

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: CHAPTER 28-29 AMENDMENT, ARLINGTON INTERNATIONAL RACECOURSE -
PC #21-012

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting held virtually which permits the public to fully
participate via the computers or using their phones, on the 9th day of June, 2021, at the
hour of 11:05 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
BRUCE GREEN
TERRY ENNES
LYNN JENSEN
JAY CHERWIN
JOHN SIGALOS
JOE LORENZINI

ALSO PRESENT:

SAM HUBBARD, Development Planner
BILL ENRIGHT, Assistant Deputy Director
HART PASSMAN, Village Attorney

ACTING CHAIRPERSON WARSKOW: All right, so now I think we're on our final petition.

MR. ENRIGHT: Chairperson Warskow and members of the Plan Commission, Sam, if you can enable sharescreen for me? The purpose of tonight's public hearing is to consider an amendment to Chapter 28 Zoning Regulations to establish an Overlay Zoning District at Arlington International Racecourse, and an amendment to Chapter 29 Subdivision Control Regulations relating to Arlington International Racecourse.

On May 3rd of 2021, the Village Board adopted Resolution 21-016, which I included in the packet, which directed the Plan Commission to conduct a public hearing to consider recommendations to the Village Board relating to an Overlay Zoning District for the 326-acre Arlington International Racecourse. The first step in that process was to discuss these proposed amendments at a subcommittee of the Plan Commission called the Ordinance Review Committee which met on May 26th, 2021 and did recommend approval of these amendments to the Plan Commission. The second step is tonight, which is the public hearing of the Plan Commission, which will deliberate and make the recommendation to the Village Board who have ultimate decision making on the proposal.

First, what is an overlay zone? An overlay zone is basically additional regulations relating to a specific area or sites which actually supplement the underlying zoning district. Thus, the overlay is really unique to the specific site or location. The Village has used overlay zones in several areas of town where the Village Board wanted to, or has a certain vision for the area that could only be achieved through the overlay zone because the underlying zoning is more village-wide where an overlay zone becomes more specific to the site or location. If there's ever a conflict between the overlay zone and the underlying zoning, the overlay zone supersedes the underlying zoning.

So, the purpose of this particular overlay zone for the racecourse property is to require that the racecourse site totaling 326 acres is developed as part of the Comprehensive Master Plan rather than subdivided into smaller parcels for piecemeal development. In addition, the overlay would expressly prohibit certain uses that are not conducive to the type of development the Village wants to see at this important site. A second phase to be considered at a later date to be determined would expand upon the overlay zone to develop bulk standards for height, density, setback, floor area among other zoning requirements. That particular phase in the process would take into consideration potential future users of the site and development concepts. It's important to recognize though that the proposed overlay zone, if approved, does not preclude the horse racing track from remaining and continuing to operate under current or new ownership.

The current zoning of the property is B-3 which is General Service, Wholesale, and Motor Vehicle District, and it's designated as Mixed Use under the Village's Comprehensive Plan. Certain permitted uses in the B-3 district are not conducive to promoting mixed use, high density, one-of-a-kind type of redevelopment that the racetrack presents, if indeed it goes that direction. Therefore, as the first step of the proposal, the overlay would address some of these issues and prohibit certain uses that would normally be allowed in the B-3 district. As mentioned, subdivision would also only be allowed as part of a master Planned Unit Development, which would require the public hearing process of the Plan Commission and Village Board.

At this time, I'd like to just share the screen on the overlay zone that's

proposed. This is a map of Arlington International Racecourse. The proposed Overlay Zoning District is highlighted in the red which encompasses all 326 acres at the racetrack. There are several conditions of use that are recommended in the overlay zone:

1. Any development or redevelopment or otherwise would require a planned unit development at the racetrack, which is a public hearing process;
2. Secondly, there are a series of prohibited uses;
3. Preservation and inclusion of natural site features, and also a key element is promoting development of Transit Oriented Development within 1,300 lineal feet of the existing Metra Train Station. The 1,300 lineal feet for the train station is very similar to our downtown. It's about 1,300 feet in most directions from our Downtown Train Station to the outer limits of our downtown which is a mixed use district. That equates to one quarter of a mile, which in Transit Oriented Development is within the range of a quarter mile to half mile that people are comfortable walking to the transit and benefiting from the transit close by;
4. Fourthly, the requirement for division of land shall only be permitted as part of a master planned development;
5. The impact fees and land dedication for public services will be required as part of the PUD; and
6. Requirement for sustainable development features are provided including bicycle access.

The one thing about the Transit Oriented Development to keep in mind is if this track does redevelop, whether it's a complete redevelopment or the track is maintained and other portions redeveloped, we would like to encourage a developer to develop more intense uses around the train station for mixed use development, for some residential, some commercial, that could supplement any other uses on the racetrack facility. It's important to keep in mind, too, that any of these redevelopment standards that would be developed as part of a TOD development would be, you know, could happen with or without the racetrack. So, if a prospective purchaser were to maintain the racetrack facility, certainly there could be additional development on the site that this overlay zone would be promoting. If it goes to the alternative way where the whole area is redeveloped, we'd still want to encourage the Transit Oriented Development in proximity to the Metra Station. But either way, we want to encourage and require a mandate that any development or redevelopment of the site in the future is subject to a public hearing process and requires that Planned Unit Development as I mentioned.

