

HOLLYWOOD CASINO PRESENTATION

June 14, 2023

Agenda

1. Overview of Petition
 - a. Rezoning and Conditional Use**
 - b. Preliminary Plat and Plan**
2. Transportation Improvements
 - a. Traffic Study Overview**
 - i. Goals and Objectives**
 - ii. Areas of Focus**
 - b. Preliminary Timeline**
3. Petitioner Presentation

OVERVIEW OF PETITION

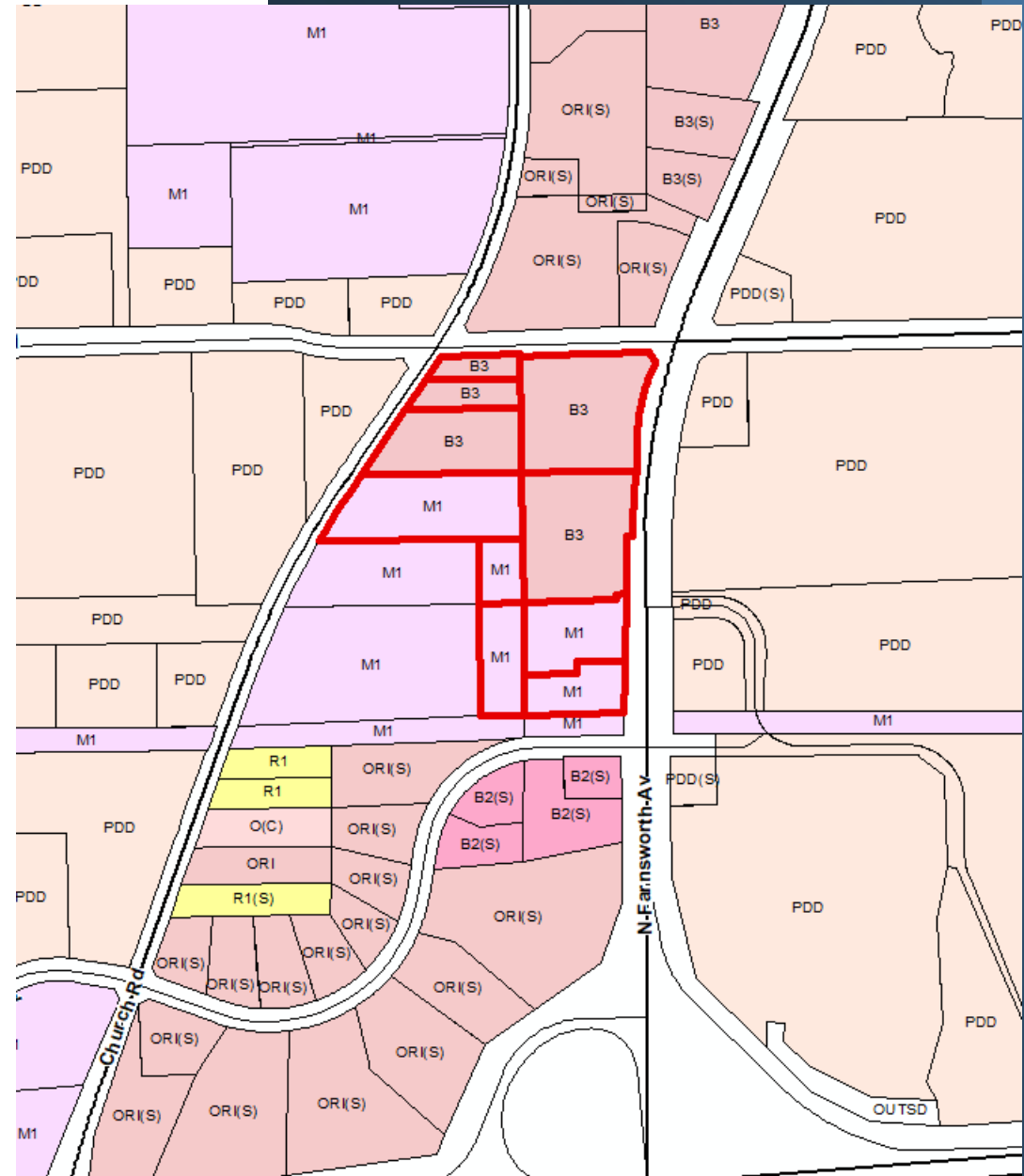
SUBJECT PROPERTY

- Located on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard
- Made up of several parcels containing approximately 18.68 acres



