of Transportation

NORTH BRANCH FRAMEWORK PLAN

Proposed PD 1426 Amendment is in compliance with a majority of the goals and specifically

GOAL #1:

Maintain the North Branch Industrial Corridor as an important economic engine and vital job center within the City of Chicago.

Principle 1.5:

Encourage use and design decisions along the Chicago River that encourage waterfront access and public activities by workers, neighbors and visitors.

GOAL #3:

Build upon the North Branch Industrial Corridor's unique natural and built environment.

Principle 3.2:

Continue the improvement of the riverfront for pedestrian, bicycles and connection to existing trails.

Principle 3.4:

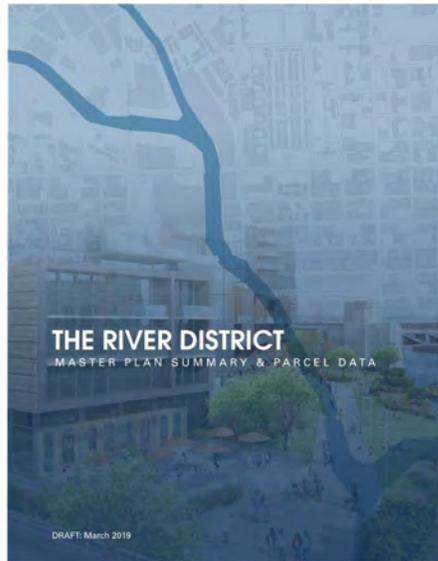
Enhance local waterways for people, fish, birds and other wildlife through strategic habitat restoration and creation efforts.

This proposed PD 1426 Amendment acknowledges the importance of the Chicago River as a resource for both commerce and recreation and acknowledges the City's goals of improving the appearance, quality and accessibility of the river.

Acknowledges the River Development Design Guidelines of the North Branch Framework Plan.

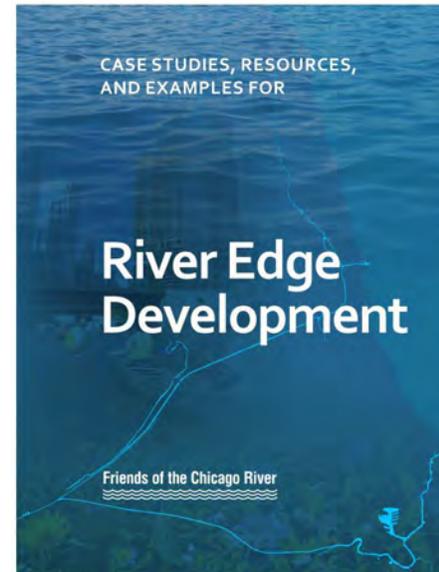
The PD agrees to:

- provide an expanded river setback with a continuous wide multipurpose riverwalk path
- Provide a variety of active uses and river overlooks
- Permit the connection of the riverwalk under Chicago and Grand Avenues
- design and construct the central riverfront park...



CHICAGO RIVER DESIGN GUIDELINES

City of Chicago • Department of Planning & Development • January 21, 2019



CHICAGO RIVER DESIGN GUIDELINES

Proposed PD 1426 Amendment is in compliance with the criteria as outlined in the Chicago River Design Guidelines including:

4.3 NATURE

- 4.3.3 Stormwater Management Best Practices (priority)
- 4.3.4 Aquatic Wildlife Habitats (priority)
- 4.3.5 Robust Urban Habitats
- 4.3.6 Increased Setback
- 4.3.7 :Large Riverfront Park

4.4 RECREATION

- 4.4.3 Expanded Seating Areas
- 4.4.4 Riverfront Overlooks
- 4.4.5 Recreational Areas
- 4.4.6 Support Amenities

4.5 CONNECTIVITY

- 4.5.2 Underbridge Connections
- 4.5.3 Enhanced Connections to Street & Transportation Network
- 4.5.4 Elevator / Increased Accessibility
- 4.5.5 Cantilevered & Floating Walkways
- 4.5.6 Interpretive Signage
- 4.5.7 Public Art & Specialty Lighting

RIVER EDGE DEVELOPMENT

Proposed PD 1426 Amendment supports the goals as outlined in the River Edge Development document developed by the Friends of the Chicago River

BLUE-GREEN CORRIDOR VISION

'We are all connected through our urban water systems and can therefore all play a role in improving the river's health and resiliency.'

CLUSTERED LANDSCAPE LAYOUT

Even small 'micro-habitats' provide benefits for birds, mammals, plants and insects.

EMBRACE WILDNESS & THE BENEFITS OF NATIVE PLANTS

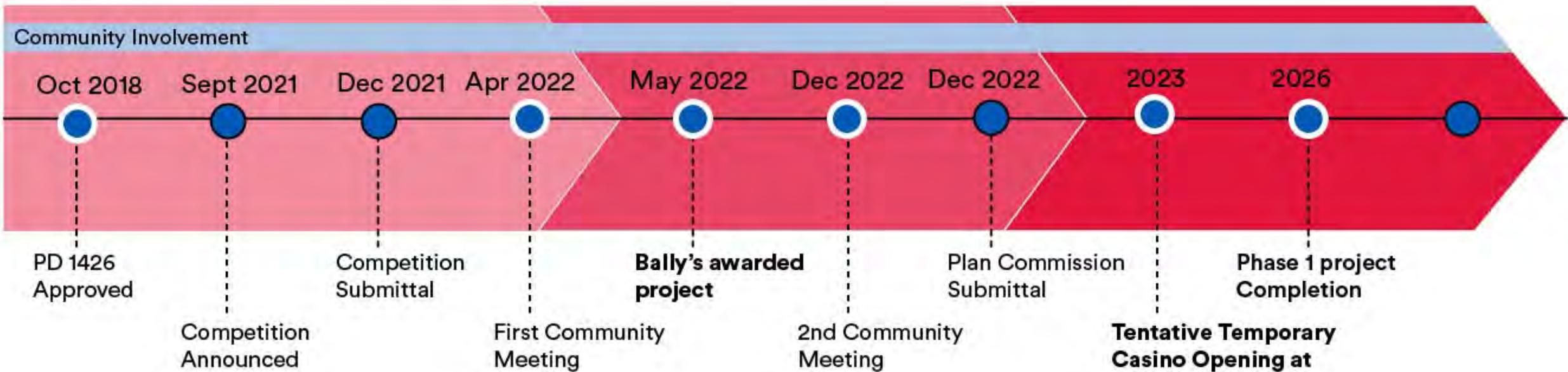
'Rewilding' approach to landscaping has many benefits for people and biodiversity.

SOFTENED RIVER EDGE

Set the trail back from the rivers edge to allow for a vegetated buffer.

AQUATIC HABITAT & WATER QUALITY ENHANCEMENTS

Many techniques to expand aquatic habitat like underwater structures to floating wetlands.



Additional Community Micro Meetings & Listening Sessions:

- Access Living
- Bird Friendly Chicago
- Black Contractors Owners and Executives
- Black Men United
- Black United Fund of Illinois
- Broadway in Chicago
- Business Leadership Council
- Chicago & Cook County Building & Construction Trades Council
- Chicago Asian Network
- Chicago Federation of Labor
- Chicago Foundation for Women
- Chicago Grand Neighborhood Association
- Chicago Loop Alliance
- Chicago Minority Supplier Development Council
- Chicago Urban League
- Chicagoland Chamber of Commerce
- Chinatown Chamber of Commerce
- Chinese Mutual Aid Association
- City Church Chicago
- City Colleges of Chicago

- Civic Committee of the Commercial Club
- Coalition of African American Business Leaders
- Disability Lead
- East Village Association
- Faith Outreach
- Friends of the Chicago River
- Hispanic Pro
- Hispanic American Construction Industry Association
- IHLA
- Illinois Hispanic Chamber of Commerce
- Illinois Restaurant Association
- Illinois State Black Chamber of Commerce
- Investors
- Laborers International Union of North America
- Magnificent Mile Association
- Near North Unity Program
- Neighbors of Riverwest
- Northbranch Works
- One-Off Hospitality Organization

- Restaurant Association
- River North Residents Association
- Skills for Chicagoland's Future
- South Side NAACP
- Street Teams
- The Gap (Bronzeville)
- Ukrainian Village Association
- Unite HERE Local 1
- United Chinatown Organization
- Urban Rivers
- West Central Association
- West Loop Community Org
- West Town Chamber
- West Town Chamber of Commerce
- Women Employed
- Women's Business Development Center
- World Business Chicago

Introductory Community Engagement Meetings

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

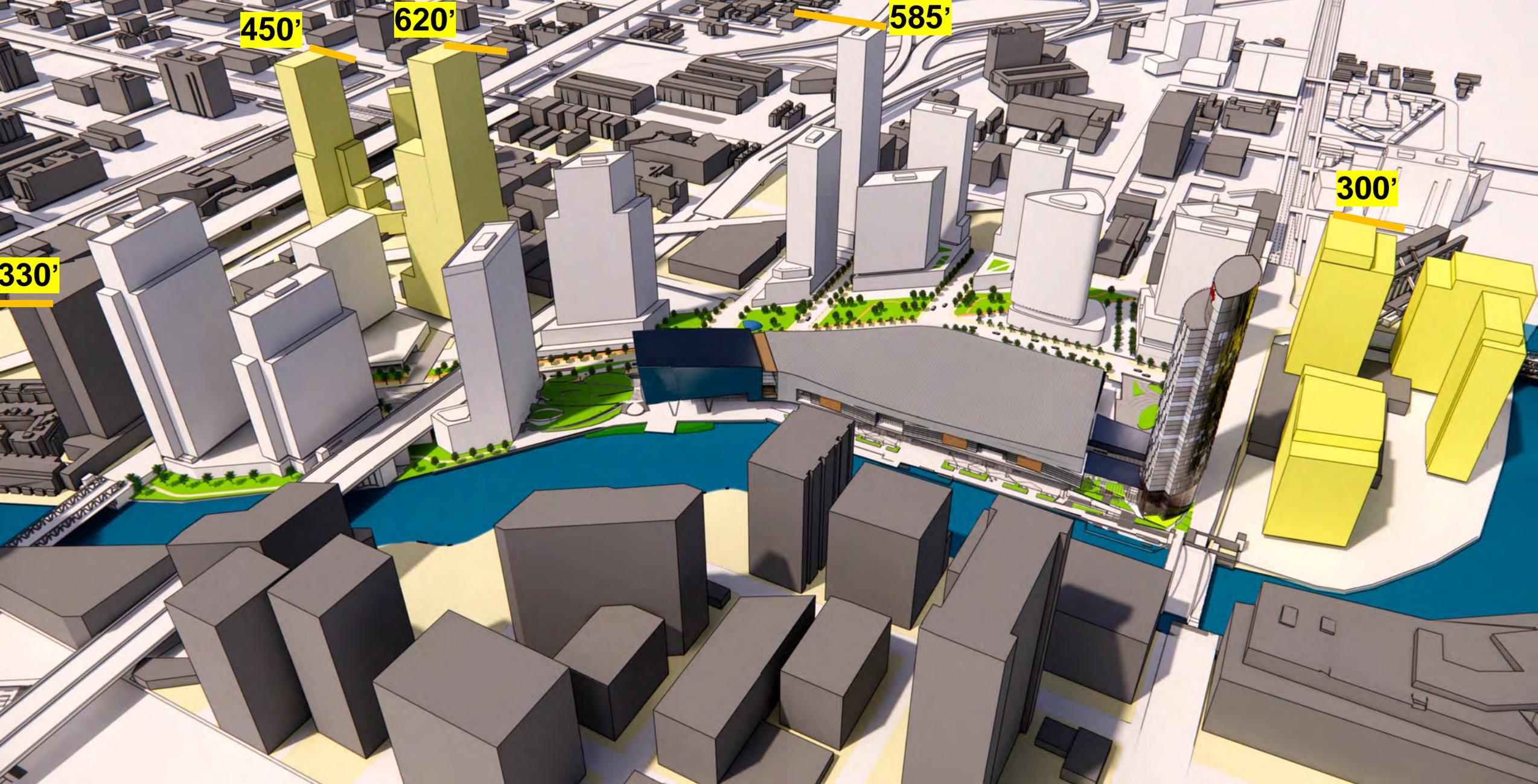




EXISTING SITE PHOTOS



EXISTING SITE PHOTOS



450'

620'

585'

300'

330'

