

**Matt Brolley, Village President**  
**Tiffany Francis, Village Clerk**  
**Stan Bond, Trustee**  
**Pete Heinz, Trustee**  
**Steve Jungermann, Trustee**  
**Denny Lee, Trustee**  
**Doug Marecek, Trustee**  
**Theresa Sperling, Trustee**



**Village Board Meeting**  
**Monday, September 12, 2016**  
**7:00 PM, Village Hall**

---

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

## **AGENDA**

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

**4. Public Participation**

*Members of the public are welcome to speak at this time. Please provide the Clerk with your name, address & phone number.*

- A. Public Comments (Two Minute Opportunity).
- B. Recognition of Village Clerk Tiffany Francis.
- C. Derrick Pumphrey, 59 E. Mill Street, Regarding Water Bills and Other Issues.

**5. Consent Agenda**

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

- A. Minutes of the Village Board Meeting of August 22, 2016.
- B. Minutes of the Special Village Board Meeting of August 29, 2016.
- C. Building Report for August 2016.
- D. Accounts Receivable Report for August 2016.
- E. Accounts Payable through September 8, 2016 in the Amount of \$520,217.61.
- F. Cancellation of September 20th Committee of the Whole Meeting.
- G. Appointment by the Village President of Penny FitzPatrick, 1870 Winmont Court, as Village Clerk to Fill a Vacancy from September 20, 2016 through April 30, 2017.
- H. Appointment of Kendall Wilson, 2322 Stacy Court, to the Board of Fire and Police Commissioners.
- I. Appointment of Kim Watkins to the Beautification Committee.
- J. Request from Family Outreach to Conduct Tag Days on September 23 and 24, 2016.

**6. Items for Separate Action**

- A. Recommendation of the Plan Commission on PC 2016-022 Z Regarding Firearm Uses in the B-2 General Retail Business District - Text Amendment to Section 9 of the Zoning Ordinance.
- B. Recommendation of the Plan Commission on PC 2016-023 Z Special Use for a Firearm Use Located at 1840 Douglas Road for BJ's Shooting, LLC.
- C. Recommendation of the Plan Commission on PC 2016-024 SU Amendment to the Special Use for a Second Drive Through and Outdoor Café at a Proposed Multi-Tenant Building.
- D. Ordinance 1733 Amending the Special Use for Ogden Hill (First Reading).

- 
- E. Ordinance 1718 Declaring Surplus Property (Waiver of First and Passage on Second Reading).

**7. Items for Discussion**

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

**8. New or Unfinished Business**

**9. Future Meetings**

- A. Beautification Committee – Wednesday, September 14, 2016 at 6:00 p.m.
- B. Historic Preservation Commission – Monday, September 19, 2016 at 6:30 p.m.
- C. Committee of the Whole Meeting – Tuesday, September 20, 2016 at 7:00 p.m. (May Be Canceled)
- D. Village Board Meeting – Monday, September 26, 2016 at 7:00 p.m.

**10. Executive Session**

**11. Adjournment**

Village President Brolley called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

**Roll Call**

Trustee Sperling	Yea	Trustee Jungermann	Yea
Trustee Lee	Yea	Trustee Marecek	Yea
Trustee Heinz	No	Trustee Bond	Yea

Also present: Attorney Steve Andersson, Village Administrator Jeff Zoephel, Chief of Police Dan Meyers, Deputy Chief Armando Sanders, Director of Public Works Todd Hoppenstedt, Director of Finance Justin VanVooren, Director of Community Development Rich Young, Members of the Press and others.

**Public Participation**

**A. Public Comments (Two Minute Opportunity).**

There were no public comments this evening.

**B. Linda Pasetti-Olson Regarding a Temporary Liquor License Request.**

Ms. Pasetti-Olson requested permission from the Village to serve wine at a fundraiser to be held at Riverview Diner in Montgomery on September 7<sup>th</sup> in the private area of the restaurant. 50-75 invited guests will attend and there will be a Basset-approved individual on site to check IDs for legal age.

Attorney Andersson stated that currently the request cannot be granted based on the current ordinance for temporary liquor licenses and reviewed with the Board the options to possibly change the policy and reviewed the current qualifications for a temporary liquor license.

Trustee Bond asked if a political activity could possibly be included and stated that he believes that it would be to the Village's advantage to have political activity within the Village. Attorney Andersson said that would be a policy change for the Board to discuss.

Trustee Jungermann asked Ms. Pasetti-Olson if the temporary liquor license was issued if there would be a problem getting the insurance needed. Ms. Pasetti-Olson stated that she has spoken to the owner and there would not be an issue.

The Board was in consensus to have a special meeting to discuss this request and the BYOB option. President Brolley stated his concerns on moving too quickly on a policy change that has been in place and needs to be thought through. Attorney Andersson reviewed an option the Board would have regarding placing political organizations into the current ordinance for temporary liquor licenses.

President Brolley stated that they will try to set a Special Board Meeting to discuss this prior to the date of the event.

**C. Recognition of Montgomery Fest Volunteers.**

Montgomery Fest Chairman Trustee Lee gave a summary of the highlights from Montgomery Fest. He then stated his appreciation for staff and Trustees for their support at the Fest.

President Brolley gave each Montgomery Fest volunteer a certificate of appreciation and thanked staff, the Village Board, and the volunteers for all their support and help. Trustee Marecek then stating his appreciation for Trustee Lee in all the work he does for Montgomery Fest.

<b>Consent Agenda</b>
-----------------------

**A. Minutes of the Village Board Meeting of August 8, 2016.**

**B. Executive Session Minutes from August 8, 2016.**

**C. Accounts Payable through August 4, 2016 in the Amount of \$332,896.86.**

**D. Accounts Receivable Report for July 2016.**

**E. Appointment of Beautification Committee members.**

**F. Ordinance 1735 Annexing Territory, Zoning and Approving a Final Plat for Old Dominion Freight Line (Aucutt Road) (Second Reading). G. Ordinance 1736 Amending Section 4 of the Village's Zoning Ordinance Regarding Chain Link Fences (Second Reading).**

Trustee Jungermann **moved to approve items A-F on the Consent Agenda.** Trustee Bond seconded this motion.

5 Yea. 0 No. Motion carried. Trustee Jungermann, Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee voting yea.

<b>Items for Separate Action</b>
----------------------------------

**A. Ordinance 1737 Amending Special Service Area No. 34 for Montgomery Business Center (Waiver of First and Passage on Second Reading).**

Director Young gave a summary of this item. President Brolley reviewed that the public hearing was had for each one of these items. Director Young confirmed that for all four ordinances A-D, the values of the Special Service Areas are zero unless there are issues.

Trustee Bond moved to **approve the Ordinance 1737 Amending Special Service Area No. 34 for Montgomery Business Center (Waiver of First and Passage on Second Reading).** Trustee Marecek seconded this motion.

5 Yea. 0 No. Motion carried. Trustee Bond, Trustee Sperling, Trustee Lee, Trustee Jungermann, Trustee Marecek voting yea.

**B. Ordinance 1738 Establishing a Special Service Area No. 39 for Speedway (Waiver of First and Passage on Second Reading).**

Trustee Jungermann moved to approve the Ordinance 1738 Establishing a Special Service Area No. 39 for Speedway (Waiver of First and Passage on Second Reading). Trustee Marecek seconded this motion.

5 Yea. 0 No. Motion carried. Trustee Jungermann, Trustee Marecek Trustee Bond, Trustee Sperling, Trustee Lee voting yea.

**C. Ordinance 1739 Establishing a Special Service Area No. 38 for O'Reilly Auto Parts (Waiver of First and Passage on Second Reading).**

Trustee Marecek moved to approve the Ordinance 1739 Establishing a Special Service Area No. 38 for O'Reilly Auto Parts (Waiver of First and Passage on Second Reading). Trustee Jungermann seconded this motion.

5 Yea. 0 No. Motion carried. Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee, Trustee Jungermann voting yea.

**D. Ordinance 1740 Establishing a Special Service Area No. 40 for Michels Corporation (Waiver of First and Passage on Second Reading).**

Trustee Sperling asked if this was an ordinance that the Board had established and then possibly revoked it. Director Young reviewed the reason that was case and that there was another public hearing for it as well.

Trustee Sperling moved to approve the Ordinance 1740 Establishing a Special Service Area No. 40 for Michels Corporation (Waiver of First and Passage on Second Reading). Trustee Marecek seconded this motion.

5 Yea. 0 No. Motion carried. Trustee Sperling, Trustee Lee, Trustee Jungermann, Trustee Marecek Trustee Bond voting yea.

<b>Items for Discussion</b>
-----------------------------

**A. Liquor License Request from 9er's Grill.**

Chief Meyers introduced Martin Snell, General Manager of 9er's Grill, who is requesting a Class F liquor license. Mr. Snell stated that they are looking to open in September, although that may be delayed as they have run into some issues. They have removed the full bar and are looking to have a family oriented atmosphere in the restaurant.

President Brolley stated that they can proceed accordingly as the Board was in consensus to do so.

**B. Quarterly Financial Report.**

Director of Finance Justin VanVooren reviewed the quarterly financial report and the state sales tax. Trustee Jungermann said he appreciates getting sales tax information in the weekly reports.

**New or Unfinished Business**

Trustee Bond relayed a story about a resident that had won a tree from the trees that were raffled off at Montgomery Fest. He said the resident was planning on planting a tree in remembrance of a family member and was delighted to win the tree to be able to plant it in that exact location.

**Future Meetings**

- A. Plan Commission – Thursday, September 1, 2016 at 7:00 p.m.
- B. Village Board Meeting – Monday, September 12, 2016 at 7:00 p.m.
- C. Beautification Committee – Wednesday, September 14, 2016 at 6:00 p.m.
- D. Historic Preservation Commission – Monday, September 19, 2016 at 6:30 p.m.
- E. Committee of the Whole Meeting – Tuesday, September 20, 2016 at 7:00 p.m.
- F. Village Board Meeting – Monday, September 26, 2016 at 7:00 p.m.

**Executive Session – No Executive Session**

**Adjournment: 7:38 p.m.**

Seeking no further business to come before the Board, it was moved by Trustee Jungermann and seconded by Trustee Marecek to **adjourn the meeting.**

5 Yea. 0 No. Motion carried. Trustee Jungermann, Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee voting yea.

Respectfully submitted,

Tiffany Francis  
Village Clerk

Village President Brolley called the meeting to order at 7:06 p.m. followed by the Pledge of Allegiance.

**Roll Call**

Trustee Sperling	Yea	Trustee Jungermann	Yea
Trustee Lee	Yea	Trustee Marecek	Yea
Trustee Heinz	Yea	Trustee Bond	Yea

Also present: Attorney Steve Andersson, Village Administrator Jeff Zoephel, Chief of Police Dan Meyers, Deputy Chief Armando Sanders, Members of the Press and others.

**Public Participation**

**A. Public Comments (Two Minute Opportunity).**

There were no public comments this evening.

**Consent Agenda**

**Items for Separate Action**

**A. Ordinance 1737 Amending the Village Code Regarding Class J Temporary Liquor Licenses (Waiver of First and Passage on Second Reading)**

Attorney Andersson explained the proposed changes to the Class J liquor license. Board discussion ensued, including some questions which Attorney Andersson answered.