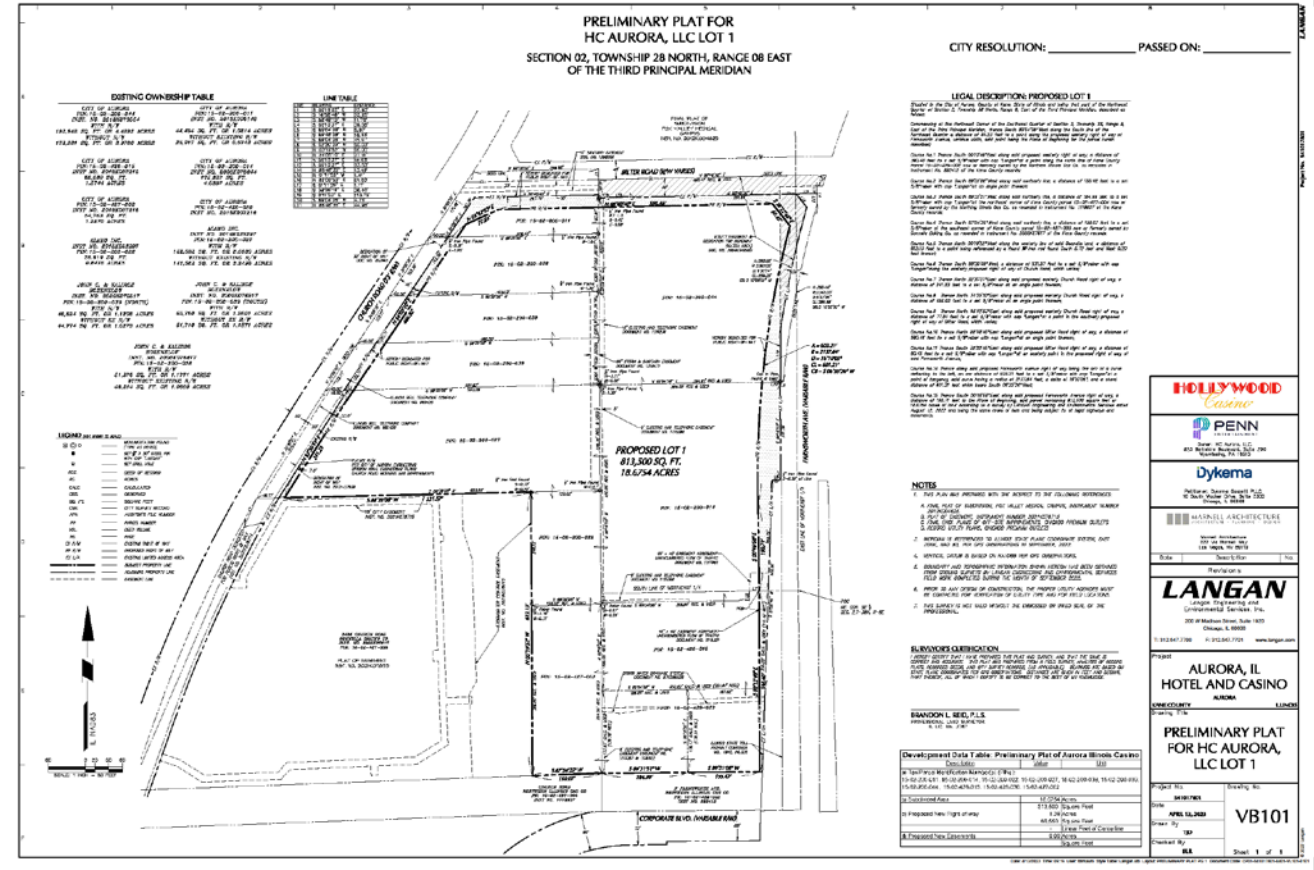
REZONING AND CONDITIONAL USE

- Rezoning a portion of the property from M-1 Manufacturing - Limited District to B-3 Business and Wholesale District
- Conditional Use Planned Development
 - Approval of Plan Description



PRELIMINARY PLAT

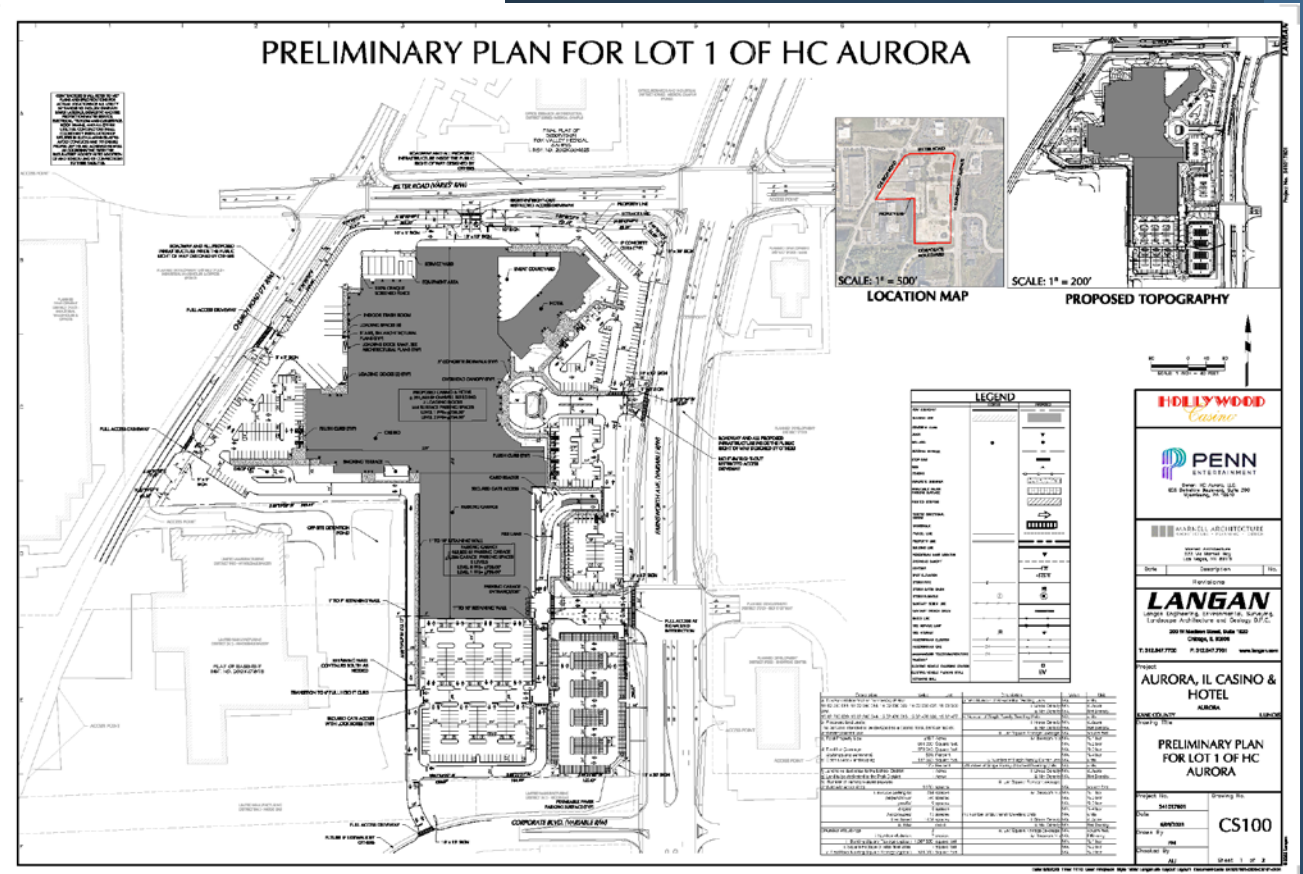
- Consolidation into one lot
- Right of way Dedication on Farnsworth Avenue, Bilter Road and Church Road



