

Village of Arlington Heights FAQ for CBFC Development, LLC Potential Redevelopment of Arlington Park

November 1, 2022

Did the Chicago Bears Football Club (CBFC) Development, LLC buy the racetrack property?

No. CBFC has the Arlington Park Racetrack property under contract. The sale of the property has not been finalized. *IF* CBFC moves forward with the purchase of the property, this does not necessarily mean that they will build a stadium. We are still in the earliest stages of discussions about what will happen with this property.

If CBFC purchases the property does that mean the project *will* move forward?

No. Even if the property is purchased, the Village can still say no to any project. The Village retains the right to approve or reject any plan submitted by CBFC, just like any other project proposed within the community. Village leaders will not approve any plan where they believe negatives outweigh the positives for our community. The Village Board took action in 2021 to put a zoning overlay district in place over the entire property. Any development will require a master plan that the Village Board must review and approve in advance.

What is CBFC thinking of doing with the property?

CBFC has publicly released their [Preliminary Concept for Arlington Park](#). The concept includes using approximately one third of the property for an NFL stadium and using the remainder of the site for an entertainment and mixed-use district. The Village has not yet approved this concept and has not yet received enough detail on the concept to review it. These are not official Village plans.

I saw the concept art that CBFC provided. Are those final plans?

No. CBFC debuted several concept art images and a conceptual master plan for their potential redevelopment of the Arlington Park property; however, no formal request for approval has been received by the Village at this time. The preliminary concepts are reflective of the type of development that *may* occur *if* the site is developed. The concepts include an NFL Stadium and an entertainment and mixed-use district. If and when formal requests for approval are received, they will be subject to the same review process as every other private development that occurs within the Village. Additionally, the Village has not yet received traffic, parking, financial, or market impact studies for the project. All of these will be required for formal review. Public Hearings will take place and community member input will be encouraged.

I heard the Village and CBFC have some kind of agreement. Is that true?

No. The Village has recently seen news articles and received questions about a “re-development” agreement between the Village and CBFC, however no *RE*-development agreement exists at this time. At the public Committee of the Whole Meeting on September 12th, the Village announced that we were developing a draft *Pre*-Development Agreement with CBFC, of which a draft has been available to the public for some time. While the difference between a *Re*-Development and a *Pre*-Development Agreement may sound small, they are actually very different and it’s important to clarify the important distinction. The pre-development agreement will be discussed and voted on by the Village Board on November 7th.

Where can I read the draft Pre-Development Agreement?

The draft Pre-Development Agreement [is available for download](#). Residents and interested individuals are encouraged to read the agreement, which is also available on our [Arlington Park Redevelopment webpage](#).

What is the Pre-Development Agreement?

The Pre-Development Agreement is intended to help serve as a “roadmap” by helping to define how future plans and processes will be reviewed, should the project move forward. The Pre-Development Agreement allows the Village of Arlington Heights and CBFC to clarify broad goals and expectations of the project, and helps to provide a clear understanding of what potential next steps may be included for both parties. The agreement also highlights that the Village and CBFC pledge to cooperate in good faith with each other and with all stakeholders in order to take all reasonable next steps toward the full design and implementation of the project.

What is NOT included in the Pre-Development Agreement?

The specifics of this project are yet to be determined because it is still very early in the project timeline. The Pre-Development Agreement “roadmap” is simply intended to make sure that the Village and CBFC, as well as residents and stakeholders, understand an agreed upon a set of mutual goals at this time.

Does the Pre-Development Agreement talk about who will fund a potential stadium?

The Agreement states that CBFC expresses and acknowledges that they will not seek Village assistance to pay for construction costs of development of an NFL stadium structure on the Property.

Will CBFC ask for money for any other parts of the project?

The agreement states that the Village acknowledges CBFC does intend to request the Village to participate in funding a portion of infrastructure costs, and other costs as may be authorized by state law, for other parts of the project. Regardless of whether it is CBFC or another developer that eventually purchases and develops the racetrack property, it is likely that some financial/infrastructure assistance from the Village will be requested for a project of this magnitude. This would be consistent with past types of public/private partnerships the Village has had.

