

A photograph of a football game between the Chicago Bears and the Cleveland Browns. The Bears are in their dark blue home uniforms, and the Browns are in their white away uniforms. The scene is captured from a low angle on the field, showing several players in their starting positions. The background is a blurred stadium filled with spectators.

Master Plan Vision for Arlington Park

NOVEMBER 7, 2022

HART HOWERTON

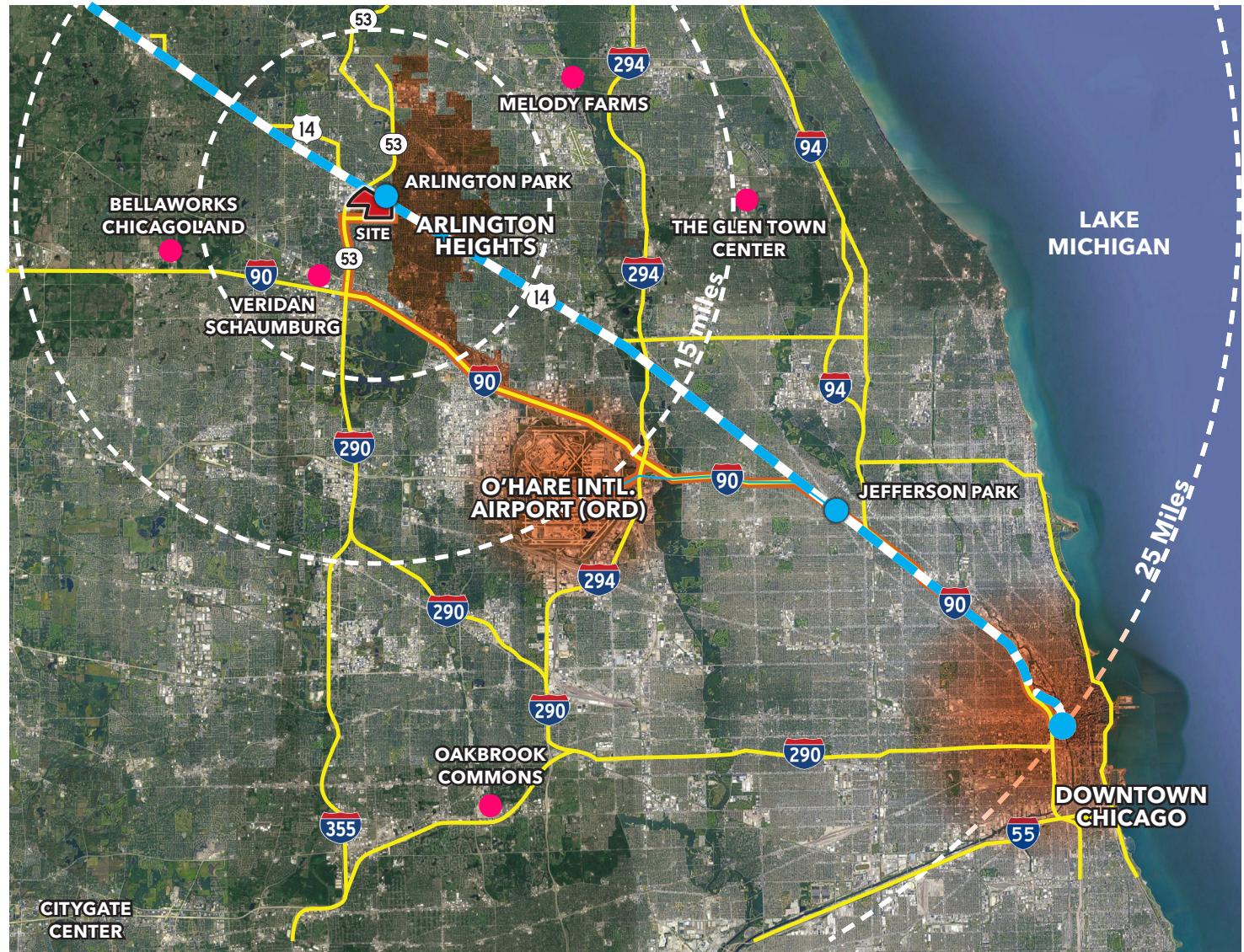
NEW YORK · SAN FRANCISCO

- From Downtown Chicago, IL

- 40 min. by car
- 1 hour by train:
 - Metra (from Ogilvie Transportation Center)

