



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
July 7, 2025
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Tinaglia and the following Trustees responded to roll: James Bertucci, Wendy Dunnington, Robin LaBedz, Bill Manganaro, Carina Santa Maria, Tom Schwingbeck, Scott Shirley, Greg Zyck.

Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Melissa Gallagher, Cris Papierniak, Emily Rodman, Maggie Mattio, Nick Pecora and Becky Hume.

IV. APPROVAL OF MINUTES

A. 06/16/2025 Meeting Minutes

Trustee LaBedz moved to Approve. Trustee Dunnington Seconded the Motion.

The Motion: Passed

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

Nays: None

V. APPROVAL OF ACCOUNTS PAYABLE

A. 06/30/2025 Warrant Agenda

Trustee Bertucci moved to Approve the Warrant Register in the amount of \$5,344,095.61. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

VI. RECOGNITIONS AND COMMUNICATIONS

A. Police Sergeant Promotion

Chief Pecora announced the promotion of Officer Fontana to Sergeant. President Tinaglia administered the Oath of Office to Mr. Fontana.

President Tinaglia and Mr. Recklaus honored Village Clerk Hume at her final Village Board meeting after 14+ years as Clerk. Ms. Hume has attended over 340 Village Board and Committee of the Whole Meetings, overseen eight Municipal Elections and, over the past three years, administered over 6,000 FOIA requests. She was responsible for converting the Village's records from paper to electronic/digital formats and for many other records transparency initiatives.

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.

Linda Waycie spoke in support of the unhoused woman living on Miner and Vail. Angel has collected many belongings, making it hard for her to move about. Her life is complicated and lots of things seem to go wrong for her. Ms. Waycie believes there are solutions for her. Although Angel is peaceful, she has attracted a group of men who seem to be noisy, drinking, talking, and sitting near her. She asked the Village to come up with solutions for her housing.

Jim Platania said his business is at Dunton and Northwest Highway. His business is family-run, and they take pride in both our business and their physical building in terms of its appearance, cleanliness, and the safety of their team and clients. Recently, there have been more individuals congregating near the corner of Miner and Northwest Highway, leading to disruption for businesses like theirs. They have witnessed drinking, heard arguing and yelling, and have seen a significant increase in the trash surrounding their building. They care about the homeless and hope that they can get the help they need, but there has to be a better solution than allowing more and more individuals to camp out on the sidewalks day after day for months on end. He asked for the Board to find a resolution to this issue that considers all parties, including the business community.

Donald Meersman asked about the status of the economic impact statement from the McCaskey's concerning the economic consequences of the redevelopment of the racetrack and the status of the economic impact statement commissioned by the Village.

Mr. Recklaus said two studies are underway: Transportation/Parking, and Economic Impact. For both, there is one being done by the Chicago Bears Football Club and one being done by the Village's consultants. This was discussed publicly in April and is a very much an iterative process. There's a draft which is being vetted by our consultants, who will then make suggestions. A back and forth exchange will occur until all parties agree. To ensure we get this right, we anticipate that the discussions will go on for some time. The process is still underway, and we're very actively engaged with it. There will be time for the public to see any plans that are developed in order to discuss the impacts when a

final version is ready.

Melissa Cayer asked when the second installment property tax bill would hit. President Tinaglia said Cook County is responsible; the Village is not in charge of that schedule. She asked questions regarding a streaming tax and alternate tax options to make up the lost grocery tax revenue. Ms. Cayer proposed other tax ideas that could be considered.

David Weiner lives at 201 N. Vail. He spoke at the June 16th Village Board Meeting regarding the homeless issue at their building. In the last three weeks, the situation has gotten worse. The woman who occupies the bench full-time has accumulated more stuff. The pile has grown and now extends well beyond the bench and onto our retaining wall. She is joined by a regular group of three or four individuals that are there from early morning until late evening. They have set up chairs on the sidewalk, making it difficult for people to pass the trash container. They sit on a retaining wall and fill our planting beds with trash. We have witnessed them urinating in the planting beds. They've gone behind the bushes next to our building and used our outside outlets to recharge their phones. We found beer cases hidden behind the bushes along with other personal belongings. The noise, shouting, arguing, and profanity occur all day long. The property that they are trespassing on belongs to 61-unit owners who are taxpayers and voters. There are a couple of units going on the market shortly, and there is concern that the impression this encampment makes on prospective buyers will be negative. They are respectful of the plight of the homeless, but continue to look to the Village leadership for some relief.