The Village has not yet agreed to any incentives, nor has CBFC made any formal requests. Prior to any future agreement, public meetings will be held and community member input will be encouraged.

Why would the Village even consider providing incentives for this project?

Per our long-standing practices, the Village will only consider using project generated revenues to support aspects of the project if:

- A determination is made by the Village that the project will not be feasible without Village assistance; and
- A determination is made by the Village that the project will generate enough new tax revenues to cover all Village expenses for the project and STILL provide a net financial benefit to the community above and beyond those costs.

Does the Pre-Development Agreement include anything about public participation?

Yes. In Section 4, the Pre-Development Agreement specifically states that the Village and CBFC agree to cooperate in good faith to identify community needs and issues, to negotiate community benefits that address those needs and issues, and to incorporate those benefits into a future agreement or

agreements, all to best enhance and protect the Village and its residents while also preserving the viability and success of the project.

Will other taxing bodies (school districts, park district, library) have an opportunity to provide input should this project move forward?

Yes. The Village's highest priority is to create a one-of-a-kind development that will benefit the entire community, and this process includes opportunities for taxing bodies, including School and Park Districts, to work collaboratively towards the mutual goal of developing the existing vacant land into a location that provides the maximum amount of benefit to the community.

Will communities that are adjacent to the racetrack site have an opportunity to provide input should the project move forward?

Yes. The Village recognizes that any redevelopment of the racetrack site will have a regional impact. We have already sought, and will continue to seek, input from neighboring communities as part of this effort.

I heard the Village already hired traffic and financial consultants for this project. Who pays for that?

The Pre-Development Agreement also includes a [Cost Reimbursement Agreement](#) in which CBFC agrees to reimburse the Village for certain extra-ordinary third-party costs and expenses incurred by the Village, in connection with the review and processing of plans by the Village. This includes the financial and traffic consultants that will provide expert feedback and opinions to Village Staff throughout this project to help Village leaders make the best decisions possible.

I read in the news that this project could add thousands of students to our community. Is that true?

No. Despite some comments in the media, no formal plans have been submitted and therefore no estimate of student-aged children can be responsibly assessed at this time. The drawings submitted do not provide that level of detail and are preliminary and illustrative only. The Village will require CBFC to provide detailed plans before any review can occur. Should CBFC submit formal plans, the Village will carefully review their information when submitted. Population density and impact on schools and other units of local government are among the many components carefully considered by Village Staff and the Plan Commission when reviewing all development proposals.

I'm hearing a lot of contradicting information. Where can I find accurate information?

The announcement that CBFC executed a Purchase and Sale Agreement (PSA) on the currently vacant Arlington Park property is one of the biggest news stories to impact the area in recent years. Rumors and misinformation can be expected as we continue to move forward. In efforts to quell confusion from spreading, we are fully committed to providing transparent and accurate updates in a timely manner, throughout the duration of the project. Below are several ways for you to access updates:

- **Arlington Park Redevelopment Webpage**

We will continue to update our Arlington Park Redevelopment Page on the Village's website with upcoming meeting information, related documents, presentations, and FAQs. You can access the page by visiting www.vah.com and clicking the "Arlington Park Redevelopment Project" icon under the home banner image. A direct link to the page is available here:

https://www.vah.com/our_community/projects_plans_programs/arlington_park_development_project

- **Sign up for the Village's Twice Monthly E-Newsletter**

To receive Village news and updates, [sign up for our E-Newsletter online](#), or text VAHNEWS to 22828 to get started!

- **Connect with the Village on social media**

We encourage you to connect with the Village of Arlington Heights on social media for news and updates.

- Facebook: <https://www.facebook.com/ArlingtonHtsGov>
- Twitter: <https://twitter.com/ArlingtonHtsGov>

- **Contact Us with Your Questions**

Have you heard a rumor and you're not sure if it's true? The Village always encourages residents to reach out with any questions by emailing specialprojects@vah.com.

- **CBFC Website Updates**

See information and updates regarding the project on the CBFC website at <https://www.chicagobears.com/arlington-park/>