



200600026827
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
08-25-2006 At 10:57 am.
ORDINANCE 45.00
RHSP Surcharge 10.00

**VILLAGE OF MONTGOMERY
KANE AND KENDALL COUNTIES, ILLINOIS**

ORDINANCE NO. 1203

**An Ordinance Establishing an
Active Special Service Area No. 18 for
Marquis Pointe in
the Village of Montgomery, Illinois**

Adopted by the
Board of Trustees and President
of the Village of Montgomery
this 14 day of August, 2006.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Montgomery, Kane and Kendall Counties,
Illinois, this 14th day of August, 2006.



2006K092534



2006K092534

SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 08/23/2006 10:40AM
REC FEE: 30.00 RHPSPS FEE:
PAGES: 9

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SEWSW 35/38/8

PREPARED BY:

DEAN FREIDERS, ATTY.
2111 W. PLUM ST.
AURORA, IL. 60506

MAIL TO:

VILLAGE OF MONTGOMERY
1300 S. BROADWAY
MONTGOMERY, IL. 60538

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ORDINANCE NO. 1203

**AN ORDINANCE ESTABLISHING AN
ACTIVE SPECIAL SERVICE AREA NO. 18 FOR
MARQUIS POINTE IN
THE 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, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, pursuant to the provisions of the 1970 Constitution of the State of Illinois (the "Constitution"), the Village of Montgomery, Kane and Kendall Counties, Illinois (the "Village"), is authorized to create special service areas in and for the Village; and

WHEREAS, special service areas are established by non-home rule units pursuant to Section 7(6) of Article VII of the Constitution, which provides that—

[M]unicipalities...which are not home rule units shall have...powers...to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services;

and are established "in the manner provided by law" pursuant to the provisions of "AN ACT to provide the manner of levying or imposing taxes for the provision of special services to areas within the boundaries of home rule units and non-home rule municipalities and counties," approved September 21, 1973, as amended, and pursuant to the Revenue Act of 1939 of the State of Illinois, as amended; and

WHEREAS, it is in the public interest that the area hereinafter described as a special service area for the purposes set forth herein and to be designated as the Marquis Pointe Active Special Service Area No. 18., of the Village (the "Area"), be established; and

WHEREAS, the Area is compact and contiguous, totally within the corporate limits of the Village; and

WHEREAS, the Area will benefit specially from the municipal services to be provided by the Village (the "Services"), and the Services are unique and in addition to the services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the establishment of the area be considered; and

WHEREAS, it is in the public interest that the levy of a direct annual *ad valorem* tax upon all taxable property within the Area be considered for the purpose of paying the cost of providing the Services; and

WHEREAS, the revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary construction and maintenance to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the services; and

WHEREAS, a public hearing was held at 7:00 p.m., on the 10th day of July, 2006, at 10 Civic Center Avenue, Montgomery, Illinois in the Meeting Room of the Village Police Department for the Village of

Montgomery, Kane and Kendall Counties, Illinois (the "Hearing"), to consider the establishment of the Area for the purpose of providing the Services and the levy of an additional direct annual *ad valorem* tax for the purpose of paying the cost thereof, all as described in the Notice of Public Hearing attached hereto as Exhibit "B" (the "Notice"); and

WHEREAS, the Notice has been given by publication and mailing. Notice by publication was given by publication on a date, such date being not less than 15 days prior to the Hearing, in a newspaper of general circulation within the Village, there being no newspaper published therein. Notice by mailing was given by depositing the Notice in the United States Mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Area. The Notice was mailed not less than 10 days prior to the time set for the Hearing. In the event taxes for the last preceding year not paid, the Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property.

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: INCORPORATION OF PREAMBLES

The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION TWO: ESTABLISHMENT OF SSA

- (a) That it is in the public interest that the territory hereinafter described in the Notice referred to in Section One hereof be established as Special Service Area No. 18 for the purposes set forth herein. An accurate map of said territory is attached hereto as Exhibit "A-1".
- (b) That said Area is compact and contiguous.
- (c) That said Area is zoned for residential purposes and will benefit specially from the municipal services which may be provided and that said proposed municipal services are unique and in addition to municipal services provided by the Village of Montgomery as a whole; and it is, therefore, in the best interest of said Area and the Village of Montgomery as a whole that special taxes be levied against said Area for the services to be provided.
- (d) That the Village of Montgomery Special Service Area No. 18 be and is hereby established for and with regard to the aforesaid territory.