- From O'Hare Intl. Airport

- 20 min. by car



A Gateway for Chicagoland

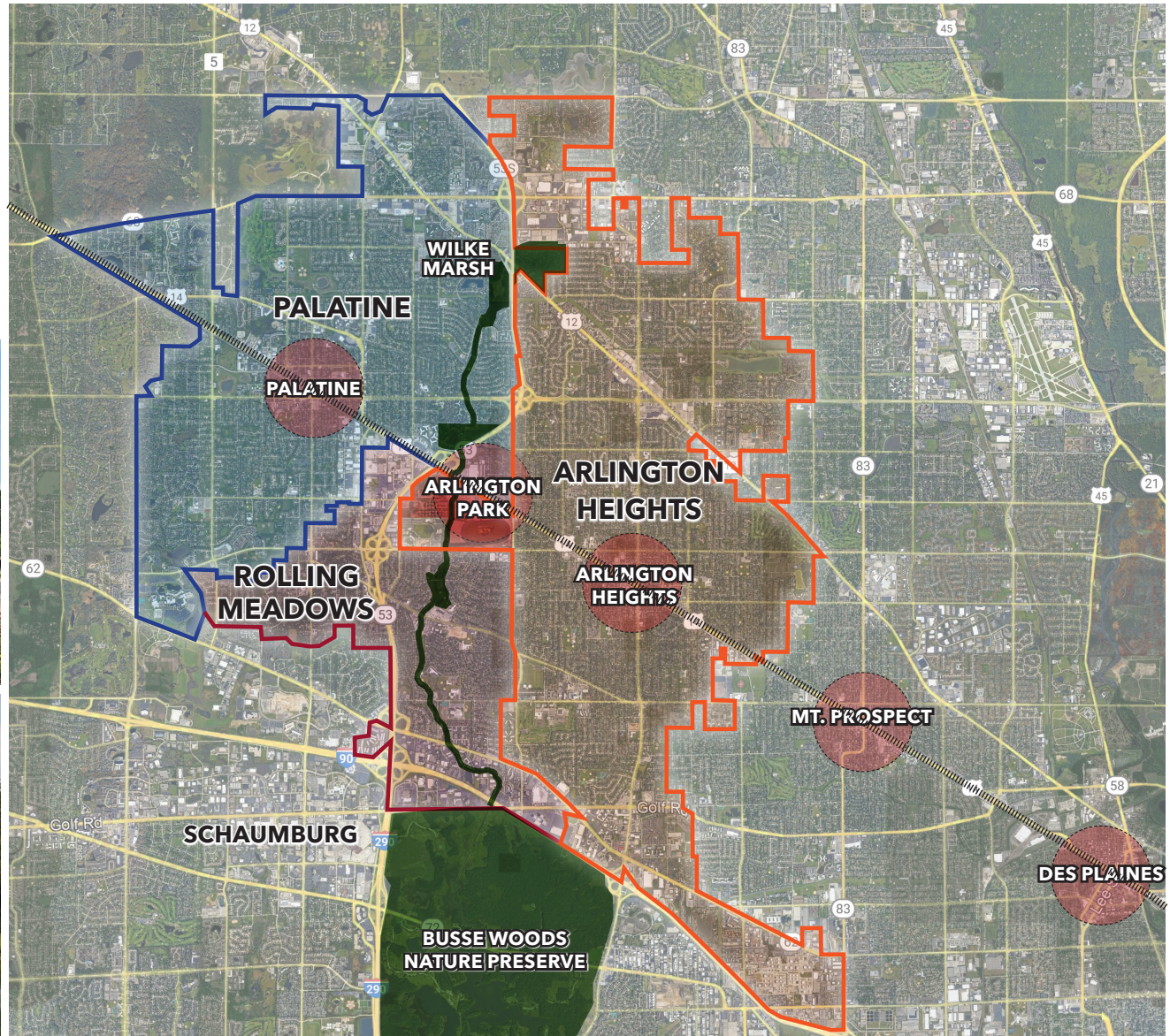
- Nexus of Three Villages
- Multi-modal: Metra & Highway 53
- Salt Creek Drainage, Open Space and Trail Network



