



Bally's
CHICAGO

MAY 2022



Chicago Casino Townhall

Bringing **Bally's** back to Chicago

Flagship property as center of our casino portfolio

Conflict free yet hold gaming licenses in Illinois

Successfully operates in high gaming tax jurisdictions

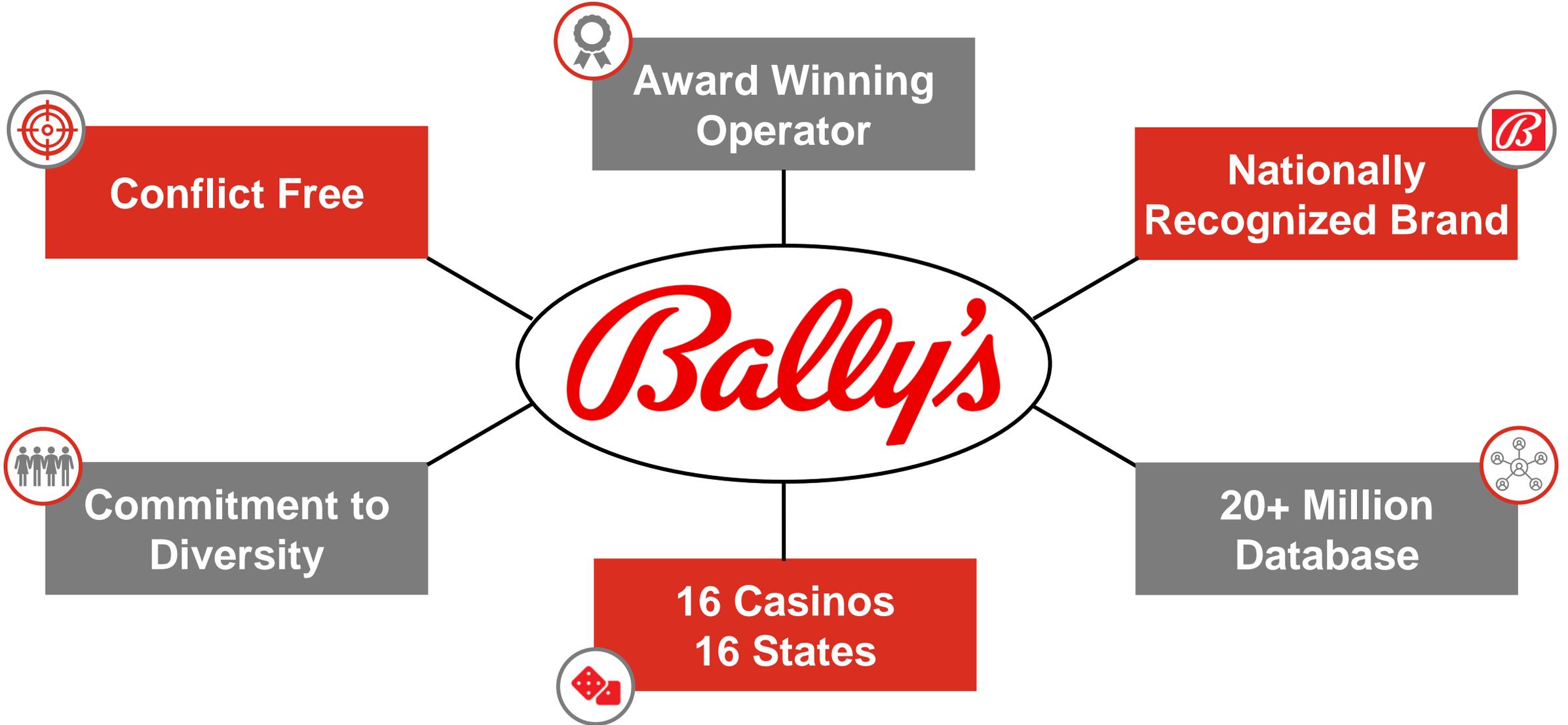
Inclusive of all constituencies

Large-scale casino **development experience**

Promises made backed by **publicly traded company**

An architectural rendering of a modern waterfront development at dusk. The scene features a large, multi-story building with a prominent, angular, metallic facade on the left. To the right, a tall, curved glass skyscraper is illuminated, with a red neon sign at the top that reads "Ball's". In the foreground, a yellow "CHICAGO WATER TAXI" boat is on the water, with several people on board. A walkway with people is visible on the right, and a fountain with multiple jets of water is on the left. The sky is a deep blue, and the overall atmosphere is vibrant and urban.

