

DRAFT 4-18-21

Chapter 28 Zoning. Section 5.1-22 Overlay Zoning District - Arlington International Racecourse Property

The purpose of the overlay zoning district is to implement redevelopment of the Arlington International Racecourse property by establishing guidelines specific to the property, which consists of approximately 326 acres. The following conditions of use shall supplement the underlying zoning of the area, but supersede the underlying zoning where different. The intent of these regulations is to promote mixed use redevelopment of the property in a master planned and coordinated manner.

Section 5.1-22.1 – Conditions of Use:

a. To create a unique regional “one of a kind” redevelopment to be master planned in a unified manner. A Planned Unit Development (PUD) is required. The existing racetrack may continue as a permitted use.

b. Prohibited Uses:

Adult Business;

Agricultural Implement Sales and Service;

Antenna Commercial;

Antenna Non Commercial;

Auto Car Wash;

Auto Service Station;

Building Material Sales;

Contractor Office & Design Showroom;

Currency Exchanges;

Electrical Equipment Sales;

Fairgrounds Kiddie Parks;

Funeral Parlor, Mortuary;

Laundry Dry Cleaning up to 5,000 sf;

Machinery Sales and Service;

Monuments Sales;

Motor Vehicle Repair Major and Minor;

Pawn Shop Cash Converter;

Recreational Vehicles and Boats, Sales/Supplies;

Repair, Minor

Secondhand Store;

Sign Painting Shop;

Tool and Die Shop;

Wholesale Offices (including warehouses and storerooms);

c. Development shall include preservation of natural site features such as Salt Creek linear park along with creating a central park amenity. Transit Oriented uses are encouraged around the Metra Train Station and re-use and preservation of landmark site elements should be considered.

d. The division of land per Chapter 29 shall only be permitted as part of approval of a master Planned Unit Development for the entire property. Exempt subdivisions per 29-104 (c) are prohibited.

e. Impact fees, land dedication, extension and provision of utilities and accommodation of services for the property shall be provided for in a master Planned Unit Development application.

f. Development should include sustainable development features such as but not limited to, permeable pavers, green rooftops, energy efficient building design, electric vehicle charging stations, bioswales, solar energy.

Chapter 29 Subdivision Control Regulations. Section 29-104

d. Arlington International Racecourse Property: The division of any of the 326-acre Arlington International Racecourse property shall only be permitted as part of approval of a master Planned Unit Development for the entire property. Exempt subdivisions per 29-104 (c) are prohibited.