

Matt Brolley, Village President
Debbie Buchanan, Village Clerk
Matt Bauman, Trustee
Ben Brzoska, Trustee
Dan Gier, Trustee
Steve Jungermann, Trustee
Doug Marecek, Trustee
Theresa Sperling, Trustee



Village Board Meeting
Monday, January 12, 2026
7:00P | Village Hall

THIS MEETING IS BEING RECORDED AND WILL BE AVAILABLE ON THE VILLAGE YOUTUBE CHANNEL.

PLEASE SEE THE END OF THIS AGENDA FOR INSTRUCTIONS ON SUBMITTING PUBLIC COMMENTS AND FOR VIEWING THE MEETING REMOTELY.

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Members of the public are welcome to provide comments per the instructions at the end of this Agenda.

4. Public Participation

- A. Swearing In of Officer Isaiah Rodriguez
- B. Merry & Bright Festival of Trees Awards
- C. Public Comment

The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below.

5. Consent Agenda

- A. Minutes of the December 8, 2025 Village Board Meeting
- B. Accounts Payable Summary Report for December 31, 2025 & January 12, 2026
- C. CD Monthly Report for December 2025
- D. Refuse Report for November 2025
- E. Water Production Report for December 2025
- F. Resolution 2026-001 Authorizing the Release of the Bond (Karis Center for Commerce)
- G. Resolution 2026-002 Authorizing the Release of the Bond for 321-323 Clinton
- H. Resolution 2026-003 Approving a Plat of Vacation and Grant of Easement (Wintrust)

6. Items for Separate Action

- A. DuPage Water Commission - West Metering Station Easement Agreement (Galena Road)
- B. DuPage Water Commission - East Metering Station Easement Agreement (Hill Avenue)
- C. Ordinance 2162 Amending Code - 9ers Grill Liquor License Decrease Class "G" (Waiver of First and Passage on Second Reading)
- D. Recommendation of the Planning and Zoning Commission on PZC 2025-020; Amerco Real Estate - Special Use for Self-Service Storage

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- E. Ordinance 2163 Granting Special Use - Amerco Real Estate (First Reading)
 - F. Recommendation of the Planning and Zoning Commission on PZC 2025-030; BM Motors – Special Use for Motor Vehicle Sales
 - G. Ordinance 2164 Approving Special Use – BM Motors (First Reading)
 - H. TIF #2 Rebate
 - I. Ordinance 2165 Authorizing the Issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an Aggregate Principal Amount Not to Exceed \$3,905,000, For the Purpose Improving the Waterworks System of the Village (Waiver of First and Passage on Second Reading)
 - J. Ordinance 2166 authorizing the issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an aggregate principal amount not to exceed \$35,000,000 or, in lieu thereof, General Obligation Bonds (Alternate Revenue Source) in an aggregate principal amount not to exceed \$35,000,000 for the purpose of paying the costs of improving the waterworks system of the Village, to pay other costs related to the improvement of the System, and to pay interim financing costs related to such improvements and related costs. (Waiver of First and Passage on Second Reading)

*The following items are listed for discussion only.
No decision or vote will be taken during this meeting.*

7. **Items for Discussion**

8. **New or Unfinished Business**

9. **Future Meeting Schedule**

- A. Committee of the Whole - Tuesday, January 20, 2026 (Canceled)
- B. Intergovernmental Committee Meeting - January 26, 2026, at 6P
- C. Village Board Meeting - January 26, 2026

10. **Executive Session**

11. **Adjournment**

INSTRUCTIONS FOR REMOTE VIEWING AND PUBLIC COMMENTS

The Village of Montgomery will hold its regularly scheduled Board Meeting on Monday, January 12th, 2026, 7:00P. The meeting will be available via Zoom, and Village Hall also will be open for people to attend in person.

The meeting will be streamed live through Zoom's webinar service at the link below:

<https://us02web.zoom.us/j/87535891768?pwd=anJEdkRCdTV5cjBFRUdoUi9oayt5dz09>

Passcode: 268220

Those wanting to participate in the Public Comments portion of the meeting have three options:

- People attending the meeting in person or via Zoom may speak during Public Comments.
- If not attending the meeting, please email your comments to Village Administrator, Jeff Zoephel at zoephel@montgomeryil.org; or
- Call (331) 212-9002 and leave a voicemail with your comments.

Please email or phone in your comments prior to the start of the meeting at 7:00P. Comments received will be read during the Public Comments portion of the meeting.

Remote participation by the public will continue to be available until further notice.

If you have any questions about this agenda, please contact our Village Administrator zoephel@montgomeryil.org.



Village Board Meeting Minutes
December 8, 2025
200 N. River Street, Montgomery, IL, 60538

- I. In the absence of President Brolley called the meeting to order at 7:02 p.m. followed by the Pledge of Allegiance.

II. Roll Call

Trustee Matt Bauman	Yes	Trustee Steve Jungermann	Yea
Trustee Ben Brzoska	Yea	Trustee Doug Marecek	Yea
Trustee Dan Gier	Yea	Trustee Theresa Sperling	Yea
Village Clerk Debbie Buchanan	Yea	President Brolley	Yea

Also present: Village Administrator Jeff Zoephel, Assistant Administrator Meghan Ostreko, Attorney Brandy Quance, Engineer Chris Ott, Director of Community Development Sonya Abt, Director of Public Works Mark Wolf, Director of Finance Chris Minick, Chief of Police Phil Smith, Communications Manager Kristina Nemetz, Manager Patrick Burke and guests.

III. Public Participation

- A. **Oswego Library Recognition & Presentation** – The Village honored Sarah Skilton for her contributions to the Oswego Library and congratulated her on her retirement. President Brolley presented her with a ceremonial street sign, “The Skilton Way.” The Board welcomed Krista Katzen as the new Executive Director, noting her strong public library background.
- B. **Fox Valley Park District Check Presentation** – Manager Nemetz presented a check to the Fox Valley Park District from the proceeds of last fall’s Carnival event. As part of the collaboration, the Village donated proceeds to the Fox Valley Parks Foundation. Rachel Osira shared the foundation’s mission and how the donation will support its work.
- C. **Public Comment** – None.

IV. Consent Agenda

- A. Minutes of the November 24, 2025 Village Board Meeting
- B. Minutes of the November 24, 2025 Executive Session
- C. Accounts Payable Summary Report through December 8, 2025, in the Amount of \$4,194,068.04
- D. Community Development Report for November 2025
- E. Water Production Report November 2025
- F. Ordinance 2157 Providing for the abatement of the 2025 Tax Levy on General Obligation Alternative Revenue Source (ARS) Bonds Series 2017 (Waiver of First and Passage on Second Reading)
- G. Ordinance 2158 Providing for the abatement of the 2025 Tax Levy on General Obligation Alternative Revenue Source (ARS) Bonds Series 2021 (Waiver of First and Passage on Second Reading)
- H. Ordinance 2159 Providing for the abatement of the 2025 Tax Levy on General Obligation Alternative Revenue Source (ARS) Bonds Series 2023 (Waiver of First and Passage on Second Reading)
- I. Ordinance 2160 Providing for the abatement of the 2025 Tax Levy on General Obligation Alternative Revenue Source (ARS) Bonds Series 2024A (Waiver of First and Passage on Second Reading)

- J. Ordinance 2161 Providing for the abatement of the 2025 Tax Levy on General Obligation Alternative Revenue Source (ARS) Bonds Series 2024B (Waiver of First and Passage on Second Reading)
- K. Release of Executive Session Minutes

Trustee Brzoska moved to approve Items A-K of the Consent Agenda, seconded by Trustee Bauman.

6 Yea. 0 No. Motion carried. Trustee Brzoska, Trustee Gier, Trustee Sperling, Trustee Bauman, Trustee Jungermann and Trustee Marecek voting yea.

V. Items for Separate Action

- A. Ordinance 2156 for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2026 and Ending April 30, 2027 (Second Reading)

Board members discussed the upcoming budget and levy. Trustees emphasized the need to maintain essential services, support residents through programs like rebates, and ensure fiscal responsibility. While concerns were noted, the consensus highlighted the levy as necessary to meet community needs.

Trustee Marecek moved to approve Ordinance 2156 for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2026 and Ending April 30, 2027, seconded by Trustee Gier.

5 Yea. 1 No. Motion carried. Trustee Marecek, Trustee Brzoska, Trustee Gier, Trustee Sperling and Trustee Bauman, voting yea. Trustee Jungermann voting no.

- B. Resolution 2025-035 Expressing Official Intent Regarding Certain Capital Expenditures to be Reimbursed from Proceeds of One or More Obligations to be Issued by the Village of Montgomery

Director Minick shared that this is an administrative step in the January bond issuance process and does not commit the Village to issuing bonds.

Trustee Gier moved to approve IGA with City of Aurora for cost share agreement for Douglas Ave/Road Resurfacing – Surface Transportation Program (STP), seconded by Trustee Marecek.

6 Yea. 0 No. Motion carried. Trustee Gier, Trustee Sperling, Trustee Bauman, Trustee Jungermann, Trustee Marecek and Trustee Brzoska voting yea.

VI. Items for Discussion

VII. New or Unfinished Business

Trustee Gier thanked Public Works for well-maintained streets and Chief Smith for recent snow parking enforcement. He suggested raising fines to improve compliance. Director Wolf shared observations, leading to a broader discussion on snow parking fines, minimum snow guidelines, and possible resolutions. Trustee Bauman requested a future agenda item to address snow fines.

Trustees praised staff for the successful Merry and Bright event, noting the strong turnout and positive community engagement. Trustee Marecek thanked Manager Nemetz and Rosie Boeing for their efforts. President Brolley highlighted the Village's commitment to events through positions like Community Engagement and Events

Coordinator, which help showcase the community. Trustee Gier commended local businesses for their collaboration and expressed interest in bringing back the Oktoberfest event.

Trustee Brzoska reminded everyone that the Beautification Committee will hold Holiday Judging on December 17 and is seeking volunteers. The committee will also host a volunteer appreciation pizza party on December 10, and all are welcome to attend.

VIII. Future Meeting Schedule

- A. Beautification Commission - Wednesday, December 10, 2025
- B. Board of Fire & Police - Thursday, December 11, 2025
- C. Committee of the Whole - December 16, 2025 (Canceled)
- D. Intergovernmental Committee Meeting - December 22, 2025 (Canceled)
- E. Village Board Meeting - December 22, 2025 (Canceled)

IX. Executive Session

- A. To Discuss the Employment of an Employee Pursuant to 5ILCS 120/2 (c) (1)

Trustee Jungermann made a motion to adjourn to Executive Session, seconded by Trustee Brzoska.

6 Yea. 0 No. Motion carried. Trustee Jungermann, Trustee Marecek, Trustee Brzoska, Trustee Gier, Trustee Sperling and Trustee Bauman voting yea.

X. Adjournment: 7:55 p.m.

Respectfully Submitted,

Cindy G. Pantoja
Deputy Village Clerk



ACCOUNTS PAYABLE SUMMARY

December 31, 2025

Village Expenditures	\$2,110,132.67
Manual Checks	\$4,356,679.00
Sales Tax Abatements	\$ 291,751.65
Net Payroll	\$ 212,414.08
Payroll Liability Exp	\$ 105,619.34
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Total Expenditures	\$7,076,596.74



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME: ADRIAN URIOSTEGUI				
UNIFORM 3	UNIFORM SUPPLIES	12/15/2025	110-1440-5102301	140.48
ADRIAN URIOSTEGUI VENDOR TOTAL:				140.48
VENDOR NAME: AEREX PEST CONTROL				
2655963	PEST CNTRL-991	11/26/2025	110-1540-5304102	125.00
AEREX PEST CONTROL VENDOR TOTAL:				125.00
VENDOR NAME: ALARM DETECTION SYSTEMS, INC				
SI-640900	EXTINGUISHER RECHARGE-PD	11/12/2025	110-1540-5304103	442.05
ALARM DETECTION SYSTEMS, INC VENDOR TOTAL:				442.05
VENDOR NAME: AMERICAN CRYSTAL SUGAR COMPANY				
2024	TIF2 PROPERTY TAX REBATE	12/08/2025	135-4010-5708401	380,379.27
AMERICAN CRYSTAL SUGAR COMPANY VENDOR TOTAL:				380,379.27
VENDOR NAME: ANA ALICIA RANGEL				
12/11/2025	UB REFUND FOR ACCOUNT: 1000092305	12/11/2025	210-0000-2001114	33.00
ANA ALICIA RANGEL VENDOR TOTAL:				33.00
VENDOR NAME: ANGEL HERNANDEZ				
12/23/2025	UB REFUND FOR ACCOUNT: 1000041900	12/23/2025	210-0000-2001114	570.35
ANGEL HERNANDEZ VENDOR TOTAL:				570.35
VENDOR NAME: ARMANDO D SANDERS				
UNIFORM-3	UNIFORM SUPPLIES	12/02/2025	110-1410-5102301	89.32
ARMANDO D SANDERS VENDOR TOTAL:				89.32
VENDOR NAME: BONNELL INDUSTRIES, INC.				
0224605-IN	PLOW PARTS	12/10/2025	110-1530-5304301	6,263.65
BONNELL INDUSTRIES, INC. VENDOR TOTAL:				6,263.65
VENDOR NAME: C.E.S. (CITY ELECTRIC SUPPLY)				
MTG083875	BATT PACK	12/17/2025	210-5020-5304706	169.00
C.E.S. (CITY ELECTRIC SUPPLY) VENDOR TOTAL:				169.00
VENDOR NAME: CAINE CULVER				
UNIFORM 2	UNIFORM SUPPLIES	12/01/2025	110-1430-5102301	113.73
CAINE CULVER VENDOR TOTAL:				113.73
VENDOR NAME: CAMIC JOHNSON, LTD.				



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
250	ADMIN TOW HEARING	11/25/2025	110-1610-5203106	116.67
CAMIC JOHNSON, LTD. VENDOR TOTAL:				116.67
VENDOR NAME: CANON FINANCIAL SERVICES				
42368408	CD-PLOTTER 11/20-12/19	12/14/2025	110-1310-5304901	323.83
CANON FINANCIAL SERVICES VENDOR TOTAL:				323.83
VENDOR NAME: CDW GOVERNMENT				
AH2AA1L	EPSON INK-SW	12/03/2025	110-1410-5506001	116.12
AH2HB3Q	PRINTERS (2)	12/04/2025	110-1110-5506014	309.29
AH2HB3Q	PRINTERS (2)	12/04/2025	110-1210-5506014	309.29
CDW GOVERNMENT VENDOR TOTAL:				734.70
VENDOR NAME: COFFMAN TRUCK SALES, INC.				
734549	SAFETY-290	12/05/2025	110-1530-5304301	40.00
734586	SAFETY-289	12/05/2025	110-1530-5304301	40.00
734625	SAFETY-287	12/05/2025	110-1530-5304301	40.00
731479	SAFETY-243/365	11/25/2025	110-1530-5304301	80.00
734662	SAFETY-265	12/05/2025	110-1530-5304301	59.50
734007	MUDGUARDS-288	12/05/2025	110-1530-5304301	46.75
738848	SAFETY 268	12/18/2025	110-1530-5304301	40.00
737596	SAFETY 273	12/15/2025	110-1530-5304301	59.50
COFFMAN TRUCK SALES, INC. VENDOR TOTAL:				405.75
VENDOR NAME: COLLEGE OF DUPAGE				
17865	BASIC ACADEMY-IR, MK	11/20/2025	110-1430-5102202	8,780.92
COLLEGE OF DUPAGE VENDOR TOTAL:				8,780.92
VENDOR NAME: COMED				
3390745111-11/25	HRSMN TRL 11/03-12/03	12/04/2025	210-5020-5304001	98.70
4313955000-11/25	1 N MILL 11/04-12/04	12/05/2025	110-1520-5304001	69.97
7687542222-11/25	WELL 11 11/04-12/04	12/05/2025	210-5020-5304001	653.82
7932673000-11/25	121 N RIVER 11/03-12/03	12/04/2025	110-1520-5304001	35.54
9625741222-11/25	RT30 LS 11/04-12/04	12/05/2025	210-5020-5304001	52.63
0345948000-11/25	WEST WT 11/05-12/05	12/08/2025	210-5020-5304001	105.92
3227823000-11/25	1601 COMMERCE 11/05-12/05	12/08/2025	110-1520-5304001	24.21
9102050100-11/25	WELL 8 11/05-12/05	12/08/2025	210-5020-5304001	5,153.65
9161208000-11/25	WELL 4 & 12 11/05-12/05	12/08/2025	210-5020-5304001	9,232.81
5175044111-11/25	CHRG STN 11/03-12/03	12/03/2025	110-1540-5304001	176.58
9743991705-11/25	220 CLINTON 11/03-12/03	12/03/2025	110-1520-5304001	60.13
2567748000-11/25	ORT30/GDWN 10/24-11/22	11/26/2025	110-1520-5304001	25.51
5825466000-11/25	2221 MRGRT 10/24-11/22	11/26/2025	110-1520-5304001	1,153.69
0185564000-11/25	WELL 14 11/11-12/11	12/12/2025	210-5020-5304001	9,040.80
5452168000-12/25	OGDEN HILL WT 11/17-12/16	12/17/2025	210-5020-5304001	177.34
5788074000-12/25	0ORCHD/ROCHESTER 11/14-12/15	12/16/2025	110-1520-5304001	3,761.05
7556447000-11/25	WELL 15 11/11-12/11	12/12/2025	210-5020-5304001	7,867.28
7593433333-11/25	FAIRFIELD LS 11/11-12/11	12/12/2025	210-5020-5304001	435.99



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
COMED VENDOR TOTAL:				38,125.62
VENDOR NAME: CRITICAL REACH, INC.				
4701	ANNUAL DUES	12/05/2025	110-1440-5405905	605.00
CRITICAL REACH, INC. VENDOR TOTAL:				605.00
VENDOR NAME: DAVID GRAY				
UNIFORM 1	UNIFORM SUPPLIES	12/15/2025	110-1430-5102301	259.19
DAVID GRAY VENDOR TOTAL:				259.19
VENDOR NAME: DEKANE EQUIPMENT CORPORATION				
RA59103	DIAGNOSTICS	12/09/2025	110-1530-5304301	135.00
IA04609	RECOIL CORD	12/10/2025	110-1530-5304301	15.60
DEKANE EQUIPMENT CORPORATION VENDOR TOTAL:				150.60
VENDOR NAME: DORNER COMPANY				
518230	VALVE EXERCISER	11/21/2025	210-5020-5304707	515.00
DORNER COMPANY VENDOR TOTAL:				515.00
VENDOR NAME: DUTEK HOSE CENTER, LLC				
1028434	HOSE ASSY-3713	11/26/2025	110-1530-5304301	48.50
DUTEK HOSE CENTER, LLC VENDOR TOTAL:				48.50
VENDOR NAME: ELINEUP, LLC				
1736	ANNUAL 01/05/26-01/05/27	11/24/2025	110-1440-5203304	750.00
ELINEUP, LLC VENDOR TOTAL:				750.00
VENDOR NAME: ENCAP INC				
11677	PRKV BASIN	11/30/2025	110-1560-5304403	2,000.00
ENCAP INC VENDOR TOTAL:				2,000.00
VENDOR NAME: ENGINEERING ENTERPRISES, INC.				
85555	AU ATHLETIC PARK-BASEBALL FIELD PHASE 1	12/11/2025	110-1710-5203002	121.50
85529	MNTG BUSN CENTER	12/11/2025	110-1710-5203002	33,087.00
85530	MNTG OVERFLOW REG BASIN	12/11/2025	135-4010-5607904	1,576.00
85531	LM CORROSION CONTROL STUDY	12/11/2025	211-5060-5607801	109.00
85532	AUCUTT TRUCK TERMINAL	12/11/2025	110-1710-5203002	327.00
85533	LSWTP CHLORINE FEED SYSTEM MODIFICATIONS	12/11/2025	210-5020-5304705	4,031.86
85534	2025 WTR MN IMP-MONTGOMERY RD	12/11/2025	211-5060-5607809	58,632.00
85535	2025 WTR MN IMP-BLDR HILL	12/11/2025	211-5060-5607809	41,914.75
85536	AUCUTT & ORCHARD INTRSECTN IMPROV	12/11/2025	137-4010-5203003	6,723.50
85537	DR HORTON AT MARQUIS PT	12/11/2025	110-1710-5203002	1,834.75
85538	2024 IRP IMPRV PLAN-PHASE III	12/11/2025	133-4030-5203005	1,056.00
85539	MONTGOMERY BUSINESS CTR-LOT 5	12/11/2025	110-1710-5203002	1,048.50
85540	2025 WTR MN IMP-MARNELL RD	12/11/2025	211-5060-5607809	88,765.15



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
85541	DWC TRANSMISSION MAIN	12/11/2025	211-5060-5607801	545.00
85542	PTR TRUCK REPAIR-29 BASELINE ROAD	12/11/2025	110-1710-5203002	364.50
85543	AUCUTT WIDEN & MULBERRY DR EXT	12/11/2025	135-4010-5607601	9,535.00
85545	ON SITE ENG SVC 2025	12/11/2025	110-1710-5203001	3,000.00
85546	GEN WTR SYS PLN FY 25-26	12/11/2025	210-5010-5203001	2,422.50
85547	WELL 13 REHAB	12/11/2025	211-5060-5607838	1,091.50
85548	2025 MFT & IRP-CONSTRUCTION ENG	12/11/2025	133-4030-5203005	4,455.00
85549	2025 GAP IMPLMT PRJ	12/11/2025	133-4030-5203005	1,772.19
85550	MARQUIS POINT SUB-SITE PLANS	12/11/2025	110-1710-5203002	1,025.00
85551	LAKE MICH WIFIA DUE DILIGENCE	12/11/2025	210-5010-5203001	207.25
85552	1971 ROUTE 30 - CHIPOTLE	12/11/2025	110-1710-5203002	2,505.25
85553	WINTRUST	12/11/2025	110-1710-5203002	2,605.75
85554	2026 WTR MN IMP-S RIVER	12/11/2025	211-5060-5607809	29,795.00
85556	2026 INFRASTRUCTURE ROAD PROGRAM	12/11/2025	133-4030-5203005	24,007.45
85557	HAWAIIAN BROTHERS-OGDEN HILL	12/11/2025	110-1710-5203002	1,058.50
85558	DOUGLAS AVE/ROAD RESURFACING	12/11/2025	133-4030-5203005	14,274.50
85559	WATER AUDIT AND NRWR	12/11/2025	210-5010-5203001	3,497.00
ENGINEERING ENTERPRISES, INC. VENDOR TOTAL:				341,388.40
VENDOR NAME: FEECE OIL COMPANY				
550391	UNL 11/14-11/26	12/01/2025	110-1530-5506103	3,367.15
550391	UNL 11/14-11/26	12/01/2025	110-1530-5506104	69.70
5774	DSL 11/14-11/26	12/01/2025	110-1530-5506103	4,724.92
5774	DSL 11/14-11/26	12/01/2025	110-1530-5506104	614.41
8329	DSL 11/26-12/9	12/09/2025	110-1530-5506103	5,364.85
8329	DSL 11/26-12/9	12/09/2025	110-1530-5506104	338.30
8328	UNL 11/26-12/9	12/09/2025	110-1530-5506103	3,917.99
8328	UNL 11/26-12/9	12/09/2025	110-1530-5506104	103.98
4371	DEF	12/09/2025	110-1530-5506103	302.50
FEECE OIL COMPANY VENDOR TOTAL:				18,803.80
VENDOR NAME: FIRST ENVIRONMENTAL LABORATORIES				
195821	TSS NOV	12/02/2025	210-5020-5405908	20.00
FIRST ENVIRONMENTAL LABORATORIES VENDOR TOTAL:				20.00
VENDOR NAME: FIRST NATIONAL BANK				
200062	NAPA CORE DEPOSIT CREDIT	11/17/2025	110-1530-5304301	(18.00)
111-6157271-2509013	AMAZON RETURN-HALLOWEEN EVENT	10/03/2025	110-1430-5506311	(25.98)
FIRST NATIONAL BANK VENDOR TOTAL:				-43.98
VENDOR NAME: FLEETPRIDE				
130836493	STARTER-242	12/10/2025	110-1530-5304301	436.49
FLEETPRIDE VENDOR TOTAL:				436.49
VENDOR NAME: FOX METRO WATER RECLAMATION DISTR				
120525	INSPECTIONS 11/18	12/05/2025	110-1320-5203604	35.00
120525	INSPECTIONS 11/18	12/05/2025	110-1320-5203604	35.00



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
120525-2	INSPECTIONS 10/01, 10/15, 10/23, 10/31	12/05/2025	110-1320-5203604	35.00
120525-2	INSPECTIONS 10/01, 10/15, 10/23, 10/31	12/05/2025	110-1320-5203604	35.00
120525-2	INSPECTIONS 10/01, 10/15, 10/23, 10/31	12/05/2025	110-1320-5203604	35.00
120525-2	INSPECTIONS 10/01, 10/15, 10/23, 10/31	12/05/2025	110-1320-5203604	35.00
120525-2	INSPECTIONS 10/01, 10/15, 10/23, 10/31	12/05/2025	110-1320-5203604	35.00
M03-0073 12/25	VH SEWER 09/15-11/15	12/15/2025	110-1210-5304006	66.91
M03-0726 12/25	WTP SEWER 09/15-11/15	12/15/2025	210-5020-5304006	3.00
M03-4047 12/25	PD SEWER 09/15-11/15	12/15/2025	110-1410-5304006	132.99
FOX METRO WATER RECLAMATION DISTR VENDOR TOTAL:				447.90
VENDOR NAME: FOX VALLEY CCDD				
481	SPOILS	11/29/2025	210-5020-5304708	420.00
FOX VALLEY CCDD VENDOR TOTAL:				420.00
VENDOR NAME: FULTON SIREN SERVICES				
3097	LARGE SIREN PM	12/10/2025	110-1460-5304202	1,605.18
FULTON SIREN SERVICES VENDOR TOTAL:				1,605.18
VENDOR NAME: GASVODA & ASSOCIATES, INC.				
INV25DCF0032	PHOS SCALE PARTS	10/24/2025	210-5020-5304102	990.90
GASVODA & ASSOCIATES, INC. VENDOR TOTAL:				990.90
VENDOR NAME: GENNA SACOBIE				
12/10/2025	UB REFUND FOR ACCOUNT: 1000085902	12/10/2025	210-0000-2001114	58.48
GENNA SACOBIE VENDOR TOTAL:				58.48
VENDOR NAME: GORDON FLESCH COMPANY, INC.				
IN15439628	PD USE 11/18-12/17	12/20/2025	110-1410-5304201	296.21
IN15439625	VH USE 11/19-12/17	12/20/2025	110-1110-5304201	240.57
IN15439626	PD VH WTP USE 11/20-12/19	12/20/2025	110-1110-5304201	186.73
IN15439626	PD VH WTP USE 11/20-12/19	12/20/2025	110-1410-5304201	39.46
IN15439626	PD VH WTP USE 11/20-12/19	12/20/2025	110-1510-5304201	9.01
GORDON FLESCH COMPANY, INC. VENDOR TOTAL:				771.98
VENDOR NAME: HIGH STAR TRAFFIC				
16714	MANNING PARKING SIGNS	10/20/2025	110-1520-5506202	64.05
17584	ALL WAY SIGNS	11/24/2025	110-1520-5506202	60.20
17668	HONORARY SIGN	12/02/2025	110-1520-5506202	301.70
HIGH STAR TRAFFIC VENDOR TOTAL:				425.95
VENDOR NAME: HOLIDAY OUTDOOR DECOR				
INV22769	LED LIGHTS	11/28/2025	110-1010-5405502	32.25
HOLIDAY OUTDOOR DECOR VENDOR TOTAL:				32.25
VENDOR NAME: IL PUBLIC WORKS MUTUAL AID NETWORK				



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
5327	1/1-12/31/2026 MEMBERSHIP	12/03/2025	110-1510-5405905	250.00
IL PUBLIC WORKS MUTUAL AID NETWORK VENDOR TOTAL:				250.00
VENDOR NAME: ILLCO, INC.				
1454338	FILTERS-VH	12/15/2025	110-1540-5506205	(6.66)
1454338	FILTERS-VH	12/15/2025	110-1540-5506205	332.83
ILLCO, INC. VENDOR TOTAL:				326.17
VENDOR NAME: ILLINOIS LEAP				
2026	ANNUAL DUES-AR	12/15/2025	110-1410-5405905	75.00
ILLINOIS LEAP VENDOR TOTAL:				75.00
VENDOR NAME: ILLINOIS MUNICIPAL RETIREMENT FUND				
4206046-T9P7	IMRF CONTRIBUTIONS 11/25	11/30/2025	345-0000-2001006	1,290.94
ILLINOIS MUNICIPAL RETIREMENT FUND VENDOR TOTAL:				1,290.94
VENDOR NAME: ILLINOIS OFFICE OF THE STATE FIRE MARSHAL				
10003885	BOILER INSP-PD	12/01/2025	110-1540-5304103	140.00
ILLINOIS OFFICE OF THE STATE FIRE MARSHAL VENDOR TOTAL:				140.00
VENDOR NAME: ILLINOIS PARK & RECREATION ASSOCIATION				
45949	PLAYGROUND SAFETY CERT-EP	12/17/2025	110-1560-5102202	689.00
ILLINOIS PARK & RECREATION ASSOCIATION VENDOR TOTAL:				689.00
VENDOR NAME: ITOUCH BIOMETRICS LLC				
7860	SOFTWARE MAINT 02/24/26-02/23/27	11/24/2025	110-1430-5304202	1,980.00
ITOUCH BIOMETRICS LLC VENDOR TOTAL:				1,980.00
VENDOR NAME: J&S CONSTRUCTION SEWER & WATER, INC				
PAY EST 5 WMI-BH	2025 WATER MAIN IMPROVEMENT-MARNEL	12/12/2025	211-0000-2001103	(72,954.93)
PAY EST 5 WMI-BH	2025 WATER MAIN IMPROVEMENT-MARNEL	12/12/2025	211-5060-5607809	729,549.30
PAY EST 6 WMR-BH	2025 WATER MAIN REPLC (CONT B)	12/12/2025	211-0000-2001103	(25,486.30)
PAY EST 6 WMR-BH	2025 WATER MAIN REPLC (CONT B)	12/12/2025	211-5060-5607809	254,862.99
J&S CONSTRUCTION SEWER & WATER, INC VENDOR TOTAL:				885,971.06
VENDOR NAME: JACOB NIETE				
UNIFORM-4	UNIFORM SUPPLIES	12/01/2025	110-1430-5102301	43.29
UNIFORM-5	UNIFORM SUPPLIES	12/01/2025	110-1430-5102301	11.91
UNIFORM-6	UNIFORM SUPPLIES	12/01/2025	110-1430-5102301	123.60
UNIFORM-7	UNIFORM SUPPLIES	12/01/2025	110-1430-5102301	9.73
JACOB NIETE VENDOR TOTAL:				188.53
VENDOR NAME: JX ENTERPRISES, INC.				
22379016P	HOOD BADGE-273	12/12/2025	110-1530-5304301	281.15



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
22377614P	DEF GAUGE-273	12/08/2025	110-1530-5304301	296.92
2260089S	RPLC TENSION BELTS-2235	12/17/2025	110-1530-5304301	393.43
JX ENTERPRISES, INC. VENDOR TOTAL:				971.50
VENDOR NAME: KANE COUNTY CHIEFS OF POLICE ASSOC				
1769	ANNUAL TASK FORCE	12/06/2025	110-1430-5405905	750.00
KANE COUNTY CHIEFS OF POLICE ASSOC VENDOR TOTAL:				750.00
VENDOR NAME: KANE COUNTY DIV. OF TRANSPORTATION				
T-FY25-Q4-008	ORCH/ROCH SIGNAL	12/01/2025	110-1520-5304507	579.84
KANE COUNTY DIV. OF TRANSPORTATION VENDOR TOTAL:				579.84
VENDOR NAME: KENCOM PUBLIC SAFETY DISPATCH				
722	KENCOM 09/30-11/30	12/01/2025	110-1410-5304003	231.12
KENCOM PUBLIC SAFETY DISPATCH VENDOR TOTAL:				231.12
VENDOR NAME: Key Construction Group Inc				
25-467	WM RPLC CLEAN UP	12/04/2025	210-5020-5304706	750.00
Key Construction Group Inc VENDOR TOTAL:				750.00
VENDOR NAME: LRS, LLC				
DC11631074	REFUSE 11/01-11/30	11/25/2025	230-1520-5405903	141,767.22
LRS, LLC VENDOR TOTAL:				141,767.22
VENDOR NAME: MCCLLOUD AQUATICS				
105494	SEDIMENT EVAL	11/13/2025	347-1560-5304403	1,325.00
MCCLLOUD AQUATICS VENDOR TOTAL:				1,325.00
VENDOR NAME: MENARDS				
85660	TIMER	11/25/2025	110-1010-5405502	26.97
85305	TREE LIGHTING	11/19/2025	110-1010-5405502	147.19
85598	TREE LIGHTING	11/24/2025	110-1010-5405502	131.94
85716	TREE LIGHTING	11/26/2025	110-1010-5405502	29.97
85614	TREE LIGHTING	11/24/2025	110-1010-5405502	147.89
85711	TREE LIGHTING	11/26/2025	110-1010-5405502	99.96
85674	TREE LIGHTING	11/25/2025	110-1010-5405502	39.96
85653A	TREE LIGHTING	11/25/2025	110-1010-5405502	19.90
86046	TREE LIGHTING	12/01/2025	110-1010-5405502	15.99
86288	TREE LIGHTING	12/05/2025	110-1010-5405502	31.20
85730	PADDLE MIXER	11/26/2025	110-1520-5506201	148.99
86306	PADDLE MIXER-RTRN	12/05/2025	110-1520-5506201	(148.99)
85612	CARPET CLEANER	11/24/2025	110-1540-5304102	6.59
86065	TAPE	12/01/2025	110-1540-5506205	11.98
86698	WELD ROD	12/12/2025	110-1560-5506005	6.99
86639	ICE MELT	12/11/2025	110-1520-5506201	979.02
86631	SALT SHED RPR	12/11/2025	110-1520-5506201	36.10