SECTION THREE: PURPOSE OF SSA AND MAXIMUM LEVY

The purpose of the formation of Special Service Area No. 18 in general is to authorize the maintenance, repair and replacement of storm water detention basins, storm sewers and related areas and appurtenances, landscape buffers, maintenance, common areas, subdivision monumentation, private roads, signage and any common areas of the Area of the Subdivision in the Special Service Area, as well as to authorize the implementation and continuation of a mosquito abatement program in the Special Service Area all in accordance with the final engineering plan and final plat of subdivision for the Area, and the proposed municipal services are unique and are in addition to the improvements provided and/or maintained by the Village generally.

Annual taxes shall be assessed and levied for said special municipal services in said Area, on property in said Area in addition to all other municipal taxes; provided that the special annual tax shall be levied upon the equalized assessed value of the property in said Area in an amount not to exceed annual rate of one-hundred and ten one-hundredths percent (1.1%, being 110¢ per \$100) of the equalized assessed valuation thereof. This tax shall be levied for an indefinite period of time commencing during and in the years subsequent to the date of this Ordinance, as hereinafter provided. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. The Village may annually levy hereunder up to the maximum rate specified herein for the cost for the said services, as said services become necessary and are provided for.

SECTION FOUR:

That this ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

SECTION FIVE:

That all ordinances or parts of ordinances thereof in conflict therewith are hereby repealed to the extent of any such conflict.

SECTION SIX:

That any section or provision of this ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions which shall remain in full force and effect thereafter.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, on the 14th day of August, 2006.

Marilyn Michelini
Marilyn Michelini,
President of the Board of Trustees of the Village of Montgomery

ATTEST Barbara Argo
Barbara Argo, Clerk of the Village of Montgomery



	Aye	Nay	Absent	Abstain
Trustee Jeanne Felten	✓	—	—	—
Trustee Peter Heinz	✓	—	—	—
Trustee William Keck	✓	—	✓	—
Trustee Dennis Lee	✓	—	—	—
Trustee Lloyd Mattingly	✓	—	—	—
Trustee Robert Watermann	✓	—	—	—
Village President Marilyn Michelini	NO VOTE CAST			