Trustee Jungermann moved to **approve Ordinance 1737 Amending the Village Code Regarding Class J Temporary Liquor Licenses.** Trustee Marecek seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Lee, Trustee Heinz, Trustee Jungermann, Trustee Marecek Trustee Bond, Trustee Sperling voting yea.

**B. Ordinance 1738 Amending the Village Code Regarding Fireworks (Waiver of First and Passage on Second Reading).**

Chief Meyers discussed the proposed change and how a similar process has been successful in Elgin. The Board discussed the item and asked several questions of Chief Meyers and Attorney Andersson.

Trustee Marecek moved to **approve Ordinance 1738 Amending the Village Code Regarding Fireworks.** Trustee Jungermann seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Lee, Trustee Heinz, Trustee Jungermann, Trustee Marecek  
Trustee Bond, Trustee Sperling voting yea.

**Items for Discussion**

There were no Items for Discussion this evening.

**New or Unfinished Business**

There was no New or Unfinished Business this evening.

**Executive Session**

There was no Executive Session this evening.

**Adjournment: 7:32 p.m.**

Seeking no further business to come before the Board, it was moved by Trustee Heinz and seconded  
by Trustee Jungermann to **adjourn the meeting.**

6 Yea. 0 No. Motion carried. Trustee Heinz, Trustee Jungermann, Trustee Marecek, Trustee Bond,  
Trustee Sperling, Trustee Lee voting yea.

Respectfully submitted,

Jeff Zoepfel  
Village Administrator

**BUILDING REPORT**  
**MONTH OF: August 2016**

TYPE	NUMBER	VALUATION	BUILDING FEE
RESIDENTIAL	0	\$0.00	\$0.00
MULTI-FAMILY	0	\$0.00	\$0.00
INDUSTRIAL	0	\$0.00	\$0.00
COMMERCIAL	3	\$889,000.00	\$6,127.00
RESIDENTIAL ADDITIONS & ALTERATIONS	34	\$2,783,460.00	\$19,046.00
INDUSTRIAL ADDITIONS & ALTERATIONS	0	\$0.00	\$0.00
COMMERCIAL ADDITIONS & ALTERATIONS	1	\$232,000.00	\$100.00
GARAGE	0	\$0.00	\$0.00
SWIMMING POOL	4	\$27,650.00	\$220.00
MISCELLANEOUS	31	\$148,848.00	\$1,705.00
REINSPECTIONS	0	\$0.00	\$0.00
<b>TOTAL</b>	<b>73</b>	<b>\$4,080,958.00</b>	<b>\$27,198.00</b>
<b>YEAR TO DATE VALUATION</b>		<b>\$8,579,817.00</b>	
PREVIOUS YEAR	51	\$1,668,071.00	\$11,462.00
PERMITS FINALIZED	53	<b>OCCUPANCIES ISSUED</b>	<b>August = 1</b>
PERMITS PENDING:	906	<b>SINGLE FAMILY-</b>	0
		<b>INDUSTRIAL</b>	1
INSPECTIONS:		<b>VIOLATIONS:</b>	<b>August = 67</b>
BACKFILL	1	<b>CORRECTED:</b>	<b>65</b>
DECK POST HOLES	4	<b>FOUNDATION</b>	<b>4</b>
ELECTRIC SERVICE	2	<b>ROUGH ELECTRICAL</b>	<b>4</b>
FINAL	32	<b>ROUGH FRAMING</b>	<b>3</b>
FINAL BUILDING	1	<b>ROUGH MECHANICAL</b>	<b>2</b>
FOOTING	3	<b>UG ELECTRICAL</b>	<b>3</b>
PUBLIC SIDEWALK	4	<b>UG PLUMBING</b>	<b>1</b>
ROUGH CONCRETE PREF	8	<b>WALL</b>	<b>1</b>
INSULATION	3	<b>PLUMBING</b>	<b>37</b>
<b>TOTAL</b>	<b>113</b>		
Completed Inspections on foreclosed properties			

**Village of Montgomery  
Bills to be Paid  
September 12, 2016**

<b><u>All Departments</u></b>	<b><u>Amount</u></b>
Alarm Detection	14,314.27
AT&T Uverse	219.07
CDW	502.38
Chase	7,489.38
Dell	15,293.61
EEL	39,169.65
Mickey Wilson	9,558.00
Responsive	7,216.00
Shoretel	2,635.11
Verizon	2,425.70

**Community Development/Building Department**

Bondy Studio	1,725.00
Cannonball	2,450.00
FedEx	26.75
Fox Metro	20.00
Franchise Management	1,894.00
William Ruyter	55.00

**Elected Officials**

CMAP	722.64
Crown Trophy	47.70
Genoa	191.00
Kelmscott	1,425.00
Kendall County	30.00
Nature Green Paving	6,000.00
Salt Creek BBQ	80.00
VanDuser	75.00

**Finance Department/Water Billing**

Arthur Gallagher	2,551.00
Azavar Audit	1,666.39
Comcast	202.85
Kane County Water Assoc	20.00
Kendall Printing	175.00
Lauterbach	18,650.00
Mickey Wilson	67.50
My Office Products	326.70
Office Depot	234.32
Petty Cash	35.94

Shaw Media	274.12
USPS	2,347.24
Water Refunds	266.09

**Human Resources/Payroll**

Aflac	461.58
Better Business Planning	240.00
Dearborn	369.05
Fidelity Security	406.36
Guardian	3,792.08
International Union of Operating Engineers	1,249.56
International Union of Operating Engineers	306.00
Legal Shield	254.04
Nationwide 457	435.00
Nationwide IRA	100.00
Provident Life	720.66
State Disbursement Unit	957.53

**Police Department**

Anthony Bertelotti	227.20
AT&T	61.36
College of DuPage	3,113.00
Comcast	272.01
DND Services	792.00
GFC	655.46
Marberry	4.00
Midwest Commercial Fitness	635.70
North East Multi-Regional	300.00
WCC	50.00
Zuma	94.00

**Public Works Department**

1st Ayd	385.84
A1 Board Up	182.00
APWA	2,085.00
A Touch of Glass	419.61
BDK Door	392.94
Carroll Distributing	819.52
CES	320.52
City Aurora	18.00
Citywide	3,907.28
Coffman Truck	32,098.00
Coffman Truck	21.00
Colonial Remodeling	785.00
Comcast	202.85
ComEd	3,168.14
ComEd	1,180.81

Constellation	3,367.12
Crescent Electric	8.87
Dynegy	2,995.69
Edmonds	1,294.60
Factory Motor Parts	1,488.34
Feece Oil	5,015.36
First Place Rental	242.95
Fox Metro	550.00
Gasvoda	441.00
Geneva Construction	26,168.75
Gen Power	4,537.00
GFC	315.04
G&K	557.92
Hach	52,024.00
HD Supply	5,500.00
Honeywell	1,496.75
Hoving Clean Sweep	1,118.50
Illco	347.36
KDOT	345.00
Kart Werks	1,370.00
Kimball Midwest	757.21
Kline's	5,032.50
Linde	1,420.98
McCann	693.34
Meade	520.00
Menards	446.81
Mendel	1,776.25
Metropolitan	920.00
Mid American Water	20.00
Midwest Salt	7,367.16
Monroe Truck	1,090.00
Nagel Trucking	5,058.07
Napa Auto	79.42
Nicor	130.54
Olsson Roofing	19,390.00
Ozinga	3,570.00
Pomp's Tire	2,974.94
R&B Supply	306.98
Ralph Helm	306.46
Republic	110,953.72
Ross Mechanical	239.00
Rush Truck Center	1,154.32
Staab	27.00
Stoked Graphics	445.00
TAT Enterprises	8,795.45
Test Inc	426.25
Thyssenkrupp	759.27
Traffic Control	1,401.05
Twin Oaks	15,782.92

UPS	140.09
Utility Dynamics	389.76
Vermeer	1,869.54
Viking Chemical	11,236.64
Wally's Printing	139.50
Water Products	862.72
Wholesale Direct	2,377.96

**Village Administrator's Office/Village Hall**

Kendall County	30.00
Leaf	159.00
Ledger	28.00
Rotary Club	90.00

**Grand Total** 520,217.61

VILLAGE OF MONTGOMERY - WATER DEPARTMENT

**ACCOUNTS RECEIVABLE REPORT FOR AUGUST, 2016**

<b>ACCOUNTS RECEIVABLE BALANCE - END OF LAST MONTH</b>	<b>\$ 1,120,881.09</b>
--	------------------------

<b>WATER BILLING ACTIVITY</b>				
	1,000 Gals.	Water Charge	Service Charge	Totals
<b>MONTGOMERY</b>				
Residential	312	\$ 1,703.52	\$278.40	\$ 1,981.92
Commercial & Ind.	11	\$ 60.06		\$ 60.06
Bulk water	22	\$ 432.30		\$ 432.30
<b>Totals</b>	<b>345</b>	<b>\$2,195.88</b>	<b>\$278.40</b>	<b>\$2,474.28</b>
<b>OUT OF TOWN</b>				
Boulder Hill Residentia	112	\$ 730.31	\$196.44	\$926.75
Boulder Hill Commercial				\$0.00
Blackberry	5	\$32.75		\$32.75
<b>Totals</b>	<b>117</b>	<b>\$763.06</b>	<b>\$196.44</b>	<b>\$959.50</b>
<b>WATER METER CHARGES</b>				
<b>TAP ON &amp; FOOTAGE FEES</b>				
<b>CODE VIOLATIONS</b>				
<b>MISCELLANEOUS CHARGES</b>				
				<b>\$ (100.00)</b>
<b>TOTAL WATER BILLING</b>				<b>\$3,333.78</b>

<b>OTHER CHARGES</b>	
SEWER	\$ 182.79
PENALTIES	
BHINF	\$ 796.00
ADJUSTMENTS	\$ 3,617.75
MISC - GARBAGE	\$ 1,606.31
<b>TOTAL OTHER CHARGES</b>	<b>\$ 6,202.85</b>
<b>LESS: PAYMENTS RECEIVED DURING THE MONTH</b>	<b>\$ 843,088.80</b>

