



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  
June 1, 2026  
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, Robin LaBedz, Bill Manganaro, Carina Santa Maria, Tom Schwingbeck, Greg Zyck.

Also present were: Randy Recklaus, Diana Mikula, Emily Rodman, Michael Lysicatos, Chris Paperniak, Mila Tsagalis, Greg Smith and Maggie Mattio.

IV. APPROVAL OF MINUTES

A. 5/18/26 Meeting Minutes

Trustee Zyck requested to clarify the last paragraph of the discussion regarding the exploration of the Downtown Social District. He recalled that he, along with President Tinaglia and Trustees Schwingbeck, Manganaro, Bertucci, Dunnington, and Santa Maria were in favor of the Social District concept, but requested staff develop and present a pilot plan before moving forward.

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

The Motion: Passed

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

Nays: None

Abstain: None

V. APPROVAL OF ACCOUNTS PAYABLE

A. 5/30/26 Warrant Register

Trustee Bertucci moved to Approve the Warrant Register dated May 30, 2026, in the amount of \$2,689,792.80. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: None

VI. RECOGNITIONS AND COMMUNICATIONS

A. Recognition of BGHW Stampede Hockey Team - State Champions

President Tinaglia congratulated the Buffalo Grove, Hersey, Wheeling Stampede Hockey Team for winning the 2026 Illinois High School Combined State Championship.

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.

Devin Gray and Andy Sklierenko asked the Board to reconsider the short-term rental ordinance and exempt a number of established short-term rental properties from the Ordinance.

Cheryl Brown expressed her support for the short-term rental ordinance and said they were detrimental to the Village.

Norbert Piotrowski, David Korney, and Megan expressed their thoughts regarding the Chicago Bears Stadium in Arlington Heights.

Steve Froehlich, President of the Arlington Heights Historical Society, invited the community to attend the History Through Art event at the Arlington Heights Historical Museum on Saturday, June 6 from 3pm to 6pm. The event celebrates local artists and exhibits the history and culture of Arlington Heights.

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 Items A and C through F of the Consent Agenda.

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, Trustee Zyck

Nays: None

Abstain: None

A. Appointment of Chairperson to the Zoning Board of Appeals

B. Approval of an Ordinance Amending Chapter 2 of the Village Code Regarding Elected Official Compensation

Trustee Manganaro requested the removal of this item from the Consent Agenda to reiterate concerns about increasing Mayor and Trustee compensation after the recent property tax levy increase. He suggested recording Committee-of-the-Whole meetings to enhance public access to discussions and outcomes before Board approval.

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

The Motion: Passed

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

Nays: Trustee Manganaro, Trustee Zyck

Abstain: None

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C. Approval of an Ordinance Amending Chapter 2 of the Village Code Regarding Commencement of Terms of Office for Elected Officials

2026-20

D. Approving a Resolution an Agreement for Engineering Plan Review Services

R2026-54

A2026-40

E. Approving an Ordinance Creating 1-Way Stop Signs at the Intersections of W Clarendon Road and N Yale Avenue and W Burgoyne Road and N Yale Avenue

2026-21

F. Resolution Approving the Award of a Contract for Fire Department Uniforms

R2026-55

A2026-41

X. NEW BUSINESS

A. 116-120 W. Eastman St. - PC#23-002 - Developer Update

Richard Wolper, developer of 116 to 120 W. Eastman was before the Board to provide an update on the project following an extension granted by the Board at the December 1, 2025, meeting. Mr. Wolper reported that to-date permits had not been obtained and were

currently soliciting demolition bids. He anticipated applying for a demolition permit in August and asked if the Village would issue a demolition permit while plans were being finalized. Mr. Wolper was encouraged to engage with staff at the Building Department for clarification and continue working with the Planning Department to meet all requirements. Ms. Rodman mentioned that the approved extension required the developer to obtain permits and begin construction by December 18, 2026.

Trustee Schwingbeck and Trustee Bertucci expressed concern over the timeline of the project and the lack of progress.

Resident Dave Weiner of Vail Street raised concern over unhoused people residing around the property and the multiple violation notices.

B. An Ordinance Granting a Special Use Permit and Variation for a Restaurant (Hugh's Chophouse- 9 N Vail Avenue)

Matt Peota, on behalf of Hugh's Chophouse was before the Board requesting a Special Use Permit to allow a restaurant in excess of 4,000 square feet in the B-5 District and a variation to waive the traffic and parking study requirement. He stated the original concept was to develop a Chicago-style steakhouse / American Bistro on the first floor of 9 N. Vail. As the project progressed, there was interest to developing the second floor to include an event space, wine tasting room, and a small stage for live entertainment.