HOLLYWOOD Casino
PENN Gaming, Inc. 1000 Pennsylvania Avenue, N.W. Washington, DC 20004
Dykema Adrianne M. Schemm, Esq. 1000 Pennsylvania Avenue, N.W. Washington, DC 20004
MANILL ARCHITECTURAL Manilla Architects, Inc. 1000 Pennsylvania Avenue, N.W. Washington, DC 20004
LANGAN Langan Engineering and Constructors, Inc. 300 N. Madison Street, Suite 1000 Chicago, IL 60602
AURORA, IL HOTEL AND CASINO
PRELIMINARY PLAT FOR HC AURORA, LLC LOT 1
Project No. VB101
Sheet 1 of 1

PRELIMINARY PLAN

- New Casino including:
 - 224-Room Hotel
 - Entertainment Venue
 - 1200 gaming positions
 - Barstool Sportsbook
 - Spa
 - A variety of high-quality bar and restaurants within the hotel and casino
- 1600 Total parking spaces
 - 564 surface parking spaces
 - 1036 parking spaces within a parking garage

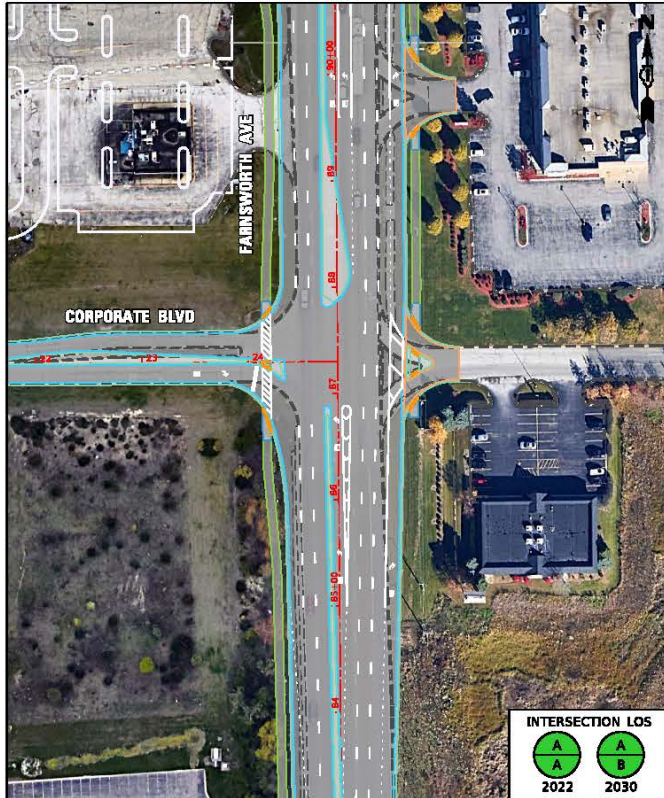


TRANSPORTATION IMPROVEMENTS

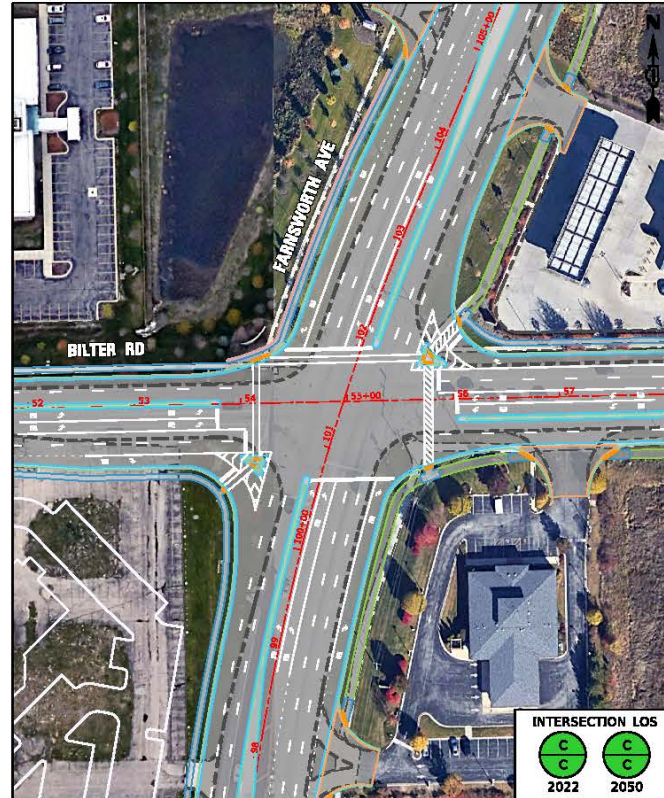
TRAFFIC STUDY

- A Traffic Study was required to be completed by Penn
 - 3-levels of analysis and review
 1. PENN hired Langan to undertake a traffic study
 2. The City hired HR Green as a traffic consultant
 3. Both the City and HR Green reviewed the traffic study prepared by Langan
- Areas of Focus
 - Original focus was the casino itself/close vicinity
 - Then we “pulled back the lens” and looked at the larger subarea
 - Extension of sidewalks and bike trails
 - Support existing Pace Bus route along Farnsworth
- Goals and Objectives
 - Increase traffic capacity in the area
 - Ensure sufficient level of service for the larger subarea
 - Plan for necessary improvements based upon traffic study