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
86707	MAILBOX	12/12/2025	110-1520-5506201	249.80
85737	WOOD	11/26/2025	110-1520-5304505	65.90
86237	WOOD	12/04/2025	110-1520-5304505	20.98
86705	TORCH	12/12/2025	210-5020-5304703	40.98
86216	TRUCK SUPPLIES	12/04/2025	210-5020-5304102	106.73
86219	MISC SHOP SUPPLIES	12/04/2025	110-1530-5304301	208.97
86310	CORD REELS	12/05/2025	110-1530-5304301	245.28
85588	TREE LIGHTING/SHELVES	11/24/2025	110-1010-5405502	75.92
85588	TREE LIGHTING/SHELVES	11/24/2025	110-1520-5304505	76.94
86601	SUPPLIES	12/10/2025	210-5020-5304102	109.84
86735	CHECK VLV-W15	12/12/2025	210-5020-5304102	29.70
86512	GAS CAN	12/09/2025	110-1540-5304102	64.97
86732	PLUNGERS	12/12/2025	110-1540-5506010	38.97
MENARDS VENDOR TOTAL:				3,066.63
VENDOR NAME: MESSER, LLC				
2109653074	CO2 TANK -DEC	12/01/2025	210-5020-5304901	1,061.36
2109654398	CO2 TANK INSPECTION	11/30/2025	210-5020-5304901	760.00
MESSER, LLC VENDOR TOTAL:				1,821.36
VENDOR NAME: METRONET				
1929880-12/25	BULK WATER 12/08-01/07	12/08/2025	210-5020-5304008	134.90
2001477-12/25	PW INTERNET 11/28-12/27	11/28/2025	110-1510-5304008	249.95
1398230-12/25	VH INTERNET 12/01-12/31	12/01/2025	110-1210-5304008	249.95
METRONET VENDOR TOTAL:				634.80
VENDOR NAME: METROPOLITAN INDUSTRIES, INC.				
INV079265	OH SCADA FAIL	11/30/2025	210-5020-5405912	337.50
METROPOLITAN INDUSTRIES, INC. VENDOR TOTAL:				337.50
VENDOR NAME: NICOR GAS COMPANY				
60989568609-11/25	220 CLINTON 10/31-12/02	12/02/2025	210-5020-5304002	102.67
79028010001-11/25	WELL 4 10/31-12/02	12/03/2025	210-5020-5304002	87.76
96048395667-11/25	991 KNELL 10/31-12/02	12/03/2025	210-5020-5304002	1,340.04
96596900009-11/25	891 KNELL 10/31-12/02	12/03/2025	210-5020-5304002	190.02
26560855277-11/25	3287 SIMP LS 10/27-11/25	11/26/2025	210-5020-5304002	57.75
28788010008-11/25	WELL 3 11/03-12/03	12/04/2025	210-5020-5304002	80.22
NICOR GAS COMPANY VENDOR TOTAL:				1,858.46
VENDOR NAME: NORTH EAST MULTI-REGIONAL TRAINING				
392831	RIFLE/FRONT SITE TRAINING RP	11/13/2025	110-1430-5102202	50.00
393719	INSTRUCTOR DEVELOP CJ	12/01/2025	110-1430-5102202	125.00
NORTH EAST MULTI-REGIONAL TRAINING VENDOR TOTAL:				175.00
VENDOR NAME: ODP BUSINESS SOLUTIONS LLC				
448883905001	SUPPLIES	11/20/2025	110-1420-5506001	187.24
445711142001	SUPPLIES	12/04/2025	110-1430-5506001	50.01



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
ODP BUSINESS SOLUTIONS LLC VENDOR TOTAL:				237.25
VENDOR NAME: OIL EQUIPMENT CO INC				
0374433-IN	QRTR INSP	12/03/2025	110-1530-5506103	265.00
OIL EQUIPMENT CO INC VENDOR TOTAL:				265.00
VENDOR NAME: OSWEGO EAST HIGH SCHOOL				
120725	CHOIR DONATION-TREE LIGHTING, DEC SR LUNCH	12/07/2025	110-1010-5405507	250.00
122225	MUSIC DEPT DONATION-MERRY & BRIGHT ENTERTAI	12/22/2025	110-1010-5405502	150.00
OSWEGO EAST HIGH SCHOOL VENDOR TOTAL:				400.00
VENDOR NAME: OXIE VALLEY ELECTRIC SUPPLY, INC.				
28241	LIGHT FIXTURE-WT	11/25/2025	210-5020-5304102	156.00
28228	LIGHT BULBS	11/24/2025	110-1540-5506205	37.36
OXIE VALLEY ELECTRIC SUPPLY, INC. VENDOR TOTAL:				193.36
VENDOR NAME: PACE ANALYTICAL SERVICES, LLC				
257234986	UCMR 5	11/26/2025	210-5020-5405908	39.00
257234989	UCMR 5-PFAS	11/26/2025	210-5020-5405908	2,382.00
257237272	RADIUM-W8, W14	12/16/2025	210-5020-5405908	354.70
257237222	LIME SLUDGE TESTING	12/16/2025	210-5020-5405908	505.90
PACE ANALYTICAL SERVICES, LLC VENDOR TOTAL:				3,281.60
VENDOR NAME: PIZZO AND ASSOCIATES, LTD.				
9253-2	BASIN MNT	11/30/2025	110-1560-5304403	823.93
9253-3	BASIN MNT	11/30/2025	350-1560-5304403	886.14
9253-4	BASIN MNT	11/30/2025	348-1560-5304403	556.26
9253-5	BASIN MNT	11/30/2025	357-1560-5304403	361.80
9253-6	BASIN MNT	11/30/2025	357-1560-5304403	276.00
9253-7	BASIN MNT	11/30/2025	357-1560-5304403	898.32
9253-8	BASIN MNT	11/30/2025	355-1560-5304403	1,045.85
9253-9	BASIN MNT	11/30/2025	355-1560-5304403	982.01
9253-10	BASIN MNT	11/30/2025	349-1560-5304403	1,045.06
9253-11	BASIN MNT	11/30/2025	349-1560-5304403	1,050.91
9253-12	BASIN MNT	11/30/2025	356-1560-5304403	594.75
9253-13	BASIN MNT	11/30/2025	352-1560-5304403	909.35
9253-14	BASIN MNT	11/30/2025	352-1560-5304403	2,022.66
9253-17	BASIN MNT	11/30/2025	347-1560-5304403	1,117.57
9253-18	BASIN MNT	11/30/2025	347-1560-5304403	1,134.39
9253-19	BASIN MNT	11/30/2025	347-1560-5304403	909.35
9253-20	BASIN MNT	11/30/2025	347-1560-5304403	1,376.84
9253-15	BASIN MNT	11/30/2025	358-1560-5304403	1,114.04
9253-15	BASIN MNT	11/30/2025	359-1560-5304403	1,896.90
9253-16	BASIN MNT	11/30/2025	358-1560-5304403	390.20
9253-16	BASIN MNT	11/30/2025	359-1560-5304403	664.38
PIZZO AND ASSOCIATES, LTD. VENDOR TOTAL:				20,056.71



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME: PRIDWEN SOLUTIONS LLC				
1452	IT-ADMIN	12/16/2025	110-1110-5203302	4,382.00
1453	IT-CD	12/16/2025	110-1320-5203302	210.00
1453	IT-CD	12/16/2025	110-1310-5203302	182.00
1454	IT-FINANCE	12/16/2025	110-1210-5203302	518.00
1455	IT-PD	12/16/2025	110-1410-5203302	1,260.00
1456	IT-PW	12/16/2025	110-1510-5203302	896.00
PRIDWEN SOLUTIONS LLC VENDOR TOTAL:				7,448.00
VENDOR NAME: PRIORITY PRODUCTS, INC.				
1026255	FLOW HRDWR	12/10/2025	110-1530-5304301	518.00
PRIORITY PRODUCTS, INC. VENDOR TOTAL:				518.00
VENDOR NAME: QUADIENT POSTAGE FUNDING				
NOV 2025	POSTAGE-VH	12/03/2025	110-0000-1404003	1,500.00
NOV 2025 PD	POSTAGE-PD	11/26/2025	110-0000-1404003	250.00
NOV 2025 PD	POSTAGE-PD	11/26/2025	110-1410-5506004	109.20
QUADIENT POSTAGE FUNDING VENDOR TOTAL:				1,859.20
VENDOR NAME: RAY O'HERRON CO., INC.				
2432910	UNIFORM 2-BO	09/10/2025	110-1430-5102301	43.97
2442889	SAFETY, UNIFORM 3-BO	11/03/2025	110-1430-5506007	885.00
2442889	SAFETY, UNIFORM 3-BO	11/03/2025	110-1430-5102301	310.56
2442889	SAFETY, UNIFORM 3-BO	11/03/2025	110-0000-4304917	62.44
2446714	UNIFORM 1-MD	11/21/2025	110-1430-5102301	411.57
2443247	BODY ARMOR-GG	11/04/2025	110-1430-5506007	230.80
2443247	BODY ARMOR-GG	11/04/2025	110-1440-5102301	14.99
2440553	BODY ARMOR-CC	10/22/2025	110-1430-5506007	230.80
2440553	BODY ARMOR-CC	10/22/2025	110-1430-5102301	10.00
2448594	UNIFORM 2-ID	12/04/2025	110-1410-5102301	501.19
2448709	BODY ARMOR-MK	12/04/2025	110-1430-5506007	896.58
2447012	UNIFORM 4-AS	11/24/2025	110-1410-5102301	15.26
2447350	UNIFORM 5-AS	11/25/2025	110-1410-5102301	624.09
2448630	UNIFORM 6-AS	12/04/2025	110-1410-5102301	133.61
2448610	UNIFORM 1-LV	12/04/2025	110-1430-5102301	240.23
2448587	UNIFORM 2-LV	12/04/2025	110-1430-5102301	45.00
RAY O'HERRON CO., INC. VENDOR TOTAL:				4,656.09
VENDOR NAME: RJ KECK PIPE & SUPPLY COMPANY				
IN138055	W15 VALVE RPR	12/17/2025	210-5020-5304707	66.93
RJ KECK PIPE & SUPPLY COMPANY VENDOR TOTAL:				66.93
VENDOR NAME: RUSSO POWER EQUIPMENT				
SPI21357265	SNOW BLOWERS	12/01/2025	110-1530-5506505	3,756.00
RUSSO POWER EQUIPMENT VENDOR TOTAL:				3,756.00



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME: SOSA, INC				
39	(42) INSPECTIONS 06/20/25-09/30/25	11/10/2025	110-1320-5203602	3,360.00
SOSA, INC VENDOR TOTAL:				3,360.00
VENDOR NAME: STATE TREASURER				
67144	TRAFFIC SIGNALS	12/01/2025	110-1520-5304507	455.85
67144	TRAFFIC SIGNALS	12/01/2025	110-1520-5304507	911.70
67144	TRAFFIC SIGNALS	12/01/2025	110-1520-5304507	1,823.37
67144	TRAFFIC SIGNALS	12/01/2025	110-1520-5304507	911.70
67144	TRAFFIC SIGNALS	12/01/2025	110-1520-5304507	911.70
67144	TRAFFIC SIGNALS	12/01/2025	110-1520-5304507	1,823.37
67144	TRAFFIC SIGNALS	12/01/2025	110-1520-5304507	1,823.37
67144	TRAFFIC SIGNALS	12/01/2025	110-1520-5304507	1,823.37
67144	TRAFFIC SIGNALS	12/01/2025	110-1520-5304507	911.70
67645	TRAFFIC SIGNALS	12/05/2025	110-1520-5304507	455.85
67645	TRAFFIC SIGNALS	12/05/2025	110-1520-5304507	911.70
67645	TRAFFIC SIGNALS	12/05/2025	110-1520-5304507	1,823.37
67645	TRAFFIC SIGNALS	12/05/2025	110-1520-5304507	911.70
67645	TRAFFIC SIGNALS	12/05/2025	110-1520-5304507	911.70
67645	TRAFFIC SIGNALS	12/05/2025	110-1520-5304507	1,823.37
67645	TRAFFIC SIGNALS	12/05/2025	110-1520-5304507	1,823.37
67645	TRAFFIC SIGNALS	12/05/2025	110-1520-5304507	1,823.37
67645	TRAFFIC SIGNALS	12/05/2025	110-1520-5304507	911.70
STATE TREASURER VENDOR TOTAL:				22,792.26
VENDOR NAME: SWAN ANALYTICAL USA INC				
13132888	CALIBRATION	11/22/2025	210-5020-5304102	1,100.00
SWAN ANALYTICAL USA INC VENDOR TOTAL:				1,100.00
VENDOR NAME: TECHNOLOGY MANAGEMENT REV FUND				
T2609145	LEADS 10/01/25-10/31/25	11/17/2025	110-1410-5304009	942.40
TECHNOLOGY MANAGEMENT REV FUND VENDOR TOTAL:				942.40
VENDOR NAME: THE BLUE LINE				
48401	LATERAL AD	12/03/2025	110-1450-5405301	298.00
THE BLUE LINE VENDOR TOTAL:				298.00
VENDOR NAME: THIRD MILLENNIUM ASSOCIATES, INC.				
33676	UTILITY BILLING 12/01-12/31	12/03/2025	110-1220-5405103	1,754.01
33676	UTILITY BILLING 12/01-12/31	12/03/2025	110-1220-5506004	4.44
THIRD MILLENNIUM ASSOCIATES, INC. VENDOR TOTAL:				1,758.45
VENDOR NAME: TK ELEVATOR				
3009065280	VH ELEV 12/1/25-2/28/26	12/01/2025	110-1540-5304102	1,030.05
TK ELEVATOR VENDOR TOTAL:				1,030.05



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME: TREASURER, STATE OF ILLINOIS				
127139	US 30 BRIARCLIFF TO US 34	12/01/2025	133-4030-5304505	82,783.04
TREASURER, STATE OF ILLINOIS VENDOR TOTAL:				82,783.04
VENDOR NAME: UNITED METERS, INC				
4779	(38) METERS	12/15/2025	210-5020-5506210	6,881.00
4776	(28) METERS	11/25/2025	210-5020-5506210	5,266.00
UNITED METERS, INC VENDOR TOTAL:				12,147.00
VENDOR NAME: UTILITY DYNAMICS CORPORATION				
1217-2099	INS CLM GOODWIN/HILL	12/17/2025	110-1520-5304520	13,382.82
1218-2099A	INS CLM GOODWIN/EMERALD	12/18/2025	110-1520-5304520	14,686.82
1219-2099A	INS CLM GOODWIN/MARQUIS	12/18/2025	110-1520-5304520	13,382.82
UTILITY DYNAMICS CORPORATION VENDOR TOTAL:				41,452.46
VENDOR NAME: VESCO				
12313	TREE LIGHTING SIGNAGE	12/02/2025	110-1010-5405502	200.00
12363	PW SIGN	12/11/2025	110-1540-5304102	367.00
VESCO VENDOR TOTAL:				567.00
VENDOR NAME: VICTORIA STRAUB				
RECEIPT 125109	REFUND OVERPAY C27298	12/26/2025	110-0000-4405002	25.00
VICTORIA STRAUB VENDOR TOTAL:				25.00
VENDOR NAME: VIKING CHEMICAL COMPANY				
191306	LIME	12/17/2025	210-5020-5506203	8,451.42
190605	LIME	12/02/2025	210-5020-5506203	8,351.51
VIKING CHEMICAL COMPANY VENDOR TOTAL:				16,802.93
VENDOR NAME: WATER PRODUCTS-AURORA				
0333026	BLUE PAINT	11/28/2025	210-5020-5506204	261.00
0333336	16" HYMAX/DI	12/18/2025	210-5020-5304706	5,842.76
WATER PRODUCTS-AURORA VENDOR TOTAL:				6,103.76
VENDOR NAME: ZACHARY ZMUDA				
12/23/2025	UB REFUND FOR ACCOUNT: 1000698700	12/23/2025	210-0000-2001114	93.17
ZACHARY ZMUDA VENDOR TOTAL:				93.17
VENDOR NAME: ZRFM LAW, LLC				
180089	LEGAL SERVICES	12/15/2025	110-1610-5203101	2,500.00
180090	LEGAL SERVICES	12/15/2025	110-1610-5203101	1,732.50
180091	LEGAL SERVICES	12/15/2025	110-1610-5203101	472.50
180092	LEGAL SERVICES	12/15/2025	110-1610-5203101	157.50
180093	LEGAL SERVICES	12/15/2025	110-1610-5203102	157.50



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
180094	LEGAL SERVICES	12/15/2025	110-1610-5203101	892.50
180095	LEGAL SERVICES	12/15/2025	110-1610-5203103	1,942.50
180097	LEGAL SERVICES	12/15/2025	110-1610-5203102	892.50
ZRFM LAW, LLC VENDOR TOTAL:				8,747.50

\$2,094,419.27

Purchasing Card Payments:First
National Bank

VENDOR NAME: 4IMPRINT

30454998	STAFF WELLNESS BAGS, GIFT BAGS	10/28/2025	110-1010-5405507	301.80
4IMPRINT VENDOR TOTAL:				301.80

VENDOR NAME: ADOBE

3269160973	ADOBE 11/06-12/05	11/06/2025	110-1110-5203304	209.95
3269160973	ADOBE 11/06-12/05	11/06/2025	110-1210-5203304	95.96
3269160973	ADOBE 11/06-12/05	11/06/2025	110-1220-5203304	71.97
3269160973	ADOBE 11/06-12/05	11/06/2025	110-1310-5203304	138.95
3269160973	ADOBE 11/06-12/05	11/06/2025	110-1320-5203304	71.97
3269160973	ADOBE 11/06-12/05	11/06/2025	110-1410-5203304	143.94
3269160973	ADOBE 11/06-12/05	11/06/2025	110-1420-5203304	119.95
3269160973	ADOBE 11/06-12/05	11/06/2025	110-1440-5203304	23.99
3269160973	ADOBE 11/06-12/05	11/06/2025	110-1510-5203304	47.98
ADOBE VENDOR TOTAL:				924.66

VENDOR NAME: AMAZON

114-5340370-3128251	OFFICE SUPPLIES	10/27/2025	110-1210-5506001	99.79
111-5114229-4989039	OFFICE SUPPLIES	11/07/2025	110-1310-5506001	32.02
111-7654796-2386619	COMMUNITY PROGRAMS	11/10/2025	110-1010-5405507	22.99
114-1214351-6111408	KITCHEN, OFFICE SUPPLIES	11/21/2025	110-1210-5506001	43.45
114-1214351-6111408	KITCHEN, OFFICE SUPPLIES	11/21/2025	110-1210-5506008	13.49
114-5996852-2726610	OFFICE SUPPLIES	11/21/2025	110-1210-5506001	21.99
114-1886346-9216269	OFFICE SUPPLIES	11/25/2025	110-1310-5506001	14.73
112-9662893-4569065	GAS MONITOR SENSOR	10/29/2025	110-1510-5506007	148.00
112-0862628-6340213	WC SUPPLIES	10/31/2025	110-1510-5506001	20.99
112-0862628-6340213	WC SUPPLIES	10/31/2025	110-1510-5506001	15.99
112-2531195-4195458	SAFETY VEST	10/30/2025	110-1560-5506007	13.10
112-2678484-1672224	COMPLIANCE SIGNS (3)	10/30/2025	110-1540-5304102	24.00
112-1117469-4987440	WHEEL SPACERS	10/31/2025	110-1530-5304301	31.49
112-3079344-3509812	SUPPLIES	11/03/2025	110-1550-5304603	17.92
112-4142714-9232201	GAS MONITOR SENSOR	11/03/2025	110-1510-5506007	232.44
112-7688584-8631415	OFFICE SUPPLIES	11/05/2025	110-1510-5506001	25.60
112-9500986-8961006	GAS MONITOR SENSOR	11/03/2025	110-1510-5506007	148.00
112-9476292-7549040	CARBURETOR	11/12/2025	110-1530-5304301	18.99
112-2356036-9804222	O-RING CARBURETOR GASKET	11/12/2025	110-1530-5304301	5.55
112-9572709-7153063	CANOE LAUNCH	11/06/2025	110-1560-5304412	105.27
112-4602010-1342609	FORKLIFT WATER PUMP	11/17/2025	110-1530-5304301	74.98



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
112-0849626-1196229	RADIATOR	11/17/2025	110-1530-5304301	309.00
112-7483169-2491456	MAILBOX REPAIR	11/18/2025	110-1520-5304505	6.98
112-7483169-2491456	OFFICE SUPPLIES, WC SUPPLIES	11/18/2025	110-1510-5506001	7.98
112-7483169-2491456	OFFICE SUPPLIES, WC SUPPLIES	11/18/2025	110-1510-5506001	27.99
112-2337249-2537858	TOOLS	11/21/2025	110-1560-5506005	51.88
112-9387160-4028252	SAFETY SUPPLIES	11/25/2025	110-1530-5506007	67.99
111-5349564-1445857	OFFICE SUPPLIES	11/12/2025	110-1440-5506001	37.95
111-3375873-5533843	EVIDENCE SUPPLIES	11/12/2025	110-1440-5506315	46.61
111-2871976-3859419	OFFICE SUPPLIES	11/12/2025	110-1440-5506001	51.77
111-9488558-6009821	OFFICE SUPPLIES	11/14/2025	110-1440-5506001	23.35
111-5917967-6544245	OFFICE SUPPLIES	11/14/2025	110-1440-5506001	42.99
111-8644000-6015431	OFFICE SUPPLIES	11/14/2025	110-1440-5506001	41.98
AMAZON VENDOR TOTAL:				1,847.25
VENDOR NAME: AMERICAN WATER WORKS ASSOCIATION				
SO270718	WASTEWATER OPERATOR HANDBOOK	10/31/2025	210-5020-5102202	76.00
AMERICAN WATER WORKS ASSOCIATION VENDOR TOTAL:				76.00
VENDOR NAME: APPLE				
818053650176	STORAGE SUBSCRIPTION	11/24/2025	110-1110-5203304	0.99
999999999999	STORAGE SUBSCRIPTION	11/13/2025	110-1110-5203304	0.99
APPLE VENDOR TOTAL:				1.98
VENDOR NAME: APPRIVER LLC				
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1010-5203304	105.25
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1010-5405503	8.15
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1010-5405508	8.15
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1110-5203304	179.65
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1210-5203304	160.95
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1220-5203304	48.20
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1310-5203304	47.85
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1320-5203304	80.10
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1330-5203304	15.95
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1410-5203304	148.70
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1420-5203304	96.05
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1430-5203304	400.69
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1440-5203304	87.90
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1510-5203304	68.60
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1520-5203304	72.65
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1530-5203304	31.90
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1540-5203304	31.90
3731012	OFFICE 365 10/21-11/21	11/05/2025	110-1560-5203304	40.05
3731012	OFFICE 365 10/21-11/21	11/05/2025	210-5020-5203304	112.35
APPRIVER LLC VENDOR TOTAL:				1,745.04
VENDOR NAME: ATLAS FIRST ACCESS				
GY3375	BELT, TENSIONER	11/25/2025	110-1530-5304301	222.10
ATLAS FIRST ACCESS VENDOR TOTAL:				222.10



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME: BAND SAW BLADES DIRECT				
B1101064664	BAND SAW BLADES	11/25/2025	110-1530-5304301	221.00
B1101064664	BAND SAW BLADES	11/25/2025	110-1530-5304301	18.23
BAND SAW BLADES DIRECT VENDOR TOTAL:				239.23
VENDOR NAME: BEST BUY				
5953	OFFICE SUPPLIES	11/06/2025	110-1110-5506001	135.61
BEST BUY VENDOR TOTAL:				135.61
VENDOR NAME: BISSELL				
102713018	AIR PURIFIER COVER	11/18/2025	110-1540-5304103	41.67
BISSELL VENDOR TOTAL:				41.67
VENDOR NAME: CHICAGO TRIBUNE COMPANY				
110125	MONTHLY SUBSCRIPTION	11/03/2025	110-1010-5506006	7.96
CHICAGO TRIBUNE COMPANY VENDOR TOTAL:				7.96
VENDOR NAME: DOLLAR TREE				
27975279	SUPPLIES	11/12/2025	110-1010-5405507	73.50
DOLLAR TREE VENDOR TOTAL:				73.50
VENDOR NAME: EBAY				
12-13857-95386	FLOW METER	11/20/2025	110-1530-5304301	750.00
27-13806-09297	FLOW METER	11/13/2025	110-1530-5304301	250.00
EBAY VENDOR TOTAL:				1,000.00
VENDOR NAME: FACEBOOK				
XGJUY65XF2	RIVER RUN FB ADVERTISING	10/31/2025	110-1010-5405508	6.00
FACEBOOK VENDOR TOTAL:				6.00
VENDOR NAME: FARM & FLEET				
870262	SUPPLIES	11/21/2025	210-5020-5304102	20.97
870262	SUPPLIES	11/21/2025	110-1520-5506201	33.98
173976	SNOWBLOWER GAS VALVE	11/12/2025	110-1530-5304301	13.99
FARM & FLEET VENDOR TOTAL:				68.94
VENDOR NAME: FASTFIELD				
C7D5154E-0047	FAST FORM 11/09-12/09	11/09/2025	210-5020-5203304	24.00
FASTFIELD VENDOR TOTAL:				24.00
VENDOR NAME: FULLER'S CAR WASH				
NOV 2025	MONTHLY CAR WASH-NOV	11/03/2025	110-1530-5304301	19.95



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
FULLER'S CAR WASH VENDOR TOTAL:				19.95
VENDOR NAME: GRANDMA'S TABLE				
12	GRANDMA'S TABLE-BINGO PRIZES	11/05/2025	110-1010-5405507	156.00
GRANDMA'S TABLE VENDOR TOTAL:				156.00
VENDOR NAME: HOME DEPOT				
WN40530880	HPC COTTAGE PORTABLE A/C, HEATER	11/21/2025	110-1010-5405503	358.28
HOME DEPOT VENDOR TOTAL:				358.28
VENDOR NAME: ICSC				
110325	NEXTGEN MEMBERSHIP DUES	11/03/2025	110-1330-5405905	175.00
110325	PREPAID-ICSC FY27 LAS VEGAS	11/03/2025	110-0000-1400000	875.00
110325	NEXTGEN MEMBERSHIP, PPD ICSC FY27 LAS VEGAS	11/03/2025	110-1110-5405905	175.00
110325	NEXTGEN MEMBERSHIP, PPD ICSC FY27 LAS VEGAS	11/03/2025	110-0000-1400000	875.00
ICSC VENDOR TOTAL:				2,100.00
VENDOR NAME: IL GOVERNMENT FINANCE OFFICERS ASSN				
120325	IGFOA TRAINING-YEAR END OVERVIEW	11/10/2025	110-1210-5102202	20.00
IL GOVERNMENT FINANCE OFFICERS ASSN VENDOR TOTAL:				20.00
VENDOR NAME: ILLINOIS GIS ASSOCIATION				
3800	ANNUAL RENEWAL	11/17/2025	110-1310-5405905	100.00
ILLINOIS GIS ASSOCIATION VENDOR TOTAL:				100.00
VENDOR NAME: ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION				
81311945338	IMPROVING TURF AND CONTROLLING WEEDS WORK	11/14/2025	110-1560-5102202	300.00
ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION VENDOR TOTAL:				300.00
VENDOR NAME: INTERNATIONAL SOC OF ARBORICULTURE (ISA)				
1406689	MEMBERSHIP	11/06/2025	110-1560-5405905	135.00
INTERNATIONAL SOC OF ARBORICULTURE (ISA) VENDOR TOTAL:				135.00
VENDOR NAME: KANE COUNTY CHIEFS OF POLICE				
112025	MONTHLY MEETING	11/20/2025	110-1410-5102202	25.00
KANE COUNTY CHIEFS OF POLICE VENDOR TOTAL:				25.00
VENDOR NAME: KANE COUNTY REGIONAL OFFICE OF EDUCATION				
103125	DIGITAL ADA COMPLIANCE WORKSHOP-RB	10/31/2025	110-1110-5102202	60.00
103125	DIGITAL ADA COMPLIANCE WORKSHOP-KN	10/31/2025	110-1110-5102202	60.00
KANE COUNTY REGIONAL OFFICE OF EDUCATION VENDOR TOTAL:				120.00
VENDOR NAME: MAC TOOLS				
111325	DUPLICATE BILLING-CREDITED IN DEC	11/13/2025	110-1530-5304301	149.99



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
112025	DUPLICATE BILLING-CREDITED IN DEC	11/20/2025	110-1530-5506005	51.95
D18164	FUSE PROBE, TOOL	11/13/2025	110-1530-5506005	46.99
D18164	FUSE PROBE, TOOL	11/13/2025	110-1530-5304301	149.99
MAC TOOLS VENDOR TOTAL:				398.92
VENDOR NAME: MICROSOFT				
G122614700	AZURE BACKUP 10/01-10/31	11/09/2025	110-1110-5203304	85.28
G122614700	AZURE BACKUP 10/01-10/31	11/09/2025	110-1210-5203304	728.42
G122614700	AZURE BACKUP 10/01-10/31	11/09/2025	110-1510-5203304	201.30
MICROSOFT VENDOR TOTAL:				1,015.00
VENDOR NAME: NAPA AUTO PARTS				
199456	BELT, AIR FILTERS	11/13/2025	110-1530-5304301	235.04
199971	BATTERY, HYD OIL	11/17/2025	110-1530-5304301	190.22
199971	BATTERY, HYD OIL	11/17/2025	110-1530-5304301	18.00
199971	BATTERY, HYD OIL	11/17/2025	110-1530-5506103	41.56
201090	OIL FILTER	11/24/2025	110-1530-5304301	10.18
201107	V BELTS	11/24/2025	110-1530-5304301	44.25
NAPA AUTO PARTS VENDOR TOTAL:				539.25
VENDOR NAME: NIU				
719342	ILLINOIS FINANCIAL FORECAST CONFERENCE	11/25/2025	110-1310-5102202	86.50
719342	ILLINOIS FINANCIAL FORECAST CONFERENCE	11/25/2025	110-1210-5102202	86.50
719342	ILLINOIS FINANCIAL FORECAST CONFERENCE	11/25/2025	110-1110-5102202	86.50
719342	ILLINOIS FINANCIAL FORECAST CONFERENCE	11/25/2025	110-1330-5102202	86.50
NIU VENDOR TOTAL:				346.00
VENDOR NAME: NOTEHOUSE				
NH-0514	SW CASE NOTES	11/14/2025	110-1410-5203304	12.00
NOTEHOUSE VENDOR TOTAL:				12.00
VENDOR NAME: OFFICE DEPOT				
445641856-001	COPY PAPER	11/26/2025	110-1110-5506001	19.04
445641856-001	COPY PAPER	11/26/2025	110-1210-5506001	19.04
445641856-001	COPY PAPER	11/26/2025	110-1220-5506001	19.04
445641856-001	COPY PAPER	11/26/2025	110-1310-5506001	19.04
445641856-001	COPY PAPER	11/26/2025	110-1320-5506001	19.04
445641856-001	COPY PAPER	11/26/2025	110-1330-5506001	19.05
OFFICE DEPOT VENDOR TOTAL:				114.25
VENDOR NAME: ORIENTAL TRADING COMPANY				
740008205	MERRY & BRIGHT	11/18/2025	110-1010-5405502	512.51
ORIENTAL TRADING COMPANY VENDOR TOTAL:				512.51
VENDOR NAME: QUADIENT POSTAGE FUNDING				
40262000	POSTAGE SEALING KIT	11/08/2025	110-1210-5506004	37.00