<b>ACCOUNTS RECEIVABLE BALANCE - END OF CURRENT MONTH</b>	<b>\$ 287,328.92</b>
---	----------------------



REPORT ON VILLAGE OF MONTGOMERY WATER SUPPLY

FACILITY NO. 0894690

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

DIVISION OF PUBLIC WATER SUPPLIES

REPORTED BY \_\_\_\_\_ CERTIFICATE NO. \_\_\_\_\_

MONTHLY COAGULATION AND LIME SOFTENING REPORT

MONTH ENDING AUGUST 2016

DATE	TREATMENT	TEMPERATURE	PUMPED (TREATED)	CHEMICALS APPLIED LBS/MGD/8.34=mg/l																FILTER RUN HOURS				CHEMICAL TESTS																CONDUCTIVITY	WELLS ON							
				LIME			POLYMER			CARBON DIOXIDE			PHOSPHATE			FLUORIDE			CHLORINE				START AT 0700				RAW				PRE-STABILIZED & FILTERED				FINISHED													
				FEED RATE	AMOUNT USED	CALCULATED	TANK INCHES	AMOUNT USED	CALCULATED	READING	AMOUNT USED	CALCULATED	SCALE WEIGHT	AMOUNT USED	CALCULATED	SCALE WEIGHT	AMOUNT USED	CALCULATED	SCALE WEIGHT	AMOUNT USED	CALCULATED	TESTED - FREE	1	2	3	4	pH	TOTAL ALKALINITY AS (CaCO3)	TOTAL HARDNES AS (CaCO3) x 2	Ca HARDNESS AS (CaCO3) x 2	Fe	TURBIDITY	FLUORIDE	FLUORIDE	FLUORIDE	ALKALINITY AS (CaCO3)	ALKALINITY AS (CaCO3)	TURBIDITY	pH			pH	ALKALINITY AS (CaCO3)	ALKALINITY AS (CaCO3)	TOTAL ALKALINITY (STABILITY) AS (CaCO3)	TOTAL HARDNES AS (CaCO3) x 2	Fe	FLUORIDE
LBS/HR	LBS	mg/L	GAL	LBS	mg/L	LBS	LBS	mg/L	LBS	LBS	mg/L	LBS	LBS	mg/L	LBS	LBS	mg/L	mg/L	x	y	z	aa	bb	cc	dd	ee	ff	gg	hh	ii	j	kk	ll	mm	nn	oo	pp	qq	rr	ss	tt	uu	vv	Well run less than 24hr ( )				
1	24.0	58	1.115	129	3096	333	140	4.2	0.45	16750	310	33	404	63	2.03	719	14	0.27	444.6	33.6	3.6	1.19	20.0	119.0	208.0	183.0	7.4	277	252	172	0.05	0.40	0.83	0.42	46	76	0.11	10.8	8.0	0	71	74	84	0.01	0.71	0.01	400	4-11(8-15)
2	24.0	58	1.135	129	3096	327	140	4.2	0.44	16250	310	33	343	61	1.93	705	14	0.27	412.1	32.5	3.4	1.14	44.0	143.0	232.0	207.0	7.4	279	288	166	0.02	0.38	1.00	0.62	47	79	0.12	10.8	7.9	0	74	80	94	0.01	0.80	0.02	420	4-11(8-15)
3	24.0	58	1.128	129	3096	329	140	4.2	0.45	16000	310	33	596	60	1.91	691	14	0.27	379.1	33.0	3.5	1.15	68.0	167.0	263.0	231.0	7.4	280	294	188	0.04	0.57	0.78	0.58	48	80	0.10	10.8	7.8	0	77	83	98	0.01	0.70	0.02	420	4-11(8-15)
4	24.0	58	1.172	129	3096	317	140	4.2	0.43	15250	310	32	539	57	1.75	677	14	0.26	345.0	34.1	3.5	1.15	92.0	191.0	17.0	255.0	7.2	269	292	170	0.01	0.56	0.64	0.37	42	80	0.22	10.7	7.5	0	85	78	96	0.01	0.76	0.01	400	4-11(8-15)
5	24.0	58	1.141	129	3096	325	140	4.2	0.44	15000	310	33	478	61	1.92	663	14	0.27	458.2	31.8	3.3	1.18	116.0	215.0	41.0	282.0	7.3	277	290	182	0.04	0.36	0.81	0.46	45	82	0.12	10.6	7.3	0	77	90	88	0.01	0.75	0.02	420	4-11(8-14)
6	24.0	58	1.159	129	3096	320	140	4.2	0.43	13750	310	32	417	61	1.89	649	14	0.26	424.9	33.3	3.4	1.25	140.0	239.0	65.0	21.0	7.6	277	284	184	0.03	0.27	0.80	0.56	47	83	0.07	10.9	8.0	0	82	88	88	0.01	0.78	0.02	420	4-11(8-14)
7	24.0	58	1.136	129	3096	327	140	4.2	0.44	13250	310	33	355	62	1.96	634	15	0.29	391.6	33.3	3.5	1.24	164.0	247.0	89.0	45.0	7.6	284	278	182	0.03	0.18	0.74	0.54	47	82	0.09	10.9	8.0	0	91	85	96	0.01	0.79	0.02	400	4-11(8-15)
8	24.0	58	1.137	129	3096	326	150	4.5	0.47	13000	310	33	292	63	1.99	620	14	0.27	501.1	33.8	3.6	1.18	188.0	16.0	113.0	69.0	7.4	280	282	186	0.03	0.25	0.82	0.48	45	80	0.11	10.9	8.2	0	78	82	100	0.01	0.77	0.01	400	4-11(8-14)
9	24.0	58	1.152	127	3048	317	140	4.2	0.44	12750	310	32	231	61	1.90	606	14	0.27	471.2	32.9	3.4	1.17	212.0	40.0	137.0	93.0	7.4	282	278	184	0.08	0.31	0.74	0.46	52	86	0.11	10.8	8.1	0	70	76	96	0.01	0.74	0.01	410	4-11(8-14)
10	24.0	58	1.154	126	3024	314	140	4.2	0.44	12500	310	32	170	61	1.90	592	14	0.26	437.4	33.8	3.5	1.18	236.0	64.0	161.0	117.0	7.4	275	278	186	0.04	0.24	0.88	0.53	44	90	0.20	10.8	7.7	0	86	81	96	0.02	0.81	0.02	380	4-11(8-14-15)
11	24.0	58	1.188	126	3024	305	140	4.2	0.42	12000	310	31	600	60	1.82	578	14	0.26	405.7	31.7	3.2	1.08	264.0	88.0	185.0	141.0	7.4	285	288	190	0.05	0.65	0.75	0.47	45	77	0.12	10.9	8.2	0	74	79	100	0.01	0.66	0.01	400	4-11(8-14)
12	24.0	58	1.167	126	3024	311	140	4.2	0.43	11800	310	32	540	60	1.85	564	14	0.26	519.5	32.4	3.3	1.20	20.0	112.0	209.0	165.0	7.5	284	286	190	0.04	0.71	0.80	0.46	48	85	0.10	10.8	8.2	0	73	78	102	0.01	0.76	0.01	420	4-11(8-15)
13	24.0	58	1.142	126	3024	318	140	4.2	0.44	11000	310	33	477	63	1.98	550	14	0.27	485.5	34.0	3.6	1.24	44.0	136.0	233.0	189.0	7.3	275	292	184	0.05	0.54	0.78	0.49	46	80	0.14	10.8	7.3	0	80	76	94	0.01	0.78	0.01	400	4-11(8-15)
14	24.0	58	1.139	126	3024	318	140	4.2	0.44	10600	310	33	417	60	1.89	536	14	0.27	452.1	33.4	3.5	1.29	68.0	160.0	257.0	213.0	7.3	282	302	174	0.05	0.29	0.85	0.43	45	83	0.11	10.8	7.4	0	79	76	88	0.06	0.77	0.01	400	4-11(8-14)
15	24.0	58	1.095	126	3024	331	140	4.2	0.46	10500	310	34	354	63	2.07	522	14	0.28	417.7	34.4	3.8	1.29	92.0	184.0	285.0	237.0	7.3	281	284	186	0.03	0.33	0.87	0.55	45	80	0.10	10.9	7.3	0	77	73	94	0.01	0.78	0.01	400	4-11(8-14-15)
16	24.0	58	1.148	126	3024	316	140	4.2	0.44	9900	310	32	294	60	1.88	508	14	0.27	384.5	33.2	3.5	1.25	116.0	208.0	21.0	261.0	7.3	266	294	182	0.04	0.44	0.73	0.42	45	78	0.07	10.8	7.4	0	83	85	96	0.01	0.71	0.01	400	4-11(8-15)
17	24.0	58	1.159	126	3024	313	140	4.2	0.43	9700	295	31	232	62	1.92	494	14	0.26	495.5	34.5	3.6	1.24	140.0	232.0	45.0	293.0	7.3	238	286	188	0.04	0.41	0.85	0.57	48	83	0.09	10.7	7.3	0	65	73	100	0.01	0.81	0.01	420	4-11(8-14)
18	24.0	58	1.169	144	3456	354	140	4.2	0.43	9200	295	30	602	62	1.91	479	15	0.28	454.7	40.8	4.2	1.26	164.0	256.0	69.0	16.0	7.3	271	308	194	0.28	0.38	0.97	0.55	37	62	0.09	10.8	7.3	0	64	68	112	0.03	0.85	0.01	420	3-13(8-14)
19	24.0	58	1.139	144	3456	364	140	4.2	0.44	8800	295	31	541	61	1.93	465	14	0.27	412.0	42.7	4.5	1.29	188.0	284.0	93.0	40.0	7.3	308	316	192	0.38	0.76	0.85	0.43	42	62	0.10	10.7	7.4	0	75	85	110	0.02	0.81	0.01	420	3-13(8-15)
20	24.0	58	1.137	144	3456	364	140	4.2	0.44	8000	295	31	479	62	1.96	451	14	0.27	369.7	42.3	4.5	1.20	212.0	20.0	117.0	64.0	7.2	299	314	180	0.36	0.71	0.76	0.46	52	83	0.17	10.8	7.7	0	81	77	104	0.01	0.66	0.01	420	3-13(8-14-15)
21	24.0	58	1.179	144	3456	351	140	4.2	0.43	7700	295	30	418	61	1.86	437	14	0.26	328.1	41.6	4.2	1.13	236.0	44.0	141.0	88.0	7.4	291	314	204	0.43	0.91	0.81	0.35	46	83	0.21	10.7	7.6	0	90	91	120	0.01	0.84	0.01	420	3-13(8-15)
22	24.0	58	1.181	144	3456	351	140	4.2	0.43	7000	295	30	355	63	1.92	423	14	0.26	284.9	43.2	4.4	1.19	266.0	68.0	165.0	112.0	7.2	270	320	210	0.36	0.63	0.92	0.65	44	77	0.11	10.8	7.3	0	80	83	112	0.01	0.77	0.01	440	3-13(8-14)
23	24.0	58	1.199	144	3456	346	140	4.2	0.42	6750	295	30	599	62	1.86	409	14	0.25	537.2	41.7	4.2	1.15	18.0	92.0	189.0	136.0	7.2	299	318	196	0.34	0.57	0.85	0.58	48	77	0.10	10.9	7.2	0	72	73	106	0.01	0.85	0.01	420	3-13(8-14)
24	24.0	58	1.191	144	3456	348	140	4.2	0.42	6300	290	29	538	61	1.84	396	13	0.24	496.4	40.8	4.1	1.11	42.0	116.0	213.0	160.0	7.3	292	302	194	0.36	0.65	0.88	0.65	46	77	0.09	10.8	7.6	0	83	88	116	0.01	0.87	0.01	420	3-13(8-15)
25	24.0	58	1.222	144	3456	339	140	4.2	0.41	6000	290	28	475	63	1.85	381	15	0.27	454.2	42.2	4.1	1.02	66.0	140.0	237.0	184.0	7.3	301	320	182	0.37	0.78	0.78	0.55	44	89	0.09	10.6	7.4	0	92	92	122	0.01	0.85	0.01	440	3-13(8-15)
26	24.0	58	1.197	144	3456	346	140	4.2	0.42	5500	290	29	412	63	1.89	367	14	0.26	410.0	44.2	4.4	1.15	90.0	164.0	266.0	208.0	7.3	298	324	192	0.36	0.59	0.77	0.48	46	89	0.08	10.7	7.6	0	76	80	108	0.01	0.73	0.01	440	3-13(8-14)
27	24																																															

**MONTGOMERY PUBLIC WORKS-WATER PRODUCTION REPORT**

**PUMPAGE TO PLANT**

WELL NO. 3		10.528	MG
WELL NO. 4		12.529	MG
WELL NO. 10		0.017	MG
WELL NO. 11		5.726	MG
WELL NO. 12		0.000	MG
WELL NO. 13		6.018	MG
<b>SUBTOTAL</b>		<b>34.818</b>	<b>MG</b>