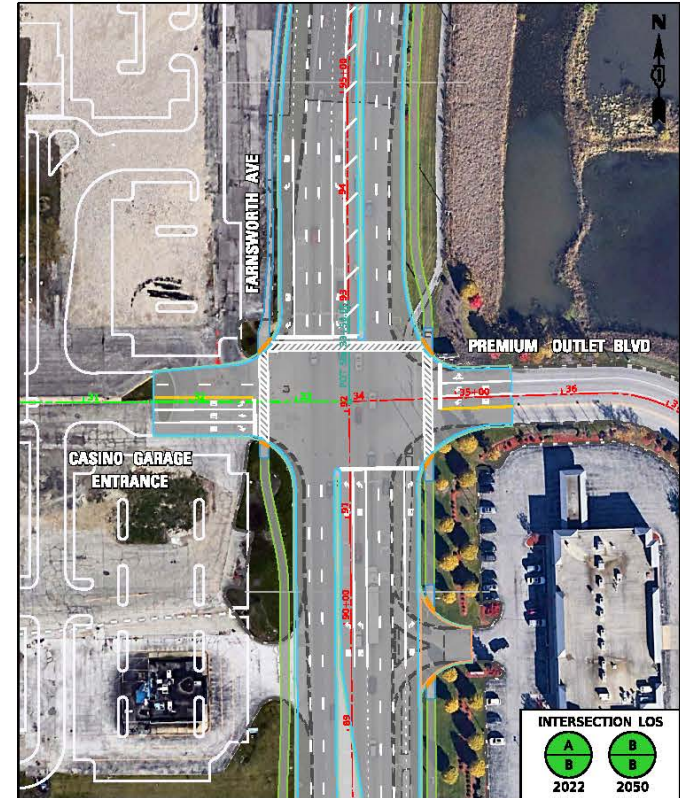
FARNSWORTH AVE IMPROVEMENTS – INTERSECTION LEVEL OF SERVICE



FARNSWORTH AVE & CORPORATE BLVD INTERSECTION



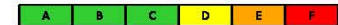
FARNSWORTH AVE & BILTER RD INTERSECTION



FARNSWORTH AVE & PREMIUM OUTLET BLVD / CASINO GARAGE ENTRANCE INTERSECTION



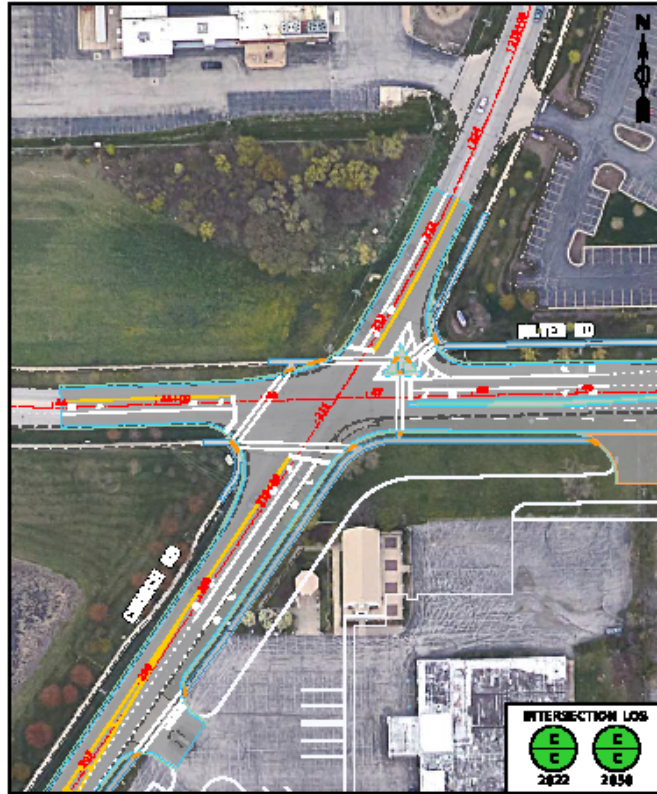
LEVEL OF SERVICE (LOS) COLOR CODE



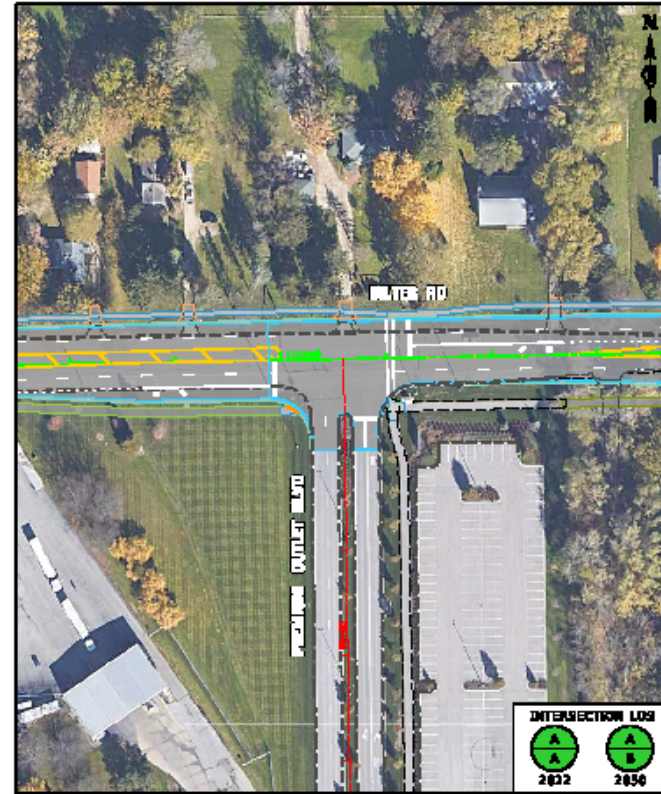
2030 LEVEL OF SERVICE PROJECTIONS TAKEN FROM CASINO TRAFFIC IMPACT STUDY.