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
QUADIENT POSTAGE FUNDING VENDOR TOTAL:				37.00
VENDOR NAME: RECORD A HIT				
112125	MERRY & BRIGHT	11/21/2025	110-1010-5405502	600.30
RECORD A HIT VENDOR TOTAL:				600.30
VENDOR NAME: RIVERVIEW DINER				
9	RIVERVIEW DINER-BINGO PRIZES	11/05/2025	110-1010-5405507	240.00
RIVERVIEW DINER VENDOR TOTAL:				240.00
VENDOR NAME: SAMS CLUB				
10361630969	KITCHEN SUPPLIES	10/27/2025	110-1210-5506008	74.26
10364866428	KITCHEN SUPPLIES	11/04/2025	110-1210-5506008	60.96
SAMS CLUB VENDOR TOTAL:				135.22
VENDOR NAME: SOCIETY OF GOVERNMENT MEETING PROFESSIONALS				
102925	DUES	10/29/2025	110-1110-5405905	55.00
18960899	TRAINING-RB	11/17/2025	110-1110-5102202	649.00
SOCIETY OF GOVERNMENT MEETING PROFESSIONALS VENDOR TOTAL:				704.00
VENDOR NAME: TACO MELON				
1019	SNOW MEETING	11/06/2025	110-1520-5506201	349.38
TACO MELON VENDOR TOTAL:				349.38
VENDOR NAME: TERMINAL SUPPLY				
66932-00	DEUTSCH PLUG	10/30/2025	110-1530-5304301	130.89
66932-01	DEUTSCH PLUG	11/03/2025	110-1530-5304301	44.49
TERMINAL SUPPLY VENDOR TOTAL:				175.38
VENDOR NAME: TRANSUNION				
223896-202510-1	INVESTIGATIVE SEARCH	11/01/2025	110-1440-5405905	151.10
TRANSUNION VENDOR TOTAL:				151.10
VENDOR NAME: UNITED STATES POSTAL SERVICE				
481	POSTAGE	11/12/2025	110-1510-5506004	2.00
UNITED STATES POSTAL SERVICE VENDOR TOTAL:				2.00
VENDOR NAME: WAL-MART STORES, INC.				
2000139-83697957	RIVER RUN SUPPLIES	11/12/2025	110-1010-5405508	42.98
00079	SUPPLIES	11/12/2025	110-1010-5405507	64.70
2000138-87204583	OFFICE SUPPLIES	10/29/2025	110-1430-5506001	18.79
1371	DEPT TRAINING	11/12/2025	110-1430-5102202	54.45
4553	DEPT TRAINING	11/05/2025	110-1430-5102202	51.56



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
WAL-MART STORES, INC. VENDOR TOTAL:				232.48
VENDOR NAME: ZORO.COM				
29143757	BATTERIES, BOX	11/05/2025	110-1510-5506007	52.06
29143757	BATTERIES, BOX	11/05/2025	110-1510-5506001	19.80
29143757	BATTERIES, BOX	11/05/2025	210-5020-5506204	26.78
ZORO.COM VENDOR TOTAL:				98.64
Total: First National Bank				\$15,713.40
REPORT TOTAL:				\$2,110,132.67



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME: DUPAGE WATER COMMISSION				
12418	ESCROW-PHSIII, ROW/EASEMENT ACQ	11/24/2025	211-5060-5607801	900,000.00
12418-1	ESCROW-PHSIII, ROW/EASEMENT ACQ	11/24/2025	211-5060-5607801	900,000.00
12418-2	ESCROW-PHSIII, ROW/EASEMENT ACQ	11/24/2025	211-5060-5607801	900,000.00
12418-3	ESCROW-PHSIII, ROW/EASEMENT ACQ	11/24/2025	211-5060-5607801	900,000.00
12418-4	ESCROW-PHSIII, ROW/EASEMENT ACQ	11/24/2025	211-5060-5607801	756,679.00
DUPAGE WATER COMMISSION VENDOR TOTAL:				4,356,679.00
				\$4,356,679.00
REPORT TOTAL:				\$4,356,679.00



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME:				
093025	SALES TAX REBATE 07/25-09/25	09/30/2025	110-1330-5909501	639.94
			VENDOR TOTAL:	639.94
VENDOR NAME:				
093025	SALES TAX REBATE 07/25-09/25	09/30/2025	110-1330-5909501	18,969.16
			VENDOR TOTAL:	18,969.16
VENDOR NAME:				
093025	SALES TAX REBATE 07/25-09/25	09/30/2025	110-1330-5909501	11,926.98
			VENDOR TOTAL:	11,926.98
VENDOR NAME:				
093025	SALES TAX REBATE 07/25-09/25	09/30/2025	110-1330-5909501	1,116.59
			VENDOR TOTAL:	1,116.59
VENDOR NAME:				
093025	SALES TAX REBATE 07/25-09/25	09/30/2025	110-1330-5909501	26,537.11
			VENDOR TOTAL:	26,537.11
VENDOR NAME:				
093025	SALES TAX REBATE 07/25-09/25	09/30/2025	110-1330-5909501	3,300.00
			VENDOR TOTAL:	3,300.00
VENDOR NAME:				
093025	SALES TAX REBATE 07/25-09/25	09/30/2025	110-1330-5909501	229,261.87
			VENDOR TOTAL:	229,261.87
				\$291,751.65
			REPORT TOTAL:	\$291,751.65



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME: EFTPS				
12/05/2025 FED W/H	12/05/2025 FED W/H	12/05/2025	345-0000-2001002	50.59
12/05/2025 FED W/H	12/05/2025 FED W/H	12/05/2025	345-0000-2001004	105.77
12/05/2025 FED W/H	12/05/2025 FED W/H	12/05/2025	345-0000-2001004	105.77
12/05/2025 FED W/H	12/05/2025 FED W/H	12/05/2025	345-0000-2001005	24.74
12/05/2025 FED W/H	12/05/2025 FED W/H	12/05/2025	345-0000-2001005	24.74
EFTPS VENDOR TOTAL:				311.61
VENDOR NAME: State Of Illinois				
12/05/2025 STATE W/H	12/05/25 STATE W/H	12/05/2025	345-0000-2001003	67.03
State Of Illinois VENDOR TOTAL:				67.03
				\$378.64
REPORT TOTAL:				\$378.64



ACCOUNTS PAYABLE REPORT DECEMBER 31, 2025

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME: AFLAC				
12/19/25 AFLAC	12/19/25 AFLAC	12/19/2025	345-0000-2001009	1,019.72
12/19/25 AFLAC	12/19/25 AFLAC	12/19/2025	345-0000-2001009	442.13
AFLAC VENDOR TOTAL:				1,461.85
VENDOR NAME: EFTPS				
12/19/25 FED W/H	12/19/25 FED W/H	12/19/2025	345-0000-2001002	38,033.89
12/19/25 FED W/H	12/19/25 FED W/H	12/19/2025	345-0000-2001004	18,981.80
12/19/25 FED W/H	12/19/25 FED W/H	12/19/2025	345-0000-2001004	18,981.80
12/19/25 FED W/H	12/19/25 FED W/H	12/19/2025	345-0000-2001005	4,547.62
12/19/25 FED W/H	12/19/25 FED W/H	12/19/2025	345-0000-2001005	4,547.62
EFTPS VENDOR TOTAL:				85,092.73
VENDOR NAME: LEGAL SHIELD				
12/19/25 LEGAL	12/19/25 LEGAL	12/19/2025	345-0000-2001016	184.62
LEGAL SHIELD VENDOR TOTAL:				184.62
VENDOR NAME: NATIONWIDE RETIREMENT SOLUTIONS				
12/19/25 NATIONWIDE	12/19/25 NATIONWIDE	12/19/2025	345-0000-2001012	275.00
12/19/25 NATIONWIDE	12/19/25 NATIONWIDE	12/19/2025	345-0000-2001012	2,080.00
NATIONWIDE RETIREMENT SOLUTIONS VENDOR TOTAL:				2,355.00
VENDOR NAME: STATE DISBURSEMENT UNIT				
12/19/25 STATE DISB	12/19/25 STATE DISB	12/19/2025	345-0000-2001008	2,023.06
STATE DISBURSEMENT UNIT VENDOR TOTAL:				2,023.06
VENDOR NAME: State Of Illinois				
12/19/25 STATE W/H	12/19/25 STATE W/H	12/19/2025	345-0000-2001003	14,123.44
State Of Illinois VENDOR TOTAL:				14,123.44
				\$105,240.70
REPORT TOTAL:				\$105,240.70



ACCOUNTS PAYABLE SUMMARY

January 12, 2026

Village Expenditures	\$364,028.54
Net Payroll	\$223,719.69
Payroll Liability Exp	\$113,414.84
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Total Expenditures	\$701,163.07



ACCOUNTS PAYABLE REPORT JANUARY 12, 2026

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME: AED PROFESSIONALS				
113339	AED SUPPLIES	12/29/2025	110-1430-5506007	399.75
AED PROFESSIONALS VENDOR TOTAL:				399.75
VENDOR NAME: CLASSIC FENCE INC				
RECEIPT 124552	BD-26-0824 REFUND	01/07/2026	110-0000-4304917	90.00
CLASSIC FENCE INC VENDOR TOTAL:				90.00
VENDOR NAME: COMCAST				
6871-12/25	WTP, PD, VH BU INT 12/08-01/07	12/05/2025	110-1210-5304008	291.57
6871-12/25	WTP, PD, VH BU INT 12/08-01/07	12/05/2025	110-1410-5304008	289.39
6871-12/25	WTP, PD, VH BU INT 12/08-01/07	12/05/2025	210-5020-5304008	278.90
0537056-01/26	PW BACKUP 12/22-01/21	12/19/2025	110-1510-5304008	199.90
COMCAST VENDOR TOTAL:				1,059.76
VENDOR NAME: COMED				
8051431222-12/25	OGDN HL PRS 11/22-12/23	12/26/2025	210-5020-5304001	544.42
2567748000-12/25	ORT30/GDWN 11/22-12/23	12/30/2025	110-1520-5304001	80.13
5825466000-12/25	2221 MRGRT 11/22-12/23	12/30/2025	110-1520-5304001	3,971.87
1491702111-12/25	WELL 3 11/21-12/22	12/23/2025	210-5020-5304001	9,340.03
4216108000-12/25	WELL 8 11/21-12/22	12/23/2025	210-5020-5304001	737.35
5459421222-12/25	WELL 10 & 13 11/21-12/22	12/23/2025	210-5020-5304001	655.06
9884282222-12/25	RT25 LS 11/21-12/22	12/23/2025	210-5020-5304001	160.49
COMED VENDOR TOTAL:				15,489.35
VENDOR NAME: EMMANUEL H. GONZALEZ				
RECEIPT 120010	REFUND OVERPAY C26389	12/16/2025	110-0000-4405002	102.00
EMMANUEL H. GONZALEZ VENDOR TOTAL:				102.00
VENDOR NAME: ENGINEERING ENTERPRISES, INC.				
85560	KANE COUNTY FLOOD STUDIES INITIATIVE	12/11/2025	110-1550-5203005	1,093.50
ENGINEERING ENTERPRISES, INC. VENDOR TOTAL:				1,093.50
VENDOR NAME: ENGLER CALLAWAY BAASTEN & SRAGA LLC				
36117	LEGAL SERVICES	12/01/2025	110-1610-5203110	114.00
ENGLER CALLAWAY BAASTEN & SRAGA LLC VENDOR TOTAL:				114.00
VENDOR NAME: GORDON FLESCH COMPANY, INC.				
I01083718	PD VH PW LEASE 01/20-02/19	01/01/2026	110-1110-5304901	696.36
I01083718	PD VH PW LEASE 01/20-02/19	01/01/2026	110-1410-5304901	561.08
I01083718	PD VH PW LEASE 01/20-02/19	01/01/2026	110-1510-5304901	369.33
I01083718	PD VH PW LEASE 01/20-02/19	01/01/2026	110-1520-5304901	112.01



ACCOUNTS PAYABLE REPORT JANUARY 12, 2026

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
GORDON FLESCH COMPANY, INC. VENDOR TOTAL:				1,738.78
VENDOR NAME: ILLINOIS MUNICIPAL RETIREMENT FUND				
4395936-X1D7	IMRF CONTRIBUTIONS 12/25	12/31/2025	345-0000-2001006	45,479.37
ILLINOIS MUNICIPAL RETIREMENT FUND VENDOR TOTAL:				45,479.37
VENDOR NAME: INTERGOVERNMENTAL PERSONNEL BENEFIT				
01/26 INSURANCE	HEALTH INSURANCE	01/01/2026	220-1230-5405007	273.00
01/26 INSURANCE	HEALTH INSURANCE	01/01/2026	345-0000-2001011	302.85
01/26 INSURANCE	HEALTH INSURANCE	01/01/2026	220-1230-5405003	112,082.59
01/26 INSURANCE	HEALTH INSURANCE	01/01/2026	220-1230-5405004	3,364.28
01/26 INSURANCE	HEALTH INSURANCE	01/01/2026	220-1230-5405005	7,487.82
01/26 INSURANCE	HEALTH INSURANCE	01/01/2026	345-0000-2001020	572.79
01/26 INSURANCE	HEALTH INSURANCE	01/01/2026	110-1210-5102404	40.95
01/26 INSURANCE	HEALTH INSURANCE	01/01/2026	110-1210-5102404	50.00
INTERGOVERNMENTAL PERSONNEL BENEFIT VENDOR TOTAL:				124,174.28
VENDOR NAME: KANE COUNTY RECORDER				
MNTG122325	RECORDING FEES	12/23/2025	110-1310-5405910	102.00
KANE COUNTY RECORDER VENDOR TOTAL:				102.00
VENDOR NAME: KELLI N SMITH				
UNIFORM 8-KS	UNIFORM SUPPLIES	12/29/2025	110-1430-5102301	3.88
KELLI N SMITH VENDOR TOTAL:				3.88
VENDOR NAME: KENDALL CNTY CHIEFS OF POLICE ASSOC				
1311	MONTHLY MTG (5)	12/18/2025	110-1410-5102202	125.00
KENDALL CNTY CHIEFS OF POLICE ASSOC VENDOR TOTAL:				125.00
VENDOR NAME: KENDALL COUNTY RECORDER				
202500016691	PLAT OF SUBDIVISION	12/18/2025	110-1310-5405910	92.00
KENDALL COUNTY RECORDER VENDOR TOTAL:				92.00
VENDOR NAME: KENDALL PRINTING				
25-12171	ENVELOPES	12/17/2025	110-1220-5506001	750.35
25-12171	ENVELOPES	12/17/2025	110-1210-5506001	621.75
KENDALL PRINTING VENDOR TOTAL:				1,372.10
VENDOR NAME: LAKESIDE CONSULTANTS				
MT-010226	PLAN REVIEWS	01/02/2026	110-1320-5203502	1,625.00
LAKESIDE CONSULTANTS VENDOR TOTAL:				1,625.00



ACCOUNTS PAYABLE REPORT JANUARY 12, 2026

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME: LAW OFFICE OF SERGIO GALINDO				
DECEMBER 2025	LEGAL SERVICES	12/31/2025	110-1610-5203101	149.00
DECEMBER 2025	LEGAL SERVICES	12/31/2025	110-1610-5203106	2,851.00
LAW OFFICE OF SERGIO GALINDO VENDOR TOTAL:				3,000.00
VENDOR NAME: LRS, LLC				
DC11698775	REFUSE 12/01-12/31	12/25/2025	230-1520-5405903	141,783.15
LRS, LLC VENDOR TOTAL:				141,783.15
VENDOR NAME: METRONET				
1472628-01/26	PD INTERNET 12/14-01/13	12/14/2025	110-1410-5304008	249.95
1458496-01/26	WATER TREATMNT FAC. INTERNET 12/14-01/13	12/14/2025	210-5020-5304008	249.95
1398230-01/26	VH INTERNET 01/01-01/31	01/01/2026	110-1210-5304008	249.95
2001477-01/26	PW INTERNET 12/28-01/27	12/28/2025	110-1510-5304008	249.95
METRONET VENDOR TOTAL:				999.80
VENDOR NAME: ODP BUSINESS SOLUTIONS LLC				
452127237001	SUPPLIES	12/18/2025	110-1420-5506001	50.30
ODP BUSINESS SOLUTIONS LLC VENDOR TOTAL:				50.30
VENDOR NAME: PRIDWEN SOLUTIONS LLC				
1473	IT-ADMIN	01/05/2026	110-1110-5203302	3,878.00
1474	IT-FINANCE	01/05/2026	110-1210-5203302	392.00
1475	IT-PD	01/05/2026	110-1410-5203302	2,730.00
1476	IT-PW	01/05/2026	110-1510-5203302	462.00
PRIDWEN SOLUTIONS LLC VENDOR TOTAL:				7,462.00
VENDOR NAME: QUADIENT POSTAGE FUNDING				
DEC 2025	POSTAGE-VH	01/04/2026	110-0000-1404003	1,500.00
QUADIENT POSTAGE FUNDING VENDOR TOTAL:				1,500.00
VENDOR NAME: RAY O'HERRON CO., INC.				
2452694	UNIFORM 5- AU	12/26/2025	110-1440-5102301	550.00
RAY O'HERRON CO., INC. VENDOR TOTAL:				550.00
VENDOR NAME: RAYMOND RITTER				
UNIFORM 1-RR	UNIFORM SUPPLIES	12/29/2025	110-1430-5102301	189.60
UNIFORM 2- RR	UNIFORM SUPPLIES	12/29/2025	110-1430-5102301	98.50
UNIFORM 3-RR	UNIFORM SUPPLIES	12/29/2025	110-1430-5102301	129.08
UNIFORM 4-RR	UNIFORM SUPPLIES	12/29/2025	110-1430-5102301	361.85
RAYMOND RITTER VENDOR TOTAL:				779.03
VENDOR NAME: RINGCENTRAL INC				



ACCOUNTS PAYABLE REPORT JANUARY 12, 2026

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1010-5304003	55.46
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1110-5304003	299.22
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1210-5304003	141.37
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1220-5304003	57.12
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1310-5304003	84.02
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1320-5304003	86.17
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1330-5304003	26.90
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1410-5304003	265.84
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1420-5304003	131.34
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1430-5304003	794.44
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1440-5304003	158.24
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1510-5304003	77.54
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1520-5304003	26.90
CD_001302559	PHONE 12/17-01/16	12/20/2025	110-1560-5304003	26.90
CD_001302559	PHONE 12/17-01/16	12/20/2025	210-5020-5304003	26.90
RINGCENTRAL INC VENDOR TOTAL:				2,258.36
VENDOR NAME: ROSEMARIE BOEING				
121225	CERT GOVT MTG PROF-MILEAGE	12/12/2025	110-1110-5405201	204.70
ROSEMARIE BOEING VENDOR TOTAL:				204.70
VENDOR NAME: SPECIAL EVENT SERVICES GROUP INC				
1618	2026 MFEST STAGE DEPOSIT	01/12/2026	110-0000-1400000	2,900.00
SPECIAL EVENT SERVICES GROUP INC VENDOR TOTAL:				2,900.00
VENDOR NAME: THOMPSON ELEVATOR INSP. SVC., INC.				
25-2632	(2) ELEVATOR INSPECTIONS	12/19/2025	110-1320-5203603	80.00
25-2632	(2) ELEVATOR INSPECTIONS	12/19/2025	110-1320-5203603	80.00
THOMPSON ELEVATOR INSP. SVC., INC. VENDOR TOTAL:				160.00
VENDOR NAME: UNITED STATES POSTAL SERVICE				
USPSBH0126	WTR BILLS-BH 01/01-01/31	01/01/2026	110-1220-5506004	1,719.16
USPS0126	WTR BILLS-VOM 01/01-01/31	01/01/2026	110-1220-5506004	3,978.19
UNITED STATES POSTAL SERVICE VENDOR TOTAL:				5,697.35
VENDOR NAME: VERIZON WIRELESS				
6131656758	PD SQUADS 11/23-12/22	12/22/2025	110-1410-5304009	828.23
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1110-5304004	171.23
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1210-5304004	78.78
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1220-5304004	39.39
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1310-5304004	78.78
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1320-5304004	125.87
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1330-5304004	39.39
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1410-5304004	252.42
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1420-5304004	39.39



ACCOUNTS PAYABLE REPORT JANUARY 12, 2026

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1430-5304004	399.98
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1440-5304004	196.95
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1510-5304004	78.78
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1520-5304004	275.73
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1530-5304004	78.78
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1540-5304004	78.78
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1550-5304004	36.01
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1560-5304004	154.01
6131656757	CELL PHONES 11/23-12/22	12/22/2025	210-5020-5304004	467.20
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1410-5304003	36.01
6131656757	CELL PHONES 11/23-12/22	12/22/2025	110-1460-5304004	36.01
VERIZON WIRELESS VENDOR TOTAL:				3,491.72
VENDOR NAME: VILLAGE OF MONTGOMERY				
1000007300-01/26	VH WTR 11/16-12/15	01/01/2026	110-1210-5304006	0.35
1000072600-01/26	PW WTR 11/16-12/15	01/01/2026	210-5020-5304006	0.01
1000815600-01/26	PW HYD MTR 11/16-12/15	01/01/2026	210-5020-5304006	4.70
1000866700-01/26	PW WTR 11/16-12/15	01/01/2026	210-5020-5304006	2.05
1000872500-01/26	PW HYD MTR 11/16-12/15	01/01/2026	210-5020-5304006	8.80
1000891900-01/26	PW WTR 11/16-12/15	01/01/2026	210-5020-5304006	2.36
1000897100-01/26	OFS WTR 11/16-12/15	01/01/2026	110-1210-5304006	26.73
1000898300-01/26	PW WTR 11/16-12/15	01/01/2026	210-5020-5304006	3.92
1000900100-01/26	ASHLWN AUTO 11/16-12/15	01/01/2026	210-5020-5304006	58.92
1000900700-01/26	PW WTR 11/16-12/15	01/01/2026	210-5020-5304006	3.46
1000901200-01/26	CASE AUTO 11/16-12/15	01/01/2026	210-5020-5304006	0.69
1000901800-01/26	JFFRSN AUTO 11/16-12/15	01/01/2026	210-5020-5304006	4.73
1000904100-01/26	BULK WTR 11/16-12/15	01/01/2026	210-5020-5304006	0.70
1000904300-01/26	WELL 8 11/16-12/15	01/01/2026	210-5020-5304006	1.93
1000904400-01/26	PW WTR 11/16-12/15	01/01/2026	210-5020-5304006	10.94
1000904900-01/26	CONTRACT A WM REPL BULK WTR 11/16-12/15	01/01/2026	211-5060-5607809	0.03
1001074600-01/26	PD WTR 11/16-12/15	01/01/2026	110-1410-5304006	0.74
1000872104-01/26	BH WTR MN REPL HYD MTR 11/16-12/15	01/01/2026	211-5060-5607809	0.30
VILLAGE OF MONTGOMERY VENDOR TOTAL:				131.36
				\$364,028.54
REPORT TOTAL:				\$364,028.54



ACCOUNTS PAYABLE REPORT JANUARY 12, 2026

VENDOR NAME/ INVOICE NUMBER	DESCRIPTION	INVOICE DATE	GL DISTRIBUTION	AMOUNT
VENDOR NAME: AFLAC				
01/02/26 AFLAC	01/02/26 AFLAC	01/02/2026	345-0000-2001009	1,019.72
01/02/26 AFLAC	01/02/26 AFLAC	01/02/2026	345-0000-2001009	442.13
AFLAC VENDOR TOTAL:				1,461.85
VENDOR NAME: EFTPS				
01/02/26 FED W/H	01/02/26 FED W/H	01/02/2026	345-0000-2001002	40,193.56
01/02/26 FED W/H	01/02/26 FED W/H	01/02/2026	345-0000-2001004	20,718.20
01/02/26 FED W/H	01/02/26 FED W/H	01/02/2026	345-0000-2001004	20,718.20
01/02/26 FED W/H	01/02/26 FED W/H	01/02/2026	345-0000-2001005	4,845.40
01/02/26 FED W/H	01/02/26 FED W/H	01/02/2026	345-0000-2001005	4,845.40
EFTPS VENDOR TOTAL:				91,320.76
VENDOR NAME: LEGAL SHIELD				
01/02/26 LEGAL	01/02/26 LEGAL	01/02/2026	345-0000-2001016	184.62
LEGAL SHIELD VENDOR TOTAL:				184.62
VENDOR NAME: METROPOLITAN ALLIANCE OF POLICE				
01/02/26 MAP	01/02/26 MAP	01/02/2026	345-0000-2001019	1,081.00
METROPOLITAN ALLIANCE OF POLICE VENDOR TOTAL:				1,081.00
VENDOR NAME: NATIONWIDE RETIREMENT SOLUTIONS				
01/02/26 NATIONWIDE	01/02/26 NATIONWIDE	01/02/2026	345-0000-2001012	275.00
01/02/26 NATIONWIDE	01/02/26 NATIONWIDE	01/02/2026	345-0000-2001012	2,080.00
NATIONWIDE RETIREMENT SOLUTIONS VENDOR TOTAL:				2,355.00
VENDOR NAME: STATE DISBURSEMENT UNIT				
01/02/26 STATE DISB	01/02/26 STATE DISB	01/02/2026	345-0000-2001008	1,968.00
STATE DISBURSEMENT UNIT VENDOR TOTAL:				1,968.00
VENDOR NAME: State Of Illinois				
01/02/26 STATE W/H	01/02/26 STATE W/H	01/02/2026	345-0000-2001003	15,043.61
State Of Illinois VENDOR TOTAL:				15,043.61
				\$113,414.84
REPORT TOTAL:				\$113,414.84



Building Permits

ACTIVITY | Building & Permits

	2025		2024		Y.O.Y.
	DECEMBER	YTD	DECEMBER	TOTAL	% change
RESIDENTIAL PERMITS	22	671	14	862	↑ 57%
- New Construction	1	23	0		
- Additions and Alterations	3	26	3		
- Miscellaneous	18	622	11		
- Occupancies (includes temporary)*	2	12	0		
COMMERCIAL PERMITS	0	48	6	50	↓ 100%
- New Construction	0	3	0		
- Additions and Alterations	0	7	2		
- Miscellaneous	0	38	4		
- Occupancies (includes temporary)*	0	6	0		
INDUSTRIAL PERMITS	0	15	1	24	↓ 100%
- New Construction	0	1	0		
- Additions and Alterations	0	3	0		
- Miscellaneous	0	11	1		
- Occupancies (includes temporary)*	0	4	0		
MUNICIPAL PERMITS	0	7	0	6	→ 0%
TOTAL PERMIT ACTIVITY	22	741	21	942	↑ 5%
TOTAL CONSTRUCTION VALUE	\$687,689	\$44,928,124	\$1,250,796	\$13,088,190	↓ 45%
TOTAL CONTRACTOR LICENSE ACTIVITY	66	590	76	569	↓ 13%

REVENUE | Building & Permits

	2025		2024		Y.O.Y.
	DECEMBER	YTD	DECEMBER	TOTAL	% change
TOTAL PERMIT FEES COLLECTED	\$4,578	\$194,303	\$9,914	\$191,843	↓ 54%
TOTAL LICENSE FEES COLLECTED	\$4,125	\$35,125	\$3,250	\$35,370	↑ 27%

*Occupancies are not included in Permit Totals

Code Enforcement & Inspections

ACTIVITY Code Enforcement & Inspections					
	2025		2024		Y.O.Y.
	DECEMBER	YTD	DECEMBER	TOTAL	% change
CODE ENFORCEMENT ACTIVITY					
- Code Violations	6	98	9	614	↓ 33%
- Code Violations Corrected	9	91*	4	543	
- Properties Mowed by the Village	0	0	0	0	
- Administrative Hearing Cases	1	5	0	15	
INSPECTION ACTIVITY					
- Building	52	748	23	2,270	
- Plumbing	6	85	1	80	
- Site Plan, Spot Survey, Final Survey	2	17	0	0	
- Other	0	0	0	0	
TOTAL INSPECTION ACTIVITY	60	850	24	2,350	↑ 150%
REVENUE Code Enforcement & Inspection					
	2025		2024		Y.O.Y.
	DECEMBER	YTD	DECEMBER	TOTAL	% change
TOTAL FINES COLLECTED	\$200	\$2,218	\$50	\$3,710	↑ 300%
TOTAL INSPECTION FEES COLLECTED	\$1,300	\$25,580	\$0	\$7,120	↑ 100%

*Restated total

Planning & Zoning

ACTIVITY Planning & Zoning					
	2025		2024		Y.O.Y.
	DECEMBER	YTD	DECEMBER	TOTAL	% changed
PLAN REVIEWS	6	79	6	41	→ 0%
TEMPORARY USE PERMITS	0	26	0	28	→ 0%
ZONING OCCUPANCIES	0	0	0	5	→ 0%
NEW ZONING CASES	1	50	4	28	↓ 75%
- Text/Map Amendments	0	7	0	4	
- Variations & Appeals	0	10	1	8	
- Special Uses	1	15	2	9	
- Site Plan Review	0	12	1	4	
- Subdivision	0	6	0	3	
TOTAL ZONING ACTIVITY	7	155	10	102	↓ 30%
PZC PUBLIC HEARINGS	3	27	2	13	↑ 50%
REVENUE Planning & Zoning					
	2025		2024		Y.O.Y.
	DECEMBER	YTD	DECEMBER	TOTAL	% change
TOTAL PZC FEES COLLECTED	\$3,150	\$36,365	\$2,750	\$28,751	↑ 15%

DECEMBER COMMITTEE & COMMISSION MEETINGS



COMMUNITY DEVELOPMENT
Monthly Report | DECEMBER 2025

MEETING	DATE
Joint Review Board - TIF	December 11 th
Planning & Zoning Commission Meetings	December 4 th

THE COMMUNITY DEVELOPMENT TEAM

The accomplishments highlighted in this report would not be possible without the dedicated work of the Community Development Team.

TEAM MEMBER	POSITION/TITLE
Mike Klupar, CBI	Chief Building Official
Tony Farruggia, AICP	Senior Planner
Lindsay Laurie	GIS Specialist
Matt Fitzpatrick, CBI	Building Inspector
Jill Hoover	Community Development Administrative Assistant
Sonya Abt, AICP	Director of Community Development

VILLAGE OF MONTGOMERY

MONTHLY RESIDENTIAL TRACKING REPORT



SERVICES													
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	YTD avg
Trash Customers	5932	5932	5929	5940	5940	5940	5931	5931	5936	5917	5903		5930
Senior Trash Customers	332	332	334	320	320	321	326	326	331	333	359		332
Total Trash Carts	6264	6264	6263	6260	6260	6261	6257	6257	6267	6270	6262		6262
Recycle Customers	5932	5932	5929	5940	5940	5940	5931	5931	5936	5917	5903		5930
Senior Recycle Customers	332	332	334	320	320	321	326	326	331	353	359		332
Total Recycle Carts	6264	6264	6263	6260	6260	6261	6257	6257	6267	6270	6262		6262
COLLECTION STATS													
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	YTD
Waste Tons	501.37	391.08	464.91	516.52	573.98	513.87	562.78	509.53	581.56	513.54	499.21		5628.35
Recycling Tons	156.88	143.76	158.28	146.81	177.19	175.04	181.77	178.56	178.4	169.58	157.08		1823.35
YW/Leaf Yards	300	0	0	2700	1800	1900	1900	1900	1800	2000	2300		16600
YW/Leaf Tons (approx)	11.96	0	0	24	15	16.19	12.45	12.83	9.50	18.06	19.50		139.49
Total Tons	670.21	534.84	623.19	687.33	766.17	705.1	757.0	700.92	769.46	701.18	675.79		7591.19
# of Household Hazardous Pounds Collected	0	0	262	0	621	0	0	0	445	0	514		1842
E-Waste Tons	1.58	0	0	5.14	5.06	0	3.79	3.49	0	2.18	0		21.24
# of Leaf Collection Roll off Dumpsters	0	0	0	0	0	0	0	0	0	0	0		0
Number of Stickers Purchased	0	5000	2000	4500	11500	7500	6000	3000	6500	2000	0		48000
Avg. Waste/Customer (lbs./month)	160.08	124.87	148.46	165.02	183.38	164.15	179.89	162.87	185.59	163.81	159.44		1797.56
Avg. Recycling/Customer (lbs./month)	50.09	45.90	50.54	46.90	56.61	55.91	58.10	57.08	56.93	54.09	50.17		582.33
Avg. YW/Leaf/Customer (lbs./month)	3.82	0.00	0.00	7.67	4.79	5.17	3.98	4.10	3.03	5.76	6.23		44.55



Board Packet

Month Ending December 2025

Well Pumpage to Lime Softening Plant (Raw)

Well Number	Maximum Daily			
Well # 3	8.815	MG	0.79	MG
Well # 4	12.638	MG	0.73	MG
Well # 10	0.011	MG	0.01	MG
Well # 11	4.035	MG	0.36	MG
Well # 12 (Out of Service-not abandoned)		MG		MG
Well # 13	8.186	MG	0.47	MG
Less Filter Backwash	0.360	MG		
Less Concentrator Backwash	0.197	MG		
SUBTOTAL	33.128	MG		

Well Pumpage to ION Exchange Plants (Raw)

Well Number	Maximum Daily			
Well # 8	6.262	MG	0.00	MG
Well # 14	26.105	MG	1.49	MG
Well # 15	3.724	MG	1.15	MG
Less Water Used in Process	0.667	MG		
SUBTOTAL	35.424	MG		

Monthly Main Breaks	Count
6" Water Main Breaks	0
8" Water Main Breaks	3
10" Water Main Breaks	0
12" Water Main Breaks	1
16" Water Main Breaks	1

Shut Off Information	Count
Shut off Notices Sent	1104
Village Shut Offs	0
Fox Metro Shut Offs	0



VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 5F

TO: Village President and Board of Trustees

SUBMITTED BY: Sonya Abt, AICP, Director of Community Development

MEETING DATE: January 12, 2026

TITLE: Resolution 2026-001 Authorizing the Release of the Bond (Karis Center for Commerce)

☒ RESOLUTION

☐ ORDINANCE

☐ 1st Reading ☐ 2nd Reading

☐ Waiver of 1st Reading

☐ BID PROPOSAL/AWARD

☐ RECOMMENDATION

☐ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

The attached resolution approves the release of the separate performance security of \$156,149.40 for the off-site drain tile for the Karis Center for Commerce stormwater improvements.