AERIAL VIEW FROM NORTHEAST DIRECTION



AERIAL VIEW FROM SOUTHEAST DIRECTION

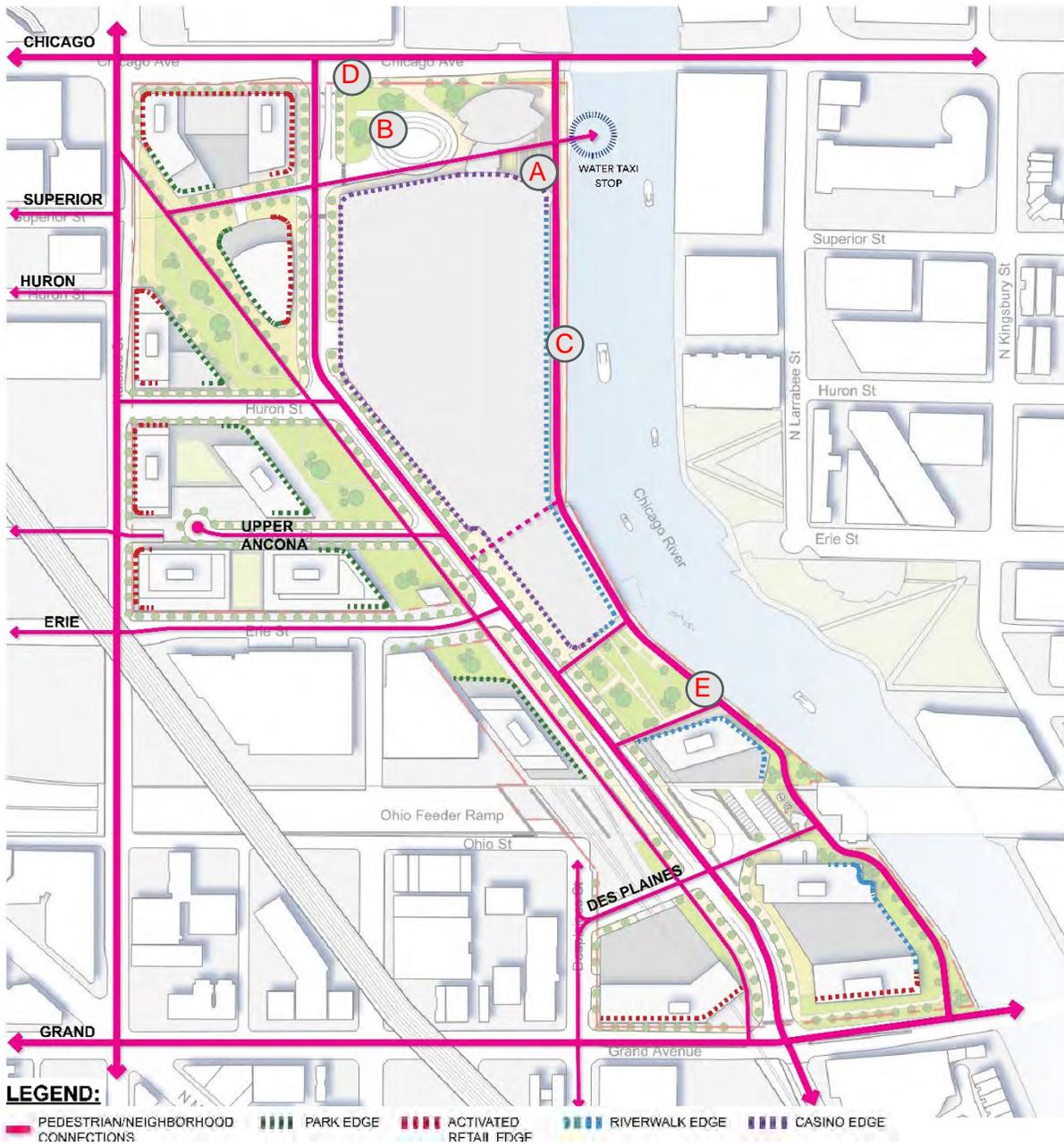
Public Amenities Development Plan:

10.6 acres of (privately owned) publicly accessible open space

- Riverwalk from Chicago Avenue to Grand Avenue (2,100 linear ft) to include water taxi dock, floating platforms, kiosks, multi-use path and wide variety of landscape feature and character zones
- Riverfront Park from Jefferson Street to Riverwalk to include dog park, gathering places and variety of landscape features.
- Linear Park over the Union Pacific RR alignment with potential / future transit way below and dedicated bike trail above.



PUBLIC AMENITIES DIAGRAM – PARKS AND OPEN SPACE



A - Winter Garden



B - Porte Cochere



C - Riverwalk



D - Porte Cochere



E - Riverfront Park

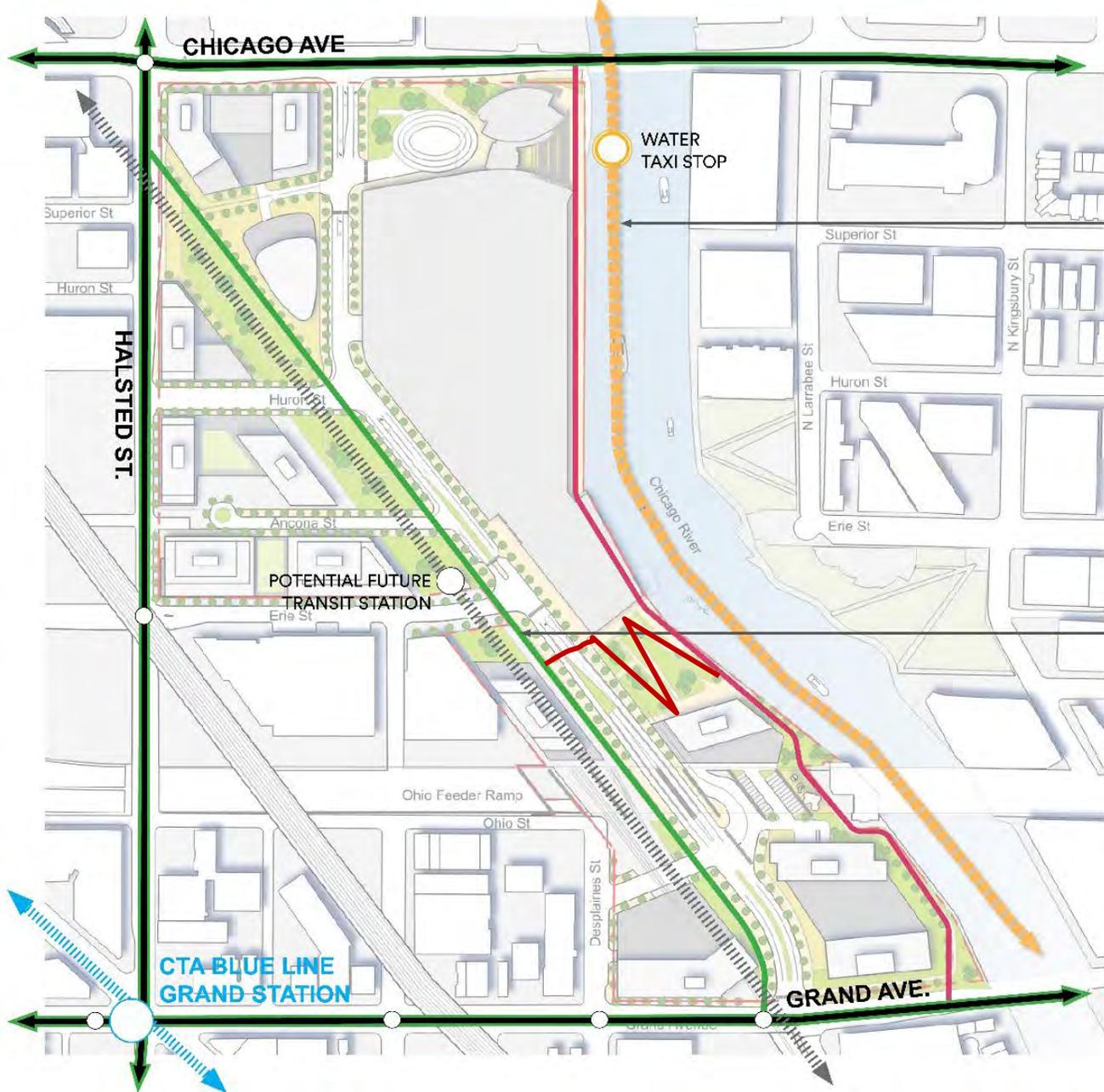
ROADWAY-PEDESTRIAN-BIKE FRAMEWORK



PUBLIC AMENITIES - LINEAR PARK ABOVE UP



PUBLIC AMENITIES - LINEAR PARK ABOVE UP



WATER TAXI ROUTE BETWEEN DOWNTOWN & GOOSE ISLAND

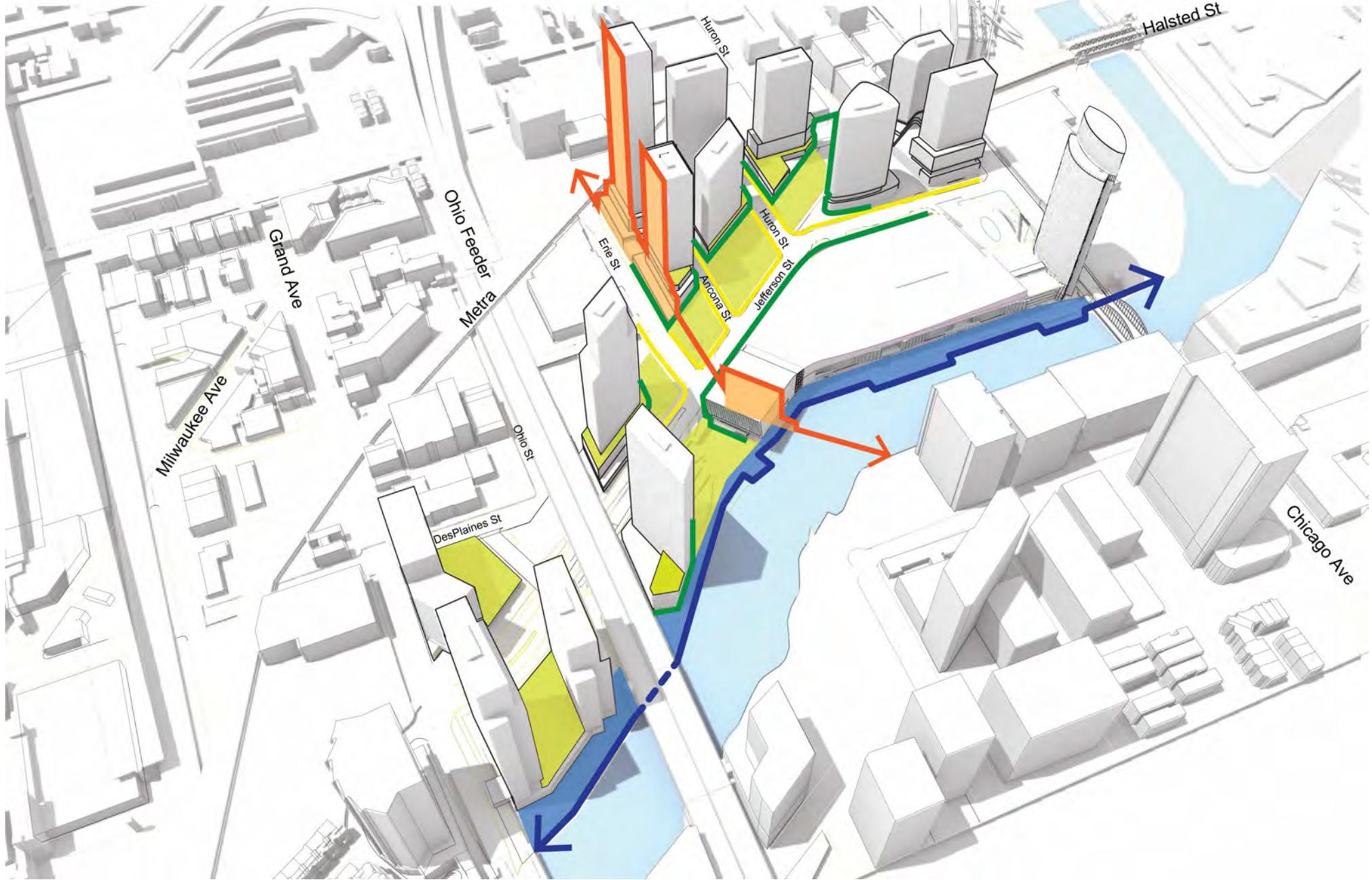
EXTENSION OF BIKE LANES THROUGH THE SITE

- LEGEND:**
- WATER TAXI
 - POTENTIAL TRANSIT WAY
 - CTA BLUE LINE
 - CTA BUS LINES
 - BIKE INFRASTRUCTURE
 - MULTIUSE PATH
 - TRANSIT STOPS



The amended plan for PD 1426 proposes a multi-modal network for walking, transit, water taxi, biking, and vehicles

