



MINUTES
Committee of the Whole
Village of Arlington Heights

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 12, 2026
7:00 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, Robin LaBedz, Bill Manganaro, Carina Santa Maria, Tom Schwingbeck. Trustee Greg Zyck was absent.
Also present were: Randy Recklaus, Jack Cascone, Emily Rodman, and Maggie Mattio.

IV. APPROVAL OF MINUTES

A. COW Meeting Minutes 11/12/25

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

The Motion: Passed

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

Nays: None

Abstain: None

Absent: Trustee Zyck

B. COW Meeting Minutes 12/8/25

Trustee Dunnington 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

Nays: None

Abstain: Trustee Robin LaBedz

Absent: Trustee Zyck

V. NEW BUSINESS

A. Short-Term Rental Regulation Discussion

The Village Board has been considering the regulation of short-term rental properties in the Village. While short-term rental activity is limited to an estimated 10–20 properties advertised on websites such as [Airbnb.com](https://www.airbnb.com) and VRBO.com, the Village anticipates potential growth in the future with the redevelopment of the former Arlington Park site. Over the past year, the Village has received resident complaints related to noise, nuisances, and neighborhood character as a result of these rental properties. Staff reviewed regulations from nearby communities, including Schaumburg, Hoffman Estates, Palatine, and Naperville and found that many municipalities either regulate short-term rental properties through licensing, minimum rental periods, or hotel taxes, while others do not regulate at all. Any regulation would require staff time and resources.

Mr. Cascone presented the Board with four options for discussion and consideration. The first, to require property owners to obtain a municipal license, training, and/or inspections and apply the hotel tax to short-term rentals. Second, imposing a minimum rental period of 30 days, which would effectively eliminate short stays. Third, the Village could apply hotel tax only with no additional regulations and generate a new revenue stream. Lastly, the Board could decide not to regulate short-term rentals at all and continue addressing complaints as they arise.

It was the consensus of the Board to regulate short-term rentals by imposing a minimum stay of 30 days and continue to focus on the Board's strategic goal to provide affordable housing and preserve the characteristics of our neighborhoods and community.

Residents expressed concern over the safety of their neighborhoods and children and the possibility of their property values decreasing.

B. Affordable Housing Trust Fund Guidelines

The Affordable Housing Trust Fund was enacted by ordinance in 2013 with the purpose of addressing attainable housing goals, policies, and programs established by the Board through its annual goals. The trust fund was established to provide sustainable financial resources to meet the attainable housing needs of eligible households and to preserve and produce dedicated attainable housing. In 2020, the Board adopted the Inclusionary Housing Ordinance with the purpose of promoting public health, safety, and welfare by encouraging high-quality housing throughout the Village sufficient to meet the needs of all Arlington Heights residents. The Ordinance also required the inclusion of affordable units or cash payment in lieu of providing affordable units. Over the years, the Village has received minimal requests to use these funds. Therefore, at the direction of the Board and with the assistance of the Housing Commission, staff developed the Affordable Housing Trust Fund Guidelines, which outlines its objectives, the types of developments and programs the Village would consider supporting through the trust fund, details on the application and review process, and establishes criteria for reviewing and awarding funding for projects.

Ms. Rodman highlighted some key information within the guidelines. In 2022, the Board approved the Affordable Housing Trust Fund project priorities and target populations as recommended by the Housing Commission. Priority populations include seniors, veterans, persons with disabilities, current Arlington Heights residents, and employees of businesses in Arlington Heights. An annual application process welcomes applications for the creation or preservation of attainable housing through new construction, rehabilitation, or adaptive reuse, and/or acquisition and disposition of property, including vacant land, single-family homes, multi-unit or other existing structures for use as attainable housing. After applications are submitted, staff will review them to ensure they are

complete and meet the criteria outlined in the guidelines and subsequently refer the application to the Housing Commission, where applicants can present their application and answer questions. The Housing Commission is tasked with scoring the application and sharing their findings with the applicant before ultimately making their recommendation to the Board for their review and potential approval. The guidelines also set conditions and requirements applicants must comply with prior to any award. Ms. Rodman mentioned that the Village oversees the Inclusionary Housing Trust Fund but was exploring a partnership with a nonprofit organization to help administer the fund and directly support property owners who periodically request assistance.

The Board was overall supportive of the proposed guidelines.

Trustee Gilbert mentioned the Village should have a mechanism to track inclusionary housing units, including occupancy, income levels, and rental rates. Ms. Rodman said developers are required to submit an annual report to Planning and Community Development staff, which is reviewed for compliance with the ordinance. She added that staff was also exploring a partnership with a nonprofit organization to help administer the Inclusionary Housing Trust Fund and directly support property owners who periodically request assistance.

Trustee Schwingbeck inquired about the 1% gaming trust fund revenue written in the 2013 Ordinance. He asked if that language would apply to video gaming terminals if allowed within the Village, and if video gaming terminals would be considered gaming revenue or slot machine revenue. Mr. Recklaus said that video gaming terminals would qualify as gaming revenue and revenue would be in perpetuity.

Trustee Santa Maria asked if the Village would consider utilizing trust fund monies to develop a shelter or attainable housing in partnership with a nonprofit. Ms. Rodman said it's an idea that can be explored, and the guidelines could be revised as needed.

Resident Steve Blye acknowledged the Board's efforts to provide affordable housing. He suggested prioritizing aging in place and providing affordable housing for senior residents who have lived, worked, paid taxes, and raised families within the Village. He said it wasn't about exclusion, rather to honor long-term community members and allow them to remain part of the place they helped build.

VI. OTHER BUSINESS

VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

Resident Kendall Schafer thanked the Village for addressing the tents on Arlington Heights Road, mentioned that street racing on Arlington Heights Road has continued, and that the Grace Terrace Development is no longer prioritizing veterans to receive affordable housing.

Resident Henry Beardsley requested that the Board seek a study on the economic impact of legalizing video gaming and share that analysis with the Economic Alliance. Of particular concern is how much revenue leaves the local economy, with 30% paid to the state and another 30% to video gaming terminal operators.

VIII. ADJOURNMENT

Trustee Gilbert moved to Adjourn at 9:34PM. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: None

Absent: Trustee Zyck

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.