

**AN ORDINANCE AMENDING CHAPTERS 28 AND 29 OF  
THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Village of Arlington Heights is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government affairs; and

WHEREAS, Chapter 28, Zoning Regulations, of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (“Village Code”), sets forth the rules and regulations for zoning in the Village; and

WHEREAS, Chapter 29, Subdivision Control Regulations, of the Municipal Code of Arlington Heights, 1995, as amended (“Village Code”), sets forth the rules and regulations for subdivision control in the Village; and

WHEREAS, on June 9, 2021, in Petition Number 21-012, the Plan Commission of the Village of Arlington Heights conducted a public hearing to amend Chapters 28 and Chapter 29 of the Arlington Heights Municipal Code with regard to an Overlay Zoning District at the Arlington International Racecourse property 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, and has recommended to the Board of Trustees adoption of said proposed amendments; and

WHEREAS, the President and Board of Trustees have determined that said amendments to Chapters 28 and 29 of the Municipal Code are in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

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

SECTION TWO: That Chapter 28 of the Arlington Heights Municipal Code Zoning Regulations be and is hereby amended by adding the following to Section 5, Use Districts, and renumbering existing Section 5.1-22 through 5.1-25 to 5.1-23 through 5.1-26 accordingly:

**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. Map A in this Section illustrates the boundaries of this Overlay Zone.

**Section 5.1-22.1 – Conditions of Use:**

- a. Planned Unit Development (PUD) Required: No portion of the Arlington International Racecourse Property Overlay District may be developed or redeveloped except as part of

a planned unit development reviewed and approved in accordance with this Chapter 28; provided, however, that no planned unit development is required solely for the continuance of use of the property for a horse racing facility, which is 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 Development (TOD) and uses are encouraged within 1,300 lineal feet of the Metra Train Station and re-use and preservation of landmark site elements should be considered.

d. The division or subdivision of land pursuant to Chapter 29 of this Code is prohibited except as part of approval of a master Planned Unit Development for the entire property. Exempt subdivisions pursuant to Section 29-104 (c) of this Code are prohibited.

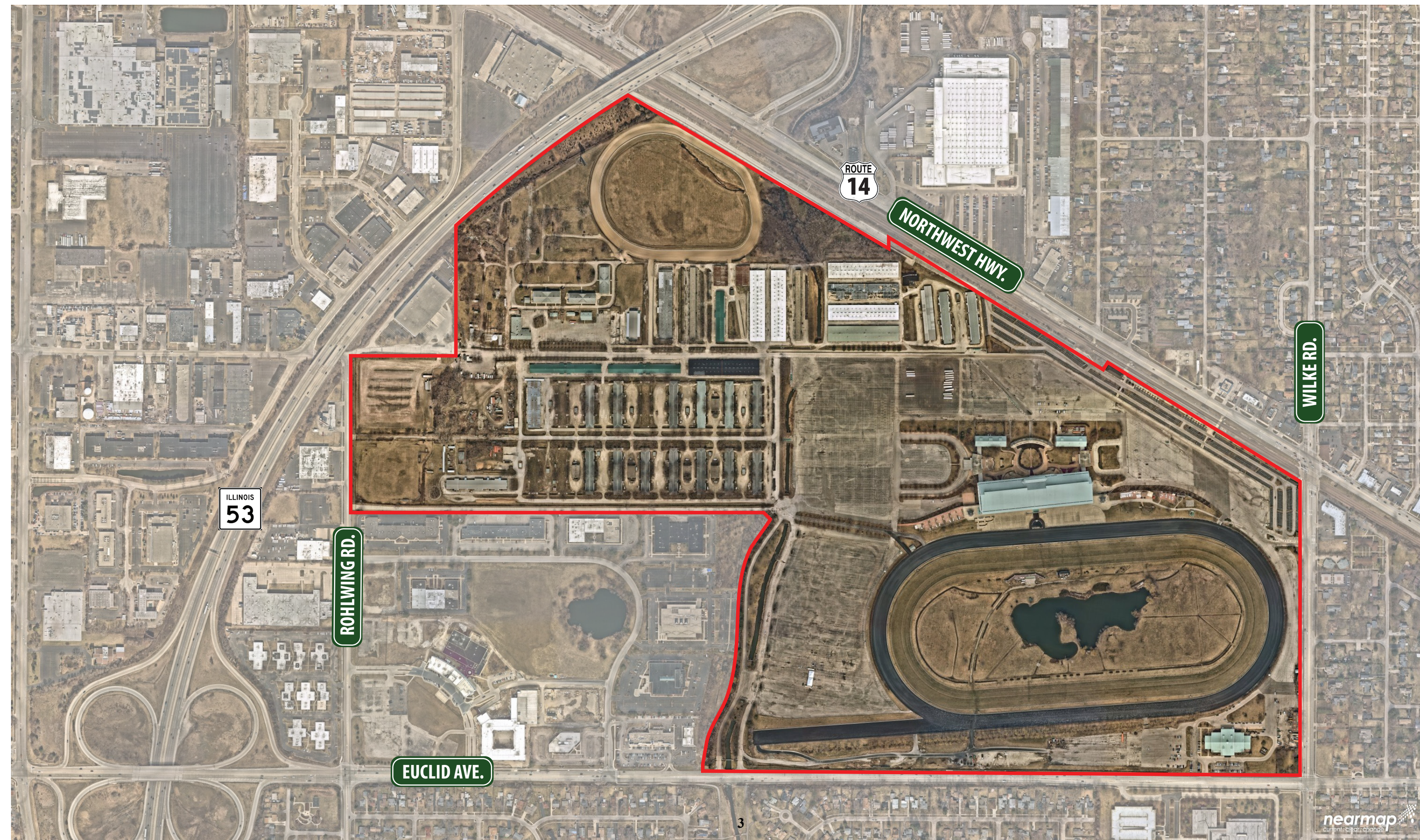
e. Impact fees, land dedication, extension and provision of utilities and accommodation of services for the property shall be provided for in a master Planned Unit Development application.

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, bicycle access.



# MAP A Arlington International Racecourse Overlay Zone

The Village of  
**Arlington Heights**  
Illinois  
Planning & Community Development





SECTION THREE: That Chapter 29 of the Arlington Heights Municipal Code, Subdivision Control Regulations, be and is hereby amended by adding the following subsection d. to Section 29-104, Scope of Regulations:

**Section 29-104 Scope of Regulations.**

- d. Arlington International Racecourse Property: The division or subdivision of any of the 326-acre Arlington International Racecourse Property Overlay Zoning District is prohibited except as part of approval of a master Planned Unit Development for the entire property. Exempt subdivisions pursuant to Section 29-104 (c) of this Code are prohibited.

SECTION FOUR: If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 6<sup>th</sup> day of July, 2021.

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Village President

ATTEST:

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Village Clerk