



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
December 1, 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, Colin Gilbert, Bill Manganaro, Carina Santa Maria, Tom Schwingbeck, Jim Tinaglia, Greg Zyck. Trustee Robin LaBedz was absent.

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

IV. APPROVAL OF MINUTES

A. 11/17/25 Meeting Minutes

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

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee Manganaro, Trustee Santa Maria, President Tinaglia, Trustee Zyck

Nays: None

Abstain: Trustee Tom Schwingbeck

Absent: Trustee LaBedz

B. 11/3/25 Closed Session Minutes

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

The Motion: Passed

Ayes: Trustee Dunnington, Trustee Gilbert, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, President Tinaglia, Trustee Zyck

Nays: None

Abstain: Trustee James Bertucci

Absent: Trustee LaBedz

V. APPROVAL OF ACCOUNTS PAYABLE

A. 11/30/25 Warrant Register

Trustee Bertucci moved to Approve the Warrant Register dated November 30, 2025, in the amount of \$3,585,416.45. Trustee Santa Maria Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

VI. RECOGNITIONS AND COMMUNICATIONS

A. Arlington Heights Farmer's Market Award

President Tinaglia recognized the Arlington Heights Farmer's Market for being voted Best Farmer's Market in Illinois by the American Farmland Trust Poll.

Farmer's Market Manager Maggie Sraga provided a brief history of how the farmer's market began and how it has expanded over the years. She thanked all the vendors and volunteers who make the market special. She invited everyone to attend the Winter Market on December 13th.

B. Police Sergeant Promotions

Chief Pecora announced the promotions of Officer Jonathan Vinson and Officer Michael Turano to Sergeant. President Tinaglia administered the Oath of Office to Mr. Vinson and Mr. Turano.

VII. PUBLIC HEARINGS

Trustee Bertucci moved to Open the Public Hearing. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

A. Proposed 2026 Budget

Mr. Recklaus gave a brief overview of the Budget and Tax Levy process. He said the 2026 budget had gone through extensive discussion, planning, and public review. The budget process began in June with budget-ceiling discussions amongst staff and department leaders. Meetings were held on November 10th and November 12th, and the budget has been available to the public via the Village's website since October 31st. As required by the Village Code, the Village Manager must present an annual Village budget, which represents a good-faith effort to reflect the values and priorities of the Village Board while also meeting legal requirements and operational realities.

Mr. Recklaus said that in 2025 the Village experienced an unprecedented level of change in leadership roles. Despite all the changes, the Village accomplished the full implementation of the 5th ambulance, has continued to collaborate with the Chicago Bears Organization for the redevelopment of Arlington Park, invested in infrastructure, and a few major redevelopment projects along the south corridor. The 2026 Budget balanced new ideas with major development demands, continued funding for a robust capital

improvement plan, and evaluated long-term public safety needs.

Ms. Gallagher mentioned that from 2019 to 2023 the Village maintained a flat tax levy thanks to increased sales taxes and income taxes. Also in 2023, the Village was able to provide a \$1.6M property tax abatement due to surplus revenues. However, certain expenses outside the Village's control exert pressure on the tax levy, such as public safety pension requirements, inflation, and long-term financial uncertainties. Mid-year projections showed a potential levy increase of 3.63%, but staff worked diligently to decrease expenditures and recommended a modest increase of 2.29%. This modest increase was under inflation rate and could avoid a significantly larger increase in the future. For a home valued at \$450,000, the proposed levy increase equals about \$39 annually or \$3 per month.

Trustee Zyck questioned the need for the proposed increase in the property tax levy. He mentioned the Village's policy was a fund balance between 25% to 40%. He proposed a \$892,000 draw down in reserves to cover the deficit as the fund balance would remain within the Village's policy.

Trustee Bertucci said the Board had a fiscal responsibility to residents not to present a 0% increase simply for the sake of saying it was achieved. He added that the Village was operating under significantly higher inflation and higher costs across the board. Achieving a 0% increase would be unrealistic in the current environment.

Trustee Manganaro said he could not support an increase in the tax levy. While he appreciated the different projections based on different scenarios, he said that without fully debating those assumptions, they had a level of speculation. Historically, the Village's conservative budgeting had produced surplus monies above the 40% threshold. He requested a discussion regarding the reserves fund balance and where within the 25–40% target range the Village should land.

Trustee Gilbert, Trustee Santa Maria, Trustee Dunnington and President Tinaglia thanked staff for their hard work in developing the budget and expressed their support for the modest increase in the property tax levy.

Resident Keith Moens asked the Board to consider a reduction in its contribution to the Metropolis, rather than a yearly increase of \$5,000.

Resident Renee Schlenhardt said residents have been absorbing fees and experiencing higher taxes as of late and asked the Board to keep that in mind when voting on the proposed tax levy increase.

Residents Arlen Gould and Martin Bauer were in favor of the modest increase in the tax levy.

