



**AGENDA**  
**REGULAR VILLAGE BOARD MEETING**  
AUGUST 12, 2025  
7:00 PM

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

INVOCATION (TRINITY GOSPEL CHURCH, PASTOR JINTAEK CHUNG)

**3. APPROVAL OF MINUTES OF JULY 15, 2025**

**4. MAYOR & BOARD OF TRUSTEES' REPORT**

**5. ACCOUNTS PAYABLE WARRANT:** JULY 31, 2025 \$ 15,703,495.86  
AUGUST 12, 2025 \$ 615,183.17

**6. CONSENT AGENDA**

- a. Consideration of a request from the Elk Grove Park District to waive permit fees to remove and replace the concrete sidewalk, curb, and gutter at Marshall Park, 711 Chelmsford Lane, in the amount of \$877.

(It has been past practice of the Village Board to grant fee waivers to governmental and non-profit organizations.

(The Director of Community Development recommends approval.)

- b. Consideration to award a professional service contract with Civiltech Engineering, Inc. of Itasca for design of the Village's Gateway Signs along the Meacham Road corridor in the amount of \$79,422.30 from the Capital Projects Fund.

(Civiltech Engineering, Inc. submitted a proposal to provide professional design services for the replacement of one (1) gateway sign and the addition of one (1) new gateway sign along the Meacham Road corridor, as well as corridor design elements from Envision Elk Grove.

(These professional services include survey, finalizing the design of each gateway sign, preparation of final plans and contract bid documents, and permitting through the Illinois

Tollway and Cook County Departments of Transportation.  
(Adequate funds are available in the Capital Projects Fund.  
(The Director of Public Works recommends approval.)

- c. Consideration to award a construction contract to the lowest responsive and responsible bidder to American Fence Professionals Inc. of Elk Grove Village, IL for the Turner Avenue Fence Replacement project in the amount of \$80,525.00 from the Capital Projects Fund.

(On Tuesday, July 29, 2025, the Village opened sealed bids for the Turner Avenue Fence Replacement project.

(The project calls for the removal and replacement of fencing located in a public utility easement bordered by both Village-owned and private properties. The work includes, but is not limited to, removing and salvaging plastic and wooden fencing; furnishing and installing approximately 810 feet of 6-foot molded polyethylene plastic panel fence; reestablishing side-yard fence connections; coordinating work schedules with property owners; and performing other appurtenant work necessary to complete the project.

(The lowest responsive and responsible bid was received in the amount of \$80,525 from American Fence Professionals, Inc. of Elk Grove Village, IL.

(Adequate funds are available in the Capital Projects Fund.

(The Director of Public Works recommends approval.)

- d. Consideration to award a professional construction engineering services contract to V3 Companies of Woodridge, IL to provide construction engineering services for the Brantwood Avenue Water Main Replacement project in the amount of \$135,000 from the Water & Sewer Fund.

(V3 Companies submitted a proposal to provide the necessary construction engineering services for the Brantwood Avenue Water Main Replacement project.

(This project will include the replacement of the eight (8) inch diameter water main from JFK Boulevard to Arlington Heights Road.

(V3 Companies has successfully completed construction supervision for Village staff in the past, including this year's Brummel Avenue Water Main, and is providing a resident engineer with a strong track record and over twenty (20) years of experience.

(Adequate funds are budgeted and available in the Water & Sewer Fund.

(The Director of Public Works recommends approval.)

- e. Consideration to award a construction contract to the lowest responsive and responsible bidder Chicagoland Paving Contractors, Inc. of Lake Zurich, IL for the 2025 Asphalt Surface Patching Program for an amount not to exceed \$195,000 from the General & Business Leaders Forum Funds.

(On Wednesday, July 30, 2025, the Village opened sealed bids for the 2025 Asphalt Surface Patching Program.

(The lowest responsive and responsible bid was received from Chicagoland Paving Contractors, Inc. of Lake Zurich, IL.

(Adequate funds are budgeted and available in the General & Business Leaders Forum Funds.