METRA



KIMBALL HILL PARK

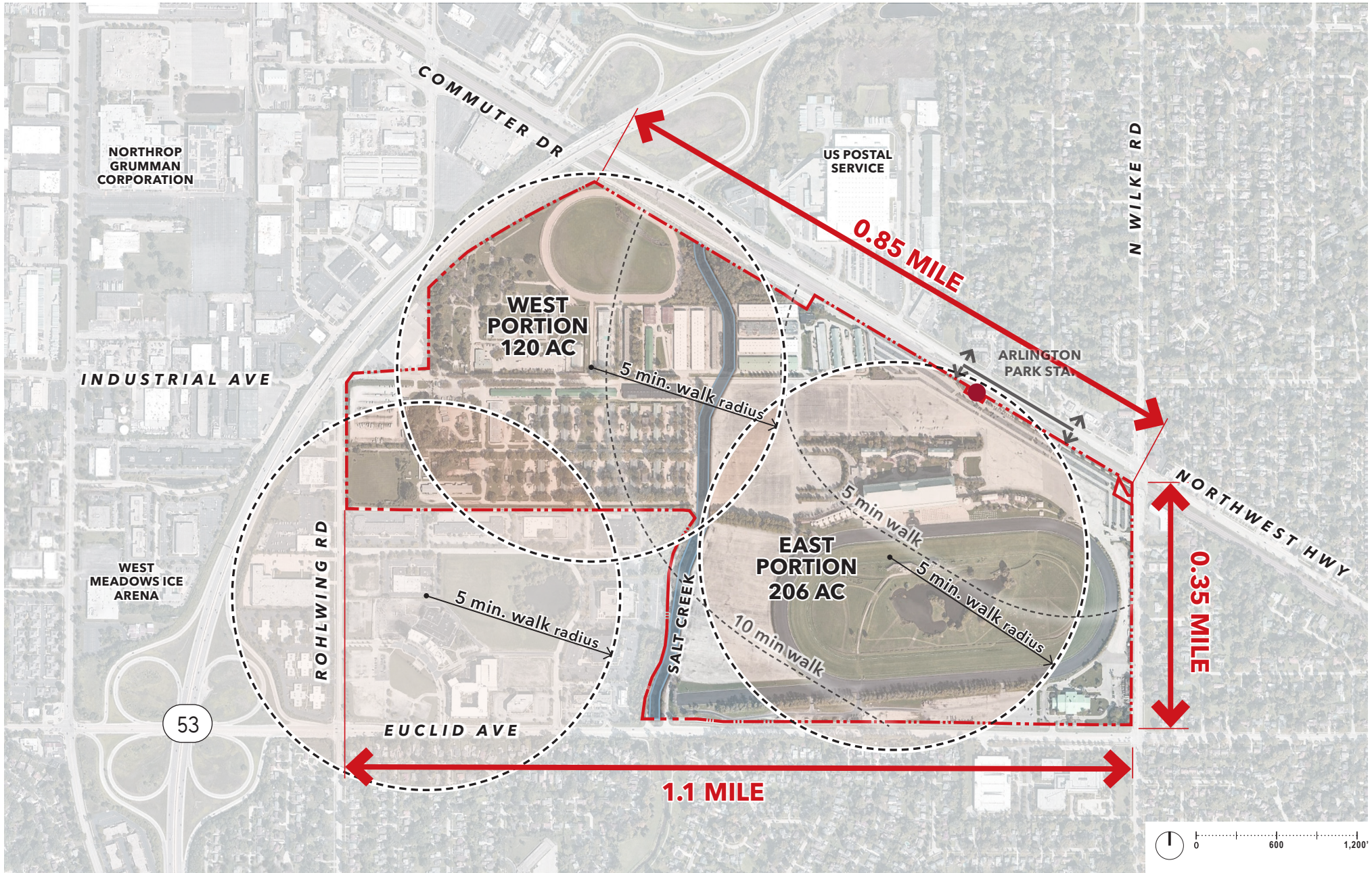


Uniquely Positioned



Arlington International Racecourse | 35,000 Seats | 15,000 Parking Spaces | Grandstand Height: (+/-) 130ft

