



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
August 3, 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, Tom Schwingbeck, Greg Zyck. Trustee Carina Santa Maria was absent.

Also present were: Randy Recklaus, Diana Mikula, Emily Rodman, Chief Nick Pecora, Hart Passman, and Maggie Mattio.

IV. APPROVAL OF MINUTES

A. 4/20/26 Closed Session Minutes

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

The Motion: Passed

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

Nays: None

Abstain: Trustee Colin Gilbert

Absent: Trustee Santa Maria

B. 5/18/26 Closed Session Minutes

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

The Motion: Passed

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

Nays: None

Abstain: None

Absent: Trustee Santa Maria

V. APPROVAL OF ACCOUNTS PAYABLE

A. 7/30/26 Warrant Register

Trustee Bertucci moved to Approve the Warrant Register dated July 30, 2026, in the amount of \$4,759,792.85. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: None

Absent: Trustee Santa Maria

VI. RECOGNITIONS AND COMMUNICATIONS

A. Recognition of Hersey Cheer - State Champs

President Tinaglia recognized the Hersey Co-Ed Cheerleading Team for placing 1st at the Illinois High School Association (IHSA) State Competition.

B. Recognition of Ernest Blomquist, Village Prosecutor

President Tinaglia read a proclamation recognizing Ernest (Ernie) Blomquist who served as the Village Prosecutor for 48 years. He thanked Mr. Blomquist for his dedication, the exceptional job he's done for the Village and his contribution to making the Village a safe community.

Mr. Blomquist reminisced about his career as Village Prosecutor, honored his mentor, Jack Siegel, who offered him the opportunity to prosecute for the Village, and remembered fallen officers.

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.

Resident Susan Garcia thanked the Village Manager, Fire Chief Harris, and Trustee Zyck for arranging a meeting with Stonebridge to discuss the lighting issues affecting neighboring homes. She reported that following the meeting, Stonebridge adjusted the lighting, providing significant relief to neighboring homes. She noted that the basketball and tennis court lights remain on overnight, attracting late-night gatherings and creating noise. Ms. Garcia suggested that the Village consider enforcing the existing off-street parking lighting ordinance to address the remaining lighting concerns.

Resident Robert Brodecki asked the Board to adopt an Ordinance allowing land banking as an alternate to immediately constructing all required parking spaces. He said that the minimum parking requirements are often arbitrary, increase development costs, and delay new projects. Land banking would allow developers to reserve space for future parking needs, while preserving green space, reducing unnecessary pavement and stormwater impacts, and lowering costs that are ultimately passed onto customers.

Resident Thomas Bucchianeri expressed concern over the water main improvement

project on Euclid Avenue which has encroached on his property. He also stated that Swallow Construction's heavy equipment and vehicles had damaged both the parkway and the street, and requested that the company be held responsible for restoring them to their original condition.

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 Bertucci Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: None

Absent: Trustee Santa Maria

- A. Resolution Approving a Contract for Design Engineering for the 2027 Water Main Project

R2026-74

A2026-57

- B. Resolution Authorizing the Purchase of Eleven Police Vehicles

R2026-75

- C. Resolution Authorizing an Intergovernmental Agreement with Cook County DOT and Highways for Phase III Construction and Construction Engineering Required for the Euclid Avenue Resurfacing Project

R2026-76

A2026-58

- D. Resolution Approving the Purchase of Private Office Furniture for the Fire Department

R2026-77

- E. Resolution Authorizing a Change Order 1 to Incorporate the Kensington Road and Waterman Avenue Traffic Signal into the 2026 Resurfacing and Sidewalk Program Contract

R2026-78

- F. An Ordinance Amending Chapter 30 of the Municipal Code of the Village of Arlington Heights Regarding Drive-Through Restaurant Signage and Sign Variation Notification Requirements

2026-40

- G. Ordinance Amending Chapter 13 of the Municipal Code Regarding Alcohol Regulations and Classifications

2026-41

- H. Resolution - Adoption of the Board of Fire and Police Commissioners Rules

R2026-79

X. NEW BUSINESS

- A. Appointment of Bridget Krause to the Performing Arts at Metropolis Board of Directors, completing the term ending 9/16/2026 and fulfilling the next term ending 9/16/2029

Trustee Dunnington moved to Concur in the Mayor's Appointment. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: None

Absent: Trustee Santa Maria

- B. 330 W. Golf Road (COIUM) Affordable Senior Housing Development - Early Review

Julie DeGraaf, Vice President of Community Redevelopment at Preservation of Affordable Housing (POAH) was before the Board proposing to develop an affordable senior housing facility on underutilized land owned by the Church of the Incarnation United Methodist (COIUM) at 330 W. Golf Road. The proposed development consisted of three and four-story buildings containing a total of 60 units, with indoor and outdoor amenities such as gathering spaces, a library, fitness room, and a recreation-game room. The proposal also incorporated campus beautification, a landscaped green buffer between the development and surrounding single-family homes, a large open green space, and 123 parking spaces for residents, guests, and the church. Ms. DeGraaf mentioned that initially the original proposal included more units, but was revised following feedback from the Planning Department. She stated that in order for the development to be economically viable, there had to be a minimum of 50–60 units to support long-term operational costs. She presented conceptual drawings of the exterior of the building and outdoor space.

The project budget was based on a typical affordable housing financing structure that included Low-Income Housing Tax Credits (LIHTC) through the Illinois Housing Development Authority (IHDA), a private bank mortgage, and additional public funding sources, including the county and the Federal Home Loan Bank. The development team plans to submit a Preliminary Project Assessment (PPA) to IHDA in September as the first step in the funding process. They also recently applied for \$750,000 from the Village's Affordable Housing Trust Fund to help cover predevelopment costs and support the overall project budget. The requested funding would provide critical low-cost capital and demonstrate the Village's support for the project, strengthening future funding applications and reinforcing the project's importance to the community.

Ms. Rodman provided an overview of the proposed development. She stated the property was currently zoned R-3, and the applicant requested rezoning to R-6 to accommodate the proposed residential density. She noted that while the Comprehensive Plan designated the property for institutional use, R-6 zoning would be more appropriate for the proposed multifamily residential use should the project move forward. An initial review prompted concerns as it related to the site layout, site setback, building height, and density; parking; site traffic; and landscaping. She outlined the anticipated review and approval process and encouraged the applicant to conduct community outreach to receive preliminary feedback regarding potential impacts and design considerations.

Ms. Rodman requested Board feedback on the proposed 60-unit senior affordable housing development, including the appropriateness of the site and surrounding neighborhood, support for the Village submitting a letter to IHDA on behalf of the applicant's LIHTC application, preliminary direction regarding the applicant's request for an Affordable Housing Trust Fund loan, and any additional concerns or feedback identified by staff.

The Board expressed general support for the concept of developing affordable housing for seniors, noting it was a great location with nearby shopping and along the Pace bus route. However, there were concerns regarding the building's proposed height, parking requirements, loan repayment structure, and property taxes. It was suggested that the development be reconfigured to move the tallest portion of the building furthest away from the surrounding single-family homes.

Public comments were all in support of the proposed development.

XI. ADJOURNMENT

Trustee Schwingbeck moved to Adjourn at 10:22PM. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Abstain: None

Absent: Trustee Santa Maria

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.