



COMMITTEE ON DESIGN

Department of Planning and Development

777 W Chicago Ave

Near West Side / 27th Ward / Ald. Burnett

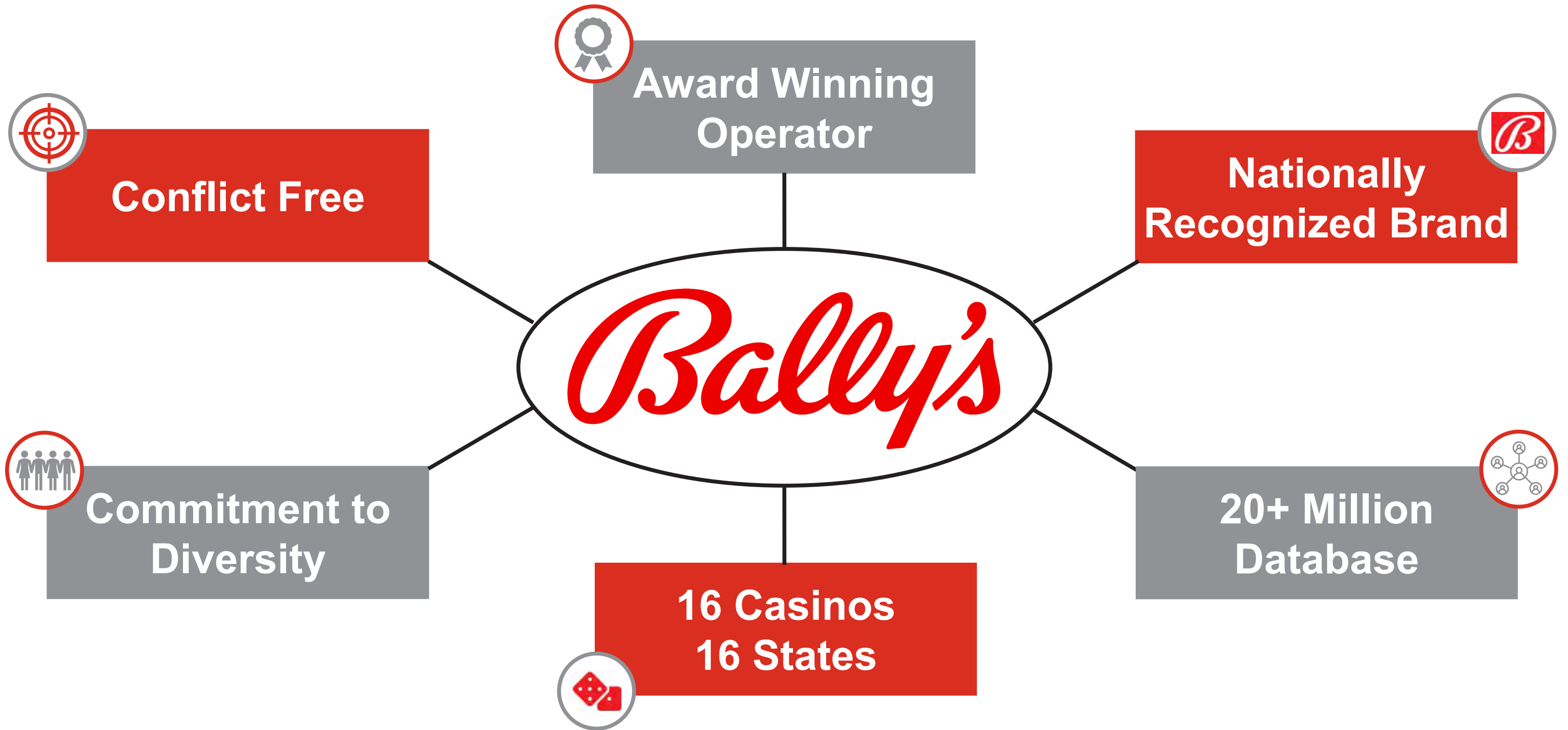
Developer : Bally's Corporation

Designer: SCB

Attorneys: Akerman

September 14, 2022

Global Gaming Company



Bally's

dma
development management associates

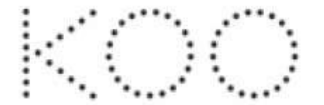


URBANWORKS

nia



STLARCHITECTS



MILHOUSE





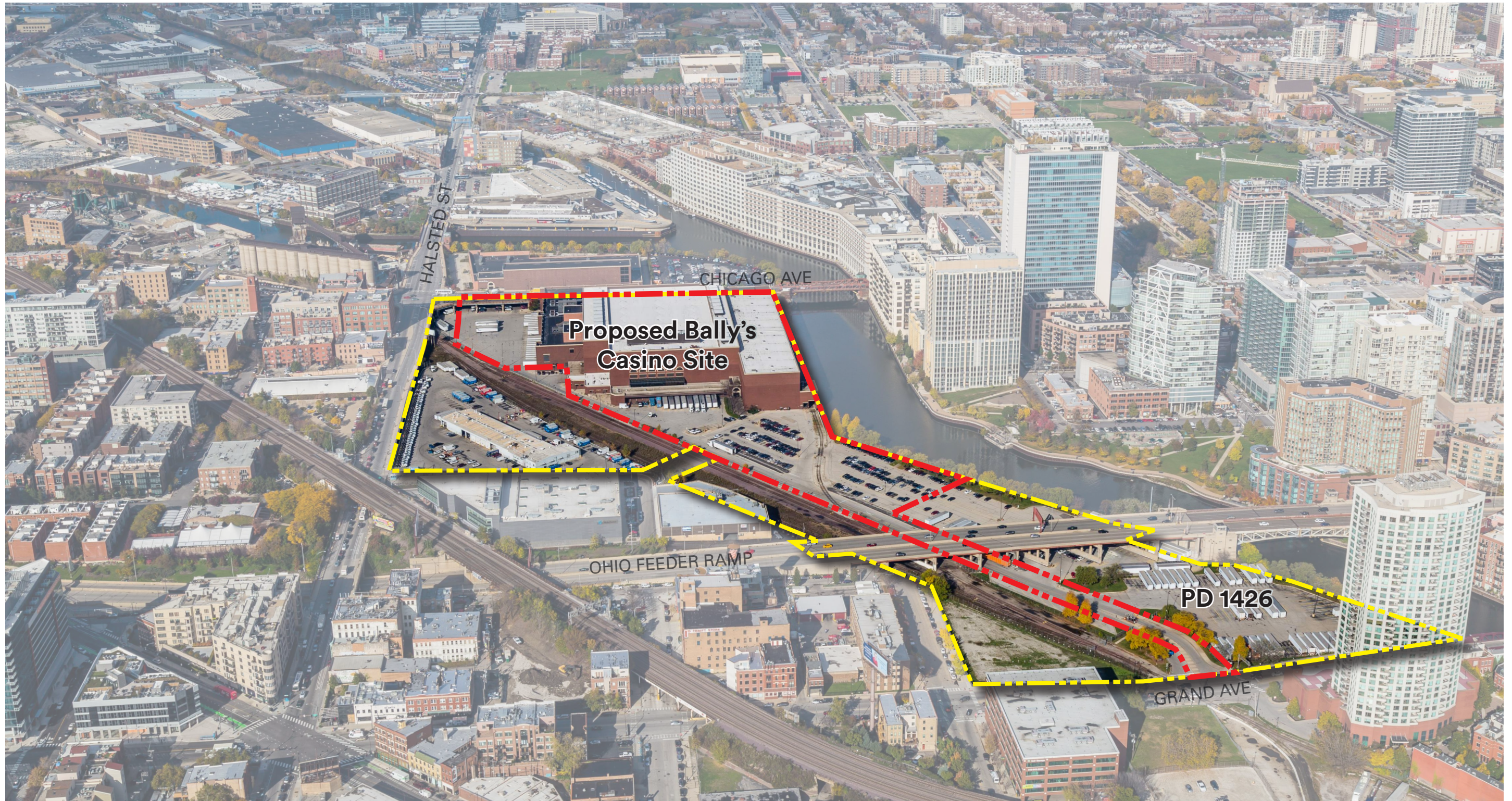
Bally's Chicago Casino
Master Plan & PD Update

September 14, 2022

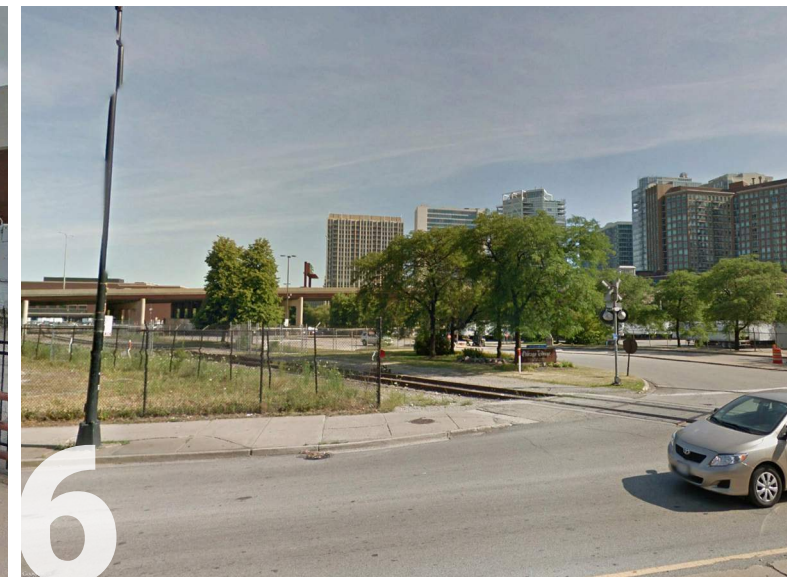


INTRODUCTION: CURRENT SITE

30 CONTIGUOUS ACRES, BOUNDED BY CHICAGO, HALSTED AND GRAND



Site Photos:

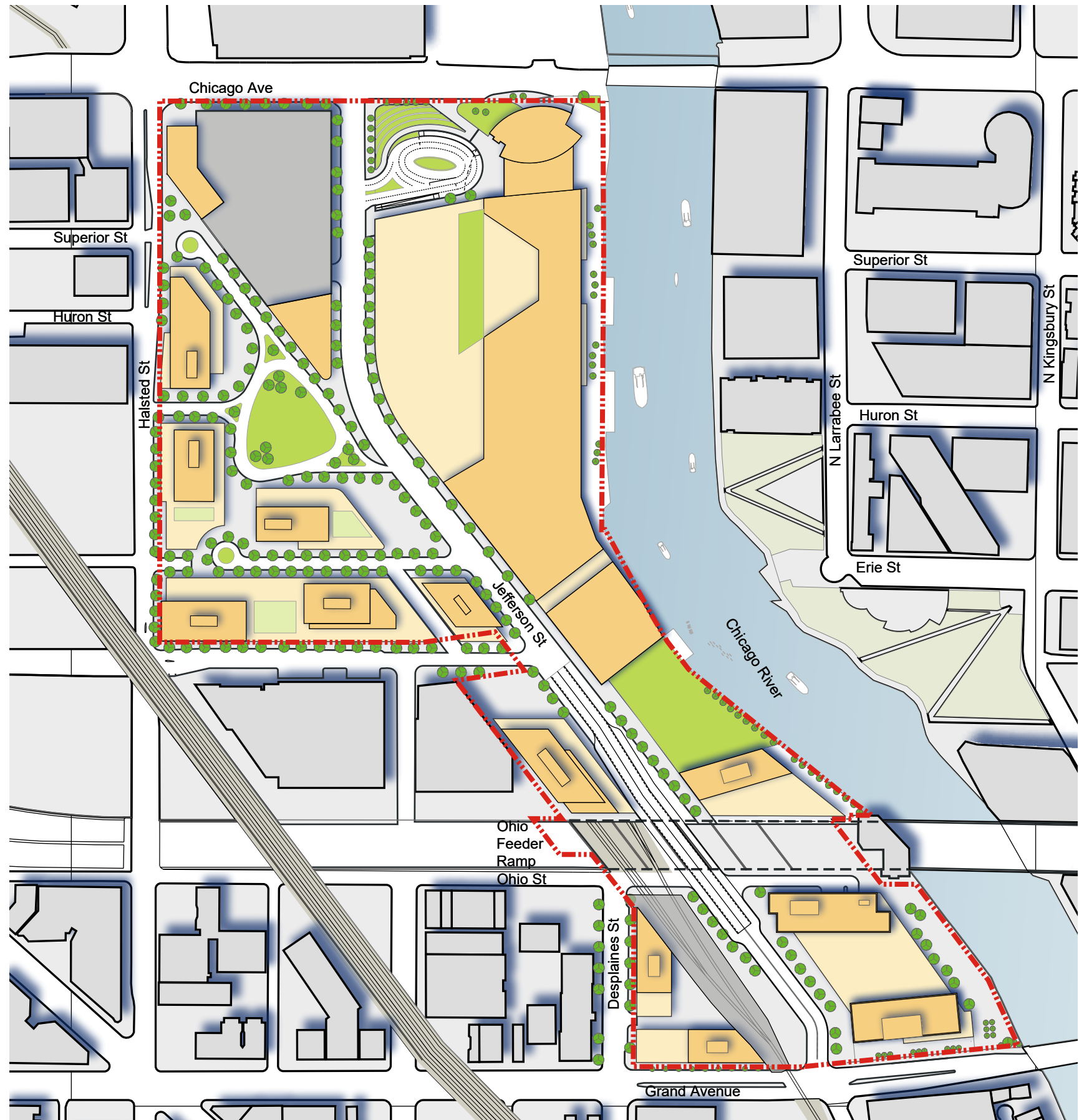


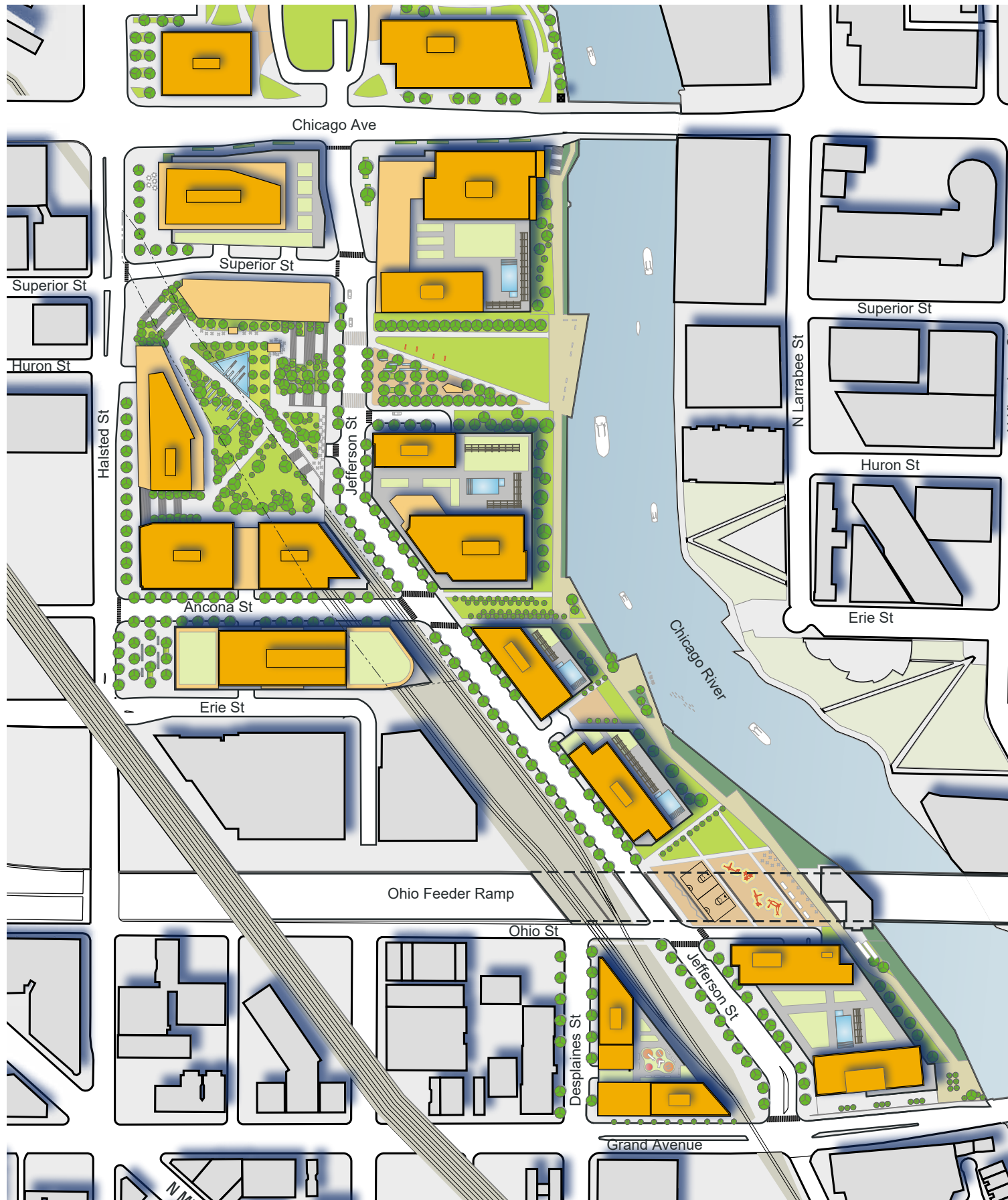
PROJECT VISION

Create a vibrant new entertainment district anchored by the Bally's Casino development that enlivens the River West neighborhood and creates a spectacular regional destination.

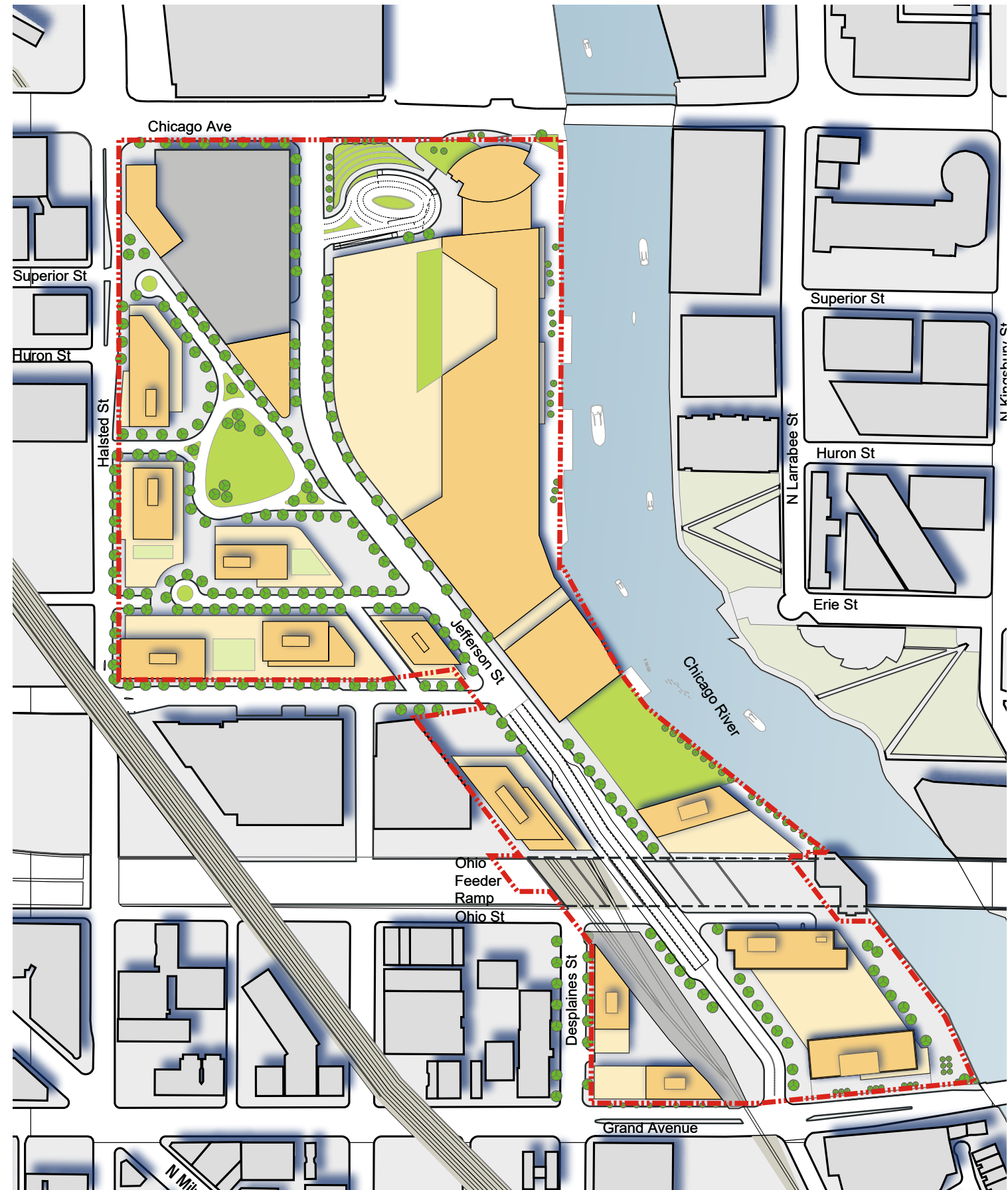
The district framework entails the following planning principles:

- Integrate a wide variety of arts and culture uses and experiences into the district to enhance placemaking and identity, that celebrate and create new iconic public places within the city.
- Weave together the district framework and new development to align with existing streets, view vistas and a new pedestrian bridge over the Chicago River.
- Establish a connected street network to encourage seamless multi-modal access via walking, transit, water taxi, biking and automobiles.
- Activate the ground plane and public realm with visually attractive and physically connected indoor/outdoor spaces.
- Populate the riverwalk with exciting new entertainment related venues to include bars, restaurants, cafes, theaters, and active uses such as kayaking, boating and people places that engage the public.
- Create parks, inviting streetscapes and passive recreational places for the outdoor enjoyment for all city residents.
- Support the goals of PD 1426 by establishing a framework for new mixed-use residential and high-density development that infills the blocks not being utilized by the Bally's Casino complex.
- Maximize below grade parking opportunities to reduce the impacts of large parking podiums
- Utilize the air rights over the Union Pacific rail alignment to create continuity of the ground plane.
- Create a green district that is a paradigm for sustainable best practices.