FARNSWORTH AVE IMPROVEMENTS – INTERSECTION LEVEL OF SERVICE



CHURCH RD & BILTEN RD
INTERSECTION



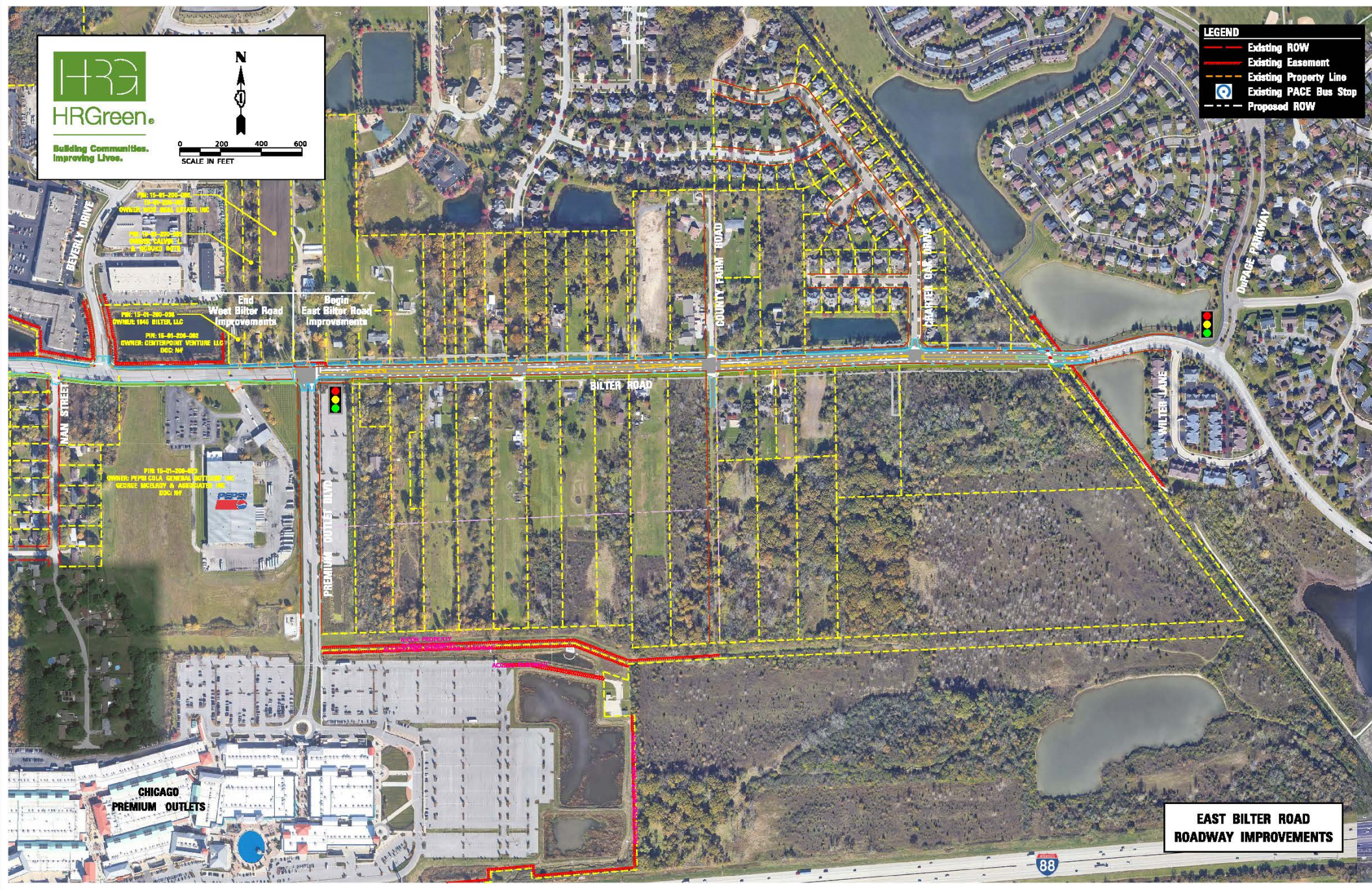
BILTEN RD & PREMIUM OUTLET BLVD
INTERSECTION

HRGreen
Building Communities.
Improving Lives.

0 200 400 600
SCALE IN FEET

LEGEND

- Existing ROW
- Existing Easement
- Existing Property Line
- Existing PACE Bus Stop
- Proposed ROW

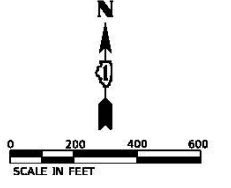


P/N: 15-01-200-010
 OWNER: HOKI 2001 ESTATE, INC
 P/N: 15-01-200-015
 OWNER: CHRYSLER
 P/N: 15-01-200-018
 OWNER: 1940 BILTER, LLC
 P/N: 15-01-200-082
 OWNER: CENTERTPOINT VENTURE, LLC
 DEC. 14

