

ORDINANCE

DEDICATION AND EASEMENT FOR PUBLIC RIGHT-OF-WAY, AND EASEMENT FOR ROADWAY RETAINING WALL AND BRIDGE ABUTMENT

WHEREAS, GLP Capital, L.P., a Pennsylvania limited partnership ("**Fee Title Holder**"), is the owner of certain real property (the "**Development Parcel**") located at 777 W. Chicago Avenue, Chicago, Illinois 60654. A full legal description of this **Development Parcel** is set forth in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, Bally's Chicago Operating Company, LLC, a Delaware limited liability company ("**Developer**"), is the exclusive tenant of the Development Parcel pursuant to a long-term ground lease; and

WHEREAS, Developer plans to develop a casino, hotels, entertainment venue, residential buildings and office buildings on the Development Parcel (the "**Development**"); and

WHEREAS, as part of the Development, Developer will (1) construct and improve a public street from Grand Avenue to Chicago Avenue, to be known as Jefferson Street, and (2) dedicate a portion thereof as public way, (3) grant, and convey to the City of Chicago an easement in the remaining portion of Jefferson Street for the use, operation and maintenance of the same as a public way, and (4) grant and convey an easement to the City of Chicago for access, construction, inspection, maintenance, repair, and replacement of the West Grand Avenue roadway retaining wall and Grand Avenue bridge abutment (the "**Project**"); and

WHEREAS, Upon completion of the aforementioned dedication, the City will grant and convey an easement to Developer for purposes of Developer's installation and maintenance of certain essential building components within the dedicated portion of Jefferson Street; and

Now therefore, be it ordained by the City Council of the City of Chicago:

SECTION 1. The Commissioner of the Chicago Department of Transportation (the "Commissioner"), or any of the Commissioner's designees, is each hereby authorized and directed to approve and accept a dedication of an approximately 80 to 90 foot wide, north-south street in the block bounded by vacated W. Grand Ave., N. Halsted St., W. Chicago Ave., and the North Branch of the Chicago River, said land being owned by GLP Capital, L.P., a Pennsylvania limited partnership ("**Fee Title Holder**"), and subject to a ground lease to Bally's Chicago Operating Company, LLC, a Delaware limited liability company ("**Developer**").

Dedication of:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF NORTH DESPLAINES STREET AND WEST GRAND AVENUE AS MONUMENTED AND OCCUPIED; THENCE NORTH 88 DEGREES 30 MINUTES 42 SECONDS EAST, ALONG THE NORTH

RIGHT OF WAY LINE OF SAID W. GRAND AVENUE, 308.00 FEET TO A JOG IN SAID W. GRAND AVE; THEN NORTH 00 DEGREES 20 MINUTES 50 SECONDS EAST ALONG SAID JOB, 1.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39 DEGREES 25 MINUTES 10 SECONDS WEST, 11.39 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 284.00 FEET, A CHORD DISTANCE OF 182.42 FEET, WITH A CHORD BEARING OF NORTH 20 DEGREES 46 MINUTES 25 SECONDS WEST, FOR AN ARC LENGTH OF 185.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 39 DEGREES 30 MINUTES 26 SECONDS WEST, 169.90 FEET; THENCE NORTH 52 DEGREES 45 MINUTES 43 SECONDS WEST, 33.74 FEET; THENCE NORTH 38 DEGREES 39 MINUTES 47 SECONDS WEST, 26.93 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 45 SECONDS WEST, 12.73 FEET; THENCE NORTH 38 DEGREES 54 MINUTES 09 SECONDS WEST, 490.32 FEET; THENCE NORTH 38 DEGREES 54 MINUTES 00 SECONDS WEST, 91.52 FEET; THENCE NORTH 38 DEGREES 54 MINUTES 39 SECONDS WEST, 322.61 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 15 SECONDS EAST, 87.90 FEET; THENCE SOUTH 39 DEGREES 12 MINUTES 45 SECONDS EAST, 521.16 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 15 SECONDS EAST, 2.04 FEET; THENCE SOUTH 40 DEGREES 18 MINUTES 19 SECONDS EAST, 297.97 FEET; THENCE SOUTH 38 DEGREES 52 MINUTES 13 SECONDS EAST, 138.23 FEET; THENCE SOUTH 39 DEGREES 30 MINUTES 26 SECONDS EAST, 87.82 FEET; THENCE SOUTH 43 DEGREES 47 MINUTES 09 SECONDS WEST, 2.01 FEET; THENCE SOUTH 39 DEGREES 30 MINUTES 26 SECONDS EAST, 96.06 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 364.00 FEET, A CHORD DISTANCE OF 235.95 FEET, WITH A CHORD BEARING OF SOUTH 20 DEGREES 35 MINUTES 46 SECONDS EAST, FOR AN ARC LENGTH OF 240.29 FEET TO SAID NORTH RIGHT OF WAY LINE OF GRAND AVENUE; THENCE SOUTH 82 DEGREES 38 MINUTES 59 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 73.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.762 ACRES, MORE OR LESS.

as shaded and legally described by the words **"HEREBY DEDICATED"** on the plat hereto attached as Exhibit B, which is attached and incorporated and the same is hereby opened to vehicular traffic.

SECTION 2. Prior to approving and accepting the Jefferson Street right of way dedication herein provided for, the Commissioner of Transportation shall receive confirmation from the Owner that it has complied with all the conditions set forth in the Department of Water Management letter dated February 11, 2026, in Exhibit C, which is attached hereto and incorporated herein.

SECTION 3. The Commissioner is authorized to negotiate and execute an easement agreement in, over and through a portion of the Development Parcel, as depicted in Exhibit D, which is attached hereto and incorporated herein, for purposes of the City utilizing, and allowing the public to utilize, the same as a public right-of-way, subject to the approval of the Corporation Counsel as to form and legality.

SECTION 4. The Commissioner is authorized to negotiate and execute an easement agreement in, over and through the portion of the Development Parcel, as depicted in Exhibit E, which is attached hereto and incorporated herein, for the purposes of access, constructing,

installing, inspecting, maintaining, repairing and replacing the West Grand Avenue roadway bridge abutment, subject to the approval of the Corporation Counsel as to form and legality.

SECTION 5. Upon completion of the dedication in Section 1, the Commissioner is authorized to negotiate and execute an easement agreement in, over and through the area dedicated therein, for purposes of Developer's installation and maintenance of certain essential building components depicted in **Exhibit F**, which is attached hereto and incorporated herein subject to the approval of the Corporation Counsel as to form and legality.

SECTION 6. The Commissioner of CDOT is authorized to negotiate and execute such documents as may be necessary to implement the intention and express provisions of this ordinance, including a construction and maintenance agreement with the Developer, the Union Pacific Railroad or any other party whose property is impacted by the construction of the Project, and any such agreements may provide for City's indemnification of another party, subject to the approval of the Corporation Counsel as to form and legality.

SECTION 7. The dedication for public way herein provided for in Section 1 is accepted subject to the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer, on behalf of the Fee Title Holder, shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a certified copy of this ordinance, together with the similarly approved associated full-sized plat both of which shall be approved by the Superintendent of Maps and Plats.

SECTION 8. This ordinance shall take effect and be in force from and after its passage and publication.

Ordinance Approved:



William Cheaks, Jr.
Commissioner
Department of Transportation

Introduced By:



Honorable Walter R. Burnett
Alderman, 27th Ward

CDOT File Number:
09-27-25-4106A