



MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 5, 2025
7:30 PM

I. CALL TO ORDER

A. Oath of Office administered to James J. Tinaglia as Village President by Tom Hayes
President Hayes administered the Oath of Office to Mr. Tinaglia.

B. Oath of Office administered to Trustee Jim Bertucci and Trustees-elect Bill
Manganaro, Carina Santa Maria and Greg Zyck by Village President Jim Tinaglia

President Tinaglia administered the Oath of Office to Mr. Bertucci, Mr. Manganaro, Ms.
Santa Maria and Mr. Zyck.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Tinaglia and the following Trustees responded to roll: Bertucci, Dunnington,
LaBedz, Manganaro, Santa Maria, Schwingbeck, Shirley and Zyck.

Also present were: Randy Recklaus, Hart Passman, Diana Mikula, Emily Rodman, Rob
Horne, Melissa Gallaher, Lance Harris and Becky Hume.

IV. APPROVAL OF MINUTES

A. 04/21/2025 Village Board Meeting Minutes

Trustee Schwingbeck moved to Approve. Trustee Dunnington Seconded the Motion.
The Motion: Passed

Ayes: Bertucci, Dunnington, LaBedz, Manganaro, Santa Maria, Schwingbeck, Shirley,
Tinaglia and Zyck

Nays: None

Abstain: Manganaro, Santa Maria, Zyck

B. 11/04/2024 Closed Session Minutes

Trustee Schwingbeck moved to approve. Thrustee Dunnington Seconded the motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, LaBedz, Schwingbeck, Shirley, Tinaglia

Nayes: None

Abstain: Manganaro, Santa Maria, Zyck

V. APPROVAL OF ACCOUNTS PAYABLE

A. 04/30/2025 Warrant Register

Trustee Bertucci moved to approve in the amount of \$3,302,543.72. Trustee Schwingbeck seconded the motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, Manganaro, Santa Maria, Schwingbeck, Shirley, Tinaglia and Zyck

Nayes: None

Abstain: Trustee LaBedz was absent for this vote.

VI. RECOGNITIONS AND COMMUNICATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

Gabriel Nagy asked the Board to focus on sustainable revenues and projects that have long-lasting effects. He wants to ensure the stadium or any development is not a one-sided deal and should support the entire community. Development should support housing affordability, infrastructure, and important services.

Alva Kruetzer appreciated the Board's collaboration with District 214 and said she anticipates that they will continue to work together moving forward.

Greg Padovani invited residents to the 106th Memorial Day Parade at 9:30 a.m. on May 26, 2025.

IX. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.

2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.

3. Citizens in the audience may request that the Board remove any item from this Consent

Agenda for separate consideration after adoption of the Consent Agenda.

4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

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Trustee Manganaro had Consent item M removed.

Trustee LaBedz moved to approve the remaining Consent Agenda items. Trustee Bertucci seconded the motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, LaBedz, Manganaro, Santa Maria, Schwingbeck, Shirley, Tinaglia and Zyck

Nays: None

A. Bond Waiver - Special Leisure Service Foundation

B. Resolution Approving Elevator & Conveyance Device Plan Review and Inspection Services Consultant

R2025-072 / A2025-42

C. Ordinance Approving Sign Variations for the Arlington Heights Park District electronic sign at 750 W. Northwest Hwy.

2025-20

D. Resolution Approving the 2025 SPC Thermoplastic and Urethane Lane Marking Material and Labor - Contract

R2025-073

E. Resolution Approving Rebuild Illinois Expenditures (\$2.5 Million) for the 2025 Reconstruction Project

R2025-074

F. Resolution Approving Motor Fuel Tax Expenditures (\$1.75 Million) for the 2025 Reconstruction Project

R2025-075

G. Ordinance Approving an Amendment to the Comprehensive Plan for Arlington Ridge Center at 750 W. Northwest Highway

R2025-21

H. Ordinance Approving Rezoning for Arlington Ridge Center at 750 W. Northwest Highway

2025-22

I. Ordinance Approving a Planned Unit Development Amendment and Special Use Permit for Arlington Ridge Center at 750 W. Northwest Highway & 660 N. Ridge Ave.