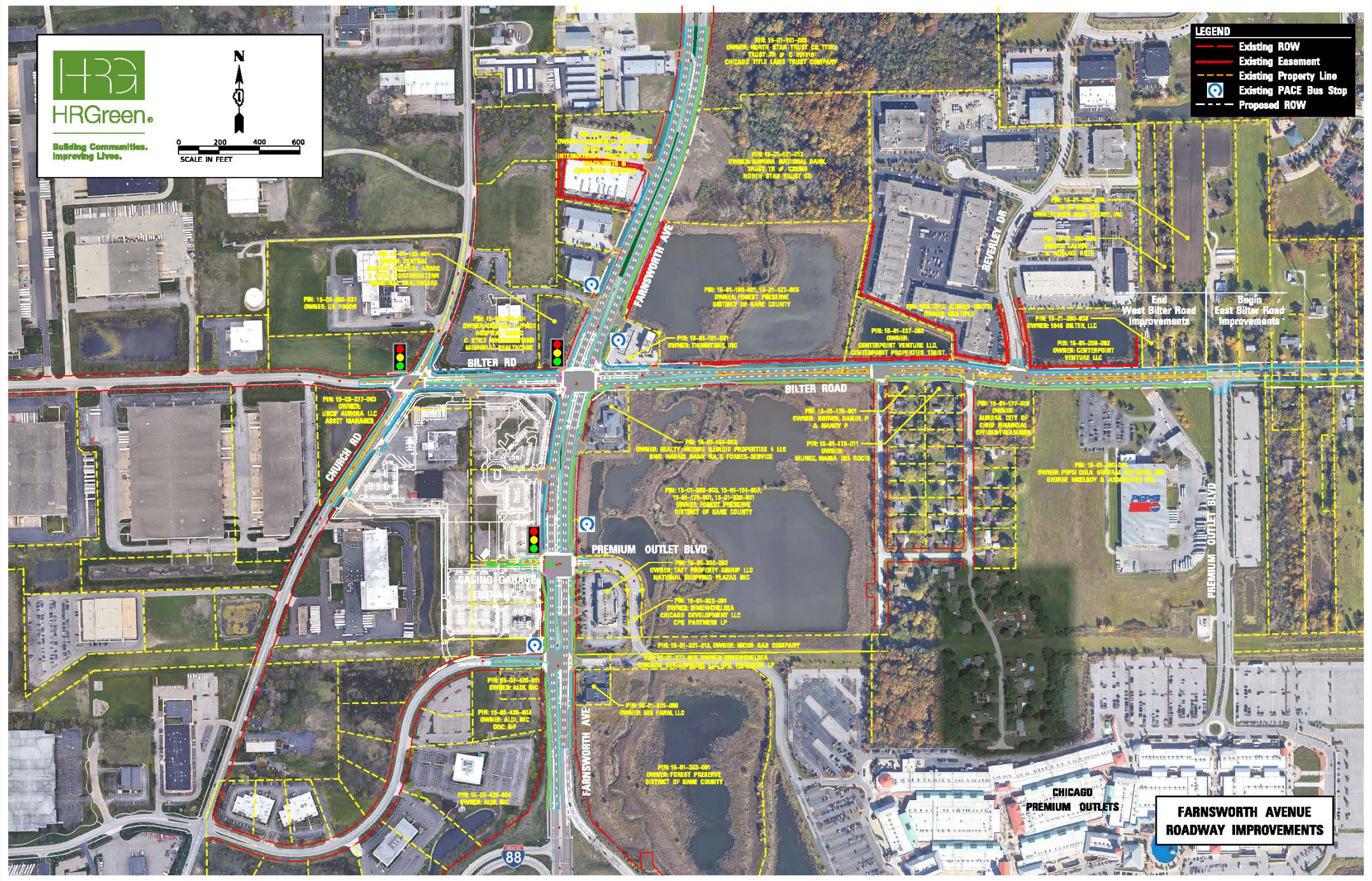
P/N: 15-01-200-083
 OWNER: PEPSI COLA GENERAL BOTTLING CO
 GEORGE HICKS & ASSOCIATES
 DEC. 14

**CHICAGO
PREMIUM OUTLETS**

**EAST BILTER ROAD
ROADWAY IMPROVEMENTS**



LEGEND	
	Existing ROW
	Existing Easement
	Existing Property Line
	Existing PACE Bus Stop
	Proposed ROW