PD 1426
7.6 FAR | 8.4 mil sf



Proposed Bally's Entertainment + Mixed Use
6.0 FAR | 6.6 mil sf

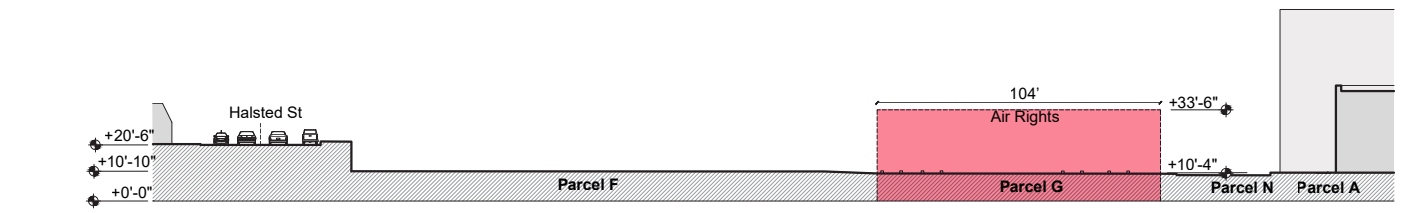
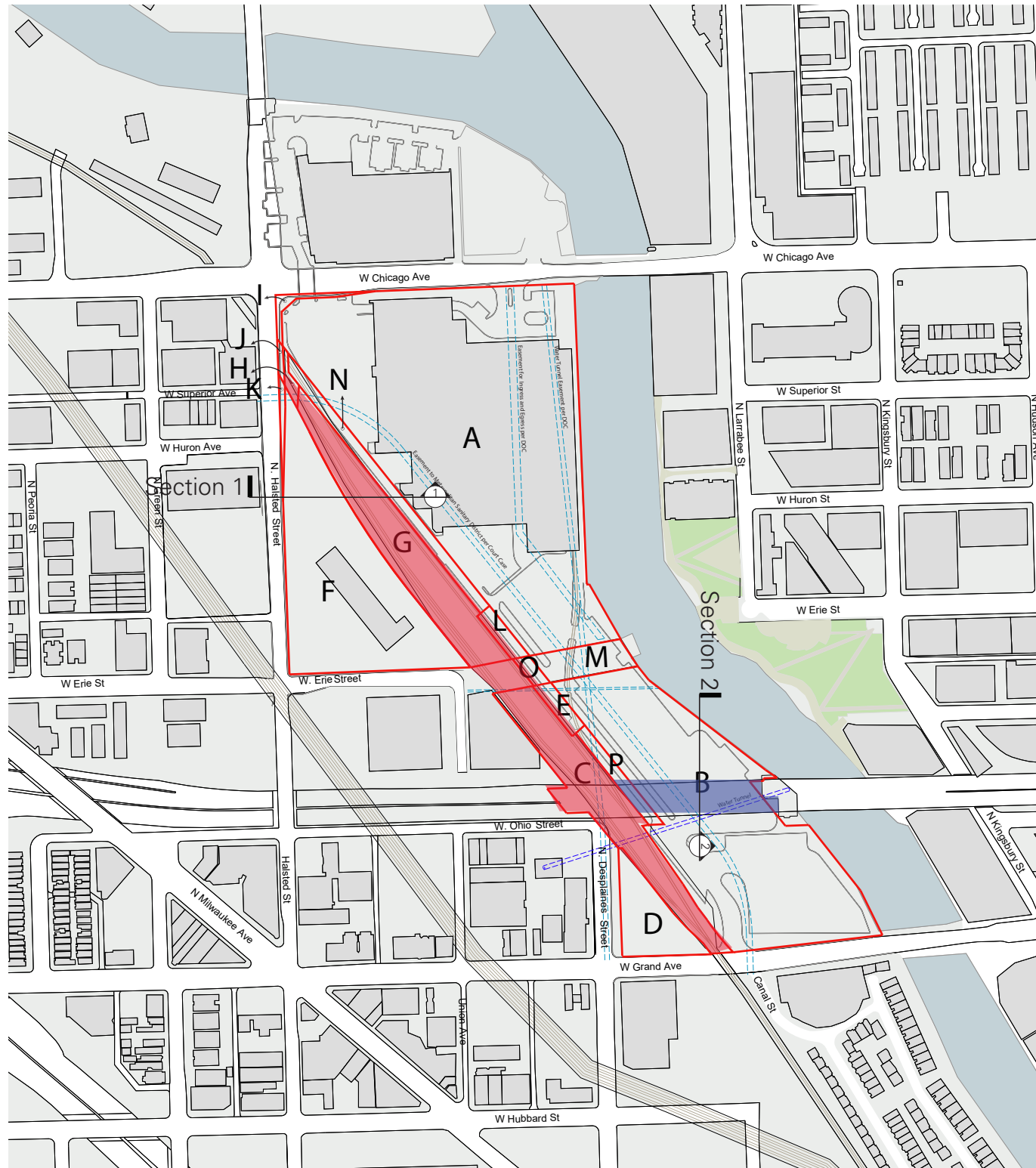


OVERVIEW OF PD 1426 AND PROPOSED AMENDMENTS

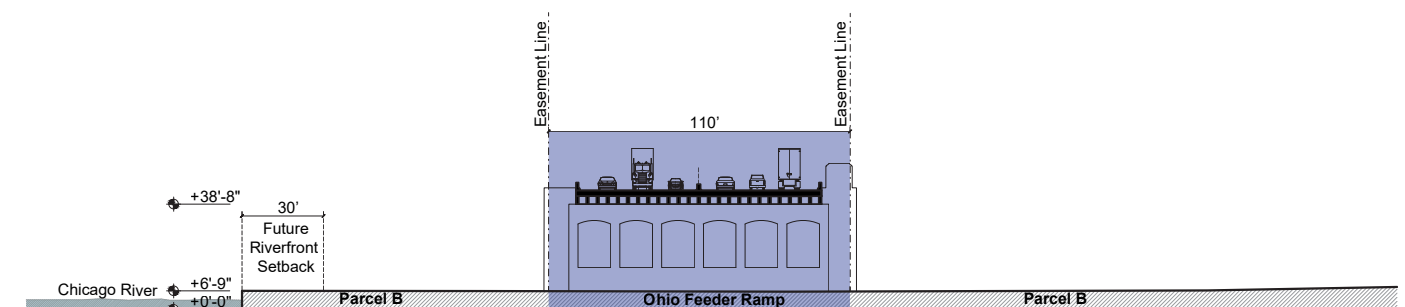


SITE CONSTRAINTS: UP Rail Air Rights

EXISTING PARCELIZATION AND AIR RIGHTS



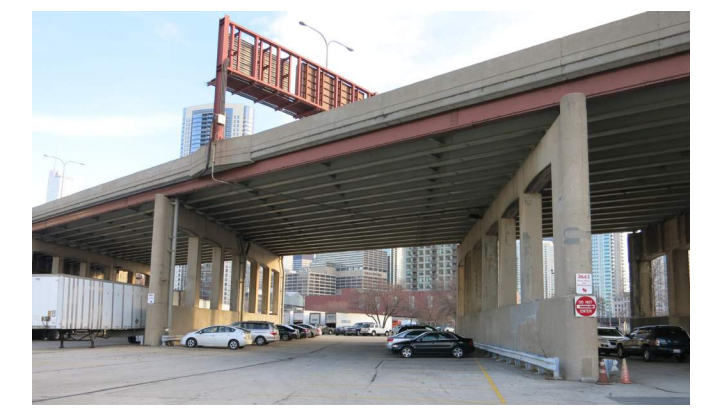
Section 1 (Halsted St/ Air Rights)



Section 2 (River/ Ohio Feeder Ramp)



View of existing rail road tracks



Area under Ohio Feeder Ramp

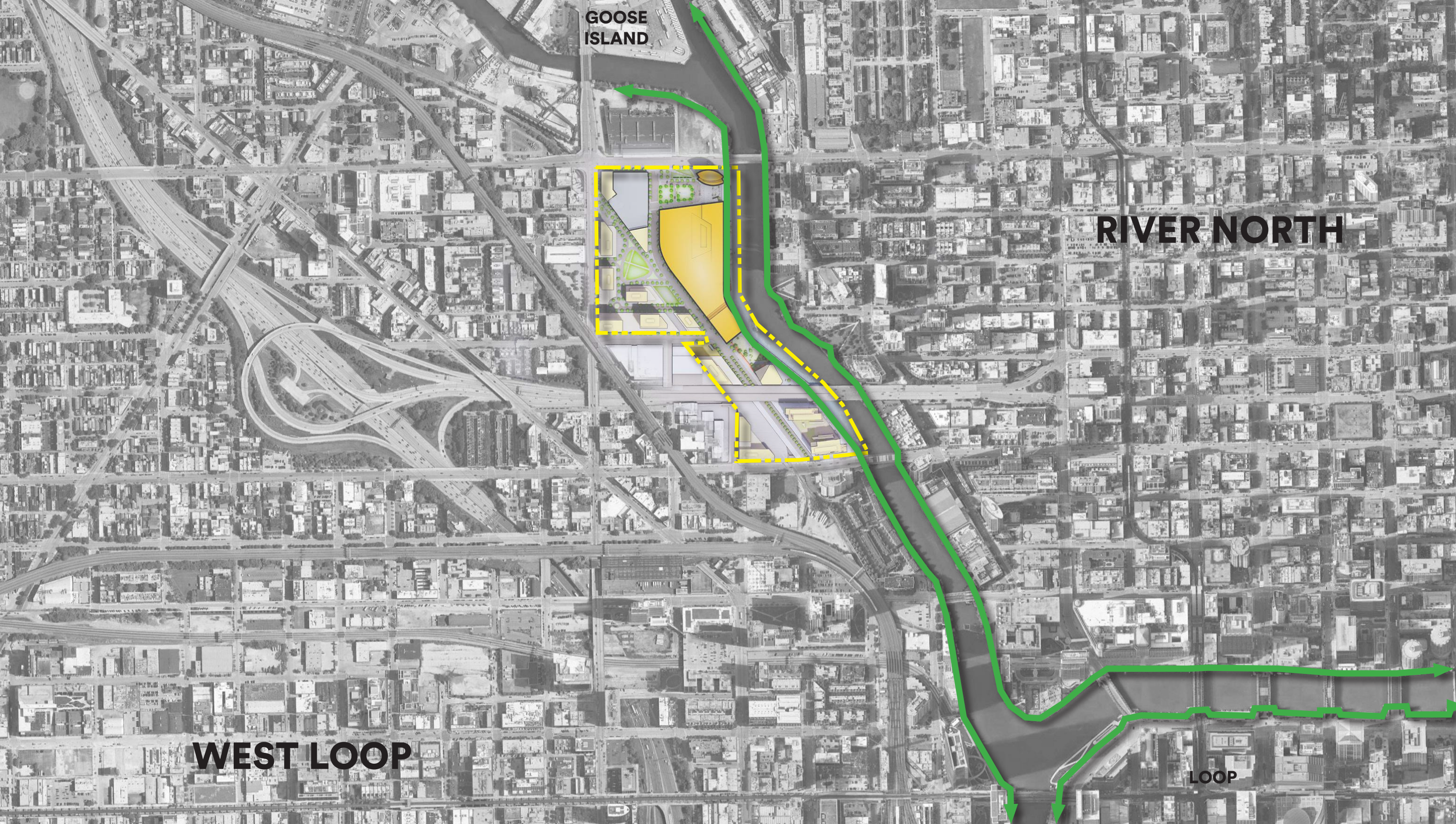
The project area is comprised of 16 individual parcels. Fee simple parcels are under single ownership. Air rights under same ownership exist over six parcels owned by Union Pacific Rail Road. Ohio Street easement granted to Cook Co. for highway purposes and in, under and over the land.

Parcel Land Areas

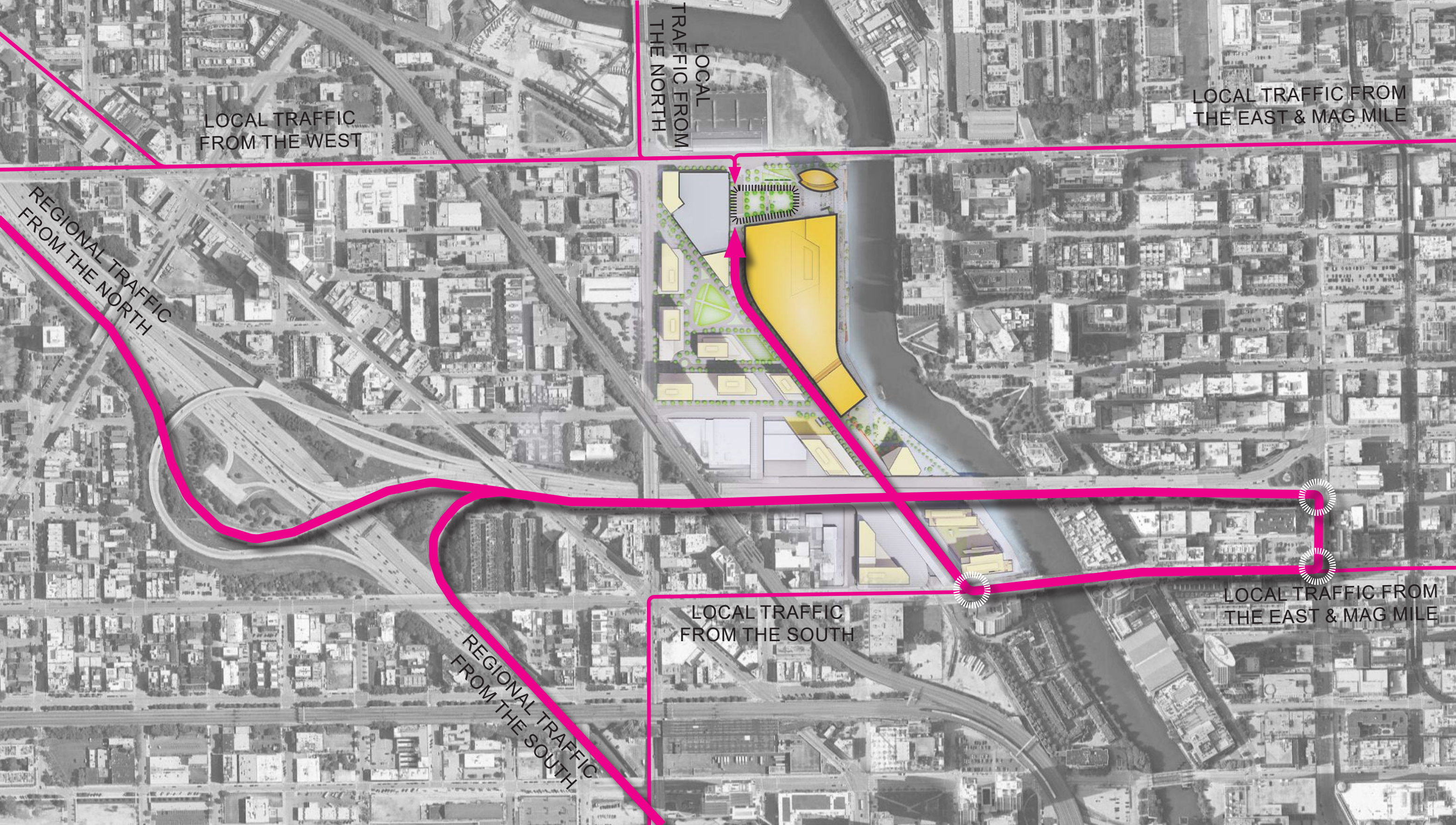
Total Development Area	(30.09 Acres)
Area (Fee Simple)	(26.00 Acres)
Area (Air Rights)	(4.09 Acres)

