



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
October 20, 2025
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Pro Tem Schwingbeck and the following Trustees responded to roll: Wendy Dunnington, Colin Gilbert, Robin LaBedz, Bill Manganaro, Carina Santa Maria, Greg Zyck. President Jim Tinaglia and Trustee James Bertucci were absent.
Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Emily Rodman, and Maggie Mattio.

IV. APPROVAL OF MINUTES

V. APPROVAL OF ACCOUNTS PAYABLE

A. 10/15/25 Warrant Register

Trustee LaBedz moved to Approve the Warrant Register dated October 15, 2025, in the amount of \$5,592,672.80. Trustee Zyck Seconded the Motion.

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

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.

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 Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

- A. Resolution Approving The Award of a Contract for the Purchase and Installation of Rooftop Air Conditioner Unit at Metropolis Theater Building, and an Ordinance Approving a Budget Amendment

R2025-132

A2025-89

2025-49

- B. Resolution Approving the Purchase of One Pickup Truck for Public Works & Engineering Traffic Unit

R2025-133

- C. Resolution Approving a Design Engineering Contract for Downtown ADA Brick Program

R2025-134

A2025-90

- D. Bond Waiver—St. Edna Parish

- E. Resolution Approving the Purchase of Paver Bricks for Downtown ADA Brick Program

R2025-135

- F. Resolution Appointing an Alternate to the Intergovernmental Risk Management Agency (IRMA)

R2025-136

- G. Motion to Approve an Extension of Preliminary Plat of Subdivision - 1821 N. Verde Ave. - PC#21-007

- H. Ordinance Amending Section 21-309 of the Municipal Code of the Village of Arlington Heights Regarding the Discontinuation of Water Service

2025-50

X. NEW BUSINESS

- A. Resolution Agreement – MAP CBA (2026) and MOU of Work Schedule for Patrol Bureau

Mr. Recklaus recommended the approval of a resolution authorizing the execution of a collective bargaining agreement with the Metropolitan Alliance of Police, who represents Arlington Heights Police Officers. He said management reached an agreement with the union for a one-year extension of the existing agreement which expires December 31, 2025. The agreement would provide officers with a 3% cost of living raise, an increase in the employee contribution for insurance effective fall of 2026, and the introduction of a pilot program modifying police schedules. The pilot program would change the schedules of police officers from working six 8.5-hour shifts with three days off to five 9-hour shifts with three days off. The new schedule aims to create a work-life balance and facilitate smooth transitions between shift changes.

Trustee LaBedz asked when the modified shift schedules would begin. Mr. Recklaus said it would be effective in February.

R2025-137

A2025-91

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

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

- B. 1920 N. Chestnut Ave. - Chestnut Woods Subdivision - PC#24-018
Preliminary Plat of Subdivision, Variations

Consultant Scott Nierman spoke on behalf of the Petitioner, Vitalie Clim of Clim Development LLC. He said Mr. Clim was proposing the subdivision of the 1.14 acre lot located at 1920 N. Chestnut Avenue into four separate lots. Three of the lots would be dedicated to single-family homes and one to an on-site stormwater detention pond. The proposed configuration of the lots would include construction of two single-family homes adjacent to N. Walnut Avenue facing west and one home on N. Chestnut Avenue facing east. The fourth lot, located at the southeast corner, would be dedicated for on-site stormwater detention. Mr. Clim requested a variance to permit a front yard setback of 25 feet where 40 feet is required, to permit a lot width of 60 feet and a lot area of 8,800 square-feet where 75 feet in width and 10,000 square-feet in area is required, and to

permit a subdivision with a residential lot 60 feet in width and 8,800 square-feet in area where 75 feet in width and 10,000 square-feet in area is required.

Ms. Rodman reported that the Plan Commission unanimously recommended the approval of Mr. Clim's request for a preliminary plat of subdivision and the requested variations so long as he complied with the recommendations noted in the agenda packet provided to the Board. The Commission noted that per code, the installation of a sidewalk would be required and that a resident expressed concern over the installation of a privacy fence along the detention line.