**FARNSWORTH AVENUE
ROADWAY IMPROVEMENTS**

**CHICAGO
PREMIUM OUTLETS**

End
West Bilter Road
Improvements

Begin
East Bilter Road
Improvements

PIN 15-01-00-003
OWNER: NORTH STAR TRUST CO. LTR
TRUST CO. P. C. TRUST
CHICAGO TITLE LAND TRUST COMPANY

PIN 15-01-00-013
OWNER: SUPINA NATIONAL BANK
TRUST CO. / CDBS
WORTH STATE STREET SO

PIN 15-01-00-001, 15-01-00-002
OWNER: FOREST PRESERVE
DISTRICT OF HANE COUNTY

PIN 15-05-01-011
OWNER: THOMSON, INC

PIN 15-01-007-002
OWNER: CENTERPOINT VENTURE L.L.C.
CENTERPOINT PROPERTIES TRUST

PIN 15-01-000-008
OWNER: 1946 BILTER, LLC

PIN 15-01-000-002
OWNER: CENTERPOINT
VENTURE LLC

PIN 15-00-000-007
OWNER: U.S. PARCEL

PIN 15-00-000-000
OWNER: ALDI, INC
ALDI STORE # 1000000
ALDI STORE # 1000000
ALDI STORE # 1000000

PIN 15-02-000-000
OWNER: LUCAS ALMONA LLC
ASSET MANAGER

PIN 15-01-000-000
OWNER: REALTY ANCHOR (IL) PROPERTIES 1 LLC
BAND MARSH BANK NA, S. FORMER-SERVICE

PIN 15-05-178-001
OWNER: MUMBO, MARIA DEL ROSA

PIN 15-01-000-000, 15-01-000-001
15-01-000-001, 15-01-000-001
OWNER: FOREST PRESERVE
DISTRICT OF HANE COUNTY

PIN 15-01-000-000
OWNER: FACT PROPERTY GROUP LLC
NATIONAL SHOPPING PLAZAS INC

PIN 15-01-000-001
OWNER: SIMONMICHELSEA
CHICAGO DEVELOPMENTS LLC
CPO PARTNERS LP

PIN 15-01-000-000
OWNER: HOOR CLASS COMPANY

PIN 15-01-000-000
OWNER: SIMONMICHELSEA
CHICAGO DEVELOPMENTS LLC
CPO PARTNERS LP

PIN 15-00-000-001
OWNER: ALDI, INC

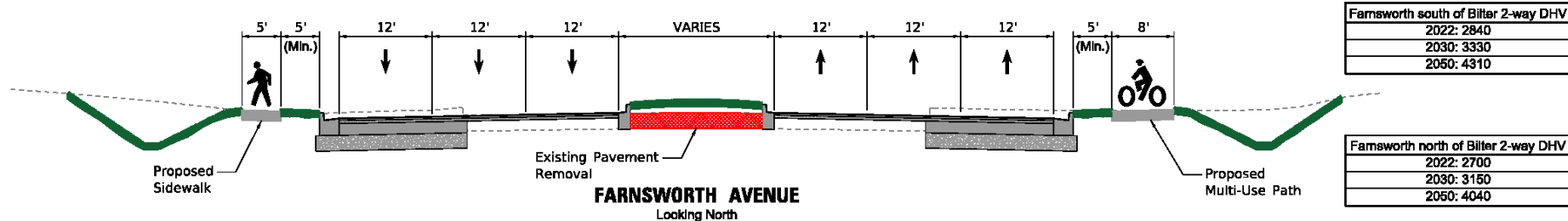
PIN 15-00-000-002
OWNER: ALDI, INC
DOC. INC.

PIN 15-00-000-003
OWNER: ALDI, INC

PIN 15-01-000-000
OWNER: MRS. FARIN, LLC

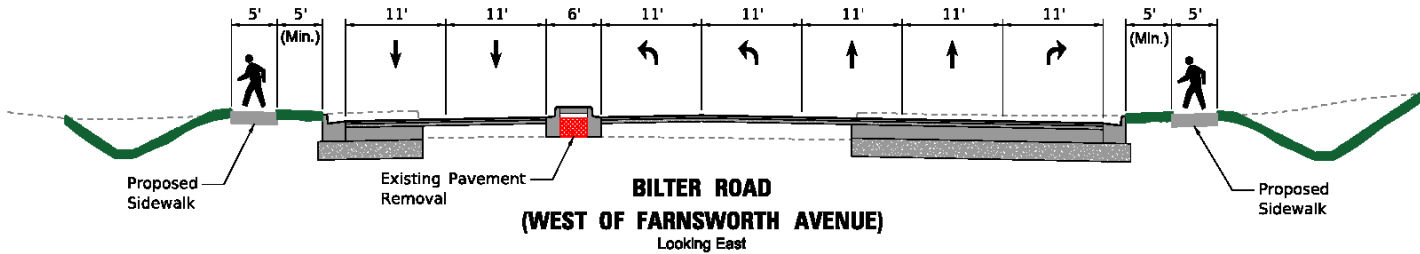
PIN 15-01-000-000
OWNER: FOREST PRESERVE
DISTRICT OF HANE COUNTY

88

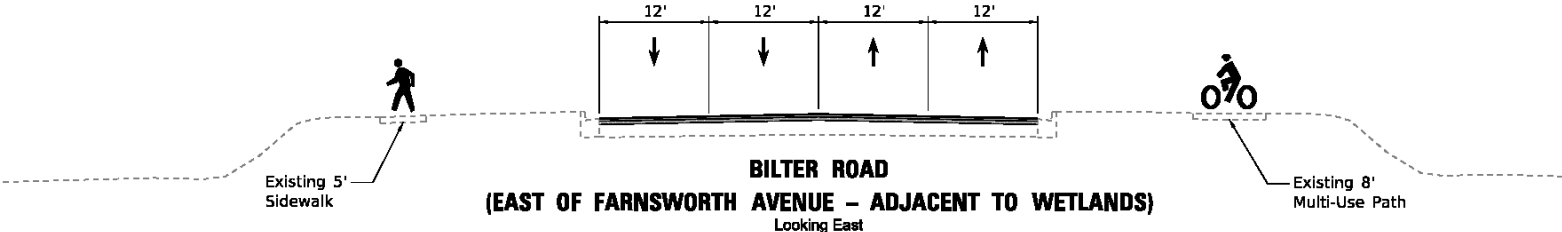


Farnsworth south of Bilter 2-way DHV
2022: 2840
2030: 3330
2050: 4310

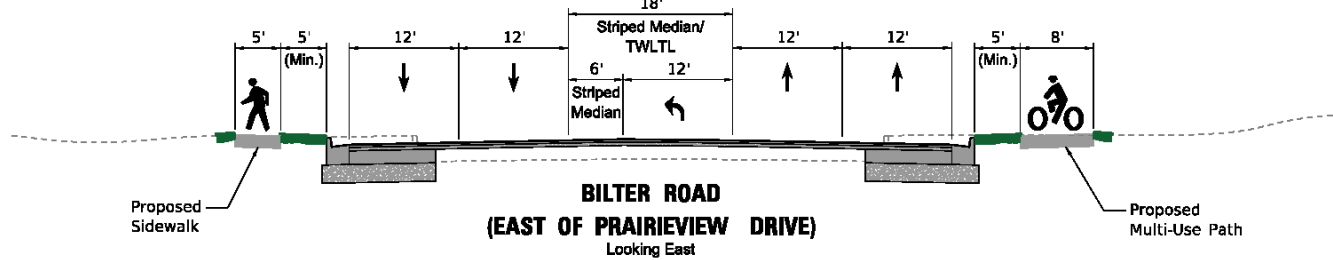
Farnsworth north of Bilter 2-way DHV
2022: 2700
2030: 3150
2050: 4040