**DIRECT DISTRIBUTION PUMPAGE**

WELL NO. 8		16.589	MG
WELL NO. 14		10.456	MG
WELL NO. 15		14.119	MG
LESS WATER USED IN PROCESS:		0.843	MG
<b>SUBTOTAL</b>		<b>40.320</b>	<b>MG</b>

**TOTAL PUMPAGE**

<b>SUBTOTAL</b>		<b>75.138</b>	<b>MG</b>
LESS WATER USED IN LSWTP PROCESS:			
FILTER BACKWASH		0.660	MG
CONCENTRATOR BACKWASH		0.106	MG
<b>TOTAL TO DISTRIBUTION</b>		<b>74.372</b>	<b>MG</b>

**MONTHLY PRODUCTION SUMMARY**

DAILY MAXIMUM		3.292	MG
DAILY MINIMUM		1.568	MG
DAILY AVERAGE		2.451	MG

**ESTIMATED WATER DISTRIBUTION LOSS**

0	2 INCH WATER MAIN BREAKS	0	GAL
0	3 INCH WATER MAIN BREAKS	0	GAL
0	4 INCH WATER MAIN BREAKS	0	GAL
1	6 INCH WATER MAIN BREAKS	39,000	GAL
1	8 INCH WATER MAIN BREAKS	62,400	GAL
0	10 INCH WATER MAIN BREAKS		GAL
0	12 INCH WATER MAIN BREAKS		GAL
Misc. spots	HYDRANT FLUSHING		GAL
<b>TOTAL ESTIMATE</b>		<b>101,400</b>	<b>GAL</b>

**WATER SYSTEM SERVICE/REPAIRS**

0	SERVICE LINE REPAIRS
2	B-BOX REPAIRS
1	VALVE BOXES
279	PUBLIC WORKS SERVICE ORDERS
Fox Metro	SHUT OFF NOTICES
89	SHUT OFFS
	METER READS



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

- Resolution or Ordinance (Blue)  
 Recommendation of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**To:** Village President and Board of Trustees

**From:** Jeff Zoepfel, Village Administrator

**Date:** September 7, 2016

**B of T Date:** September 12, 2016

**Subject:** Cancellation of September 20<sup>th</sup> Committee of the Whole Meeting

**Submitted By:** Jeff Zoepfel, Village Administrator

**Background/Policy Implications:**

Approval is requested to cancel the Committee of the Whole Meeting scheduled for September 20, 2016.

**Describe Fiscal Impact/Budget Account Number and Cost:**

**Review:**

Village Administrator Jeff Zoepfel

**NOTE:** All materials must be submitted to and approved by the Village Administrator by 12:00 noon, Thursday, prior to the Agenda distribution.



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

- Resolution or Ordinance (Blue)  
 Recommendation of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**To:** Board of Trustees

**From:** Jeff Zoepfel, Village Administrator

**Date:** September 7, 2016

**B of T Date:** September 12, 2016

**Subject:** Appointment of Village Clerk

**Submitted By:** Matt Brolley, Village President

**Background/Policy Implications:**

Approval is requested for the appointment of Penny FitzPatrick, 1870 Winmont Court, as Village Clerk to fill a vacancy from September 20, 2016 through April 30, 2017.

**Describe Fiscal Impact/Budget Account Number and Cost:**

**Review:**

Village Administrator Jeff Zoepfel

**NOTE:** All materials must be submitted to and approved by the Village Administrator by 12:00 noon, Thursday, prior to the Agenda distribution.



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

- Resolution or Ordinance (Blue)  
 Recommendation of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**To:** Board of Trustees

**From:** Jeff Zoepfel, Village Administrator

**Date:** September 7, 2016

**B of T Date:** September 12, 2016

**Subject:** Appointment to Board of Police and Fire Commissioners

**Submitted By:** Matt Brolley, Village President

**Background/Policy Implications:**

Approval is requested for the appointment of Kendall Wilson, 2322 Stacy Court, to the Board of Police and Fire Commissioners for a term from September 12, 2016 through April 30, 2019.

**Describe Fiscal Impact/Budget Account Number and Cost:**

**Review:**

Village Administrator Jeff Zoepfel

**NOTE:** All materials must be submitted to and approved by the Village Administrator by 12:00 noon, Tuesday, prior to the Agenda distribution.



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

- Resolution or Ordinance (Blue)  
 Recommendation of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**To:** Board of Trustees

**From:** Jeff Zoepfel, Village Administrator

**Date:** September 7, 2016

**B of T Date:** September 12, 2016

**Subject:** Appointment to the Beautification Committee

**Submitted By:** Matt Brolley, Village President

**Background/Policy Implications:**

Approval of the appointment by the Village President of Kim Watkins, 317 Boulder Hill Pass, to the Beautification Committee for a term from September 12, 2016 through July 31, 2018 is requested.

**Describe Fiscal Impact/Budget Account Number and Cost:**

**Review:**

Village Administrator Jeff Zoepfel

**NOTE:** All materials must be submitted to and approved by the Village Administrator by 12:00 noon, Tuesday, prior to the Agenda distribution.





2223 Plainfield Rd. Crest Hill, IL 60403 \* 630 853-7776 \* cityoutreach@aol.com

Debbie Buchanan  
Village of Montgomery  
200 N. River St. | Montgomery, IL 60538  
Ph: (630) 896-8080

Dear Mayor and Village of Montgomery management,,

Greetings. We of the Family Outreach Program would like to express our deep appreciation for your consideration in regards to granting permission to conduct a fund-raiser in your village for our area charity.

The Family Outreach Program is an Illinois registered not for profit organization, Illinois Tax exempt ID #E9942-4614-01, and a 5 01 (c) (3) federal non-profit- human service agency. It is one of the largest distributors of food to the needy in the Greater Chicago Counties as documented by the Northern Illinois Food Bank. However, the program is not sponsored by the Government except for an allotment of USDA foods, nor by any business or church. It is an all volunteer organization which exists through the donations of individuals. The purpose of the event is to purchase food from the area food bank to feed the needy.

We wish to request a TAG DAY in the Village of Montgomery for September 23 and 24 2016. Hours for solicitation would be from 9 AM to 5 PM. Volunteers would only conduct their solicitation at intersections where traffic comes to a complete stop where there is a traffic signal. They would follow State of Illinois Rules for highway solicitation, included the wearing of highly visible vests which state the name of the organization and purpose of the fundraiser. We will immediately send you a certificate of liability through Illinois Securities.

If you have any further questions, please contact us at the above number. Also, we would be happy to mention your kindness in our local publications.

Again, we are deeply grateful for your assistance for this aid program.

Thank you and have a nice day.

Sincerely,  
*Lawrence George*

Lawrence George, Program Manager

Family Outreach Program, Inc.  
Fax 815 730 9219 Email cityoutreach@aol.com  
Web site: <http://familyoutreachprogram.org>



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

- Resolution or Ordinance (Blue)  
 Recommendation of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**To:** Village President and Board of Trustees

**From:** Jeff Zoepfel, Village Administrator

**Date:** September 8, 2016

**B of T Date:** September 12, 2016

**Subject:** Recommendation of the Plan Commission on PC 2016-022 Z Regarding Firearm Uses in the B-2 General Retail Business District - Text Amendment to Section 9 of the Zoning Ordinance

**Submitted By:** Jerad Chipman AICP, Senior Planner

**Background/Policy Implications:**

The Plan Commission discussed and recommended denial of a text amendment to Section 9 of the Zoning Ordinance. The text amendment would allow firearm uses in the B-2 General Retail Business District as a special use. The Plan Commission expressed concerns regarding the potential for firearm uses to disrupt existing businesses in the B-2 District and the potential for a firearm use to locate in close proximity to residential uses.

The Plan Commission recommended denial of 2016-022 Z Text Amendment to Section 9 of the Zoning Ordinance regarding firearm uses in the B-2 General Retail Business District to include the report from Community Development dated August 25, 2016. The motion passed 3-1.

**Describe Fiscal Impact/Budget Account Number and Cost:**

**Review:**

Village Administrator Jeff Zoepfel

**NOTE:** All materials must be submitted to and approved by the Village Administrator by 12:00 noon, Thursday, prior to the Agenda distribution.



**PC 2016-022  
PLAN COMMISSION ADVISORY REPORT**

**To:** Chair Hammond and Members of the Plan Commission  
**From:** Jerad Chipman, AICP  
 Senior Planner  
**Date:** August 25, 2016  
**Subject:** 2016-022 Z Text Amendment to Section 9 of the Zoning Ordinance Regarding Firearm Uses.

**Petitioner:** BJ's Shooting, LLC  
**Request:** Text Amendment to Allow Firearm Sales as a Special Use in the B-2 General Retail Business District.

**Background:**  
 The Petitioner is interested in opening a shooting range with gun sales within the B-2 General Retail Business District. The Zoning Ordinance currently prohibits firearm uses in the B-2 District, and allows firearm uses as special uses in the M-1 and M-2 Districts. Therefore, the Petitioner is requesting a text amendment to allow a firearm use in the B-2 District. The Petitioner has also applied for a special use for a firearm use in a B-2 District. The special use case will immediately follow action taken on this text amendment.

**Proposed Revisions to the Zoning Ordinance:**

Current Business District Use Table

2. PERMITTED & SPECIAL USES.

**Permitted, Special and Prohibited Use Table**

**P=Permitted Use    S=Special Use    X=Prohibited Use**

Land Use Types	MD	B-1	B-2	B-3
Entertainment Uses	P	P	P	P
Firearm Uses	X	X	<b>X</b>	X

Proposed Business District Use Table

2. PERMITTED & SPECIAL USES.

**Permitted, Special and Prohibited Use Table**

**P=Permitted Use    S=Special Use    X=Prohibited Use**

Land Use Types	MD	B-1	B-2	B-3
Entertainment Uses	P	P	P	P
Firearm Uses	X	X	<b>S</b>	X

**Village Staff Concerns:**

It is staff's opinion that the Zoning Ordinance addresses firearm uses appropriately in its current form. Manufacturing Districts are generally located farther from residential land uses and is more conducive to the potential nuisances than may occur as a result of discharging firearms. Most large unit Business District sites include multiple tenants located within larger buildings in an inline setting. Because of noise concerns, this use would not be conducive for other tenants. The vast majority of land zoned for business purposes is located in a B-2 District. Therefore, amending the current Ordinance as proposed would allow firearm uses in locations across the entire Village with few restrictions.

**Recommendation:**

Staff recommends denial of the text amendment to the Business District Use Table located in Section 9 of the Zoning Ordinance.



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

- Resolution or Ordinance (Blue)  
 Recommendation of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**To:** Village President and Board of Trustees

**From:** Jeff Zoepfel, Village Administrator

**Date:** September 8, 2016

**B of T Date:** September 12, 2016

**Subject:** Recommendation of the Plan Commission on PC 2016-023 Z Special Use for a Firearm Use Located at 1840 Douglas Road for BJ's Shooting, LLC

**Submitted By:** Jerad Chipman AICP, Senior Planner

**Background/Policy Implications:**

The Plan Commission discussed and recommended denial of a special use for a firearm use located in the Settlers Landing Commercial Subdivision. The special use is linked to the previously discussed text amendment due to the fact that the Zoning Ordinance currently prohibits firearm uses in the B-2 General Retail Business District. The Plan Commission expressed concerns regarding the proposed location of the firearm use, the primary concern was that the use would be located in a multi-tenant building between two existing businesses.