Area based on electronic version of survey dated 5/12/2016

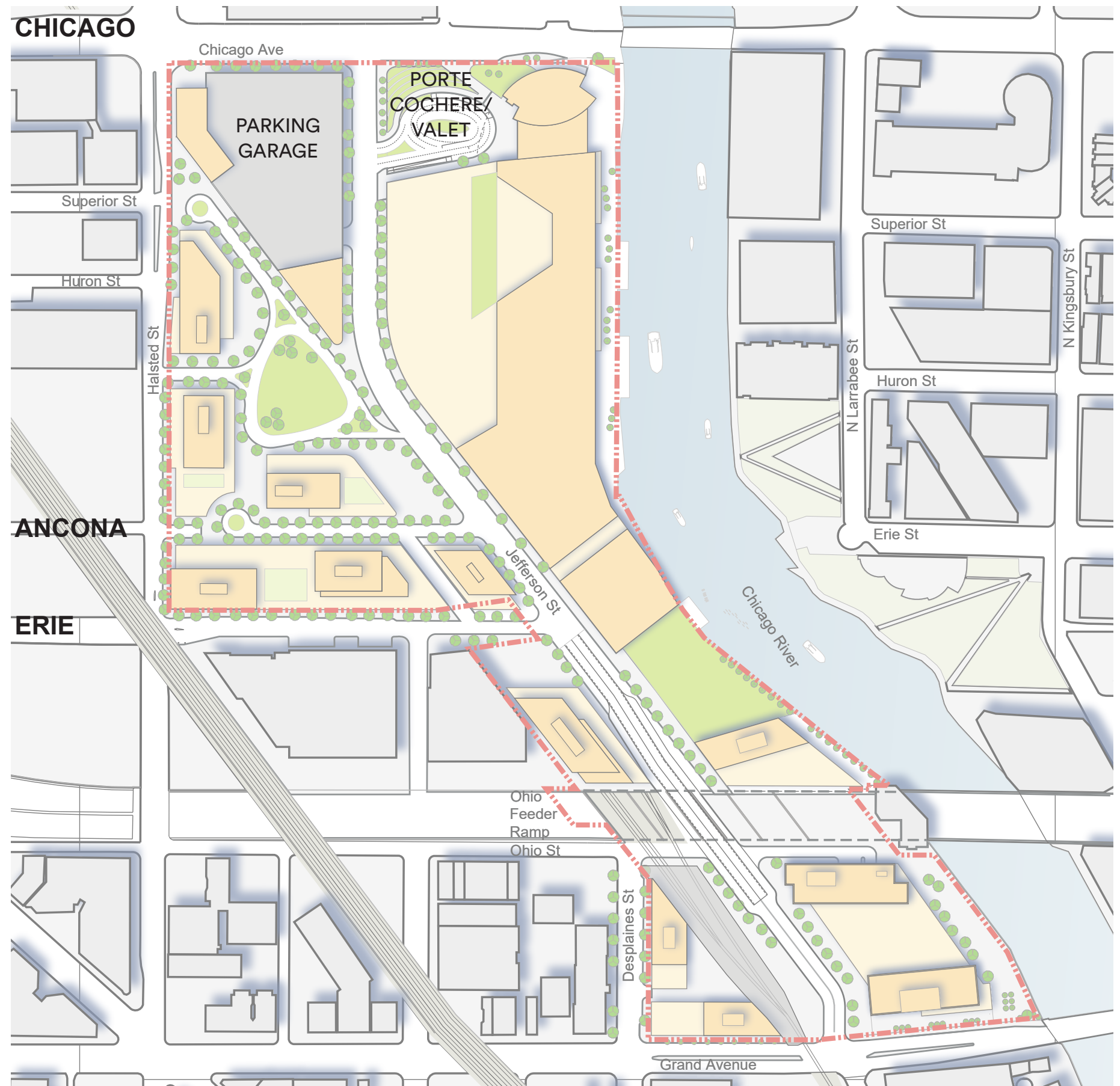
REGIONAL CONTEXT



ROADWAY FRAMEWORK:Regional

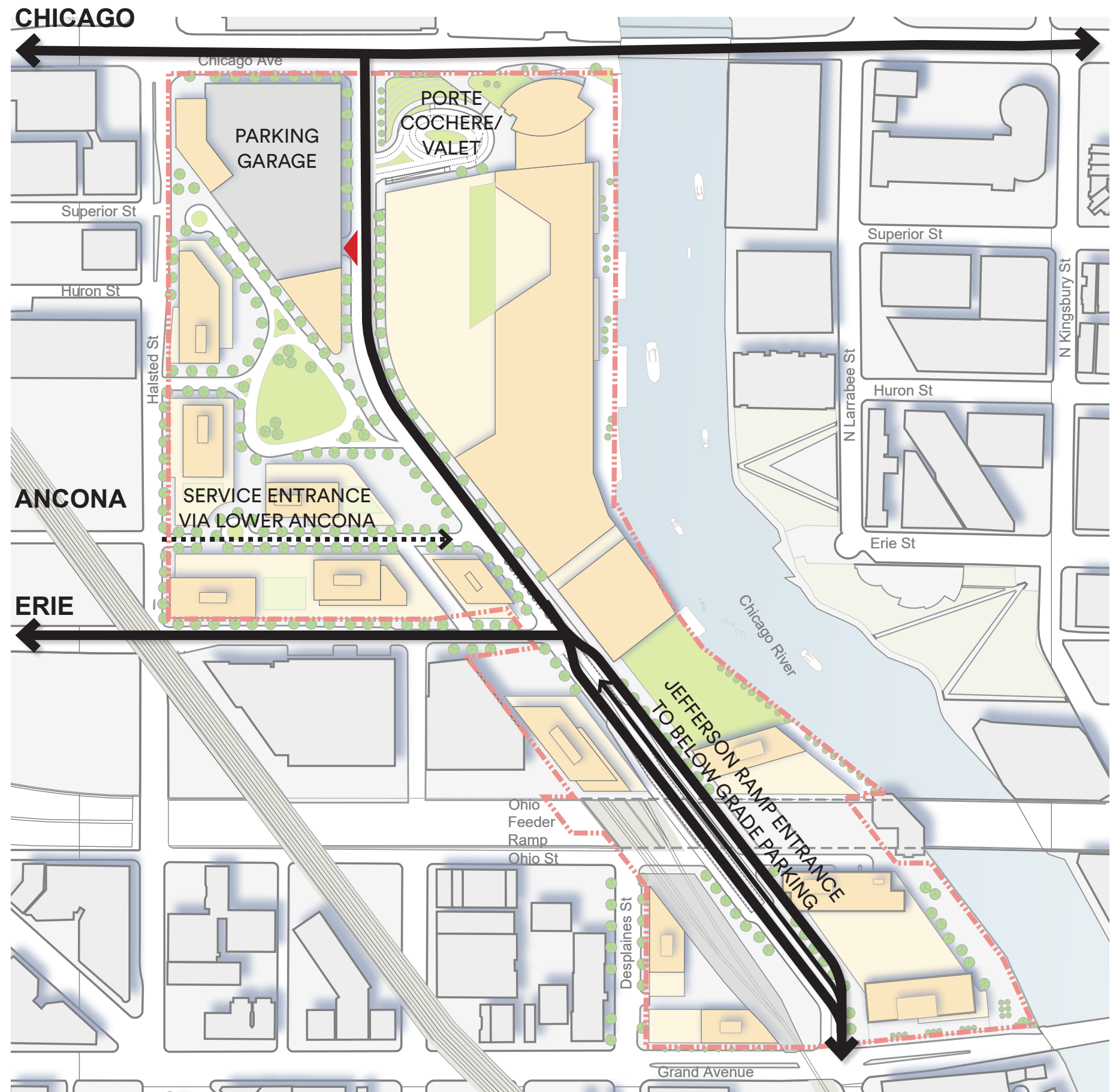
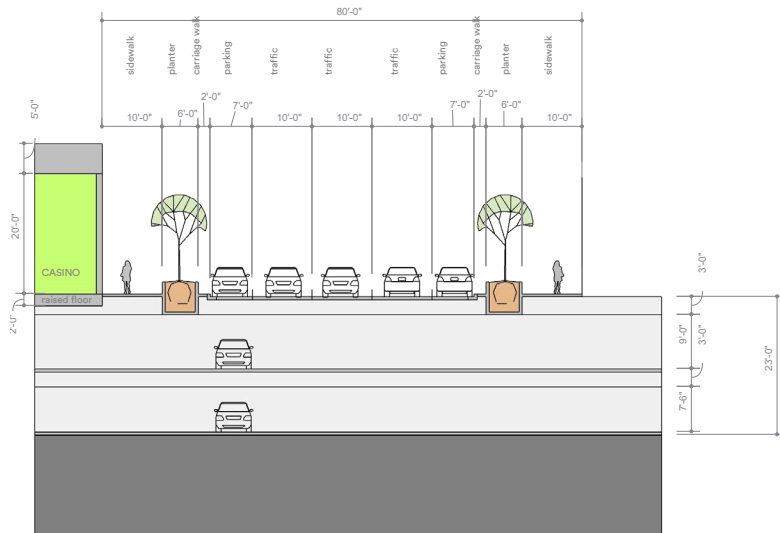
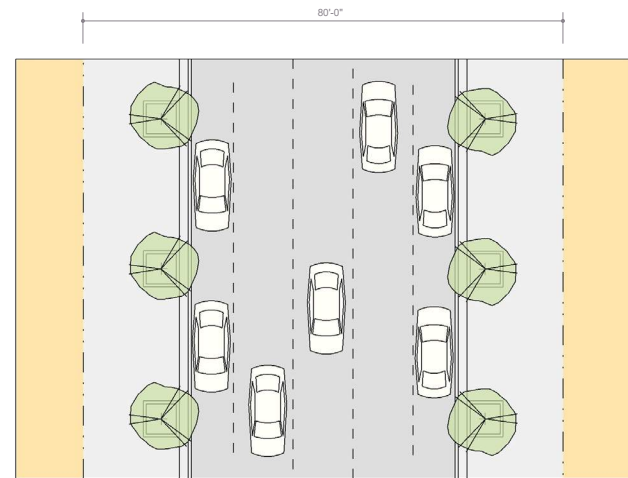


SITE PROGRAM



ROADWAY FRAMEWORK

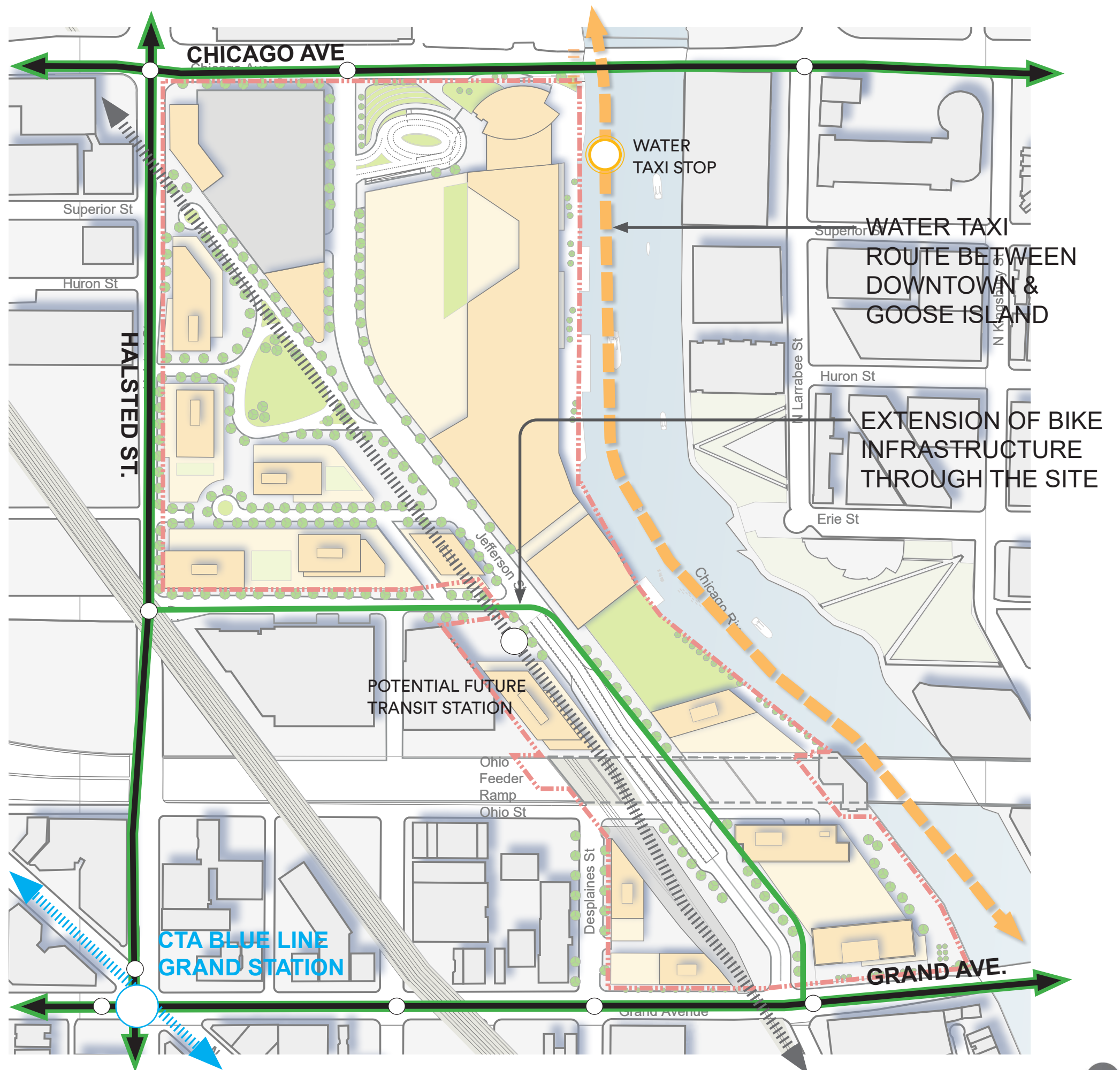
VEHICULAR ENTRANCES & PARKING ACCESS





LEGEND:

- WATER TAXI
- CTA BUS LINES
- POTENTIAL TRANSIT WAY
- BIKE INFRASTRUCTURE
- CTA BLUE LINE
- TRANSIT STOPS



DIAGONAL ROUTES
LEAD TO AND
FROM MAJOR
INTERSECTIONS
AND ANCHORING
PROGRAM

CLEAR, PLEASANT
PEDESTRIAN ROUTES
CONNECT OUTDOOR
AMENITY SPACES

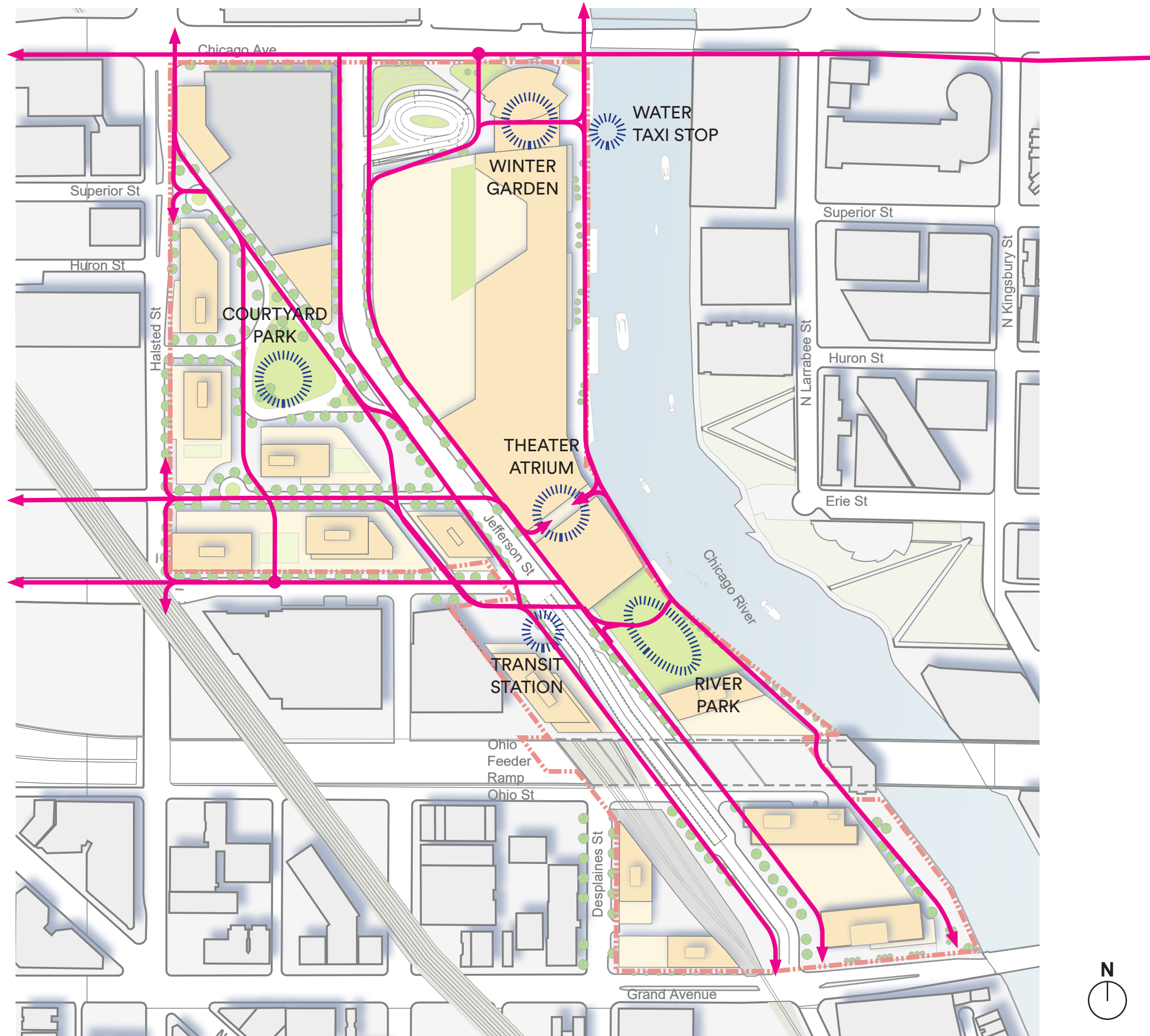
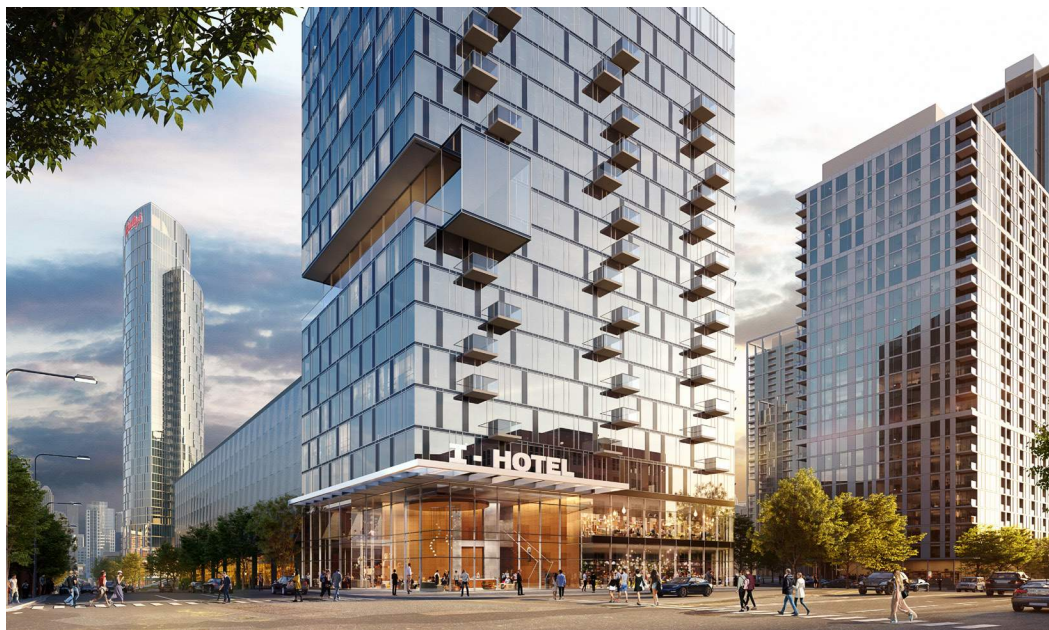
PEDESTRIAN ROUTES
SUPPORT NATURAL
HUMAN WAYFINDING
BY LEADING TO CIVIC
AMENITIES



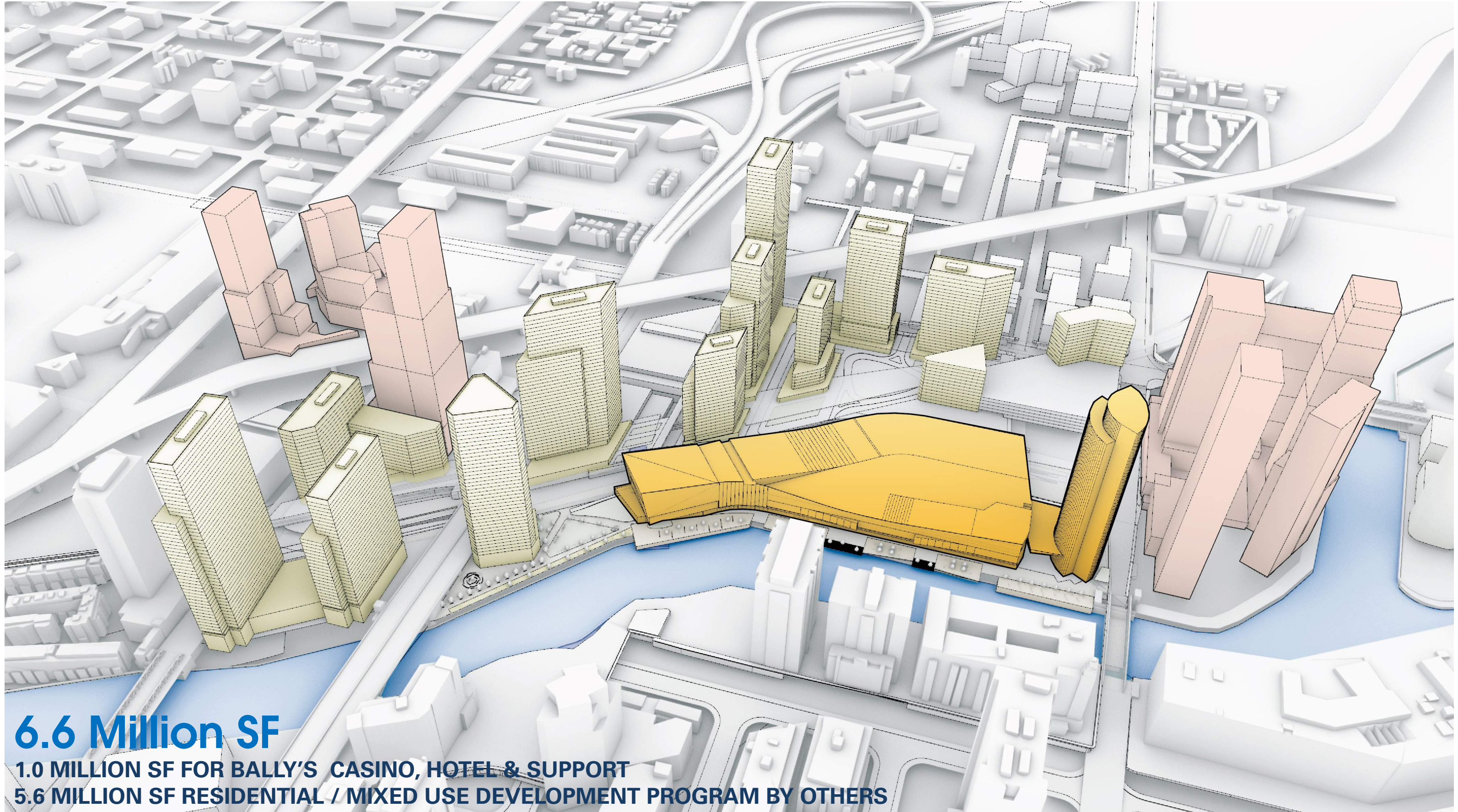
MAJOR
INTERSECTIONAL
NODES BRING
TOGETHER CIVIC
INFRASTRUCTURE,
PARK AMENITY, AND
URBAN CONNECTIONS

