



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 21, 2025
7:30 PM

I. CALL TO ORDER

A. Swearing In of New Village Clerk, Maggie Mattio

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Hart Passman, Melissa Gallagher, Emily Rodman, and Maggie Mattio.

IV. APPROVAL OF MINUTES

A. Meeting Minutes 7/7/2025

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

The Motion : Passed

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

Nays: None

Absent: Trustee Dunnington

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 7/15/2025

Trustee Bertucci moved to Approve the Warrant Register in the amount of \$4,808,819.81. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Dunnington

VI. RECOGNITIONS AND COMMUNICATIONS

VII. PUBLIC HEARINGS

A. 2025 – 2029 Consolidated Plan including the 2025 Annual Action Plan

President Tinaglia called to order the Public Hearing with the following Trustees responding as present: James Bertucci, Robin LaBedz, Bill Manganaro, Carina Santa Maria, Tom Schwingbeck, Scott Shirlely and Greg Zyck.

President Tinaglia said the notice of the Public Hearing was published in The Daily Herald on June 26, 2025 in accordance with Federal Law. Tonight's public hearing is the second hearing for public comment on the proposed 2025-2029 Consolidated Plan including the 2025 Annual Action Plan.

Trustee Santa Maria recused herself from the discussion as Shelter Inc., where she is employed, was an applicant for this Block Grant.

President Tinaglia opened the hearing to Board members and the public. No further discussion was had or comments were made.

Trustee LaBedz moved to Close the Public Hearing. Trustee Bertucci Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: Trustee Santa Maria

Absent: Trustee Dunnington

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.

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

President Tinaglia said the analysis is preliminary and results are unclear. He clarified that the analysis is being paid for by the McCaskey's and not taxpayers. Mr. Recklaus added that the Village would release the analysis once it was complete and reflected the final concept for public consideration.

Karen Doran expressed safety concern over the use of e-bikes and scooters.

President Tinaglia said Village staff were working on the issue and will have an ordinance in place in the near future.

Sabina Fichuk, a resident and business owner in town, spoke about the growing homeless encampment off of Northwest Highway. What began as a single person occupying a public bench, has gradually grown both in terms of people and the volume of personal belongings, including garbage bags, foldable chairs and makeshift furniture. She sounded the alarm that this is a systemic issue that requires being proactive and this sort of behavior should not be normalized or accommodated. It is the responsibility of the community to guide and encourage people to do what's best for themselves, especially those who may not have family or a support system. Compassion sometimes looks like setting boundaries and nudging people towards positive changes. Taking action would reinforce the idea that Arlington Heights is a place that encourages dignity and forward movement, not resignation and neglect. She shared what other communities in Illinois have done to implement a framework for this issue and encouraged the Village and the community to be proactive by pairing reasonable boundaries with social services so that public spaces can be protected while also nurturing these individuals towards a positive change.

Christina Maltese spoke on behalf of her mother, Kathleen Ferranti, who resides at 505 W. Wing Street. She respectfully requested that the Village adopt an ordinance regulating backyard honeybee keeping. She mentioned that the next-door neighbor maintains 4 active beehives, and they have stung, swarmed and attacked each member of their household and multiple guests. They have spoken with their neighbors numerous times, and they are aware that two disabled individuals and her elderly mother reside in the house. She provided the Board with a packet of information and copies of communications she had with the neighbors. She mentioned she contacted Village Hall, and she was informed an ordinance does not exist prohibiting a resident from maintaining a beehive and was referred to the Illinois Department of Agriculture to begin a case. Since then, the Department of Agriculture inspected the beehive and took samples on July 17th. She began researching whether neighboring communities have adopted ordinances on maintaining beehives and found that eight surrounding communities have strict rules and Prospect Heights and Mount Prospect ban honeybee hive keeping all together. She urged the Village to adopt an ordinance setting strict guidelines for the safety of the community and so that they can safely enjoy sitting in their backyard.

President Tinaglia thanked Ms. Maltese and said her package would be reviewed.

A gentleman named Yousif spoke about the Muslim faith and its commonalities with Christianity.

Trustee Bertucci asked Village Attorney Hart Passman if a Village Board Meeting was the appropriate venue to recite a religious reading. Mr. Passman said that public comment is intended for matters concerning the public affairs of the Village and wasn't aware of any policy prohibiting religious speech. President Tinaglia said he appreciated the message of unity Yousif was trying to convey and encouraged him to return to a meeting and speak from his own words rather than recite a religious reading.