(The Director of Public Works recommends approval.)

- f. Consideration to award a construction contract to the lowest responsive and responsible bidder Airport Electric Co. of Chicago, IL for the Electrical Upgrades at Charles J. Zettek Municipal Complex project for an amount not to exceed \$268,912 from the Capital Project Fund.

(On Tuesday, July 29, 2025, the Village opened sealed bids for the Electrical Upgrades at Charles J. Zettek Municipal Complex project.

(The lowest responsive and responsible bid was received from Airport Electric Co. of Chicago, IL.

(Adequate funds are available in the Capital Projects Fund.

(The Director of Public Works recommends approval.)

- g. Consideration to award a professional service contract to Engineering Enterprises Inc. of Sugar Grove, IL for the Final Engineering Design and Permitting Services for the Oakton Street Resurfacing project in the amount of \$297,969 from the Capital Project Fund.

(The Village has secured Surface Transportation Program (STP) grant funds amounting to seventy-five percent (75%) of the cost of construction and construction engineering for the resurfacing of Oakton Street, from Arlington Heights Road to Shadywood Lane.

(Engineering Enterprises Inc. of Sugar Grove, IL submitted a proposal to provide Final Design Engineering and Permitting Services in the amount of \$297,969.

(Adequate funds are available in the Capital Projects Fund.

(The Director of Public Works recommends approval.)

- h. Consideration to award a professional services contract to Crowne Industries, LTD of Elgin, IL for the Design/Build Fleet Fueling System at the Public Works Biesterfield Facility for an amount not to exceed \$313,900 from the Capital Projects Fund.

(On July 29th, 2025, the Village opened up sealed proposals for the Design/Build Fleet Fueling System at the Public Works Biesterfield Facility.

(The existing underground storage tanks at the Public Works Biesterfield Facility have reached their life expectancy.

(The lowest proposal was received from Crowne Industries, LTD. of Elgin, IL in the amount of \$313,900.

(Adequate funds are available in the Capital Projects Fund.

(The Director of Public Works recommends approval.)

- i. Consideration to award a professional service contract to GFT Inc. of Schaumburg, IL for the Preliminary Design Engineering Services for the Higgins Corridor Streetscape project in the amount of \$325,150 from the Higgins Road Corridor Redevelopment and Busse-Elmhurst Redevelopment Funds.

(The Village is planning corridor improvements along Higgins Road (IL 72) to enhance safety, connectivity, and aesthetics in accordance with the Village's Envision Elk Grove Corridor Design Preferences.

(GFT Inc. of Schaumburg, IL, submitted a proposal to provide Preliminary Design Engineering Services in the amount of \$325,150.

(Adequate funds are available in the Higgins Road Corridor Redevelopment and Busse-Elmhurst Redevelopment Funds.

(The Director of Public Works recommends approval.)

- j. Consideration to award a construction contract to the lowest responsive and responsible bidder Oak Brook Mechanical Services, Inc. of Elmhurst, IL for the 2025 Boiler Replacement at Elk Grove Village Hall project for an amount not to exceed \$387,000 from the Capital Project Fund.

(On Tuesday, July 29, 2025, the Village opened sealed bids for the 2025 Boiler Replacement at Elk Grove Village Hall project.

(The lowest responsive and responsible bid was received from Oak Brook Mechanical Services, Inc. of Elmhurst, IL.

(Adequate funds are available in the Capital Projects Fund.

(The Director of Public Works recommends approval.)

- k. Consideration to award a construction contract to the lowest responsive and responsible bidder Bluewater Construction, LLC of Wauconda, IL for the Brantwood Avenue Water Main Replacement project in the amount of \$1,735,500 from the Water & Sewer Fund.

(On Wednesday, July 30, 2025, the Village opened sealed bids for the Brantwood Avenue Water Main Replacement project.

(This project will include the installation of approximately 3,600 linear feet of 8” ductile iron water main pipe using open-cut installation methods along Brantwood Avenue from John F. Kennedy Boulevard to Arlington Heights Road.