The developer has constructed the drain tile and submitted the as-built drawings and is therefore requesting the release of the bond for the drain tile public improvements. EEI and Staff therefore recommend releasing the bond for the off-site drain tile in the amount of \$156,149.40.

PREVIOUS BOARD/COMMISSION ACTIVITY:

In July 2025 the Board approved the acceptance of the public improvements for the Karis Center for commerce and the reduction of the performance security for the maintenance period of the public improvements and parkway landscaping.

FISCAL IMPACT:

N/A

Budgeted Item: ☐ YES ☐ NO

Budgeted Amount:

\$

Actual Cost:

\$

Account Number:

RECOMMENDATION/RESULTS:

Staff recommends approval of the bond release.

ATTACHMENTS:

- Resolution 2026-001 Authorizing the Release of the Bond (Karis Center for Commerce)
- EEI Letter of recommendation.

REVIEW:

Village Administrator: *Jeff Zoepfel*



RESOLUTION 2026-001

A RESOLUTION AUTHORIZING THE RELEASE OF THE PERFORMANCE SECURITY (KARIS CENTER FOR COMMERCE)

WHEREAS, the Village of Montgomery (“Village”) is a non-home rule municipality within Article VII, Section 6A of the Constitution of the State of Illinois of 1970, and accordingly, seeks to act pursuant to its powers granted to it under 65 ILCS 5/11-1-1 *et seq.* and other applicable law; and,

WHEREAS, Section 2-3-1 of the Village of Montgomery Code of Ordinances provides that the Performance Security may be revised, reduced, or released following the recommendation of the Village Engineer and the Department of Community Development and upon final review and approval by the Village Board; and,

WHEREAS, pursuant to Section 2-3.1 of the Village of Montgomery Code of Ordinances, the Village staff seeks authority from the Village Board to release the bond posted by Development Solutions Inc. for the construction of said off site drain tile improvements; and,

WHEREAS, the completed off-site drain tile public improvements have been examined by the Village and its Staff and EEI has recommended that the performance security, in the amount of \$156,149.40 (“Performance Security”), be released, all in accordance with Section 2-3.1 of the Village Code of Ordinances; and,

WHEREAS, upon reviewing Village Staff and EEI’s recommendation, the Village President and Board of Trustees have determined that it is in the best interest of the Village and the public to release the Performance Security in accordance with the provisions of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Resolution as if fully set forth in this Resolution.

SECTION 2: Release of Performance Security. The Village Board hereby authorizes the release of the Performance Security of **\$156,149.40** in accordance with Section 2-3-1 of the Village Code of Ordinances. All improvements have been completed to the satisfaction of the Village Engineer and Village Staff. Therefore, the performance security is to be released to the developer.

SECTION 3: Effective Date. That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED AND APPROVED THIS 12th DAY OF JANUARY 2026.

Matthew Brolley,
President of the Board of Trustees of the Village of Montgomery

ATTEST:

Debbie Buchanan,
Village Clerk of the Village of Montgomery

	Aye	Nay	Absent	Abstain
Trustee Matt Bauman	----	----	----	----
Trustee Ben Brzoska	----	----	----	----
Trustee Dan Gier	----	----	----	----
Trustee Steve Jungermann	----	----	----	----
Trustee Doug Marecek	----	----	----	----
Trustee Theresa Sperling	----	----	----	----
Village President Matthew Brolley	----	----	----	----

EXHIBIT A

Letter from Engineering Enterprises, Inc., dated December 23, 2025



ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

December 23, 2025

Village President and Board of Trustees
Village of Montgomery
200 N. River Street
Montgomery, IL 60538

**Re: *Karis Center for Commerce Subdivision
Drain Tile - Bond Release
Montgomery, Illinois***

Dear Ladies and Gentlemen:

The Karis Center for Commerce was required to construct a drain tile to convey the nuisance flows from their detention basins underground across the adjacent agricultural field. This was a requirement of the Village's stormwater ordinance, and the developer posted a bond for 110% of the cost of the drain tile.

The developer has constructed the drain tile and submitted As-Built drawings. EEI has reviewed and accepted the As-Built and there are no outstanding punch list items. The drain tile is not a public improvement and will be owned and maintained by the developer with an easement on the adjacent property.

Therefore, we recommend that the Village release Bond #107831512 in the amount of \$156,149.40 that was posted for the drain tile construction.

If you have any questions or require additional information, please contact our office

Respectfully submitted,
ENGINEERING ENTERPRISES, INC.

Timothy N. Paulson, P.E., CFM
Senior Project Manager

TNP/me

pc: Mr. Jeff Zoephel, Village Administrator
Ms. Sonya Abt, Director of Community Development
Ms. Brandy Quance, Village Attorney
CJO, EEI

[https://eeiweb.sharepoint.com/sites/G/Documents/Public/MONTGOME/2023/MO2304-D Karis Center for Commerce \(Scheuring Project\)/Docs/Acceptance/Bond Reduction/KCC/Karis Acceptance02.doc](https://eeiweb.sharepoint.com/sites/G/Documents/Public/MONTGOME/2023/MO2304-D%20Karis%20Center%20for%20Commerce%20(Scheuring%20Project)/Docs/Acceptance/Bond%20Reduction/KCC/Karis%20Acceptance02.doc)



VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 5G

TO: Village President and Board of Trustees

SUBMITTED BY: Sonya Abt, AICP, Director of Community Development

MEETING DATE: January 12, 2026

TITLE: Resolution 2026-002 Authorizing the Release of the Bond for 321-323 Clinton

☒ RESOLUTION

☐ ORDINANCE

☐ 1st Reading ☐ 2nd Reading

☐ Waiver of 1st Reading

☐ BID PROPOSAL/AWARD

☐ RECOMMENDATION

☐ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

The attached resolution approves the release of the performance security of \$1,481.32 for the public improvements and landscaping improvements for Railroad/Clinton Duplex development (321-323 Clinton).

The developer has completed the maintenance period for the street trees and parkway restoration and is therefore requesting the release of the bond for the public improvements. EEI and Staff therefore recommend releasing the remaining bond in the amount of \$1,481.32.

PREVIOUS BOARD/COMMISSION ACTIVITY:

In January 2025 the Board approved the acceptance of the public improvements and the reduction of the performance security for the maintenance period.

FISCAL IMPACT:

N/A

Budgeted Item: ☐ YES ☐ NO

Budgeted Amount:

\$

Actual Cost:

\$

Account Number:

RECOMMENDATION/RESULTS:

Staff recommends approval of the bond release.

ATTACHMENTS:

- Resolution 2026-002 Authorizing the Release of the Bond for 321-323 Clinton
- EEI Letter of recommendation.

REVIEW:

Village Administrator: Jeff Zoepfel



RESOLUTION NO. 2026-002

A RESOLUTION AUTHORIZING THE RELEASE OF THE PERFORMANCE SECURITY FOR 321-323 CLINTON

WHEREAS, the Village of Montgomery (“**Village**”) is a non-home rule municipality within Article VII, Section 6A of the Constitution of the State of Illinois of 1970, and accordingly, seeks to act pursuant to its powers granted to it under 65 ILCS 5/11-1-1 *et seq.* and other applicable law; and,

WHEREAS, Section 2-3.1 of the Village of Montgomery Code of Ordinances provides that performance security may be revised, reduced, or released following the recommendation of the Village Engineer and the Department of Community Development and upon final review and approval by the Village Board; and,

WHEREAS, pursuant to Section 2-3.1 of the Village of Montgomery Code of Ordinances, the Village staff seeks authority from the Village Board to release the bond posted by Strickland Brothers Construction LLC.

WHEREAS, on January 13, 2025, pursuant to Resolution No. 2025-001, the Village reduced the Performance Security posted by Strickland Brothers Construction, LLC., for the construction of said improvements from \$23,066.62 to \$1,481 for the maintenance period for the public improvements and landscape maintenance period.

WHEREAS, on May 27, 2025, pursuant to Resolution No. 2025-013, the Village accepted the Public Improvements for 321-323 Clinton.

WHEREAS, the public improvements and landscaping improvements for 321-323 Clinton have completed their maintenance period; and,

WHEREAS, the Completed Public Improvements and landscaping have been examined by the Village and its staff and EEI has recommended that the performance security, in the amount of \$1,481.32 (“**Performance Security**”), be released, all in accordance with Section 2-3.1 of the Village Code of Ordinances; and,

WHEREAS, upon reviewing EEI’s recommendation, the Village President and Board of Trustees have determined that it is in the best interest of the Village and the public to release the Performance Security in accordance with the provisions of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Resolution as if fully set forth in this Resolution.

SECTION 2: Release of Performance Security. The Village Board hereby authorizes the release of the Performance Security of \$1,481.32 in accordance with Section 2-3-1 of the Village Code of Ordinances. All improvements have been completed to the satisfaction of the Village Engineer and Village Staff. Therefore, the performance security is to be released to the developer.

SECTION 3: Effective Date. That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED AND APPROVED THIS 12TH DAY OF JANUARY 2026.

Matthew Brolley,
President of the Board of Trustees of the Village of Montgomery

ATTEST:

Debbie Buchanan,
Village Clerk of the Village of Montgomery

	Aye	Nay	Absent	Abstain
Trustee Matt Bauman	----	----	----	----
Trustee Ben Brzoska	----	----	----	----
Trustee Dan Gier	----	----	----	----
Trustee Steve Jungermann	----	----	----	----
Trustee Doug Marecek	----	----	----	----
Trustee Theresa Sperling	----	----	----	----
Village President Matthew Brolley	----	----	----	----

EXHIBIT A

Letter from Engineering Enterprises, Inc., dated, December 23, 2025



ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

December 23, 2025

Ms. Sonya Abt
Director of Community Development
Village of Montgomery
200 N. River Street
Montgomery, IL 60538

**Re: Clinton Street Duplex – Bond Release
Bond #66768675
Montgomery, Illinois.**

Dear Ms. Abt:

In December of 2024, the bond for the Clinton Street Duplex project was reduced to cover only the landscaping improvements which required an additional year of maintenance. The landscaping improvements for the Duplex at 321 & 323 Clinton Street in the Village of Montgomery have now completed the required 2-year maintenance period.

Therefore, we are recommending that Bond #66768675 in the amount of \$1,481.32 be released.

If you have any questions or need additional information, please contact our office.

Respectfully Submitted

ENGINEERING ENTERPRISES, INC.

Timothy N Paulson, P.E., CFM
Senior Project Manager

TNP/me

Pc: CJO, EEI

[https://eeiweb.sharepoint.com/sites/G/Documents/Public/MONTGOME/2022/MO2211-D Railroad and Clinton Duplex \(Southeast Corner\)/Docs/BondReduction02.doc](https://eeiweb.sharepoint.com/sites/G/Documents/Public/MONTGOME/2022/MO2211-D Railroad and Clinton Duplex (Southeast Corner)/Docs/BondReduction02.doc)

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VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 5H

TO: Village President and Board of Trustees

SUBMITTED BY: Sonya Abt, AICP, Director of Community Development

MEETING DATE: January 12, 2026

TITLE: Resolution 2026-003 Approving a Plat of Vacation and Grant of Easement (Wintrust)

☒ RESOLUTION

☐ ORDINANCE

☐ 1st Reading ☐ 2nd Reading

☐ Waiver of 1st Reading

☐ BID PROPOSAL/AWARD

☐ RECOMMENDATION

☐ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

The Village approved the Final Plat of Subdivision for the Wintrust Development in August 2025. After the plat was recorded, the developer made changes to the utilities causing changes to the location of the watermain easement.

The attached Plat of Vacation and Grant of Easement vacates the easement that has been modified and grants a new easement to the Village. The Village Engineer has reviewed and approved the revised plans and verified that the attached Plat reflects those changes.

PREVIOUS BOARD/COMMISSION ACTIVITY:

The Site Plan and Subdivision (Minor) were approved administratively per the Unified Development Ordinance.

FISCAL IMPACT:

N/A

Budgeted Item: ☐ YES ☐ NO

Budgeted Amount:

\$

Actual Cost:

\$

Account Number:

RECOMMENDATION/RESULTS:

Staff recommends approval of the Plat.

ATTACHMENTS:

- Resolution 2026-003 Approving a Plat of Easement Grant and Plat of Easement Vacation (Wintrust)
 - Plat of Easement Grant and Plat of Easement Vacation
-

REVIEW:

Village Administrator: *Jeff Zoepfel*



RESOLUTION NO. 2026-003

A RESOLUTION APPROVING A PLAT OF VACATION AND GRANT OF EASEMENT (WINTRUST SUBDIVISION LOT 1)

WHEREAS, the Village of Montgomery (“Village”) is a non-home rule municipality within Article VII, Section 6A of the Constitution of the State of Illinois of 1970, and accordingly, seeks to act pursuant to its powers granted to it under 65 ILCS 5/11-1-1 *et seq.* and other applicable law; and,

WHEREAS, the owner of the property, St. Charles Bank Trust Co., has presented a plat of vacation and grant of easement grant to the Village to vacate portions of previously recorded easement and establish new a easement on Lot 1; and,

WHEREAS, Village staff has reviewed the Plat of Vacation and Grant of Easement and finds it in conformance with all Village Code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Resolution as if fully set forth in this Resolution.

SECTION 2: Approval of Plat of Vacation and Grant of Easement. The Village President and Board of Trustees hereby approve the Plat of Vacation and Grant of Easement, attached hereto and incorporated herein as **Exhibit A**. The Village President and Village Clerk are hereby authorized to take and any all actions necessary to effectuate this transaction.

SECTION 3: Effective Date. That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED AND APPROVED THIS 12th DAY OF JANUARY 2026.

Matthew Brolley, President of the Board of Trustees of the Village of Montgomery

ATTEST:

Debbie Buchanan, Village Clerk of the Village of Montgomery

	Aye	Nay	Absent	Abstain
Trustee Matt Bauman	----	----	----	----
Trustee Ben Brzoska	----	----	----	----
Trustee Dan Gier	----	----	----	----
Trustee Steve Jungermann	----	----	----	----
Trustee Doug Marecek	----	----	----	----
Trustee Theresa Sperling	----	----	----	----
Village President Matthew Brolley	----	----	----	----

EXHIBIT A

PLAT OF EASEMENT GRANT AND PLAT OF EASEMENT VACATION



VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 6A

TO: Village President and Board of Trustees

SUBMITTED BY: Chris Ott, Village Engineer

MEETING DATE: January 12, 2026

TITLE: DuPage Water Commission - West Metering Station Easement

☐ RESOLUTION

☐ ORDINANCE

☐ 1st Reading ☐ 2nd Reading

☐ Waiver of 1st Reading

☐ BID PROPOSAL/AWARD

☐ RECOMMENDATION

☒ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

As part of the Village's on-going transition to Lake Michigan Water the DuPage Water Commission will be constructing a metering station which will serve as the hand off between the commission and the Village. This building will also meter the water that is being delivered by the commission to the Village. The metering stations will be built on land that is owned by the Village and requires the Village to grant an easement to the commission. Staff is recommending approval of the attached easement.

PREVIOUS BOARD/COMMISSION ACTIVITY:

FISCAL IMPACT:

Budgeted Item: ☐ YES ☐ NO

Budgeted Amount:

Actual Cost:

Account Number:

RECOMMENDATION/RESULTS:

ATTACHMENTS:

DWC West Meter Station Easement Document

REVIEW:

Village Administrator: *Jeff Zoepfel*

**GRANT OF
PERMANENT EASEMENT
TO DUPAGE WATER COMMISSION**

The Village of Montgomery, Illinois, a local municipal corporation, its successors, assigns, heirs, administrators and executors (hereinafter collectively referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by DuPAGE WATER COMMISSION, a County Water Commission and Public Corporation under 65 ILCS 5/11-135-1, et seq. and 70 ILCS 3720/1, et seq. (hereinafter "Grantee"), the sufficiency and receipt of which is hereby acknowledged, does hereby give and grant unto said Grantee, its successors and assigns, a perpetual, non-exclusive

easement for the purpose of laying, installing, maintaining, operating, renewing, repairing, replacing and removing water mains, manholes and manhole structures, metering stations and other facilities and equipment related thereto (hereinafter "Grantee's Facilities"), in, upon, under, along and across the following described property (hereinafter "Easement Premises"), whether below grade or above grade:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

together with reasonable right of access thereto for said purposes. Grantor and Grantee understand and agree that Grantor shall also construct, lay, install, maintain, operate, renew, repair, replace and remove Grantor's facilities and equipment (hereinafter "Grantor's Facilities"), in, upon, under, along and across the Easement Premises and its adjacent property below grade, at grade or above grade. The parties agree to cooperate in determining where Grantee's Facilities shall be located so as to not interfere with Grantor's Facilities now or in the future and shall document their agreement in writing. Grantee shall not use or place, or cause or permit to be used or placed, within the Easement Premises any structure, equipment or item whose weight or load will cause damage to Grantor's Facilities or which will in any manner interfere with, disturb, damage, destroy, injure, obstruct or permit to be obstructed Grantor's Facilities, whether below grade or above grade, or the Easement Premises, shall not interfere with Grantor's access to the Easement Premises or Grantor's Facilities, and shall not connect or permit the connection of Grantor's Facilities to any of Grantee's Facilities at any time whatsoever without the prior written consent of Grantor. Grantor shall not use or place, or cause or permit to be used or placed, within the Easement Premises any structure, equipment or item whose weight or load will cause damage to Grantee's Facilities or which will in any manner interfere with, disturb, damage, destroy, injure, obstruct or permit to be obstructed Grantee's Facilities, whether below grade or above grade, or the Easement Premises, shall not interfere with Grantee's access to the Easement Premises or Grantee's Facilities, and shall not connect or permit the connection of Grantee's Facilities to any of Grantor's Facilities at any time whatsoever without the prior written consent of Grantee.

Grantee agrees to rough grade and place an erosion control blanket on any portion of the Easement Premises damaged and/or disturbed by Grantee during the original installation of Grantee's Facilities on the Easement Premises. Grantee shall also be responsible for restoring that portion of the Easement Premises damaged

and/or disturbed by Grantee during any subsequent maintenance, repair, replacement or removal of Grantee's Facilities on the Easement Premises to a condition as good as, or better than, that which existed immediately prior to Grantee entering the Easement Premises for such purposes. Regarding such restoration, Grantor acknowledges that property restoration is dependent upon weather; therefore, weather permitting, Grantee agrees that it shall perform all such restoration in a timely manner. Grantee agrees that other than the Easement Premises, no portion of Grantor's property shall be used, damaged, or disturbed.

To the fullest extent permitted by law, the Grantee agrees to indemnify, defend and hold Grantor, its officers, directors, employees and tenants harmless from and against all liability, claims, damages, losses and reasonable expenses arising out of or resulting from this Grant of Permanent Easement, excepting, however, any such matters which arise out of the acts or omissions of Grantor or their agents, employees, successors, assigns, heirs, administrators, executors or affiliates.

Grantee shall use commercially reasonable efforts to not disrupt or interfere with Grantor's access, as currently existing, to the Easement Premises or any other part of Grantor's property in exercising its rights granted herein. Grantee shall access the Easement Premises and Grantee's Facilities utilizing the Easement Premises or public rights-of-way, provided that if Grantee requires temporary access to its Easement and facilities through Grantor's Property, Grantee shall provide notice thereto to Grantor and Grantor will provide such temporary access.

Grantor represents and warrants to the Grantee that the Grantor (i) is the true and lawful owner of the Easement Premises described herein and has full right and power to grant and convey the rights granted and conveyed herein, and (ii) has not granted any other permanent rights to, through, across or along the Easement Premises that would prevent Grantee from utilizing the Easement Premises for the intended purposes.

By recording this Grant of Permanent Easement, Grantee acknowledges its acceptance hereof and its obligations hereunder and agrees to be bound by the terms hereof.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this _____ day of _____, A.D., _____.

VILLAGE OF MONTGOMERY

By: Matt Brolley, VILLAGE PRESIDENT

ATTEST:

By: Debbie Buchanan, VILLAGE CLERK

This document prepared by
and returned to:

Phillip A. Luetkehans, Esq.
Luetkehans, Brady, Garner & Armstrong, LLC
2700 International Drive
Suite 305
West Chicago, IL 60185

Property Address:

PIN: 02-01-400-018

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, as _____ of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal on this _____ day of _____, _____.

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, as General Manager of the DuPage Water Commission, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

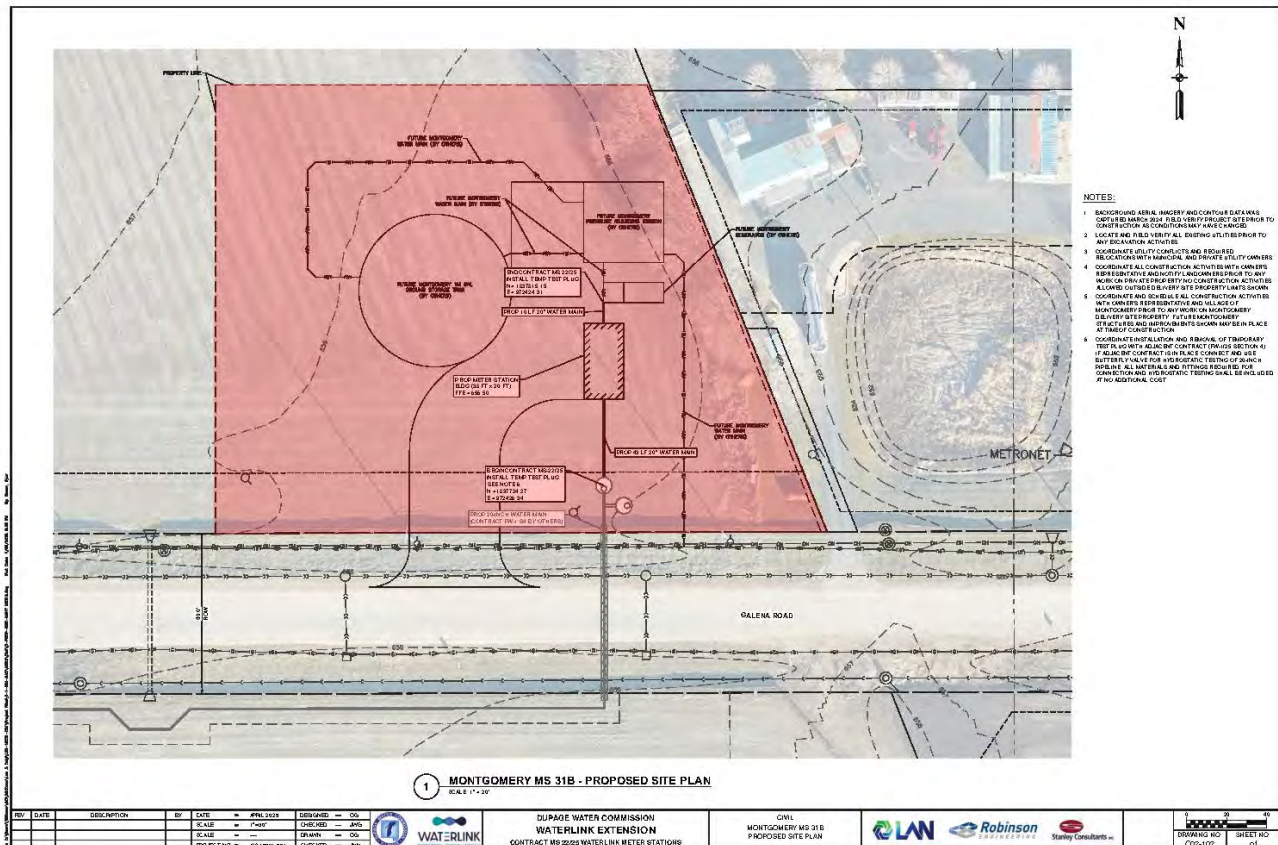
Given under my hand and notarial seal on this _____ day of _____, _____.

Notary Public

EXHIBIT A

Legal Description/Depiction of Easement Premises

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN SCHEURING SUBDIVISION, RECORDED SEPTEMBER 23, 2003, AS DOCUMENT 200300034474 IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 88 DEGREES 37 MINUTES 40 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 253.57 FEET; THENCE SOUTH 01 DEGREES 22 MINUTES 20 SECONDS EAST, 220.00 FEET TO THE NORTH LINE OF GALENA ROAD, DEDICATED BY DOCUMENT 200300041272; THENCE NORTH 88 DEGREES 37 MINUTES 40 SECONDS EAST, ALONG SAID NORTH LINE, 340.42 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 22 DEGREES 54 MINUTES 48 SECONDS WEST, ALONG SAID WEST LINE, 236.52 TO THE POINT OF BEGINNING, ALL IN THE VILLAGE OF MONTGOMERY, KENDALL COUNTY, ILLINOIS.





VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 6B

TO: Village President and Board of Trustees

SUBMITTED BY: Chris Ott, Village Engineer

MEETING DATE: January 12, 2026

TITLE: DuPage Water Commission - East Metering Station Easement

- ☐ RESOLUTION
- ☐ ORDINANCE
 - ☐ 1st Reading ☐ 2nd Reading
 - ☐ Waiver of 1st Reading
- ☐ BID PROPOSAL/AWARD
- ☐ RECOMMENDATION
- ☒ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

As part of the Village's on-going transition to Lake Michigan Water the DuPage Water Commission will be constructing a metering station which will serve as the hand off between the commission and the Village. This building will also meter the water that is being delivered by the commission to the Village. The metering stations will be built on land that is owned by the Village and requires the Village to grant an easement to the commission. Staff is recommending approval of the attached easement.

PREVIOUS BOARD/COMMISSION ACTIVITY:

FISCAL IMPACT:

Budgeted Item: ☐ YES ☐ NO

Budgeted Amount:

Actual Cost:

Account Number:

RECOMMENDATION/RESULTS:

ATTACHMENTS:

DWC East Meter Station Easement Document

REVIEW:

Village Administrator: *Jeff Zoepfel*

**GRANT OF
PERMANENT EASEMENT
TO DUPAGE WATER COMMISSION**

The Village of Montgomery, Illinois, a local municipal corporation, its successors, assigns, heirs, administrators and executors (hereinafter collectively referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by DuPAGE WATER COMMISSION, a County Water Commission and Public Corporation under 65 ILCS 5/11-135-1, et seq. and 70 ILCS 3720/1, et seq. (hereinafter "Grantee"), the sufficiency and receipt of which is hereby acknowledged, does hereby give and grant unto said Grantee, its successors and assigns, a perpetual, non-exclusive easement for the purpose of laying, installing, maintaining, operating, renewing, repairing, replacing and removing water mains, manholes and manhole structures, metering stations and other facilities and equipment related thereto (hereinafter "Grantee's Facilities"), in, upon, under, along and across the following described property (hereinafter "Easement Premises"), whether below grade or above grade:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

together with a non-exclusive easement for reasonable right of access thereto for said purposes across the following described property (hereinafter "Access Easement"):

SEE EXHIBIT "B" ATTACHED HERETO AND INCOPORATED HEREIN

Grantor and Grantee understand and agree that Grantor shall also construct, lay, install, maintain, operate, renew, repair, replace and remove Grantor's facilities and equipment (hereinafter "Grantor's Facilities"), in, upon, under, along and across the Easement Premises and its adjacent property below grade, at grade or above grade. The parties agree to cooperate in determining where Grantee's Facilities shall be located so as to not interfere with Grantor's Facilities now or in the future and shall document their agreement in writing. Grantee shall not use or place, or cause or permit to be used or placed, within the Easement Premises any structure, equipment or item whose weight or load will cause damage to Grantor's Facilities or which will in any manner interfere with, disturb, damage, destroy, injure, obstruct or permit to be obstructed Grantor's Facilities, whether below grade or above grade, or the Easement Premises, shall not interfere with Grantor's access to the Easement Premises or Grantor's Facilities, and shall not connect or permit the connection of Grantor's Facilities to any of Grantee's Facilities at any time whatsoever without the prior written consent of Grantor. Grantor shall not use or place, or cause or permit to be used or placed, within the Easement Premises any structure, equipment or item whose weight or load will cause damage to Grantee's Facilities or which will in any manner interfere with, disturb, damage, destroy, injure, obstruct or permit to be obstructed Grantee's Facilities, whether below grade or above grade, or the Easement Premises, shall not interfere with Grantee's access to the Easement Premises or Grantee's Facilities, and shall not connect or permit the connection of Grantee's Facilities to any of Grantor's Facilities at any time whatsoever without the prior written consent of Grantee.

Grantee agrees to rough grade and place an erosion control blanket on any portion of the Easement Premises damaged and/or disturbed by Grantee during the original installation of Grantee's Facilities on the Easement Premises. Grantee shall also be responsible to restore that portion of the Easement Premises and Access Easement damaged and/or disturbed by Grantee during any subsequent maintenance, repair, replacement or removal of Grantee's Facilities on the Easement Premises to a condition as good as, or better than, that which existed immediately prior to Grantee entering the Easement Premises or Access Easement for such purposes. Regarding such restoration, Grantor acknowledges that property restoration is dependent upon weather; therefore, weather permitting, Grantee agrees that it shall perform all such restoration in a timely manner. Grantee agrees that other than the Easement Premises and Access Easement, no portion of Grantor's property shall be used, damaged, or disturbed.

To the fullest extent permitted by law, the Grantee agrees to indemnify, defend and hold Grantor, its officers, directors, employees and tenants harmless from and against all liability, claims, damages, losses and reasonable expenses arising out of or resulting from this Grant of Permanent Easement, excepting, however, any such matters which arise out of the acts or omissions of Grantor or their agents, employees, successors, assigns, heirs, administrators, executors or affiliates.

Grantee shall use commercially reasonable efforts to not disrupt or interfere with Grantor's access, as currently existing, to the Easement Premises, Access Easement, or any other of Grantor's property in exercising its rights granted herein. Grantee shall access the Easement Premises and Grantee's Facilities utilizing the Access Easement or public rights-of-way, provided that if Grantee requires temporary access to its Easement and facilities through Grantor's Property, Grantee shall provide notice thereto to Grantor and Grantor will provide such temporary access.

Grantor represents and warrants to the Grantee that the Grantor (i) is the true and lawful owner of the Easement Premises and Access Easement described herein and has full right and power to grant and convey the rights granted and conveyed herein, and (ii) has not granted any other permanent rights to, through, across or along the Easement Premises and Access Easement that would prevent Grantee from utilizing the Easement Premises and Access Easement for the intended purposes.

By recording this Grant of Permanent Easement, Grantee acknowledges its acceptance hereof and its obligations hereunder and agrees to be bound by the terms hereof.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals this _____ day of _____, A.D., _____.

VILLAGE OF MONTGOMERY

By: Matt Brolley, Village President

ATTEST:

By: Debbie Buchanan, Village Clerk

This document prepared by
and returned to:

Phillip A. Luetkehans, Esq.
Luetkehans, Brady, Garner & Armstrong, LLC
2700 International Drive
Suite 305
West Chicago, IL 60185

Property Address:

1070 Emerald Lane
Montgomery, IL 60538
PIN: 03-02-225-003 & 03-02-225-04

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, as _____ of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal on this _____ day of _____, _____.