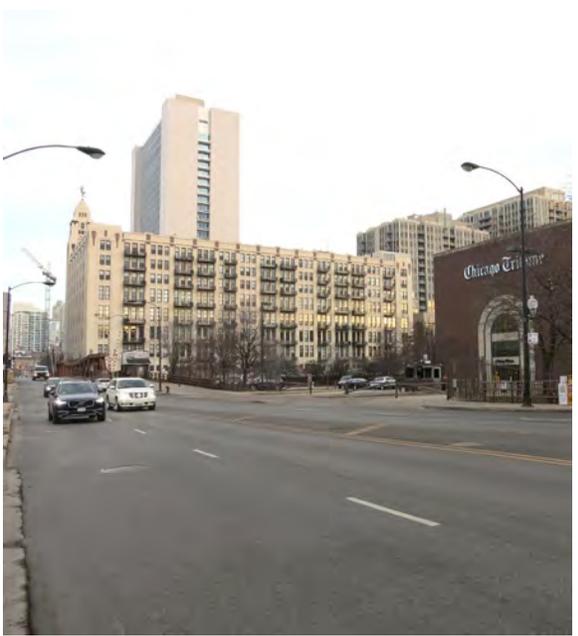
TRANSIT FRAMEWORK



MASSING DIAGRAM



EVENT CENTER RENDERING



PEDESTRIAN CONTEXT



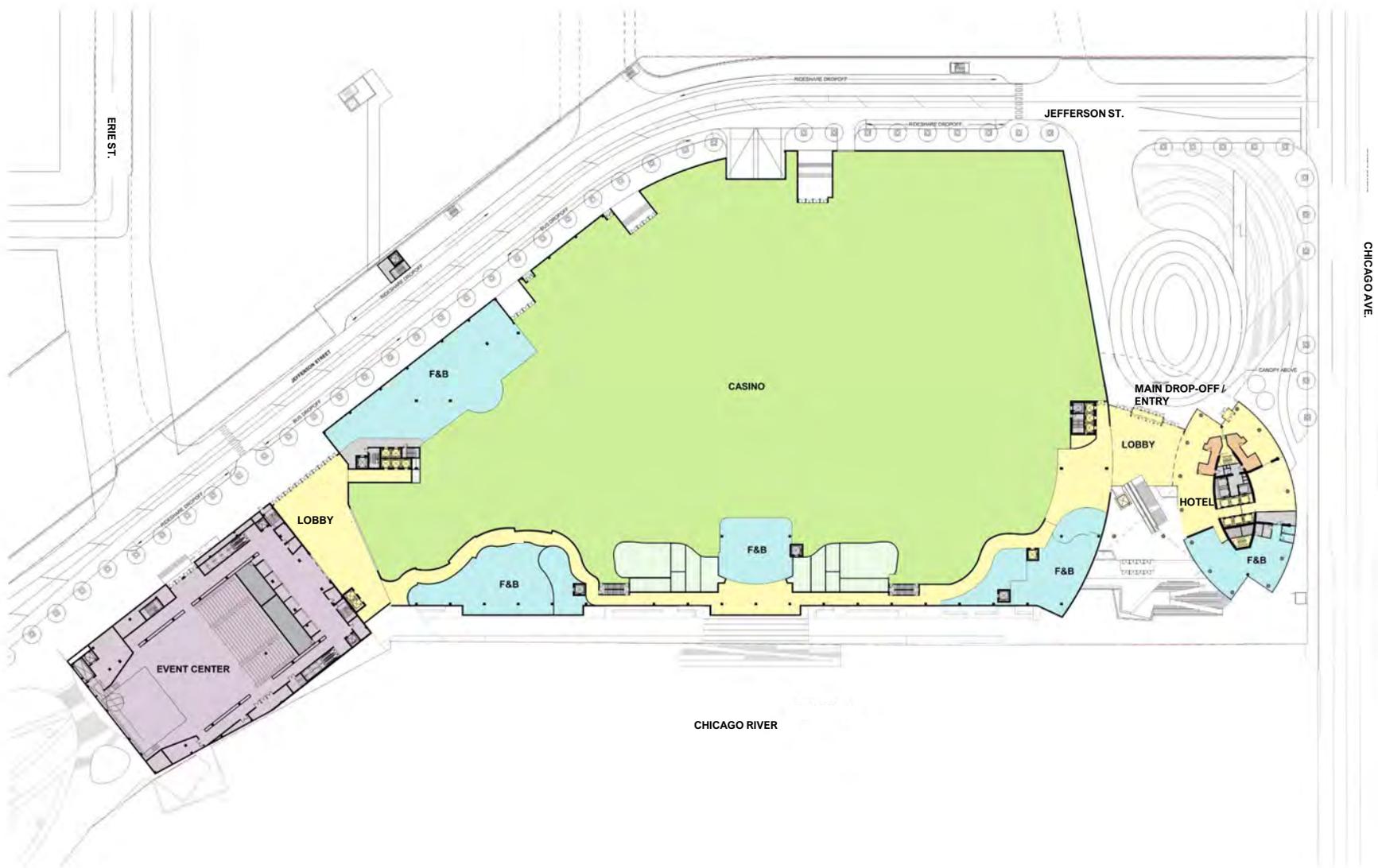
NORTH DROP-OFF PORT COCHERE



RIVERWALK RENDERING



RIVERWALK RENDERING

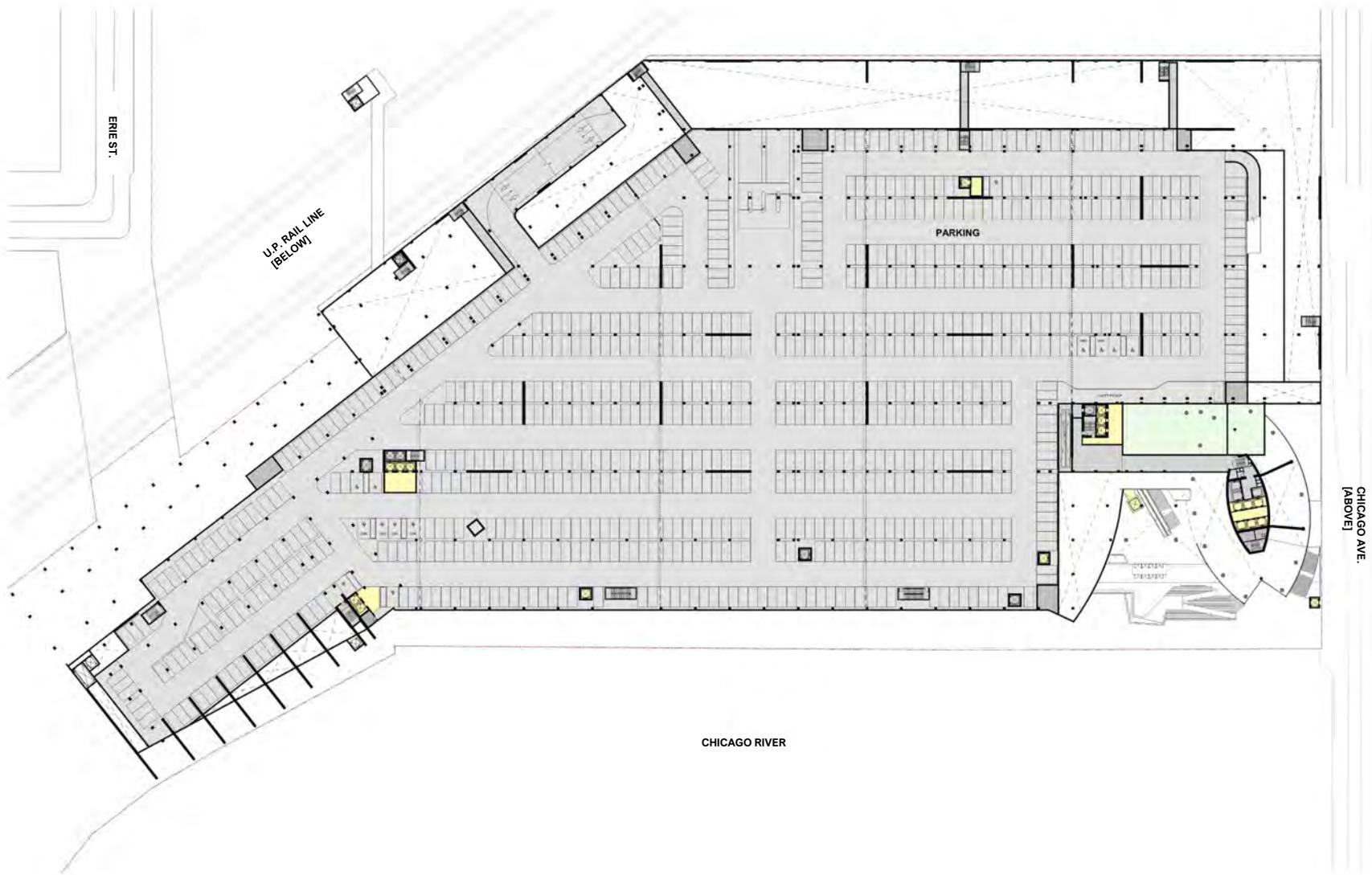


Public “Casino Walk” along riverside façade, activated with F&B, river views

Main drop-off near Chicago Ave. and Jefferson St

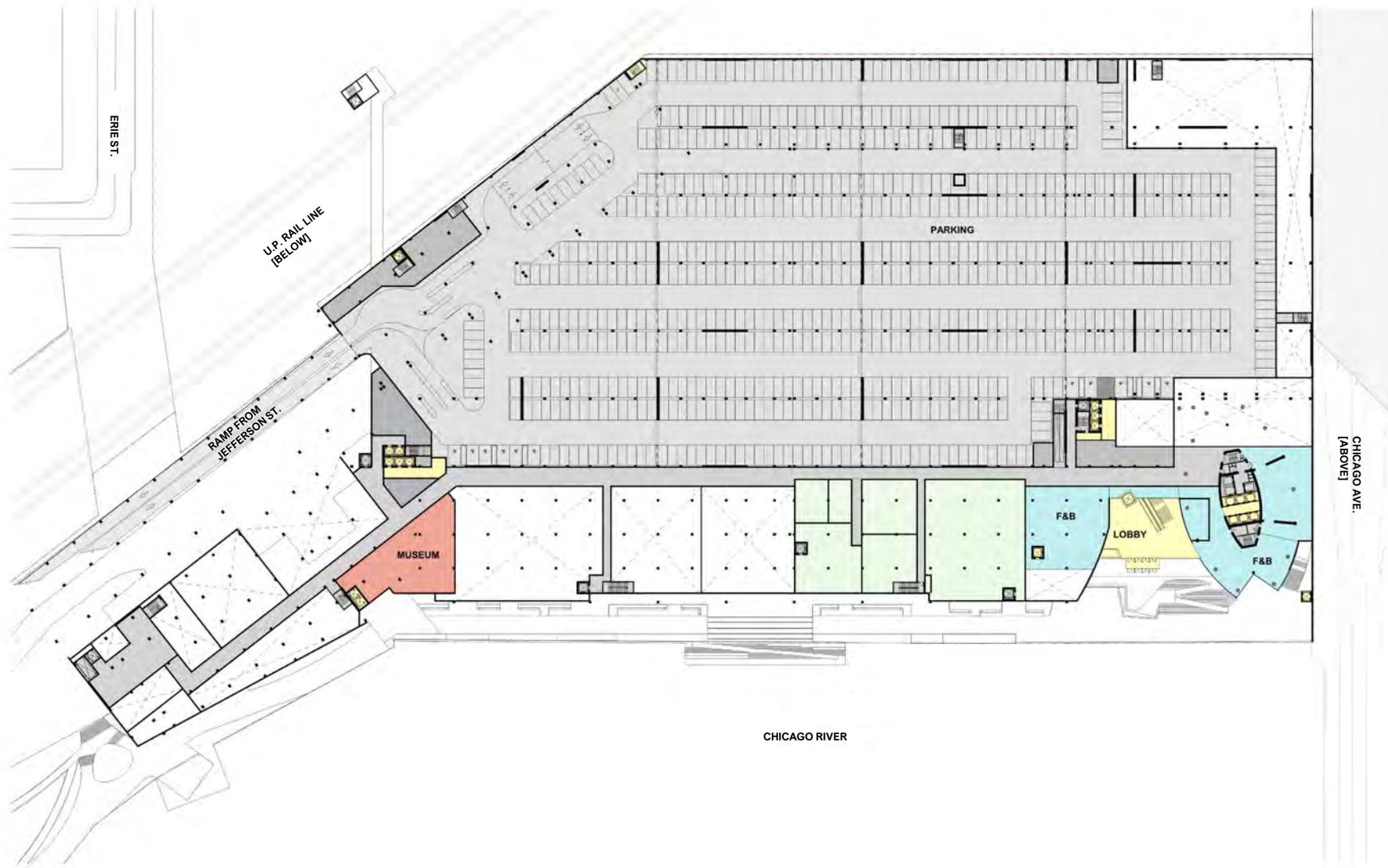
Second lobby/entry near Event Center

Event Center facing the park



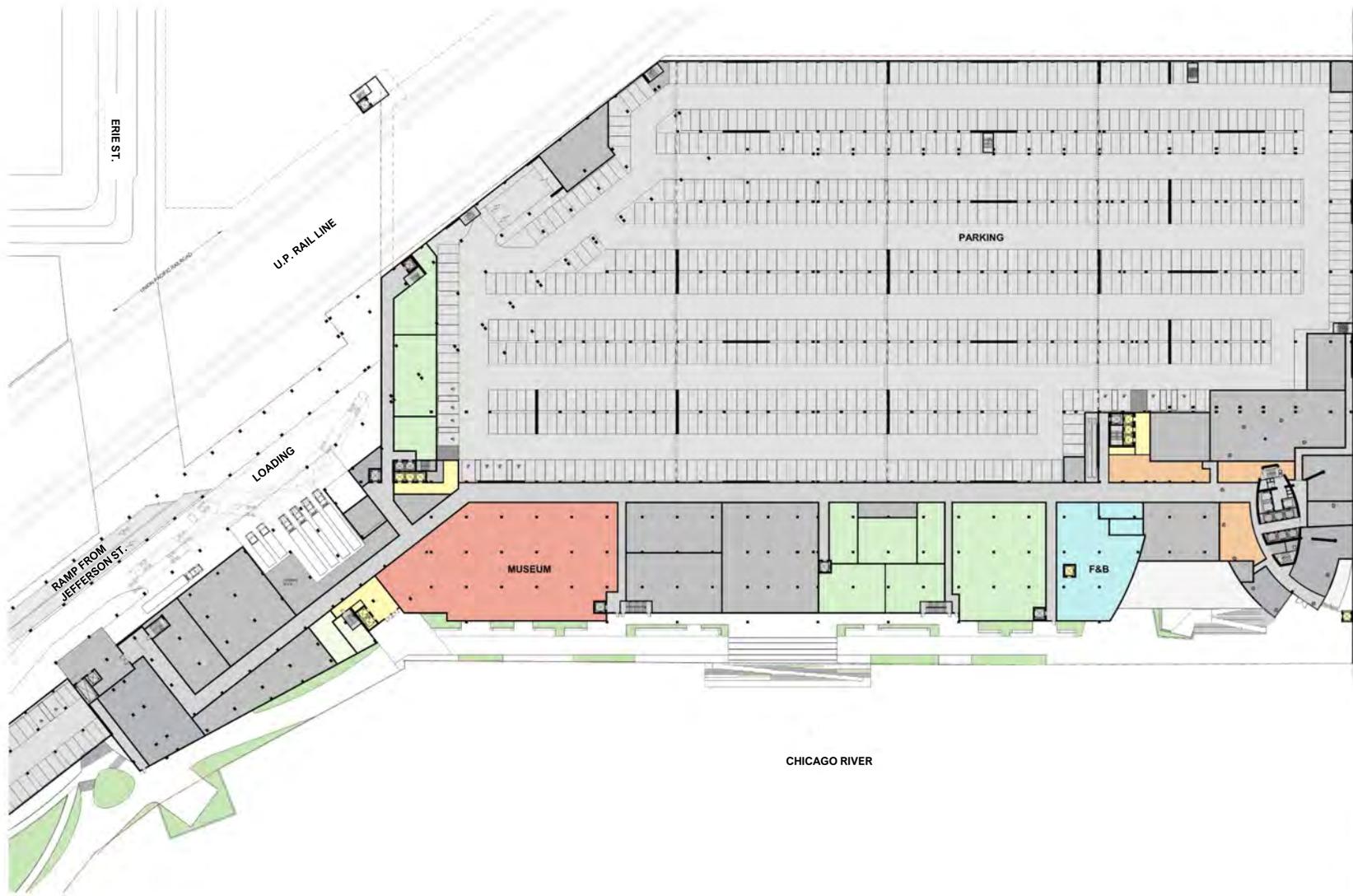