APPENDIX



Casino Development Experience

Executive Management team has built some of the largest casino resorts in the country – \$6+ billion in development project experience



George Papanier
President, Retail



Joyen Vakil
SVP of Design & Development



Ameet Patel
SVP & Regional GM

Bally's Twin River

- 4,800+ gaming positions, 136-room hotel, multiple F&B, 29,000 SF event center

The Royal Towers Expansion at Atlantis

- 1,000+ gaming positions, 1,200-room hotel, multiple F&B, golf course

Mohegan Sun

- 3,800+ gaming positions, multiple F&B, event center



Aria Casino Hotel at CityCenter

- 2,000+ gaming positions, 4,000-room hotel, multiple F&B, 1,800-seat theater



MGM National Harbor

- 3,000+ gaming positions, 328-room hotel, multiple F&B, 3,000-seat theater, 50,000 SF event center



Beau Rivage

- 2,000+ gaming positions, 1,700-room hotel, multiple F&B, 50,000 SF event center, parking structure



Hollywood Charles Town

- 4,000+ gaming positions, 153-room hotel, multiple F&B, event center, parking structure



Hollywood Columbus

- 3,000+ gaming positions, multiple F&B, 10,000 SF event center



Hollywood Jamul (now Jamul Casino)

- 2,000+ gaming positions, multiple F&B

Why Bally's Chicago?