EXHIBIT A
SSA 18
MARQUIS POINTE ACTIVE SSA
LEGAL DESCRIPTION

THAT PART OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 594.00 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 27 MINUTES 50 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1965.88 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 17 SECONDS WEST A DISTANCE OF 29.09 FEET; THENCE NORTH 47 DEGREES 27 MINUTES 50 SECONDS EAST A DISTANCE OF 120.04 FEET; THENCE NORTH 52 DEGREES 16 MINUTES 52 SECONDS EAST A DISTANCE OF 171.50 FEET; THENCE NORTH 47 DEGREES 36 MINUTES 32 SECONDS EAST A DISTANCE OF 144.00 FEET; THENCE SOUTH 65 DEGREES 35 MINUTES 50 SECONDS EAST A DISTANCE OF 703.46 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 30 SECONDS EAST A DISTANCE OF 23.08 FEET; THENCE SOUTH 65 DEGREES 35 MINUTES 50 SECONDS EAST, 370.20 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2824.79 FEET, A DISTANCE OF 493.39 FEET AND WHOSE CHORD LENGTH OF 492.76 FEET BEARS SOUTH 60 DEGREES 35 MINUTES 36 SECONDS EAST TO THE WESTERLY RIGHT OF WAY LINE OF HILL AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, ALSO BEING ALONG THE ARC OF A NON-TANGENTIAL CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 3849.80 FEET, A DISTANCE OF 523.03 FEET AND WHOSE CHORD LENGTH OF 522.63 FEET BEARS SOUTH 17 DEGREES 01 MINUTES 27 SECONDS EAST; THENCE SOUTH 68 DEGREES 29 MINUTES 35 SECONDS WEST A DISTANCE OF 57.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 550.00 FEET, A DISTANCE OF 37.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 37 MINUTES 14 SECONDS WEST A DISTANCE OF 211.29 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 600.00 FEET, A DISTANCE OF 101.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54 DEGREES 57 MINUTES 08 SECONDS WEST A DISTANCE OF 1857.23 FEET; THENCE NORTH 43 DEGREES 59 MINUTES 53 SECONDS WEST, 1253.03 FEET; THENCE NORTH 59 DEGREES 40 MINUTES 10 SECONDS EAST, 80.47 FEET; THENCE NORTH 30 DEGREES 19 MINUTES 50 SECONDS WEST, 120.00 FEET; THENCE SOUTH 59 DEGREES 40 MINUTES 10 SECONDS WEST, 109.65 FEET; THENCE NORTH 43 DEGREES 59 MINUTES 53 SECONDS WEST, 14.30 FEET; THENCE NORTH 60 DEGREES 21 MINUTES 52 SECONDS WEST A DISTANCE OF 131.40 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 180.00 FEET, A DISTANCE OF 403.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 08 DEGREES 42 MINUTES 05 SECONDS EAST, 197.13 FEET; THENCE SOUTH 21 DEGREES 16 MINUTES 49 SECONDS WEST, 718.53 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 7697.66 FEET, A DISTANCE OF 119.11 FEET TO A POINT ALONG THE ARC OF A CURVE; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE WEST AND HAVING A RADIUS OF 345.00 FEET, A DISTANCE OF 392.79 FEET AND WHOSE CHORD LENGTH OF 371.92 FEET BEARS NORTH 04 DEGREES 33 MINUTES 57 SECONDS EAST; THENCE NORTH 28 DEGREES 03 MINUTES 03 SECONDS WEST A DISTANCE OF 434.67 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 08 SECONDS WEST A DISTANCE OF 454.53 FEET; THENCE NORTH 19 DEGREES 26 MINUTES 19 SECONDS EAST A DISTANCE OF 100.62 FEET; THENCE NORTH 40 DEGREES 28 MINUTES 34 SECONDS EAST A DISTANCE OF 155.72 FEET; THENCE NORTH 52 DEGREES 42 MINUTES 49 SECONDS EAST A DISTANCE OF 85.59 FEET; THENCE NORTH 76 DEGREES 42 MINUTES 12 SECONDS EAST A DISTANCE OF 186.10 FEET; THENCE NORTH 43 DEGREES 59 MINUTES 53 SECONDS WEST A DISTANCE OF 685.08 FEET TO THE POINT OF BEGINNING. IN KANE AND KENDALL COUNTY, ILLINOIS.

Parcel Identification Number 03-02-201-001, 15-35-400-012.

EXHIBIT B
SSA 18
NOTICE OF HEARING
VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS
SPECIAL SERVICE AREA NO. 18
MARQUIS POINTE
(KANE AND KENDALL COUNTIES)

NOTICE IS HEREBY GIVEN that on the 10th day of July, 2006, at 10 Civic Center Avenue, Montgomery, Illinois at 7:00 p.m., in the Meeting Room of the Village Police Department for the Village of Montgomery, Kane and Kendall Counties, Illinois, a hearing will be held by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, to consider the establishment of a Special Service Area consisting of the following described territory:

