



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  
May 4, 2026  
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

A. Presentation of the Colors by Boy Scout Troop 32

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, Greg Zyck. Trustee Tom Schwingbeck was absent.

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

IV. APPROVAL OF MINUTES

A. 4/20/26 Meeting Minutes

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

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Manganaro, President Tinaglia, Trustee Zyck

Nays: None

Abstain: Trustee Colin Gilbert, Trustee Carina Santa Maria

Absent: Trustee Schwingbeck

B. 3/16/26 Closed Session Minutes

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

The Motion: Passed

Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, President Tinaglia, Trustee Zyck

Nays: None  
Abstain: Trustee Carina Santa Maria  
Absent: Trustee Schwingbeck

C. 4/6/26 Closed Session Minutes

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

The Motion: Passed

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

Nays: None

Abstain: Trustee Wendy Dunnington

Absent: Trustee Schwingbeck

V. APPROVAL OF ACCOUNTS PAYABLE

A. 4/30/26 Warrant Register

Trustee Bertucci moved to Approve the Warrant Register dated April 30, 2026 in the amount of \$2,634,277.68. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: None

Absent: Trustee Schwingbeck

VI. RECOGNITIONS AND COMMUNICATIONS

A. 107th Memorial Day Parade and Ceremony

Mr. Greg Padovani invited the community to attend the 107th Memorial Day Parade on Monday, May 25th to honor the servicemen, women, and fallen heroes. The parade will culminate with a ceremony at Memorial Park. In the event of inclement weather, the ceremony would relocate to Grace Gym at Christian Liberty Academy at 11:00AM. He thanked the Village for their ongoing support in making the event possible. Mr. Padovani also highlighted that the Arlington Heights Memorial Library recently published a book by resident and local author Brian Maloney titled "Fallen Heroes of Arlington Heights in the Civil War." Mr. Maloney researched and told the stories of nine fallen heroes of the Civil War that were from Arlington Heights.

Mr. Recklaus recognized Deputy Village Manager Diana Mikula for receiving the 2026 Illinois Association of Municipal Management Assistants (IAMMA) Gregory F. Ford Outstanding Member Award. The award honors one Deputy or Assistant Village Manager in the State of Illinois who has made a significant contribution to the organization while serving outside their role. Ms. Mikula said her time working in local government had been incredibly rewarding and that serving the Village had been both an honor and a privilege.

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.

Jeff Zondlo announced that the Arlington Heights Garden Club, in collaboration with the Veterans of Foreign Wars, the American Legion, The Marine Corps League, and the Village's Public Works Department, will be hosting a dedication ceremony for the installation of a Blue Star Memorial Marker on May 17th at 2:00 PM at Clock Tower Park. The Blue Star Memorial Marker program pays tribute to all men and women who serve in the U.S. Armed Forces. After installation of the marker, the Arlington Heights Garden Club will plant and maintain flowers and native plants at its base. He invited the community to attend the event.

Devin Gray and Andrij Sklierenko asked the Board to reconsider the Short-Term Rental Ordinance. Mr. Gray mentioned common misconceptions of short-term rentals and outlined a proposed pilot program. Mr. Sklierenko said most of his customers were prior Arlington Heights residents returning for funerals or special events. He shared the screening process he had in place before accepting a reservation and provided ideas to regulate short-term rentals.

Norbert Piortrowski read an email he wrote to the Daily Herald expressing his fiscal and community concerns over the proposed Chicago Bears Stadium in Arlington Heights.

Amy Somary proposed broadcasting Committee-of-the-Whole meetings so people who are unable to attend in person can stay informed.

#### 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.

##### A. A Resolution Approving a Plat of Subdivision for 1920 N. Chestnut Avenue - PC#24-018

Trustee Bertucci removed this item from the consent agenda after receiving numerous emails from neighboring homeowners expressing concern over the proposed setback of the home on Lot 1 of the Chestnut Woods Final Plat of Subdivision.

Ms. Rodman provided a brief summary of the proposed redevelopment project and the timeline of approvals it underwent prior to seeking Board approval of the Final Plat of Subdivision. Following the first Public Hearing and the Plan Commission's recommendation for approval, the Petitioner appeared before the Board on October 20, 2025, and sought approval of a Preliminary Plat of Subdivision and several

variances. The Board approved the proposal and directed Staff and the Village Attorney to prepare final documents which granted the zoning relief requested and the Preliminary Plat of Subdivision for consideration at a future Board meeting. At the December 1, 2025, Village Board Meeting, the Board passed a Resolution approving the Preliminary Plat of Subdivision and authorized the variations by Ordinance. Ms. Rodman mentioned that to-date the Petitioner had complied with several of the conditions set forth by the Plan Commission, and the only outstanding condition was cash contributions in lieu of land dedication for the Park District and Library, which occur in conjunction with the building permit.

Ms. Rodman said the motion before the Board was to approve a Resolution approving the Final Plat of Subdivision for 1920 N. Chestnut. She noted that under Section 29-208 of the Village's Municipal Code, the Board shall approve the Final Plat of Subdivision if it determined that the plans and specifications complied with all provisions of the Code and substantially conformed to the preliminary plat. She explained that the Petitioner proceeded and invested in moving forward with the project based on prior approvals by the Board. The Plan Commission found that the final plat substantially conformed to the preliminary plat.