Community ownership

Locally-focused **jobs**

Flexibility in project plans

New **green space**

Traffic **improvements**



Bally's Chicago Commitments

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

Bally's
CHICAGO

**Engine for Economic and
Community Development**

Quality of Life

Public Safety

Temporary Facility



800 gaming positions



2-3 food & beverage venues



Permanent Facility



Outdoor green space



Open campus



70,000 SF entertainment venue



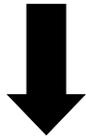
20,000 SF exhibition space



Project Timeline

Temporary Facility

- Cost: \$70 million
- Construction: <1 year



Permanent Facility

- Cost: \$1.7+ billion
- Construction: ~3 years



Bally's Chicago Tribune Site

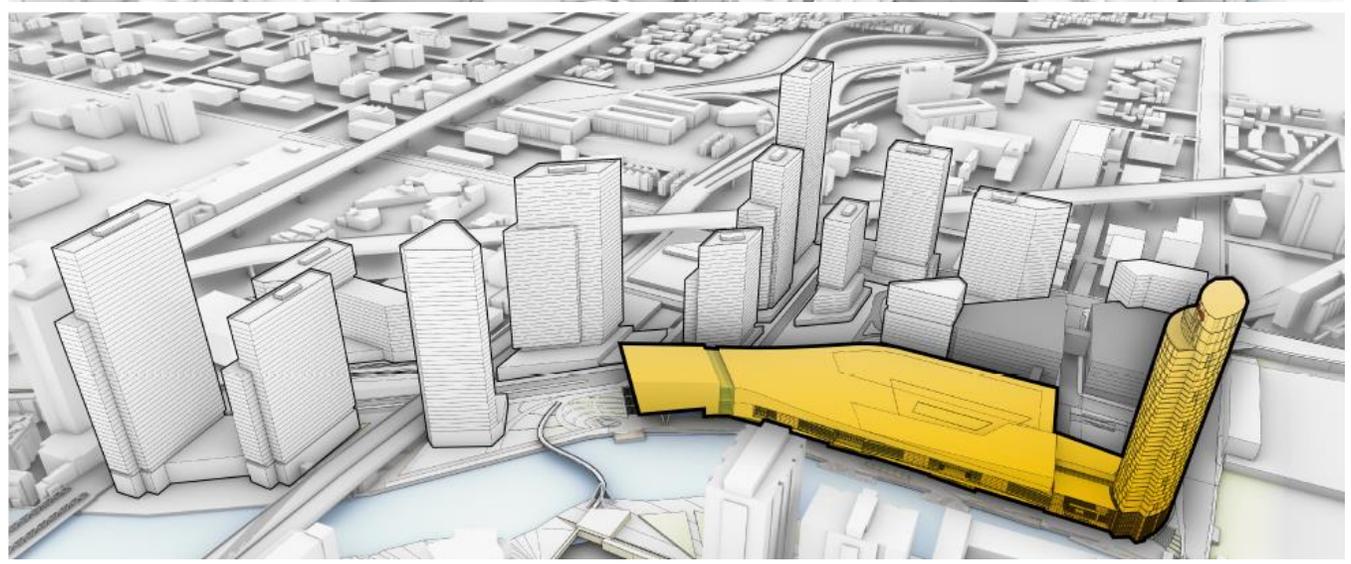


**Current
Approved
PD 1426**



**2.4 Million SF
Net Reduction**

**PD 1426
w/ Bally's
Chicago**



Site Plan (cont'd)

PD 1426 Proposed Development Plan

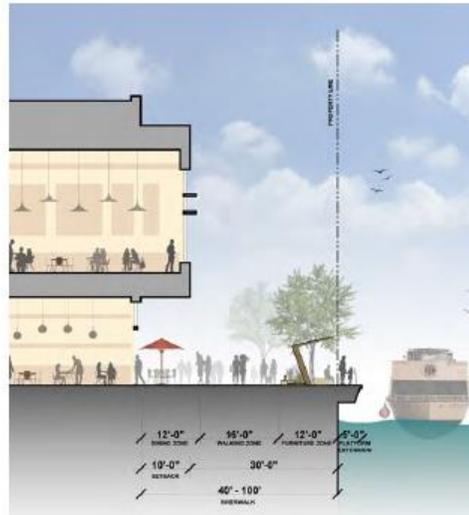
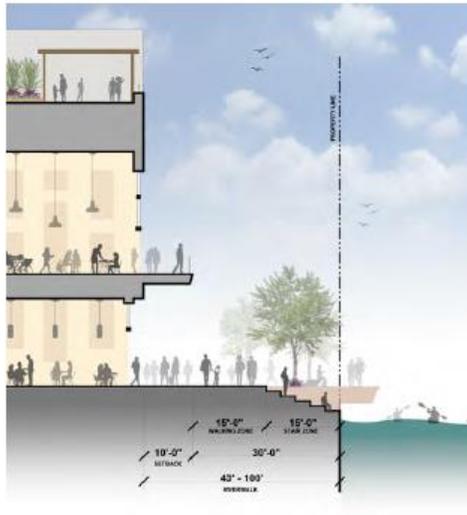