The Plan Commission recommended denial of 2016-023 SU Special Use for a firearm use located at 1840 Douglas Road to include the report from Community Development dated August 25, 2016. The motion passed 3-1.

**Describe Fiscal Impact/Budget Account Number and Cost:**

**Review:**

Village Administrator Jeff Zoepfel

**NOTE:** All materials must be submitted to and approved by the Village Administrator by 12:00 noon, Thursday, prior to the Agenda distribution.



**PC 2016-023**  
**PLAN COMMISSION ADVISORY REPORT**

**To:** Chair Hammond and Members of the Plan Commission  
**From:** Jerad Chipman, AICP  
Senior Planner  
**Date:** August 25, 2016  
**Subject:** Firearm Use Located at 1840 Douglas Road in the Settlers Landing Commercial Subdivision - *Special Use*.

---

**Petitioner:** BJ's Shooting, LLC  
**Location/Address:** 1840 Douglas Road  
**Requests:** Special Use for a Firearms Use  
**Current Zoning:** B-2 General Retail Business District  
**Comprehensive Plan:** Regional Commercial  
**Surrounding Land Uses:**

<b>Location</b>	<b>Adjacent Land Use</b>	<b>Adjacent Zoning</b>
North	Commercial	B-2
East	Commercial	B-3
South	Commercial	B-2
West	Commercial	B-2

**Background:**

The Petitioner intends to operate an indoor shooting range with retail firearms sales. The use is proposed to occupy a vacant tenant space in the Settlers Landing Commercial Subdivision between the existing Dollar Tree and Planet Fitness.

**Conformance with the Comprehensive Plan:**

The Comprehensive Plan discusses buffering of incompatible uses with neighboring commercial properties and residential homes. The proposed use may prove to be incompatible due to the potential for noise nuisances. The Comprehensive Plan addresses the need for the Douglas Road Corridor to diversify and attract customers from the surrounding area, which the proposed use may help to accomplish. Maintenance and modernization of the Douglas Road Corridor is often discussed in the

Comprehensive Plan. Staff has included recommendations in this report as a result of the maintenance recommendations.

**Zoning:**

The property is zoned B-2 General Retail Business District. Retail sales is a permitted use in the B-2 District. Firearm uses are currently prohibited in the B-2 District pending the result of the Petitioner's request for a text amendment to the Zoning Ordinance to allow firearm uses as a special use.

**Bulk Standards:**

Front Yard: The existing site maintains a twenty (20) foot setback.

Side Yard: The Petitioner intends to occupy a portion of the existing building located in between two other units. The portion of the building that they intend to occupy is located on a parcel in which both of the side yards encroach into the side yard setbacks. Attempting to rectify this situation would result in less access around the site and limit emergency vehicle access to the rear of the site, therefore, staff is proposing that the current side yard encroachments be maintained.

Rear Yard: The existing building is over ninety (90) feet away from the rear property line complying with the B-3 Districts thirty (30) feet rear yard setback.

Floor Area Ratio: The plans as proposed complies with the Zoning Ordinance.

Maximum Building Height: The current height of the building complies with the Zoning Ordinance.

**Parking: Number of Spaces, Handicap Spaces, Drive Aisles & Dimensions:**

The current site is required to have one (1) parking space per 200 square foot of unified shopping center space. The Petitioner's space is 32,259 square feet and the entire building space on the parcel is 64,997 square feet. According to the Zoning Ordinance the unified shopping center shall have a total of three hundred twenty-five (325) spaces.

Plans that the Village has on record indicate that there are two hundred thirty-seven (237) parking spaces on the entire parcel, which includes Dollar Tree, the Petitioner's location and Planet Fitness. Nine (9) of those spaces are accessible spaces. The current parcel is deficient by eighty-eight (88) parking spaces, however, the majority of the proposed use would be utilized for shooting lanes that require fewer spaces than a retail use. Due to the fact that the use would require less parking than a typical retail site, staff is recommending that the site be allowed to continue functioning as it currently exists.

Nine (9) accessible parking spaces are located on the parcel. Seven (7) accessible parking spaces are required, resulting in the site complying with the Illinois Accessibility Code. Signage for the accessible spaces shall be updated per the Village's local amendment to the Illinois Accessibility Code.

An adequate loading area exists per the zoning ordinance.

Maintenance of the parking lot shall occur per the Comprehensive Plan's recommendations.

Bicycle parking exists on the site.

**Landscaping:**

Landscaping exists on the parcel, however, staff recommends replacing any dead material and working with the owner of the property to install additional landscaping along Douglas Road.

**Lighting:**

The Petitioner does not intend to alter the existing lighting at this time. In the event that the lighting is altered in the future, the alterations would be required to comply with the Zoning Ordinance.

**Screening:**

The existing tenant space does not contain a garbage enclosure. In the event that the garbage is located outside of the building the garbage receptacle shall be screened appropriately.

**Signage:**

A complete signage package is required before the issuance of sign permits.

**Access:**

The site has one (1) primary access point onto Douglas Road and two (2) additional cross access points into the rest of the Settler's Landing Development. Therefore, adequate access to the site has been provided.

**Special Use:**

The Petitioner is requesting a special use for a firearm use. The Commission should consider whether the use is in keeping with the vision of the area and whether its impacts can be properly mitigated. According to the Montgomery Zoning Ordinance, whose language hereafter is in italics, "*no special use shall be recommended by the Plan Commission unless the Commission shall find that the following standards have been satisfied:*

Staff has provided findings of fact following the standards for the Plan Commissioner's consideration.

A. *That the establishment, maintenance or operation of the special use will not be detrimental to endanger the public health, safety, comfort or general welfare;*

This use has the potential to be detrimental to the comfort and general welfare of the Village due to the potential noise nuisances;

B. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish or impair property values within the neighborhood;*

This use may be injurious the neighboring tenants and property owners especially due to the fact that the use is proposed to be located between two existing businesses. If the use occupied a single tenant building it may be less injurious to its neighbors;

C. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The proposed use does not prohibit use of surrounding property and is normal and orderly;

D. *That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;*

Adequate utilities, roads and drainage have been planned for;

E. *That adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in public streets;*

The property provides adequate ingress and egress; *and*

F. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the Plan Commission.*

All aspects of the proposed development that have been submitted to this point that do not meet the Zoning Ordinance have been discussed in the above report and recommendations have been made accordingly.

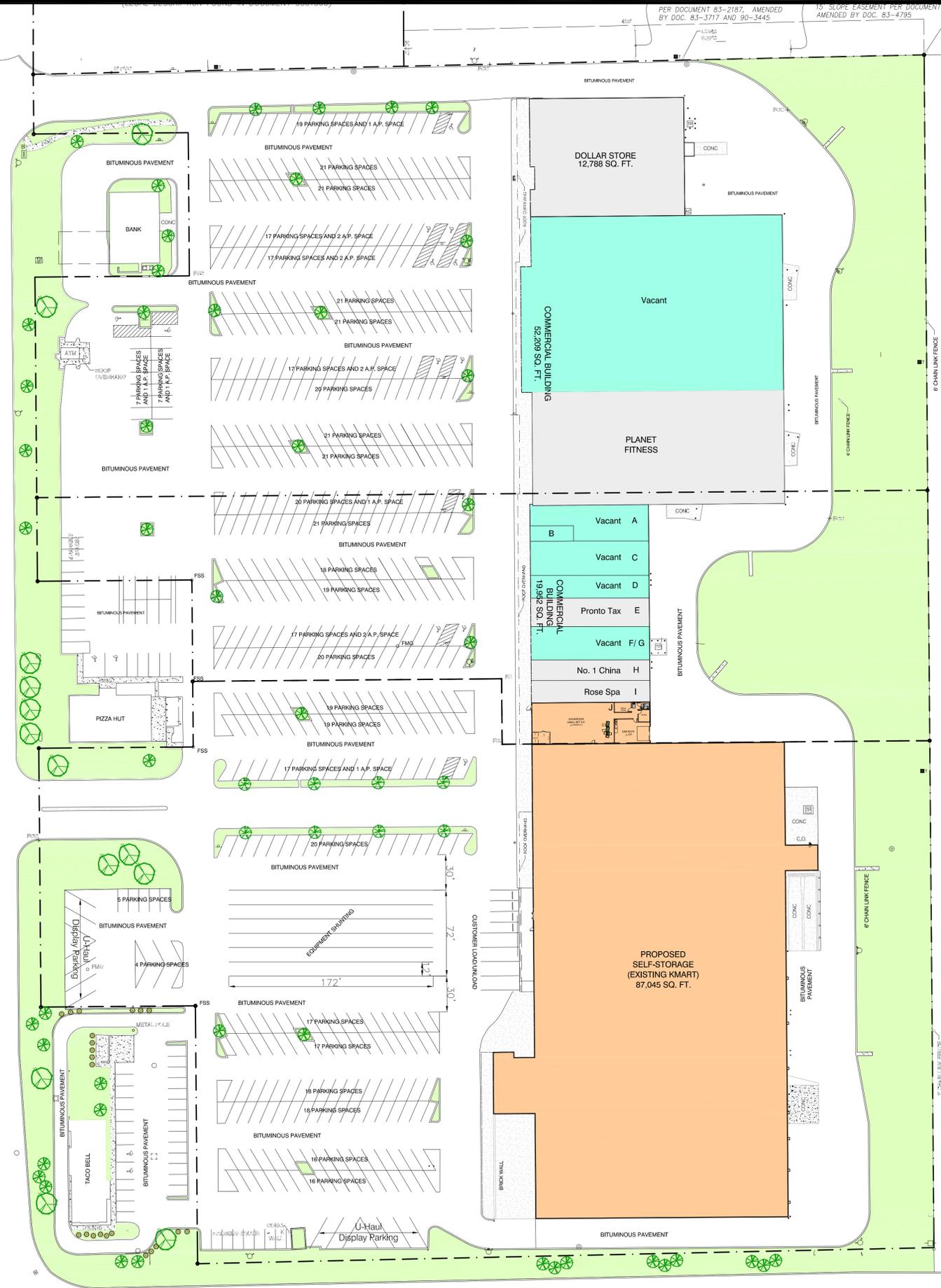
The Plan Commission should discuss each of these criteria and make findings of fact as to whether the proposed use meets the criteria. If the Commission finds that the use should be permitted, they may impose additional conditions in order to mitigate any impacts of the proposed use.

