



2023 COMMUNITY DEVELOPMENT Annual Report



200 N. River St. | Montgomery, IL | montgomeryil.org

TABLE OF CONTENTS

Report Overview & 2023 Highlights	3
Commercial, Industrial, Residential	4
Planning & Zoning	5
Inspections, Violations, Revenue	6
Environmental Achievements	7
Our Team	8
Year-End Summary	9



2023 ANNUAL REPORT OVERVIEW

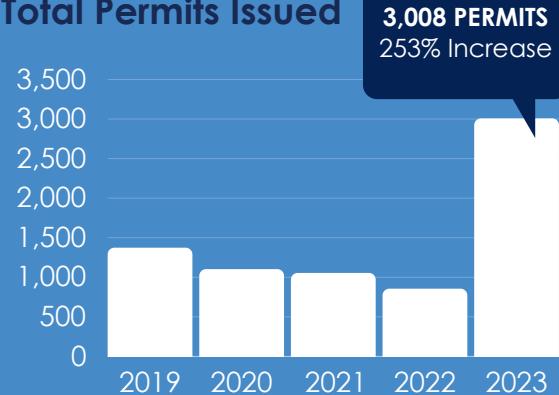
This year, the Community Development Department had a record year for permits. Following the hailstorm and microburst in early April, the Village saw a 253% increase in permits over last year, issuing 3,008 permits primarily for roofing and siding.

2023 brought continued growth with \$29.8 million in new valuation, primarily in commercial/industrial construction. Total new valuation increased by 36% over 2022.

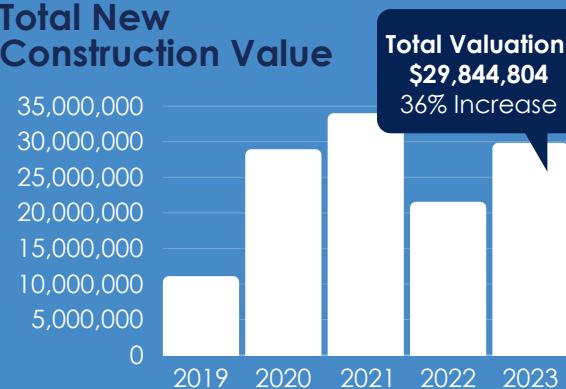
The Village adopted the 2021 ICC building codes and a new permit fee schedule. The new fees were enacted in April 2023, while the latest building codes go into effect in January 2024.

This report provides a comprehensive overview of growth and highlights other notable activities and achievements of the Community Development Department.

Total Permits Issued



Total New Construction Value



DEVELOPMENT HIGHLIGHTS



Tropical Smoothie Cafe
2001 Orchard Rd.
Opened September 2023



**Freddy's
Frozen Custard
and Steakburgers**
1020 Ogden Ave.
Opened October 2023



Cooper's Hawk Winery
998 Route 30
Anticipated Opening:
April 2024



**Ravago Midwest
Headquarters**
2210 Nemetz Way
Anticipated Opening:
August 2024

COMMERCIAL DEVELOPMENT

In 2023, three new commercial permits were issued, totaling a valuation of \$6,365,000. This is an increase of 250% over 2022. Additionally, nine commercial remodel permits were issued, totaling \$1,460,000. New construction includes Freddy's Frozen Custard & Steakburgers, Cooper's Hawk Winery, and Starbucks.



INDUSTRIAL DEVELOPMENT

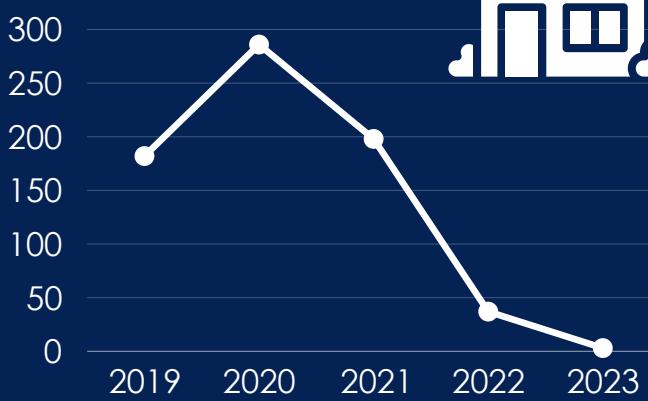
In 2023, one new industrial permit was issued, totaling \$23,029,804 in valuation. This is an increase of 49% over 2022. Additionally, ten industrial remodel permits were issued, totaling \$29,110,515.



