

## Memorandum

*To: Ordinance Review Committee*

*From: Bill Enright, Assistant Director Planning and Community Development*

*Date: September 22, 2022*

*Subject: Text Amendment to Chapter 28 Zoning -  
An Ordinance Amending the Arlington International Race Course  
Overlay Zoning District*

*Meeting Date: Wednesday, September 28, 2022 6:30 pm Community Room*

In July, 2021 the Village Board adopted Ordinance 21-024, establishing the Arlington International Race Course Overlay Zoning District. The overlay zone established additional zoning and subdivision standards for redevelopment of the former race course site including a requirement that any development shall be part of an approved Planned Unit Development. In addition, the Overlay encourages Transit Oriented Development near the Metra Rail Station.

The Chicago Bears Football Club have indicated that they intend to include a Sports Wagering Facility (aka: Sports Book) as part of their master plan for the property. Currently a Sports Wagering Facility is not a permitted use or special use in the B-3 district nor the Overlay Zone. At this time, the Village is proposing adding to the Overlay Zone as a Special Use a Sports Wagering Facility. The proposed Ordinance, which would add as a Special Use a Sports Wagering Facility, is attached for consideration.

The Ordinance includes a definition of a Sports Wagering Facility and a section adding this use as a Special Use. The Ordinance would require that the Sports Wagering Facility is part of an approved development that includes a stadium. Therefore, consideration and approval of a Special Use for a Sports Wagering Facility would have to be concurrent with, or thereafter, approval of a Special Use for a stadium.

### *Special Uses*

As outlined in Chapter 28 Section 8 of the Zoning Regulations, the purpose of Special Uses are described as follows:

*The principal objective of the Zoning Code is to provide for an orderly arrangement of compatible building and land uses, and for the proper location of all types of uses required in the social and economic welfare of the Village. To accomplish this objective, each type and kind of use is classified as permitted in one or more of the various districts established by this Chapter (28). However, in addition to those uses specifically classified and permitted in each district, there are certain additional uses which it may be necessary to allow because of their unusual characteristics or the service they provide the public. These "Special Uses" require particular consideration as to their proper location in relation to adjacent established or*

*intended uses, or to the planned development of the community. The conditions controlling the location and operation of such Special Uses are established by the provisions outlined in Section 8 of Chapter 28.*

It is important to note that the proposed amendment does not approve a Sports Wagering Facility, it merely allows for a Sports Wagering Facility to be considered as a Special Use, subject to review and approval of the Village Board.

**Recommendation**

It is recommended that the Ordinance Review Committee recommend to the Plan Commission approval of the proposed Ordinance amending the Arlington Race Course Overlay Zoning District to include as a Special Use a Sports Wagering Facility.