The Board discussed the proposed 25 feet set back of the newly constructed homes and the installation of a floating sidewalk. Ms. Rodman said that most homes on the east side of N. Chestnut Avenue and on N. Walnut have a 20–25 foot setback. Therefore, the new homes would mirror the neighborhood. She added that lot sizes on N. Chestnut Avenue are roughly an acre in size and could potentially be subdivided in the future. Mr. Clim said the reason for requesting the setback variance was to construct homes with a larger backyard, rather than offering a large front yard. He intended to add landscaping for privacy and improve the aesthetics of the neighborhood. He said he had shared his development plans with the owner of 1920 N. Chestnut Avenue, who had no objections, and mentioned he too may be selling his property in the near future. Mr. Clim suggested that the Village consider what redevelopment could look like in the next 50 years rather than in the next few years.

With regard to the sidewalk, the Plan Commission recommended that the installation of the sidewalk be deferred as it would be awkward to have an unattached sidewalk to the north and south of the lot. Mr. Recklaus said that the Village could require the developer to install the sidewalk at the time of redevelopment or include a provision that would require it at a later time. Mr. Clim said the installation of a sidewalk would seem out of place and would change the landscaping potential. He mentioned that the east side of N. Chestnut had a continuous sidewalk for pedestrian use. Staff preferred the sidewalk be installed at the time of redevelopment to avoid any potential problems if requested in the future. While several Trustees mentioned that unattached sidewalks were not uncommon in Village neighborhoods, they ultimately agreed with staff to request that a sidewalk be installed at the time of construction.

Trustee Manganaro moved to Direct Staff and the Village Attorney to prepare final documents granting the zoning relief for consideration at a future Board meeting for PC#24-018, a Preliminary Plat of Subdivision for three residential lots and one dedicated stormwater detention lot and the zoning variances requested, and subject to the recommended conditions all as set forth in the agenda for tonight's Board Meeting.

Trustee Santa Maria Seconded the Motion.

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

C. 4 W. Rand Rd. - Qargo Coffee - PC#24-023

Planned Unit Development Amendment, Special Use Permit, Variation

Petitioner Moiz Hussain through Dana Auman, Architectural Project Manager with The HOH Group requested an amendment to the Planned Unit Development to add a drive-through lane to the property located at 4 W. Rand Road, a special use permit for a restaurant with a drive-through, and a variation to reduce the required off-street parking

from 1,154 spaces to 1,139 spaces. Mr. Hussain would like to convert the vacant building into a Qargo Coffee with open seating space and multipurpose conference rooms serving freshly brewed Italian roasted coffee and pre-made pastries and sandwiches. He presented renderings of the floor plan and decor, a traffic study, parking study, and other ideas for the site. The Village previously raised concerns about whether a large vehicle such as a garbage truck or fire engine could maneuver through the parking lot without difficulty and Mr. Auman reported that their study concluded there would be no issue.

Ms. Rodman said the Design Commission was overall pleased with the proposed improvements to the exterior of the building, but asked for a color scheme to be submitted for review. With regard to the parking variation request, due to the site's location being within a large shopping plaza, the entire center was evaluated rather than the location itself. However, she confirmed that the location itself had sufficient parking for their customers. Following a public hearing, the Planning Commission unanimously recommended the approval of Mr. Hussain's request for an amendment to the Planned Unit Development and parking variation with a few conditions noted in the agenda packet provided to the Board.

The Board welcomed Qargo to Arlington Heights and expressed their excitement for a new coffee shop in town and offering a community space for people to meet.

Trustee Zyck moved to Direct Staff and the Village Attorney to prepare final documents granting the zoning relief for consideration at a future Board meeting for PC#24-023, a PUD Amendment and Special Use Permit for a restaurant with a drive-through, and the zoning variance requested, and subject to the recommended conditions all as set forth in the agenda for tonight's Board Meeting. Trustee Manganaro Seconded the Motion.

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

XI. ADJOURNMENT

Trustee LaBedz moved to Adjourn at 8:47PM. Trustee Dunnington Seconded the Motion.
The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, President Pro Tem Schwingbeck, Trustee Zyck

Nays: None

Absent: Trustee Bertucci, President Tinaglia

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.