LOCALIZED NODES
PROVIDE AMENITY
AND INTEREST FOR
RIVERWALK USERS





DEVELOPMENT FRAMEWORK: MASSING



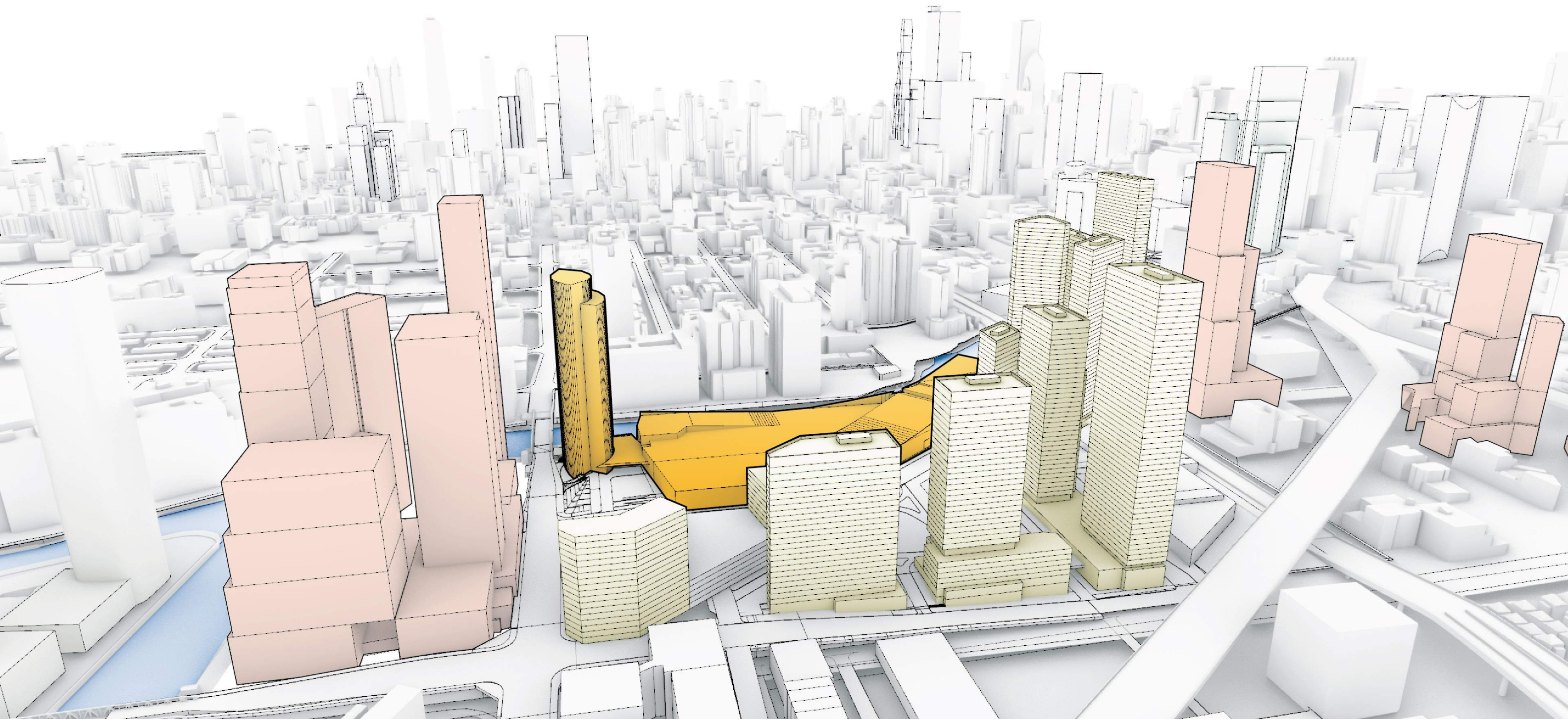
6.6 Million SF

1.0 MILLION SF FOR BALLY'S CASINO, HOTEL & SUPPORT

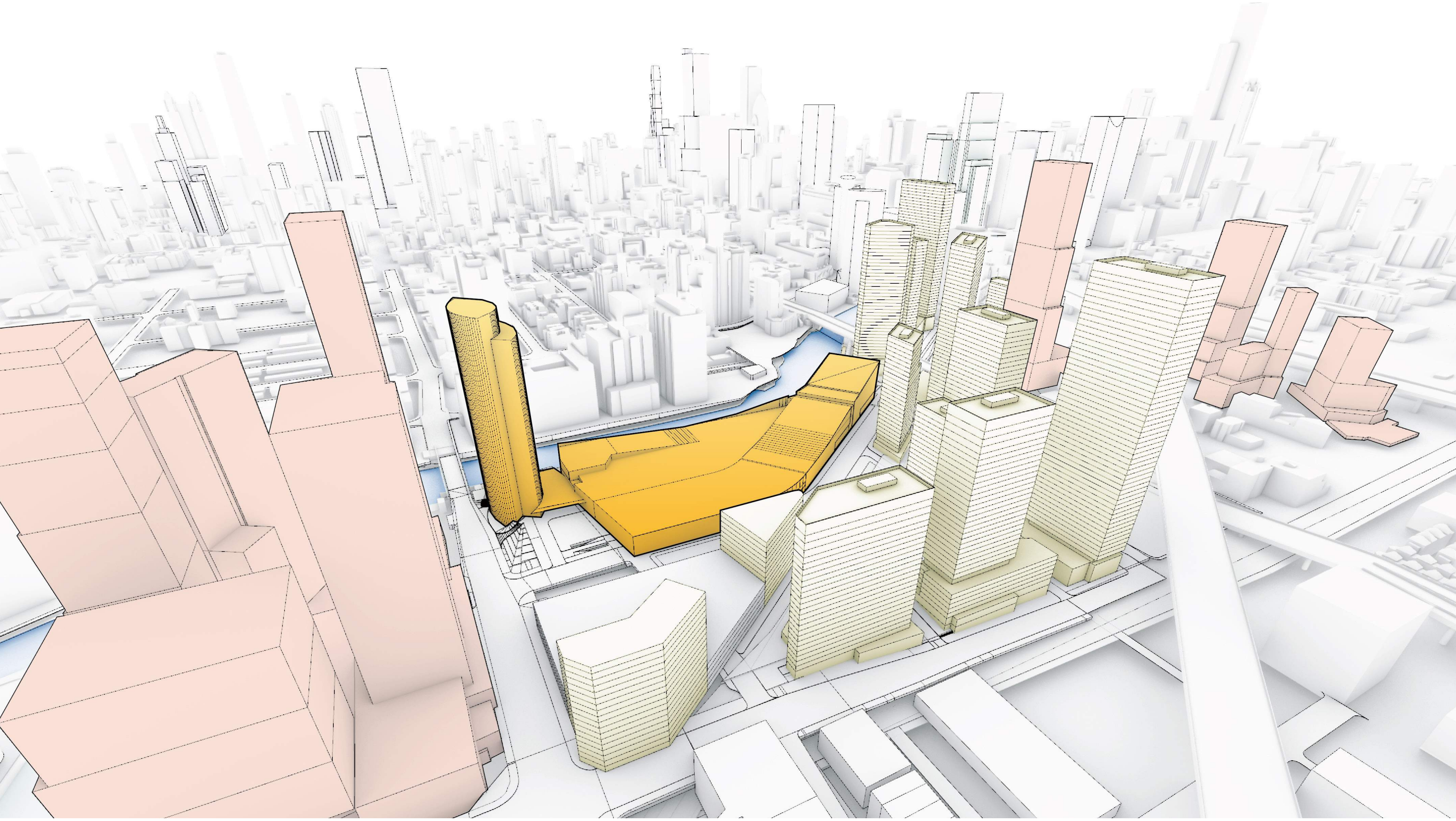
5.6 MILLION SF RESIDENTIAL / MIXED USE DEVELOPMENT PROGRAM BY OTHERS



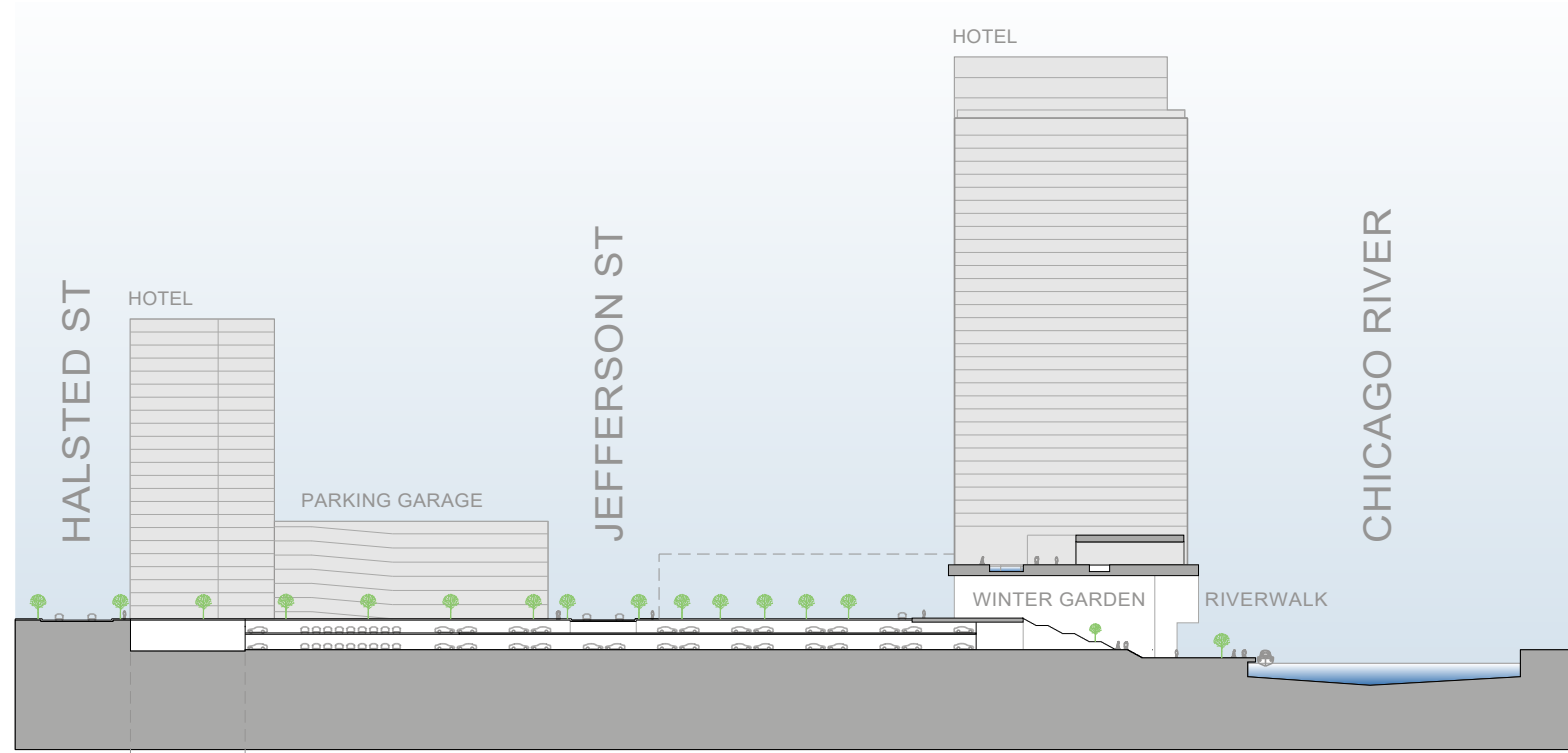
DEVELOPMENT FRAMEWORK: MASSING



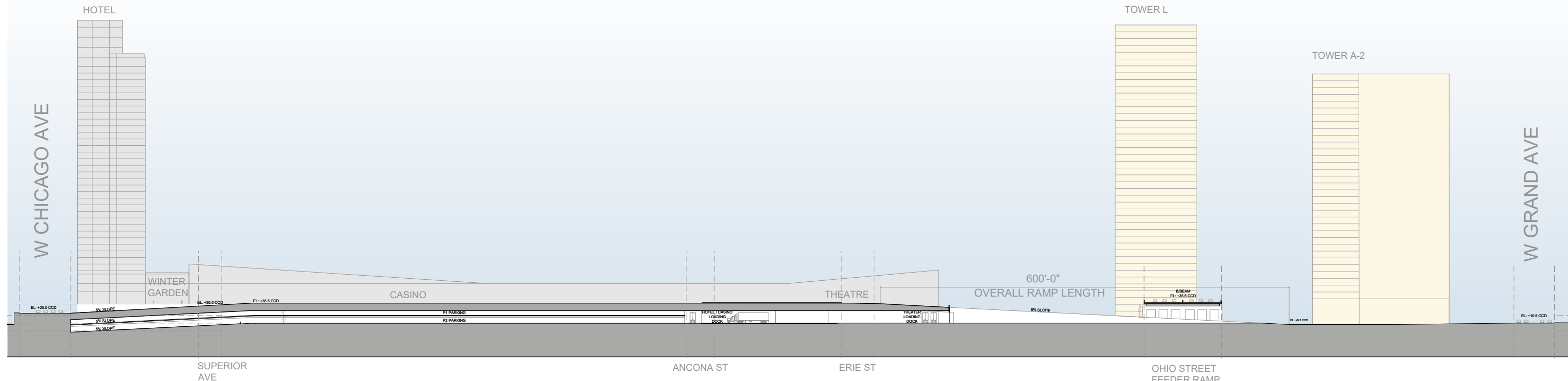
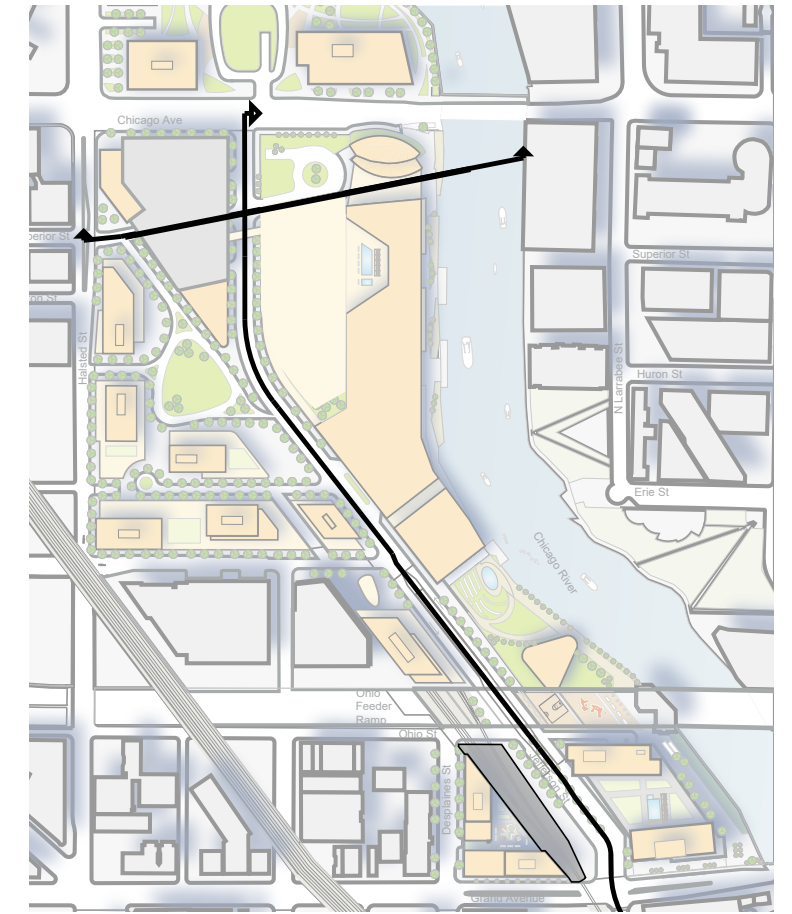
DEVELOPMENT FRAMEWORK: MASSING



DEVELOPMENT FRAMEWORK: SITE SECTIONS



Superior St Section



Jefferson Section

SUSTAINABILITY

LEED GOLD CERTIFICATION:

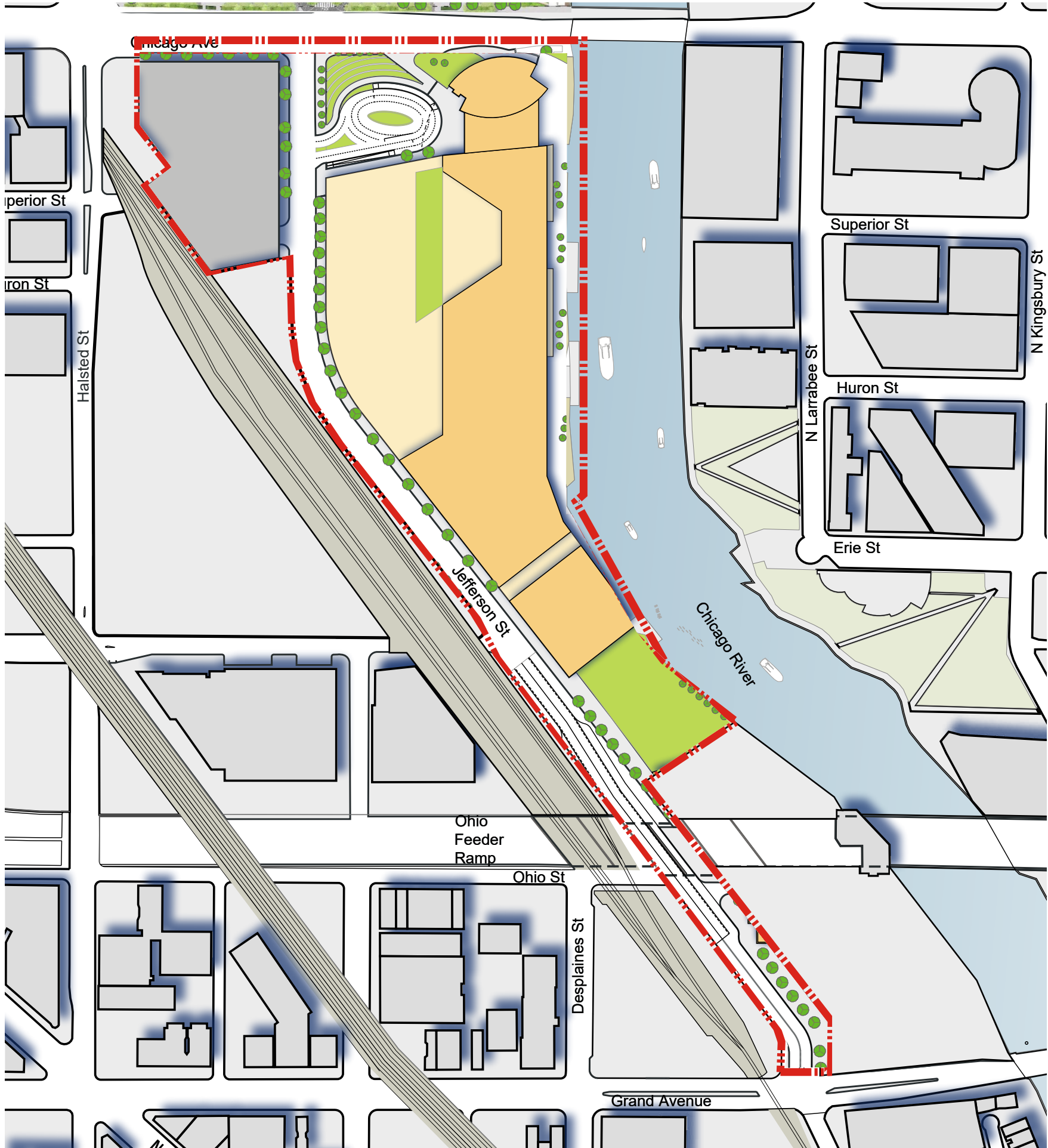
Summary		Yes	?	No			
Summary		60	6	60	Gold		
Category	Credit	Credit Name	Yes	?	No	Status	Responsibility
Integrative Process	C	Integrative Process	1			Targeted	SCB/MEP
Location and Transportation	⊖	LEED-ND Location			16	Not Attempted	-
	C	Sensitive Land Protection	1			Targeted	SCB
	⊖	High Priority Site			2	Not Attempted	SCB
	C	Surrounding Density & Diverse Uses	5			Targeted	SCB
	C	Access to Quality Transit	5			Targeted	SCB
	C	Bicycle Facilities	1			Targeted	SCB/Owner
	C	Reduced Parking Footprint	1			Targeted	SCB/Owner
	C	Green Vehicles	1			Targeted	SCB/Owner
Sustainable Sites	P	Construction Activity Pollution Prevention	Y			Required	Contractor
	C	Site Assessment	1			Targeted	SCB
	⊖	Site Development - Protect or Restore Habitat			2	Not Attempted	Landscape
	C	Open Space	1			Targeted	Landscape
	⊖	Rainwater Management			3	Not Attempted	Civil
	C	Heat Island Reduction	2			Targeted	SCB
	C	Light Pollution Reduction	1			Targeted	Lighting
Water Efficiency	P	Outdoor Water Use Reduction	Y			Required	Landscape
	P	Indoor Water Use Reduction	Y			Required	SCB/Owner
	P	Building-Level Water Metering	Y			Required	MEP
	C	Outdoor Water Use Reduction	2			Targeted	Landscape
	C	Indoor Water Use Reduction	2	1	3	Targeted	SCB
	C	Cooling Tower Water Use		1	1	Targeted	MEP
	C	Water Metering	1			Targeted	MEP
Energy and Atmosphere	P	Fundamental Commissioning and Verification	Y			Required	Cx
	P	Minimum Energy Performance	Y			Required	MEP
	P	Building-Level Energy Metering	Y			Required	MEP
	P	Fundamental Refrigerant Management	Y			Required	MEP
	C	Enhanced Commissioning	5		1	Targeted	Cx
	C	Optimize Energy Performance	6	2	10	Targeted	MEP
	⊖	Advanced Energy Metering			1	Not Attempted	MEP
	⊖	Demand Response			2	Not Attempted	Owner
	⊖	Renewable Energy Production			3	Not Attempted	MEP
	C	Enhanced Refrigerant Management		1		Targeted	MEP
	C	Green Power and Carbon Offsets	2			Targeted	Owner
Materials and Resources	P	Storage and Collection of Recyclables	Y			Required	SCB/Owner
	P	CDWM Planning	Y			Required	Contractor
	⊖	Building Life-Cycle Impact Reduction			5	Not Attempted	Contractor
	C	BPDO - Environmental Product Declarations	1		1	Targeted	Contractor
	C	BPDO - Sourcing of Raw Materials	1	1		Targeted	Contractor
	C	BPDO - Material Ingredients	2			Targeted	Contractor
	C	C&D Waste Management	2			Targeted	Contractor
Indoor Environmental Quality	P	Minimum IAQ Performance	Y			Required	MEP
	P	Environmental Tobacco Smoke Control	Y			Required	Owner
	C	Enhanced IAQ Strategies	2			Targeted	SCB
	C	Low-Emitting Materials	3			Targeted	Contractor
	C	Construction IAQ Management Plan	1			Targeted	Contractor
	⊖	Indoor Air Quality Assessment			2	Not Attempted	MEP
	C	Thermal Comfort	1			Targeted	MEP
	C	Interior Lighting	1		1	Targeted	Lighting
	⊖	Daylight			3	Not Attempted	SCB
	⊖	Quality Views			1	Not Attempted	SCB
	C	Acoustic Performance	1			Targeted	SCB
Innovation	C	Innovation in Design: Exemplary Performance	1			Targeted	-
	C	Innovation in Design: Exemplary Performance	1			Targeted	-
	C	Innovation in Design: Innovation	1			Targeted	-
	C	Innovation in Design: Innovation / Pilot	1			Targeted	-
	C	Innovation in Design: Pilot Credit	1			Targeted	-
	C	LEED Accredited Professional	1			Targeted	-
Regional Priority	C	Enhanced IAQ Strategies	1			Targeted	-
	⊖	Site Development - Protect or Restore Habitat			1	Not Attempted	-
	⊖	High Priority Site			1	Not Attempted	-
	⊖	Advanced Energy Metering			1	Not Attempted	-

CITY OF CHICAGO SUSTAINABLE DEVELOPMENT POLICY CHECKLIST:

- 90 pts LEED GOLD CERTIFICATION
- 10 pts 7.5 EV CHARGING
- 5 pts 7.6 EV READINESS
- 10 pts 8.2 WORKFORCE DEVELOPMENT
- 10 pts 9.1 BASIC BIRD PROTECTION