Level P1 parking directly below the Casino and Event Center

Public elevator lobbies allow access to main floor and Riverwalk



Parking level P2
accessed from
Jefferson St. from
the south

F&B along the
Riverwalk at the
base of the Hotel

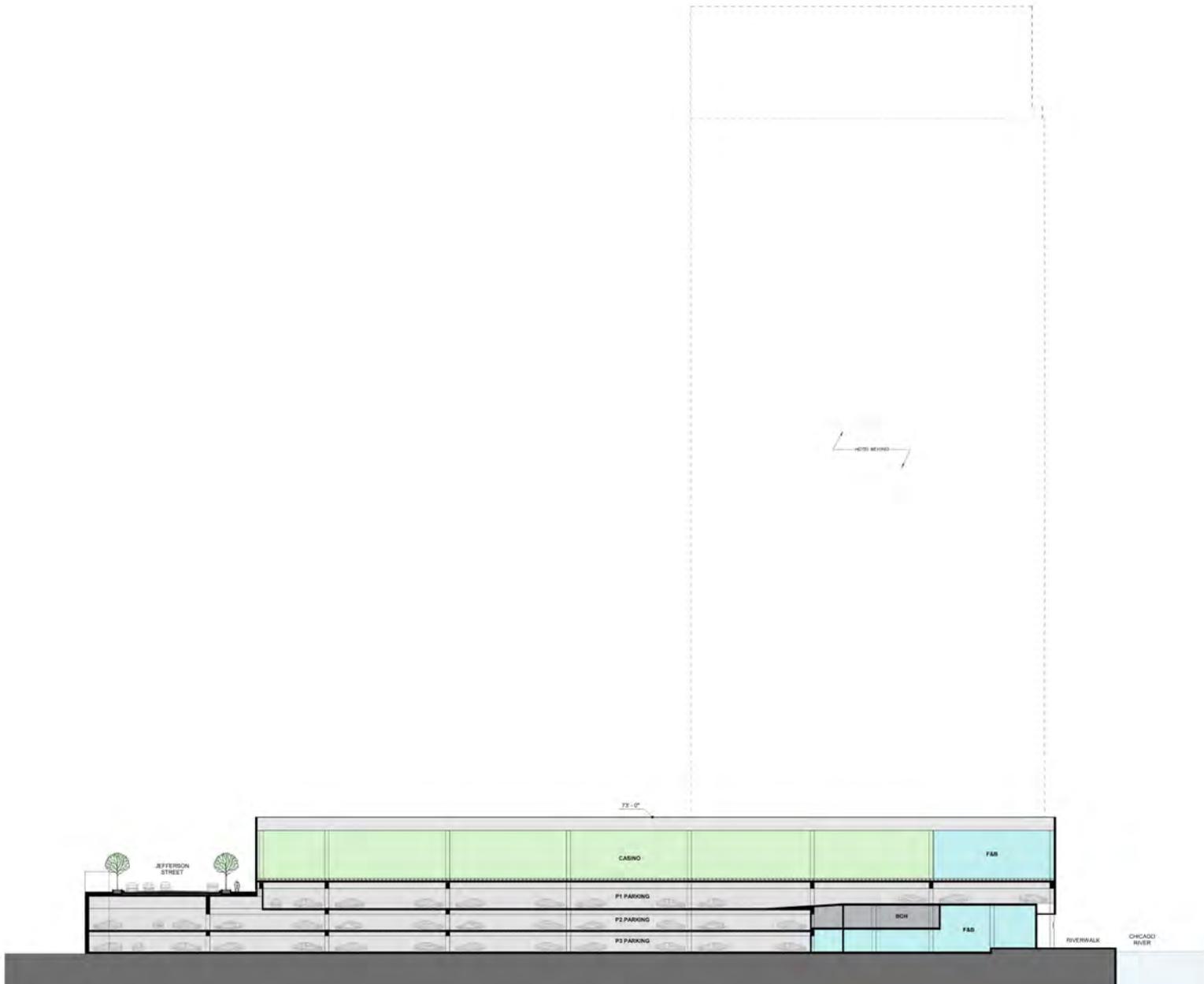


“Riverwalk” level

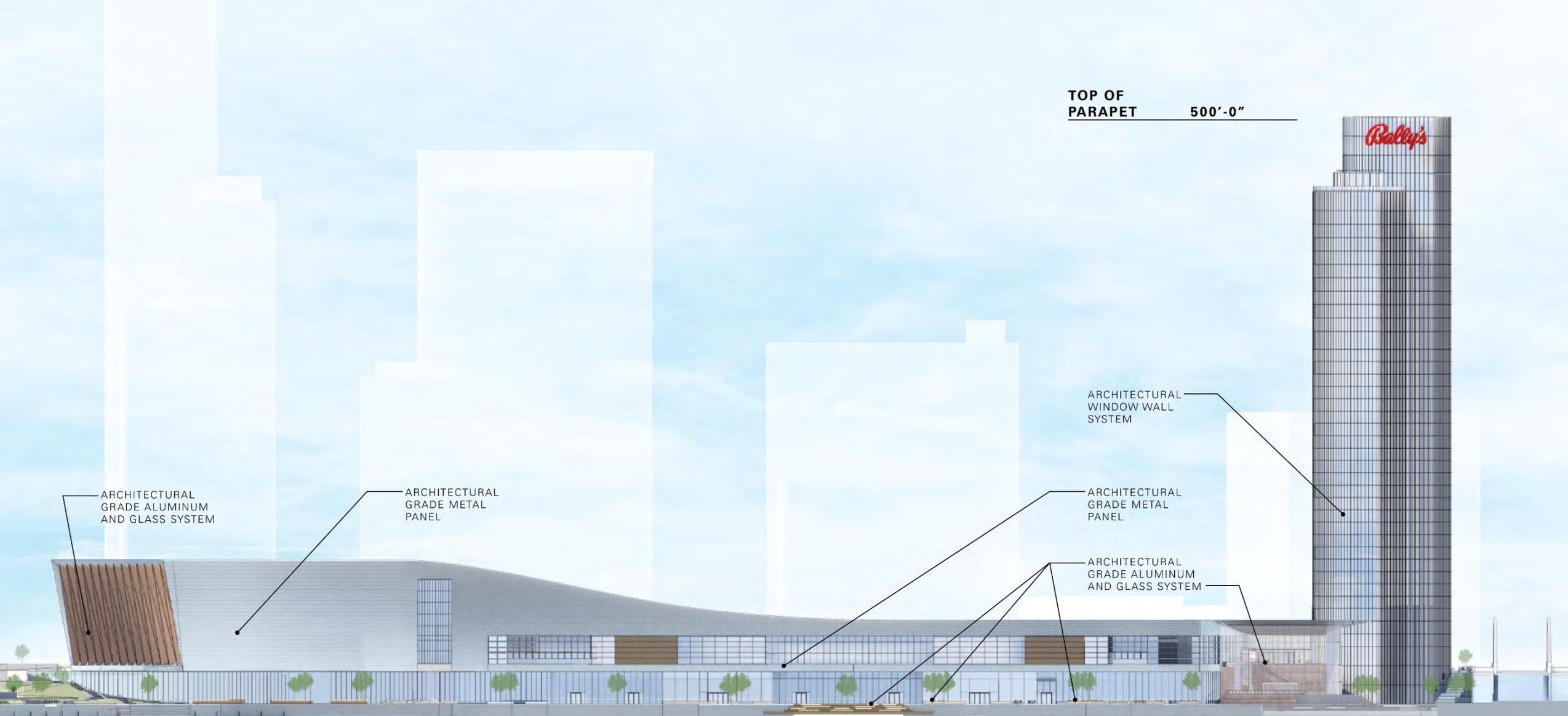
Museum located centrally along riverwalk

Casino parking located below the building, screened from view

Loading accessed from lower Jefferson



EAST WEST BUILDING SECTIONS



TOP OF
PARAPET 500'-0"