(A total of twelve (12) contractors obtained bid documents and five (5) contractors submitted bids.

(The lowest responsive and responsible bid was received from Bluewater Construction, LLC of Wauconda, IL.

(Adequate funds are budgeted and available in the Water & Sewer Fund.

(The Director of Public Works recommends approval.)

- l. Consideration to amend the Fiscal Year 2026 budget for the reconciliation of outstanding encumbrances for a total of \$1,240,415.

(The encumbrance carryover is a cleanup of encumbrances on infrastructure projects paid at fiscal year-end.

(The Director of Finance recommends approval.)

- m. Consideration to adopt Ordinance No. 3908 providing for the abandonment of the acquisition of certain property located north of the vacated public right-of-way of Midway Court lying east of Higgins Road within the Busse/Elmhurst Road redevelopment project area.

(This Ordinance will eliminate the Subject Property from acquisition by the Village as previously authorized under Ordinance No. 3892.)

## **7. REGULAR AGENDA**

### **8. PLAN COMMISSION - Village Manager Roan**

- a. Consideration of a Petition seeking a Special Use Permit to modify an existing parking plan associated with the development at the northwest corner of Meacham Road and Biesterfield Road in the B-2 Zoning District.  
(PH 08-04-2025)

- b. Consideration of a Petition seeking a Special Use Permit for a Meeting Hall Use at 2200 Estes Avenue in the I-2 Industrial Zoning District. (A Public Hearing date has yet to be determined.)
- c. Consideration of a petition seeking a Special Use Permit to construct an electrical substation for the property located at 101 Northwest Point. (Public Hearing date has yet to be determined.)

**9. ZONING BOARD OF APPEALS - Village Manager Roan**

- a. ZBA Docket 25-4- A Public Hearing for a variation of the Elk Grove Zoning Ordinance No. 3842 as it pertains to permitted locations of fences in residential zoning districts for property located at 1377 Volkamer Trail. (PH 07-17-2025)
- b. ZBA Docket 25-5- A Public Hearing for a variation of the Elk Grove Zoning Ordinance No. 3842 as it pertains to maximum ground coverage in residential zoning districts for property located at 352 Cedar Lane. (PH 07-17-2025)
- c. ZBA Docket 25-6- A Public Hearing for a variation of the Elk Grove Zoning Ordinance No. 3842 as it pertains to permitted locations for fences in residential zoning districts for property located at 924 Wilshire Avenue. (PH 08-21-2025)

**10. RECYCLING & WASTE COMMITTEE - Trustee Franke**

**11. JUDICIARY, PLANNING AND ZONING COMMITTEE - Trustee Bush**

**12. CAPITAL IMPROVEMENTS COMMITTEE - Trustee Schmidt**

**13. CABLE TELEVISION COMMITTEE - Trustee Lasken**

**14. YOUTH COMMITTEE - Trustee Bush**

**15. INFORMATION COMMITTEE - Trustee Miller**

**16. BUSINESS LEADERS FORUMS - Trustee Schmidt**

**17. HEALTH & COMMUNITY SERVICES - Trustee Jarosch**

**18. PERSONNEL COMMITTEE - Trustee Schmidt**

**19. AIRPORT UPDATE - Mayor Johnson**

**20. PARADE COMMITTEE - Mayor Johnson**

**21. MID-SUMMER CLASSICS CONCERT SERIES UPDATE - Mayor Johnson**

**22. SPECIAL EVENTS COMMITTEE - Mayor Johnson**

**23. LIQUOR COMMISSION - Mayor Johnson**

**24. REPORT FROM VILLAGE MANAGER**

**25. REPORT FROM VILLAGE CLERK**

**26. UNFINISHED BUSINESS**

**27. NEW BUSINESS**

**28. PUBLIC COMMENT**

**29. ADJOURNMENT**

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Clerk, preferably no later than five days before the meeting.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS PROVIDING FOR THE ABANDONMENT OF THE ACQUISITION OF CERTAIN PROPERTY LOCATED NORTH OF THE VACATED PUBLIC RIGHT-OF-WAY OF MIDWAY COURT LYING EAST OF HIGGINS ROAD (BEST WESTERN PARCEL) WITHIN THE BUSSE/ELMHURST ROAD REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the Village of Elk Grove Village (the “Village”) is a home rule municipality as described in Section 6(a) Article VII of the 1970 Constitution of the State of Illinois, and as such, may exercise any power and function pertaining to its government and affairs; and