The homeowners to the north and south of the proposed home on Lot 1 of the Plat of Subdivision expressed concern over the 25-foot setback. They noted that the neighboring homes were constructed with setbacks ranging from 90 to 100 feet. Therefore, placing a home between their property with a 25-foot setback would be inconsistent with the established character and spacing of the surrounding properties. They also expressed concerns over the aesthetics of a floating sidewalk and curb.

Ms. Rodman presented an analysis of the neighboring setbacks which vary from 28 feet and just over 100 feet and said the project aligned with the future vision outlined in the Comprehensive Plan approved by the Village Board, and that the proposal complied with the Comprehensive Plan requirements.

Discussion ensued regarding the property setback and its non-conformity with the adjacent homes, an amendment to the Village's Zoning Code, an update to the Comprehensive Plan, and possible legal ramifications against the Village should the Final Plat be denied.

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

The Motion: Passed

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

Nays: Trustee Bertucci

Abstain: None

Absent: Trustee Schwingbeck

R2026-049

X. NEW BUSINESS

- A. Appointment of Jeff Thiel to the Arlington Economic Alliance, term ending April 30, 2029

Trustee LaBedz moved to Concur in the Mayor's Appointment. Trustee Santa Maria Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: None

Absent: Trustee Schwingbeck

President Tinaglia administered the Oath of Office to Mr. Thiel.

- B. Appointment of Charles Wilk to the Environmental Commission, term ending April 30, 2027

Trustee Zyck moved to Concur in the Mayor's Appointment. Trustee Dunnington

Seconded the Motion.

The Motion:

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

Nays: None

Abstain: None

Absent: Trustee Schwingbeck

President Tinaglia administered the Oath of Office to Mr. Wilk.

- C. Appointment of Annabelle Finn to the Environmental Commission, term ending April 30, 2027

Trustee LaBedz moved to Concur in the Mayor's Appointment. Trustee Manganaro

Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: None

Absent: Trustee Schwingbeck

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

- D. 1903 E. Euclid Ave. - First United Methodist Church Arlington Heights, Approval of Variations, PC#25-025

Petitioner Dan Buntley, on behalf of First United Methodist Church, mentioned the Church's westernmost parking lot needed replacement. He proposed converting a small portion of the existing asphalt into a sustainable green space with prairie grass, shrubs, and trees to reduce stormwater runoff and improve aesthetics between the single-family homes to the west. The Metropolitan Water Reclamation District determined that no WMO permit was required as there were no proposed changes to the existing water and sewer systems or site grading. He went on to discuss project specifications and results from two parking studies the Church conducted. He sought several variations, including reducing the required side setback from 43.2 feet to 30.5 feet, allowing parking wheel stops in lieu of required curbing, and permitting 235 parking spaces where 320 spaces are required.

Trustee Zyck asked whether the proposed 235 parking spaces included the existing spaces in the Church's other parking areas and questioned whether 235 spaces would be sufficient, noting that the parking study indicated the lot had accommodated as many as 230 vehicles at one time. Mr. Buntley said street parking would be available as an option and noted that the Church would consider adding additional services if attendance growth created a need for more parking capacity.

Trustee LaBedz moved to Approve the final documents granting zoning relief for consideration at this Board meeting for PC25-025, variances from Chapter 28, Sections 5.1-3.3(b), Section 10.2-12.4, Section 10.4-4, and subject to the recommended conditions, all as set forth in the agenda materials for tonight's Board Meeting. Trustee Zyck Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: Trustee Wendy Dunnington

Absent: Trustee Schwingbeck

2026-16

#### E. Discussion of Pool Attendant Requirements

An Ordinance requiring a pool attendant to be present whenever an outdoor public or semi-private swimming pool is in use was discussed following concerns raised by a homeowners association and developers of new multi-unit housing projects. Ms. Tsagalis presented the Board with a few options for consideration. The first was to retain the Ordinance as it could increase pool safety and facilitate inspection access. However, retaining the Ordinance as written, increased costs for public and semi-public pools, created staffing constraints that could shorten the pool season, and created confusion as to the role of the pool attendant. The other option would be to eliminate the pool attendant requirement and align indoor and outdoor pool policies. Staff recommended amending Chapter 19, Section 402 of the Village Code to remove the pool attendant requirement.

Mr. Jim Regan, resident and Vice President of Regent Park Homeowners Association spoke in favor of removing the requirement for a pool attendant. He said it would allow residents to enjoy the outdoor pool and reduce budgeting costs.

Mr. Thomas Akouris was opposed to removing the requirement. He mentioned that the Regent Park Complex consisted of condominiums, town homes, and single-family homes wherein many families resided with small children. He expressed safety concerns for those small children as well as pool access for residents with mobility issues.

It was the consensus of the Board to ask staff to conduct further research and provide information on County and State pool regulations prior to any Code Amendment.

#### XI. ADJOURNMENT

Trustee Zyck moved to Adjourn at 10:08PM. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: None

Absent: Trustee Schwingbeck

*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.*