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 LaBedz moved to Approve. Trustee Santa Maria Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Dunnington

A. Bond Waiver - St. Edna Parish

B. Resolution Awarding a Contract for Water Facility Security Fencing – Risk and Resiliency

R2025-098

A2025-60

C. Resolution Approving Contract for Water Tank Rehabilitation Project at Station #13 South

R2025-099

A2025-61

D. Bond Waiver-St Edna Parish

E. Resolution Approving Change Order #1 to the Contract for Water Meter Testing and Repair of Commercial Meters

R2025-100

A2025-62

F. Resolution Approving the Purchase of a Sewer Televising Truck & Equipment for Public Works & Engineering

R2025-101

X. NEW BUSINESS

A. 2025 – 2029 Consolidated Plan Adoption

Trustee LaBedz motioned to adopt the 2025-2029 Consolidated Plan and to direct staff to transmit the plan to the Department of Housing and Urban Development (HUD) for review and approval. Trustee Manganaro Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria,

Trustee Schwingbeck, Trustee Shirley, President Tinaglia, Trustee Zyck

Nays: None

Absent: Trustee Dunnington

B. 519 W. Algonquin Rd. - Chez Hotel - PC25-010 - Land Use Variation

Ms. Rodman said the petitioner was seeking zoning relief to allow a rooftop restaurant at the Chez Hotel, located at 519 W. Algonquin Road. The hotel also operates a banquet hall. The existing zoning for the property is M-2, Limited Heavy Manufacturing District and the current Comprehensive Plan designation is R&D, Manufacturing and Warehouse. There are three zoning actions being requested: a Land Use Variation to allow a restaurant in the M-2 Zoning District, a Variation related to the number of parking spaces and a variation related to the traffic and parking study.

In 2000, the Village Board approved a land use variation which allowed the banquet hall within the M-2, Limited Manufacturing Zoning District. In 2018, the petitioner received a Land Use Variation to operate a six-story hotel. In 2019, an amendment to the Land Use Variation was granted for what was referenced as a rooftop amenity. At that time, the amenity was proposed as an unenclosed amenity. Staff were concerned about parking and two conditions were placed on the approval of that rooftop amenity. The first was that the space could only be available to hotel patrons and their guests, not the public, and second, that the space had to be privately booked for events while the banquet hall remained unused.

The hotel has been operating for a year and is seeking to open that six-floor amenity space to the public in the form of a full-service restaurant. Opening a rooftop restaurant to the public would violate the prior land use variations. Therefore, the petitioner requested a new land use variation to allow for a public restaurant. The space is approximately 3700 square feet and enclosed by a retractable glass roof that was constructed in 2024. The petitioner has a liquor license for the hotel facility. However, that license does not allow the sale of liquor to the public within the rooftop space and a new liquor license would be needed.

As it pertains to the request to lower the number of parking spaces required, the Village determined that the required parking spaces needed to accommodate patrons were 257 stalls. There are currently 171 parking stalls on the existing site, creating a deficit of 86 spaces. The petitioner hired Eriksson Engineering to conduct a parking study that concluded the demand to be 224 during peak demand on Saturday. The petitioner entered into agreements with adjacent businesses to secure additional parking spaces, meeting the Village's requirement to have 54 off-site parking spaces. Village staff are in agreement with the analysis of the peak demand of 224 vehicles and in agreement to grant both variation requests with the condition that outstanding landscaping items be installed this planting season, petitioner must retain off-site parking agreements for 54 parking spaces, and all other on-site parking spots may be used for valet services, but must be maintained in striped parking spaces.

Trustee Schwinbeck, Trustee Bertucci, Trustee Santa Maria and Trustee LaBedz all complemented the event space and were in support of opening a rooftop restaurant to the public.

Trustee Schwingbeck 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 tonight's Board Meeting. Trustee Bertucci Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Dunnington

XI. CLOSED SESSION

5 ILCS 120/2(c)(11): litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent -and- 5 ILCS 120/2(c)(21): discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

XII. 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 to Closed Session at 9:10 p.m. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Dunnington

Maggie Mattio, Village Clerk