2025-23

J. Ordinance Amending Comprehensive Plan Map for 3350 W. Salt Creek Lane

2025-24

K. Ordinance Approving Land Use Variations for Roast 808 - 3350 W. Salt Creek Lane

2025-25

L. Ordinance - Traffic Signal Maintenance Budget Amendment

2025-26

X. NEW BUSINESS

M. Ordinance - Fire Vehicle Replacement Budget Amendment - Pierce Impel Pumper Engine

Trustee Manganaro asked for an explanation, for the benefit of public knowledge, of the lead time of this Pumper Engine.

Chief Harris explained that there are production delays for fire trucks and ambulances, which now have extended lead times of 33 months for ambulances, and 51 months for engines. The primary reason for these delays stems from a combination of factors affecting the manufacturing industry as a whole. The COVID-19 pandemic disrupted supply chains globally, leading to significant shortages in essential materials such as steel and electronic components. This creates a ripple effect delaying the production of fire apparatus. Additionally, the demand for fire trucks and engines has surged as many municipalities are looking to upgrade their fleets, increasing the competition for limited resources. Manufacturers are struggling to keep pace with these orders. The situation is further exacerbated by labor shortages which have slowed down production lines and delivery schedules. Ordering our fire engines, trucks and ambulances well in advance is crucial for several reasons. First, ordering early enables us to be fiscally responsible by securing 2025 pricing on a 2029 delivery of a fire engine. It confirms our place in the production queue, ensuring that we will receive our apparatus as laid out in our vehicle replacement plan. Early ordering also provides manufacturers with the information they need to forecast demand and allocate resources effectively, which can help mitigate longer delays for us. In this industry, there has been a consolidation of manufacturers over the last couple of years. One conglomerate bought 3 or 4 different manufacturers.

Trustee Manganaro moved to approve 2025-27. Trustee LaBedz seconded the motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, LaBedz, Manganaro, Santa Maria, Schwingbeck, Shirley, Tinaglia and Zyck

Nays: None

A. Arlington Heights Ford Pro - 3456 N. Ridge Ave. / Sign Variation - DC24-072

Cassie Smith from Arlington Heights Ford and Bill Holley from Bright Light Sign presented the proposed sign variations. The site is just south of the existing Ford dealership. They are seeking 6 variations that relate to 4 proposed wall signs where only one wall sign is permitted. They are also looking for larger wall signs. Ms. Rodman explained that the proposed signage is part of additional facade improvements. These changes will be a noticeable improvement to the site. They're proposing additional signage similar to the signs on the east side to gain a little bit of visibility from West Dundee Rd. as well as some visibility for those who might be visiting the dealership and trying to navigate back to the service facility.

The Design Commission considered these signage variations. They were supportive of all six variations, subject to the petitioner looking at the north elevation and possibly adjusting the sign location. The petitioner has chosen to stick to the plans they submitted.

Trustee LaBedz asked if the Design Commission suggestion would be implemented. Ms. Smith said no, as they did not believe the visibility would be as impactful. She said they

were going to put up a temporary version to see which one works best before the final version is installed. She explained that they believe their proposed location of the sign would be more useful than the Design Commission's for way-finding on the site for people coming from the West.

Trustee Bertucci asked for the staff's perspective. Ms. Rodman said the key value to having the signage is to assist in navigating internally within the property. Staff certainly understand, and are supportive.

Trustee Manganaro said it would be hard to see the signage from Dundee Road. Ms. Smith said the signs are primarily for way-finding on the site but will also have visibility from the East, which will be helpful.