Some of the restrictions that we're looking at in terms of uses are listed here under Prohibited Uses. Some of the uses that are currently allowed in the B-3 Zoning District that we would not want to see allowed here at this point in time are:

- Adult businesses
- Agricultural sales
- Antenna commercial
- Antenna noncommercial
- Car wash
- Service station for autos
- Building material sales
- Contractor office
- Currency exchange
- Electrical equipment sales

Fairgrounds or kiddie parks
 Funeral parlors or mortuary
 Laundry, dry cleaning
 Machinery sales and service
 Monument sales
 Motor vehicle repair, major and minor
 Pawn shop, cash converter
 Recreational vehicle sales
 Repair, minor, which is very general
 Second-hand store
 Sign painting store
 Tool and die shop
 Wholesale offices

One thing to keep in mind is if a developer wanted to include some of these uses, they could either request an amendment to the overlay zone or seek a variance. So, for instance, some warehousing distribution facility on a portion of the site could very well be acceptable to the Village, but we wouldn't want to see a significant amount of the track if it's redeveloped to be redeveloped for warehousing and distribution facilities.

Another component of the proposed amendment is the subdivision regulations. Village Staff is recommending that the Chapter 29 be amended which includes the subdivision regulations so that any subdivision of the racetrack would have to be tied to a Planned Unit Development. Currently, there are some exemptions to the subdivision regulations. For instance, if the parcel is greater than five acres and does not require any new streets or easements of access, they don't have to go through our extensive subdivision process. They're exempt from the requirements. So, with this overlay zone, we would be recommending adding a section to Section 29-104, Scope of Regulations:

- 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.

So, in summary, the recommended amendments to Chapter 28 and Chapter 29 of the Municipal Code are initial important steps in guiding possible future development at Arlington International Racecourse and would not preclude the track from operating as a horse racing facility in the future. However, if additional development or redevelopment of the 326-acre site is proposed, the Village will be better prepared with these amendments to ensure that the property is developed in a master-planned and high quality development benefiting the Village and region.

That would conclude Staff's presentation. I did add an e-mail earlier today. I would like to open the floor to questions.

ACTING CHAIRPERSON WARSKOW: I would suppose we have to still vote that Staff report into the public record, is that correct?

MR. ENRIGHT: Correct.

ACTING CHAIRPERSON WARSKOW: Okay, so someone make a motion.

COMMISSIONER CHERWIN: I'll move to put the Staff report into the public record. This is Jay.

COMMISSIONER SIGALOS: I'm going to second.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Chairperson Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

Okay, any initial Commissioner comments or questions?

COMMISSIONER ENNES: A question. The minutes from that meeting, are we going to approve those? All the members of that Committee are not here tonight.

MR. ENRIGHT: We can't because it's not on the agenda. We would certainly put it on a future one where, you know, everybody will be present. I did send out a copy of the draft minutes to the ORC members and did not receive any comments.

COMMISSIONER ENNES: Thank you.

ACTING CHAIRPERSON WARSKOW: Okay, any other questions or comments from Commissioners?

COMMISSIONER JENSEN: I just want to commend Staff. I think they did a wonderful job with this overlay, you know, especially Bill. We had a good discussion at the ORC, and I think this is a very good piece of work.

COMMISSIONER LORENZINI: I've got a question for Bill. This is probably premature, but do we have any idea, does the Village have any idea how much of the 326 acres would be needed to keep the racetrack in operation?

MR. ENRIGHT: I do not know the answer to that. I mean, obviously, the racetrack and the oval take up a large proportion of the site, probably maybe 40 percent of the site. But then there's also the ancillary parking lot, and then there's the backstretch where the employees/seasonal employees live. So, you know, unless there is a lot of decking of parking, I think it would be difficult to do a whole lot more. So, I think if the racetrack were to stay and there were some redevelopment, it would probably have some element of parking decks in order to get anything significant. There might be an ability to do some perimeter development along Wilke, or I'm sorry, along Euclid.

COMMISSIONER LORENZINI: Okay, thank you.

ACTING CHAIRPERSON WARSKOW: All right, if there are no other Commissioner comments and questions, I'd say we open it to public comment.

MR. ENRIGHT: Okay, if anybody in the public raises their hand, we can open it up for commentary. No one has, well, we do have one in person, Mr. Tasca. Sam, I don't know if -- oh, Sam is not here. I'm trying to allow, and if Sam is still here, you might have to do it since you control the meeting.

ACTING CHAIRPERSON WARSKOW: I still see Sam out there. Sam, are you there? Where are you? You're needed.

MR. ENRIGHT: Yes, I don't know. I'm not able to open that.

COMMISSIONER ENNES: Bill, is that gentleman on the phone?

ACTING CHAIRPERSON WARSKOW: No.