ARCHITECTURAL
GRADE ALUMINUM
AND GLASS SYSTEM

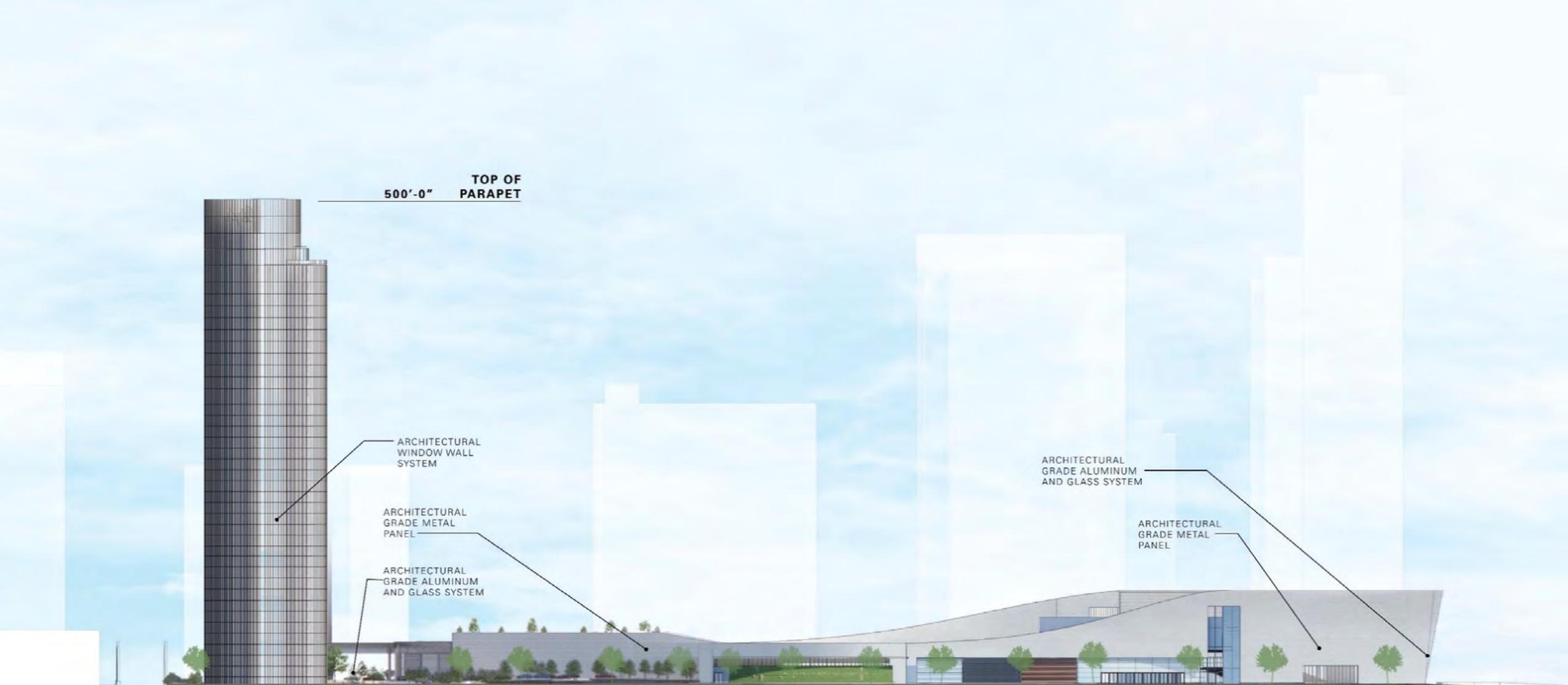
ARCHITECTURAL
GRADE METAL
PANEL

ARCHITECTURAL
WINDOW WALL
SYSTEM

ARCHITECTURAL
GRADE METAL
PANEL

ARCHITECTURAL
GRADE ALUMINUM
AND GLASS SYSTEM

EAST ELEVATION



500'-0" TOP OF PARAPET

ARCHITECTURAL WINDOW WALL SYSTEM

ARCHITECTURAL GRADE METAL PANEL

ARCHITECTURAL GRADE ALUMINUM AND GLASS SYSTEM

ARCHITECTURAL GRADE ALUMINUM AND GLASS SYSTEM

ARCHITECTURAL GRADE METAL PANEL

WEST ELEVATION

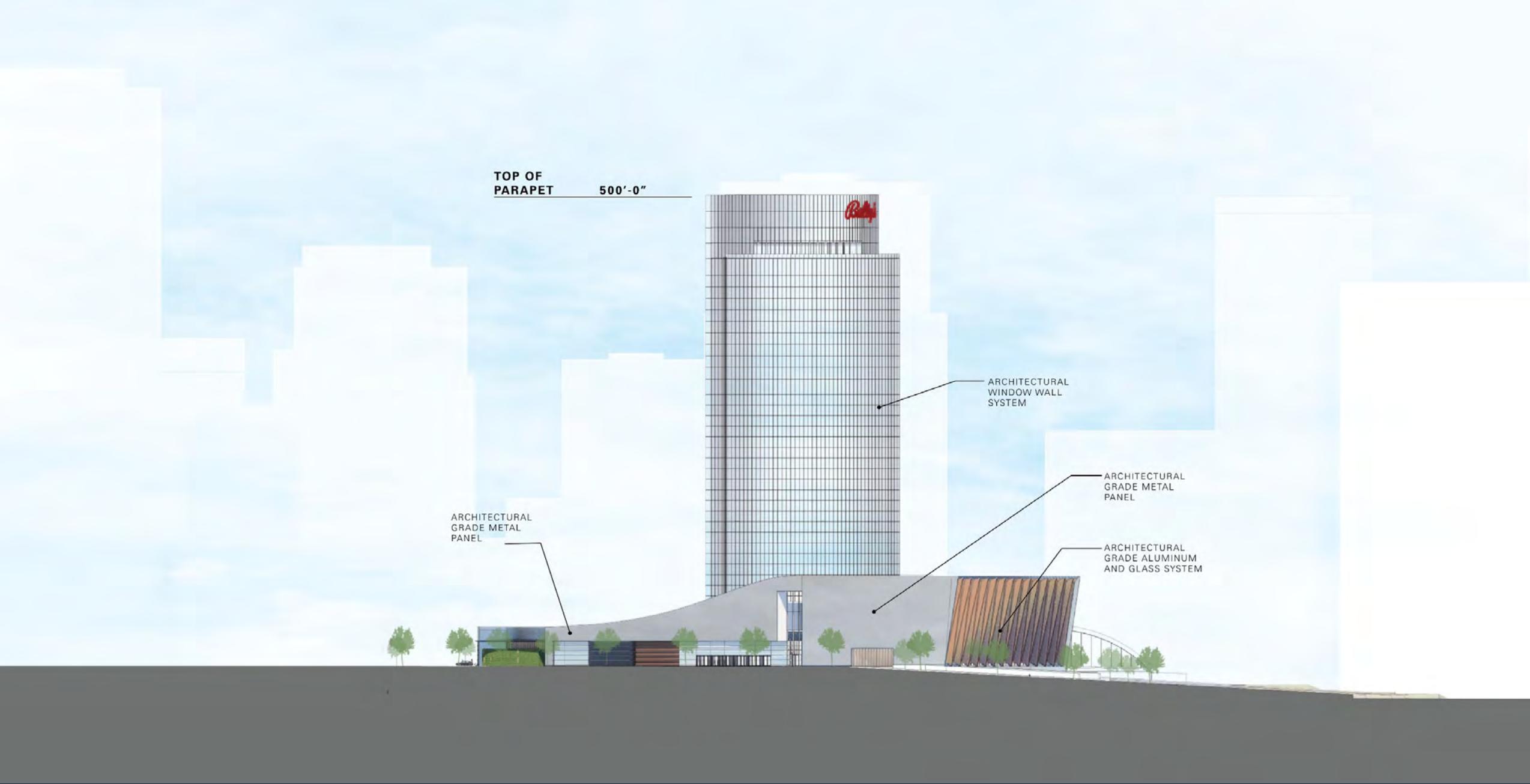


TOP OF
PARAPET 500'-0"

ARCHITECTURAL
WINDOW WALL
SYSTEM

ARCHITECTURAL
GRADE METAL
PANEL

NORTH ELEVATION



TOP OF
PARAPET 500'-0"

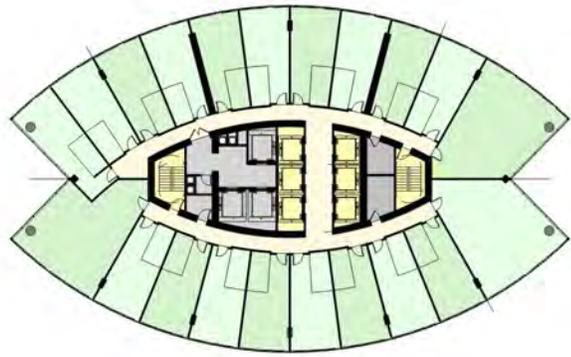
ARCHITECTURAL
GRADE METAL
PANEL

ARCHITECTURAL
WINDOW WALL
SYSTEM

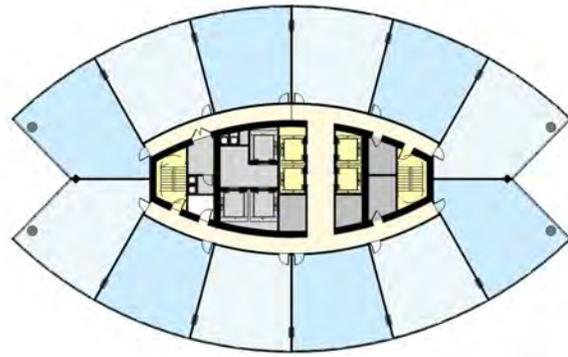
ARCHITECTURAL
GRADE METAL
PANEL

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GRADE ALUMINUM
AND GLASS SYSTEM