125 pts TOTAL

PHASE 1 SITE PLAN





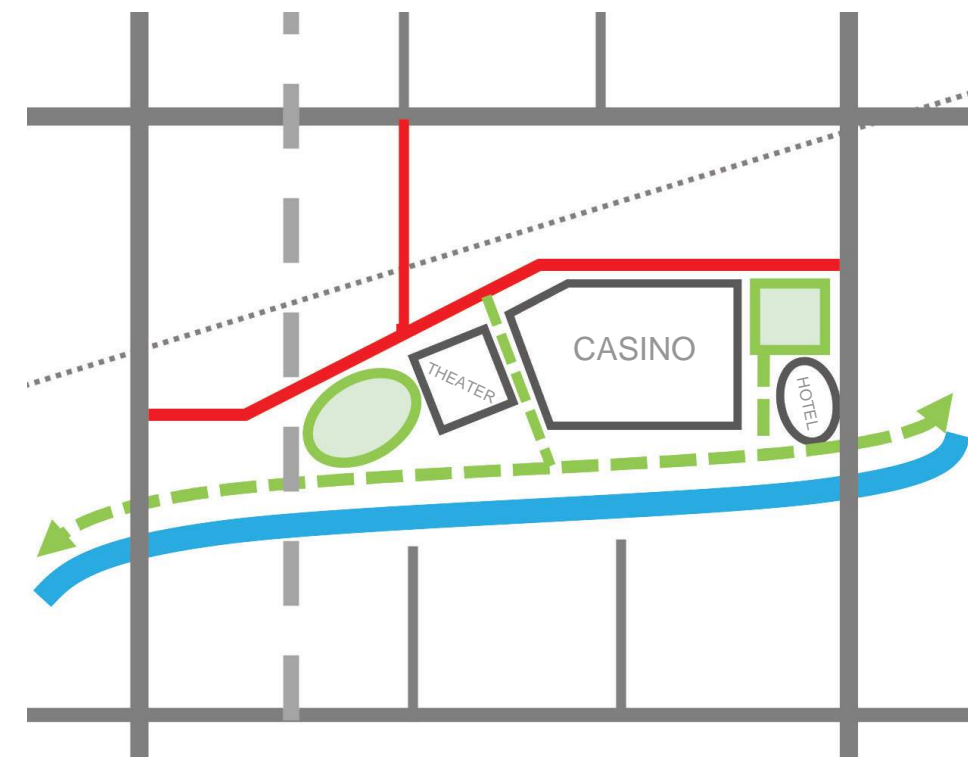
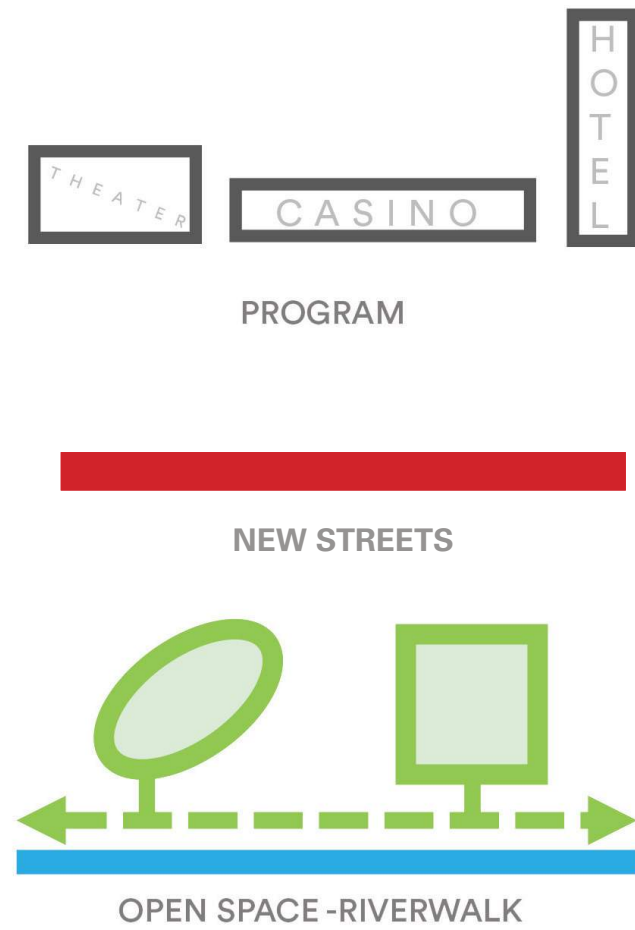
Bally's Chicago Casino
Phase 1 Bally's Development