Bally's Chicago Proposed District Plan



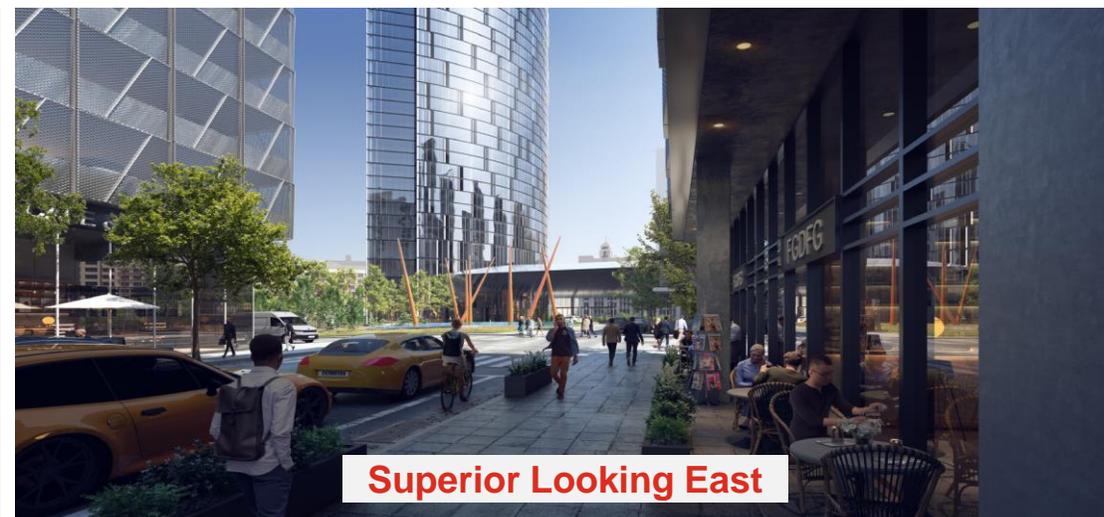
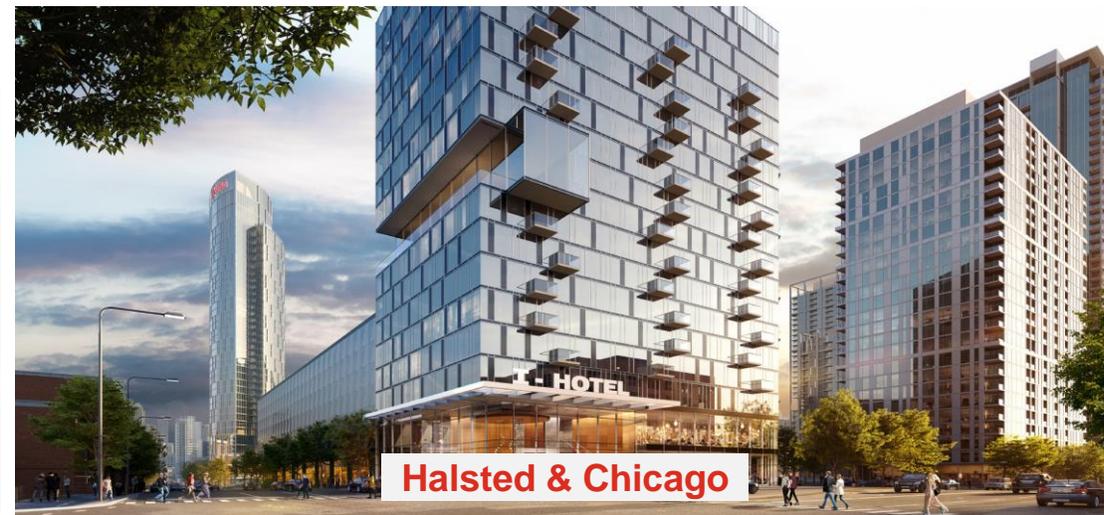
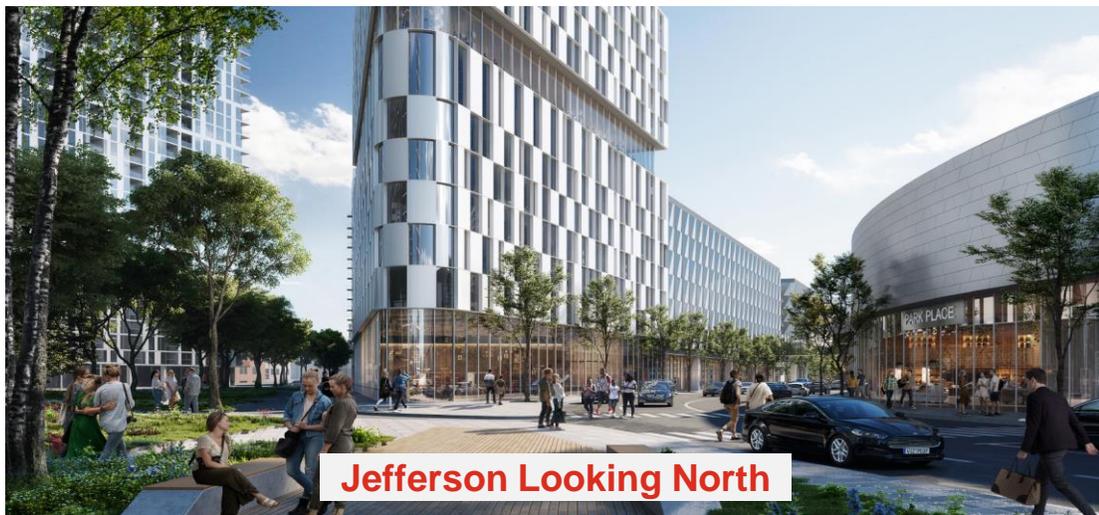
River Walk: Active + Passive Recreation

2,100 Feet of Contiguous River Walk, Public Parks, Docks, Water Taxi, Restaurants + Amenities



Neighborhood: Mixed Use

Exciting New Vibrant, Urban and Walkable Community Connecting the City Neighborhoods