Trustee Schwingbeck moved to direct staff and the Village Attorney to prepare final documents granting the requested sign variation relief, all as set forth in the agenda materials for the 5/5/25 Board Meeting, subject to compliance with the plans dated 9/21/23 which were received on 4/1/25. Trustee Shirley seconded the motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, LaBedz, Manganaro, Santa Maria, Schwingbeck, Shirley, Tinaglia and Zyck

Nays: None

B. Arlington Ridge Center Building Addition - 660 N. Ridge Ave. - PC24-025
PUD Amendment & Special Use Permit Amendment to expand previously approved PUD & Special Use Permit, Variations

John Kramer of the AH Park District, Maggie Krieger from FGM Architects, Monica Maroney and Steve Corcoran presented the proposed Arlington Ridge Center (ARC) expansion which renovates the inside of the building and adds a two-story addition. These changes impact some of the site's amenities. The playground swings and basketball courts will be relocated to accommodate the new addition. They will be renovating the locker area to support the interior aquatic spaces. There will be some additional changing space for the women's changing room and some new family changing rooms. On the first floor of the addition, there will be a multipurpose room and a reconfiguration of the entry vestibule to help with circulation. On the second floor there will be a new fitness studio.

Ms. Rodman reviewed the parking relief. The overall parking requirement is based on the total occupancy of the building at 30% of the building at maximum occupancy. The uses of the building fluctuate depending on the time of day, the activity is going on, and the time of year, so they certainly don't need the Code required 516 stalls. They're not adding any parking with this building, but they are adding occupancy, which increases the variation that's required for parking. Staff is supportive of this variation, as is the Plan Commission. There is language in that existing 2018 Ordinance that approved the building and the previous building addition which required the Park District to create land-banked parking at the request of the Village. Should there be a need in the future, 17 parking stalls could be added. To date, there has not been a need, but we are carrying that condition forward as a recommendation to continue to obligate the Park District should there be a need in the future.

Trustee LaBedz asked if there would be improved air circulation as a result of the addition. Mr. Kramer said there will be ceiling fans in the new studio. Nothing else is planned at this time.

Trustee Dunnington moved to direct staff and the Village Attorney to prepare final documents granting the zoning relief requested, and subject to the recommended conditions, all as set forth in the agenda materials in the 5/5/25 Board Meeting. Trustee Santa Maria seconded the motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, LaBedz, Manganaro, Santa Maria, Schwingbeck, Shirley, Tinaglia and Zyck

Nays: None

C. Recreation Park Phase II & III - 500 E. Miner St. - PC25-007

PUD Amendment & Special Use Permit for Phase II & III of Recreation Park, Variations

Mr. Kramer said the Park District is constructing Phase 1 of the project and is ready to begin Phases 2 and 3 in 2025-2026. He summarized the Phase 2 and Phase 3 improvements at Recreation Park. The Phase 2 site improvements include 41 new parking stalls, a new basketball court with a prefabricated restroom structure, and ballfield improvements. Monica Maroney of Hitchcock Design, said the improvements include new open-air player areas, a shade structure and ADA-accessible spectator areas. There will be new concrete paving, bleachers, and a new net backstop. A batting cage that is retractable will be along Douglas Ave.

Under Phase 3, they will redo the drive-through parking lot on Miner and will perform some interior renovation work to the existing historic community building. A vestibule and elevator will be added to make the building fully accessible. The lap pool will be replaced and a new splash pad, wading pool, and bathhouse with concessions will be created. The bathhouse includes a year-round multipurpose space. The main building will have a raised deck with stairs down to the pool deck.

The new lighting will have 0-foot candles. Steve Corcoran, their traffic expert, said residents had expressed concern about traffic and pedestrian safety. The painting at the crosswalks is visible and in good condition. The Park District is in favor of adding more street signage, but that's a Village decision.

Ms. Rodman said the site is a little over 18 acres and is zoned as a Public Lands District and designated for parks. They are requesting relief to waive the requirement for a traffic study. Other variations are related to fence site, existing light pole height, the number/location of accessory structures, and off-street parking.

Staff strongly recommend that the Park District install the same fencing around the main pool that they're installing around the splash pad area. Aesthetically, it is preferred as the main pool fence is visible throughout much of the park.