September 14, 2022



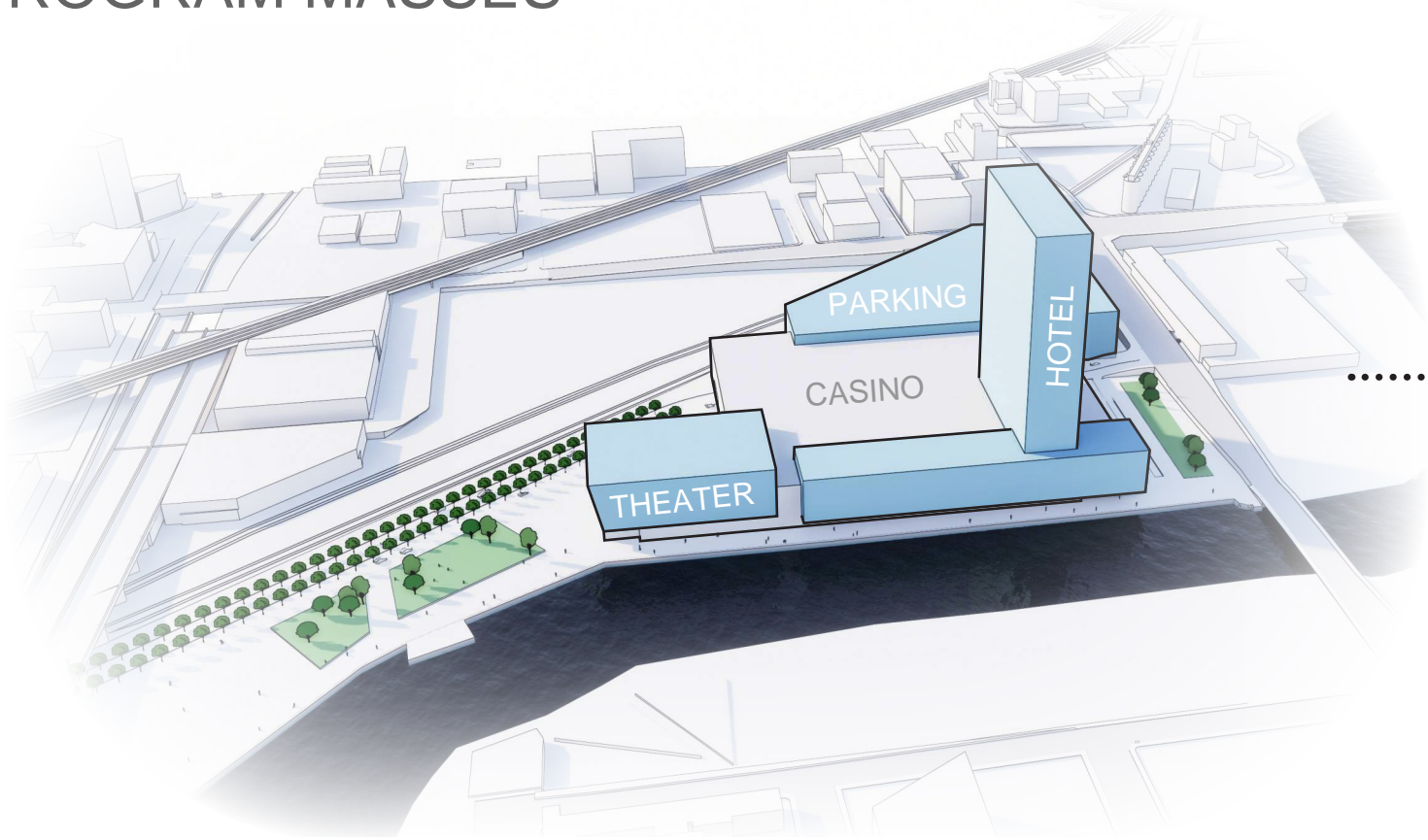


CITY GRID

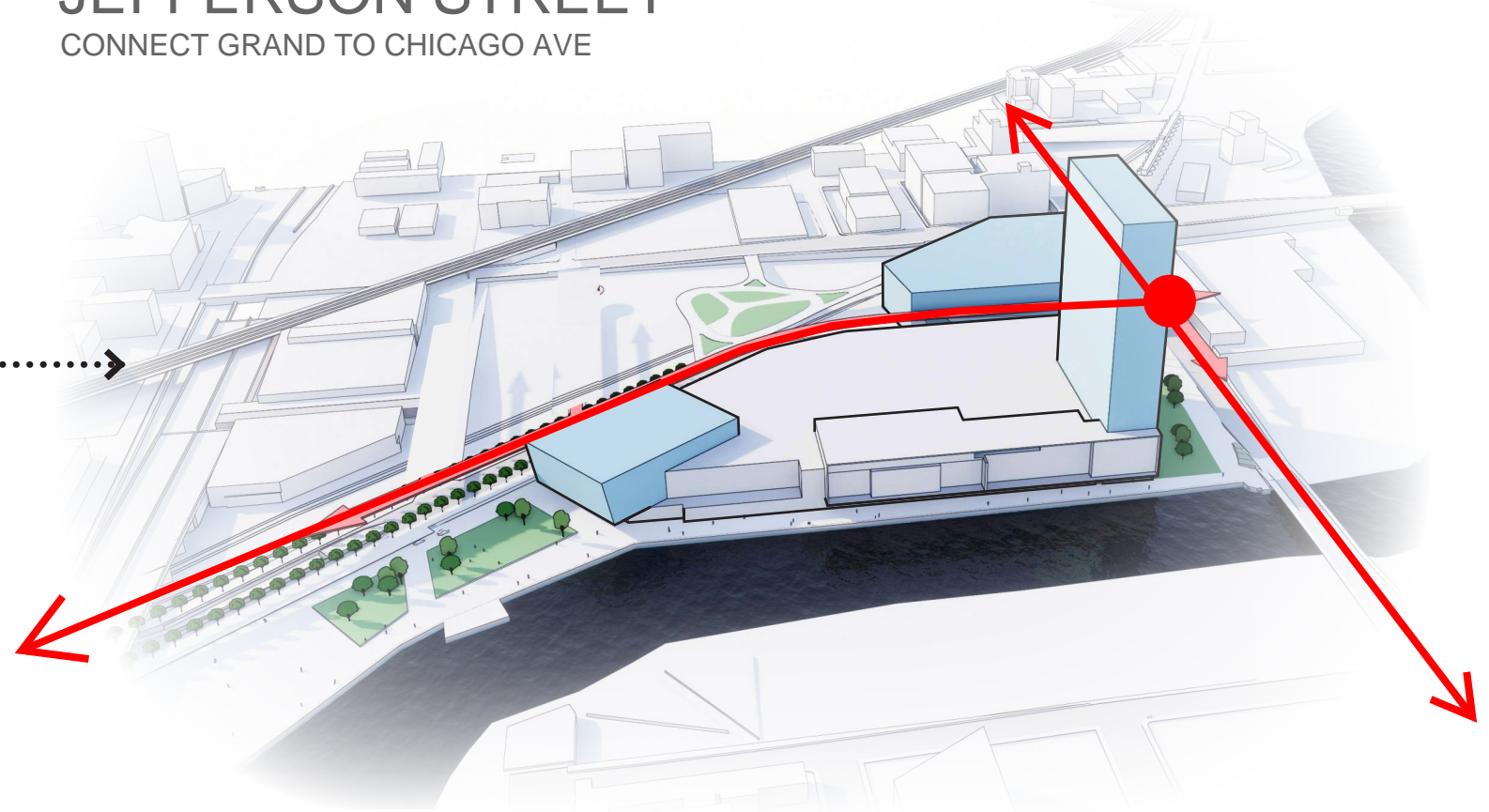


SITE LAYOUT

PROGRAM MASSES

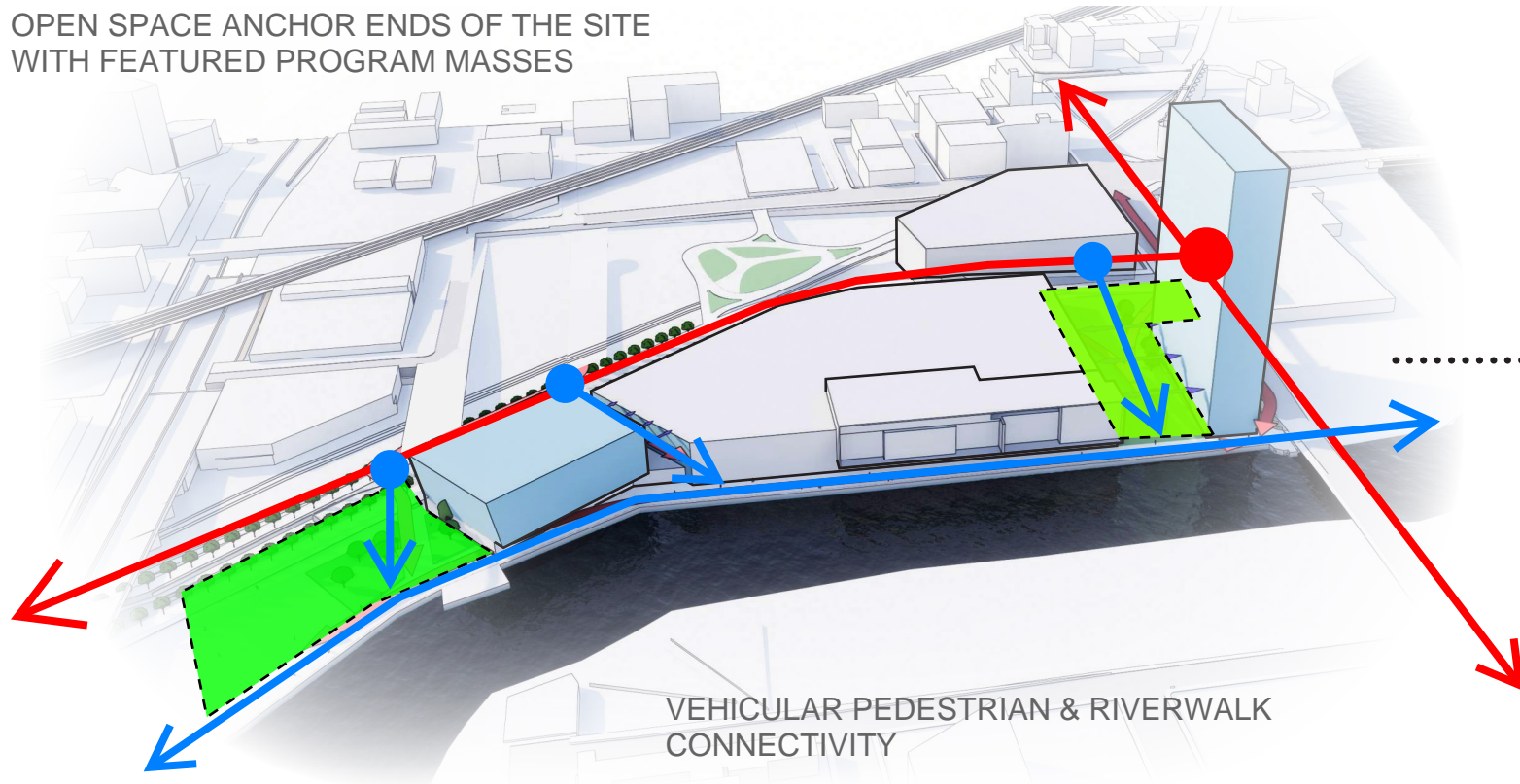


JEFFERSON STREET CONNECT GRAND TO CHICAGO AVE



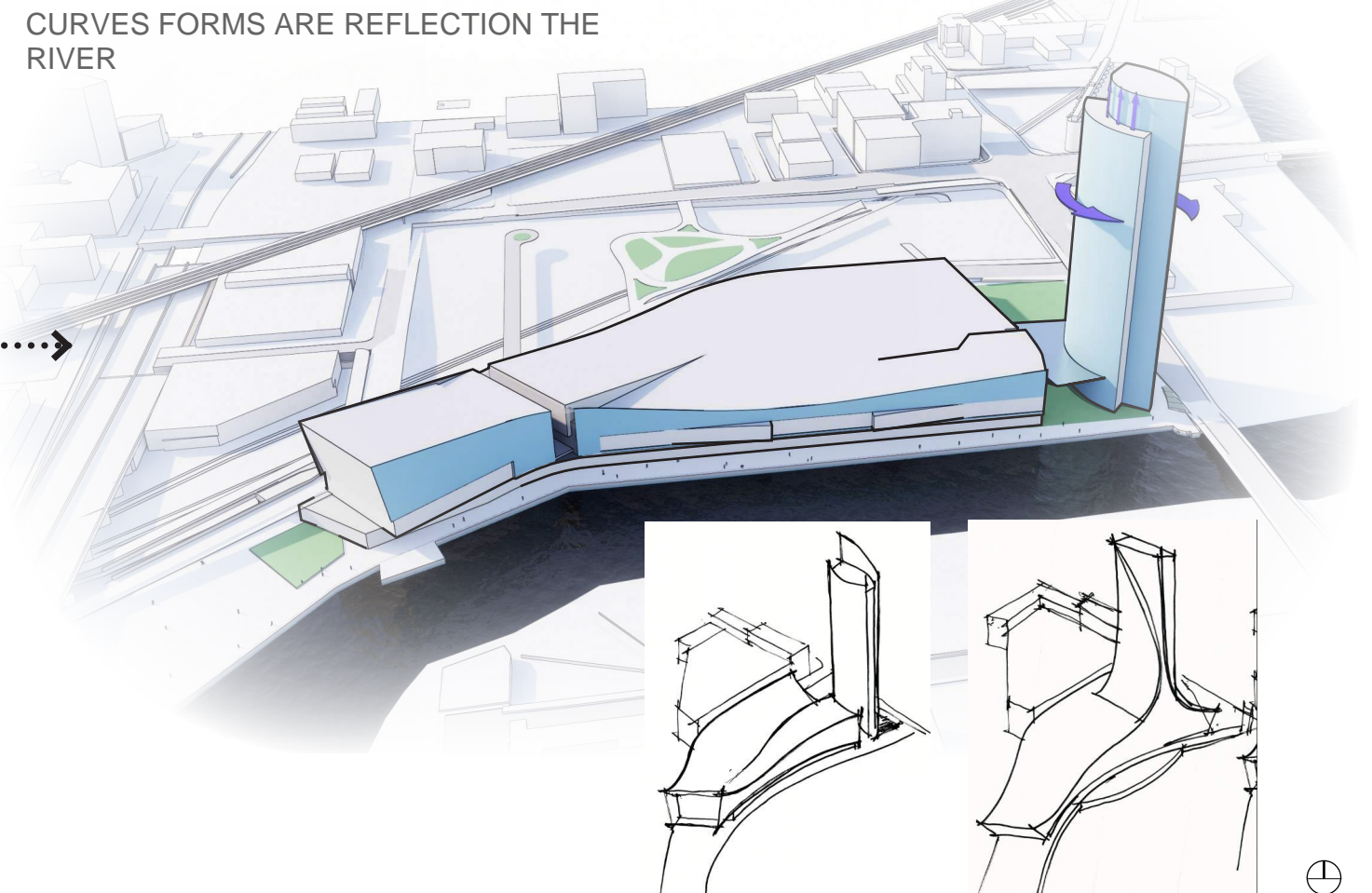
OPEN SPACES & CONNECTIVITY

OPEN SPACE ANCHOR ENDS OF THE SITE
WITH FEATURED PROGRAM MASSES



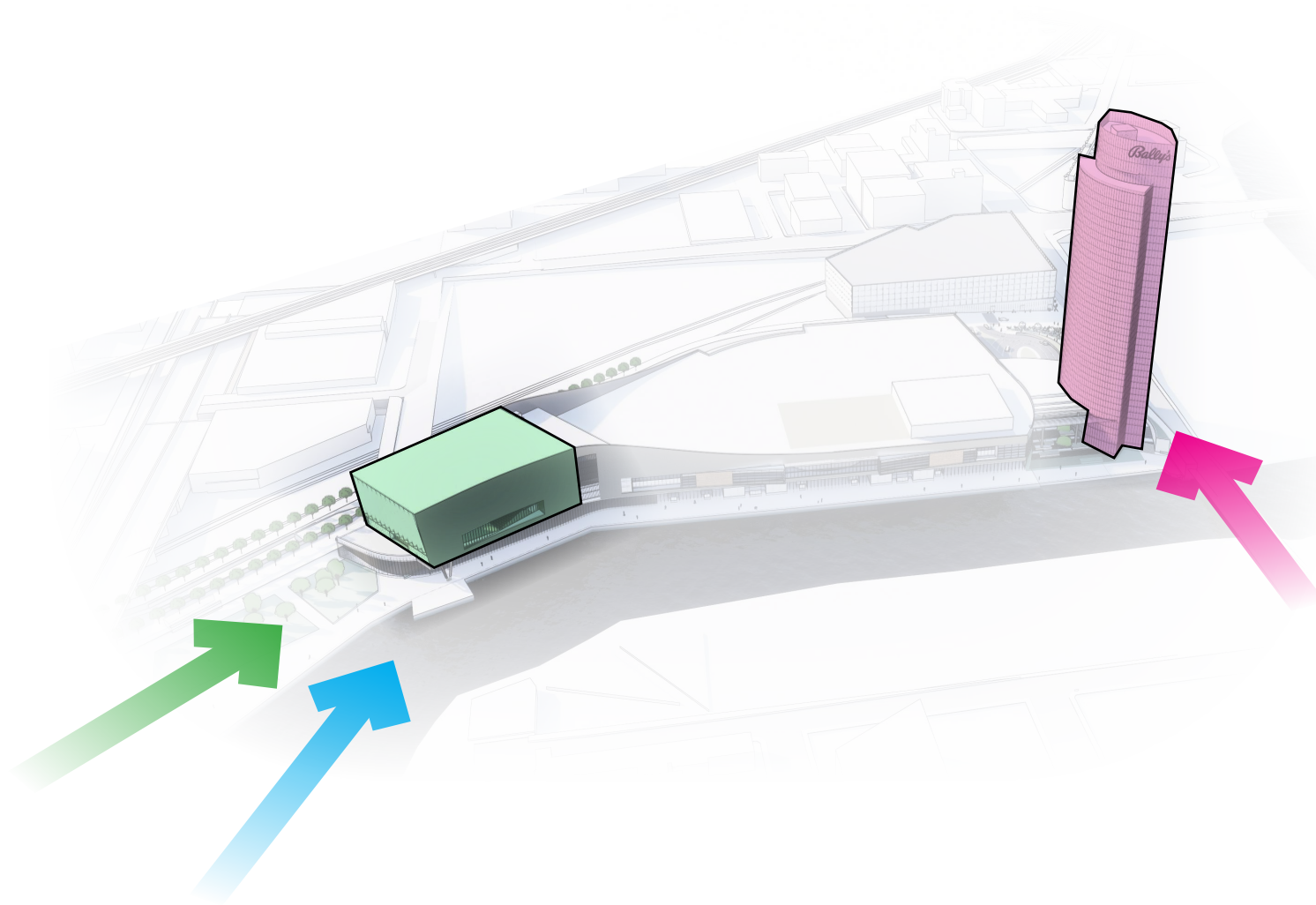
FORM STUDIES

CURVED FORMS ARE REFLECTION THE
RIVER



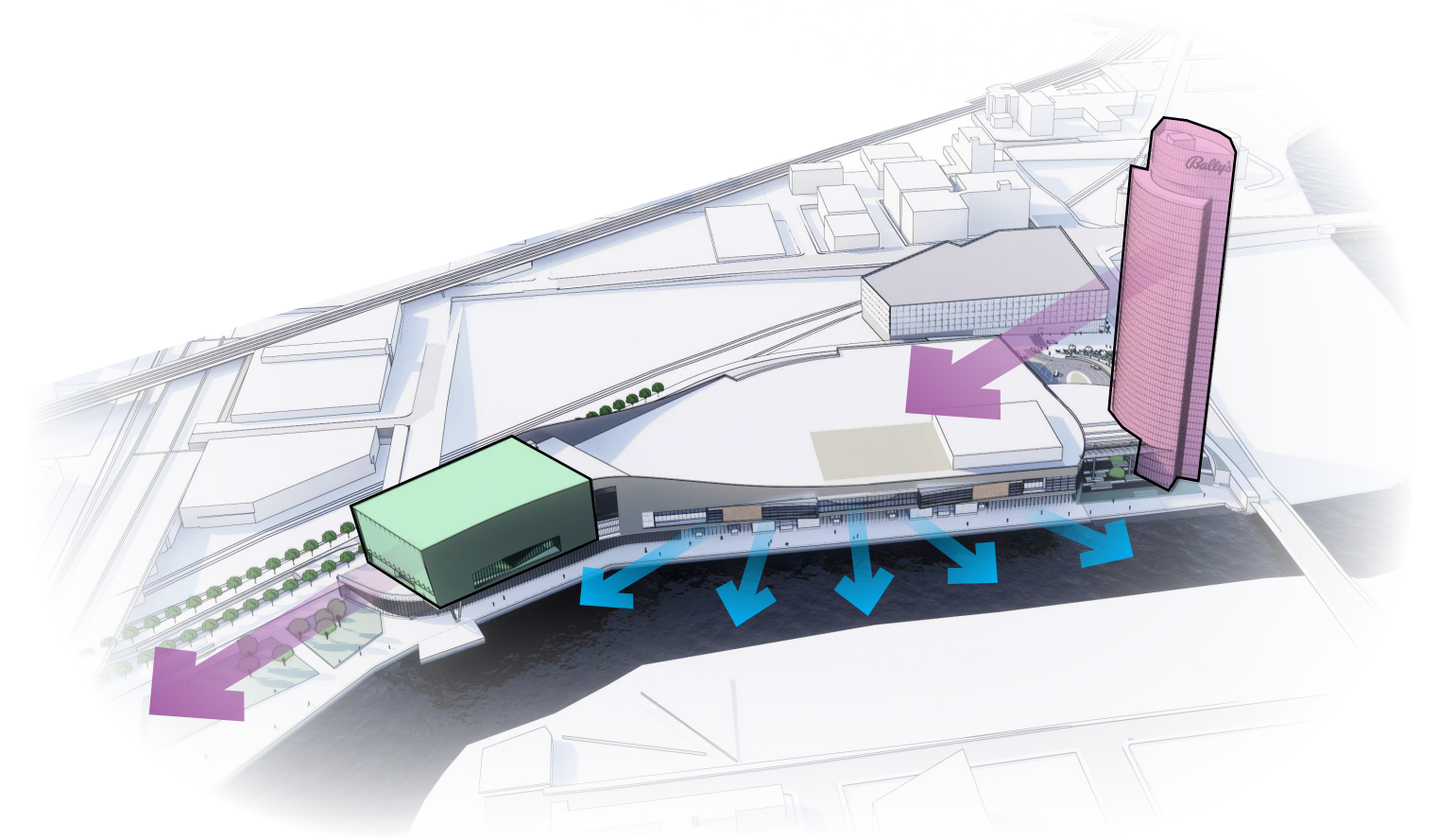
Views of the Site

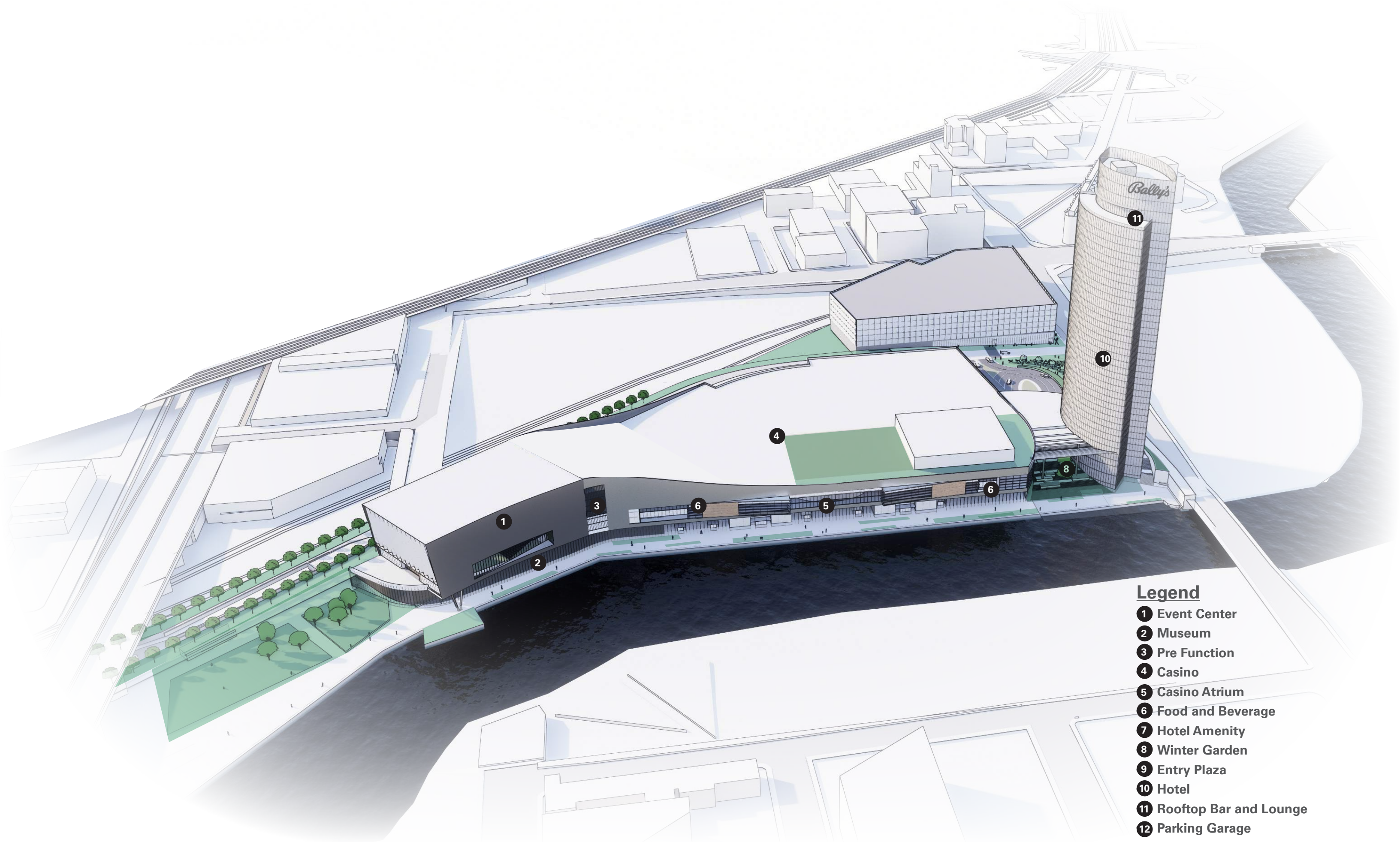
Forms Placed to Capture Views Down **Chicago Ave**,
from the **River** and the **Ohio Feeder Ramp**



Views From Site

Massing Oriented for Views to the **River** and **Downtown**



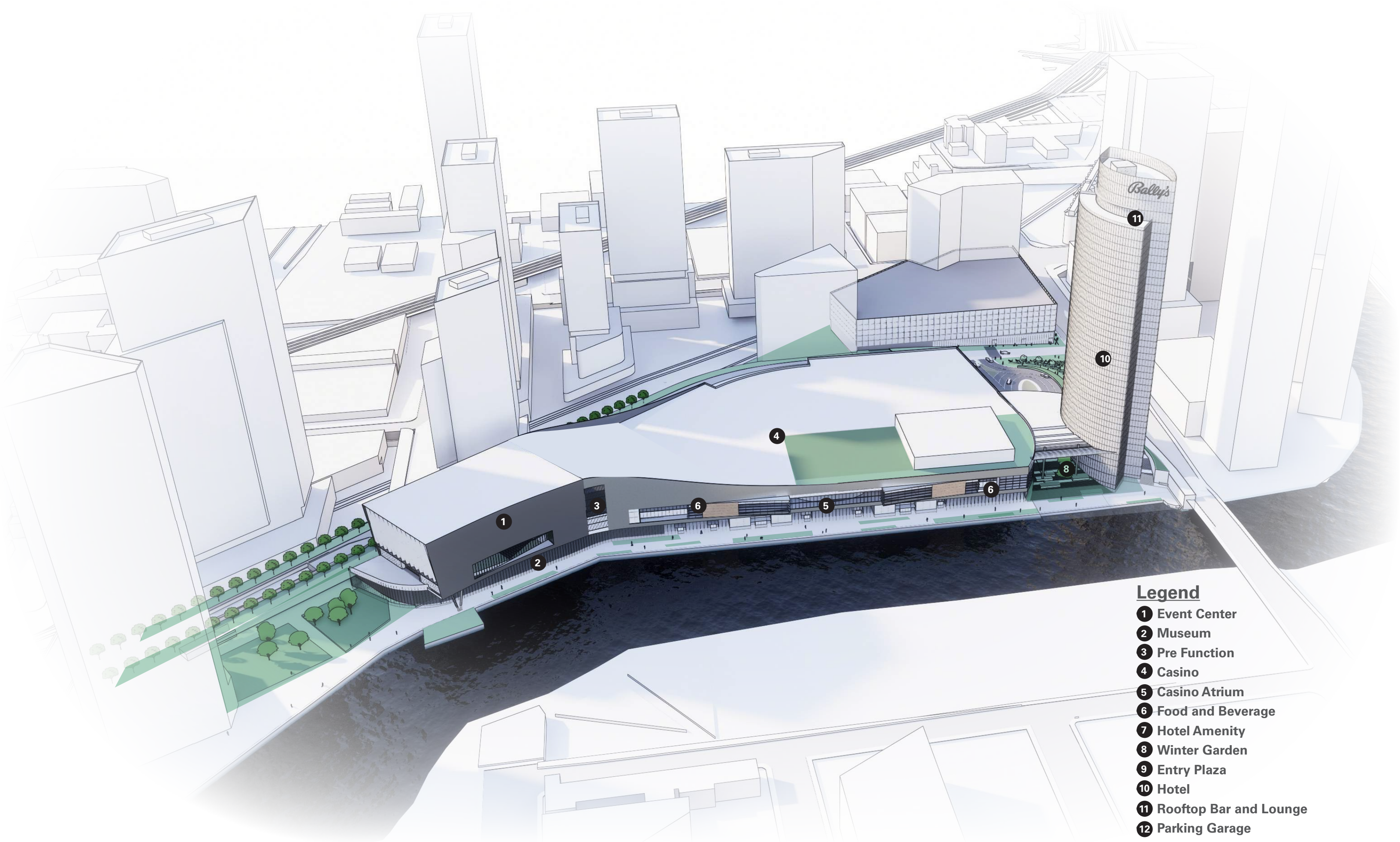


Legend

- 1 Event Center
- 2 Museum
- 3 Pre Function
- 4 Casino
- 5 Casino Atrium
- 6 Food and Beverage
- 7 Hotel Amenity
- 8 Winter Garden
- 9 Entry Plaza
- 10 Hotel
- 11 Rooftop Bar and Lounge
- 12 Parking Garage



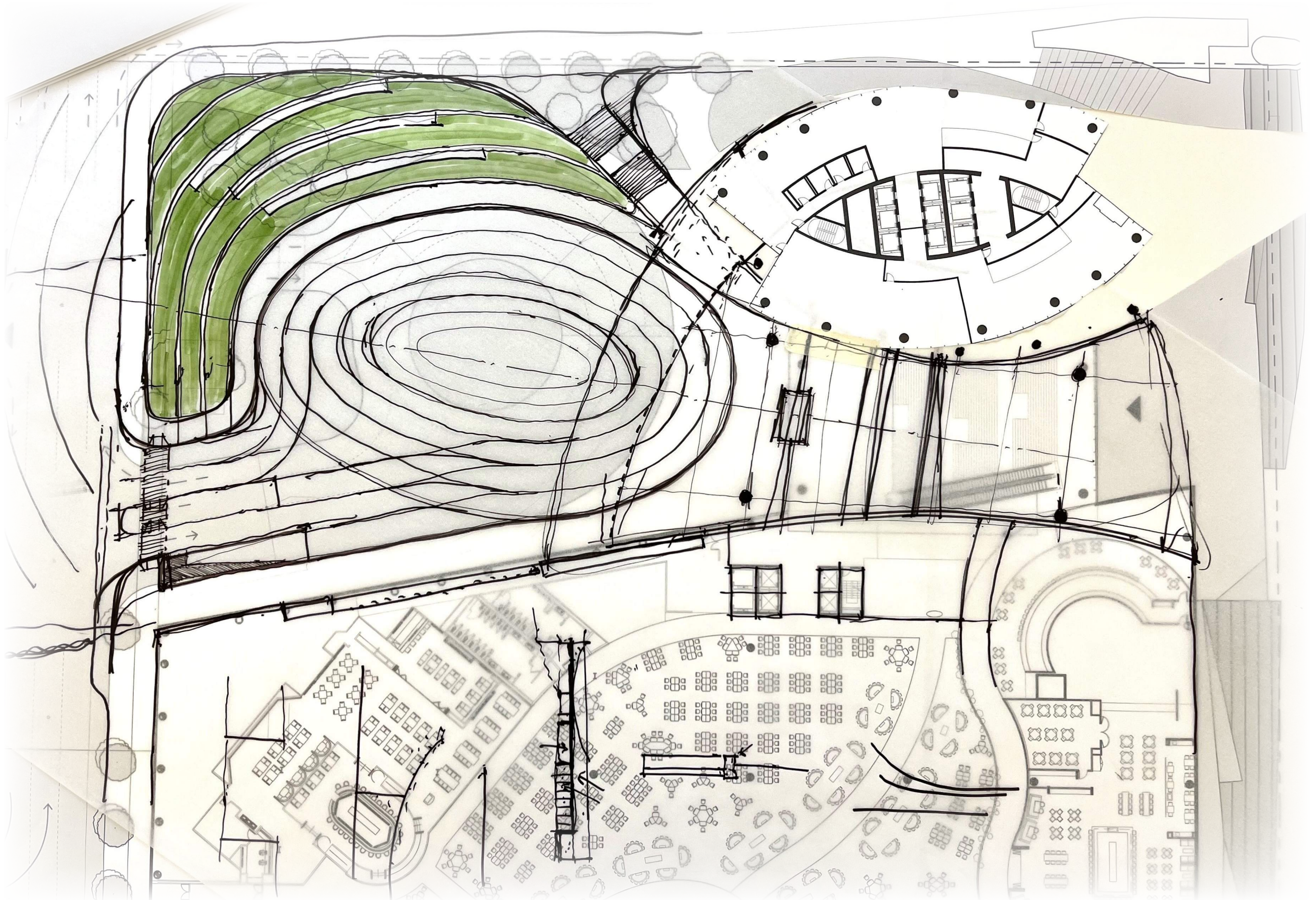
BALLY'S MASSING AND PROGRAM - PHASE 1



- Legend**
- 1 Event Center
 - 2 Museum
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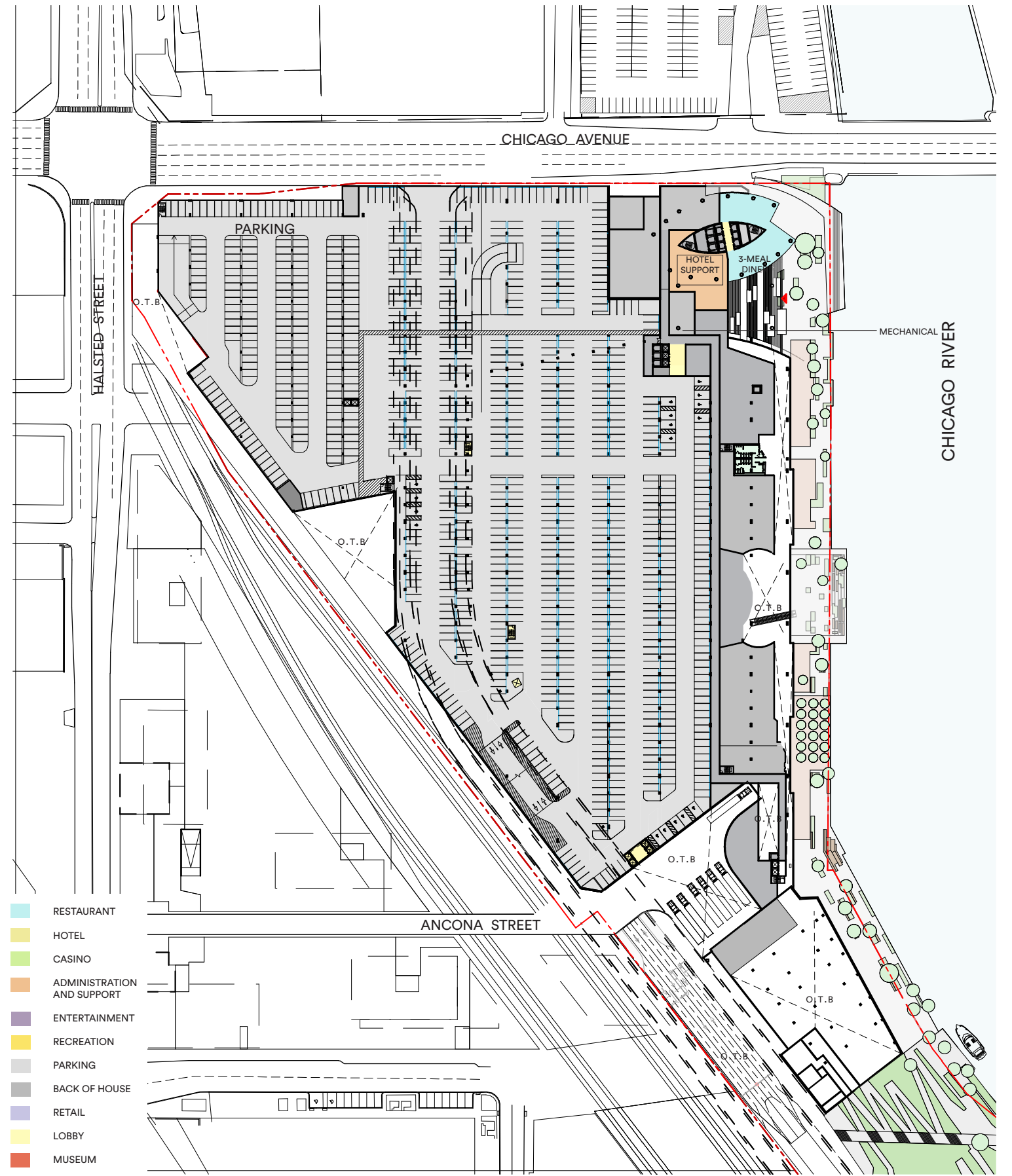