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, as General Manager of the DuPage Water Commission, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal on this _____ day of _____, _____.

Notary Public

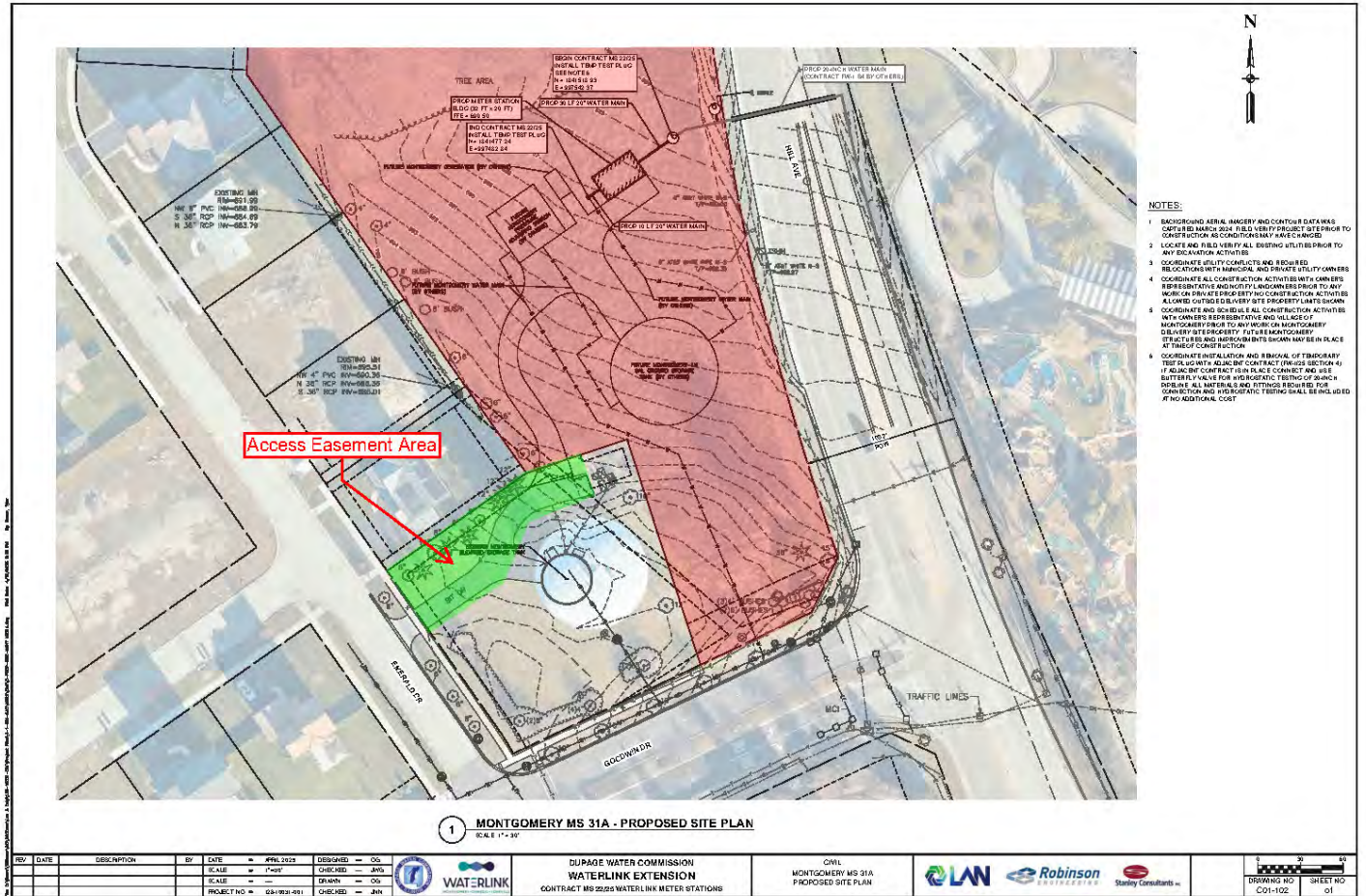
EXHIBIT A

Legal Description/Depiction of Easement Premises

LOT 219 MARQUISE POINTE SUBDIVISION UNIT 1

EXHIBIT B

Depiction of Access Easement





VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 6C

TO: Village President and Board of Trustees

SUBMITTED BY: Cindy Pantoja, Deputy Clerk

MEETING DATE: January 12, 2026

TITLE: Ordinance 2162 Amending Village Code Section 3-9 (9er's Grill -350
Us Hwy 30)

- ☐ RESOLUTION
- ☐ ORDINANCE
 - ☐ 1st Reading ☐ 2nd Reading
 - ☒ Waiver of 1st Reading
- ☐ BID PROPOSAL/AWARD
- ☐ RECOMMENDATION
- ☐ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

As approved at the October 9, 2017, board meeting, 9er's Grill was issued a Class G liquor license at 350 US Hwy 30. During this year's liquor license renewal period 9er's Grill opted to not renew due to low liquor sales.

PREVIOUS BOARD/COMMISSION ACTIVITY:

Ordinance 1781 approved on October 9, 2017, granting a Class G liquor license for 9er's Grill.

FISCAL IMPACT:

Budgeted Item: ☐ YES ☐ NO
Budgeted Amount:
\$
Actual Cost:
\$
Account Number:
###-###-###-###-##

RECOMMENDATION/RESULTS:

That Chapter 3, Section 3-9 of the Montgomery Village Code is amended by decreasing the number of Class "G" licenses from fourteen (14) to thirteen (13).

ATTACHMENTS:

Ordinance 2162 (9er's Grill -350 Us Hwy 30)

REVIEW: Village Administrator: *Jeff Zoepfel*



VILLAGE OF MONTGOMERY
KANE AND KENDALL COUNTIES, ILLINOIS

ORDINANCE 2162

AN ORDINANCE AMENDING VILLAGE CODE SECTION 3-9
(9ER's GRILL - 350 US HWY 30)
VILLAGE OF MONTGOMERY, ILLINOIS

Adopted by the President and Board of Trustees of
the Village of Montgomery, Kane and Kendall Counties, Illinois
this 12th day of January, 2026.

Published in Pamphlet Form
by authority of the President and Board of Trustees
of the Village of Montgomery, Kane and Kendall Counties, Illinois,
this 12th day of January, 2026.

ORDINANCE 2162

**AN ORDINANCE AMENDING VILLAGE CODE SECTION 3-9
(9ER'S GRILL – 350 US HWY 30)
VILLAGE OF MONTGOMERY, ILLINOIS**

BE IT ORDAINED by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, as follows;

WHEREAS, the Village of Montgomery is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, the establishment generally known as 9er's Grill has indicated it no longer needs its Class "G" liquor license and the Village wishes to reduce the number of available Class "G" liquor licenses accordingly; and,

WHEREAS, the Village of Montgomery Board of Trustees finds it is in the best interests of the citizens of the Village of Montgomery to amend the Village of Montgomery Village Code, Section 3-9 with regard to the aforementioned proposition; and,

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, as follows:

SECTION ONE:

Chapter 3, Section 3-9, only as it concerns the number of Class "G" liquor licenses is hereby amended to read as follows:

"Class "G"Thirteen (13)"

SECTION TWO: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this Ordinance are hereby repealed.

SEVERABILITY: Should any portion of this Ordinance be declared invalid by a court of competent jurisdiction; the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

EFFECTIVE DATE: This Ordinance shall be in full force and effect after its approval, passage and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, this 12th day of January, 2026.

Matthew Brolley,
President of the Board of Trustees of the Village of Montgomery

ATTEST:

Debbie Buchanan,
Clerk of the Village of Montgomery

	Aye	Nay	Absent	Abstain
Trustee Matt Bauman	----	----	----	----
Trustee Ben Brzoska	----	----	----	----
Trustee Dan Gier	----	----	----	----
Trustee Steve Jungermann	----	----	----	----
Trustee Doug Marecek	----	----	----	----
Trustee Theresa Sperling	----	----	----	----
Village President Matt Brolley	----	----	----	----



VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 6D

TO: Village President and Board of Trustees

SUBMITTED BY: Sonya Abt, AICP, Director of Community Development

MEETING DATE: January 12, 2026

TITLE: Recommendation of the Planning and Zoning Commission on PZC 2025-020; Amerco Real Estate – Special Use for Self-Service Storage

☐ RESOLUTION

☐ ORDINANCE

☐ 1st Reading

☐ 2nd Reading

☐ Waiver of 1st Reading

☐ BID PROPOSAL/AWARD

☒ RECOMMENDATION

☐ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

Amerco Real Estate (“Petitioner”) has submitted an application for a Special Use and Variances to allow for the vacant storefront, located at 1840 Douglas Rd (“Subject Property”) between Planet Fitness and Dollar Tree, to be converted to a Self-Service Storage Facility. The facility would be operated by U-Haul, which also has an existing storefront located at the south end of the Subject Property’s strip center that also offers some Self-Service Storage. There is no proposed additional outdoor storage of vehicles or trailers with this Special Use request.

PREVIOUS BOARD/COMMISSION ACTIVITY:

The Planning & Zoning Commission voted 6-0 to recommend approval of PZC 2025-020 for the special use permit:

FISCAL IMPACT:

N/A

Budgeted Item: ☐ YES ☐ NO

Budgeted Amount:

\$

Actual Cost:

\$

Account Number:

###-####-###-###-##

RECOMMENDATION/RESULTS:

The Planning and Zoning Commission voted to recommend approval of the special use permit with the following conditions:

1. A minimum of three (3) landscaped planters shall be provided along the full length of the front façade of the building to provide some Foundation Landscaping and provide seasonal interest.

Petitioners shall be required to keep the vegetation and plants contained in the planters in good health and condition at all times.

2. Groupings of ornamental grasses and other perennials shall be provided along Douglas Rd., between Baba's and Old Second Bank to complement the adjacent landscape improvements on the Old Second Bank site and the DQ across Douglas Rd.
3. Fire District Approval.
4. Adoption of the Findings of Fact as outlined in this report.

ATTACHMENTS:

PZC Advisory Report with exhibits

REVIEW:

Village Administrator: Jeff Zoepfel

**2025-020
PLANNING AND ZONING
COMMISSION ADVISORY REPORT**



To: Chair Hammond and Members of the Planning and Zoning Commission
From: Tony Farruggia, AICP, Senior Planner
Date: January 2, 2025
Subject: 2025-020 Special Use (Amerco Real Estate Company)

Petitioner: Sahithya Cheruku (Amerco Real Estate Company)

Location/Address: 1840 Douglas Rd

Requests: Special Use – Self-Service Storage

Current Zoning: B-2 Regional Business District

Comprehensive Plan: Regional Commercial

Surrounding Land Uses:

Location	Adjacent Land Use	Adjacent Zoning
North	Open Space/Stormwater	B-2
East	Commercial	B-2
South	Commercial	B-2
West	Commercial	B-2

Background:

Amerco Real Estate ("Petitioner") has submitted an application for a Special Use and Variances to allow for the vacant storefront, located at 1840 Douglas Rd ("Subject Property") between Planet Fitness and Dollar Tree, to be converted to a Self-Service Storage Facility. The facility would be operated by U-Haul, which also has an existing storefront located at the south end of the Subject Property's strip center that also offers some Self-Service Storage. There is no proposed additional outdoor storage of vehicles or trailers with this Special Use request.

The Petitioner has made an attempt to improve the visual appeal of the Subject Property, as described below.

Conformance with the Comprehensive Plan:

The Comprehensive Plan designates the Subject Property as Regional Commercial.

Zoning:

The Subject Property is currently zoned B-2 Regional Business District. Self Service Storage is a Special Use in the B-2 Regional Business District.

As part of the application review, Staff requested that the Petitioner provide visual enhancements including landscaping to the property in addition to the parapet wall façade improvements in order to meet the intent of the Unified Development Ordinance and the Village's Strategic Plan Goals.

Parking and Circulation:

There is no minimum parking requirement for Self Service Storage. The existing lot, which was constructed to service the multi-tenant commercial center, will have more than enough parking available to accommodate the Self Service Storage use.

Customers will load and unload from the rear entrance to the unit.

Landscaping and Screening:

As part of their Special Use request, the Petitioner proposes to replant landscaping where it has been neglected. and to plant additional grasses or shrubs along Douglas Rd to provide some additional screening and enhance the look of the Douglas Rd Corridor in an effort to meet the intent of the Village's current Parking Lot Landscaping requirements and the Village's Strategic Plan Goals.

Elevations:

The Petitioner is proposing an update to the façade of the storefront. This would include the U-Haul orange wave along the top of the parapet and brick along the north edge of the storefront parapet to match the adjacent units, Planet Fitness and Dollar Tree. and the inclusion of planters along the front of the building.

Engineering and Utilities:

No changes are currently proposed for utilities, and there is no proposed expansion of impervious area.

Fire Protection District Comments:

The Oswego Fire District reviewed the Site Plan. Final approval by the Fire District is required before building permits can be issued.

Public Hearings

Special Use (Self Service Storage)

The Petitioner is requesting a Special Use for Self Service Storage.

Findings of Fact (Special Use):

According to Section 4.03 of the UDO, the Planning and Zoning Commission must evaluate applications for Special Uses with specific written findings based on each of the following standards.

1. The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public.

The Special Use will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed Special Use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

The commercial center was designed and constructed primarily for retail. With additional landscaping added, the proposed use and existing shopping center will be compatible with other properties within the immediate vicinity that have significantly improved the landscaping on their sites.

3. The proposed Special Use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special uses.

The surrounding area is built-out, and the proposed Special Use will not impede the improvement of adjacent properties.

4. The proposed Special Use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

The proposed Special Use does not require additional utilities, access roads, drainage or other facilities.

5. The proposed Special Use is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

The proposed Special Use with additional landscape improvements to the center will be consistent with the intent of the Comprehensive Plan.

Summary:

The Planning and Zoning Commission should discuss each of these criteria and make findings of fact as to whether the proposed development meets the criteria. If the Commission finds that the development should be permitted, they may impose additional conditions in order to mitigate any impacts of the proposed development.

Recommendation:

Staff recommends **approval** of PZC 2025-020 (Amerco real Estate) for a Special Use for Self Service Storage with the following conditions:

- A minimum of three (3) landscaped planters shall be provided along the full length of the front façade of the building to provide some Foundation Landscaping and provide seasonal interest.
- Groupings of ornamental grasses and other perennials shall be provided along Douglas Rd., between Babas and Old Second Bank to complement the adjacent landscape improvements on the Old Second Bank site and the DQ across Douglas Rd.
- Fire District approval shall be required prior to the issuance of building permits.
- Adoption of the findings of fact outlined above.



Preliminary Drawings

Project Designed By

Project - Client

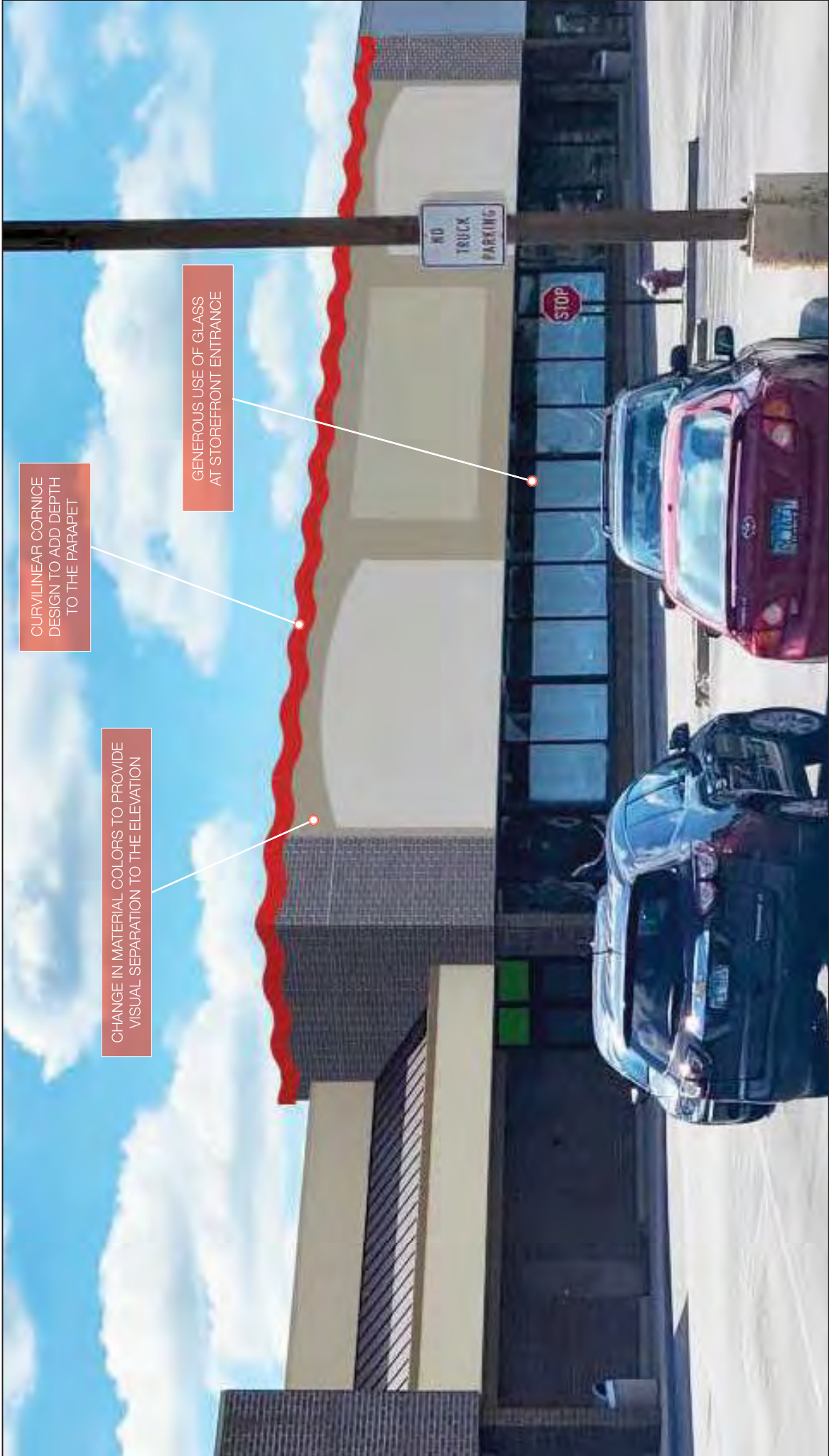
Composite Rendering

U-HAUL
Montgomery
Montgomery, Illinois
(856071)

a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

SHEET 01

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CURVILINEAR CORNICE
DESIGN TO ADD DEPTH
TO THE PARAPET

CHANGE IN MATERIAL COLORS TO PROVIDE
VISUAL SEPARATION TO THE ELEVATION

GENEROUS USE OF GLASS
AT STOREFRONT ENTRANCE



Preliminary Drawings

Project Designed By

Project - Client

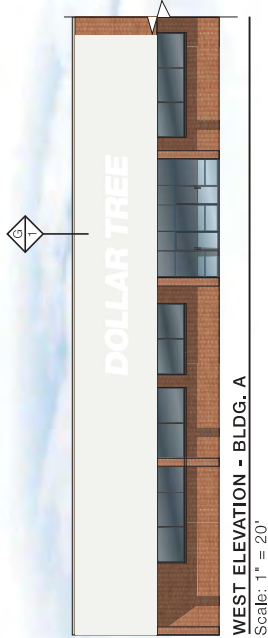
Composite Rendering

U-HAUL
Montgomery
Montgomery, Illinois
(856071)

a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

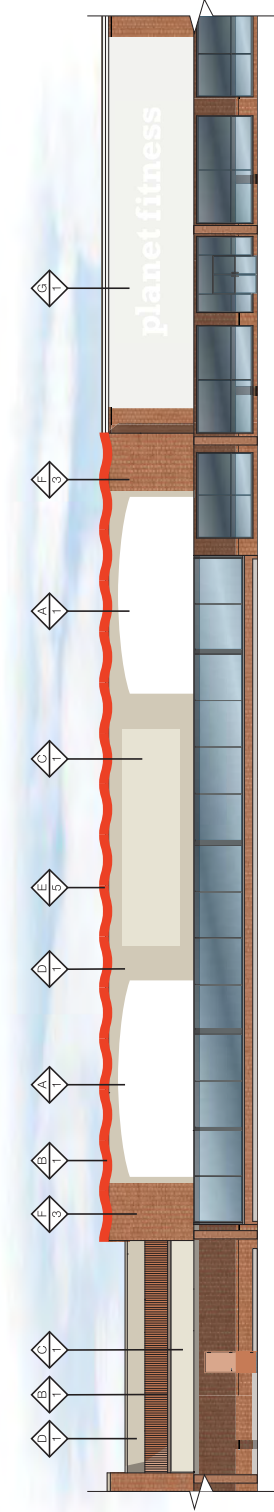
SHEET 03

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WEST ELEVATION - BLDG. A

Scale: 1" = 20'



EAST ELEVATION - BLDG. A

Scale: 1" = 20'



WEST ELEVATION - BLDG. A

Scale: 1" = 20'

COLORS	
A	ULTRA WHITE P1
B	SW 2208 MESA TAN P48
C	SW 6154 NACRE P32
D	SW 7036 ACCESSIBLE BIEGE P28
E	SIERRA SUNSET P6
F	MATCH EXISTING BRICK
G	EXISTING
H	IRONWOOD (PAUX WOODGRANT FINISH)

MATERIALS	
1	PAINT
2	ARCHITECTURAL DETAILS
3	MATCH EXISTING BRICK
4	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
5	ARCHITECTURAL DETAIL

Preliminary Drawings

Project Designed By

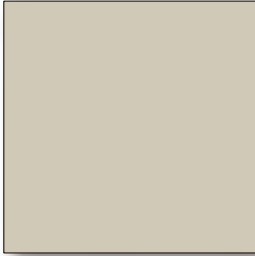
Project - Client

Colors & Materials



SHEET 04

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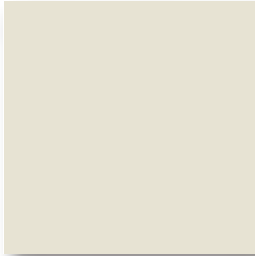
P28
Accessible
Beige



P48
Mesa Tan



P1
High
Gloss White



P32
Nacre



Locally Sourced
Faux Brick to
Match Existing
EXAMPLE





VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 6E

TO: Village President and Board of Trustees

SUBMITTED BY: Brandy Quance, Village Attorney

MEETING DATE: January 12, 2026

TITLE: Ordinance 2163 Granting a Special Use Permit, Kane and Kendall Counties, Illinois (Amerco Real Estate)

☐ RESOLUTION

☒ ORDINANCE

☒ 1st Reading ☐ 2nd Reading

☐ Waiver of 1st Reading

☐ BID PROPOSAL/AWARD

☐ RECOMMENDATION

☐ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

The attached ordinance grants special use permits for the outdoor storage of materials associated with the Petitioner's operations.

Additional details can be found in the Planning and Zoning Commission Advisory Report 2025-020

PREVIOUS BOARD/COMMISSION ACTIVITY:

The Planning and Zoning Commission recommended approval of the subdivision by a vote of 6-0.

FISCAL IMPACT:

N/A

Budgeted Item: ☐ YES ☐ NO

Budgeted Amount:

\$

Actual Cost:

\$

Account Number:

###-###-###-###-##

RECOMMENDATION/RESULTS:

The Planning and Zoning Commission recommended approval of this variation.

ATTACHMENTS:

Ordinance 2163 Granting a Special Use Permit, Kane and Kendall Counties, Illinois (Amerco Real Estate Company)

REVIEW:

Village Administrator: *Jeff Zoepfel*



VILLAGE OF MONTGOMERY

ORDINANCE 2163

AN ORDINANCE GRANTING SPECIAL USE
IN THE VILLAGE OF MONTGOMERY
KANE AND KENDALL COUNTIES, ILLINOIS
(AMERCO REAL ESTATE)

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS
THIS 26TH DAY OF JANUARY 2026.

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS
THIS 12TH DAY OF JANUARY 2026.

ORDINANCE 2163

AN ORDINANCE GRANTING A SPECIAL USE
IN THE VILLAGE OF MONTGOMERY
KANE AND KENDALL COUNTIES, ILLINOIS
(AMERCO REAL ESTATE GROUP)

WHEREAS, the Village of Montgomery (“**Village**”) is not a home rule municipality within Article VII, Section 6A of the 1970 Constitution of the State of Illinois, and therefore, pursuant to those powers granted to it under 65 ILCS 5/1-1-1 *et seq.* enacts this ordinance; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-1 *et. seq.* provides that the Village President and Board of Trustees of the Village (“**Corporate Authorities**”) of any municipality may in its ordinances provide for the zoning of property; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-1.1, provides that the corporate authorities of any municipality may in its ordinances provide for the classification of special uses; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-5, the corporate authorities of a municipality may determine to vary the regulations relating to its zoning ordinances; and,

WHEREAS, the Village President and Board of Trustees of the Village (“**Corporate Authorities**”) have adopted a Unified Development Ordinance (“**UDO**”), which has been amended from time to time, which provides for the rezoning (map amendment) of property, classification of special uses and approval of variations; and,

WHEREAS, Amerco Real Estate Company (“**Petitioner**”) is the owner of certain property located at 1840 Douglas Road, (“**Property**”), a legal description of which is attached hereto and incorporated as **Exhibit A**; and,

WHEREAS, the Property is located within the corporate boundaries of the Village and is presently zoned B-2 Regional Business District and,

WHEREAS, according to the UDO, self-service storage areas are classified as special uses; and

WHEREAS, Petitioner has requested a special use for self-service storage (PZC 2025-020); and,

WHEREAS, the Village of Montgomery PZC held a public hearing on January 8, 2026, on the question as to whether the requested Special Use should be granted to Petitioner, at which time all persons present were afforded an opportunity to be heard; and,

WHEREAS, on January 8, 2026, the PZC voted favorably on a motion to approve the Special Uses for the Property to the Corporate Authorities; and,

WHEREAS, the PZC and Corporate Authorities have further found pursuant to Section 4.03 of the UDO that the requested Special Use for self-service storage area meets all of standards as required by the UDO, with the Findings of Fact of the PZC and adopted by the Corporate Authorities as its Findings of Fact, attached hereto and incorporated herein as **Exhibit C**; and,

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) and not less than fifteen (15) days prior to said public hearing; and,

WHEREAS, the parties hereto acknowledge that all other matters, in addition to those specifically referred to above, have been considered, that the rezoning of the Property, for the uses as permitted under the Unified Development Ordinance of the Village, will be compatible with and will further the planning objectives of the Village, will be of substantial benefit to the Village, will permit orderly growth, planning and development of the Village, will increase the tax base of the Village, will inure to the benefit and improvement of the Village and its residents, and will otherwise enhance and promote the general welfare of the Village and its residents.

WHEREAS, the Corporate Authorities, pursuant to their statutory zoning authority, and the report (PZC 2025-020), findings of fact, and recommendation of the PZC, have determined that it is in the best interests of the health, welfare, and safety of the residents of the Village to approve the Petitioner's request and to grant the Special Use for self-service storage; and,

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, as follows:

SECTION ONE: INCORPORATION OF RECITALS

The forgoing recital clauses are incorporated herein and adopted as the findings of fact by the Corporate Authorities of the Village of Montgomery.

SECTION TWO: ADOPTION OF FINDINGS OF FACT FOR SPECIAL USES

The Corporate Authorities hereby adopt the findings of fact for the Special Uses as determined by the PZC set forth on **Exhibit C** and as summarized below:

1. The proposed special use will not endanger the health, safety, comfort, convenience, and general welfare of the public.
2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special uses.
4. The proposed special use will not require utilities, access roads, drainage, and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
5. The proposed special use is consistent with the intent of the Comprehensive Plan, the UDO, and other land use policies of the Village.

SECTION THREE: GRANTING SPECIAL USES

1. Special Use for Self-Storage Services

- a. That a special use for self-service storage is **HEREBY GRANTED** as follows:

That the Property shall be granted a special use for Self-Storage Services. The special use shall be in substantial accordance with **Exhibit B**, attached hereto and incorporated herein, except as otherwise permitted by the Zoning Officer in the final approval of plans.

2. Conditions.

That the Special Use is hereby granted upon the following conditions and restrictions pursuant to Section 4.03 of the UDO and as otherwise imposed by the Corporate Authorities in granting this application.

- a. The Special Use shall be in substantial conformance with **Exhibit B**, attached hereto and incorporated herein by reference, except with such deviations as are approved by Village staff and consultants in the finalization of plans.
- b. The Special Use may not be expanded or changed, without prior Village approval.
- c. Said Special Use is conditioned upon continued compliance with all Village ordinances and regulations, including the UDO. Petitioner acknowledges that any request for any

additional zoning relief or entitlements shall require separate action by the Corporate Authorities.

d. Petitioner and/or owner of record of the Property (and their heirs, assigns, lessees, etc.) by applying for the Special Use, agrees to be bound by all the terms of this Ordinance and waives any claims of vested rights, reliance, or other defenses, of any type or character, to defend against a revocation of said Special Use based on any violation of the above provisions. The provisions of the Special Use shall be binding on the heirs, successors, and/or assigns of the Petitioner and/or owners of record of the Property described in Exhibit A hereof.

e. The following additional conditions, as recommended by the PZC, shall be applied:

1. A minimum of three (3) landscaped planters shall be provided along the full length of the front façade of the building to provide some Foundation Landscaping and provide seasonal interest. Petitioners shall be required to keep the vegetation and plants contained in the planters in good health and condition at all times.
2. Groupings of ornamental grasses and other perennials shall be provided along Douglas Rd., between Babas and Old Second Bank to complement the adjacent landscape improvements on the Old Second Bank site and the DQ across Douglas Rd.
3. Fire District Approval.
4. Adoption of the Findings of Fact as outlined in this report.

3. The special use permits approval will expire and be revoked if any of the following conditions occur:

- a. The use has not commenced or a building permit has not been obtained within one (1) year after the approval of the special use permit. The Petitioner may request one (1) extension of this period for up to one (1) additional year by means of written request filed at least thirty (30) days prior to the expiration of the initial one (1) year period. The Zoning Officer must decide whether to grant or deny the applicant's request within fifteen (15) days of receipt of the applicant's written request.
- b. The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated.
- c. The standards of this Ordinance or any of the terms and conditions of the special use permit are violated.
- d. The operation of the use for which a special use permit has been issued ceases for a period of six (6) consecutive months.

SECTION FOUR: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this Ordinance are hereby repealed.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction; the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

EFFECTIVE DATE: This Ordinance shall be in full force and effect from and after its approval, passage and publication in pamphlet form as provided by law.

TITLES AND CAPTIONS: All article, section and paragraph titles or captions contained in this Ordinance are for convenience only and shall not be deemed part of the context nor affect the interpretation of this Ordinance.

INCORPORATION OF EXHIBITS: All exhibits attached to this Ordinance are hereby incorporated herein and made a part of the substance hereof.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois this 26th day of January, 2026.

Matt Brolley
President of the Board of Trustees of the Village of Montgomery

ATTEST:

Debbie Buchanan, Village Clerk of the Village of Montgomery

	Aye	Nay	Absent	Abstain
Trustee Matt Bauman	----	----	----	----
Trustee Ben Brzoska	----	----	----	----
Trustee Dan Gier	----	----	----	----
Trustee Steve Jungermann	----	----	----	----
Trustee Doug Marecek	----	----	----	----
Trustee Theresa Sperling	----	----	----	----
Village President Matthew Brolley	----	----	----	----

EXHIBIT A

Legal Description

1840 Douglas Ave, MONTGOMERY ILLINOIS

PIN: 03-03-100-012

EXHIBIT B

Site Plan

EXHIBIT C

Findings of Fact – Special Use (Self-Service Storage)

According to Section 4.03 of the UDO, the Planning and Zoning Commission must evaluate applications for Special Uses with specific written findings based on each of the following standards.

1. The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public.

The Special Use will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed Special Use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

The commercial center was designed and constructed primarily for retail. With additional landscaping added, the proposed use and existing shopping center will be compatible with other properties within the immediate vicinity that have significantly improved the landscaping on their sites.

3. The proposed Special Use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special uses.

The surrounding area is built-out, and the proposed Special Use will not impede the improvement of adjacent properties.

4. The proposed Special Use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

The proposed Special Use does not require additional utilities, access roads, drainage or other facilities.

5. The proposed Special Use is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

The proposed Special Use with additional landscape improvements to the center will be consistent with the intent of the Comprehensive Plan.



VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 6F

TO: Village President and Board of Trustees

SUBMITTED BY: Sonya Abt, AICP, Director of Community Development

MEETING DATE: January 12, 2026

TITLE: Recommendation of the Planning and Zoning Commission on PZC 2025-030; BM Motors – Special Use for Motor Vehicle Sales

☐ RESOLUTION

☐ ORDINANCE

☐ 1st Reading ☐ 2nd Reading

☐ Waiver of 1st Reading

☐ BID PROPOSAL/AWARD

☒ RECOMMENDATION

☐ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

BM Motors Group, Inc. (“Petitioner”) has submitted a petition for a Special Use for Motor Vehicle Sales. BM Motors Group currently has a location for vehicle sales in Joliet and is looking to expand into Montgomery. The Petitioner intends to occupy multiple units in the building addressed as 1611-1617 Douglas Ave (“Subject Property”). No changes are proposed to the parking area, which would be utilized for employee parking and to display vehicles available for sale.

The Petitioner proposes having a maximum of thirty (30) vehicles for sale on-site at any given time. Unsold vehicles would be relocated to a different dealership or re-auctioned.

PREVIOUS BOARD/COMMISSION ACTIVITY:

The Planning & Zoning Commission voted 6-0 to recommend approval of PZC 2025-030 for the special use permit:

FISCAL IMPACT:

N/A

Budgeted Item: ☐ YES ☐ NO

Budgeted Amount:

\$

Actual Cost:

\$

Account Number:

###-####-###-##-##

RECOMMENDATION/RESULTS:

The Planning and Zoning Commission voted to recommend approval of the special use permits with the following conditions:

1. Fire District Approval.
2. Adoption of the Findings of Fact as outlined in this report.

3. Petitioners shall be required to receive all appropriate licensing from the State of Illinois to operate a motor vehicle dealership prior to opening.

ATTACHMENTS:

PZC Advisory Report with exhibits

REVIEW:

Village Administrator: Jeff Zoepfel

**2025-030
PLANNING AND ZONING
COMMISSION ADVISORY REPORT**



To: Chair Hammond and Members of the Planning and Zoning Commission
From: Tony Farruggia, AICP, Senior Planner
Date: January 2, 2025
Subject: 2025-030 Special Use for Motor Vehicle Sales (BM Motors Group)

Petitioner: Meerbek Baitikov (BM Motors Group, Inc.)

Location/Address: 1611 Douglas Rd

Requests: Special Use (Motor Vehicle Sales)

Current Zoning: B-2 Regional Business District

Comprehensive Plan: Regional Commercial

Surrounding Land Uses:

Location	Adjacent Land Use	Adjacent Zoning
North	Commercial	B-2
East	Commercial	B-2
South	Commercial	B-2
West	Residential	R-3

Background:

BM Motors Group, Inc. ("Petitioner") has submitted a petition for a Special Use for Motor Vehicle Sales. BM Motors Group currently has a location for vehicle sales in Joliet and is looking to expand into Montgomery.

The Petitioner intends to occupy multiple units in the building addressed as 1611-1617 Douglas Ave ("Subject Property"). No changes are proposed to the parking area, which would be utilized for employee parking and to display vehicles available for sale.

The Petitioner proposes having a maximum of thirty (30) vehicles for sale on-site at any given time. Unsold vehicles would be relocated to a different dealership or re-auctioned.

Conformance with the Comprehensive Plan:

The Comprehensive Plan designates the Subject Property as Regional Commercial. This designation is intended to accommodate car-oriented businesses including motor vehicle sales.

Zoning:

The Subject Property is currently zoned B-2 Regional Business District. "Motor Vehicle Rental or Motor Vehicle Sales" is allowed in the B-2 District with a Special Use Permit.

Bulk and Design Standards:

No changes are proposed for the building.

Use Standards (Motor Vehicle Sales):

The Use Standards for Motor Vehicle Sales require screening street frontages and limiting light pollution. Landscape screening is addressed elsewhere in this report. At this time, the Petitioner is not proposing any additional lighting, however if additional lighting is proposed in the future it will need to meet that standards for Motor Vehicle Sales.

Parking and Circulation:

No changes are required or currently proposed for the parking area, which would be utilized for both employee and customer parking and to display vehicles available for sale.

There are approximately one hundred parking spaces on the site. The number available to be used for BM Motors may vary depending on the number of units the Petitioner ultimately occupies. The Petitioner has stated they will have a maximum of 30 vehicles for sale at a given time, so the available parking is adequate.

The Subject Property can be accessed from Douglas Road through an access easement on the Dunkin property or from Seasons Ridge Blvd. through the access easement between Walgreens and Pet Supplies Plus.

The rear of the building faces residential properties to the west. If delivery by truck occurs in the rear of the building, a condition restriction the hours of operation or delivery is recommended by staff.

Landscaping and Screening:

Motor Vehicle Sales Use Standards require landscape screening when the sales area has frontage on a public road. The Subject Property has no frontage on a public street and

the Dunkin restaurant stands between the Subject Property and the Douglas Road. Therefore, no landscape screening is required.

Engineering and Utilities:

No changes are currently proposed for utilities, and there is no proposed expansion of impervious area.

Fire Protection District Comments:

The Oswego Fire District has received a copy of the application and will work with the Petitioner once building permits are required. Fire District Approval is required before building permits are issued.

Public Hearings

Special Use (Motor Vehicle Sales)

The Petitioner is requesting a Special Use for Motor Vehicle Sales to allow them to .

Findings of Fact (Special Use):

According to Section 4.03 of the UDO, the Planning and Zoning Commission must evaluate applications for Special Uses with specific written findings based on each of the following standards.

1. The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public.

The Special Use will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed Special Use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special uses.

The proposed use is set back from Douglas Rd. and will be visually obscured by the drive-thru restaurant located between the Subject Property and Douglas Rd.

3. The proposed Special Use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special uses.

The surrounding area is built-out, and the proposed Special Use has limited shared access and is unlikely to have a significant impact on the development and improvement of neighboring properties.

4. The proposed Special Use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

The proposed Special Use does not require additional utilities, access roads, drainage or other facilities.

5. The proposed special use is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

The proposed Special Use is consistent with the intent of the Comprehensive Plan.

Summary:

The Planning and Zoning Commission should discuss each of these criteria and make findings of fact as to whether the proposed development meets the criteria. If the Commission finds that the development should be permitted, they may impose additional conditions in order to mitigate any impacts of the proposed development.

Recommendation:

Staff recommends **approval** of PZC 2025-030 (BM Motors Group) for a Special Use for Motor Vehicle Sales with the following conditions:

- Fire District Approval shall be required prior to the issuance of building permits.
- Adoption of the findings of fact outlined above.



VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 6G

TO: Village President and Board of Trustees

SUBMITTED BY: Brandy Quance, Village Attorney

MEETING DATE: January 12, 2026

TITLE: Ordinance 2164 Granting a Special Use Permits Kane and Kendall Counties, Illinois (BM Motors Group)

☐ RESOLUTION

☒ ORDINANCE

☒ 1st Reading ☐ 2nd Reading

☐ Waiver of 1st Reading

☐ BID PROPOSAL/AWARD

☐ RECOMMENDATION

☐ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

The attached ordinance grants special use permits for Motor Vehicle Sales.

Additional details can be found in the Planning and Zoning Commission Advisory Report 2025-030

PREVIOUS BOARD/COMMISSION ACTIVITY:

The Planning and Zoning Commission recommended approval of the subdivision by a vote of 6-0.

FISCAL IMPACT:

N/A

Budgeted Item: ☐ YES ☐ NO

Budgeted Amount:

\$

Actual Cost:

\$

Account Number:

###-####-###-##-##

RECOMMENDATION/RESULTS:

The Planning and Zoning Commission recommended approval of this variation.

ATTACHMENTS:

Ordinance 2164 Granting a Special Use Permit, Kane and Kendall Counties, Illinois (BM Motors Group)

REVIEW:

Village Administrator: *Jeff Zoepfel*



VILLAGE OF MONTGOMERY

ORDINANCE 2164

AN ORDINANCE GRANTING SPECIAL USE
IN THE VILLAGE OF MONTGOMERY
KANE AND KENDALL COUNTIES, ILLINOIS
(BM MOTORS GROUP, INC.)

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS
THIS 26TH DAY OF JANUARY 2026.

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS
THIS 12TH DAY OF JANUARY 2026.

ORDINANCE 2164

AN ORDINANCE GRANTING A SPECIAL USE
IN THE VILLAGE OF MONTGOMERY
KANE AND KENDALL COUNTIES, ILLINOIS
(BM MOTORS GROUP)

WHEREAS, the Village of Montgomery (“**Village**”) is not a home rule municipality within Article VII, Section 6A of the 1970 Constitution of the State of Illinois, and therefore, pursuant to those powers granted to it under 65 ILCS 5/1-1-1 *et seq.* enacts this ordinance; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-1 *et. seq.* provides that the Village President and Board of Trustees of the Village (“**Corporate Authorities**”) of any municipality may in its ordinances provide for the zoning of property; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-1.1, provides that the corporate authorities of any municipality may in its ordinances provide for the classification of special uses; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-5, the corporate authorities of a municipality may determine to vary the regulations relating to its zoning ordinances; and,

WHEREAS, the Village President and Board of Trustees of the Village (“**Corporate Authorities**”) have adopted a Unified Development Ordinance (“**UDO**”), which has been amended from time to time, which provides for the rezoning (map amendment) of property, classification of special uses and approval of variations; and,

WHEREAS, BM Motors Group, Inc. (“**Petitioner**”) is the owner of certain property located at 1611 Douglas Rd, (“**Property**”), a legal description of which is attached hereto and incorporated as **Exhibit A**; and,

WHEREAS, the Property is located within the corporate boundaries of the Village and is presently zoned B-2 Regional Business District and,

WHEREAS, according to the UDO, motor vehicle sales are classified as special uses; and

WHEREAS, Petitioner has requested a special use for motor vehicle sales (PZC 2025-030); and,

WHEREAS, the Village of Montgomery PZC held a public hearing on January 8, 2026, on the question as to whether the requested Special Use should be granted to Petitioner, at which time all persons present were afforded an opportunity to be heard; and,

WHEREAS, on January 8, 2026, the PZC voted favorably on a motion to approve the Special Uses for the Property to the Corporate Authorities; and,

WHEREAS, the PZC and Corporate Authorities have further found pursuant to Section 4.03 of the UDO that the requested Special Use for motor vehicle sales area meets all of standards as required by the UDO, with the Findings of Fact of the PZC and adopted by the Corporate Authorities as its Findings of Fact, attached hereto and incorporated herein as **Exhibit C**; and,

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) and not less than fifteen (15) days prior to said public hearing; and,

WHEREAS, the parties hereto acknowledge that all other matters, in addition to those specifically referred to above, have been considered, that the rezoning of the Property, for the uses as permitted under the Unified Development Ordinance of the Village, will be compatible with and will further the planning objectives of the Village, will be of substantial benefit to the Village, will permit orderly growth, planning and development of the Village, will increase the tax base of the Village, will inure to the benefit and improvement of the Village and its residents, and will otherwise enhance and promote the general welfare of the Village and its residents.

WHEREAS, the Corporate Authorities, pursuant to their statutory zoning authority, and the report (PZC 2025-030), findings of fact, and recommendation of the PZC, have determined that it is in the best interests of the health, welfare, and safety of the residents of the Village to approve the Petitioner's request and to grant the Special Use for motor vehicle sales; and,

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, as follows:

SECTION ONE: INCORPORATION OF RECITALS

The forgoing recital clauses are incorporated herein and adopted as the findings of fact by the Corporate Authorities of the Village of Montgomery.

SECTION TWO: ADOPTION OF FINDINGS OF FACT FOR SPECIAL USES

The Corporate Authorities hereby adopt the findings of fact for the Special Uses as determined by the PZC set forth on **Exhibit C** and as summarized below:

1. The proposed special use will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special uses.
4. The proposed special use will not require utilities, access roads, drainage, and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
5. The proposed special use is consistent with the intent of the Comprehensive Plan, the UDO, and other land use policies of the Village.

SECTION THREE: GRANTING SPECIAL USES

1. Special Use for motor vehicle sales

- a. That a special use for motor vehicle sales is **HEREBY GRANTED** as follows:

That the Property shall be granted a special use for motor vehicle sales. The special use shall be in substantial accordance with **Exhibit B**, attached hereto and incorporated herein, except as otherwise permitted by the Zoning Officer in the final approval of plans.

2. Conditions.

That the Special Use is hereby granted upon the following conditions and restrictions pursuant to Section 4.03 of the UDO and as otherwise imposed by the Corporate Authorities in granting this application.

- a. The Special Use shall be in substantial conformance with **Exhibit B**, attached hereto and incorporated herein by reference, except with such deviations as are approved by Village staff and consultants in the finalization of plans.
- b. The Special Use may not be expanded or changed, without prior Village approval.
- c. Said Special Use is conditioned upon continued compliance with all Village ordinances and regulations, including the UDO. Petitioner acknowledges that any request for any additional zoning relief or entitlements shall require separate action by the Corporate Authorities.

- d. Petitioner and/or owner of record of the Property (and their heirs, assigns, lessees, etc.) by applying for the Special Use, agrees to be bound by all the terms of this Ordinance and waives any claims of vested rights, reliance, or other defenses, of any type or character, to defend against a revocation of said Special Use based on any violation of the above provisions. The provisions of the Special Use shall be binding on the heirs, successors, and/or assigns of the Petitioner and/or owners of record of the Property described in **Exhibit A** hereof.
 - e. The following additional conditions, as recommended by the PZC, shall be applied:
 1. Fire District Approval.
 2. Adoption of the Findings of Fact as outlined in this report.
 3. Petitioners shall be required to receive all appropriate licensing from the State of Illinois to operate a motor vehicle dealership prior to opening.
3. **The special use permits approval will expire and be revoked if any of the following conditions occur:**
- a. The use has not commenced or a building permit has not been obtained within one (1) year after the approval of the special use permit. The Petitioner may request one (1) extension of this period for up to one (1) additional year by means of written request filed at least thirty (30) days prior to the expiration of the initial one (1) year period. The Zoning Officer must decide whether to grant or deny the applicant's request within fifteen (15) days of receipt of the applicant's written request.
 - b. The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated.
 - c. The standards of this Ordinance or any of the terms and conditions of the special use permit are violated.
 - d. The operation of the use for which a special use permit has been issued ceases for a period of six (6) consecutive months.

SECTION FOUR: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this Ordinance are hereby repealed.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction; the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

EFFECTIVE DATE: This Ordinance shall be in full force and effect from and after its approval, passage and publication in pamphlet form as provided by law.

TITLES AND CAPTIONS: All article, section and paragraph titles or captions contained in this Ordinance are for convenience only and shall not be deemed part of the context nor affect the interpretation of this Ordinance.

INCORPORATION OF EXHIBITS: All exhibits attached to this Ordinance are hereby incorporated herein and made a part of the substance hereof.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois this 26th day of January, 2026.

Matt Brolley
President of the Board of Trustees of the Village of Montgomery

ATTEST:

Debbie Buchanan, Village Clerk of the Village of Montgomery

	Aye	Nay	Absent	Abstain
Trustee Matt Bauman	---	---	---	---
Trustee Ben Brzoska	---	---	---	---
Trustee Dan Gier	---	---	---	---
Trustee Steve Jungermann	---	---	---	---
Trustee Doug Marecek	---	---	---	---
Trustee Theresa Sperling	---	---	---	---
Village President Matthew Brolley	---	---	---	---

EXHIBIT A

Legal Description

1611-1613 Douglas Ave, MONTGOMERY ILLINOIS

PIN: 03-04-226-089

EXHIBIT B

Business Plan

EXHIBIT C

Findings of Fact – Special Use (Motor Vehicle Sales)

According to Section 4.03 of the UDO, the Planning and Zoning Commission must evaluate applications for Special Uses with specific written findings based on each of the following standards.

1. The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public.

The Special Use will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed Special Use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

The proposed use is set back from Douglas Rd. and will be visually obscured by the drive-thru restaurant located between the Subject Property and Douglas Rd.

3. The proposed Special Use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special uses.

The surrounding area is built-out, and the proposed Special Use has limited shared access and is unlikely to have a significant impact on the development and improvement of neighboring properties.

4. The proposed Special Use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

The proposed Special Use does not require additional utilities, access roads, drainage or other facilities.

5. The proposed Special Use is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

The proposed Special Use with additional landscape improvements to the center will be consistent with the intent of the Comprehensive Plan.

Business Plan: Used Car Dealership Operations

1. Executive Summary

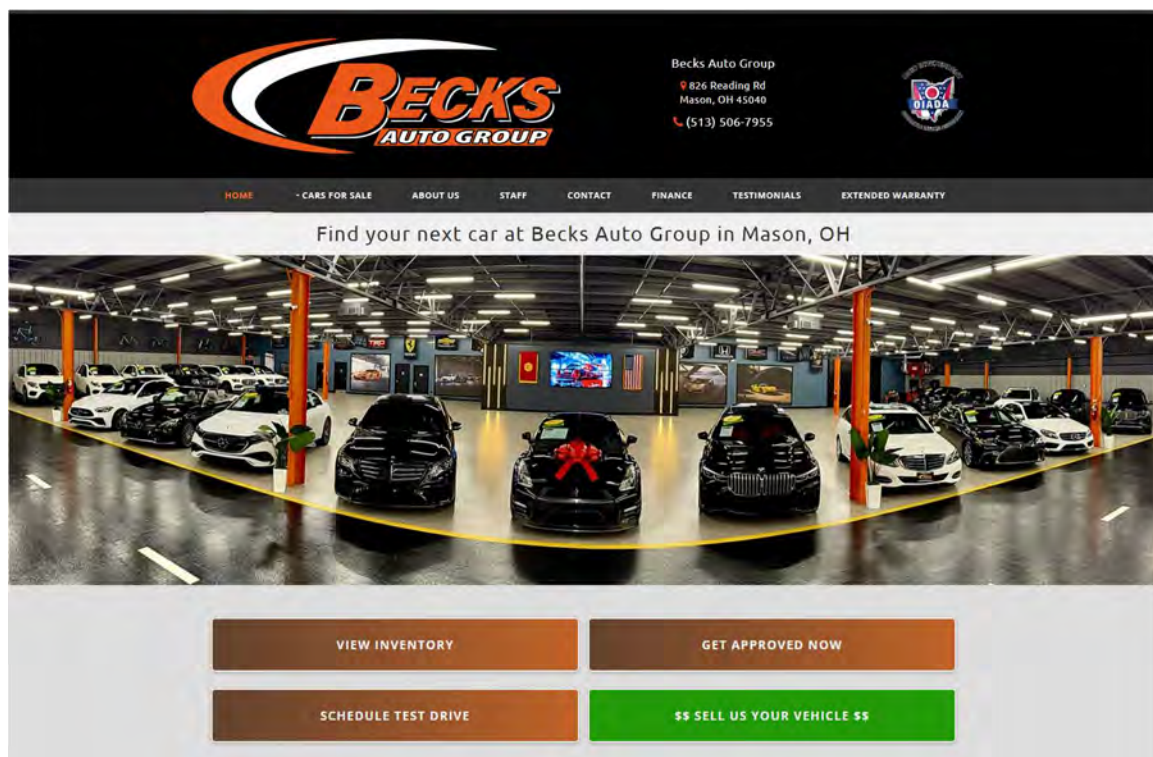
Our dealership specializes in sourcing, preparing, and selling high-demand used vehicles that meet strict quality standards.

The business model is built on smart market analytics, rapid inventory turnover, and professional presentation to maximize profitability and maintain a constantly fresh vehicle lineup.

Goal: Sell 20 vehicles per month with a maximum inventory hold of 30 days per vehicle.

2. Company Experience

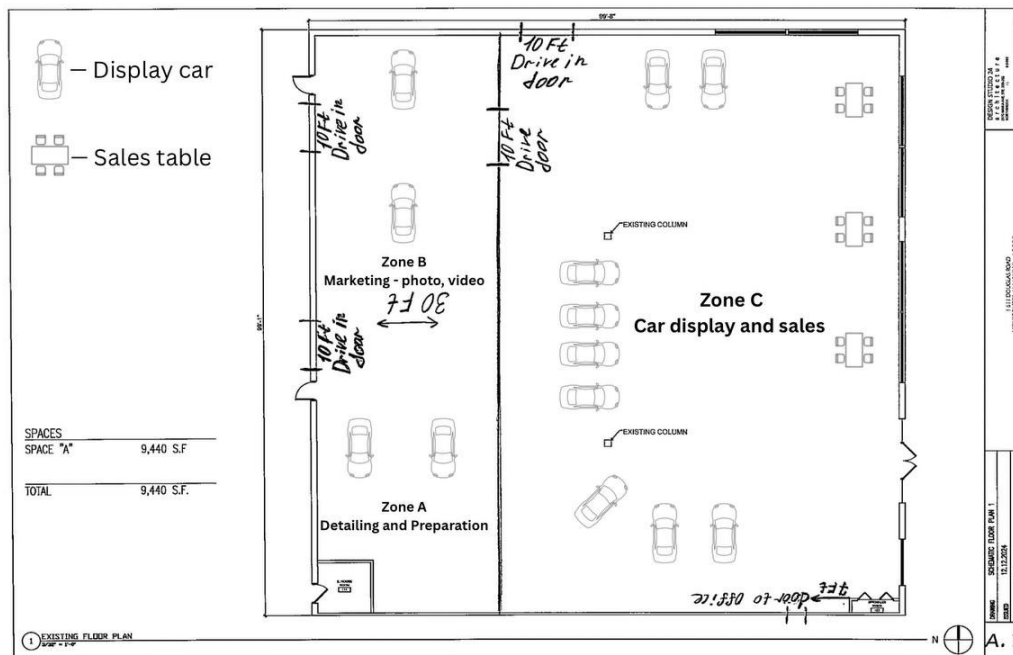
Our dealership has over 10 years of successful partnership with BECKS AUTO GROUP (Ohio), collaborating on vehicle sourcing, reconditioning, and sales operations. This long-term cooperation has provided extensive experience in market analysis, logistics, and quality control, ensuring consistent access to high-demand vehicles and efficient turnover across both states.



<https://www.becksautogroup.com/>

3. Business Model Overview

1. Vehicle Sourcing: Purchase only used vehicles in the best condition from leading U.S. auctions such as Manheim, CarMax, and Adesa. Selection is based on an intelligent market analysis system that identifies cars with high resale potential.
2. Transportation & Intake: After purchase, vehicles are delivered to the dealership lot. Each car undergoes a full mechanical and visual inspection.
3. Preparation & Detailing: Professional detailing, cleaning, and cosmetic reconditioning are performed to make each vehicle showroom-ready.
4. Media & Marketing: High-quality photos and videos are taken for the website and online listings. Active marketing campaigns are run across Google, Meta, and social platforms.
5. Sales Operations: Vehicles are displayed online and on the dealership lot. Unsold vehicles after 30 days are relocated to our partner dealership in Ohio or re-auctioned.





4. Inventory & Turnover Policy

- Maximum stock: 20–25 vehicles.
- Average selling cycle: 20–30 days.
- Vehicles exceeding 30 days are liquidated or transferred to maintain high turnover.

5. Marketing Strategy

- Data-driven vehicle selection using real-time demand analytics.
- Active presence on social media with video walk-arounds.
- Google Business and SEO optimization.
- Referral programs and community marketing to build reputation.

6. Financial Plan

Average purchase price per vehicle: \$10,000–\$18,000

Average sale price: \$14,000–\$24,000

Gross profit per unit: \$3,000–\$5,000

Monthly sales volume: 20 vehicles

Projected monthly gross profit: \$60,000–\$100,000 (before expenses)

Main Expense Categories

- Auction fees and transportation
- Reconditioning and detailing
- Marketing and advertising
- Staff salaries and maintenance
- Insurance and office expenses

7. Long-Term Vision

- Establish multi-state dealership operations (Illinois and Ohio).
- Integrate automated inventory management and pricing systems.
- Offer financing and warranty options.
- Build a recognizable brand for premium-quality used vehicles.
- Strengthen collaboration with BECKS AUTO GROUP through shared marketing, logistics, and inventory exchange.

Metric	Value
Vehicles Sold per Month	20
Average Purchase Price	\$10,000 – \$18,000
Average Sale Price	\$14,000 – \$24,000
Gross Profit per Vehicle	\$3,000 – \$5,000
Projected Monthly Profit	\$60,000 – \$100,000



VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 6H

TO: Village President and Board of Trustees

SUBMITTED BY: Chris Minick, Finance Director

MEETING DATE: January 12, 2026

TITLE: TIF #2 Rebate

☐ RESOLUTION

☐ ORDINANCE

☐ 1st Reading ☐ 2nd Reading

☐ Waiver of 1st Reading

☐ BID PROPOSAL/AWARD

☐ RECOMMENDATION

☒ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

The Village received a total of \$2,192,172 in TIF #2 property tax increment for levy year 2024, which is collected in calendar year 2025, and accounted for in fiscal year 2026. Per Resolution 2017-003, Village staff reviewed building permits within the TIF area and detailed EAV reports. Per Village staff review, there are no new parcels to be retained in TIF #2.

The levy year 2024 tax receipt report was presented to the Joint Review Board on December 11, 2025, for which we received no questions. The Board has 14 days to object in writing to the proposed surplus distribution or may direct staff by consensus to proceed with the refund prior to that date. A check will be cut to Kane County for the total, who will then disburse the funds based on the most recent share of the tax bill.

PREVIOUS BOARD/COMMISSION ACTIVITY:

N/A

FISCAL IMPACT:

A rebate of \$660,052.97 is to be issued to Kane County Treasurer for disbursement to other taxing districts. Please note that with the increased increment collected, the Village was able to meet all of its obligations for the TIF including the increased rebate proposed herein.

Budgeted Item: ☒ YES ☐ NO

Budgeted Amount:

\$577,330

Actual Cost:

\$660,053

Account Number:

135-4010-540-5915

RECOMMENDATION/RESULTS:

Staff recommends approval of the TIF #2 rebate for Levy Year 2024 in the amount of \$660,053.

ATTACHMENTS:

TIF #2 Detail sheet for Levy Year 2024

TIF #2 Rebate Summary History

REVIEW:

Village Administrator: *Jeff Zoepfel*



Tax Increment Financing District #2 - LY 2024, CY 2025, FY 2026
Property By Tax Code

