



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
August 4, 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, Tom Schwingbeck, Scott Shirley, Jim Tinaglia. Trustee Carina Santa Maria, Greg Zyck was absent.
Also present were: Randy Recklaus, Hart Passman, Emily Rodman and Maggie Mattio.

IV. APPROVAL OF MINUTES

A. 7/21/25 Village Board Meeting Minutes

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

The Motion: Passed

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

Nays: None

Abstain: Trustee Wendy Dunnington

Absent: Trustee Santa Maria, Trustee Zyck

B. 4/21/25 Closed Session Minutes

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

The Motion: Passed

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

Nays: None

Absent: Trustee Santa Maria, Trustee Zyck

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 7/30/25

Trustee Bertucci moved to Approve the Warrant Register in the amount of \$2,119.834.50.
Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Santa Maria, Trustee Zyck

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.

Andy Anderson said that the Village's portal was implemented to save time and money. However, it does the opposite and required multiple steps to complete simple tasks. He said it was difficult to use and communicate with Village Staff. While he personally hadn't used the software, he was there to speak on behalf of a friend who has had difficulty obtaining a permit. He mentioned that there are class action lawsuits against Tyler Technologies all over the country and suggested the Village join the lawsuit.

Cheryl Brown of N. Walnut Avenue expressed concern over short-term rentals within the Village, in particular the house directly across the street from hers. She provided the Board with a letter and photos she had taken over the past several months of the single-family home which was purchased in 2022 and converted into a short-term rental. The home is listed on short-term rental sites as sleeping up to 15 people. It has brought transient people into a quiet neighborhood, hosted a backyard wedding and countless parties, causing a noise nuisance and safety concerns for all neighbors. Further, she was concerned the short-term rental demand may intensify if the Chicago Bears move to Arlington Park. She researched neighboring towns and found that many have ordinances regulating short-term rentals. She asked the Village to pass an ordinance requiring a 30-day minimum on property rentals. President Tinaglia and Mr. Recklaus said Village Staff have been working on the issue and invited her to attend the August 11th Committee-of-the-Whole Meeting where the issue will be further discussed.

Melissa Cayer asked if the Army Base on Central Road pays property taxes and suggested they do.

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 Dunnington Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Santa Maria, Trustee Zyck

A. Resolution approving a Zero Interest Loan to Miller Berger, LLC, for improvements to the property at 116 S Arlington Heights Road

R2025-102

A2025-63

B. Resolution Approving the Release of Certain Written Minutes of Certain Closed Meetings of the Village Board of Trustees

R2025-103

C. Resolution Approving the Purchase of Four Snowplows for Public Works and Budget Amendment Ordinance

R2025-104

A2025-64

2025-37

D. Resolution Approving an Intergovernmental Agreement with the Illinois Department of Transportation for Mast Arm and Emergency Vehicle Pre-emption Improvements at Central Road and Kirchhoff Road

R2025-105

A2025-65

E. Ordinance Approving a Land Use Variation and Variations for 519 W. Algonquin Rd. - Chez Hotel

2025-38

F. Adoption of an ordinance amending Chapter 13 of the Village Code to increase the number of Class AA liquor licenses to 19 and decrease the number of Class G Supplemental liquor licenses to 0, and recommendation that the Liquor Commissioner issue one Class AA license to, and remove one Class G Supplemental license from, J.A.W. Aqua Bella, INC dba Chez Hotel located at 519 W. Algonquin Road

2025-39

G. Recommendation that the Liquor Commissioner issue one Class B liquor license and one Class T liquor license to C S SAHNI INC dba B & P SMOKE& SPIRIT located 2316 E. Rand Road

H. Appointment of Scott Shirley to the Building Code Review Board, term ending April 30, 2027

I. Resolution Approving A Work Order for the Design Engineering Services for the 2026 Water Main Replacement

R2025-106

X. NEW BUSINESS

A. Appointment of Alejandria Galarza to the Youth Commission, term ending April 30, 2028

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

The Motion: Passed

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

Nays: None

Absent: Trustee Santa Maria, Trustee Zyck

President Tinaglia administered the Oath of Office to Ms. Galarza.

B. Appointment of Marina Reynaga to the Housing Commission, term ending April 30, 2028

Trustee Bertucci moved to Concur in the Mayor's Appointment. Trustee Manganaro Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Santa Maria, Trustee Zyck

President Tinaglia administered the Oath of Office to Ms. Reynaga.

C. 1519 S. Arlington Heights Road, Full Circle Community - Final Plat of Subdivision

Ms. Emily Rodman said that on January 21, 2025 the Board approved a resolution authorizing the preliminary plat of subdivision for Full Circle Communities located at 1519 to 1625 S. Arlington Heights Road, and an ordinance which outlined conditions for the subdivision approval in relation to the final planned unit development approval they received. The Petitioner has completed their final plat of subdivision which does comply with Chapter 9 of the municipal code and the Village has reviewed the final plat of subdivision to confirm it was compliant with the preliminary plat that was previously approved by the Board. The Planning Commission considered the final plat of subdivision at their May 14th meeting and unanimously recommended its approval. At this time, she recommended that the Board make a motion to direct Staff and the Village Attorney to prepare the final document that would grant final subdivision approval as set forth in the agenda materials.

Trustee Manganaro moved to Direct Staff and the Village Attorney to prepare final documents granting Final Plat of Subdivision approval, as set forth in the agenda materials for tonight's Board Meeting. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Santa Maria, Trustee Zyck

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 LaBedz moved to Adjourn at 7:55PM. Trustee Dunnington Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Santa Maria, Trustee Zyck