President Tinaglia said this issue is at the very top of the Board's list of things that need to get taken care of.

Trustee Bertucci expressed concern for the unhoused woman. He said the situation is unacceptable and we need answers. This needs to move to the top of the list.

Mr. Recklaus said staff has been actively working on this. The Director of the Health Department and Village Attorney have been involved, and the goal is to have a range of options provided to the Village Board in the next couple of days.

Trustee Schwingbeck noted that initially, the person was on public property only. Now it appears she has encroached on private property. Does this become a police matter? Mr. Recklaus said they can be given a trespass warning by the Police Department, and they can be cited. If individuals are engaging in illegal activity, that can be addressed. We have added additional police patrols in that area to keep an eye on the situation. When the patrols see illegal activity, they do something. Some of the individuals congregating there are actually housed, and just hanging out. Our Social Services division is working very closely with that particular individual to identify options for them with local agencies.

Trustee Shirley said it would be interesting to see what our neighbors along the commuter line are doing on these issues. There may be other communities that have issues with people trying to live on public property as well. Maybe we can look at that too.

Mr. Recklaus said the Village enacted new rules for regulating behavior in parking facilities, and then we had more issues in our Metra stations. We have worked with Metra on this issue. The situation kind of moves every time you address a particular area, which underscores the challenge. That is why we are looking at some of these issues more broadly.

Trustee Santa Maria noted the Village's year plus efforts on this case specifically. The

work that has been done for unhoused individuals has been extremely amazing. This is a very complex situation that's not going to go away. She asked to play the tape out. Any resolution could have long-term consequences. She said the Board needs to be very thoughtful and strategic. Without being proactive and having a different solution, in addition to whatever we do here, we are going to be having this conversation over and over again.

President Tinaglia said this is an important issue. We hear you all loud and clear on both sides of the equation. The Board will find the appropriate response after an in-depth conversation, in order to make a wise decision.

Trustee Manganaro said the situation has unfolded from being something very quiet and unobtrusive to something disruptive. He sees it as a social services and housing affordability issue at its core. He wants to make sure that we do not just move the problem from one bench to another, nor take action that could be perceived as criminalizing the unhoused.

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.

Trustee Manganaro moved to Approve. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

- A. Resolution Appointing a Director and Alternate Directors to the Solid Waste Agency of Northern Cook County

R2025-091

- B. Resolution Approving the Purchase of a Backhoe Loader for the Public Works and Engineering Department

R2025-092

- C. Resolution Approving an Intergovernmental Agreement for Cost Participation Related to Improvements on Dundee Road

R2025-093

A2025-54

D. Resolution Approving Gas Detection System Modernization for Public Works Facility

R2025-094

E. Bond Waiver-Hersey Instrumental Organization

F. Resolution Waiving Formal Bidding Requirements and Approving a Contract for Criminal Intelligence Software

R2025-095

A2025-55

G. Ordinance Approving a Planned Unit Development and Variations for 1727 E. Davis St. - Arlington Steel

2025-35

H. Bond Waiver - Arlington Heights Memorial Library Foundation

I. Resolution Approving a Loan Agreement and Promissory Note for Invescomex V, LLC

R2025-096

A2025-56

J. Adoption of an ordinance amending Chapter 13 of the Village Code to increase the number of Class A liquor licenses to 39; increase the number of Class B liquor licenses to 35; and increase the number of Class T liquor licenses 27, and recommendation that the Liquor Commissioner issue one Class A license to Skyview Arlington LLC dba Jokbal Night Market; issue one Class A license to AA88 INC dba YEN YEN RESTAURANT; and issue one Class B and one Class T license to Shirdi Saibaba dba Liquor Island upon receipt of the executed lease and certificate of dram shop insurance.