Transportation Analysis: Peak Hours vs. Planned PD



↓ **60% Lower**

Weekday Morning Peak

↓ **10% Lower**

Weekday Evening Peak

↓ **15% Lower**

Friday Evening Peak

Transportation Analysis: Key Takeaways



● NEW SIGNALS

● MODERNIZE EXISTING SIGNAL SYSTEM

● RETIME + UPGRADE PEDESTRIAN + EXISTING SIGNALS

HALSTED ST
Roadway Improvements

Off Site: Suggested Improvements

City Improvements:

- A. Chicago Avenue Bridge reconstruction and widening, 2023
- B. Chicago Avenue and Halsted Street Viaduct reconstruction, 2023
- C. Division Street Bridge East reconstruction and widening, 2023
- D. Division Street Bridge West reconstruction and widening, 2023
- E. Regional transitway, long range project

Suggested Improvements:

- 1. Jefferson Street: Construct from Chicago Avenue to Grand Avenue
- 2. Superior Street: Construct from Halsted Street to Jefferson Street
- 3. Ancona Street: Construct from Halsted Street to Jefferson Street
- 4. Erie Street: Construct from U.S. Highway 41 to Jefferson Street
- 5. Jefferson Street and Chicago Avenue: Install new traffic signal
- 6. Jefferson Street and Grand Avenue: Install new traffic signal
- 7. Halsted Street and Superior Street: Install new traffic signal
- 8. Desplaines Street and Grand Avenue: Install new traffic signal
- 9. Halsted Street and Chicago Avenue: Modernize traffic signal and new N/BRT lane
- 10. Ogden Avenue and Chicago Avenue: Modernize traffic signal
- 11. Milwaukee Avenue and Chicago Avenue: Modernize traffic signal
- 12. Ogden Avenue and Milwaukee Avenue: Modernize traffic signal

Suggested Improvements (continued):

- 13. Kingsbury Street and Chicago Avenue: Retime and synchronize traffic signal
- 14. Larrabee Street and Chicago Avenue: Retime and synchronize traffic signal
- 15. Orleans Street and Ontario Street: Retime and synchronize traffic signal
- 16. Orleans Street and Ontario Street: Install pedestrian countdown timers
- 17. Orleans Street and Ohio Street: Retime and synchronize traffic signal
- 18. Orleans Street and Ohio Street: Install pedestrian countdown timers
- 19. Orleans Street and Grand Avenue: Retime and synchronize traffic signal
- 20. Illinois Street and Grand Avenue: Retime and synchronize traffic signal
- 21. Halsted Street, Grand Avenue, and Milwaukee Avenue: Retime and synchronize traffic signal
- 22. Illinois Street and Grand Avenue: Retime and synchronize traffic signal
- 23. Halsted Street new cross section/resurface w/ bike lanes (may require ROW)
- 24. Various pedestrian improvements (curb extensions 5 +)
- 25. New pedestrian countdown signal heads
 - Chicago and Halsted
 - Grand and Desplaines
 - Grand and Jefferson
 - Grand and Halsted
 - Halsted and Superior