CASINO LEVEL PLAN

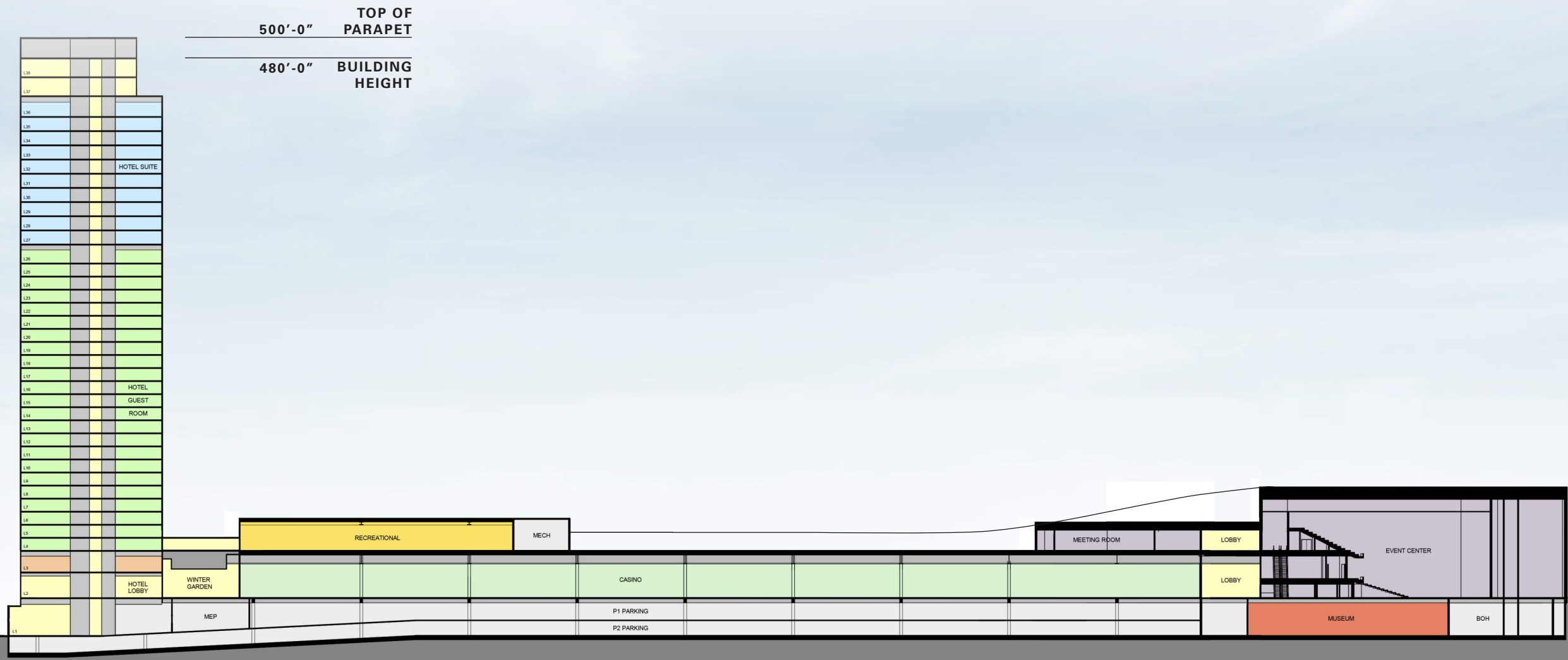




LEVEL P2 PLAN

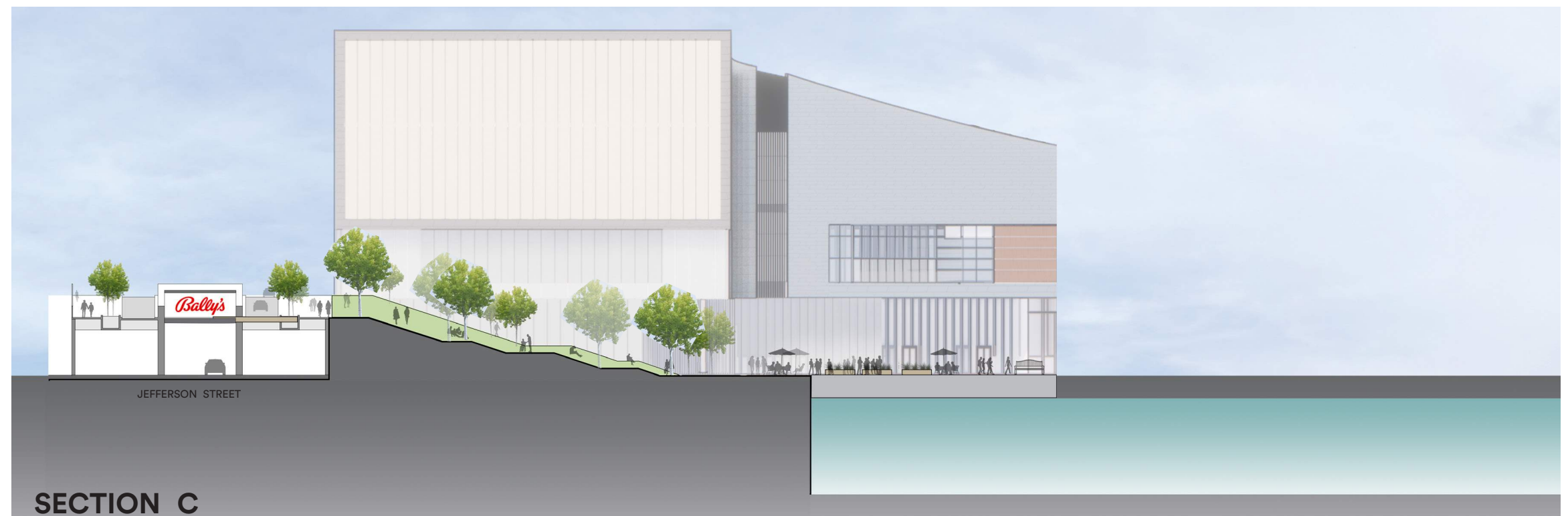
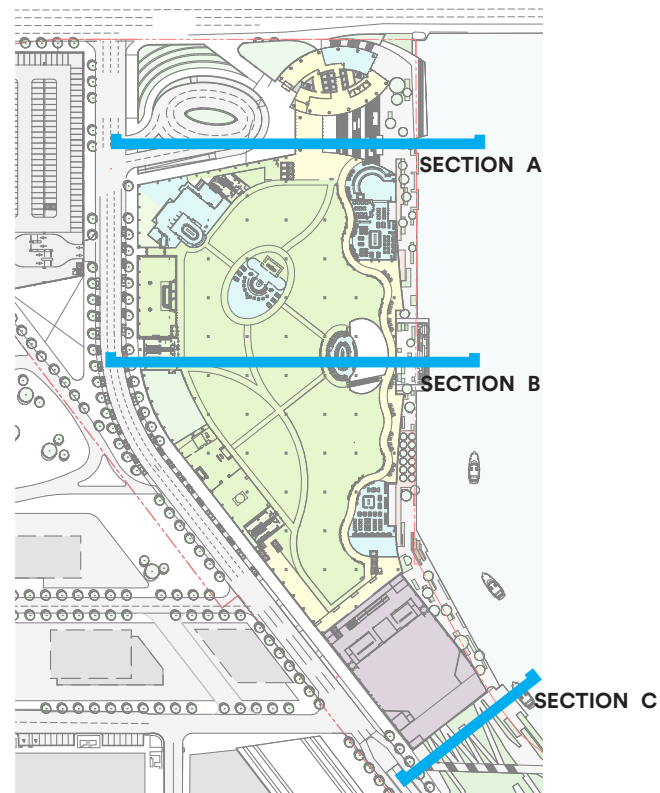
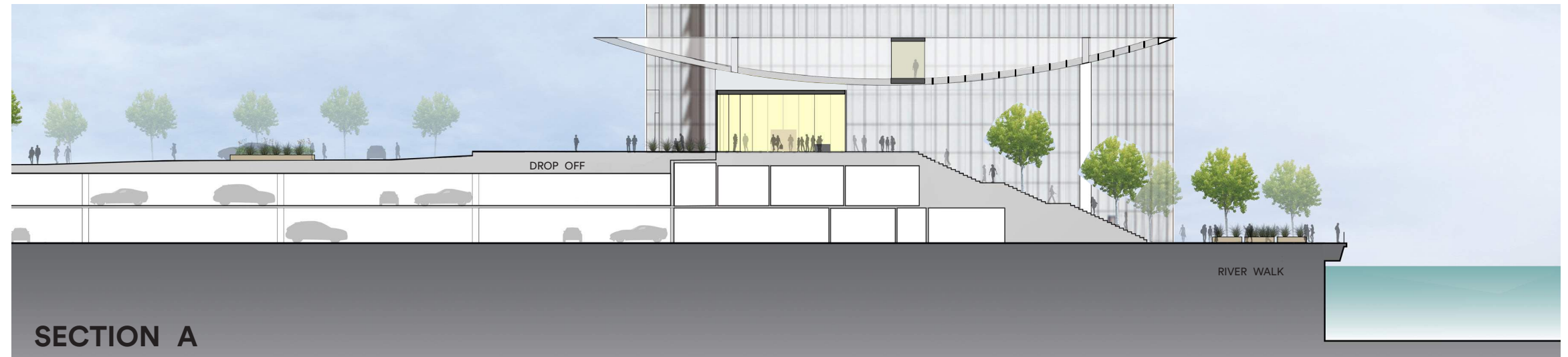


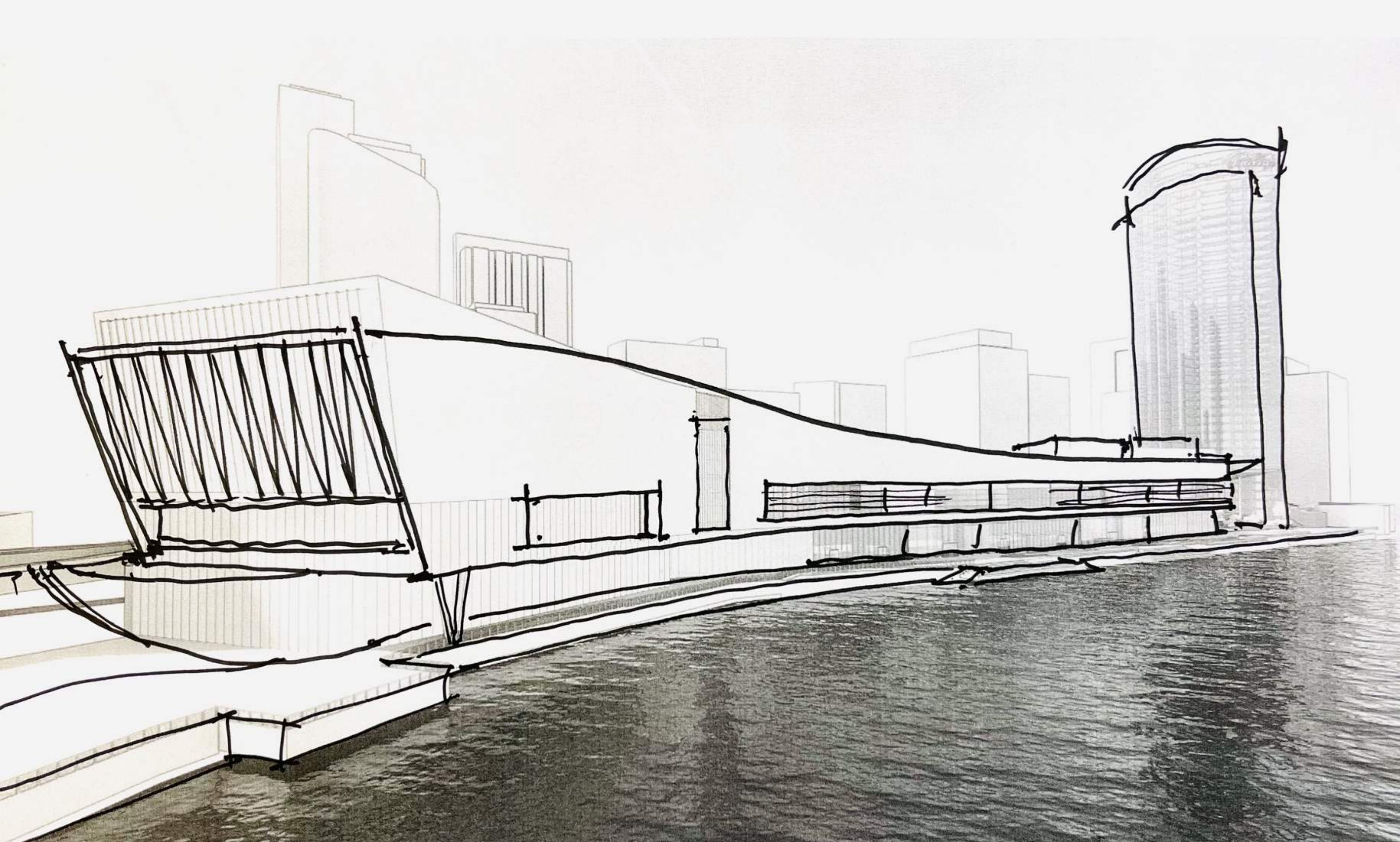
LEVEL P1 PLAN



NORTH - SOUTH SECTION LOOKING EAST







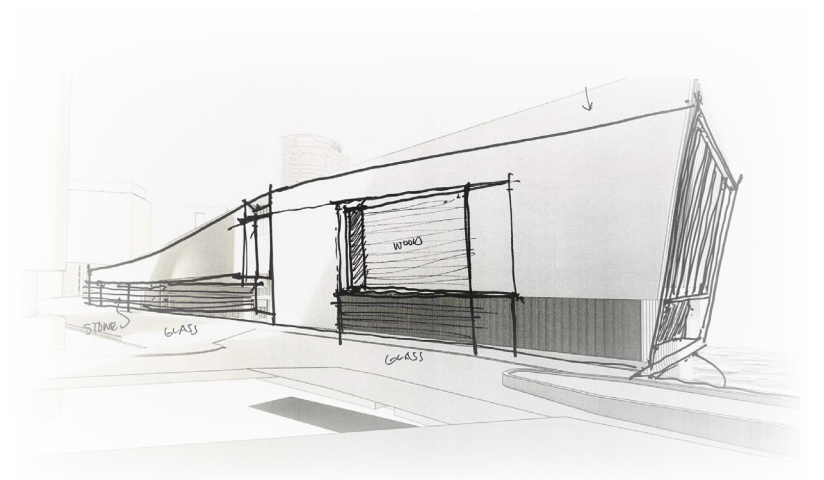
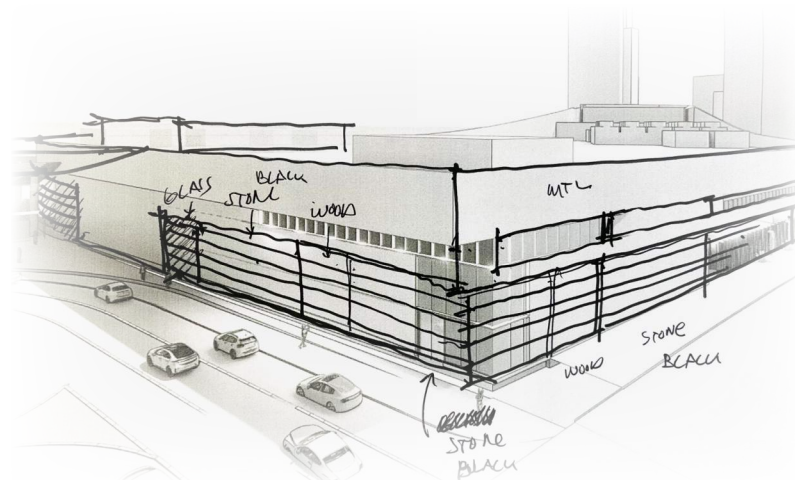
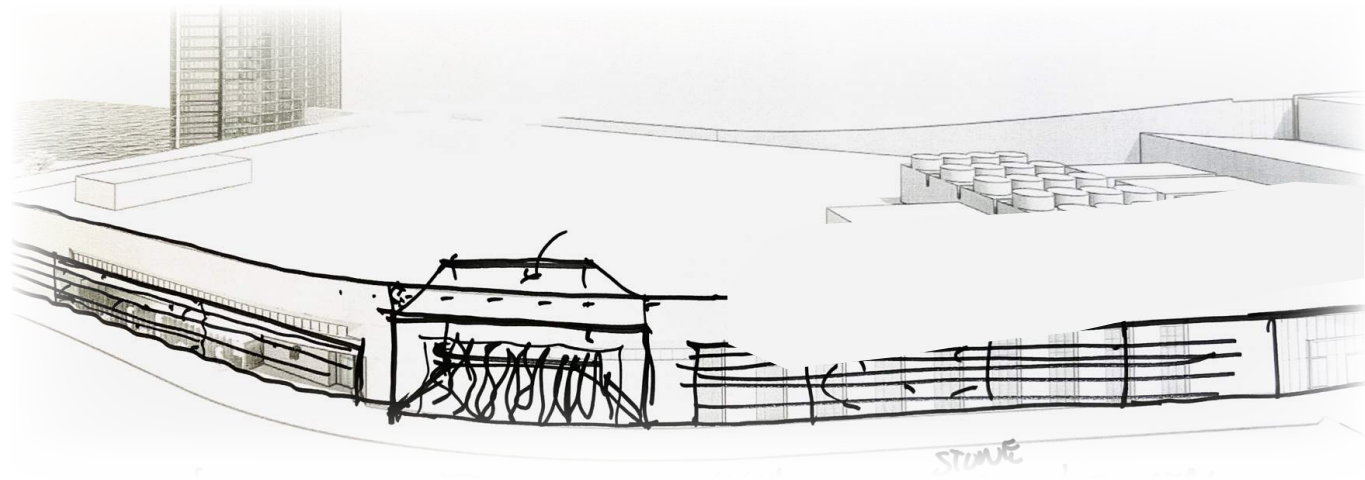
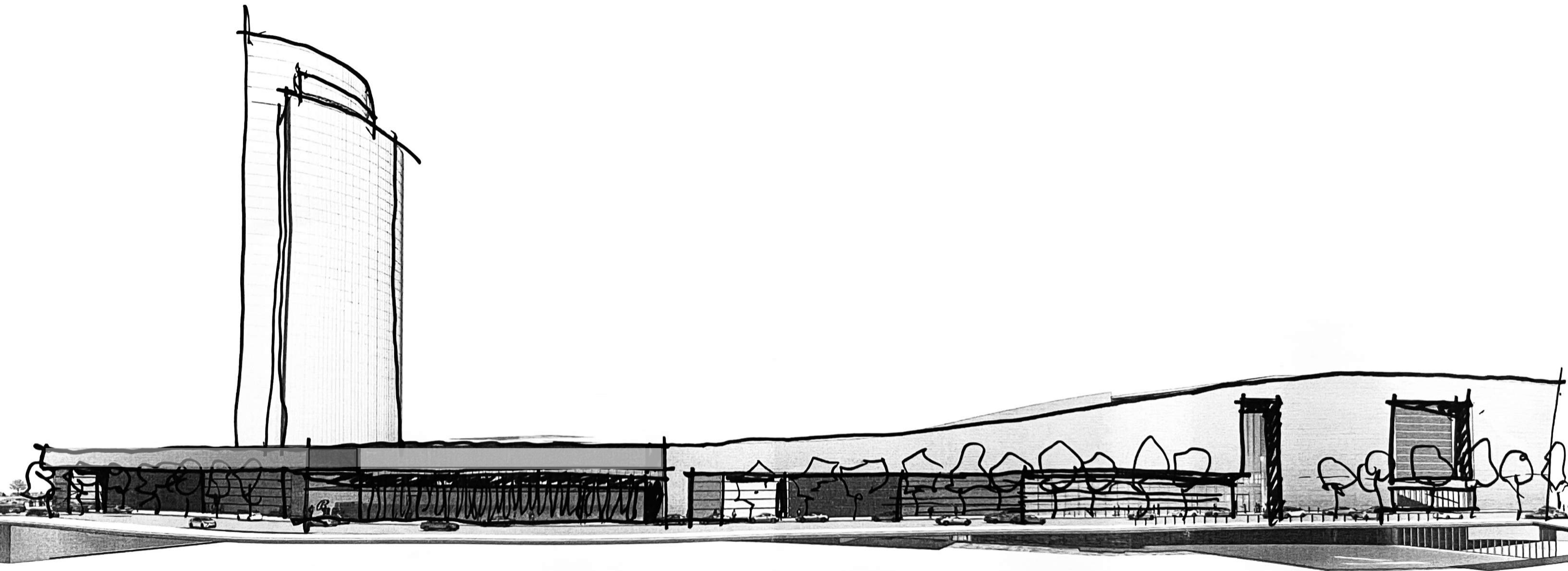
Bally's