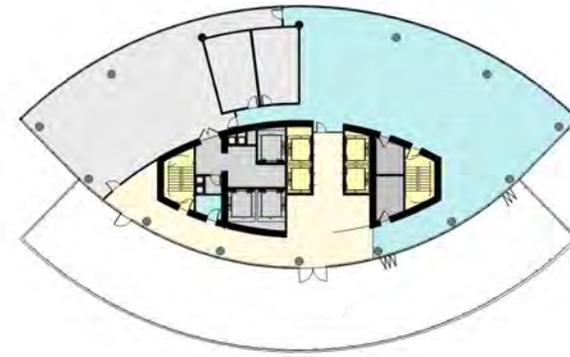
SOUTH ELEVATION



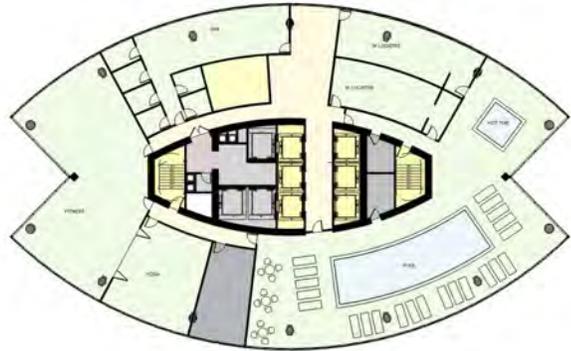
HOTEL FLOOR PLAN – TYPICAL LEVEL 3-21



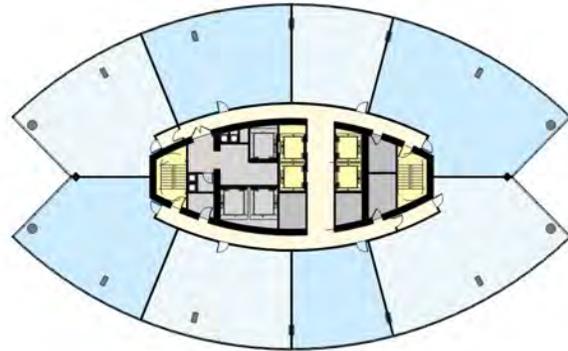
HOTEL FLOOR PLAN – SUITES LVL 25-31



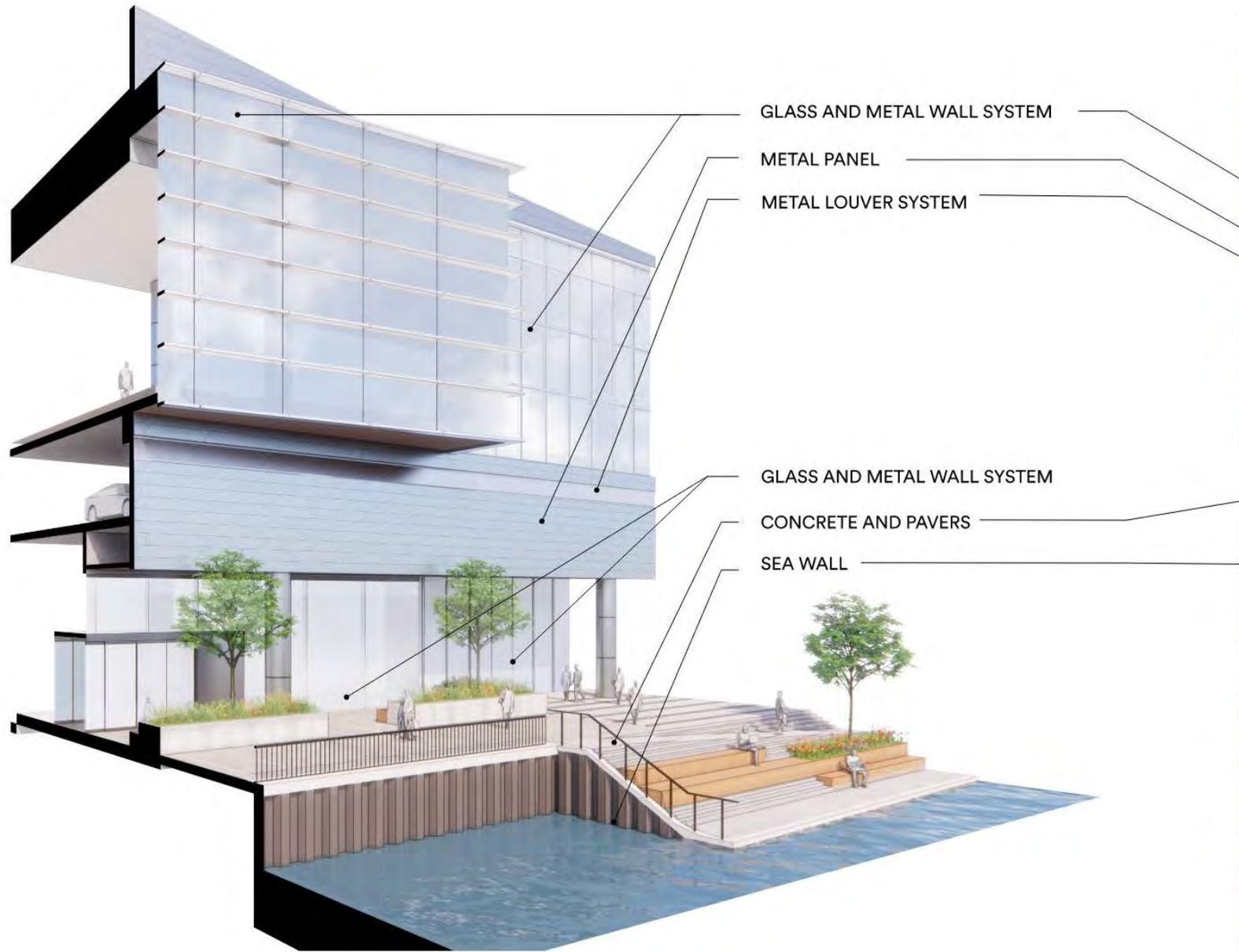
HOTEL FLOOR PLAN – RESTAURANT LVL 33

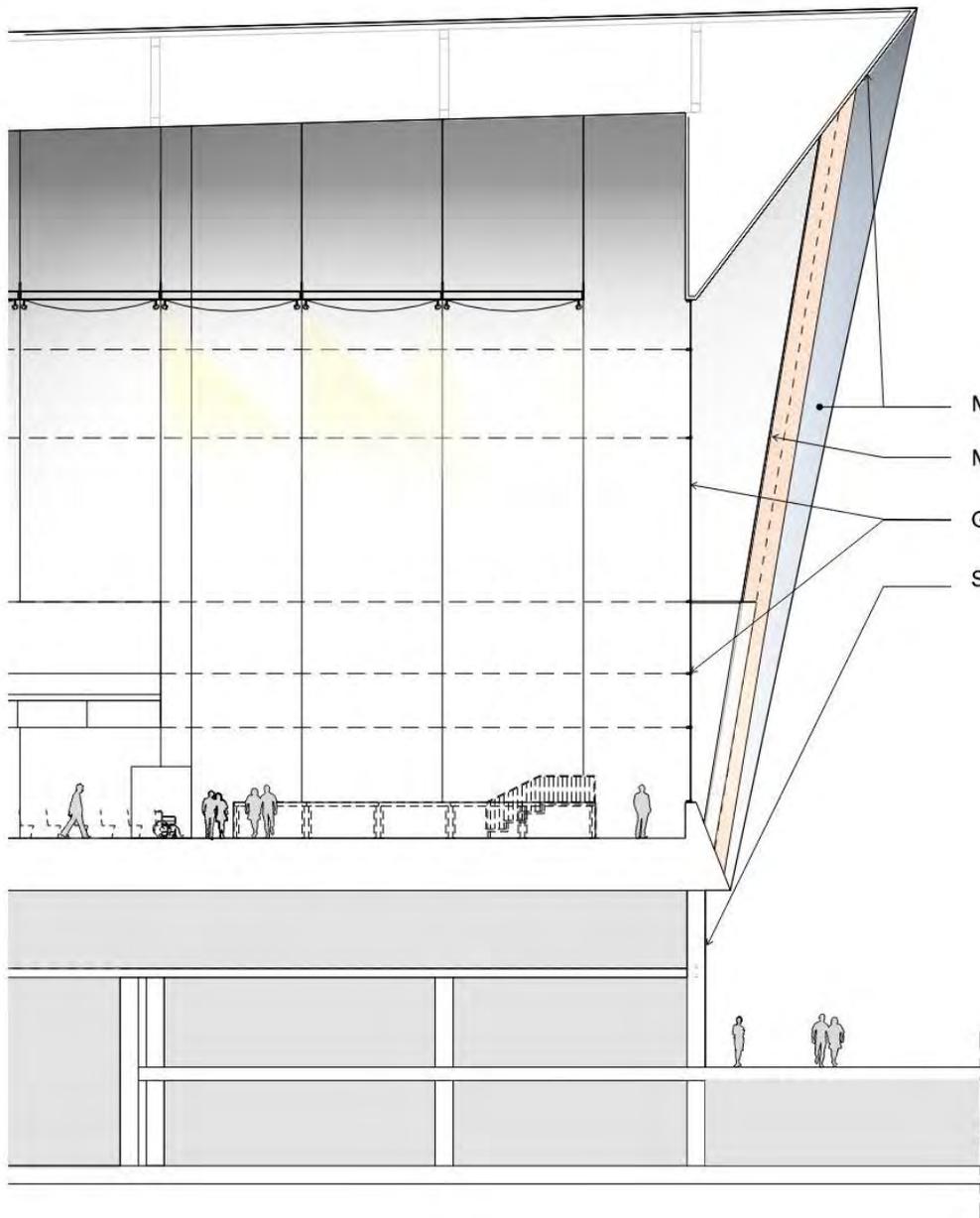


HOTEL FLOOR PLAN – AMENITY LVL 23



HOTEL FLOOR PLAN – SUITES LVL 32





METAL PANEL

METAL MESH PANEL SYSTEM

GLASS AND METAL WALL SYSTEM

STONE CLADDING





ARCHITECTURAL
GLASS WINDOW WALL
SYSTEM

METAL PANEL

ARCHITECTURAL
GLASS WALL SYSTEM

ARCHITECTURAL
CONCRETE AND
PAVERS

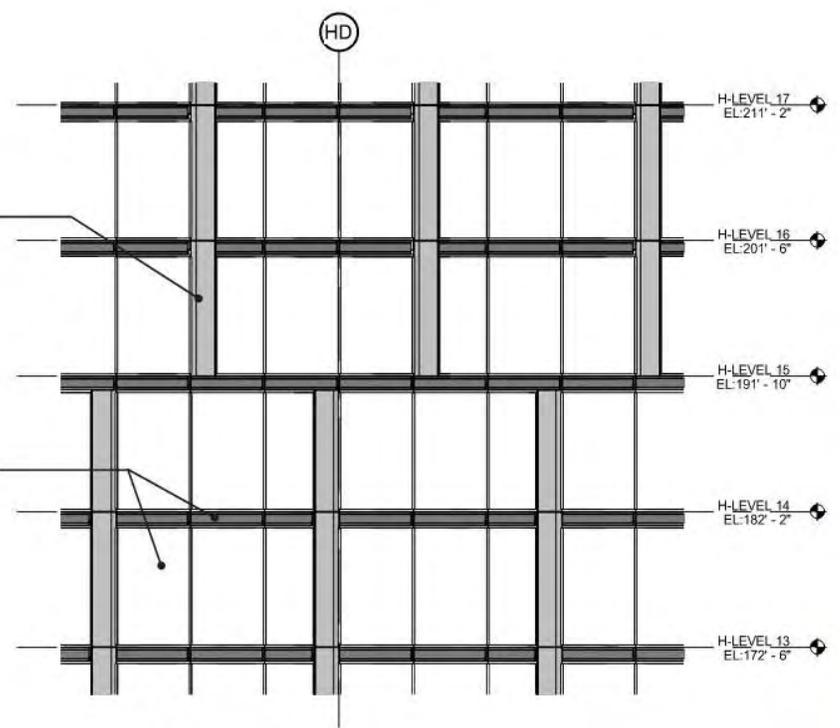
SEA WALL

WINTER GARDEN

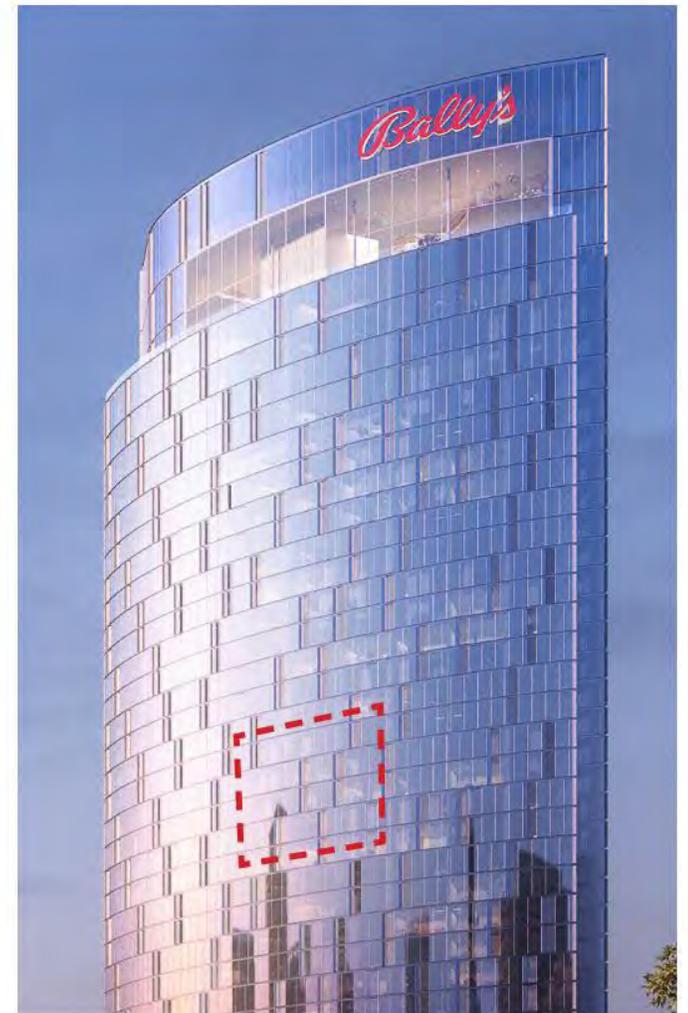


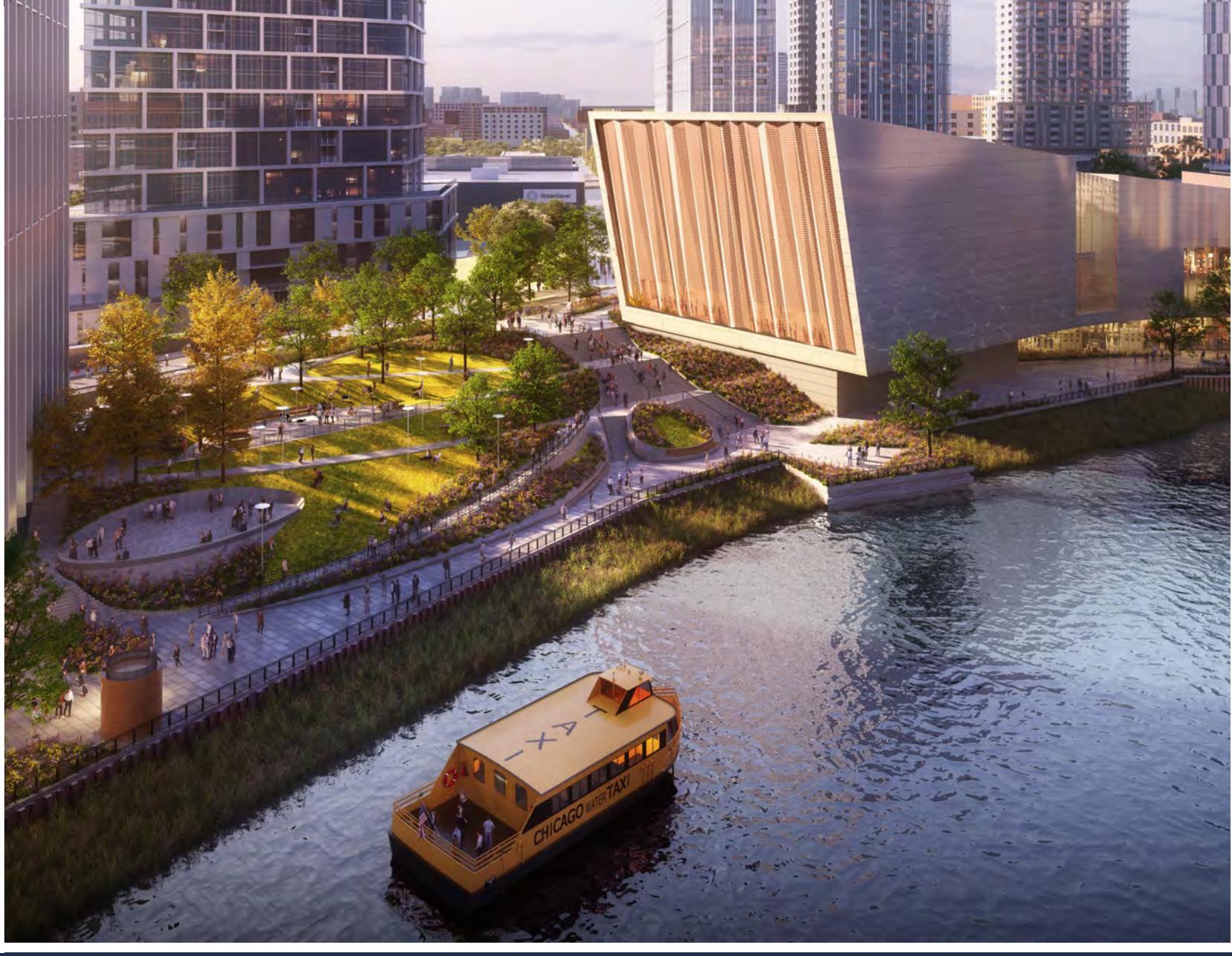
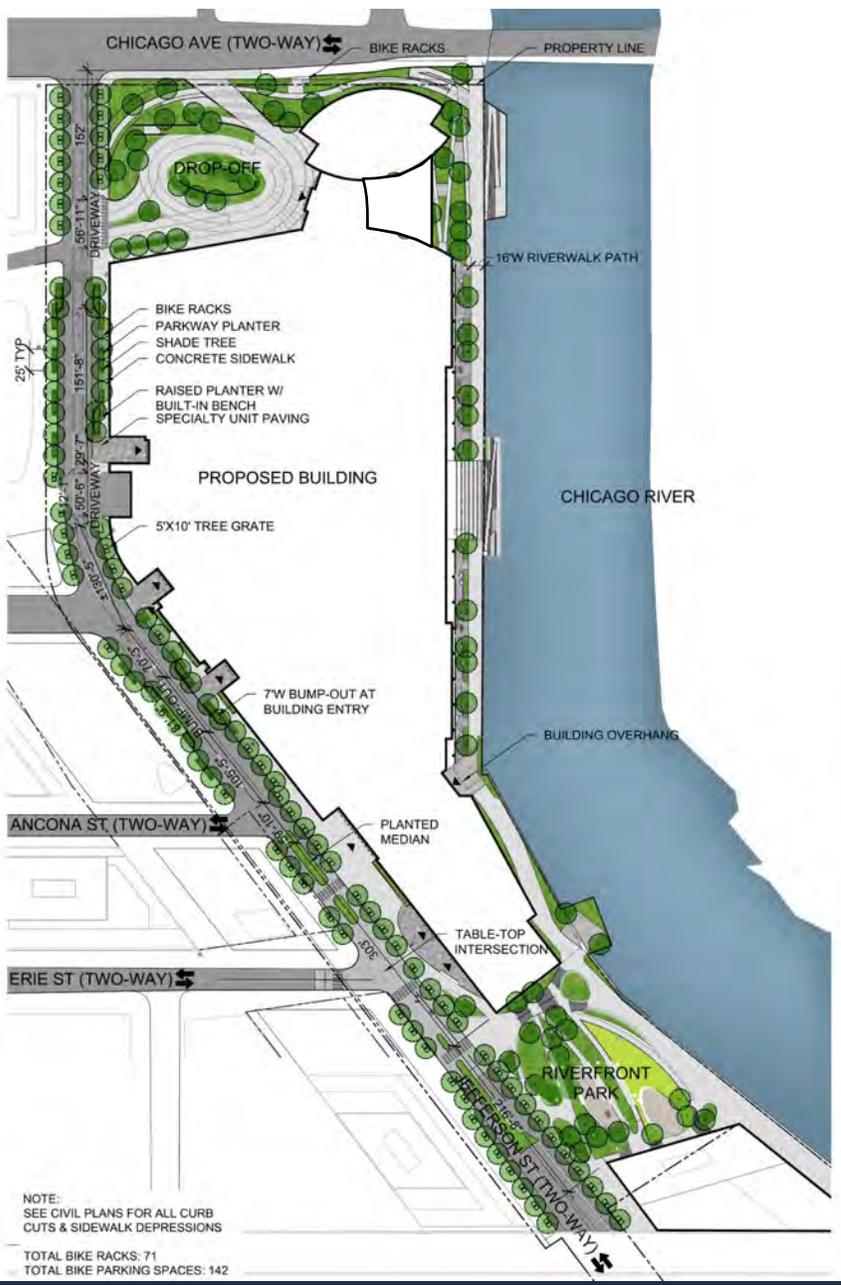
METAL PANEL

EXTERIOR GLASS WALL SYSTEM



PARTIAL EXTERIOR ELEVATION





ILLUSTRATIVE SITE PLAN PHASE 1

- 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 STREETSCAPE DESIGN



17-8-0904 Transportation, Traffic Circulation and Parking:

17-8-0904-A General Intent:

The project has been designed to leverage the site's existing transportation assets, prioritize pedestrian, bike and transit use and safely accommodate the traffic needs of the planned uses. Significant effort has been put on minimizing the adverse effects of parking by utilizing below grade structures wherever possible.