Exhibit to Predevelopment Agreement November 7, 2022 | *Images may be subject to usage restrictions.*



Existing Conditions | Site Dimensions: 326 AC, Two Neighborhoods

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Initial Observations | Adjacencies & Transit Influence

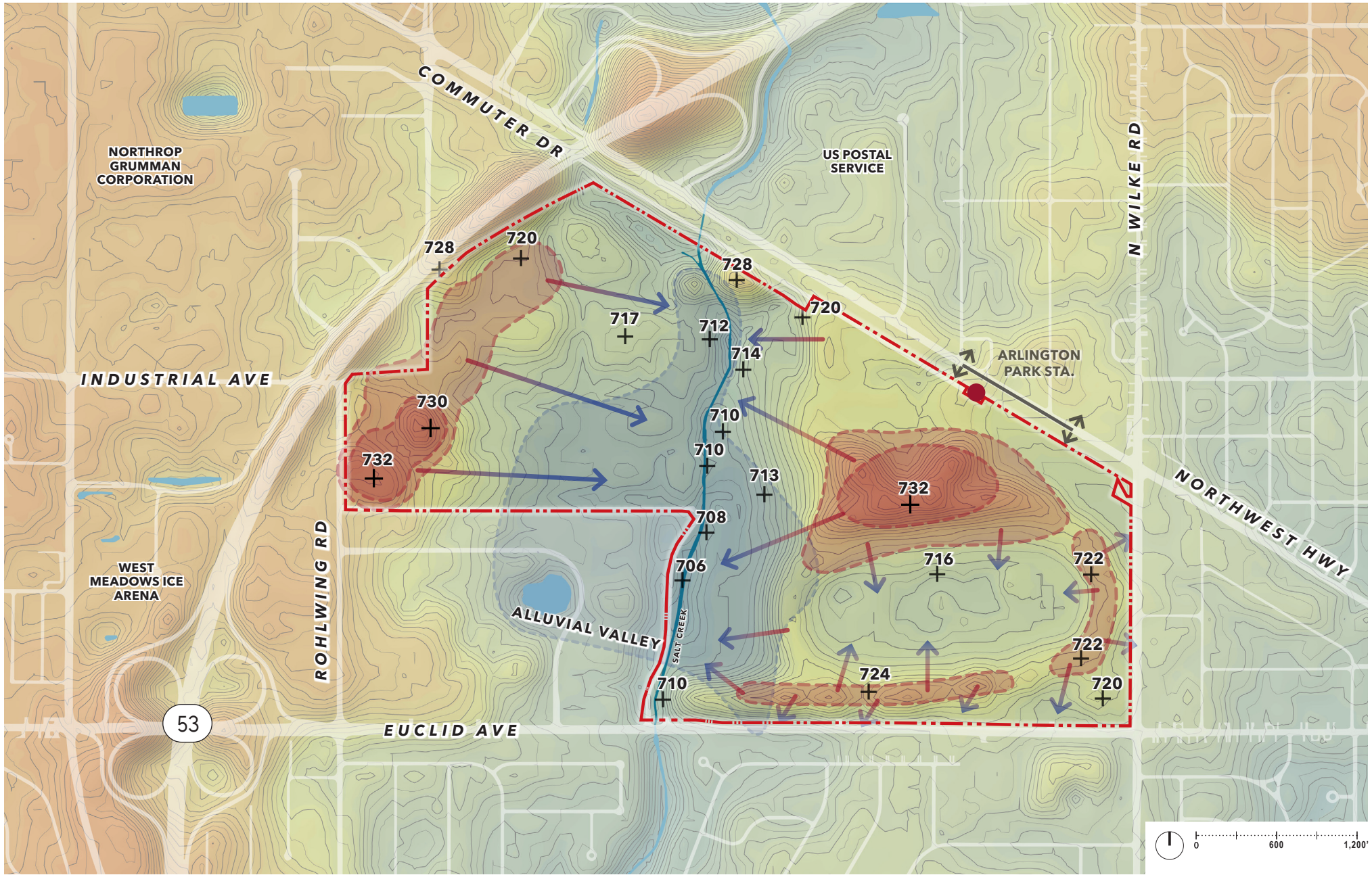
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Transit Oriented Development (TOD) | Village of Arlington Heights

