

Memorandum

To: Chair Dawson and Members of the Plan Commission

From: Bill Enright, Assistant Director Planning and Community Development

Date: October 6, 2022

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

Meeting Date: Wednesday, October 12, 2022 7:30 pm Board 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 professional sports 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 professional sports 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.

Ordinance Review Committee

The Ordinance Review Committee met on September 28, 2022 and recommended approval of the Ordinance amending the Overlay Zone. The ORC did request that staff review the language to provide more clarity to the use of the word 'stadium' in the Conditions of Use section. As a result, staff and Village Counsel have added the words 'professional sports' as a descriptor to the word 'stadium' in the last sentence of the code amendment. Staff and Village Counsel do not think it's necessary to add a definition of stadium at this time given the modification suggested so that it's clear stadium means for professional sports.

Recommendation

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