For parking, the calculation is based on maximum use of the facility. The facility is not anticipated to be at maximum use at all times. So, although the Code requires 533 spaces, they are providing 456 parking spaces. The almost 250 on-street parking spaces which are available adjacent to the park are not part of this calculation, but they are available. So, there is quite a bit of parking in the vicinity. Therefore, staff are supportive of the variation request.

There was a lot of discussion at the Plan Commission Hearing regarding traffic around the park and specifically on Miner. The crosswalks are well-marked, and a stop sign has recently been added to Belmont/Miner. At East Wing St. and Belmont Ave. there are no traffic controls. After Phase 1, the Village evaluated the traffic in this area and determined at the time that there wasn't a need to put any other traffic control devices in place. As the

circumstances of the park change once these improvements are completed, the Public Works-Engineering Department can take another look at traffic in this area if that is something the Board would like them to do.

The Park District took into account many of the Design Commission's recommendations with regards to the color of some of the fence material, the deck material, landscaping and exterior lighting fixtures. The Plan Commission gave a favorable recommendation but added some conditions which the Park District has already addressed. These updates will be reviewed before the Ordinance is brought forward.

Condition 3 attempts to put in aluminum fencing around the lap pool versus chain link. The condition allows the Park District to price out both the choices. If aluminum fencing is determined not financially feasible, it would allow staff to permit them to go ahead and proceed with the chain-link fence without having to come back to the Board. The last few conditions are in relation to the preschool operation. The Village is looking for them to provide information about management of the drop-off and pick-up traffic.

President Tinaglia asked if the Park District was okay with the conditions. Mr. Kramer said yes. President Tinaglia asked how the fence question on the pricing would be handled. Mr. Kramer said they did it two ways, with the aluminum extruded fence and then with chain link. If it comes back cost prohibitive, they won't be able to do it. They are still waiting for the Illinois Department of Public Health's review of the pool area.

Trustee Zyck asked if there was a change in security between the two fence options. Mr. Kramer said no. Trustee Zyck noted that there is now a four-way stop at Miner/Belmont. Tim Gelinas, Park District Commissioner, said people are rolling through the stop signs. He would like to explore if there is more that the Village can do to keep pedestrians safe.

Trustee Shirley asked what the difference was between the fencing. Mr. Kramer said the estimate for the aluminum is a 25% to 30% increase. They do not have a dollar amount yet as the price would need to include installation. Trustee Shirley noted it is also more expensive in the long term to maintain. Trustee Shirley asked if the recommendation for the aluminum was based on esthetics, or is there another reason? Ms. Rodman said the staff would like to see a match between the fencing that's going to be provided around the splash pad and that of the lap pool and the aluminum fencing is better looking. Trustee Shirley said the condition is kind of nebulous. Ms. Rodman agreed, saying the way that the Plan Commission initially worded the recommendation essentially left it up to the Park District. It's likely they'll say it's too expensive. So, staff are recommending that language be added so that the Village has to agree with the Park District that it's too expensive. It is still subjective.

Trustee LaBedz asked about the IDPH review. Mr. Kramer said there are specific requirements about the dimensions and parameters for fencing around pool areas. They have submitted their documentation, and it is being reviewed. Trustee LaBedz said she wants a review of the traffic in the area completed. Safety in the area is a great concern. She asked about the preschool. Mr. Kramer said they provided a response to the Village. The preschool program is small with only 20 to 25 children being dropped off/picked up between the hours of 9:00 a.m. and 2:00 p.m. They do not believe it will be overly burdensome for the existing traffic. Trustee LaBedz asked if there would be enough bike racks. Ms. Moroney said the three phases have been brought up to Village standards for the quantity of bike racks based on the occupancy of the park. They studied each one of the recreational amenities and calculated the occupancy that's anticipated for those and then calculated the number of bike parking based off the Village requirements. Trustee

LaBedz asked if the skate park would appeal to multiple levels of skaters. Ms. Moroney said yes, it includes a variety of different obstacles but mainly focuses more on the novice sphere. There are some really fun and exciting and bold features that will appeal to a more advanced crowd.