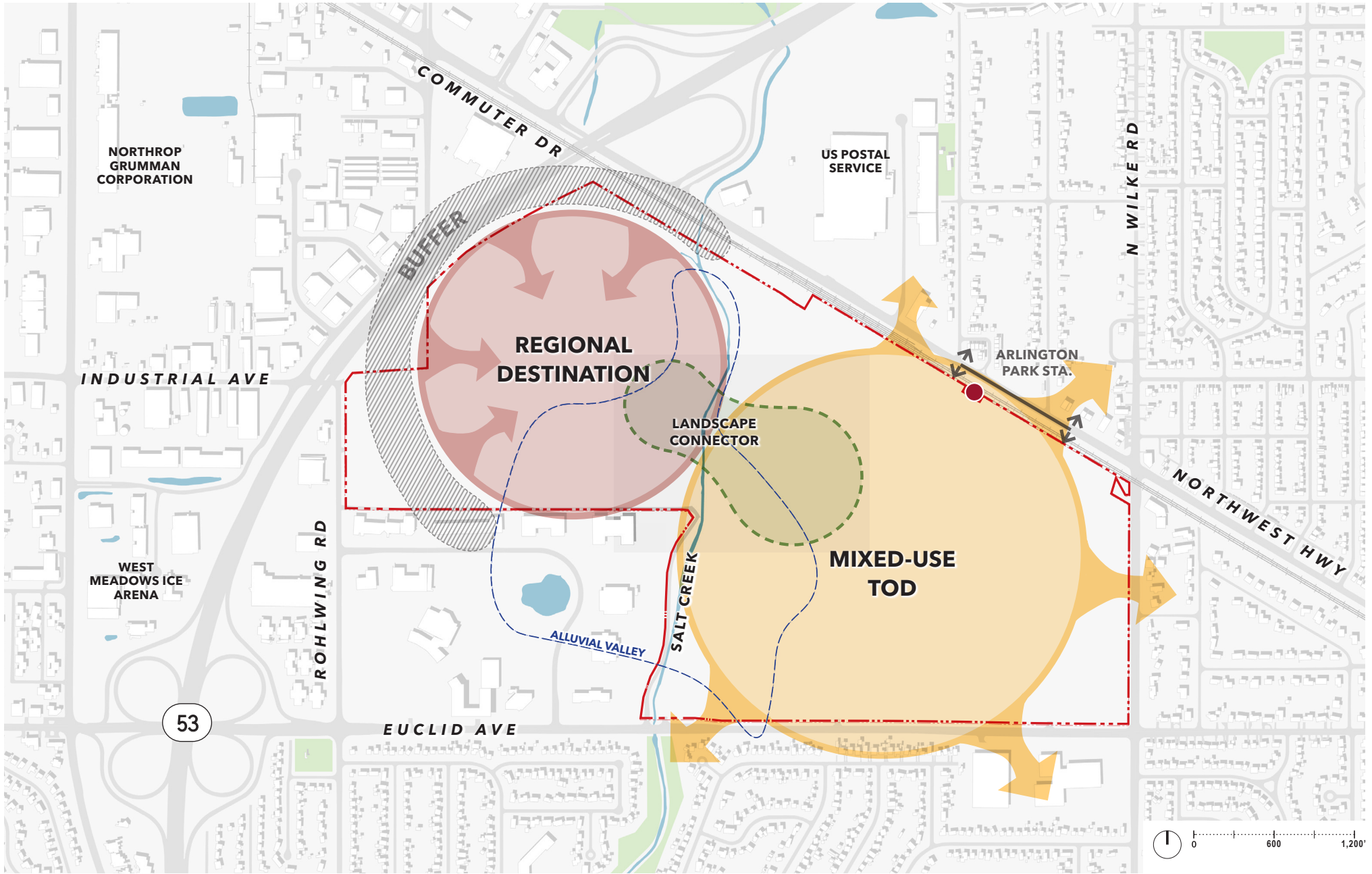
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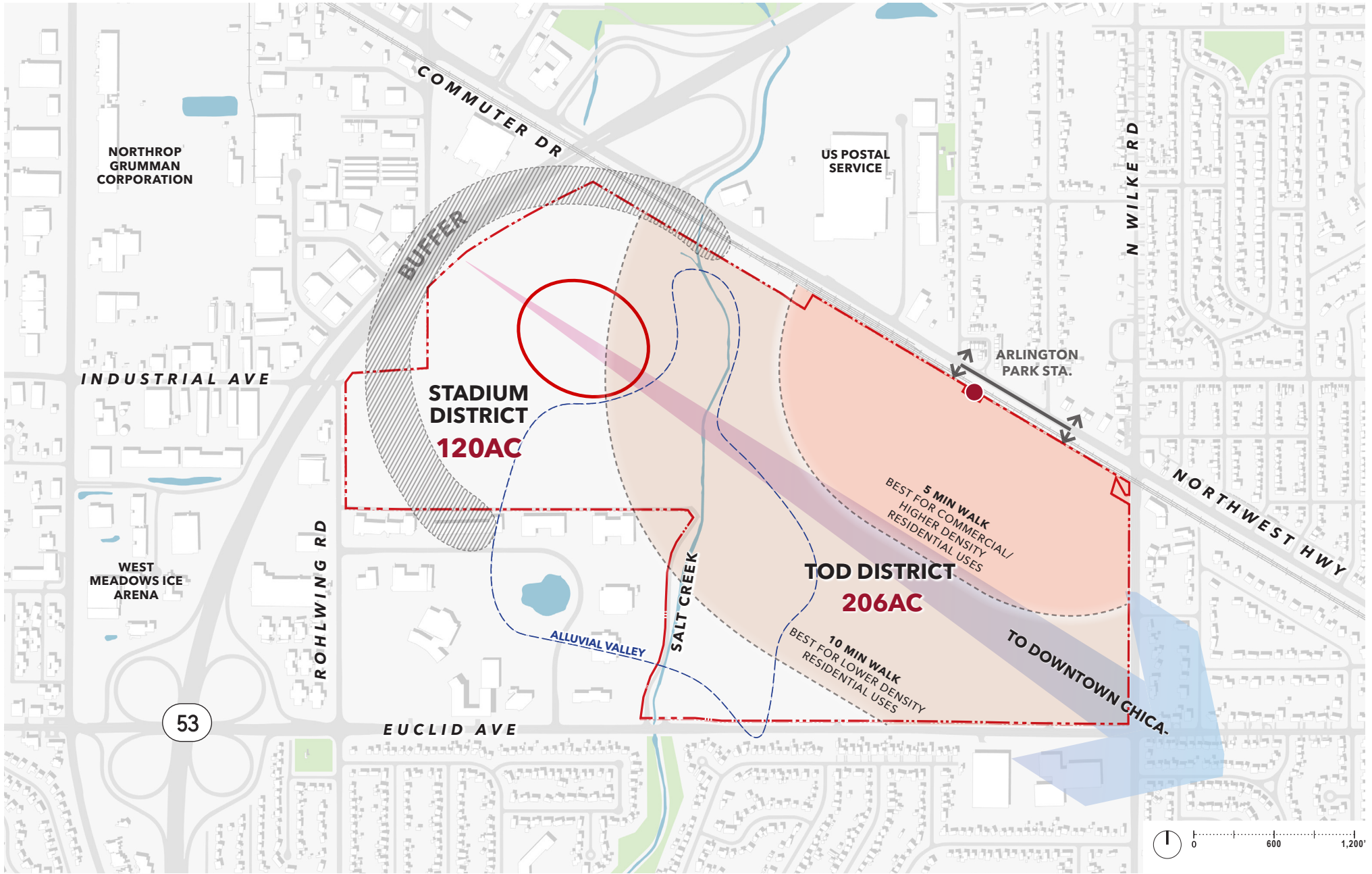
Topography | Elevation, Soils, & Drainage

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Site Components

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Site Opportunity

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