THAT PART OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 594.00 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 27 MINUTES 50 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1965.88 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 17 SECONDS WEST A DISTANCE OF 29.09 FEET; THENCE NORTH 47 DEGREES 27 MINUTES 50 SECONDS EAST A DISTANCE OF 120.04 FEET; THENCE NORTH 52 DEGREES 16 MINUTES 52 SECONDS EAST A DISTANCE OF 171.50 FEET; THENCE NORTH 47 DEGREES 36 MINUTES 32 SECONDS EAST A DISTANCE OF 144.00 FEET; THENCE SOUTH 65 DEGREES 35 MINUTES 50 SECONDS EAST A DISTANCE OF 703.46 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 30 SECONDS EAST A DISTANCE OF 23.08 FEET; THENCE SOUTH 65 DEGREES 35 MINUTES 50 SECONDS EAST, 370.20 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2824.79 FEET, A DISTANCE OF 493.39 FEET AND WHOSE CHORD LENGTH OF 492.76 FEET BEARS SOUTH 60 DEGREES 35 MINUTES 36 SECONDS EAST TO THE WESTERLY RIGHT OF WAY LINE OF HILL AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, ALSO BEING ALONG THE ARC OF A NON-TANGENTIAL CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 3849.80 FEET, A DISTANCE OF 523.03 FEET AND WHOSE CHORD LENGTH OF 522.63 FEET BEARS SOUTH 17 DEGREES 01 MINUTES 27 SECONDS EAST; THENCE SOUTH 68 DEGREES 29 MINUTES 35 SECONDS WEST A DISTANCE OF 57.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 550.00 FEET, A DISTANCE OF 37.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 37 MINUTES 14 SECONDS WEST A DISTANCE OF 211.29 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 600.00 FEET, A DISTANCE OF 101.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54 DEGREES 57 MINUTES 08 SECONDS WEST A DISTANCE OF 1857.23 FEET; THENCE NORTH 43 DEGREES 59 MINUTES 53 SECONDS WEST, 1253.03 FEET; THENCE NORTH 59 DEGREES 40 MINUTES 10 SECONDS EAST, 80.47 FEET; THENCE NORTH 30 DEGREES 19 MINUTES 50 SECONDS WEST, 120.00 FEET; THENCE SOUTH 59 DEGREES 40 MINUTES 10 SECONDS WEST, 109.65 FEET; THENCE NORTH 43 DEGREES 59 MINUTES 53 SECONDS WEST, 14.30 FEET; THENCE NORTH 60 DEGREES 21 MINUTES 52 SECONDS WEST A DISTANCE OF 131.40 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 180.00 FEET, A DISTANCE OF 403.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 08 DEGREES 42 MINUTES 05 SECONDS EAST, 197.13 FEET; THENCE SOUTH 21 DEGREES 16 MINUTES 49 SECONDS WEST, 718.53 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 7697.66 FEET, A DISTANCE OF 119.11 FEET TO A POINT ALONG THE ARC OF A CURVE; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE WEST AND HAVING A RADIUS OF 345.00 FEET, A DISTANCE OF 392.79 FEET AND WHOSE CHORD LENGTH OF 371.92 FEET BEARS NORTH 04 DEGREES 33 MINUTES 57 SECONDS EAST; THENCE NORTH 28 DEGREES 03 MINUTES 03 SECONDS WEST A DISTANCE OF 434.67 FEET; THENCE NORTH 04 DEGREES 21

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Parcel Identification Number 03-02-201-001, 15-35-400-012.

The approximate location is bounded by the Ogden Hill development to the South and the Virgil Gilman Nature Trail to the North, in the Village of Montgomery, Kane and Kendall Counties, Illinois.

All interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard at the hearing regarding 1) the tax levy and an opportunity to file objections to the amount of the levy, 2) formation of the boundaries of the Area and may object to the formation of the Area and 3) the levy of taxes affecting said Area.

The purpose of the formation of Special Service Area No. 18 in general is to authorize the maintenance, repair and replacement of storm water detention basins, storm sewers and related areas and appurtenances, landscape buffers, maintenance, common areas, subdivision monumentation, private roads, signage and any common areas of the Area of the Subdivision in the Special Service Area, as well as to authorize the implementation and continuation of a mosquito abatement program in the Special Service Area all in accordance with the final engineering plan and final plat of subdivision for the Area, and the proposed municipal services are unique and are in addition to the improvements provided and/or maintained by the Village generally.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax of not to exceed an annual rate of one-hundred and ten one-hundredths percent (1.1%, being 110¢ per \$100) of the equalized assessed value of the property in the proposed Special Service Area No. 18, said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. The hearing may be adjourned by the President and Board of Trustees to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed Special Service Area No. 18 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the Village Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

Dated: this ___th day of _____, 2006.

Dean M. Frieders, Village Attorney
for the Village of Montgomery