17-8-0904-B Transportation:

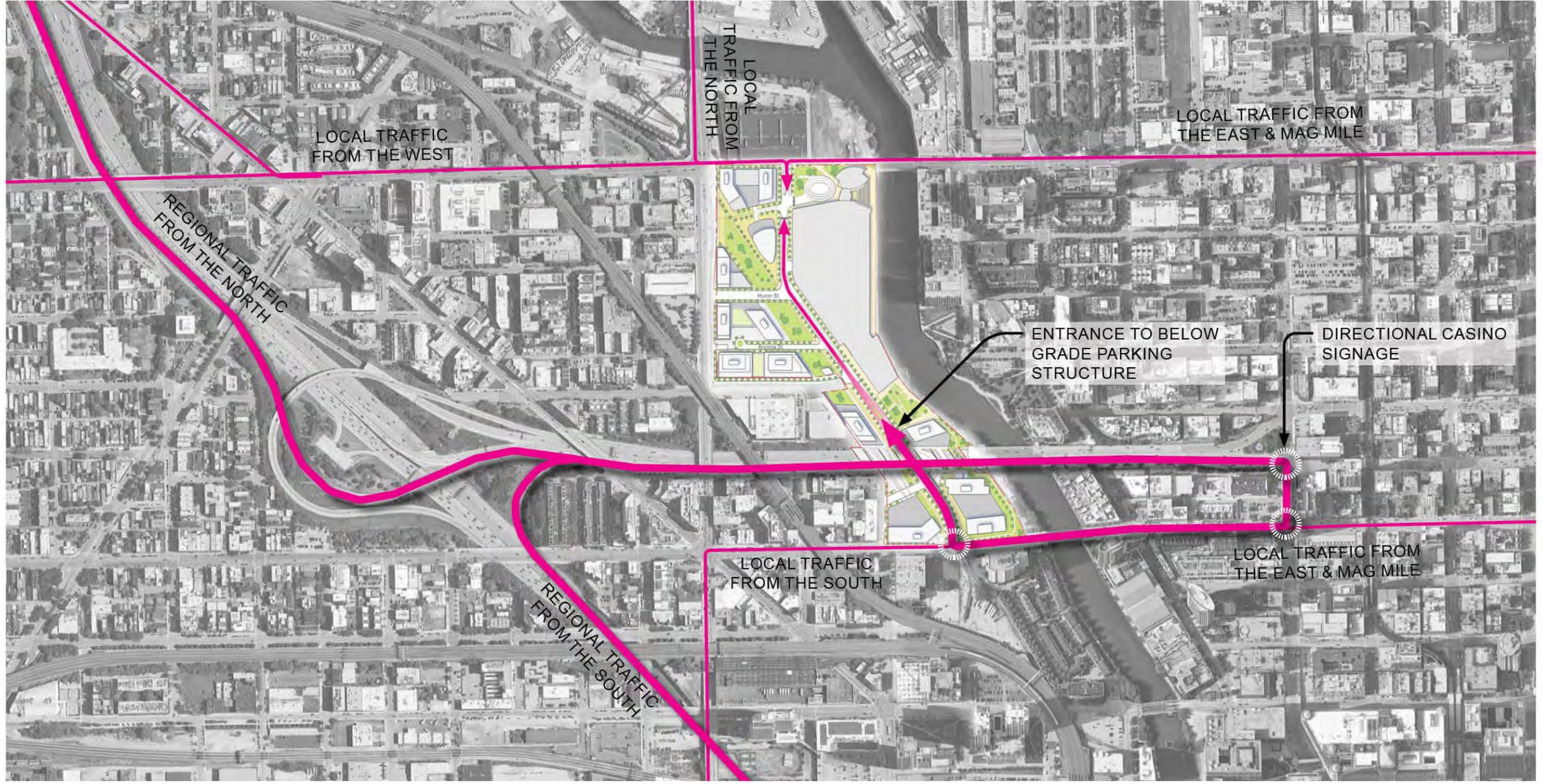
In addition to constructing all streets to CDOT standards, the project proposes to reconnect to the city street grid by extending the urban fabric through the former industrial site.

17-8-0904-C Parking:

The project does not propose any surface lots and has maximized the use of below grade parking while working to minimize any adverse, visual impact of above grade parking structures.

17-8-0904-D Parking in 'D' Districts:

The project proposes to route as much as parking a service traffic below grade to minimize the impact on the public realm. Where above grade parking structures are required, the project proposes to screen them with active uses or other architectural features.

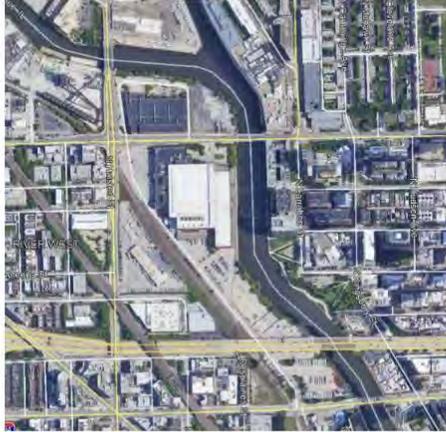


SITE CIRCULATION DIAGRAM

TRAFFIC IMPACT STUDY

REPORT FOR:

Bally's Chicago Casino



777 WEST CHICAGO AVENUE
CHICAGO, ILLINOIS

PREPARED BY:



V3 Companies
444 North Wells Street, Suite 602
Chicago, Illinois 60654



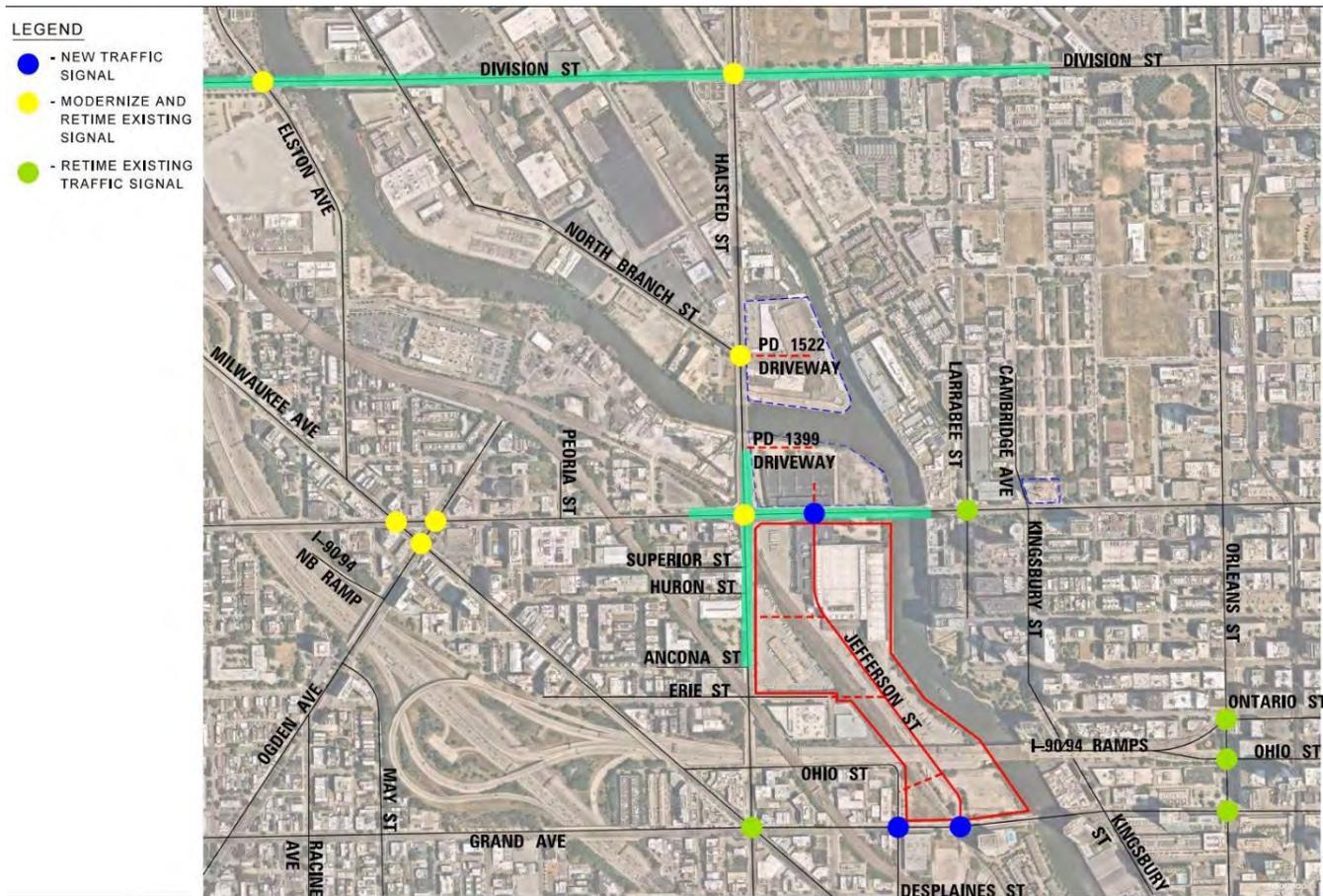
Fish Transportation Group
1800 Des Plaines Avenue, Suite 103
Forest Park, Illinois 60130