Map #	Pin	Owner	Development Type	Area (acres)	Area (Sqt Ft)	Property Address	Notes	Tax Code	Tax Rate	2013 EAV	2024 EAV	EAV Increment	% Change	Tax Increment
37	15-31-200-002	BURLINGTON NORTHERN RAILROAD COMPANY	FARM/LAND	1.00	43,600.00	ASHLAND AVE	VACANT	AU938	6.965783	\$ -	\$ -	\$ 574	100.00%	\$ -
71	15-31-200-010	VVF ILLINOIS LLC	INDUSTRIAL	2.37	103,237.20	AUCLUTT RD	RAIL SPUR	AU938	6.965783	\$ 26,625	\$ 73,882	\$ 47,257	177.49%	\$ 3,292
72b	15-31-200-015	UNITED FACILITIES INC	INDUSTRIAL	0.89	37,768.40	ASHLAND AVE	RAIL SPUR	AU938	6.965783	\$ -	\$ -	\$ -	0.00%	\$ -
72c	15-31-200-028	UNITED FACILITIES INC	INDUSTRIAL	0.33	N/A	N/A	VACANT	AU938	6.965783	\$ -	\$ 10,287	\$ 10,287	100.00%	\$ 180
73	15-31-200-016	BURLINGTON NORTHERN & SANTA FE RAILWAY	INDUSTRIAL	2.77	120,661.20	ASHLAND AVE	RAIL SPUR	AU938	6.965783	\$ 31,118	\$ 86,549	\$ 55,231	177.49%	\$ 3,847
30c	15-31-200-029	UNITED FACILITIES INC	INDUSTRIAL					AU938	6.965783	\$ -	\$ 3,117	\$ 3,117	100.00%	\$ 57
								Subtotal		\$ 67,741	\$ 174,239	\$ 116,466		\$ 7,416
19	15-303-26-031	RLR INVESTMENTS LLC	FARM/LAND	6.94	302,306.40	S ORCHARD RD	VACANT	AU939	7.191583	\$ 25,39	\$ 5,131	\$ 2,592	102.09%	\$ 186
11	15-303-26-051	SHARE REAL ESTATE HOLDINGS LLC (SHARE MACHINE/SS SHOES)	INDUSTRIAL	1.49	64,904.40	2175 ROCHESTER	BUILDING (4)	AU939	7.191583	\$ 167,190	\$ 406,000	\$ 239,790	143.43%	\$ 17,242
12	15-303-26-052	STANDARD BANK & TRUST CO, TR #16573 (LANG ICE)	INDUSTRIAL	1.72	74,223.20	2155 ROCHESTER	BUILDING (5)	AU939	7.191583	\$ 137,266	\$ 319,170	\$ 182,204	132.81%	\$ 13,111
10	15-303-26-056	DEUFEL PROPERTY LLC (SUPERIOR BEVERAGE)	INDUSTRIAL	10.17	443,005.20	1070 ORCHARD RD	BUILDING (6)	AU939	7.191583	\$ 1,202,226	\$ 1,831,914	\$ 629,488	52.35%	\$ 24,780
15	15-303-27-008	VILLAGE OF MONTGOMERY	VACANT	0.47	20,473.20	N/A	DETENTION BASIN	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
14	15-303-27-009	VILLAGE OF MONTGOMERY	VACANT	0.49	21,344.40	N/A	DETENTION BASIN	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
13	15-303-27-010	VILLAGE OF MONTGOMERY	VACANT	0.64	27,878.40	N/A	DETENTION BASIN	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
7	15-303-28-005	VILLAGE OF MONTGOMERY	VACANT	1.08	47,044.80	N/A	DETENTION BASIN	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
8	15-303-28-006	VILLAGE OF MONTGOMERY	VACANT	1.04	45,302.40	N/A	DETENTION BASIN	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
6	15-303-28-007	VILLAGE OF MONTGOMERY	VACANT	0.98	42,688.80	N/A	DETENTION BASIN	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
5	15-303-28-008	VILLAGE OF MONTGOMERY	VACANT	1.01	43,995.60	N/A	DETENTION BASIN	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
9	15-303-29-002	VILLAGE OF MONTGOMERY	VACANT	0.41	17,859.60	N/A	DETENTION BASIN	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
17	15-303-16-002	ROCHESTER MIDLAND CORPORATION	INDUSTRIAL	5.17	225,305.20	2200 ROCHESTER	BUILDING (7)	AU939	7.191583	\$ 518,357	\$ 682,955	\$ 164,598	317.89%	\$ -
18	15-303-16-003	ROCHESTER MIDLAND CORPORATION	INDUSTRIAL	2.30	100,188.00	ROCHESTER DR	VACANT	AU939	7.191583	\$ 98,188	\$ 139,004	\$ 80,816	138.89%	\$ 5,812
16	15-303-16-004	NORTHERN TR BINK/LAKE FOREST NAT ASSOC. ATG TRUST	FARM/LAND	2.79	121,332.40	ROCHESTER DR	VACANT	AU939	7.191583	\$ 343	\$ 1,137	\$ 794	231.49%	\$ 67
23	15-31-100-011	UNITED FACILITIES INC	INDUSTRIAL	3.99	173,804.40	ORCHARD RD	RAIL SPUR	AU939	7.191583	\$ 44,224	\$ 124,386	\$ 79,562	177.50%	\$ 5,722
32b	15-31-100-013	UNITED FACILITIES INC	INDUSTRIAL	15.14	659,498.40	1390 ORCHARD RD	BUILDING (12)	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
32c	15-31-100-015	UNITED FACILITIES INC	INDUSTRIAL	14.03	611,146.80	1390 ORCHARD RD	BUILDING (12)	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
28b	15-31-100-012	UNITED FACILITIES INC	INDUSTRIAL	16.98	739,448.80	1370 ORCHARD RD	BUILDING (11)	AU939	7.191583	\$ 2,681,194	\$ 3,275,514	\$ 594,320	22.17%	\$ 42,741
28c	15-31-100-016	UNITED FACILITIES INC (3 PARCELS - 1 BLDG)	INDUSTRIAL	16.69	727,016.40	1370 ORCHARD RD	BUILDING (11)	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
33b	15-31-100-008	DON & CAROL HAMMAN	FARM/LAND	32.25	1,395,662.40	ORCHARD RD	VACANT	AU939	7.191583	\$ 5,798,325	\$ 7,512,200	\$ 1,713,565	29.56%	\$ 74,449
33c	15-31-100-017	NGH FARMS LLC	FARM/LAND	33.04	1,448,370.00	ORCHARD RD	VACANT	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
70	15-31-200-003	VILLAGE OF MONTGOMERY	EXEMPT	0.59	25,700.00	ASHLAND AVE	WATER TOWER	AU939	7.191583	\$ 8,996	\$ 20,278	\$ 11,282	125.41%	\$ 811
34b	15-31-200-017	UNITED FACILITIES INC	INDUSTRIAL	3.04	132,422.40	ORCHARD RD	RAIL SPUR	AU939	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
34c	15-31-200-027	UNITED FACILITIES INC	INDUSTRIAL	1.76	338,896.80	AUCLUTT RD	VACANT	AU939	7.191583	\$ 34,265	\$ -	\$ -	0.00%	\$ -
36	15-31-200-019	VVF ILLINOIS LLC	FARM/LAND	7.78	338,896.80	AUCLUTT RD	VACANT	AU939	7.191583	\$ 30,226	\$ 5,739	\$ 54,864	100	\$ 1,481
74	15-31-200-022	VVF ILLINOIS LLC	INDUSTRIAL	0.84	36,590.40	AUCLUTT RD	RAIL SPUR	AU939	7.191583	\$ 9,437	\$ 26,189	\$ 16,752	89.66%	\$ 195
75	15-31-200-023	UNITED FACILITIES INC	INDUSTRIAL	1.55	67,518.00	AUCLUTT RD	RAIL SPUR	AU939	7.191583	\$ 17,413	\$ 48,317	\$ 30,904	177.51%	\$ 1,205
55	15-31-326-007	TRANZIT HOLDINGS LLC	INDUSTRIAL	3.01	13,115.60	2165 AUCLUTT RD	BUILDING (14)	AU939	7.191583	\$ 100,854	\$ 299,939	\$ 159,085	157.74%	\$ 2,223
53	15-31-326-022	CTLTC C201671	INDUSTRIAL	10.74	467,834.40	AUCLUTT RD	VACANT	AU939	7.191583	\$ 238	\$ -	\$ -	0.00%	\$ -
54	15-31-326-023	2175 AUCLUTT ROAD LLC (MIKES DECK CENTER)	INDUSTRIAL	2.01	87,555.60	2175 AUCLUTT RD	BUILDING (15)	AU939	7.191583	\$ 268,793	\$ 391,633	\$ 122,840	45.70%	\$ 8,834
52	15-31-326-025	CTLTC C201671	INDUSTRIAL	2.83	123,274.80	AUCLUTT RD	VACANT	AU939	7.191583	\$ 238	\$ -	\$ -	0.00%	\$ -
51	15-31-326-027	CTLTC C201671	INDUSTRIAL	2.83	123,274.80	AUCLUTT RD	VACANT	AU939	7.191583	\$ 238	\$ -	\$ -	0.00%	\$ -
50	15-31-326-029	CTLTC C201671	INDUSTRIAL	2.83	123,274.80	AUCLUTT RD	VACANT	AU939	7.191583	\$ 238	\$ -	\$ -	0.00%	\$ -
47	15-31-326-032	ANGEL REALTY VILLC (NEWLY WEBS FOODS)	INDUSTRIAL	5.25	228,690.00	1760 ORCHARD RD	BUILDING (16)	AU939	7.191583	\$ 1,324,606	\$ 2,067,330	\$ 742,724	56.07%	\$ 53,414
48	15-31-326-037	ANGEL REALTY VILLC	INDUSTRIAL	1.61	70,131.60	AUCLUTT RD	VACANT	AU939	7.191583	\$ 18,199	\$ 50,001	\$ 32,302	177.49%	\$ 2,323
49b	15-31-326-030	CTLTC C201671	FARM/LAND	3.99	173,804.40	AUCLUTT RD	VACANT	AU939	7.191583	\$ 922	\$ -	\$ (922)	-100.00%	\$ -
49c	15-31-326-038	COMMONWEALTH EDISON CO	FARM/LAND	4.26	185,565.60	AUCLUTT RD	VACANT	AU939	7.191583	\$ 444,162	\$ 699,981	\$ 215,819	48.59%	\$ 15,521
57	15-31-401-013	IL BELL TELEPHONE CO (LATI)	INDUSTRIAL	10.43	454,330.80	2001 AUCLUTT RD	BUILDING (17)	AU939	7.191583	\$ 318,031	\$ 642,494	\$ 324,463	102.02%	\$ 23,334
68	15-31-401-018	AURORA METALS DIVISION LLC	INDUSTRIAL	4.89	213,008.40	1999 AUCLUTT RD	BUILDING (18)	AU939	7.191583	\$ 577,532	\$ 761,315	\$ 183,483	31.75%	\$ -
65	15-31-401-025	HAWTHORNE WOODRIDGE LP	COMMERCIAL	1.22	53,143.20	VICTORIA DR	VACANT	AU939	7.191583	\$ 157,653	\$ 151,359	\$ 93,716	162.55%	\$ 6,740
61	15-31-401-027	POCH INVESTMENTS LLP (POMPS TIRE)	INDUSTRIAL	1.26	54,885.60	1996 GREENFIELD	BUILDING (20)	AU939	7.191583	\$ 186,087	\$ 245,176	\$ 59,089	31.75%	\$ 2,770
64	15-31-401-028	POCH INVESTMENTS LLP (POMPS TIRE)	INDUSTRIAL	0.76	33,105.60	1990 GREENFIELD	BUILDING (21)	AU939	7.191583	\$ 149,070	\$ 197,195	\$ 47,525	31.75%	\$ 1,902
59	15-31-401-029	WOCHINSKE INVESTMENTS LLC (BSN SPORTS)	INDUSTRIAL	0.90	39,204.00	1997 AUCLUTT RD	BUILDING (22)	AU939	7.191583	\$ 158,268	\$ 248,909	\$ 90,651	57.28%	\$ 6,519
60	15-31-401-030	HARRIS BANK ST CHARLES (BINKS INDUSTRIES INC)	INDUSTRIAL	0.31	13,303.60	1997A AUCLUTT RD	BUILDING (23)	AU939	7.191583	\$ 41,580	\$ 77,869	\$ 36,189	86.83%	\$ 2,603
62	15-31-401-034	MVP AUCLUTT PROPERTY LLC (MVP PLUMBING)	INDUSTRIAL	0.49	53,143.20	1995 AUCLUTT RD	BUILDING (24)	AU939	7.191583	\$ 201,217	\$ 313,788	\$ 92,571	41.85%	\$ 5,759
63	15-31-401-035	POCH INVESTMENTS LLP (POMPS TIRE)	INDUSTRIAL	1.22	53,143.20	999 GREENFIELD	BUILDING (25)	AU939	7.191583	\$ 30,327	\$ 46,371	\$ 15,534	50.86%	\$ 1,539
66	15-31-401-036	TRUST # 4747, DANIEL DOLAN	INDUSTRIAL	4.65	202,554.00	GREENFIELD	VACANT	AU939	7.191583	\$ 314	\$ -	\$ -	0.00%	\$ -
67	15-31-401-037	LAKIN MONTGOMERY LLC	INDUSTRIAL	6.85	298,386.00	2001 GREENFIELD	BUILDING (26)	AU939	7.191583	\$ 398,769	\$ 1,167,448	\$ 768,879	192.81%	\$ 52,295
69	15-31-401-039	AURORA METALS DIVISION LLC	INDUSTRIAL	5.09	228,260.40	GREENFIELD	VACANT	AU939	7.191583	\$ 57,822	\$ 158,075	\$ 101,493	177.49%	\$ 7,299
40	15-31-401-040	ROBINSON BRICK CO AUCLUTTS LLC (GENERAL SHALE BRICK)	INDUSTRIAL	10.24	446,054.80	1975 AUCLUTT RD	BUILDING (27)	AU939	7.191583	\$ 312,165	\$ 612,588	\$ 300,193	96.16%	\$ 21,589
42	15-32-300-039	RAIT CORPORATION	INDUSTRIAL	10.58	460,864.80	AUCLUTT RD	VACANT	AU939	7.191583	\$ 3,019	\$ 3,378	\$ 959	31.77%	\$ -



Tax Increment Financing District #2 - LY 2024, CY 2025, FY 2026
Property By Tax Code

Map #	PIN	Owner	Development Type	Area (acres)	Area (Sq Ft)	Property Address	Notes	Tax Code	Tax Rate	2013 EAV	2024 EAV	EAV Increment	% Change	Tax Increment
43	15-32-35-001	STORE MASTER FUNDING (MIDWEST ALUMINUM SUPPLY)	INDUSTRIAL	8.65	376,940.00	1001 ALCUTT RD	BUILDING (28)	AU939	7.191583	\$ 524,473	\$ 2,186,138	\$ 1,661,665	316.83%	\$ 115,500
									Subtotal	\$ 15,879,234	\$ 24,697,079	\$ 8,853,962		\$ 536,395
46	15-31-32-6-036	ORCHARD PROPERTY 2 LLC (ORCHARD STOP C/TGO)	COMMERCIAL	3.04	132,422.40	1700 ORCHARD RD	GAS STATION (2)	AU940	7.191583	\$ 432,852	\$ 587,008	\$ 155,056	35.82%	\$ 11,151
									Subtotal	\$ 432,852	\$ 587,008	\$ 155,056		\$ 11,151
39p	15-31-200-014	JB COMMODITIES LLC	FARMLAND	36.09	1,572,080.40	ASHLAND AVE	VACANT	AU941	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
39c	15-31-200-024	JB COMMODITIES LLC	FARMLAND	15.73	685,198.80	ALCUTT RD	VACANT	AU941	7.191583	\$ 1,075	\$ 9,988	\$ 8,813	791.91%	\$ 612
39c	15-31-240-001	JB COMMODITIES LLC	FARMLAND	-	-	ALCUTT RD	VACANT	AU941	7.191583	\$ 762	\$ 1,012	\$ 250	32.81%	\$ -
39c	15-31-240-002	JB COMMODITIES LLC	FARMLAND	-	-	ALCUTT RD	VACANT	AU941	7.191583	\$ 437	\$ 594	\$ 157	35.93%	\$ -
39c	15-31-240-003	JB COMMODITIES LLC	FARMLAND	-	-	ALCUTT RD	VACANT	AU941	7.191583	\$ 468	\$ 653	\$ 185	39.53%	\$ -
39c	15-31-240-004	JB COMMODITIES LLC	FARMLAND	-	-	ALCUTT RD	VACANT	AU941	7.191583	\$ 1,076	\$ 1,638	\$ 562	52.23%	\$ 40
39p	15-31-200-013	JB COMMODITIES LLC	FARMLAND	17.78	774,496.80	ALCUTT RD	VACANT	AU941	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
39c	15-31-250-001	AMERICAN CRYSTAL SUGAR COMPANY	INDUSTRIAL	-	-	1601 COMMERCE DR	BUILDING (29)	AU941	7.191583	\$ 1,028	\$ 12,044,678	\$ 12,043,650	1171561.28%	\$ 866,129
39c	15-31-250-002	MONTGOMERY INVESTORS LLC-PRITZER REALTY GROUP (NEXED)	INDUSTRIAL	-	-	1501 COMMERCE DR	BUILDING (30)	AU941	7.191583	\$ -	\$ 4,020,048	\$ 4,019,019	390575.22%	\$ 285,031
38p	15-32-100-010	JB COMMODITIES LLC	FARMLAND	59.36	2,585,721.60	ALCUTT RD	VACANT	AU941	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
38p	15-32-100-015	JB COMMODITIES LLC	FARMLAND	54.18	2,360,080.80	ALCUTT RD	VACANT	AU941	7.191583	\$ 11,372	\$ -	\$ (11,372)	-100.00%	\$ -
41p	15-32-100-009	JB COMMODITIES LLC	FARMLAND	49.20	2,143,132.00	ALCUTT RD	VACANT	AU941	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
41c	15-32-100-016	JB COMMODITIES LLC	FARMLAND	47.12	2,062,547.20	ALCUTT RD	VACANT	AU941	7.191583	\$ 23,06	\$ -	\$ (23,06)	-100.00%	\$ -
41c	15-32-151-001	ALCUTT ROAD LLC	INDUSTRIAL	12.74	1751 TRANSIT WAY	1751 TRANSIT WAY	VACANT	AU941	7.191583	\$ -	\$ 5,639	\$ 5,639	100.00%	\$ 272
41c	15-32-151-002	ALCUTT ROAD LLC	FARMLAND	7.49	1751 TRANSIT WAY	1751 TRANSIT WAY	BUILDING	AU941	7.191583	\$ -	\$ 86,491	\$ 86,491	100.00%	\$ 6,148
41c	15-32-151-003	ALCUTT ROAD LLC	INDUSTRIAL	11.33	1701 TRANSIT WAY	1701 TRANSIT WAY	VACANT	AU941	7.191583	\$ -	\$ 130,832	\$ 130,832	100.00%	\$ 9,296
38c	15-32-104-001	JB COMMODITIES LLC	FARMLAND	-	-	ALCUTT RD	VACANT	AU941	7.191583	\$ 23,69	\$ 2,773	\$ 404	17.05%	\$ -
38c	15-32-104-017	JB COMMODITIES LLC	INDUSTRIAL	50.42	N/A	N/A	VACANT	AU941	7.191583	\$ -	\$ 35,090	\$ 35,090	100.00%	\$ 2,010
41c	15-32-100-018	JB COMMODITIES LLC	INDUSTRIAL	14.89	N/A	N/A	VACANT	AU941	7.191583	\$ -	\$ 2,631	\$ 2,631	100.00%	\$ 35
41c	15-32-151-004	JB COMMODITIES LLC	INDUSTRIAL	4.57	N/A	N/A	VACANT	AU941	7.191583	\$ -	\$ 293	\$ 293	100.00%	\$ -
									Subtotal	\$ 22,522	\$ 16,341,360	\$ 16,319,438		\$ 1,173,574
29	15-31-100-014	UNITED FACILITIES INC (G PARCELS - 1 BLDG)	INDUSTRIAL	14.34	624,650.40	1370 ORCHARD RD	BUILDING (11)	AU942	7.191583	\$ 146,269	\$ 405,883	\$ 259,614	177.49%	\$ 18,670
30p	15-31-200-018	UNITED FACILITIES INC (G PARCELS - 1 BLDG)	INDUSTRIAL	17.13	746,182.80	1370 ORCHARD RD	BUILDING (11)	AU942	7.191583	\$ 192,553	\$ -	\$ -	0.00%	\$ -
30c	15-31-200-025	UNITED FACILITIES INC	INDUSTRIAL	11.69	N/A	N/A	BUILDING	AU942	7.191583	\$ -	\$ 364,407	\$ 364,407	100.00%	\$ 16,652
30c	15-31-200-026	UNITED FACILITIES INC	INDUSTRIAL	5.25	N/A	N/A	BUILDING	AU942	7.191583	\$ -	\$ 163,656	\$ 163,656	100.00%	\$ 7,477
31	15-31-200-021	UNITED FACILITIES INC	INDUSTRIAL	6.22	270,943.20	ALCUTT RD	VACANT	AU942	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
									Subtotal	\$ 338,822	\$ 933,946	\$ 787,677		\$ 42,799
25	15-30-377-001	R L ROBERTS LLC (YELLOW FREIGHT)	INDUSTRIAL	11.67	508,346.20	2100 ROCHESTER	BUILDING (8)	AU943	7.191583	\$ 619,567	\$ 955,273	\$ 335,706	54.18%	\$ 24,143
22p	15-30-401-011	BUDDIG, CARL & COMPANY (BUDDIG - 2 BLDGS)	INDUSTRIAL	18.03	785,386.80	2125 ROCHESTER	BUILDING (9 & 10)	AU943	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
22p	15-30-401-029	BUDDIG, CARL & COMPANY (BUDDIG - 2 BLDGS)	INDUSTRIAL	-	-	2125 ROCHESTER	BUILDING (9 & 10)	AU943	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
22p	15-30-401-030	BUDDIG, CARL & COMPANY (BUDDIG - 2 BLDGS)	INDUSTRIAL	-	-	2125 ROCHESTER	BUILDING (9 & 10)	AU943	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
27p	15-30-401-023	ROCHESTER DR MONTGOMERY LLC	INDUSTRIAL	14.79	644,252.40	ROCHESTER DR	VACANT	AU943	7.191583	\$ -	\$ -	\$ -	0.00%	\$ -
27c	15-30-451-027	ROCHESTER DR MONTGOMERY LLC	INDUSTRIAL	4.09	178,160.40	2125 ROCHESTER	VACANT	AU943	7.191583	\$ 1,066	\$ 2,314	\$ 1,448	135.83%	\$ 104
27c	15-30-451-028	ROCHESTER DR MONTGOMERY LLC	INDUSTRIAL	10.64	463,478.40	2125 ROCHESTER	VACANT	AU943	7.191583	\$ -	\$ -	\$ -	#DIV/0!	\$ -
27c	15-30-451-029	ROCHESTER DR MONTGOMERY LLC	Farmiland	10.35	463,478.40	2125 ROCHESTER	VACANT	AU943	7.191583	\$ 2,741	\$ 5,990	\$ 3,249	0.00%	\$ 234
26c	15-30-401-031	BUDDIG, CARL & COMPANY (BUDDIG - 2 BLDGS)	INDUSTRIAL	18.05	766,258.00	2125 ROCHESTER	BUILDING (9 & 10)	AU943	7.191583	\$ 1,512,093	\$ 3,910,104	\$ 2,398,011	158.89%	\$ 172,455
24	15-30-377-002	IWG TLA TELECOM LLC SETH TREJO	INDUSTRIAL	0.06	2,813.60	2098 ROCHESTER	BUILDING	AU943	7.191583	\$ 32,480	\$ 73,999	\$ 41,119	126.60%	\$ 2,957
26	15-30-401-024	FRELK FARM PROPERTY OWNERS ASSOCIATION	FARMLAND	11.80	514,008.00	ROCHESTER DR	DETENTION BASIN	AU943	7.191583	\$ 3,175	\$ 7,098	\$ 3,923	121.56%	\$ 282
									Subtotal	\$ 2,171,122	\$ 4,954,578	\$ 2,783,456		\$ 200,175
56	15-31-32-6-006	JENMAT LLC (R/J KECK PIPE & SUPPLY CO)	INDUSTRIAL	7.03	306,226.80	2125 ALCUTT RD	BUILDING (13)	AU944	7.191583	\$ 388,526	\$ 580,143	\$ 191,617	49.32%	\$ 13,780
									Subtotal	\$ 388,526	\$ 580,143	\$ 191,617		\$ 13,780
21	15-30-32-6-029	MONTGOMERY 200PTSK LLC	FARMLAND	8.71	379,407.60	ORCHARD RD	IMPROVED REAR LOT	AU946	7.191583	\$ 2,727	\$ 5,391	\$ 2,664	97.69%	\$ 192
20	15-30-32-6-030	MONTGOMERY 200PTSK LLC (MICHELS)	INDUSTRIAL	6.88	299,692.80	1265 S ORCHARD	BUILDING (3)	AU946	7.191583	\$ 285,596	\$ 1,231,919	\$ 942,323	325.39%	\$ 67,768
									Subtotal	\$ 292,223	\$ 1,237,310	\$ 944,987		\$ 67,960
4	14-25-400-039	LAZARO CASTRO	VACANT LAND	3.45	150,282.00	1205 ORCHARD RD	VACANT	SG902	8.394938	\$ 40,261	\$ 76,925	\$ 36,564	90.82%	\$ 3,070
1	14-25-400-040	JERICHO & ORCHARD LLC	FARMLAND	15.83	689,554.80	39 W 041 JENCHO	VACANT	SG902	8.394938	\$ 6,058	\$ -	\$ (6,058)	-100.00%	\$ -
2p	14-25-400-041	JERICHO & ORCHARD LLC	RESIDENTIAL IMPROVED	1.04	45,302.40	1146 S ORCHARD RD	HOUSE	SG902	8.394938	\$ 59,445	\$ -	\$ (59,445)	-100.00%	\$ -
3p	14-25-400-012	ORCHARD RD ANIMAL HOSPITAL PC	COMMERCIAL	1.76	76,665.60	1175 ORCHARD RD	VET OFFICE (1)	SG902	8.394938	\$ -	\$ -	\$ -	-	\$ 100.00%
3c	14-25-400-044	ORCHARD RD ANIMAL HOSPITAL PC	COMMERCIAL	1.89	83,949.38	1175 ORCHARD RD	VET OFFICE (1)	SG902	8.394938	\$ 226,418	\$ 382,033	\$ 155,685	68.98%	\$ 13,112
									Subtotal	\$ 332,182	\$ 459,428	\$ 127,246		\$ 16,181



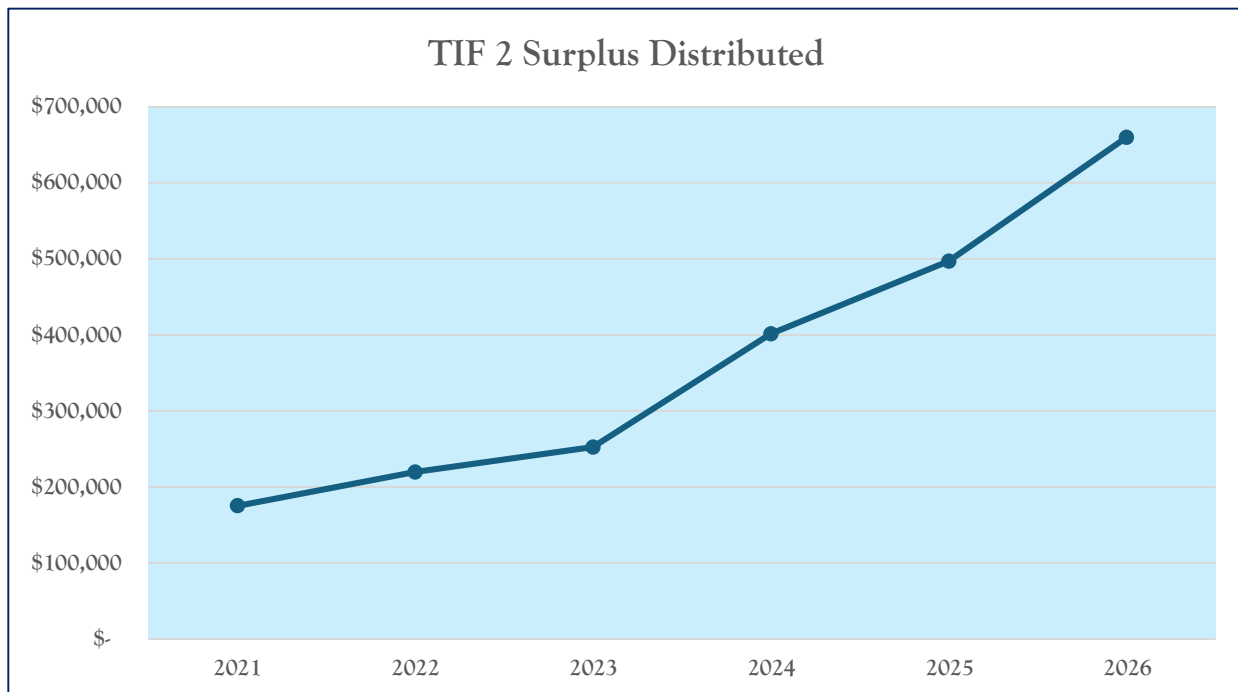
Tax Increment Financing District #2 - LY 2024, CY 2025, FY 2026
Property By Tax Code

Map #	PIN	Owner	Development Type	Area (acres)	Area (Sq Ft)	Property Address	Notes	Tax Code	Tax Rate	2013 EAV	2024 EAV	EAV Increment	% Change	Tax Increment
LENNY'S MONTGOMERY REAL ESTATE DEVELOPMENT LLC														
1c	14-25-430-004	LENNY'S MONTGOMERY REAL ESTATE DEVELOPMENT LLC	COMMERCIAL	-	-	39 W 041 JERICHO	VACANT	SG917	8.394938	\$ -	\$ -	\$ 1,456,810	100.00%	\$ -
1c	14-25-430-002	JERICHO & ORCHARD LLC	COMMERCIAL	-	-	-	VACANT	SG917	8.394938	\$ -	\$ -	\$ 2,734	100.00%	\$ -
1c	14-25-430-005	JERICHO & ORCHARD LLC	COMMERCIAL	-	-	-	VACANT	SG917	8.394938	\$ -	\$ -	\$ 747	100.00%	\$ -
1c/2c	14-25-430-006	JERICHO & ORCHARD LLC	COMMERCIAL	-	-	-	VACANT	SG917	8.394938	\$ -	\$ -	\$ 1,438	100.00%	\$ -
1c/2c	14-25-430-007	JERICHO & ORCHARD LLC	COMMERCIAL	-	-	-	VACANT	SG917	8.394938	\$ -	\$ -	\$ 14,307	100.00%	\$ -
Subtotal										\$ -	\$ 1,506,036	\$ 1,506,036	100.00%	\$ 484
TOTAL										\$ 19,925,324	\$ 51,472,997	\$ 31,785,041		\$ 2,192,172
TOTAL ESTIMATED ASSESSED VALUE/TAXES														
LESS: IMPROVED PROPERTY														
39c	15-31-250-001	AMERICAN CRYSTAL SUGAR COMPANY	INDUSTRIAL	-	-	1601 COMMERCE DR	BUILDING (29)	AU941	7.191583	\$ 1,028	\$ 12,044,678	\$ 12,043,650	1171561.28%	\$ 866,129
39c	15-31-250-002	MONTGOMERY INVESTORS LLC-PRITZER REALTY GROUP (NEXEO)	INDUSTRIAL	-	-	1501 COMMERCE DR	BUILDING (30)	AU941	7.191583	\$ 1,029	\$ 4,020,048	\$ 4,019,019	390575.22%	\$ 289,031
41c	15-32-151-001	AUCUTT ROAD LLC	INDUSTRIAL	12.74	-	1751 TRANSIT WAY	VACANT	AU941	7.191583	\$ -	\$ 5,639	\$ 5,639	100.00%	\$ 272
41c	15-32-151-002	AUCUTT ROAD LLC	FARM/LAND	7.49	-	1751 TRANSIT WAY	BUILDING	AU941	7.191583	\$ -	\$ 86,491	\$ 86,491	100.00%	\$ 6,148
41c	15-32-151-003	AUCUTT ROAD LLC	INDUSTRIAL	-	-	1701 TRANSIT WAY	BUILDING	AU941	7.191583	\$ -	\$ 130,832	\$ 130,832	100.00%	\$ 9,296
22c	15-30-401-031	BUDDIG, CARL & COMPANY (BUILDING - 2 BLDGS)	INDUSTRIAL	-	-	2125 ROCHESTER	BUILDING (9 & 10)	AU943	7.191583	\$ 1,512,083	\$ 3,910,104	\$ 2,398,011	159.59%	\$ 172,455
20	15-30-326-000	MONTGOMERY 200PTSK LLC (MICHELS)	INDUSTRIAL	6.88	-	1266 S ORCHARD	BUILDING (3)	AU946	7.191583	\$ 285,596	\$ 1,231,919	\$ 942,323	325.39%	\$ 67,768
1c	14-25-430-004	LENNY'S MONTGOMERY REAL ESTATE DEVELOPMENT LLC	COMMERCIAL	-	-	39 W 041 JERICHO	BUILDING (3)	SG917	8.394938	\$ -	\$ 1,456,810	\$ 1,456,810	100.00%	\$ -
11	15-30-326-051	SHARE REAL ESTATE HOLDINGS LLC (SHARE MACHINE/\$5 SHOES)	INDUSTRIAL	1.49	-	2176 ROCHESTER	BUILDING (4)	AU939	7.191583	\$ 167,150	\$ 406,900	\$ 239,750	143.43%	\$ 17,242
TOTAL										\$ 1,970,896	\$ 23,323,421	\$ 21,352,525		\$ 1,550,598
PLUS BASE EAV TO BE REDISTRIBUTED TO OTHER TAXING BODIES:														
22p	FY2016	2125 ROCHESTER PROPERTY LLC	3%	18.03	785,386.80	2125 ROCHESTER	BUILDING	AU939		\$ 6,698.18	\$ -	\$ 6,698.18	+3%	\$ 6,899.13
20	FY2017	MONTGOMERY 200PTSK LLC	INDUSTRIAL-BUILDING	6.88	299,692.80	1266 S ORCHARD	BUILDING	AU939		\$ 1,201.17	\$ -	\$ 1,201.17	+3%	\$ 1,237.21
11	FY2021	SHARE REAL ESTATE HOLDINGS LLC (SHARE MACHINE/\$5 SHOES)	INDUSTRIAL	6.88	299,692.80	1266 S ORCHARD	BUILDING	AU939		\$ 6,865.72	\$ -	\$ 6,865.72	+3%	\$ 7,071.69
1p	FY2024	JERICHO & ORCHARD LLC	FARM/LAND	15.83	689,554.80	39 W 041 JERICHO	VACANT	SG902		\$ -	\$ -	\$ -	+3%	\$ -
41c-retired	FY2024	JB COMMODITIES LLC	FARM/LAND	47.12	2,052,547.20	AUCUTT RD	VACANT	AU941		\$ 3,175	\$ -	\$ 3,175	+3%	\$ 3,270.73
TOTAL										\$ 14,765.07	\$ -	\$ 14,765.07		\$ 18,478.76
done - 10/27										TO BE RE-DISTRIBUTED TO TAXING AGENCIES				
										\$ 660,052.97				

Village of Montgomery, IL
TIF #2
Summary of Surplus Distribution to Overlapping Districts
January, 2026

<u>Levy Year</u>	<u>Fiscal Year</u>	<u>TIF 2 Surplus Distributed</u>	<u>Increment Revenue</u>	<u>Surplus Distribution as a Percentage of Increment</u>
2019	2021	\$ 175,392	\$ 1,194,315	14.69%
2020	2022	\$ 219,572	\$ 1,211,178	18.13%
2021	2023	\$ 252,403	\$ 1,265,706	19.94%
2022	2024	\$ 401,425	\$ 1,636,068	24.54%
2023	2025	\$ 497,017	\$ 1,984,661	25.04%
2024	2026	\$ 660,053 *	\$ 2,192,172	30.11%

* Proposed Distribution





VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 6I

TO: Village President and Board of Trustees

SUBMITTED BY: Chris Minick, Finance Director

MEETING DATE: January 12, 2026

TITLE: Ordinance 2165 authorizing the issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an aggregate principal amount not to exceed \$3,905,000, for the purpose improving the waterworks system of the Village.

- ☐ RESOLUTION
- ☒ ORDINANCE
 - ☐ 1st Reading ☐ 2nd Reading
 - ☒ Waiver of 1st Reading
- ☐ BID PROPOSAL/AWARD
- ☐ RECOMMENDATION
- ☐ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

This ordinance will formally authorize the issuance of the Revenue Bonds for the purpose of water infrastructure improvements through the Illinois Environmental Protection Agency State Revolving Loan Program. Funding is to offset the costs associated with the Village water main replacement program scheduled for Fiscal Year 2027. The Village has other options to finance the contemplated water main projects. However, the use of IEPA funding is advantageous in both rate and terms. The water main replacement project is associated with the Village's Water Loss Reduction Program.

The Loan funding, if received, will finance Watermain Replacement on S. River Street, Jefferson Street and Case Street. We are applying for "bypass funding" through the IEPA loan program. "Bypass funding is loan funding that has been earmarked for other projects which are not ready to go for this funding cycle. The Village will be in a position to take advantage of the low interest loan bypass funding should it be awarded to us. Should the Village not be awarded the low interest loan bypass funding, we would re-apply and defer the project to the next funding cycle. Debt service payments will be made from future water system revenues.

Interest Rate: 1.62%

Term: 30 years

Loan Type: Subordinate

PREVIOUS BOARD/COMMISSION ACTIVITY:

N/A

FISCAL IMPACT:

The issuance of costs for the financing related to the Watermain Replacement Program are budgeted this fiscal year. Costs are estimated at this time.

Budgeted Item: ☒ YES ☐ NO
Budgeted Amount:
 \$30,000
Actual Cost:
 \$30,000
Account Number:
 211-5060-570-8203

RECOMMENDATION/RESULTS:

Staff recommends approval of the Ordinance authorizing the issuance of Revenue Bonds for the projects related to the Water system improvements.

ATTACHMENTS:

Ordinance 2165 Authorizing the Issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an Aggregate Principal Amount not to Exceed \$3,905,000, for the Purpose Improving the Waterworks System of the Village.

REVIEW:

Village Administrator: *Jeff Zoepfel*

EXTRACT OF MINUTES of a regular public meeting of the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, held in Village Hall, 200 North River Street, Montgomery, Illinois, in the Village at 7:00 o'clock P.M., on the 12th day of January, 2026.

* * *

The President called the meeting to order and directed the Village Clerk to call the roll. Upon the roll being called, the President, , Matthew Brolley, and the following Trustees answered physically present at said location: _____

The following Trustees were allowed by a majority of the members of the President and the Board of Trustees in accordance with and to the extent allowed by rules adopted by the President and Board of Trustees to attend the meeting by video or audio conference: _____

No Trustee was not permitted to attend the meeting by video or audio conference.