Ms. Rodman provided a timeline of the project and said the Plan Commission recommended approval of the proposed revisions subject to several conditions, including the purchase of parking permits for employees in the Vail Avenue garage, obtaining a signage permit, entering into a license agreement for outdoor dining, and obtaining a liquor license. The Design Commission also had recommendations pertaining to lighting and a few modifications to enhance the aesthetics.

Trustee Zyck expressed concern over limited parking in the downtown area. Ms. Rodman clarified that there was sufficient parking and that the Vail parking garage is rarely at full capacity. As part of the downtown update, parking will be reevaluated and community input will be sought.

Trustee Manganaro moved to Approve the final documents granting zoning relief for consideration at this Board Meeting for PC# 26-005 special use permit for a restaurant in excess of 4,000 square feet and a variation to waive the requirement for traffic and parking study subject to the recommended conditions, all as set forth in tonight's Board Meeting amended to include the recommendations by the Design Commission. 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, Trustee Zyck

Nays: None

Abstain: None

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C. Motion to Authorize Staff to Proceed with Phase II Engineering for the Vail Promenade Project Utilizing the Grant from Representative Grasse in the Amount of \$450,000

Mr. Lysicatos provided an overview of the Vail Promenade project and shared feedback following downtown business outreach efforts and a public open house. Phase I

preliminary engineering was previously discussed at the August 18, 2025, Village Board Meeting. While the Board expressed support for the proposed street improvements and landscape enhancements, concerns were raised regarding the reconfiguration of Harmony Park, stage placement, project cost, funding, and long-term maintenance responsibilities.

At the Board's request, the Planning Department conducted outreach with local business organizations and businesses located along Vail Avenue and Campbell Street. Feedback received was positive, with strong support for the project. Additional recommendations included extending improvements throughout the entire Alfresco area, expanding programming opportunities at Harmony Park, enhancing lighting to improve public safety, attracting additional retail businesses to the downtown district, providing dedicated daytime parking options for employees, and incorporating designated drop-off areas into the project design. Comments received during the public open house and subsequent 3-week commentary period were also supportive of the project, with many comments focusing on pedestrian safety and cost.

Staff has been working on finalizing Phase I engineering for IDOT submittal and was seeking direction from the Board on whether to proceed with Phase II engineering utilizing the \$450,000 grant received from State Representative Nicolle Grasse. Phase II engineering would finalize design details such as paver design, lighting, street furniture, tree species and size, and ensure proper grading, stormwater management, pavement thickness, all in compliance with IDOT standards. It would also address concerns raised by the Board including stage orientation, boulevard plantings, turf, additional bollards, and uplighting.

Discussion ensued regarding cost, funding, return on investment, changes to the concept to expand the downtown area to include businesses on Dunton Avenue and Evergreen Avenue, and flexibility on the use of grant monies from Illinois Transportation Enhancement Program (ITEP) and Representative Grasse. There were also concerns about investing \$1.7M of Village funds for the local share of the costs to beautify the downtown area, while businesses outside the Alfresco district have advocated legalizing video gaming terminals within the Village to help offset rising costs associated with inflation. Kurt Corrigan from V3 outlined a potential construction timeline and what efforts would be taken to reduce disruptions in the downtown area.

Mr. Recklaus indicated that staff would internally evaluate potential modifications to the Vail Promenade concept to incorporate Board feedback, avoid additional engineering fees, and maintain the ability to utilize grant funding.

Trustee Manganaro moved to Authorize Staff to Proceed with Phase II Engineering for the Vail Promenade Project Utilizing the Grant from Representative Grasse in the Amount of \$450,000. Trustee LaBedz Seconded the Motion.

The Motion: Failed

Ayes: Trustee Dunnington, Trustee LaBedz, Trustee Manganaro

Nays: Trustee Bertucci, Trustee Gilbert, Trustee Santa Maria, Trustee Schwingbeck, President Tinaglia, Trustee Zyck

Abstain: None

#### D. Pool Attendant Ordinance

Ms. Tsagalis presented information on state pool laws, the Village's pool inspection policy, and data on pool and water related incidents within the Village as part of the Board's consideration of repealing the Pool Attendant Ordinance. Repealing the Ordinance would

allow for public and semi-public pools to extend hours and length of operation and decrease costs for semi-public outdoor pools. It was stated that a homeowner's association would have discretion to determine their own regulations and requirements.

Trustee Schwingbeck moved to Approve an Ordinance Repealing Section 19-402 of the Municipal Code of the Village of Arlington Heights Repealing the Pool Attendant Requirements. Trustee Bertucci 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: Trustee Zyck

Abstain: None

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XI. ADJOURNMENT

Trustee LaBedz moved to Adjourn at 11:32PM. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: None

*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.*