



AGENDA
REGULAR VILLAGE BOARD MEETING
JANUARY 27, 2026
7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

INVOCATION (VILLAGE POINT CHURCH, PASTOR LEANDRO NOGUEIRA)

3. APPROVAL OF MINUTES OF JANUARY 13, 2026

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT: JANUARY 27, 2026 \$563,681.76

6. CONSENT AGENDA

- a. Consideration of a request from Elk Grove Township, 600 Landmeier Road, to waive permit fees to stripe the parking lot in the amount of \$23.

(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 services contract to Tyler Technologies of Yarmouth, ME for annual support and maintenance of Village business software applications in the amount of \$122,002.19.

(The Village originally purchased the Munis ERP software suite from Tyler Technologies in February 2015.

(The first ten years of our software support and maintenance costs are defined in the agreement negotiated with Tyler at the time of our original purchase.

(This request will provide funding to cover these services for the period from February 13, 2026 to February 12, 2027, and includes a 5% increase over last year and support for the new Enterprise Permitting and Licensing program.

(The requested pricing includes our annual maintenance cost (\$13,801.68) for the

Executime time and attendance software, which was previously billed separately.
(Funds are available in the General Fund to cover this expense.
(The Acting Director of Finance recommends approval.)

- c. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a text amendment to Elk Grove Village Zoning Ordinance Section 2-2 Definitions, adjusting the definition of short term rentals for residential structures from thirty (30) consecutive days to ninety (90) consecutive days.

(The Village of Elk Grove is requesting to amend a section of the Elk Grove Village Zoning Ordinance as it pertains to the definition of short-term rental and the maximum number of days for which a residential structure may be rented.

(The Village Board adopted Ordinance No. 3923 amending the definition of Short-Term Rentals in Title 3, Chapter 15, of the Elk Grove Village Code on December 16, 2025. The proposed amendment to the Zoning Code will address the existing inconsistency.

(The date for a Public Hearing has not yet been established).

- d. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for a Special Use Permit to operate a pet clinic at 1524, 1528, and 1532 Nerge Road.

(Elk Grove Pet Clinic is petitioning the Village for a Special Use Permit to operate a pet clinic at 1524, 1528, and 1532 Nerge Road.

(Elk Grove Pet Clinic is currently located at 615 Meacham Road and are seeking to expand their operations at 1524, 1528, and 1532 Nerge Road.

(The date for a Public Hearing has not been established).

- e. Consideration to adopt Resolution No. 5-26, amending Resolution 31-23, authorizing the Mayor and Village Clerk to execute an Amendment to the Pre-Annexation Agreement between IL-720 Rohlwing Road, LLC and Nexstar and the Village of Elk Grove Village.

(The Pre-Annexation Agreement with IL-720 Rohlwing Road, LLC was approved by the Village Board on July 18, 2023.

(This amendment extends the deadline to commence construction at 720 Rohlwing Road in order to allow additional time for pre-development efforts related to a potential sale of the property.

(All other provisions of the Agreement remain unchanged.)

7. REGULAR AGENDA

8. PLAN COMMISSION- Village Manager Roan

- a. 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.)
- b. Consideration of a Petition seeking a Resubdivision and Associated Variations to Resubdivide the property at 11 S. Arlington Heights Road. (PH 2-9-26)
- c. Consideration of a Petition for Special Use submitted by Schaumburg Bank & Trust Company, N.A. at 900 E Higgins Road. (A Public Hearing date has yet to be determined.)

9. ZONING BOARD OF APPEALS- Village Manager Roan

- 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.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AMENDMENT TO THE PRE-ANNEXATION AGREEMENT BETWEEN IL-720 ROHLING ROAD, LLC AND NEXSTAR AND THE VILLAGE OF ELK GROVE VILLAGE

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

Section 1: That the Mayor be and is hereby authorized to sign the attached document marked:

**AMENDMENT TO THE PRE-ANNEXATION AGREEMENT
BETWEEN IL-720 ROHLWING ROAD, LLC AND NEXSTAR AND
THE VILLAGE OF ELK GROVE VILLAGE**

a copy of which is attached hereto and made a part hereof as if fully set forth and the Village Clerk is authorized to attest said document upon the signature of the Mayor.

Section 2: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: ___ NAYS: ___ ABSENT: ___

PASSED this ___ day of January 2026

APPROVED this ___ day of January 2026

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Jennifer S, Mahon, Village Clerk

**AMENDMENT TO THE PRE-ANNEXATION AGREEMENT BETWEEN IL-720
ROHLWING ROAD, LLC AND NEXSTAR AND THE VILLAGE OF ELK GROVE
VILLAGE**

This Amendment to the Pre-Annexation Agreement (“First Amendment”) is made effective as of _____, 2026, by and between the Village of Elk Grove Village, an Illinois home rule municipal corporation, Cook and DuPage Counties, Illinois, (the “Village”), and IL-720 Rohlwing Road, LLC, a Delaware limited liability company, and its related entity, NEXSTAR, a Delaware corporation (collectively, the “Owner,” and together with the Village, the “Parties”).

WITNESSETH:

WHEREAS, on July 18, 2023, the Owner and the Village executed and entered into that certain Pre-Annexation Agreement (the “Agreement”); and

WHEREAS, under the Agreement, the Owner committed to establish a data center campus on the Property and to commence timely construction of improvements as set forth in the Agreement; and

WHEREAS, due to market conditions and the time required to secure a user and development partner for the Property, the Owner has been unable to commence construction within the period originally contemplated by the Agreement; and

WHEREAS, the Owner and the Village recognize that additional time is necessary and desirable to allow the Owner to advance the project, and accordingly the Parties wish to extend the deadline for commencement of construction of improvements until September 30, 2027;

NOW, THEREFORE, in consideration of the mutual promises set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Conflict of Terms.** In the event of any conflict between the terms of the Agreement and the terms contained in this First Amendment, the terms contained in this First Amendment shall govern and control.
2. **Defined Terms.** Unless otherwise expressly provided herein, all capitalized terms used herein shall have the same meanings ascribed to them in the Agreement.
3. **Counterparts.** This First Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Execution and delivery of this First Amendment by facsimile, PDF, or other electronic transmission shall be deemed valid and effective for all purposes.
4. **Amendment to Section 23(a) of the Agreement.** Section 23(a) of the Agreement is amended in its entirety to read as follows:
 - a. **Construction Commencement.** Construction of improvements shall commence no later than September 30, 2027. This extension modifies and supersedes the prior requirement that construction commence within twenty-four (24) months of the approval of the Petitions for Annexation, Zoning, Special Use for a Planned

Development, and Subdivision. The Village may, in its sole discretion, approve further extensions of this requirement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Owner and the Village have executed this First Amendment effective as of the date first above written.

IL-720 Rohlwing Road, LLC
an Illinois Limited Liability Company:

By: _____
Name: D. Kendall Bradford
Date: 1/7/26

Attest

By: _____
Name: Zain Haiderani
Date: 1/7/26

Village of Elk Grove Village
an Illinois home rule municipal corporation

By: _____
Name: _____
Date: _____

Attest

By: _____
Name: _____
Date: _____