**Recommendation:**

**Staff is recommending denial of the special use for a firearm at the proposed location of 1840 Douglas Road by BJ's Shooting, LLC.**



**DOUGLAS ROAD**  
SHEET DOCUMENT 83-4118



**U.S. ROUTE 30**

FARM & FLEET SUBDIVISION  
PER DOCUMENT 9811051

SCALE: 1"=50'



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;  
NOT FOR CONSTRUCTION;  
FOR INFORMATION ONLY

ARCHITECT LOGO:

**AMERCO**  
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:

1800 DOUGLAS RD  
MONTGOMERY, IL 60538

SHEET CONTENTS:

CONCEPTUAL LAYOUT

DRAWN:	HRR	A1
CHECKED:	RL	
DATE:	09/16/15	

MONTGOMERY\_A1B.DWG

© 2015 AMERCO REAL ESTATE COMPANY



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

- Resolution or Ordinance (Blue)  
 Recommendation of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**To:** Village President and Board of Trustees

**From:** Jeff Zoepfel, Village Administrator

**Date:** June 4, 2015

**B of T Date:** June 8, 2015

**Subject:** Recommendation of the Plan Commission on PC 2016-024 SU Amendment to the Special Use for a Second Drive Through and Outdoor Café at a Proposed Multi-Tenant Building

**Submitted By:** Jerad Chipman AICP, Senior Planner

**Background/Policy Implications:**

The Petitioner, Inland National Development Corporation, is requesting approval of an amendment to a special use previously granted on a parcel in the Ogden Hill Commercial Subdivision. The Petitioner is proposing construction of a multi-tenant building and is requesting entitlements for a second drive through and outdoor café. The Plan Commission was concerned regarding the circulation of the site and second drive through in particular, and therefore, recommended approval of the item subject to staff review. The attached plans are subject to change.

The Plan Commission recommended approval of 2016-024 SU amendment to the special use for a second drive through and outdoor café at a proposed multi-tenant building by Inland National Development Corporation, pending planning and consultant review due to the configuration of the second drive through. The motion passed 4-0.

**Describe Fiscal Impact/Budget Account Number and Cost:**

**Review:**

Village Administrator Jeff Zoepfel

**NOTE:** All materials must be submitted to and approved by the Village Administrator by 12:00 noon, Thursday, prior to the Agenda distribution.



**PC 2016-024**  
**PLAN COMMISSION ADVISORY REPORT**

**To:** Chair Hammond and Members of the Plan Commission

**From:** Jerad Chipman, AICP  
Senior Planner

**Date:** August 25, 2016

**Subject:** Additional Drive-Through and Outdoor Café for the Multi-Tenant Building Located in the Ogden Hill Commercial Subdivision - *Special Use*.

---

**Petitioner:** Inland National Development Corporation

**Location/Address:** Within the Ogden Hill Commercial Subdivision

**Requests:** Amendment to the Special Use for an Additional Drive-Through and Outdoor Café.

**Current Zoning:** B-2 General Retail Business District

**Comprehensive Plan:** Regional Commercial

**Surrounding Land Uses:**

Location	Adjacent Land Use	Adjacent Zoning
North	Commercial	B-2
East	Commercial	B-2 and Oswego
South	Commercial	B-2 and Oswego
West	Commercial	B-2

**Background:**  
The Petitioner is requesting entitlements for a second drive-through and outdoor café. The Petitioner was granted approval of a single drive-through and outdoor café last year and has revised the plan to include a second drive-through and outdoor café. The building has been increased in size to accommodate the tenant that requested the second drive-through. Attached is a revised site plan demonstrating the proposed drive-through addition.

**Conformance with the Comprehensive Plan:**  
The proposed land use conforms to the Comprehensive Plan as it indicates that the location be utilized as Regional Commercial.

**Zoning:**

The property is zoned B-2 General Retail Business District. A drive-through is a special use in the B-2 District. An outdoor café is a special use in the B-2 District. A retail use is permitted in the B-2 District. The Petitioner is applying for a second drive-through and outdoor café entitlement, which are the appropriate special uses in order to fully comply with the Zoning Ordinance.

**Bulk Standards:**

**Front Yard:** The front yard complies with the required ten foot (10') building setback, and the thirty foot (30') landscape setback required when fronting U.S. Route 34.

**Side Yard:** All side yards comply with the side yard setbacks. The setbacks are ten (10) feet for the corner side yard located to the southwest and five feet (5') for the interior side yard located to the northeast.

**Rear Yard:** The proposed development complies with the rear yard setback. The setback is twenty (20) feet, however, accessory structures and parking spaces are allowed to encroach ten (10) feet into the setback.

**Floor Area Ratio (FAR):** The plans as proposed comply with the Village's standard, which is a maximum of 1.5 FAR.

**Maximum Building Height:** The building complies with the maximum building height of forty-five (45) feet.

**Parking: Number of Spaces, Handicap Spaces, Drive Aisles & Dimensions:**

The building as proposed is required to have one (1) parking space per 300 square foot of office space, one (1) parking space per 200 square foot of retail space and one (1) parking space per 100 square foot of food sales space.

The plan indicates that there are fifty-five (55) spaces on the site. The proposed parking plan is deficient due to the increased building size. Fifty-eight (58) spaces are required per the Zoning Ordinance. Due to the availability of parking located throughout the commercial subdivision, staff recommends approval of the proposed plan.

Three (3) accessible spaces are indicated on the plans complying with the Illinois Accessibility Code.

All two-way drive aisles are required to be twenty-four (24) feet wide. The proposed drive-aisle on the northeast side of the building is indicated to be twenty (20) feet wide, which is below the minimum size for a two-way drive aisle. The drive aisle shall either be indicated as a one-way aisle or widened by four (4) feet.

The Zoning Ordinance requires six (6) stacking spaces per drive-through. Stacking for the additional drive through is limited. Staff recommends that a sign be added in the southern parking lot landscape island directing patrons to the right, which would lead them around the primary drive aisle and parking spaces to an area in line with the new drive through queuing aisle.

The proposed plan complies with the Zoning Ordinance requirement that the minimum size of a parking space is nine feet (9') wide and eighteen and one half feet (18.5') deep.

The site plan shows an adequate loading area per the zoning ordinance.

The Zoning Ordinance requires five (5) bicycle parking spaces. Bicycle parking spaces and a detail of the parking apparatus has been indicated on the plan and complies with the Zoning Ordinance.

**Landscaping:**

A revised landscape plan has been submitted, and has been approved by Planning Resources, Inc.

**Engineering:**

A revised engineering plan has been submitted, and Engineering Enterprises, Incorporated's review letter is attached to this report.

**Architecture:**

The proposed building is a masonry structure containing vertical and horizontal elements that break up the façade. The building also includes decorative awnings and architectural lighting. The Village has been promoting the use of masonry and other preferred building materials and is believes that this building will complement the other masonry structures fronting Ogden Avenue.

**Lighting:**

A photometric plan has been submitted. Details of the light fixtures and an indication of the height of the fixtures is required.

**Screening:**

The plans indicate a garbage enclosure located north of the building. A detail of the enclosure has been provided on the plans and the detail complies with the Zoning Ordinance.

All mechanical units shall be screened in accordance with the Zoning Ordinance.

**Signage:**

A complete signage package is required before the issuance of sign permits.

**Access:**

Three (3) access points have been provided into the site with two (2) cross access points stubbed into the adjacent site for future connectivity. Staff recommends extending those stubs to the property line, rather than stopping short as currently indicated.

**Special Use:**

The Petitioner is requesting a special use for an additional drive-through and outdoor café. The Commission should consider whether the use is in keeping with the vision of the area and whether its impacts can be properly mitigated. According to the Montgomery Zoning Ordinance, whose language hereafter is in italics, "*no special use shall be recommended by the Plan Commission unless the Commission shall find that the following standards have been satisfied:*

Staff has provided findings of fact following the standards for the Plan Commissioner's consideration.

A. *That the establishment, maintenance or operation of the special use will not be detrimental to endanger the public health, safety, comfort or general welfare;*

This use should not endanger the public health, safety, comfort or general welfare;

B. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish or impair property values within the neighborhood;*

This use should not be injurious or diminish property values;

C. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The proposed use does not prohibit use of surrounding property and is normal and orderly;

D. *That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;*

Adequate utilities, roads and drainage have been planned for;

E. *That adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in public streets;*

The property provides adequate ingress and egress; and

F. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the Plan Commission.*

All aspects of the proposed development that have been submitted to this point that do not meet the Zoning Ordinance have been discussed in the above report and recommendations have been made accordingly.

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

**Recommendation:**

**Staff is recommending approval of the special use for a second drive-through and outdoor café at the proposed multi-tenant building pending the plan revisions addressing the issues raised in the engineering and staff reports.**



August 25, 2016

Mr. Jerad Chipman  
Senior Planner  
Village of Montgomery  
200 N. River Street  
Montgomery, IL 60538

**Re: Ogden Hill East Multi-Tenant Building – Final Engineering Plans  
4<sup>th</sup> Submittal  
Montgomery, Illinois**

Dear Mr. Chipman,

We have reviewed the engineering plans (19 sheets), revised dated August 17, 2016 and supporting documents for the above referenced site.

Our review of these plans is to generally determine the plan's compliance with Village ordinances and whether the improvements will conform to existing Village systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. We offer the following comments:

#### **General**

1. The revised Stormwater Permit Application and Report is in general conformance with Village requirements and we support issuance of the stormwater permit by the Village.
2. Details and specifications need to be provided for the parking lot lights (base, pole, luminaire, etc.). The lighting plan should also include wiring locations, if the wiring location is not available at this time it can be submitted prior to construction and on the As-Builts. The Engineer had previously noted that this will be submitted as a separate document by the lighting consultant.
3. A Permit from Fox Metro will be required for the sanitary sewer connection. The Village should be copied on correspondence with Fox Metro.

4. The Engineer's Opinion of Probable Construction Cost for stormwater and erosion control costs provided in the stormwater report is acceptable. A cost estimate for other public improvements (water and sewer connections) and landscaping improvements should be provided. A bond for 110% of these items will have to be provided to the Village before the start of construction.
5. A Preconstruction Meeting with the Village will be required before the start of site construction.

#### **Final Engineering Plans**

6. The 20-foot drive aisle on the east side of the building next to the new drive through lane needs to be changed to a one-way drive since it does not meet the required 24-foot width for a two-way drive aisle. In addition, the appropriate striping and signage should be added to the plan.

The above items should be addressed and the engineering plans re-submitted for approval. If you have any questions or need additional information, please contact our office.