30 Projects
\$75+ Million in Improvements

Diversity Commitments

Bally's Commitment – Minority and Women Engagement

Community Investment Program

25%

Design and Construction

46%

Hiring

60% Minorities

45% Women

5% Veterans

5% Persons w/ Disability

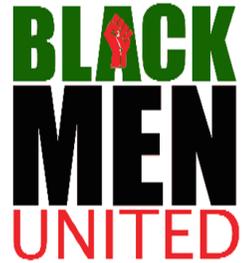
Local Hiring

Job Creation

**Workforce
Development**

**Community
Engagement**

Community Focus & Responsibility



Chicago Community Builder's Collective



Project Development Partnerships

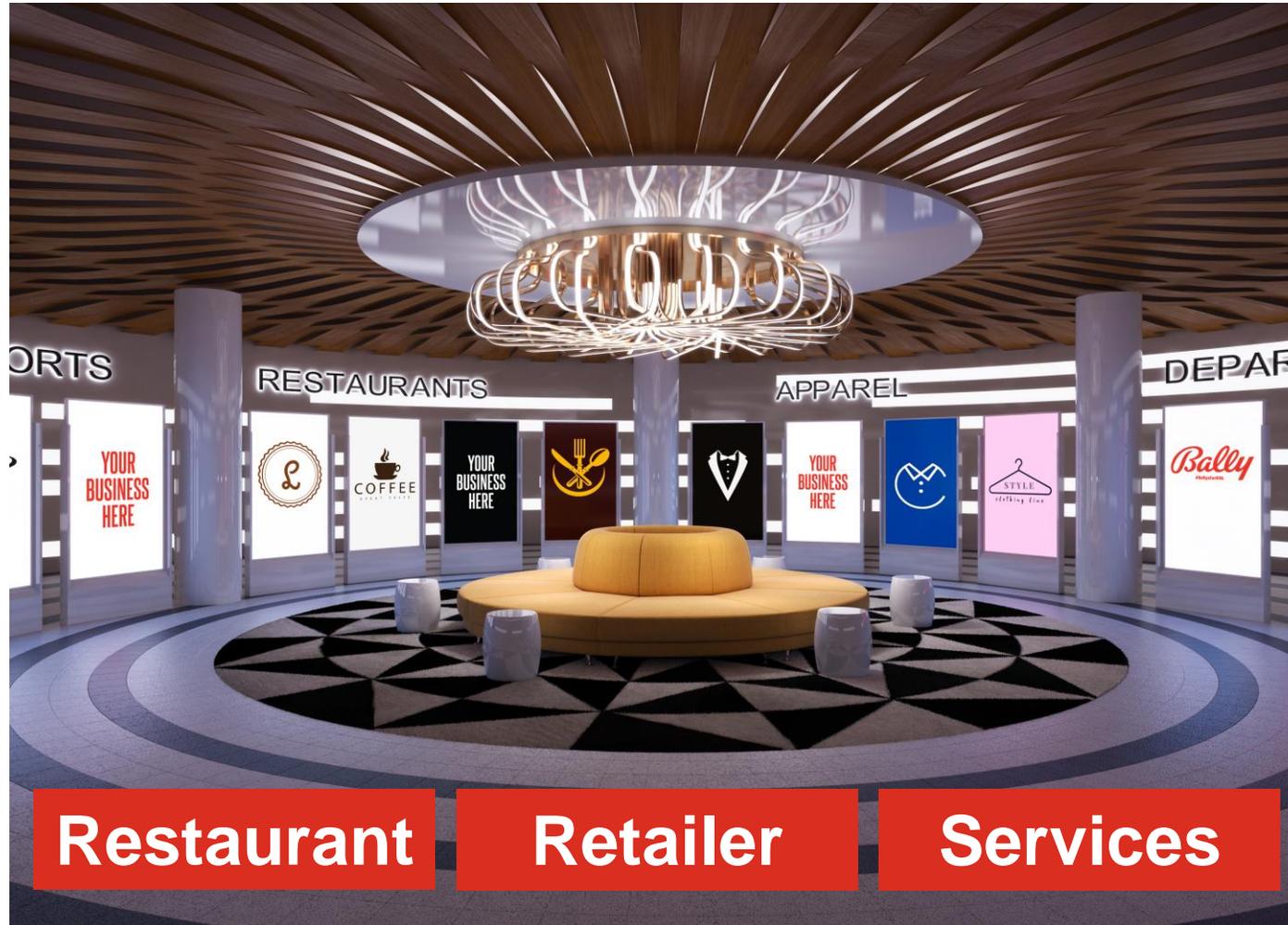
Premier, Chicago-based project team

Role	Firm
Project Advisor	
Development	  
Architects	       
Acoustical	
Civil	

Role	Firm
Engineering	
Geotech	
Lighting	
Market Study	
Parking	
Permits	
Printing	
Security	
Sustainability	
Technology	
Traffic	
Zoning	

Community Rewards

Support Local Businesses





**Diverse
Participation**

**Loan
Program**

Crowdfunding

**Ownership
Parity**

An architectural rendering of the Bally's Chicago casino and hotel complex at dusk. The scene features a large, modern building with a prominent, angular, copper-clad facade on the left and a tall, cylindrical glass skyscraper on the right. The glass tower has the 'Bally's' logo in red at its top. In the foreground, a yellow Chicago Water Taxi boat is docked at a pier, with several people on board. A fountain with multiple jets of water is visible on the left. The sky is a deep blue, and the city lights are beginning to glow.

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THANK YOU