Trustee Zyck moved to close the Public Hearing. Trustee Dunnington Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

Trustee Schwingbeck moved to vote on New Business Items A, B, and C after the

conclusion of the public hearing discussion. Trustee Dunnington Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

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 Manganaro moved to Approve. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: President Tinaglia abstained from Item J

Absent: Trustee LaBedz

- A. Resolution Approving the Disbursement of Cash Paid by Developers in Lieu of Land Dedication

R2025-145

- B. Resolution Approving Expenses Over \$25,000 in Aggregate for Calendar Year 2026

R2025-146

- C. Resolution Approving an Engineering Agreement for the Kennicott Road Improvements

R2025-147

A2025-98

- D. Resolution Approving an Engineering Agreement for Engineering Services for the 2026 MFT Street Reconstruction Program

R2025-148

A2025-99

- E. Ordinance Approving a Variation for Lot Width for 1500 E. Euclid Ave.

2025-55

- F. Resolution Approving a Preliminary Plat of Subdivision for 1500 E. Euclid Ave.

R2025-149

- G. Ordinance Approving Variations associated with the development of the lots for Chestnut Woods at 1920 N. Chestnut Ave.

2025-56

- H. Resolution Approving a Preliminary Plat of Subdivision for Chestnut Woods at 1920 N. Chestnut Ave.

R2025-150

- I. Ordinance Approving a Special Use Permit Amendment for Jameson's Charhouse at 1331 W. Dundee Rd.

2025-57

- J. Motion to Approve an Extension of Preliminary Plat of Subdivision for 2201 N. Chestnut Townhomes - PC#23-011

- K. Resolution Approving a Grant Agreement with the Illinois Department of Transportation

R2025-151

A2025-100

X. NEW BUSINESS

- A. An Ordinance Providing for the Levy, Assessments and Collection of Taxes for the Year Beginning January 1, 2026, and Ending December 31, 2026, for the Village of Arlington Heights

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

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee Santa Maria, Trustee Schwingbeck, President Tinaglia, Trustee Zyck

Nays: Trustee Manganaro

Absent: Trustee LaBedz

2025-58

- B. An Ordinance Abating Taxes Levied for the Year 2025, Heretofore Levied to Pay Principal and Interest on the \$9,530,000 General Obligation Bonds, Series 2018, for the Village of Arlington Heights

Trustee Bertucci moved to Approve. Trustee Gilbert Seconded the Motion.

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee Manganaro, Trustee

Santa Maria, Trustee Schwingbeck, President Tinaglia, Trustee Zyck

Nays: None

Absent: Trustee LaBedz

2025-59

- C. An Ordinance Adopting a Budget and Appropriations Ordinance and Amounts Set Forth Therein for the Year Commencing January 1, 2026 and Ending December 31, 2026

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

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

2025-60

- D. Motion to Approve an Extension of Planned Unit Development for 116-120 W. Eastman St. - PC#23-002

Ms. Rodman said the Petitioner for the property located at 116 to 120 W. Eastman was requesting an extension to the existing PUD approval granted in December 2023. Per the Village Code, the approval was for two years and was set to expire unless the Petitioner had secured a building permit. Petitioner was requesting a 12-month extension due to several challenges.

Trustee Schwingbeck said he would support a motion to approve an extension of the PUD. However, he mentioned that after the budget discussion, what brings revenue into the Village was property taxes, and development was a key role in that. The project was approved two years ago and has been stagnant since. He would like to see progress made during the extension. The Petitioner said his company was working with new equity partners and architects would begin construction drawings expected to be completed by May. Then they would seek construction costs and anticipated building permit applications to be completed by fall. An increase in interest rates and construction costs have made the project more challenging.

Trustee Gilbert echoed Trustee Schwingbeck's comments and asked that the Petitioner provide the Board with an update within six months.

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

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

- E. An Ordinance Regulating the Use of Public Spaces for Civil Immigration Enforcement Activities

Mr. Recklaus said that on several occasions the Board expressed concern over civil immigration enforcement, which led staff to issue an interim policy on November 6th. Later on November 17th, staff presented a draft ordinance for Board consideration. The ordinance, prompted by community reports of enforcement activities that appear to exceed normal law-enforcement practices, would prohibit the use of any

village-owned, operated, or leased property, except for public rights-of-way, for civil immigration enforcement. He mentioned that the Village could not directly regulate federal agencies and that Arlington Heights Police Officers could only document any alleged violations for the Board to review and determine whether legal action was appropriate. Staff considered the proposed ordinance legally sound and recommended its approval.

Trustee Schwingbeck asked how the Ordinance would be conveyed to federal law enforcement. Mr. Recklaus said the ordinance would be published on the Village's social media and his understanding was that federal agencies were also monitoring these ordinances.

Consensus of public comment was in support of the ordinance, with two residents expressing support for federal agents who are doing their job.

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

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

2025-61

XI. ADJOURNMENT

Trustee Gilbert moved to Adjourn at 10:16PM. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee LaBedz

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.