The following Trustees were absent and did not participate in the meeting in any manner or to any extent whatsoever: _____

The President announced that in order to finance necessary improvements to the Village's waterworks system, it would be necessary for the Village to issue revenue bonds in an amount not to exceed \$3,905,000, and that the President and Board of Trustees would consider the adoption of an ordinance authorizing the issuance of such bonds.

Thereupon, the Village President presented & explained, and there was read by title an ordinance as follows, a copy of which was provided to each Trustee prior to said meeting and to everyone in attendance at said meeting who requested a copy:

**NOTICE OF INTENT TO ISSUE BONDS
AND RIGHT TO FILE PETITIONS**

Notice is hereby given that pursuant to an ordinance adopted on the 12th day of January, 2026 (the “*Ordinance*”), by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois (the “*Village*”), intends to issue its Waterworks Revenue Bonds in an aggregate principal amount not to exceed \$3,905,000 (the “*Bonds*”) and bearing interest per annum at not to exceed the maximum rate authorized by law at the time of sale thereof, for the purpose of improving the waterworks system of the Village (the “*System*”), as further described in the Ordinance. The Bonds would be payable solely from the revenues of the System. A complete copy of the Ordinance follows this notice.

Notice is hereby further given that a petition may be filed with the Village Clerk of the Village (the “*Village Clerk*”) within thirty (30) days after the date of publication of this notice, signed by 1,320 or more electors of the Village (the same being equal to 10% of the registered voters in the Village), asking that the question of improving the System and the issuance of the Bonds therefor, be submitted to the electors of the Village. If such petition is filed with the Village Clerk within thirty (30) days after the date of publication of the Ordinance and this notice, the question of the issuance of the Bonds shall be submitted to the electors of the Village on the 3rd day of November, 2026. The Circuit Court may declare that an emergency referendum should be held prior to said election date pursuant to the provisions of Section 2A-1.4 of the Election Code of the State of Illinois, as amended. If no such petition is filed with the Village Clerk within said 30-day period, the Bonds shall be authorized to be issued.

By order of the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois.

Dated this 12th day of January, 2026.

Debbie Buchanan
Village Clerk, Village of Montgomery,
Kane and Kendall Counties, Illinois

ORDINANCE 2165

AN ORDINANCE authorizing the issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an aggregate principal amount not to exceed \$3,905,000, for the purpose improving the waterworks system of the Village.

* * *

WHEREAS, the Village of Montgomery, Kane and Kendall Counties, Illinois (the “*Village*”), is a duly organized and existing municipality incorporated and existing under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, as amended (the “*Code*”), and for many years has owned and operated a municipally-owned waterworks system (the “*System*”) in accordance with the provisions of Division 129 of Article 11 of the Code, as supplemented by the Local Government Debt Reform Act, as amended (collectively, the “*Act*”); and

WHEREAS, the President and Board of Trustees of the Village (the “*Board*”) has determined that it is advisable, necessary and in the best interests of the public health, safety and welfare to improve the System, all in accordance with the preliminary plans and estimate of costs heretofore approved by the Board and now on file in the office of the Village Clerk, and to pay the engineering, legal, financial and administrative expense related thereto (collectively, the “*Project*”); and

WHEREAS, the Project has an expected useful life of not less than 50 years; and

WHEREAS, the estimated cost of constructing and installing the Project, including engineering, legal, financial, bond discount, printing and publication costs, and other expenses, is not less than \$3,905,000, and there are insufficient funds on hand and lawfully available to pay such costs; and

WHEREAS, it is necessary and for the best interests of the Village that the Project be undertaken and in order to finance the costs thereof it will be necessary for the Village to issue up

to \$3,905,000 bonds payable from the revenues of the System (the “*System Revenues*”) as authorized by the Act (the “*Bonds*”); and

WHEREAS, the State of Illinois (the “*State*”), acting through the Illinois Environmental Protection Agency (the “*IEPA*”), has offered to make loans to the Village, to be evidenced by the Bonds, through the “Public Water Supply Loan Program” of the State (the “*Program*”), for the purpose of paying certain eligible costs of the Project; and it is necessary and advisable to authorize the acceptance of said loans and execution of appropriate loan documents at the appropriate time; and

WHEREAS, pursuant to and in accordance with the provisions of the Act, the Village is authorized to borrow funds from the Program and may issue the Bonds in evidence thereof for the purpose of providing funds to pay the costs of the Project; and

WHEREAS, the loan will bear an interest rate as defined by 35 Ill. Adm. Code 662 (the “*Program Regulations*”) which does not exceed the maximum rate authorized by the Bond Authorization Act, as amended, at the time of the issuance of the loan; and

WHEREAS, the principal and interest due on the loan shall be payable semi-annually, and the loan shall mature within 30 years, which is within the period of useful life of the Project; and

WHEREAS, such loan or loans to the Village may be made pursuant to a loan agreement or agreements and bond ordinance or ordinances, with such terms and conditions as may be provided by the IEPA: and

WHEREAS, if funds from the Program are unavailable in a timely manner, the Village may pursue the issuance of the Bonds in the conventional public municipal markets:

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, as follows:

Section 1. Incorporation of Preambles. The Board hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true and correct and does incorporate them into this Ordinance by this reference.

Section 2. Determination to Issue Bonds. It is necessary and in the best interests of the Village to undertake the Project for the public health, safety and welfare, in accordance with the preliminary plans and estimate of costs as hereinabove described, that the System continue to be operated in accordance with the provisions of the Act, and that for such purpose, there are hereby authorized to be issued and sold the Bonds in an aggregate principal amount (which can include construction period interest financed over the term of the loan) not to exceed \$3,905,000.

Section 3. Publication. This Ordinance, together with a notice in the statutory form (the “Notice”), shall be published once within ten (10) days after passage hereof by the Board in a newspaper of general circulation in the Village, and if no petition signed by a number of electors being at least equal to ten percent (10%) of the number of registered voters in the Village, asking that the question of improving the System and issuance of the Bonds therefor, as provided in this Ordinance, be submitted to the electors of the Village is filed with the Village Clerk within thirty (30) days after the date of the publication of this Ordinance and the Notice, then this Ordinance shall be in effect and the Village will be authorized to issue the Bonds. A form of petition to be provided by the Village Clerk to any person requesting one is attached hereto as *Exhibit A*. In the event that no such petition is filed, the Village Clerk shall provide a no referendum certificate to the IEPA in the form attached hereto as *Exhibit B* and made part hereof

Section 4. Additional Ordinances. If no petition meeting the requirements of applicable law is filed during the petition period hereinabove referred to, then the Board may adopt additional ordinances or proceedings supplementing or amending this Ordinance providing for the issuance and sale of the Bonds, prescribing all the details of the Bonds, so long as the maximum amount of

the Bonds as set forth in this Ordinance is not exceeded and there is no material change in the Project or purposes described herein. Such additional ordinances or proceedings shall in all instances become effective in accordance with applicable law. This Ordinance, together with such additional ordinances or proceedings, shall constitute complete authority for the issuance of the Bonds under applicable law.

However, notwithstanding the above, the Village may not adopt additional ordinances or amendments which provide for any substantive or material change in the scope and intent of this Ordinance, including but not limited to interest rate, preference, or priority of any other ordinance with this Ordinance, parity of any other ordinance with this Ordinance, or otherwise alter or impair the obligation of the Village to pay the principal and interest due to the Program without the written consent of the IEPA.

Section 5. Loan Not Indebtedness of Village. Repayment of the loan(s), as may be evidenced by the Bonds, by the Village to the IEPA pursuant to this Ordinance is to be solely from the System Revenues derived from user charges for the System and such other lawful sources as described in the preambles hereto, and the loan(s) shall not constitute an indebtedness of the Village within the meaning of any constitutional or statutory limitation.

Section 6. Application for Loan. The President, Village Administrator or Finance Director of the Village is hereby authorized to make application to the IEPA for a loan through the Program in accordance with the loan requirements of the Program Regulations.

Section 7. Acceptance of Loan Agreement. The Board hereby authorizes acceptance of the offer of the loan(s) through the Program, including all terms and conditions of the IEPA loan agreement(s) as well as all special conditions contained therein and made a part thereof by reference, such loan agreement to be as further approved by the bond ordinance and related proceedings for the Bonds. The Board further agrees that the loan funds awarded shall be used

solely for the purposes of the Project as approved by the IEPA in accordance with the terms and conditions of the loan agreement.

Section 8. Outstanding Bonds; Reserve Account. The Village has outstanding bonds payable from the System Revenues, and the Bonds will be issued subordinate to such outstanding bonds with respect to the System Revenues. The Village shall maintain an account, coverge and reserves in accordance with the Program Regulations. The Village will comply with all other provisions of the Program Regulations with respect to the loan and the Bonds.

Section 9. Authorization of President to Execute Loan Agreement. The Village President is hereby authorized and directed to execute the Loan Agreement with the IEPA. The Board may authorize by resolution a person other than the Village President for the sole purpose of authorizing or executing any documents associated with payment requests or reimbursements from the IEPA in connection with this loan

Section 10. Severability. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

Section 11. Repealer; Effective Date. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed; and this Ordinance shall be effective immediately.

ADOPTED by the President and Board of Trustees on the 12th day of January, 2026.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED on January 12, 2026

President, Village of Montgomery,
Kane and Kendall Counties, Illinois

PUBLISHED in the *Kendall County Record* on January __, 2026.

RECORDED in the Village Records on January 12, 2026.

Attest:

Village Clerk, Village of Montgomery,
Kane and Kendall Counties, Illinois

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by title by the Village President be adopted.

After a full and complete discussion thereof, the President directed that the roll be called for a vote upon the motion to adopt said ordinance.

Upon the roll being called, the following Trustees voted AYE: _____

NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Village Clerk to record the same in full in the records of the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at said meeting.

Upon motion duly made and seconded, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Montgomery, Kane and Kendall Counties, Illinois (the “*Village*”), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees thereof (the “*Board*”).

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the meeting of the Board held on the 12th day of January, 2026, insofar as same relates to the adoption of Ordinance 2165 entitled:

AN ORDINANCE authorizing the issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an aggregate principal amount not to exceed \$3,905,000, for the purpose improving the waterworks system of the Village.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Board on the adoption of said ordinance were taken openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Board at least 72 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 72-hour period preceding said meeting, that said agenda contained a separate specific item concerning the proposed adoption of said ordinance, a true, correct and complete copy of the agenda as so posted being attached to this certificate as *Exhibit A*, that said meeting was called and held in strict accordance with the provisions of the Illinois Municipal Code, as amended, the Open Meetings Act of the State of Illinois, as amended, and the Local Government Debt Reform Act of the State of Illinois, as amended, and that the Board has complied with all of the applicable provisions of said Code and said Acts and its procedural rules in the adoption of said ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village,
this 12th day of January, 2026.

Village Clerk, Village of Montgomery, Kane
and Kendall Counties, Illinois

[SEAL]

EXHIBIT A

To the Village Clerk of the Village of Montgomery, Kane and Kendall Counties, Illinois:

We, the undersigned, being registered voters of the Village of Montgomery, Kane and Kendall Counties, Illinois, do hereby petition you to cause the following question to be certified to the County Clerks of The Counties of Kane and Kendall, Illinois, and submitted to the electors of said Village at the general election to be held on the 3rd day of November, 2026:

“Shall the Village of Montgomery, Kane and Kendall Counties, Illinois, pay the costs of improving the waterworks system of the Village, and issue its waterworks revenue bonds to the amount of \$3,905,000 (said bonds to be paid solely from the revenues of said waterworks system) for the purpose of paying the costs thereof?”

SIGNATURE	STREET ADDRESS OR RURAL ROUTE NUMBER	
_____	_____	, Montgomery, Illinois
_____	_____	, Montgomery, Illinois
_____	_____	, Montgomery, Illinois
_____	_____	, Montgomery, Illinois
_____	_____	, Montgomery, Illinois
_____	_____	, Montgomery, Illinois
_____	_____	, Montgomery, Illinois
_____	_____	, Montgomery, Illinois
_____	_____	, Montgomery, Illinois
_____	_____	, Montgomery, Illinois

The undersigned, being first duly sworn, deposes and certifies that he or she is at least 18 years of age, his or her residence address is _____
(Street Address), _____ (Village, Village or Town),
_____ County, _____ (State), that he or she is a citizen of the United States of America, that the signatures on the foregoing petition were signed in his or her presence and are genuine, that to the best of his or her knowledge and belief the persons so signing were at the time of signing said petition registered voters of said Village and that their respective residences are correctly stated therein.

Signed and sworn to before me this _____
_____ day of _____, 20__.

Illinois Notary Public

My commission expires _____

(NOTARY SEAL)

EXHIBIT B

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

NO REFERENDUM CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Montgomery, Kane and Kendall Counties, Illinois (the "*Village*"), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees thereof (the "*Board*").

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the meeting of the Board held on the 12th day of January, 2026, insofar as same relates to the adoption of Ordinance 2165 entitled:

AN ORDINANCE authorizing the issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an aggregate principal amount not to exceed \$3,905,000, for the purpose improving the waterworks system of the Village.

(the "*Ordinance*").

I do further certify that the Ordinance was duly and properly published in _____, a newspaper published and of general circulation within the Village, on the ____ day of _____, 2026, being a date within ten (10) days from the date of passage of the Ordinance.

I do further certify that publication of the Ordinance was accompanied by a separate publication of Notice of: (1) the specific number of voters required to sign the Petition requesting the question of constructing improvements to the public water supply system as provided in the Ordinance; (2) the time in which such Petition must have been filed; and (3) the date of the prospective referendum.

I do further certify that I did make available and provide to any individual so requesting a Petition form, which Petition form provided for submission to the electors of the Village of the question as set forth therein. Such Petition forms were available from me continuously from _____, 2026, up to and including _____, 2026.

I do further certify that no Petition has been filed in my office within thirty (30) days after publication of the Ordinance or as of the time of the signing hereof, as provided by statute asking that the question of improving the public water supply system as provided in the Ordinance and the Loan Agreement therefor be submitted to the electors of the Village.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village,
this _____ day of _____, 2026.

Village Clerk, Village of Montgomery,
Kane and Kendall Counties, Illinois

[SEAL]



VILLAGE OF MONTGOMERY
REQUEST FOR BOARD OF TRUSTEES ACTION
FOR INCLUSION ON BOARD AGENDA

Item No. 6J

TO: Village President and Board of Trustees

SUBMITTED BY: Chris Minick, Finance Director

MEETING DATE: January 12, 2026

TITLE: Ordinance 2166 authorizing the issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an aggregate principal amount not to exceed \$35,000,000 or, in lieu thereof, General Obligation Bonds (Alternate Revenue Source) in an aggregate principal amount not to exceed \$35,000,000 for the purpose of paying the costs of improving the waterworks system of the Village, to pay other costs related to the improvement of the System, and to pay interim financing costs related to such improvements and related costs.

- ☐ RESOLUTION
- ☒ ORDINANCE
 - ☐ 1st Reading ☐ 2nd Reading
 - ☒ Waiver of 1st Reading
- ☐ BID PROPOSAL/AWARD
- ☐ RECOMMENDATION
- ☐ OTHER BUSINESS

BACKGROUND/POLICY IMPLICATIONS:

The Village previously issued 2 series of debt certificates as short term financing vehicles to finance initial costs related to the Waterlink project until long term financing and the WIFIA Loan could be issued. Debt Certificate Series 2024 in the amount of \$12,500,000 matures on May 1, 2026.

This ordinance would begin the process to authorize the issuance of long term debt to refinance the Debt Certificates and cover additional financing costs for Waterlink improvements until the Village can apply for and obtain financing from the WIFIA Loan. We are requesting an amount not to exceed \$35,000,000 for the GO Bonds but this number may change slightly as we continue to refine the analysis and the DuPage Water Commission awards bids for the construction of the water improvements and we comply with WIFIA Loan Program requirements.

The next steps in the process to issue the bonds include publication of notice and holding a public hearing for the bond issuance and then passage of the ultimate bond ordinance. Staff anticipates that we will be through the WIFIA process and ready to receive distribution of WIFIA funding during 3Q2026 (calendar year).

PREVIOUS BOARD/COMMISSION ACTIVITY:

N/A

FISCAL IMPACT:

This financing plan and the related transactions for this bond issue are budgeted in the Village's Fiscal Year 2026 Budget. Amounts are preliminary and amounts may change as project costs are refined and finalized, however the amount of bonds ultimately issued will not exceed \$35,000,000.

Budgeted Item: ☒ YES ☐ NOBudgeted Amount:
\$33,833,000Actual Cost:
NTE \$35,000,000Account Number:
211-0000-4909001
211-0000-4909005

RECOMMENDATION/RESULTS:

Staff recommends approval of the Ordinance authorizing the issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an aggregate principal amount not to exceed \$35,000,000 or, in lieu thereof, General Obligation Bonds (Alternate Revenue Source) in an aggregate principal amount not to exceed \$35,000,000 for the purpose of paying the costs of improving the waterworks system of the Village.

ATTACHMENTS:

Ordinance 2166 Authorizing the Issuance of Waterworks Revenue Bonds, in an Aggregate Principal Amount not to Exceed \$35,000,000 or, in Lieu Thereof, General Obligation Bonds (Alternate Revenue Source) in an Aggregate Principal Amount not to Exceed \$35,000,000 for the Purpose of Paying the Costs of Improving the Waterworks System of the Village. (Waiver of First and Passage on Second Reading)

REVIEW:Village Administrator: *Jeff Zoepfel*

EXTRACT OF MINUTES of a regular public meeting of the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, held in Village Hall, 200 North River Street, Montgomery, Illinois, in the Village at 7:00 o'clock P.M., on the 12th day of January, 2026.

* * *

The meeting was called to order by Matthew Brolley, the President, and the following Trustees answered physically present at said location: _____

The following Trustees were allowed by a majority of the members of the President and the Board of Trustees in accordance with and to the extent allowed by rules adopted by the President and Board of Trustees to attend the meeting by video or audio conference: _____

No Trustee was not permitted to attend the meeting by video or audio conference.

The following Trustees were absent and did not participate in the meeting in any matter or to any extent whatsoever: _____

The President announced that that in order to pay the costs of improving the waterworks system of the Village, including the costs of interim financing related to such improvements, and it would be necessary for the Village to issue alternate bonds (being general obligation bonds for which real property taxes, unlimited as to rate or amount, may be levied, but which are expected to be paid from (i) the net revenues of the waterworks system of the Village and (ii) collections distributed to the Village from taxes imposed under the Income Tax Act of the State of Illinois, as amended, or substitute taxes therefor as provided for by the State of Illinois in the future) and that the President and Board of Trustees would consider the adoption of an ordinance authorizing the issuance of such bonds.

Whereupon _____ presented and read by title the following ordinance, a copy of which was provided to each Trustee prior to said meeting and to everyone in attendance at said meeting who requested a copy:

**NOTICE OF INTENT TO ISSUE BONDS
AND RIGHT TO FILE A PETITION**

Notice is hereby given that pursuant to an ordinance adopted by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois (the "*Village*") on January 12, 2026 (the "*Ordinance*"), the Village intends to issue its Waterworks Revenue Bonds (the "*Revenue Bonds*") or, in lieu thereof, its General Obligation Bonds (Alternate Revenue Source) (the "*Alternate Bonds*"), bearing interest per annum at not to exceed the maximum rate authorized by law, in the principal amount of not to exceed \$35,000,000 for the purpose of paying the costs of improving the waterworks system of the Village (the "*System*"), to pay other costs related to the improvement of the System, and to pay interim financing costs related to such improvements and related costs (the "*Project*"). The Alternate Bonds would be payable from (i) the net revenues of the System and (ii) collections distributed to the Village from taxes imposed under the Income Tax Act of the State of Illinois, as amended, or substitute taxes therefor as provided for by the State of Illinois in the future. If these revenue sources are insufficient to pay the Alternate Bonds, ad valorem property taxes upon all taxable property in the Village without limitation as to rate or amount are authorized to be extended to pay the principal of and interest on the Alternate Bonds. A complete copy of the Ordinance follows this notice.

Notice is hereby further given that if a petition signed by 1,320 or more electors of the Village (the same being equal to 10% of the registered voters of the Village) asking that the question of issuing the Revenue Bonds in an aggregate principal amount not to exceed \$35,000,000 to pay the costs of the Project (the "*Revenue Bonds*") be submitted to the electors of the Village is filed with the Village Clerk within thirty (30) days after the date of publication of the Ordinance and this notice, the question of the issuance of the Revenue Bonds shall be submitted to the electors of the Village at the general election to be held on the 3rd day of November, 2026. The Circuit Court may declare that an emergency referendum should be held prior to said election date pursuant to the provisions of Section 2A-1.4 of the Election Code of the State of Illinois, as amended (the "*Election Code*"). If no such petition is filed within said thirty (30) day period, then the Village shall thereafter be authorized to issue the Revenue Bonds for the purpose hereinabove provided.

Notice is hereby further given that if a petition signed by 990 or more electors of the Village (being equal to the greater of (i) 7.5% of the registered voters in the Village or (ii) 200 of those registered voters or 15% of those registered voters, whichever is less) may be submitted to the Village Clerk asking that the question of issuing the Alternate Bonds in an amount not to exceed \$35,000,000 for the Project be submitted to referendum. If any such petition is filed with the Village Clerk within thirty (30) days after the date of publication of the Ordinance and this notice, the question of the issuance of the Alternate Bonds shall be submitted to the electors of the Village at the general election to be held on the 3rd day of November, 2026. The Circuit Court may declare that an emergency referendum should be held prior to said election date pursuant to the provisions of Section 2A-1.4 of the Election Code. If no such petition is filed within said thirty (30) day period, then the Village shall thereafter be authorized to issue the Alternate Bonds for the purpose hereinabove provided.

The forms of petitions are available to any individual requesting one from the office of the Village Clerk.

By order of the President and Board of Trustees of the Village.

/s/ Debbie Buchanan

Village Clerk, Village of Montgomery, Kane
and Kendall Counties, Illinois

ORDINANCE 2166

AN ORDINANCE authorizing the issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an aggregate principal amount not to exceed \$35,000,000 or, in lieu thereof, General Obligation Bonds (Alternate Revenue Source) in an aggregate principal amount not to exceed \$35,000,000 for the purpose of paying the costs of improving the waterworks system of the Village, to pay other costs related to the improvement of the System, and to pay interim financing costs related to such improvements and related costs.

* * *

WHEREAS, the Village of Montgomery, Kane and Kendall Counties, Illinois (the “*Village*”), is a duly organized and existing municipality incorporated and existing under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, as amended (the “*Code*”), and for many years has owned and operated a municipally-owned waterworks system (the “*System*”) as set forth in Division 129 of Article 11 of the Code; and

WHEREAS, the President and Board of Trustees of the Village (the “*Board*”) has determined that it is advisable, necessary and in the best interests of the Village to pay the costs of improving the System, to pay other costs related to the improvement of the System, and to pay interim financing costs related to such improvements and related costs (the “*Project*”); and

WHEREAS, such costs are expected to include costs related to the connection of the System to the water supply system of the DuPage Water Commission; and

WHEREAS, the estimated costs of the Project, including legal, financial, bond discount, printing and publication costs, payment of obligations that financed costs of the Project on an interim basis, and other expenses, are not less than \$35,000,000 and there are insufficient funds on hand and lawfully available to pay such costs; and

WHEREAS, it is necessary and for the best interests of the Village that the Project be constructed and, in order to finance the costs of the Project it will be necessary for the Village to issue up to \$35,000,000 of bonds payable from the revenues derived from the operation of the System as authorized to be issued at this time pursuant to Division 129 of Article 11 of the Code (the “*Revenue Bonds*”) or, in lieu thereof, up to \$35,000,000 alternate bonds (the “*Alternate Bonds*”), being general obligation bonds payable from (i) the net revenues of the System and (ii) collections distributed to the Village from taxes imposed under the Income Tax Act of the State of Illinois, as amended, or substitute taxes therefor as provided for by the State of Illinois in the future (the “*Pledged Revenues*”), as authorized to be issued at this time pursuant to the Local Government Debt Reform Act of the State of Illinois, as amended (the “*Act*”); and

WHEREAS, if the Pledged Revenues are insufficient to pay the Alternate Bonds, ad valorem property taxes upon all taxable property in the Village without limitation as to rate or amount are authorized to be extended to pay the principal of and interest on the Alternate Bonds:

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, as follows:

Section 1. Incorporation of Preambles. The Board hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true and correct and does incorporate them into this Ordinance by this reference.

Section 2. Declaration of Intent. The Board hereby declares its intention to avail of the provisions of the Code and the Act and to issue the Revenue Bonds in an aggregate principal amount not to exceed \$35,000,000 or, in lieu thereof, the Alternate Bonds in an aggregate principal amount not to exceed \$35,000,000 for the purpose of paying the costs of the Project. The authorization provided by this ordinance is in addition to any other authorization the Village has

to issue alternate revenue bonds for this Project or from Pledged Revenues and does not supersede such authority in any respect.

Section 3. Determination to Issue Bonds. It is necessary and in the best interests of the Village to construct the Project for the public health, safety and welfare, in accordance with the estimate of costs as hereinabove described, and that for such purpose, there are hereby authorized to be issued and sold the Revenue Bonds in an aggregate principal amount not to exceed \$35,000,000 or, in lieu thereof, the Alternate Bonds in an aggregate principal amount not to exceed \$35,000,000.

Section 4. Publication. This Ordinance, together with a notice in the statutory form (the “Notice”), shall be published once within ten (10) days after passage hereof by the Board in a newspaper of general circulation in the Village, and if no petition, signed by 1,320 electors (being equal to ten percent (10%) of the number of registered voters in the Village) asking that the question of the Project, as provided in this Ordinance, and the issuance of the Revenue Bonds be submitted to the electors of the Village is filed with the Village Clerk within thirty (30) days after the date of the publication of this Ordinance and the Notice, then the Revenue Bonds shall be authorized to be issued.

If no petition, signed by 990 electors of the Village (being equal to the greater of (i) 7.5% of the registered voters in the Village or (ii) 200 of those registered voters or 15% of those registered voters, whichever is less) asking that the issuance of the Alternate Bonds be submitted to referendum is filed with the Village Clerk within thirty (30) days after the date of the publication of this Ordinance and the Notice, then the Alternate Bonds shall be authorized to be issued.

It is expressly provided that in the event that there shall be filed with the Village Clerk in a timely manner a petition, asking that the issuance of the Revenue Bonds be submitted to referendum, the Alternate Bonds shall not be authorized to be issued until such time as the issuance

of the Revenue Bonds shall have been submitted to the electors of the Village and a majority of the votes cast on such question shall have been in favor thereof.

Section 5. Additional Ordinances. If no petition with respect to the issue of the Revenue Bonds or the Alternate Bonds and meeting the requirements of applicable law is filed during the petition periods hereinabove referred to, then the Board may adopt additional ordinances or proceedings supplementing or amending this Ordinance providing for the issuance and sale of the Revenue Bonds or, in lieu thereof, the Alternate Bonds and prescribing all the details of the Revenue Bonds or, in lieu thereof, the Alternate Bonds, so long as the maximum aggregate principal amount of the Revenue Bonds or, in lieu thereof, the Alternate Bonds as set forth in this Ordinance is not exceeded and there is no material change in the Project. Such additional ordinances or proceedings shall in all instances become effective in accordance with applicable law. This Ordinance, together with such additional ordinances or proceedings, shall constitute complete authority for the issuance of the Revenue Bonds or, in lieu thereof, the Alternate Bonds, under applicable law.

Section 6. Severability. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

Section 7. Repealer and Effective Date. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed and this Ordinance shall be in full force and effect forthwith upon its adoption.

ADOPTED by the Board on January 12, 2026.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED on January 12, 2026

President, Village of Montgomery,
Kane and Kendall Counties, Illinois

PUBLISHED in the *Oswego Ledger* on _____, 2026.

RECORDED in the Village Records on January 12, 2026.

ATTEST:

Village Clerk, Village of Montgomery,
Kane and Kendall Counties, Illinois

Trustee _____ moved and _____ seconded the motion that said ordinance as presented and read by title by the Village President be adopted.

After a full and complete discussion thereof, the President directed that the roll be called for a vote upon the motion to adopt said ordinance.

Upon the roll being called, the following Trustees voted AYE: _____

NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Village Clerk to record the same in full in the records of the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at said meeting.

Upon motion duly made and seconded, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Montgomery, Kane and Kendall Counties, Illinois (the “*Village*”), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees thereof (the “*Board*”).

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the meeting of the Board held on the 12th day of January, 2026, insofar as same relates to the adoption of Ordinance 2166 entitled:

AN ORDINANCE authorizing the issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an aggregate principal amount not to exceed \$35,000,000 or, in lieu thereof, General Obligation Bonds (Alternate Revenue Source) in an aggregate principal amount not to exceed \$35,000,000 for the purpose of paying the costs of improving the waterworks system of the Village, to pay other costs related to the improvement of the System, and to pay interim financing costs related to such improvements and related costs.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Board on the adoption of said ordinance were taken openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Board at least 72 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 72-hour period preceding said meeting, that said agenda contained a separate specific item concerning the proposed adoption of said ordinance, a true, correct and complete copy of the agenda as so posted being attached to this certificate as *Exhibit A*, that said meeting was called and held in strict accordance with the provisions of the Illinois Municipal Code, as amended, the Open Meetings Act of the State of Illinois, as amended, and the Local Government Debt Reform Act of the State of Illinois, as amended, and that the Board has complied with all of the applicable provisions of said Code and said Acts and its procedural rules in the adoption of said ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village,
this 12th day of January, 2026.

Village Clerk, Village of Montgomery, Kane
and Kendall Counties, Illinois

[SEAL]

PETITION – REVENUE BONDS

To the Village Clerk of the Village of Montgomery, Kane and Kendall Counties, Illinois:

We, the undersigned, being registered voters of the Village of Montgomery, Kane and Kendall Counties, Illinois, do hereby petition you to cause the following question to be certified to the County Clerks of The Counties of Kane and Kendall, Illinois, and submitted to the electors of said Village at the general election to be held on the 3rd day of November, 2026:

“Shall the Village of Montgomery, Kane and Kendall Counties, Illinois, improve the waterworks system of said Village, to pay other costs related to the improvement of said waterworks system, and to pay interim financing costs related to such improvements and related costs, and issue its waterworks revenue bonds to the amount of not to exceed \$35,000,000 for the purpose of paying the costs thereof?”

SIGNATURE	ADDRESS
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois

The undersigned, being first duly sworn, deposes and certifies that he or she is at least 18 years of age, his or her residence address is _____ (Street Address), _____ (City, Village or Town), _____ County, _____ (State), that he or she is a citizen of the United States of America, that the signatures on the foregoing petition were signed in his or her presence and are genuine, that to the best of his or her knowledge and belief the persons so signing were at the time of signing said petition registered voters of said Village and that their respective residences are correctly stated therein.

Signed and sworn to before me this _____ day of _____, 2026.

Illinois Notary Public
My commission expires _____
(NOTARY SEAL)

PETITION – ALTERNATE BONDS

To the Village Clerk of the Village of Montgomery, Kane and Kendall Counties, Illinois:

We, the undersigned, being registered voters of the Village of Montgomery, Kane and Kendall Counties, Illinois, do hereby petition you to cause the following question to be certified to the County Clerks of The Counties of Kane and Kendall, Illinois, and submitted to the electors of said Village at the general election to be held on the 3rd day of November, 2026:

“Shall the Village of Montgomery, Kane and Kendall Counties, Illinois, issue its general obligation alternate bonds to the amount of not to exceed \$35,000,000 (said bonds being general obligation bonds for which real property taxes, unlimited as to rate or amount, may be levied, but which are expected to be paid from the (i) net revenues of the waterworks system of said Village and (ii) collections distributed to the Village from taxes imposed under the Income Tax Act of the State of Illinois, as amended, or substitute taxes therefor as provided for by the State of Illinois in the future) for the purpose of paying the costs of improving the waterworks system of said Village, paying other costs related to the improvement of said waterworks system, and to pay interim financing costs related to such improvements and related costs?”

SIGNATURE

ADDRESS

_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois
_____	_____, Montgomery, Illinois

The undersigned, being first duly sworn, deposes and certifies that he or she is at least 18 years of age, his or her residence address is _____
(Street Address), _____ (City, Village or Town), _____ County,
_____ (State), that he or she is a citizen of the United States of America, that the signatures on the foregoing petition were signed in his or her presence and are genuine, that to the best of his or her knowledge and belief the persons so signing were at the time of signing said petition registered voters of said Village and that their respective residences are correctly stated therein.

Signed and sworn to before me this _____
____ day of _____, 2026.

Illinois Notary Public

My commission expires _____

(NOTARY SEAL)