V3 Project No. 210734

November 11, 2022

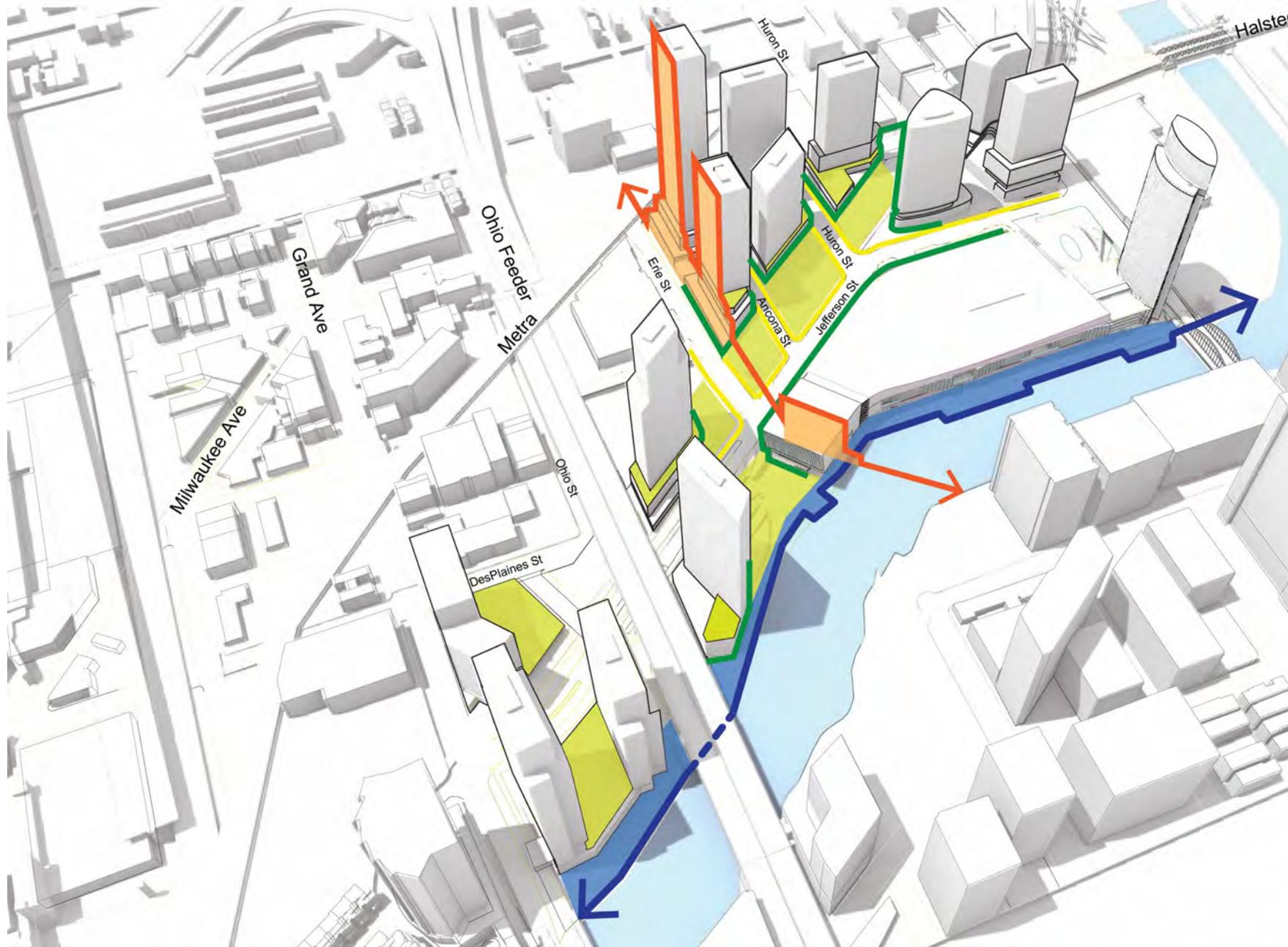
Updated Traffic Impact Study (TIS) prepared and submitted to CDOT.

- Study included 26 intersections in the area of the project site.
- Analysis considered existing conditions and proposed conditions for Phase 1 (Casino, Hotel, Event Center) and Phase 2 (PD 1426 Buildout).
- Proposed traffic improvements recommended.



Proposed Traffic Improvements

- Roadway Improvement on Division Street, Halsted Street, and Chicago Avenue (by CDOT)
- Construction of Jefferson Street from Chicago Avenue to Grand Avenue
- Construction of Huron Street, Erie Street, and Desplaines Street east to Jefferson Street
- Construction of new traffic signals and intersection improvements at:
 - Chicago Avenue and Jefferson Street
 - Grand Avenue and Jefferson Street
 - Grand Avenue and Desplaines Street
- Full modernization of traffic signals and intersection improvements to improve traffic flow at 7 existing intersections (by CDOT & Bally's)
- Retime traffic signal to improve traffic flow at 5 existing intersections.



Compliance with Pedestrian-Oriented and Urban design Guidelines

17-8-0906- A: General Intent:

The planned development district is designed to reinforce desirable urban features found within the surrounding area, such as roadway patterns, similar DX-5 massing and streetscape characteristics; create transitions in scale when high-intensity development is adjacent to a lower- scale development; and that signs associated with the development are appropriate to the scale and character of the development and the surrounding area.

17-8-0906- B: Building Orientation and Massing.

Building orientation and massing will create active “street or building walls”; and be aligned with neighboring buildings, reinforce continuity with the new development. Gaps between buildings that interrupt the street wall will be avoided. As the development pattern of the district permits, buildings on corner sites will be located close to both street frontages to help “hold” and give prominence to the corner. Parking garages will be screened, and driveways will not be located at corners.



Compliance with Open Space Guidelines

17-8-0909- A: General Intent:

PD 1426 will provide adequate, inviting, usable and accessible parks, open spaces and recreation areas for workers, visitors and residents; and where appropriate, provide substantial landscaping of the open areas on the building and the site (including contiguous public ways).

17-8-0909- B: Design

Open spaces are located to ensure maximum exposure to sunlight and provide a visual amenity to the street, allow public gathering space and activity.

17-8-0909- B: Residential Development

Large residential developments will include on-site amenities (such as common open space, recreational facilities, dog runs/exercise areas and health/fitness facilities).

LEED CHECKLIST:

LEED-NC v4 Checklist

Bally's Casino & Hotel - Chicago

9/21/2022

Target = GOLD

Project Totals	Yes	?	No
	60	8	58

Checklist Certification Level: (Does not include ? credits)

Gold

Category	Credit Name	Yes	?	No
Integrative Process	C Integrative Process	1		
Location and Transportation	C LEED-NC Location			16
	C Sensitive Land Protection	1		
	C High Priority Site			2
	C Surrounding Density & Diverse Uses	5		
	C Access to Quality Transit	5		
	C Bicycle Facilities	1		
	C Reduced Parking Footprint	1		
	C Green Vehicles	1		
Sustainable Sites	P Construction Activity Pollution Prevention	Y		
	C Site Assessment	1		
	C Site Development - Protect or Restore Habitat			2
	C Open Space	1		
	C Stormwater Management			3
	C Heat Island Reduction	2		
	C Light Pollution Reduction	1		
Water Efficiency	P Outdoor Water Use Reduction	Y		
	P Indoor Water Use Reduction	Y		
	P Building-Level Water Metering	Y		
	C Outdoor Water Use Reduction	2		
	C Indoor Water Use Reduction	2	1	3
	C Cooling Tower Water Use		1	1
	C Water Metering	1		

Category	Credit Name	Yes	?	No
Energy and Atmosphere	P Fundamental Commissioning and Verification	Y		
	P Minimum Energy Performance	Y		
	P Building-Level Energy Metering	Y		
	P Fundamental Refrigerant Management	Y		
	C Enhanced Commissioning	6		
	C Optimize Energy Performance	6	2	10
	C Advanced Energy Metering		1	
	C Demand Response			2
	C Renewable Energy Production			3
	C Enhanced Refrigerant Management	1		
	C Green Power and Carbon Offsets	2		
Materials and Resources	P Storage and Collection of Recyclables	Y		
	P CDWM Planning	Y		
	C Building Life Cycle Impact Reduction			5
	C BPDO - Environmental Product Declarations	1		1
	C BPDO - Sourcing of Raw Materials	1	1	
	C BPDO - Material Ingredients	2		
	C C&D Waste Management	2		
Indoor Environmental Quality	P Minimum IAQ Performance	Y		
	P Environmental Tobacco Smoke Control	Y		
	C Enhanced IAQ Strategies	2		
	C Low-Emitting Materials	3		
	C Construction IAQ Management Plan	1		
	C Indoor Air Quality Assessment			2
	C Thermal Comfort			1
	C Interior Lighting		1	1
	C Daylight			3
	C Quality Views			1
	C Acoustic Performance	1		

Category	Credit Name	Yes	?	No
Innovation	C Innovation in Design: Exemplary Performance	1		
	C Innovation in Design: Exemplary Performance	1		
	C Innovation in Design: Innovation	1		
	C Innovation in Design: Innovation / Pilot	1		
	C Innovation in Design: Pilot Credit	1		
	C LEED Accredited Professional	1		
Regional Priority	C Enhanced IAQ Strategies	1		
	C Site Development - Protect or Restore Habitat			1
	C High Priority Site			1
	C Advanced Energy Metering		1	

CITY OF CHICAGO SUSTAINABLE DEVELOPMENT POLICY CHECKLIST:

(In addition to achieving LEED Gold, the development is planning on achieving the additional points listed below from the City of Chicago Sustainable Development Policy checklist)

90 pts LEED GOLD
 10 pts 7.5 EV CHARGING
 5 pts 7.6 EV READINESS
 10 pts 8.2 WORKFORCE DEVELOPMENT
 10 pts 9.2 BIRD PROTECTION (ENHANCED)

125 pts TOTAL



- Podium design minimizes glazing areas to increase bird safety
- Glazed areas will be treated to reach required standard per Chicago Sustainable Development Policy
- Lighting, railings and site structures will be designed and operated to bird-friendly standards from the SDP Credit 9.2
- Fly-through conditions will be minimized and treated as required

Examples of bird-friendly glazing solutions

STORMWATER MANAGEMENT STRATEGY

TRANSITION AWAY FROM COMBINED SEWER SYSTEM

Stormwater flow to the combined sewer system will be eliminated wherever possible.

FLOW DIRECTLY TO THE RIVER

Stormwater runoff from the development will outfall to the river through a private storm sewer network.

DETENTION & TREATMENT AS NEEDED

Detention will be provided as needed to meet city requirements for rate control, volume control, and water quality.





AFFORDABLE REQUIREMENTS ORDINANCE

RULES

Updated October 1, 2021

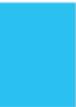


City of Chicago
Mayor Lori E. Lightfoot

Department of Housing
Commissioner Marisa Novara

- The project is proposing to build up to 4,799 residential units and is fully committed to meeting the requirements of Chicago's Affordable Requirements Ordinance.
- As currently designed, the full project is obligated to provide 960 affordable units with a minimum of 480 units being constructed.

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 annually • 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

  **DPD Recommendations (staff to complete)**