**WHEREAS**, pursuant to Section 11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “Act”), on March 11, 2014, the Village, after providing all notices and conducting a public hearing as required by the Act, adopted Ordinance No. 3371, adopting the Busse/Elmhurst Road Redevelopment Plan and Project (“Plan”); and

**WHEREAS**, pursuant to Section 11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “Act”), on March 11, 2014, after providing all notices and conducting a public hearing as required by the Act, the Village adopted Ordinance No. 3372 designating the Busse/Elmhurst Road Redevelopment Project Area (“Redevelopment Project Area”); and

**WHEREAS**, the Plan included an eligibility study, which concluded that there were blighting factors in the area qualifying the area as a “conservation area” as defined in the Act, and the Plan called for the Village to eliminate these conditions of blight and to stimulate private investment in the TIF District by using various means, including acquiring property as authorized by the Act; and

**WHEREAS**, on April 8, 2025 the Village adopted Ordinance No. 3892 authorizing the fee simple acquisition through negotiation or condemnation of certain real estate consisting of 0.357 acres as legally described and depicted in Exhibit A attached hereto and incorporated herein (the “Subject Property”) which consists of a previously vacated right-of-way and which is part of the overall 2.532-acre property located at 100 Busse Road, Elk Grove Village, Illinois 60007 and improved with a Best Western Hotel (the “Overall Best Western Property”), for those purposes set forth in Ordinance No. 3892; and

**WHEREAS**, pursuant to Ordinance No. 3892, on April 9, 2025 the Village sent an offer letter to the owner of the Subject Property, SNP3 Inc., an Illinois corporation (“Owner”), offering to purchase the Subject Property at the full appraised value obtained by the Village; and

**WHEREAS**, after adoption of Ordinance No. 3892 and the Village’s April 9, 2025 offer letter was sent to the Owner, Commonwealth Edison advised the Village that it had signed a purchase contract with the Owner for the purchase of the Overall Best Western Property and the Village has now learned that Commonwealth Edison closed on the purchase of the Overall Best Western Property on June 27, 2025; and

**WHEREAS**, in light of Commonwealth Edison’s purchase of the Overall Best Western Property, the Village has determined that at this time it is in the best interest of the Village to abandon the acquisition of the Subject Property previously authorized under Ordinance No. 3892; and

**WHEREAS**, the abandonment of the Subject Property as granted by this Ordinance shall not constitute a finding that the Village did not need the Subject Property for a valid public purpose and for those purposes set forth in Ordinance No. 3892.

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the Village of Elk Grove Village, Cook and DuPage Counties, Illinois, as follows:

**Section 1:** That the Recitals set forth above are hereby adopted and incorporated into this Ordinance.

**Section 2:** That it is necessary and desirable at this time to eliminate the Subject Property from acquisition by the Village as previously authorized under Ordinance No. 3892.

**Section 3:** That the Village Manager and his staff are authorized to take whatever further steps are necessary, if any, to formally eliminate the Subject Property from acquisition at this time by the Village.

**Section 4:** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect the validity of any of the remaining provisions of this Ordinance.

**Section 5:** All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect upon its passage and approval as provided by law.

**VOTE:            AYES:                            NAYS:                            ABSENT:**

**PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**Mayor Craig B. Johnson**  
**Village of Elk Grove Village**

**ATTEST:**

\_\_\_\_\_  
**Jennifer S. Mahon**  
**Village Clerk**