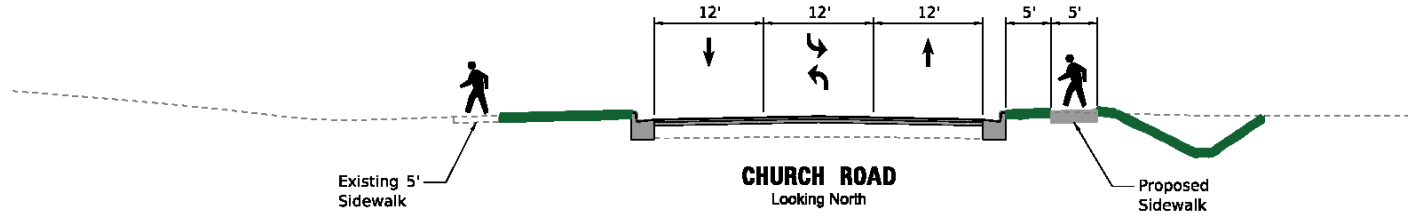
Bilter west of Farnsworth 2-way DHV
2022: 700
2030: 800
2050: 1320



Bilter east of Farnsworth 2-way DHV
2022: 820
2030: 960
2050: 1680



Church south of Bilter 2-way DHV
2022: 900
2030: 1040
2050: 1280



CAPACITY ANALYSIS	
2 lanes:	DHV < 1,250 (ADT < 12,500)
2 or 4 lanes:	DHV 1,250 to 2,050 (ADT 12,500 to 20,500)
4 or 6 lanes:	DHV 2,050 to 2,900 (ADT 20,500 to 29,000)
6 lanes:	DHV > 2,900 (ADT > 29,000)

HRGreen
Building Communities.
Improving Lives.

0 400 800 1200
SCALE IN FEET

N

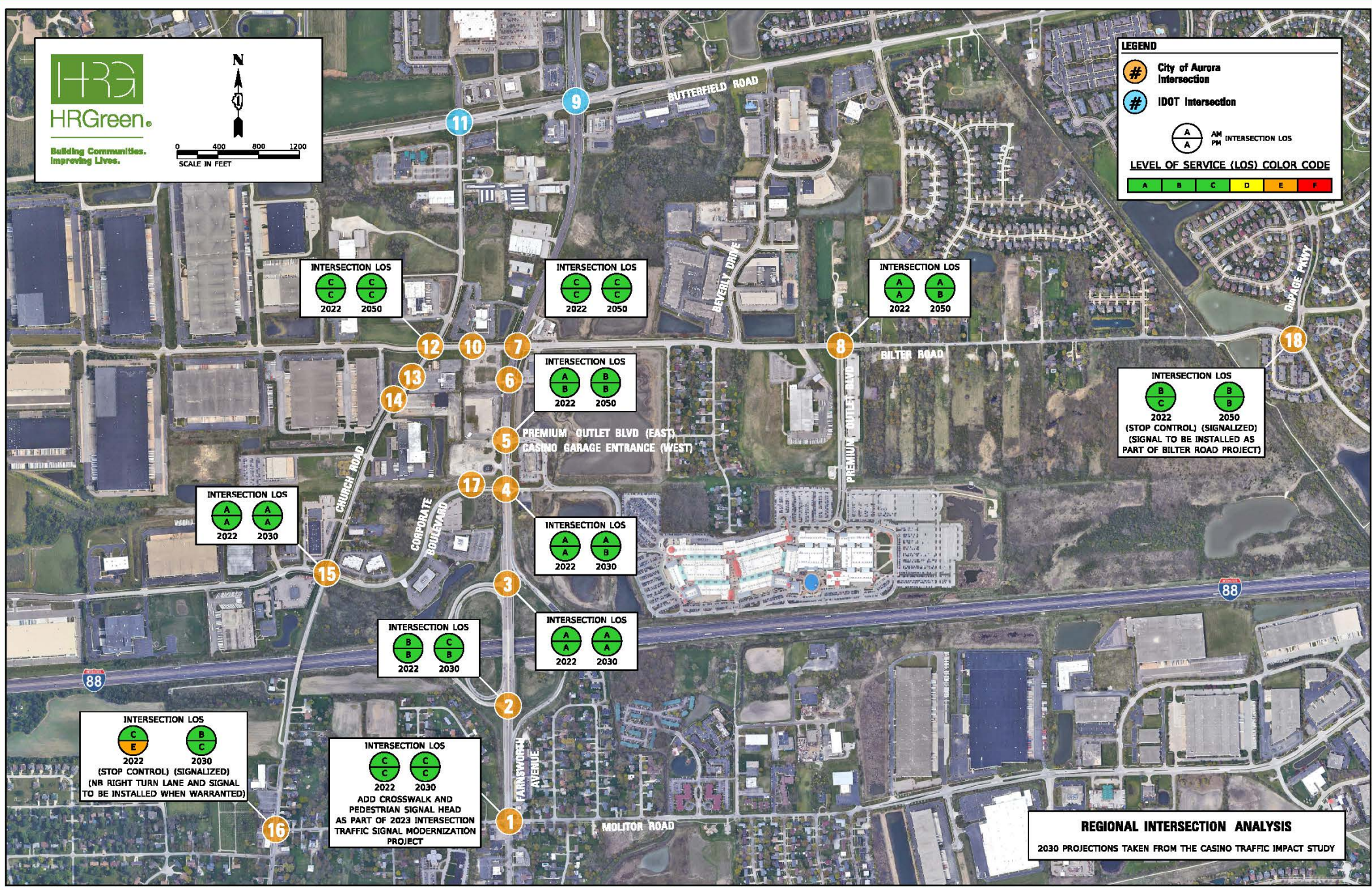
LEGEND

City of Aurora Intersection
IDOT Intersection

A AM INTERSECTION LOS
A PM

LEVEL OF SERVICE (LOS) COLOR CODE

A	B	C	D	E	F
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REGIONAL INTERSECTION ANALYSIS
2030 PROJECTIONS TAKEN FROM THE CASINO TRAFFIC IMPACT STUDY

PRELIMINARY TIMELINE

- CIP updated to include transportation improvements – 2023
- Engineering Design – 2023 – early 2024
- Construction Letting – 2024
- Begin Construction – 2024
- Substantial Completion – 2025