Respectfully Submitted

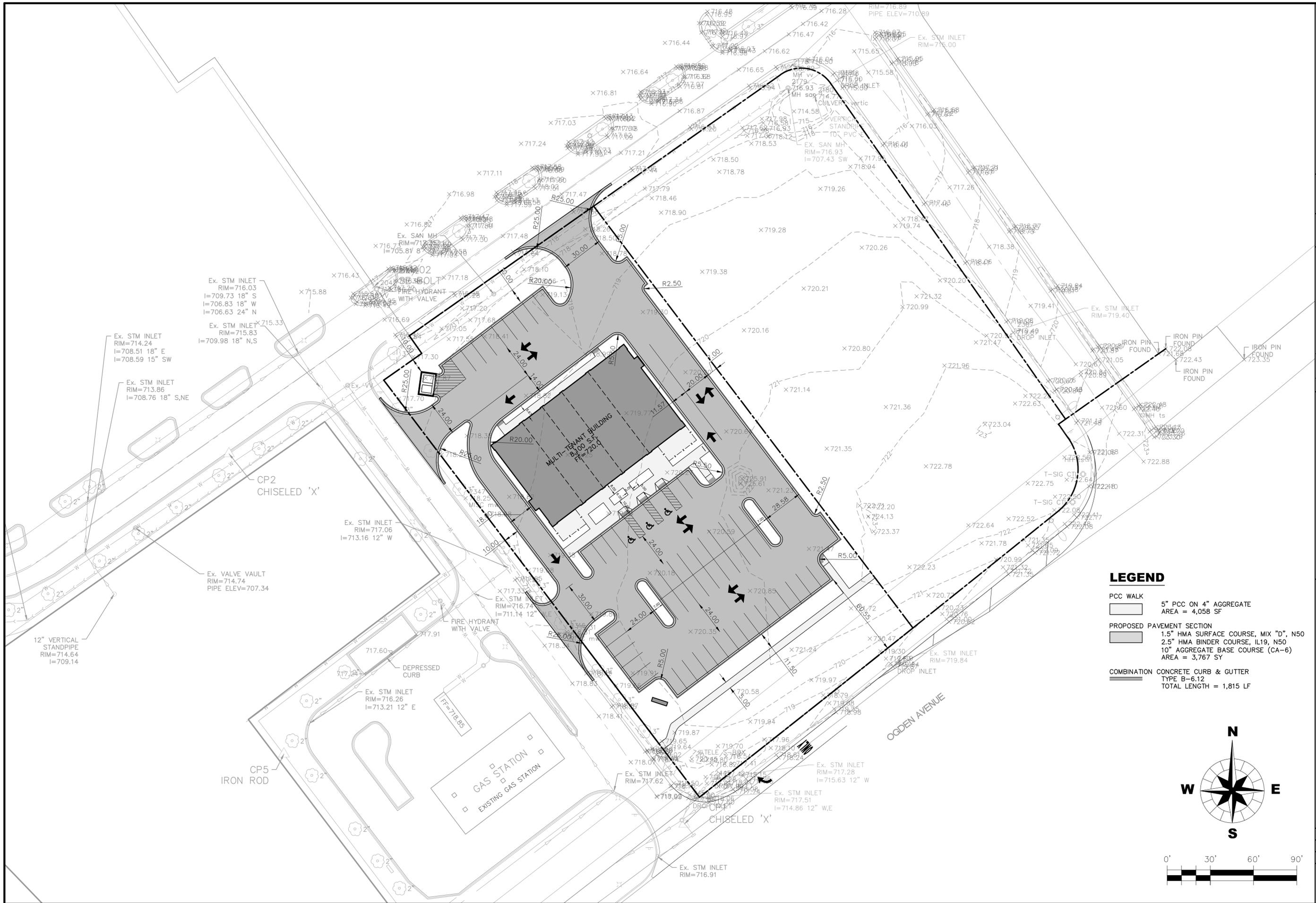
ENGINEERING ENTERPRISES, INC.



Timothy N. Paulson, P.E.  
Project Manager

TNP/TAM

Pc: PGW, EEI



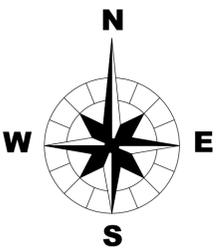
**LEGEND**

- PCC WALK**  

 5" PCC ON 4" AGGREGATE  
 AREA = 4,058 SF
- PROPOSED PAVEMENT SECTION**  

 1.5" HMA SURFACE COURSE, MIX "D", N50  
 2.5" HMA BINDER COURSE, IL19, N50  
 10" AGGREGATE BASE COURSE (CA-6)  
 AREA = 3,767 SF
- COMBINATION CONCRETE CURB & GUTTER**  

 TYPE B-6.12  
 TOTAL LENGTH = 1,815 LF



TITLE : **OGDEN HILL EAST MULTI-TENANT BUILDING GEOMETRIC PLAN**

DSGN.	JCL
DWN.	AJR
CHKD.	JCL
SCALE : 1" = 30'	
GM130266A.DWG	

CLIENT : **INLAND NATIONAL DEVELOPMENT CORPORATION**  
 2901 BUTTERFIELD ROAD  
 OAK BROOK, IL 60523  
 (630) 218-8000

**WBK ENGINEERING, LLC**  
 8 EAST GALENA BLVD, SUITE 402  
 AURORA, ILLINOIS 60506  
 (630) 701-2245



PROJECT NO. 130266A  
 DATE : 06/24/2015  
 DRAWING NO. **GM1**  
 SHEET:  
**7 OF 19**

UPDATED 6/17/2016 - ARWK



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

- Resolution or Ordinance (Blue)  
 Recommendation of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**To:** Village President and Board of Trustees

**From:** Jeff Zoepfel, Village Administrator

**Date:** September 7, 2016

**B of T Date:** September 12, 2016

**Subject:** Ordinance 1733 Amending the Special Use for Ogden Hill

**Submitted By:** Steven A. Andersson & Laura M. Julien, Village Attorneys

**Background/Policy Implications:**

The attached ordinance is for an amendment to a previously granted special use for the multi-tenant building in the Ogden Hill Commercial Subdivision. The petitioner is seeking a special use to allow for a second drive-through and a second outdoor café.

The Plan Commission recommended approval of this item at its September 1, 2016, meeting, subject to staff's recommendations as are set forth in the Plan Commission Advisory Report for this item (PC 2016-024) and the petitioner continuing to work with staff and engineering to resolve matters pertaining to traffic flow and site access points.

**Describe Fiscal Impact/Budget Account Number and Cost:**

N/A

**Review:**

Village Administrator: Jeff Zoepfel

**NOTE:** All materials must be submitted to and approved by the Village Administrator by 12:00 noon, Thursday, prior to the Agenda distribution.



**VILLAGE OF MONTGOMERY**

**ORDINANCE NO. 1733**

---

**AN ORDINANCE AMENDING THE SPECIAL USE FOR THE OGDEN HILL COMMERCIAL  
SUBDIVISION PROVIDING FOR AN ADDITIONAL DRIVE-THROUGH AND OUTDOOR CAFE  
VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS**

---

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

PUBLISHED IN PAMPHLET FORM BY AUTHORITY  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES,  
ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**ORDINANCE NO. 1733**

**AN ORDINANCE AMENDING THE SPECIAL USE FOR THE OGDEN HILL COMMERCIAL SUBDIVISION PROVIDING FOR AN ADDITIONAL DRIVE-THROUGH AND OUTDOOR CAFE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, 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, (“Village”) 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**, pursuant to Ordinance 1672, a special use was granted on June 23, 2015, for a single drive-through and single outdoor café for the multi-tenant building located in the Ogden Hill Commercial Subdivision; and,

**WHEREAS**, Petitioner has requested additional entitlements for a second drive-through and a second outdoor café for the multi-tenant building located in the Ogden Hill Commercial Subdivision; and,

**WHEREAS**, on September 1, 2016, the Village’s Planning Commission held a public hearing on said petition pursuant to notice by publication in a newspaper of general circulation in the Village being published not less than 15 nor more than 30 days prior to said public hearing; and,

**WHEREAS**, upon review of Petitioner’s request, the Planning Commission has made its report and recommendations to the Village Board for approval of the requested special use amendment; and,

**WHEREAS**, the parties hereto acknowledge that all other matters, in addition to those specifically referred to above, have been considered: (1) that the establishment, maintenance, or operation of the special use will not be detrimental to endanger the public health, safety, comfort, or general welfare; (2) that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish or impair property values within the neighborhood; (3) that the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; (4) that adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided; and (5) that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in public streets; (6) that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the Plan Commission; and,

**WHEREAS**, the Village Board has determined that it is in the best interests of the Village to approve the requested amendment to the special use; 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: SPECIAL USE**

That the property legally described on the attached **Exhibit A** (hereby incorporated by reference) is granted an amendment to its special use as follows:

Petitioner is granted an amendment to its special use to allow for a second drive through and a second outdoor café at the multi-tenant building located within the Ogden Hill Commercial Subdivision conditioned upon the items set forth in Section Two of this Ordinance.

All remaining provisions from Ordinance 1672 as they pertain to the original special use shall remain in full force and effect to the extent that they do not conflict with any of the grants and conditions provided herein.

### **SECTION TWO: CONDITIONS**

The special use amendment is granted upon the following conditions and restrictions pursuant to Sections 14.09(1-9) of the Village of Montgomery Zoning Ordinance:

- 1) The development of the site shall be in substantial conformance with **Exhibit B**, except with such deviations as are approved by Village staff in the finalization of the plans.
- 2) The use may not be expanded or changed, without prior Village approval.
- 3) Said use is conditioned upon continued compliance with all Village ordinances and regulations of the Village Zoning Ordinance, it being acknowledged that no variances from said ordinance have been granted in conjunction with this special use and that any variation shall require separate action by the Village Board.
- 4) The Petitioner, and owner of record of the property in question (and its heirs, assigns, lessees, etc.), by applying for this special use, agrees to be bound by all the terms of this ordinance and waives any claim of vested rights, reliance, or other defenses, of any type of 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 upon the heirs, successors and/or assigns of the Petitioner and/or owners of record of the parcel described in **Exhibit A** hereof.

- 5) The special use shall expire if not commenced by owners within one year of the date of passage of this ordinance.
- 6) That in the event that the use of the property for a drive through ceases active operation for a period of more than six months, said use will be conclusively deemed abandoned, and may not be reinstated or continued without prior Village approval.
- 7) That in the event that the use of said property for an outdoor café ceases active operation for a period of more than six months (exempting periods of inclement weather which would make said use unfeasible), said use will be conclusively deemed abandoned, and may not be reinstated or continued without prior Village approval.

The Zoning Ordinance of the Village of Montgomery, Kane and Kendall Counties, Illinois is hereby amended to provide for said special use amendment on said property and the clerk is directed to amend the zoning map of the Village of Montgomery to reflect this amendment.

**SECTION THREE: 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.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Matthew Brolley  
President of the Board of Trustees of the Village of Montgomery

ATTEST:

\_\_\_\_\_  
Tiffany Francis  
Village Clerk of the Village of Montgomery

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Trustee Stan Bond	—	—	—	—
Trustee Pete Heinz	—	—	—	—
Trustee Steve Jungermann	—	—	—	—
Trustee Denny Lee	—	—	—	—
Trustee Doug Marecek	—	—	—	—
Trustee Theresa Sperling	—	—	—	—
Village President Matthew Brolley	—	—	—	—