MR. ENRIGHT: No.

COMMISSIONER ENNES: No, okay.

MR. ENRIGHT: Let me see here. If you can just bear with me a second? Hey, Sam, I can't open up -- yes, Sam is going to enable it because I'm not able. He has control over the meeting.

ACTING CHAIRPERSON WARSKOW: Okay.

MR. ENRIGHT: We'll soon be getting away from Zoom. We don't have many more left, I don't think.

COMMISSIONER GREEN: Thank God.

MR. TASCA: Can you hear me?

MR. ENRIGHT: Okay, go ahead, Mr. Tasca.

MR. TASCA: Can you hear me?

MR. ENRIGHT: Yes.

ACTING CHAIRPERSON WARSKOW: Yes.

QUESTIONS FROM AUDIENCE:

MR. TASCA: Holy cow. So, anyway, I sent an e-mail into Sam this morning and, you know, I just wanted to say I didn't know you guys go through all this stuff in Arlington Heights. I live in Arlington Heights. I've been here 30 whatever, since 1987. You guys are staying up until 11:30 every week doing these meetings, kudos!

Anyway, so I just wanted to, you know, I've been living here for a long time. Arlington Park is a part of Arlington Heights. It's fantastic, it's a legacy. What I'd like to do is volunteer my time for anything that, you know, any help you guys need to keep the park there.

Now, I don't know, maybe, you know, I don't know if it's, what's Arlington Heights' view on, you know, do they want the park there? Do they not want the park there? I just thought I, you know, if they want the park there, I'd be more than happy to spend a lot of time doing some due diligence or whatever needs to be done to help keep that park there.

It goes way back in my lifetime. My father worked there. So, I've been going to that park since I was, you know, just knee high to a grasshopper, I guess. So, just volunteering my time and, you know, who could I keep in contact with to see if there's anything that I could be doing?

MR. ENRIGHT: Certainly, the Mayor's office. He did get copied on your e-mail. If I may, typically when we get an e-mail, we would read it into the record. But I think you've been able to testify tonight or make your comment known, so with your permission, you know, I won't read that in, is that okay?

MR. TASCA: That's fine. Whatever you want to do.

MR. ENRIGHT: Thank you. You know, the Manager's office, which is the same office as Mayor Hayes', would be the best outreach. He did get your e-mail today, so

you'll probably get a response.

MR. TASCA: Okay.

MR. ENRIGHT: I can certainly follow up tomorrow with the Manager and make sure you get a response.

MR. TASCA: Okay, and I want to be able to help, you know. That's my main goal. So, I mean, if you've got enough people on this thing and, you know, all your bases are covered, fine. If there's any way I could help, I want to volunteer to help. So, excuse me.

ACTING CHAIRPERSON WARSKOW: Well, we do appreciate that. I mean, it's nice to know that our residents want to dedicate time and effort towards making sure we have the best use for that area. Thank you very much for your appreciation of our time during these Plan Commission meetings. Luckily, they're just every other week, and not always until 11:30. But every once in a while, we do one this late. So, thank you.

MR. TASCA: I've got another bit of advice. No more than three motions on extending the meeting.

ACTING CHAIRPERSON WARSKOW: Believe me, we wish we didn't have to. But we got to get all the business covered as long as it takes.

MR. TASCA: That's right. Thanks for all you guys do.

ACTING CHAIRPERSON WARSKOW: Thank you.

MR. ENRIGHT: I don't see any other raised hands. So, if you want to close the public meeting?

ACTING CHAIRPERSON WARSKOW: Yes, I'd like to close the public comment period of the meeting and turn it back to Commissioners, if we have any additional comments or questions, or if someone would like to --

COMMISSIONER ENNES: I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #21-012, an Amendment to Chapter 28 Zoning Regulations creating an Overlay District for Arlington International Racecourse, and an Amendment to Chapter 29 Subdivision Control Regulations relating to future subdivision of Arlington International Racecourse.

ACTING CHAIRPERSON WARSKOW: Does anyone second?

COMMISSIONER LORENZINI: I'll second.

MR. ENRIGHT: The motion is made and seconded.

Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos, please unmute to cast your vote.
COMMISSIONER SIGALOS: Yes, I did say yes. Maybe you didn't hear

me.

MR. ENRIGHT: We didn't.

Chairperson Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

MR. ENRIGHT: Okay, all in favor yes.

COMMISSIONER JENSEN: Good job, Bill.

MR. ENRIGHT: Thank you very much. We will need, there's no other business so we need a motion and a roll call to adjourn.

COMMISSIONER GREEN: I'll make the motion to adjourn.

COMMISSIONER JENSEN: I'll second.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Chairperson Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

MR. ENRIGHT: Thank you very much. Thank you very much, Plan Commissioners, again for, you know, all you do for the Village. Again, tonight is another example and, you know, it's very beneficial to Staff and the community. You maybe don't get enough thanks, but I just wanted to say how important you are to the Village.

(Whereupon, at 11:26 p.m., the public hearing on the above-mentioned petition was adjourned.)