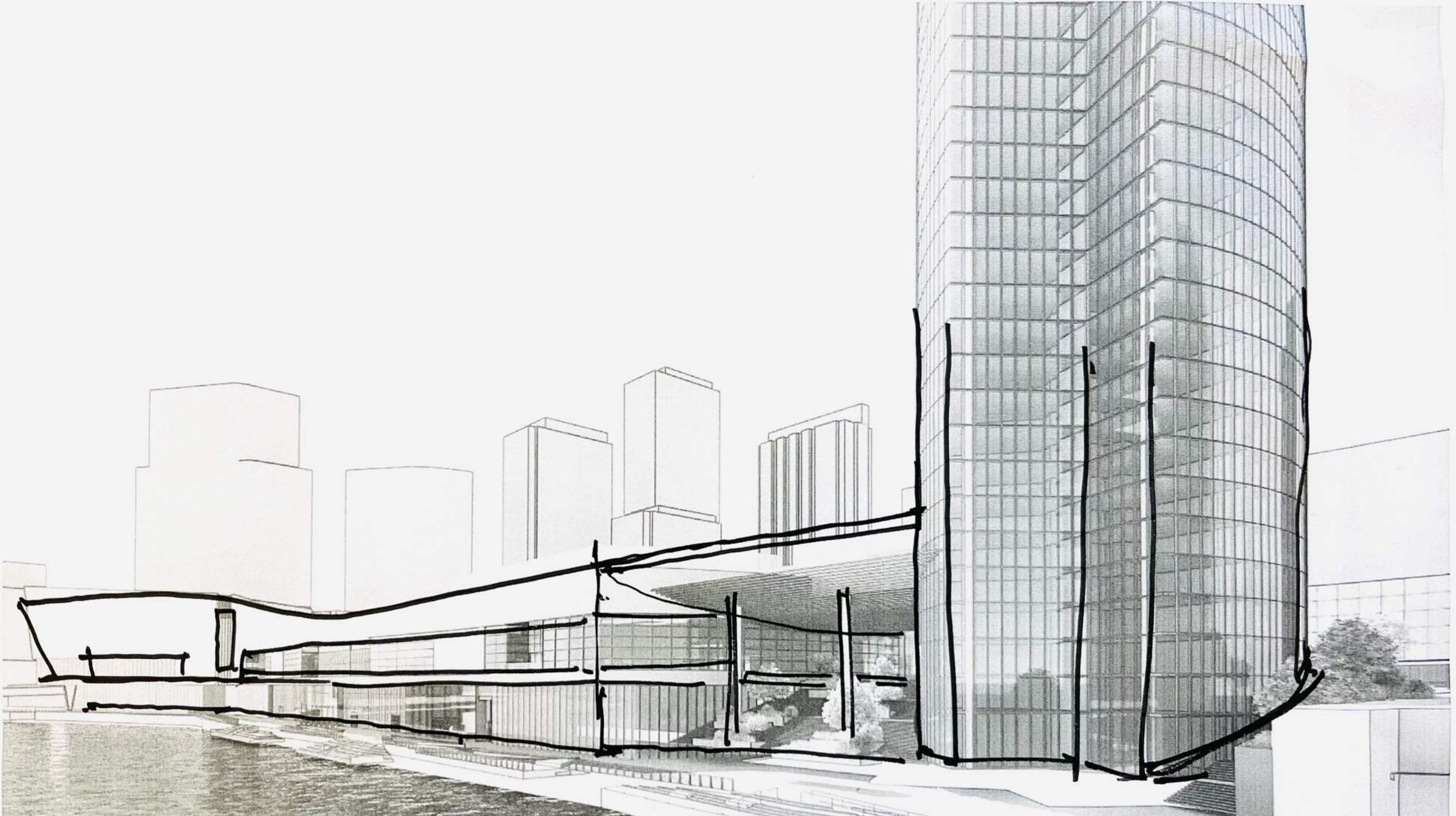
Event Center Looking Northwest

In Progress

© 2016 SCS







Bally's

WINTER GARDEN FROM RIVERWALK

In Progress



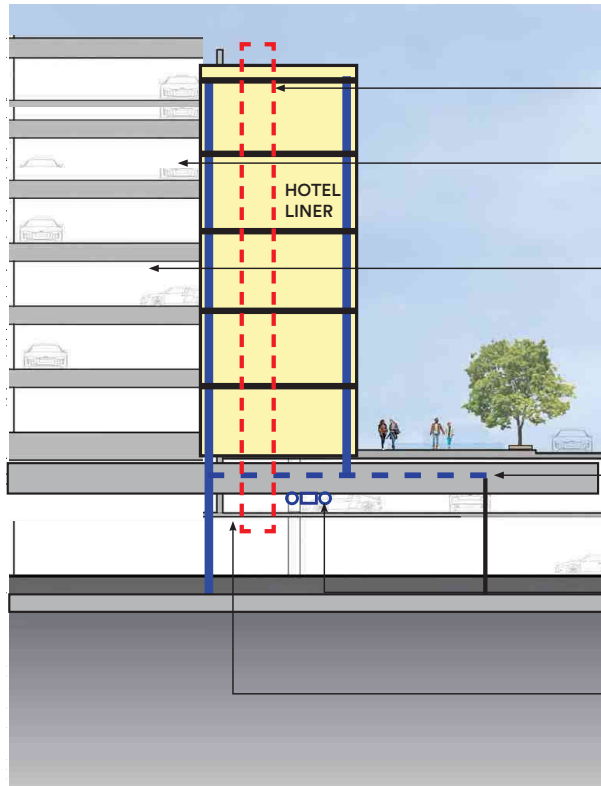


Bally's

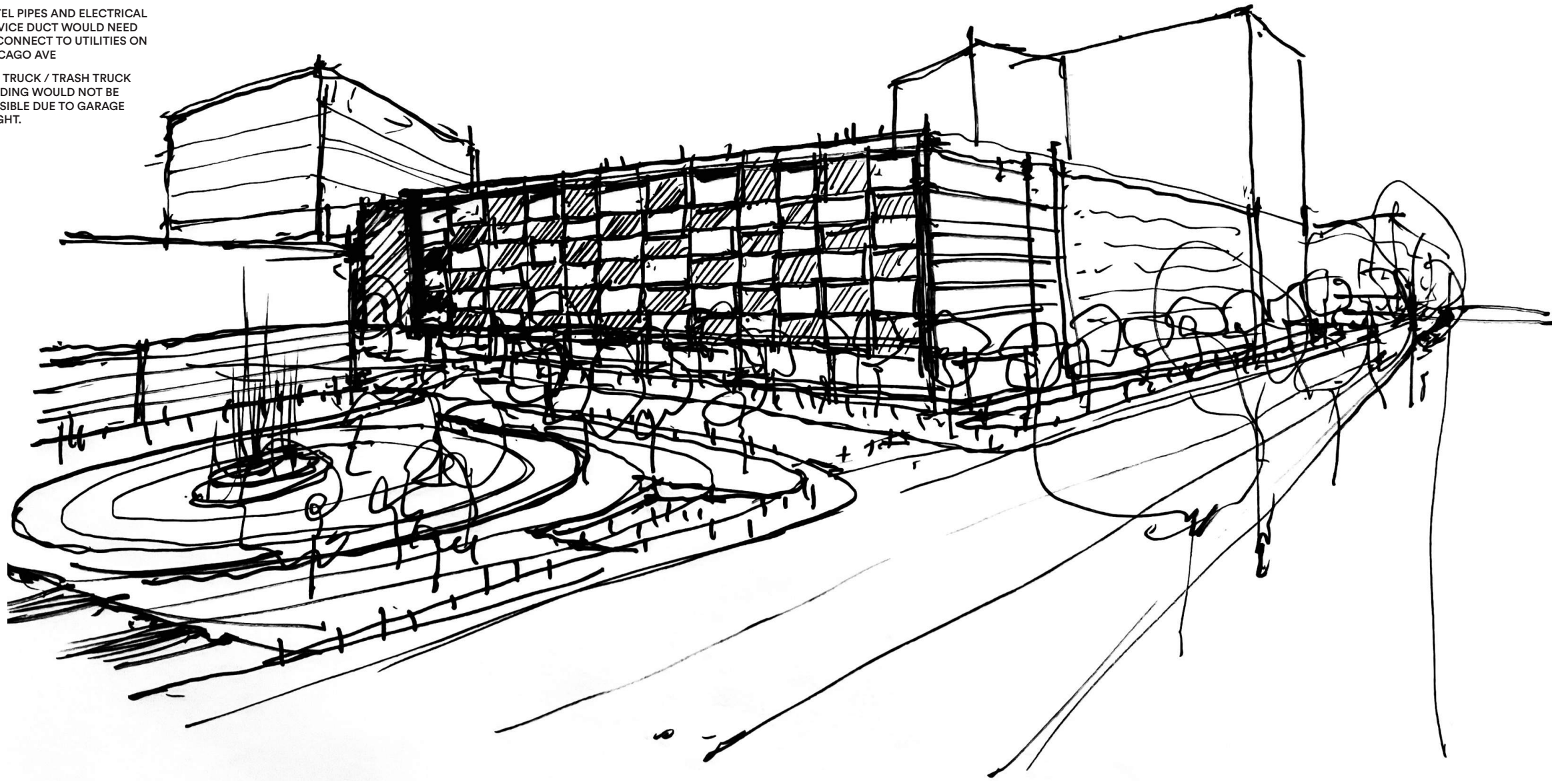
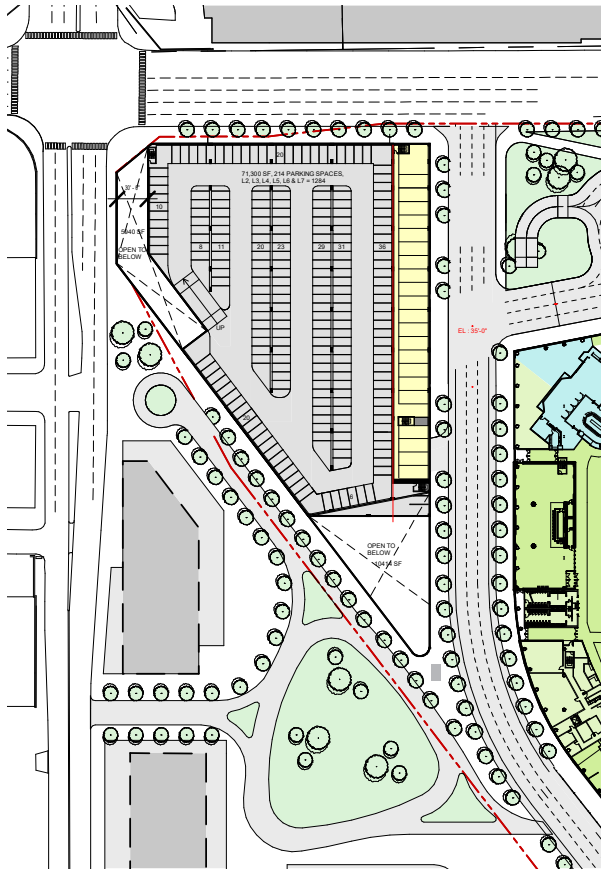
VIEW FROM THE RIVER RENDERING

BALLY'S CASINO CHICAGO | COPY 03.14.2022

SCB



- ELEVATOR SHAFTS WILL NEED TO BE ACCOMMODATED THROUGH EXISTING GARAGE
- CASINO PARKING WOULD REQUIRE 1 MORE STORY OF GARAGE, DUE TO LINER
- MECH. PARKING VENTILATION WOULD NEED TO BE PROVIDED
- STRUCTURAL TRANSFERS WOULD BE NEEDED IN ORDER TO MOVE COLUMNS TO PARKING GRID LOCATION, OR LOSS OF SPOTS WOULD OCCUR
- HOTEL PIPES AND ELECTRICAL SERVICE DUCT WOULD NEED TO CONNECT TO UTILITIES ON CHICAGO AVE
- BOX TRUCK / TRASH TRUCK LOADING WOULD NOT BE POSSIBLE DUE TO GARAGE HEIGHT.



BALLY'S RIVERFRONT CONCEPT DESIGN

BALLY'S RIVERFRONT PARK AND RIVEWALK: OVERALL SITE PLAN



RIVER FRONT PARK AND RIVERWALK DESIGN



LEGEND

- 1 CONNECTION TO JEFFERSON ST
- 2 FOREST WALK
- 3 TERRACED SEATING NOOKS
- 4 STAIRS
- 5 DOG PARK
- 6 OPEN LAWN
- 7 OVERLOOK
- 8 RIVER EDGE SEATING NOOKS
- 9 TERRACED SEATING
- 10 GARDEN OVERLOOK
- 11 MUSEUM PLAZA
- 12 RIVERFRONT PLAYSCAPE
- 13 COMMUNAL SEATING NOOKS
- 14 BOSQUE PLAZA
- 15 GRAND ENTRY PLAZA
- 16 TERRACED OVERLOOK
- 17 FLOATING WETLANDS
- 18 MARKET PLAZA
- 19 SEATING NOOKS
- 20 CONNECTION TO ENTRY STAIR
- 21 WATER TAXI STOP
- 22 RAISED VISTA
- 23 CONNECTION TO CHICAGO AVE

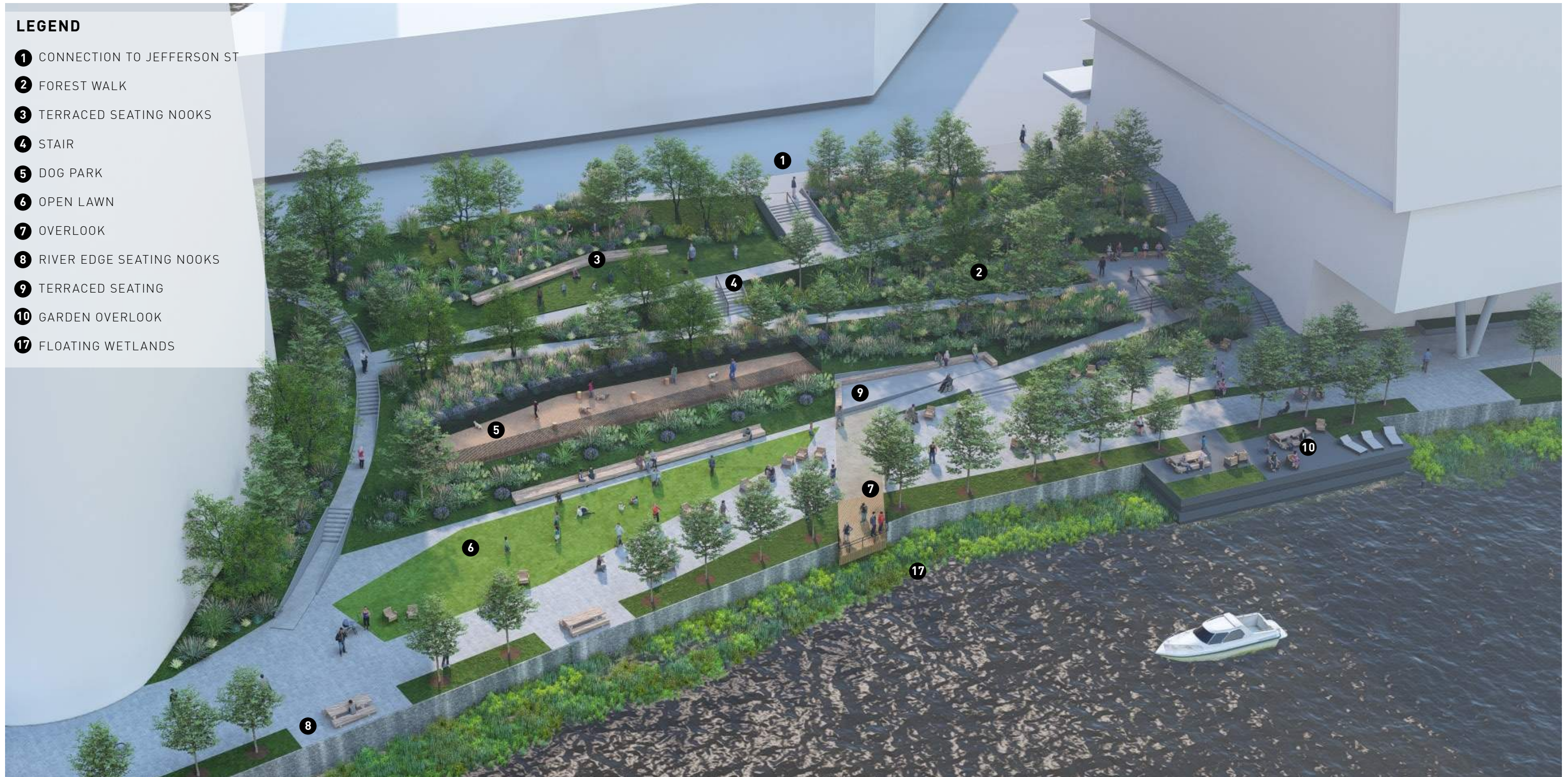
CHICAGO RIVER



RIVER FRONT PARK DESIGN

LEGEND

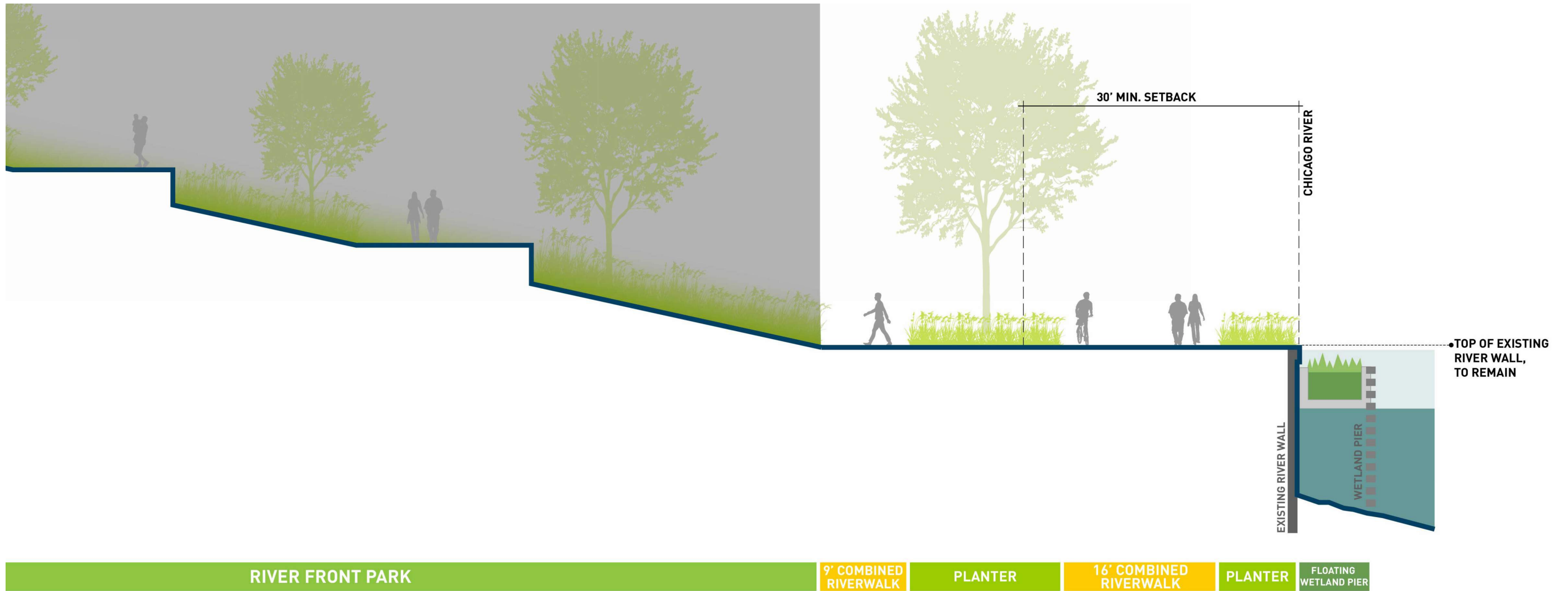
- ① CONNECTION TO JEFFERSON ST
- ② FOREST WALK
- ③ TERRACED SEATING NOOKS
- ④ STAIR
- ⑤ DOG PARK
- ⑥ OPEN LAWN
- ⑦ OVERLOOK
- ⑧ RIVER EDGE SEATING NOOKS
- ⑨ TERRACED SEATING
- ⑩ GARDEN OVERLOOK
- ⑰ FLOATING WETLANDS



PROPOSED RIVERWALK SECTIONS



1 RIVER FRONT PARK

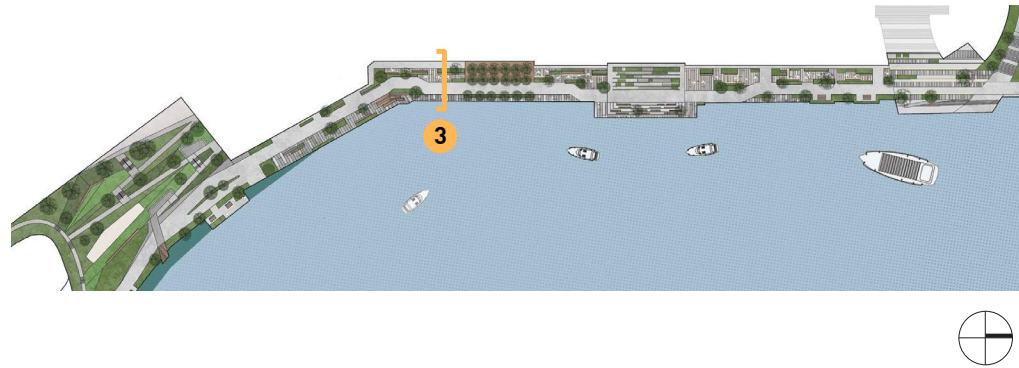


RIVERWALK DESIGN



- LEGEND**
- 1 CONNECTION TO JEFFERSON ST
 - 2 FOREST WALK
 - 4 STAIR
 - 6 OPEN LAWN
 - 9 TERRACED SEATING
 - 10 GARDEN OVERLOOK
 - 11 MUSEUM PLAZA
 - 12 RIVERFRONT PLAYScape
 - 13 COMMUNAL SEATING NOOKS
 - 14 BOSQUE PLAZA
 - 15 GRAND ENTRY PLAZA
 - 16 TERRACED OVERLOOK
 - 17 FLOATING WETLANDS
 - 18 MARKET PLAZA
 - 19 SEATING NOOKS
 - 20 CONNECTION TO ENTRY STAIR
 - 21 WATER TAXI STOP
 - 22 RAISED VISTA
 - 23 CONNECTION TO CHICAGO AVE

PROPOSED RIVERWALK SECTIONS



3 RIVERWALK W/ LINEAR NOOK SEATING





Q&A