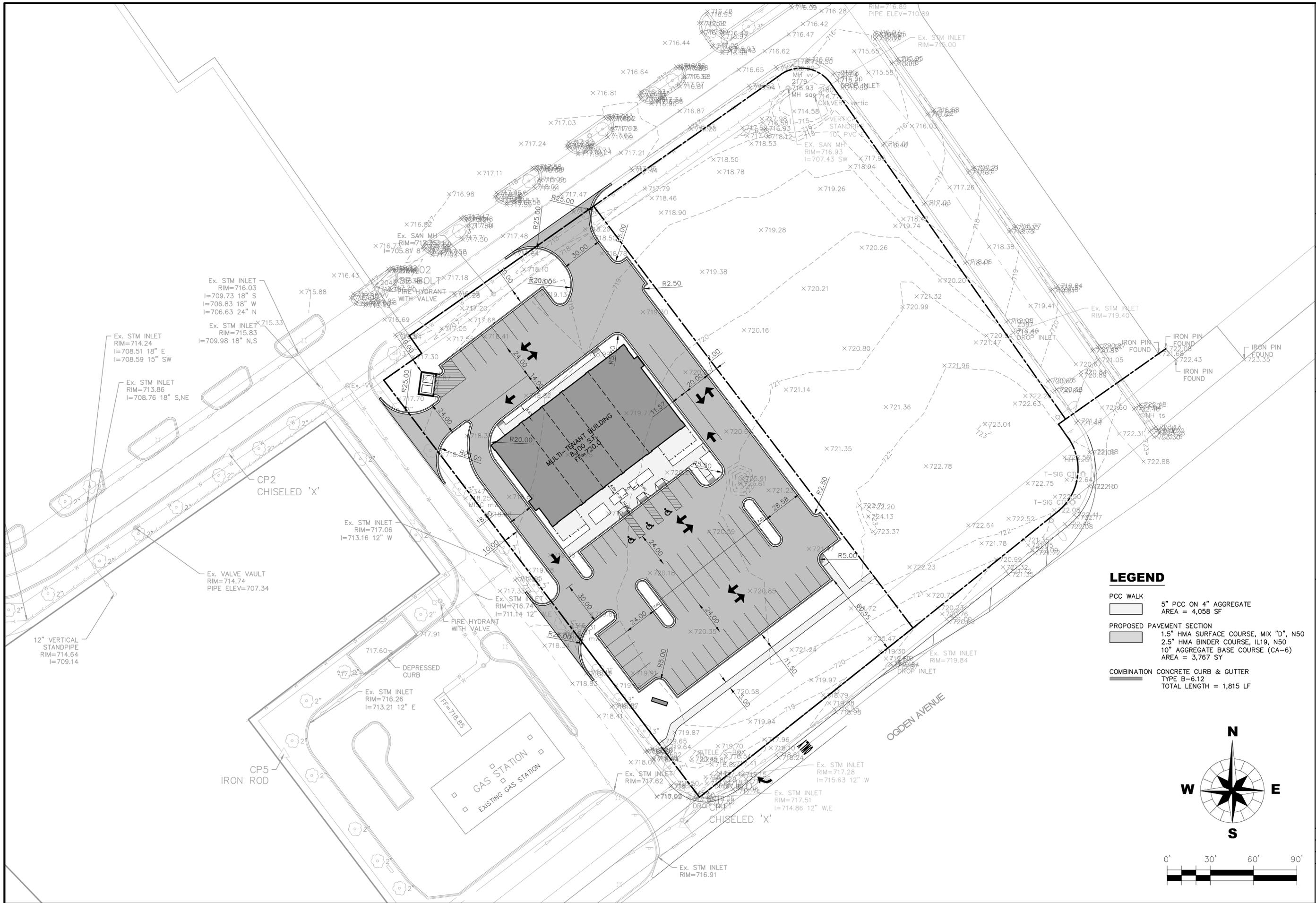
## Exhibit "A"

### Legal Description

PART OF LOT 3 IN THE RESUBDIVISION OF LOT 5 IN OGDEN HILL SUBDIVISION RECORDED ON JUNE 15, 2007 AS DOCUMENT 200700018736, BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MONTGOMERY, KENDALL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAM'S CLUB RESUBDIVISION, RECORDED ON AUGUST 15, 2013 AS DOCUMENT 20130001701; THENCE NORTH 37°11'39" WEST ALONG THE EASTERLY LINE OF SAID LOT 1, SAID EASTERLY LINE BEING COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 3, 362.69 FEET TO THE SOUTHERLY LINE OF LOT 2 IN SAID RESUBDIVISION OF LOT 5 IN OGDEN HILLS SUBDIVISION, SAID SOUTHERLY LINE BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 3; THENCE NORTH 54°57'18" EAST ALONG SAID SOUTHERLY LINE, 32.22 FEET TO THE EASTERLY LINE OF SAID LOT 3, SAID EASTERLY LINE BEING COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 35°02'42" WEST ALONG SAID EASTERLY LINE, 15.00 FEET TO THE NORTHERLY LINE OF SAID LOT 3, SAID NORTHERLY LINE BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTH 54° 57'18" EAST ALONG SAID NORTHERLY LINE 314.91 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 39.27 FEET ON CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 80°02'42" EAST 35.36 FEET TO THE EASTERLY LINE OF SAID LOT 3, SAID EASTERLY LINE BEING COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 2; THENCE SOUTH 35°02' 42" EAST ALONG SAID EASTERLY LINE 284.02 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34, RECORDED NOVEMBER 19, 2008 AS DOCUMENT 2008-24843; THENCE SOUTH 54°57'18" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 6.00 FEET; THENCE SOUTH 35°02'42" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 11.82 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, 56.37 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 08°00'14" WEST 51.21 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE 318.16 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 22,485.50 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 51°29'56" WEST 318.15 FEET TO THE POINT OF BEGINNING.

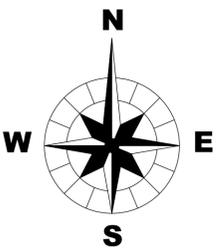
SAID PARCEL CONTAINING 133,069 SQUARE FEET, MORE OR LESS, OR 3.055 ACRES, MORE OR LESS.

**Exhibit "B"**  
**Map of Property**



**LEGEND**

- PCC WALK**  
 5" PCC ON 4" AGGREGATE  
 AREA = 4,058 SF
- PROPOSED PAVEMENT SECTION**  
 1.5" HMA SURFACE COURSE, MIX "D", N50  
 2.5" HMA BINDER COURSE, IL19, N50  
 10" AGGREGATE BASE COURSE (CA-6)  
 AREA = 3,767 SF
- COMBINATION CONCRETE CURB & GUTTER**  
 TYPE B-6.12  
 TOTAL LENGTH = 1,815 LF



TITLE : **OGDEN HILL EAST MULTI-TENANT BUILDING GEOMETRIC PLAN**

DSGN.	JCL
DWN.	AJR
CHKD.	JCL
SCALE : 1" = 30'	
GM130266A.DWG	

NO.	DATE	ADDED SECOND DRIVE THRU	NATURE OF REVISION
1	08/15/16		

CLIENT : **INLAND NATIONAL DEVELOPMENT CORPORATION**  
 2901 BUTTERFIELD ROAD  
 OAK BROOK, IL 60523  
 (630) 218-8000

**WBK ENGINEERING, LLC**  
 8 EAST GALENA BLVD, SUITE 402  
 AURORA, ILLINOIS 60506  
 (630) 701-2245



PROJECT NO. 130266A  
 DATE : 06/24/2015  
 DRAWING NO. **GM1**  
 SHEET:  
**7 OF 19**

UPDATED 8/17/2016 - ARWK





**VILLAGE OF MONTGOMERY**

**ORDINANCE NO. 1718**

---

**AN ORDINANCE DECLARING SURPLUS PROPERTY  
OF THE VILLAGE OF MONTGOMERY,  
KANE AND KENDALL COUNTIES, ILLINOIS**

---

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS  
THIS 8TH DAY OF FEBRUARY, 2016.

PUBLISHED IN PAMPHLET FORM BY AUTHORITY  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES,  
ILLINOIS, THIS 8TH DAY OF FEBRUARY, 2016.

## ORDINANCE NO. 1712

### AN ORDINANCE DECLARING SURPLUS PROPERTY OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, 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, pursuant to the powers granted to it under 65 ILCS 5/1-1 et seq.; and,

**WHEREAS**, the Village of Montgomery Board of Trustees had determined that certain items of property are surplus, obsolete, or no longer suitable for use by the Village of Montgomery; 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: SURPLUS PROPERTY**

That pursuant to 65 ILCS 5/11-76-4, the President and Board of Trustees find the following described property:

- 2006 Ford F550 dump truck with v-box spreader and 9' plow
- 2005 International Work-Star dump truck with tailgate spreader and 12' plow
- 2007 Chevy Trailblazer
- 2006 Ford Taurus
- 2007 Case 621D wheel loader
- Two (2) obsolete air compressors (age unknown)
- 2006 Chevy Impala (#860)
- 2006 Chevy Impala (#861)
- 2010 Ford Crown Victoria (#803)
- 2010 Ford Crown Victoria (#804)

now owned by the Village of Montgomery is no longer necessary or useful, and the best interest of the Village will be served by the sale or disposal of said items. These items are hereby declared surplus property and the Village staff is hereby authorized to and directed to sell or dispose of said property.

**SECTION TWO: 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 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 September, 2016.

\_\_\_\_\_  
Matthew Brolley  
President of the Board of Trustees of the Village of Montgomery

ATTEST:

\_\_\_\_\_  
Tiffany Francis  
Clerk of the Village of Montgomery

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Trustee Stan Bond	___	___	___	___
Trustee Peter Heinz	___	___	___	___
Trustee Steven Jungermann	___	___	___	___
Trustee Dennis Lee	___	___	___	___
Trustee Douglas Marecek	___	___	___	___
Trustee Theresa Sperling	___	___	___	___
Village President Matthew Brolley	___	___	___	___



Unit #263 is a 2006 Ford F550 4x4 with approximately 27,000 miles on it. This truck was approved for replacement, and was replaced with a 2015 Ford F550 4x4 which was purchased as a demo. This truck has a 9' Western Plow and a stainless steel V-box spreader which will be auctioned as a package.



Unit #264 is an International Workstar 7400 with approximately 32,000 miles on it. This truck was approved for replacement and the replacement truck is currently being built to our specifications. This truck has a 12' Bonnell Plow and stainless steel tailgate spreader that will be auctioned off as a package.



Unit #270 is a 2007 Chevy Trail Blazer with approximately 155,000 miles on it. This vehicle previously served as an administrative vehicle, however it has been utilized as the Building Maintenance Technician's work vehicle for the past couple of years. This vehicle was approved for replacement and the Ford van ordered and outfitted to serve in this capacity will be delivered any day now. This vehicle is in rough condition, I am recommending it for auction.



Unit #662 is a 2006 Ford Taurus with approximately 37,000 miles on it. This has been an administrative vehicle at both the Village Hall and Public Works. This vehicle will be auctioned off and the former JULIE Locate vehicle unit #271 will be repurposed to serve in this capacity.



Unit #371 is a 2007 Case 621D wheel loader with approximately 1900 hours on it. This machine is an integral part of the Village's Public Works fleet used for loading material (ex. gravel, dirt, salt, and spoils). Additionally this piece of equipment is utilized for snow removal, excavations, loading and unloading trucks, etc. The machine is in rough condition and was scheduled to be replaced next spring as part of the FY18 Capital Replacement Budget. This machine is being recommended for replacement through a lease program which would be considered operational expense versus the current standing as a capital expense. A lease program will ultimately offer better service and reliability terms with far less financial impact than a purchase. Additionally the lease is structured in a way that we would accrue equity given our relatively limited hours of use. I am recommending that utilize this machine as a trade-in which would act in lieu of a down payment on a leased machine.



These two air compressors service the fleet repair and street division of Public Works. The compressors are both quite old and lacking the appropriate safety features of their newer counterparts. These air compressors have been approved for replacement with one large unit, which has been delivered. Once the new air compressor is installed, I am recommending these two compressors be auctioned off.



Unit #860 is a 2006 Chevrolet Impala with approximately 113,500 miles on it. This vehicle was used administratively within the Police Department, and was previously approved for replacement. The new one has been ordered and received.



Unit #861 is a 2006 Chevrolet Impala with approximately 115,000 miles on it. This vehicle was used by the investigations division of the Police Department. The vehicle was previously approved for replacement and the replacement vehicle is on order.



Unit #803 is a 2010 Ford Crown Victoria with approximately 110,500 miles on it. This vehicle was previously approved for replacement, and the replacement vehicle has been ordered.



Unit #804 is a 2010 Ford Crown Victoria with approximately 112,000 miles on it. This vehicle has been utilized by the Police Department, and was previously approved for replacement. The replacement vehicle has been ordered.