

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION REGARDING ZONING REGULATIONS
APPLICABLE TO THE ARLINGTON INTERNATIONAL RACECOURSE PROPERTY

WHEREAS, Arlington Park Racecourse is located on 326 acres of property located generally in that portion of the Village bounded by Wilke Road on the east, Euclid Avenue on the south, the Salt Creek and Rohlwing Road on the west, and the Union Pacific railroad right-of-way on the north, all as depicted in Exhibit A to this Resolution ("*Racecourse Property*"); and

WHEREAS, Arlington Park Racecourse has hosted horse racing since 1927, and is among the most famous horse racing facilities around the world; and

WHEREAS, the owner of the Racecourse Property has publicly stated that it intends to close Arlington Park Racecourse after the 2021 racing season, and to sell the Racecourse Property; and

WHEREAS, the Racecourse Property is currently located within the B-3 General Service, Wholesale and Motor Vehicle District of the Village ("*B-3 District*"); and

WHEREAS, Section 5.1-12 of "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended ("*Zoning Ordinance*"), provides that the B-3 District is intended "primarily for motor vehicle oriented uses, wholesale/retail and service establishments"; and

WHEREAS, the Village has determined that the existing regulations of the B-3 District may not be appropriate for the future redevelopment or re-use of the Racecourse Property; and

WHEREAS, the Village President and Board of Trustees desire that the Racecourse Property be zoned and regulated so as to encourage and facilitate the development and use of the Racecourse Property in a manner that reflects the historic importance and value of the Racecourse Property to the Village, promotes the Village's tax base, complements existing and potential development in the surrounding neighborhoods and the Village as a whole, and protects the public health, safety, and welfare; and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village and its residents to direct the Village's Plan Commission to evaluate the current zoning and subdivision regulations applicable to the Racecourse Property, and to recommend to the Board of Trustees whether to adopt any amendments to the Zoning Ordinance, the official Zoning Map of the Village, and the Village's subdivision control regulations in order to ensure proper and appropriate redevelopment or re-use of the Racecourse Property, which amendments may include, without limitation, the establishment of an overlay zoning district with specific use and bulk regulations applicable to the Racecourse Property, the prohibition of certain uses of the Racecourse Property, and the prohibition of subdivision of the Racecourse Property;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: DIRECTION TO PLAN COMMISSION; NOTICE TO PUBLIC. The Plan Commission is hereby directed to hold a public hearing concerning possible amendments to the Zoning Ordinance, the official Zoning Map of the Village, and the Village's subdivision control regulations in order to ensure proper and appropriate redevelopment or re-use of the Racecourse Property, which amendments may include, without limitation:

- A. The establishment of an overlay zoning district with specific use and bulk regulations applicable to the Racecourse Property;
- B. The prohibition on any portion of the Racecourse Property of those specific uses set forth in Exhibit B to this Resolution, all of which are otherwise permitted in the B-3 District; and
- C. The prohibition of any subdivision of the Racecourse Property except as part of a master planned unit development for the entire Racecourse Property.

The notice of such hearing must be given as required by law within 90 days after the effective date of this Resolution. The public is to be deemed to have notice that the Village is considering Zoning Code, Zoning Map, and subdivision amendments regarding the Racecourse Property as of the effective date of this Resolution.

SECTION 3: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 3rd day of May, 2021

Village President

ATTEST:

Village Clerk

Arlington International Racecourse Overlay Zone

EXHIBIT A

The Village of
Arlington Heights
Illinois
Planning & Community Development

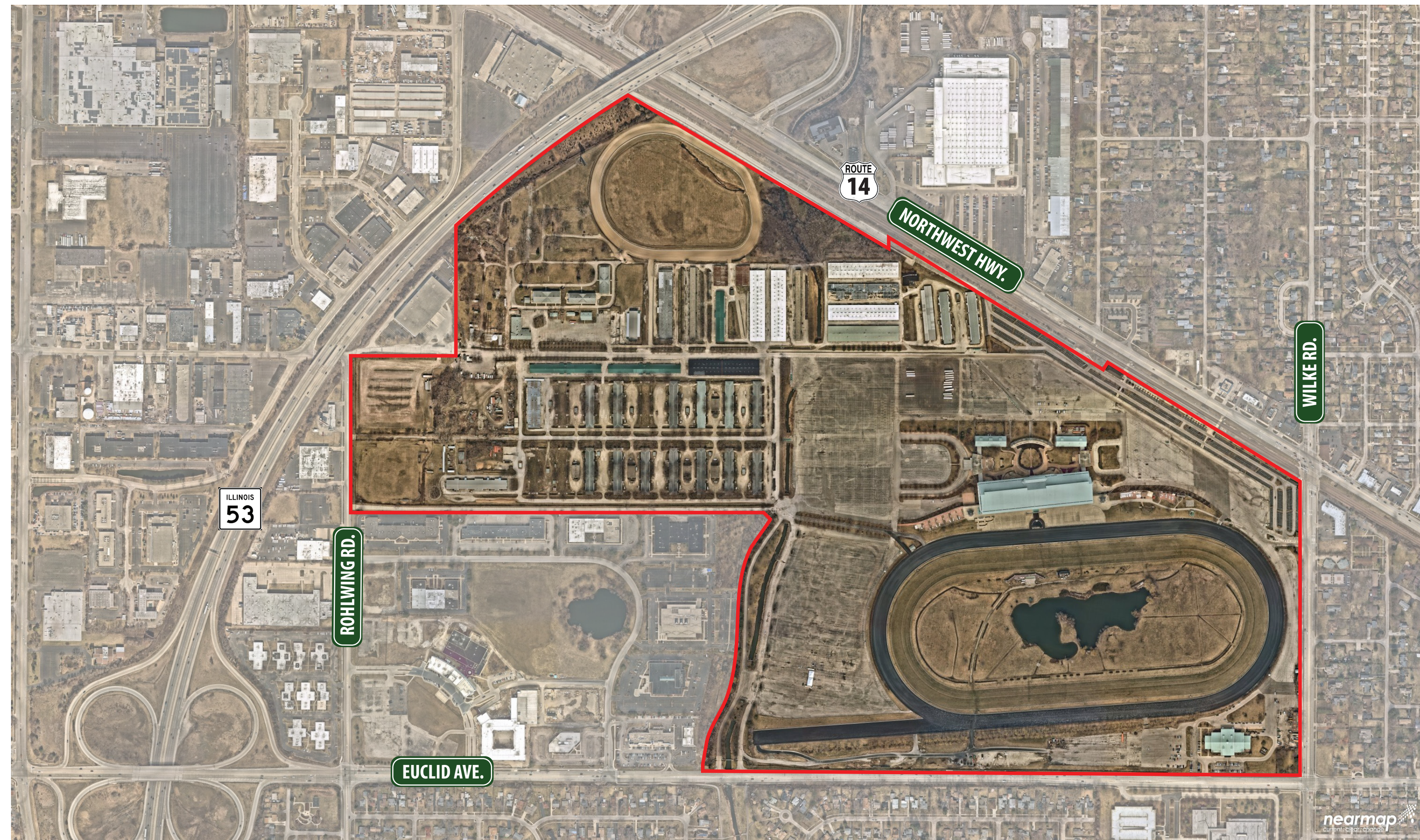


EXHIBIT B

LIST OF PROPOSED PROHIBITED USES OF RACECOURSE PROPERTY

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);