2025-36

K. Resolution Authorizing the Execution of a Joint Emergency Management Intergovernmental Agreement

R2025-097

A2025-57

X. NEW BUSINESS

A. Appointment of Michael Petermann to the Plan Commission, term ending April 30, 2028

Trustee Schwingbeck moved to Concur in the Mayor's Appointment. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

President Tinaglia administered the Oath of Office to Mr. Petermann.

B. Review of the 12-month Period Ending 12/31/24 Annual Financial Report - Lindsey Fish, Principal, Sikich, LLP

Ms. Gallagher introduced the Annual Financial Report for the Fiscal Year ending on 12/31/24. All the reports are on the Village's website. The Village issues audits in June each year. Lindsey Fish from the audit firm Sikich LLP was introduced to review the audited financials.

The Annual Comprehensive Financial Report was reviewed and received the Certificate of Excellence in Financial Reporting this year. This marks the 35th consecutive year that the Village has received this award, which means the Village's annual report goes above and beyond the minimum basic reporting requirements and demonstrates a strong commitment to accountability, transparency, and strong financial management.

Ms. Fish said Sikich issued an unmodified (clean) opinion on the Village's financial statements, which is the highest level of assurance they can provide. The Village also received an unmodified opinion on compliance with Federal laws.

The General Fund balance is \$37 million. This is used to compare annual operating expenses and amounts to approximately 4 to 5 months' worth of operating reserves on hand. Ms. Fish said this is a good target range. She referenced the Management Discussion Analysis for explanations of changes from previous years. She reported a total pension liability of \$226 million. The fiduciary position is \$197 million, which represents the amount the Village has already set aside to fund those benefits. The Village is 87.3% funded for its pension costs, a very strong position.

Trustee LaBedz asked about GASB 101. Ms. Fish said GASB 101 was a new accounting standard that was required to be implemented this year. It changed how municipalities have to account for paid leave. This new standard made them estimate how much of the time they think employees will use throughout their lives in the Village. It changed how compensated absence liability is estimated, making it more uniform across all governments.

Trustee LaBedz confirmed they have to estimate how much people might use as far as sick time, even though they don't know. Ms. Fish said that was correct. They looked at historical data. It ensures everyone uses uniform calculations.

Ms. Fish noted there was one unposted entry and that related to the recognition of ambulance receivables. That changed this year due to the change in billing provider. There were no formal findings or recommendations to report as a result of the audit. She said the audit process is always incredibly smooth and that's a direct reflection of the professionalism and responsiveness of the Village's team.

Trustee Bertucci asked about the third GASB adjustment and if the Library was included. Ms. Fish said yes, the Library is part of this audit, but the Village isn't in charge of those third adjustment funds. She said they would do a presentation for the Library's Board as well. Trustee Bertucci asked if there were any opinions regarding the recommended reserve amount. Ms. Fish said the best practice would be to adopt a fund balance policy which describes what the Village's ideal ranges would be. She said the right range is usually three to nine months, but every government is different.

Trustee Santa Maria noted the investment of more than \$10 million towards ongoing street resurfacing and construction programs, \$1.6 million towards storm water control improvements, \$11 million towards critical water and sewer rehab projects, which included

our lead service line replacements, and nearly \$3.7 million dedicated to upgrading our Village vehicle fleet. She said it's easy to focus on the cost of taxes, but we are living in a community that truly reinvests in itself, our infrastructure, and our safety.

Trustee Zyck said he focused on the pension balances being well funded. We're at 77% in the Fire fund. Back in 2015, we were at 64%, so we've done a great job of making sure that we're doing the right things. We have to keep paying attention to net investment income, which really fluctuates. 86% of our expenditures go towards protection.

Trustee LaBedz moved to Accept the report. Trustee Bertucci Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, Trustee Shirley, President Tinaglia, Trustee 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 Zyck moved to Adjourn at 8:39PM. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None