Trustee Dunnington asked if the concessions would be available to the whole park, or only the pool, and if so, will there be hours outside when the pool is open? Mr. Kramer said there is a window that serves the general park public; people do not have to be in the pool in order to visit the concession stand. The hours of operation are not yet confirmed. Trustee Dunnington said the wall of the new pool deck would be a good place for a mural.

Trustee Dunnington said based on the number of concerns that Belmont is being used as a cut through, and the knowledge that pedestrian-related crashes occur around parks, she proposes that the Board enact a Safe Park Zone Ordinance. It's something that the State of Illinois adopted in 2006. It's similar to school zones where the speed of roadways near parks is lowered to 20 mph. Also included would be safety zone signage, pavement markings, and high-visibility crosswalk markings. She thought it would be a good idea to lower the speed around the park. The potential revenue we would earn from fines could pay for other infrastructure improvements around the park. Trustees Schwingbeck and Santa Maria concurred.

Mr. Recklaus said if that is something the Board would like staff to explore, we can do that. After a show of hands, the Board was unanimous in having staff research the Safe Park Zone Ordinance.

Trustee Shirley asked if this ordinance would relate to Recreation Park only, or all parks. The response was that this would be applied to all parks. Trustee Shirley said if the ordinance doesn't work for all parks, or it takes too much time to evaluate for all the parks, apply it specifically to Rec. Park initially, so as not to slow the project down.

Mr. Recklaus said staff will research the notion of the Safe Park Zone Ordinance and then bring it back to the Board for consideration.

Trustee Zyck said there needs to be a holistic approach and also look into the whole area.

Mr. Recklaus said Public Works and Engineering studied the Belmont/Miner and it was found that stop signs were warranted. We've always been very judicious about where we put stop signs, as they sometimes have unintended consequences. If there's increased vehicular or pedestrian traffic as a result of these park improvements, decisions can be reconsidered. He recommends using an established methodology. Stop signs on every corner are not the automatic answer.

Trustee Bertucci said there were some concerns in reference to lighting and the illumination. Additionally, some residents are concerned about the parking deficit. Mr. Kramer said they looked at the lighting and addressed it. Ms. Moroney showed a slide with the proposed fixtures.

President Tinaglia asked about the timing with regard to Frontier Days. Mr. Kramer said construction won't start until after the festival. They worked with the Frontier Days team on the Phase 1 timing. These improvements are happening now and they have created a collaborative solution. The construction will not change the scale of the event. Currently, the Park District is working to remove the car repair dealerships and fix up the retention pond. They are undercutting the tennis courts and paving the area. These areas will be

landscaped prior to Frontier Days.

Barbara Ottolino said she was very happy to see that the Board was interested in addressing the traffic problems. Skip Ottolino added that rush hour traffic is an issue. He suggested a stop sign at Wing Street. They both worried about children on the west side of the street crossing to go to the park. He wondered if a speed bump, cameras or other traffic control devices could be used.

Trustee LaBedz asked staff to review parking at Douglas and Miner by the American Legion Hall. People park very close to the intersection. Mr. Recklaus said he will direct staff members to review the area for signage and compliance.

Trustee LaBedz moved to direct staff and the Village Attorney to prepare final documents granting the zoning relief requested, and subject to the recommended conditions, all as set forth in the agenda materials for the Board meeting of 5/5/25. Trustee Schwingbeck seconded the motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, LaBedz, Manganaro, Santa Maria, Schwingbeck, Shirley, Tingalia and Zyck

Nays: None

XI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

Trustee Bertucci moved to adjourn at 9:33 p.m. Trustee LaBedz seconded the motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, LaBedz, Manganaro, Santa Maria, Schwingbeck, Shirley, Tingalia and Zyck

Nays: None

Becky Hume
Village Clerk