RESIDENTIAL DEVELOPMENT

In 2023, one new single-family detached permit was issued, and two attached single-family permits were issued, totaling \$450,000. Over the past five years, residential growth increased with the development of the Balmorea Subdivision and the Montgomery Place Apartments; however, with the completion of those developments in 2022, residential growth declined in 2023. Marquis Point is the only remaining single-family subdivision development. An estimated 150 units remain undeveloped.

TOTAL NEW Residential Units



ANNEXATION

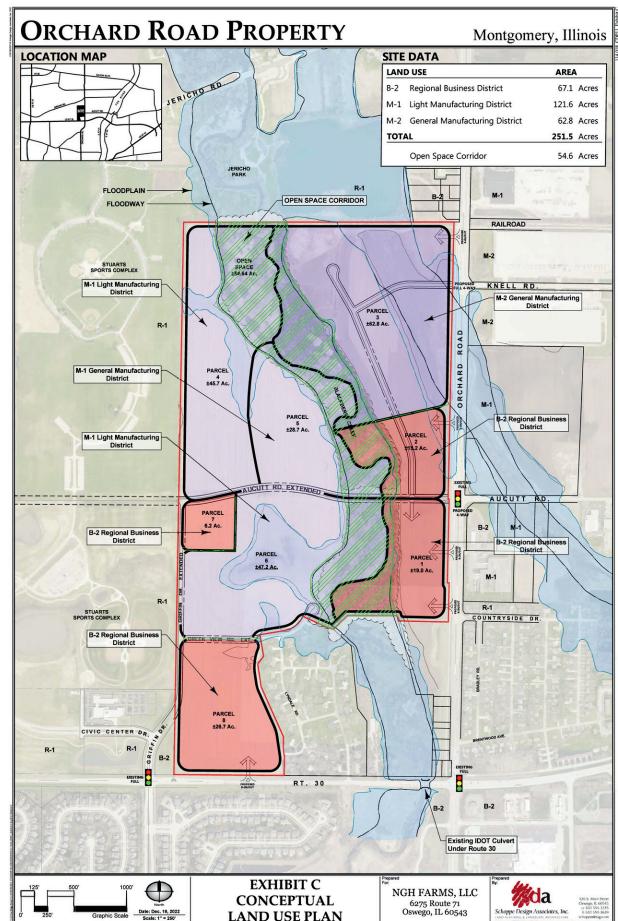
The Village of Montgomery is committed to expanding its tax base by encouraging commercial and industrial development. To that end, the Village annexed a 250+ acre parcel of land near the northwest corner of Orchard Rd. and US Rt. 30. The property, now zoned for commercial and industrial, provides commercial development opportunities along Orchard Rd. and US Rt. 30 while providing for industrial development towards the site interior. The development of this parcel will allow for the extension of both Aucutt Rd. and Griffin Rd. as well as their future intersection to enhance connectivity.

The major transportation investment and floodplain mitigation needed to allow for development on this site led the Village to adopt a Tax Incremental Finance District for the land. The redevelopment plan includes the road infrastructure, including a bridge over Blackberry Creek, and floodplain mitigation to allow for commercial and industrial development.

ZONING REVIEW & APPROVALS

The Village processed 20 planning and zoning cases 2023, including the new Karis Center for Commerce, Cooper's Hawk, Starbucks, and Calypso Energy.

- Karis created a 204-acre industrial park, which includes the first tenant, Ravago. A plastics manufacturer and distributor who will be building a 500,000 sq. ft. Midwest headquarters for their N.A. division.
- Calypso Energy is a solar manufacturer located at The Grid. They will lease one million sq. ft. and anticipate creating nearly 600 jobs once at total capacity.



20 Planning & Zoning CASES IN 2023



Inspections, Violations, Revenue

INSPECTIONS & CODE ENFORCEMENT

With the exponential rise in permits in 2023 came an increase in building inspections. The inspectors completed over 1,800 building inspections in 2023.

Code enforcement activities were also high, with 476 violations reported this year. The adjudication process continued to be utilized this year to aid in enforcement where compliance was difficult to achieve. The Village utilized adjudication hearings 14 times in 2023.

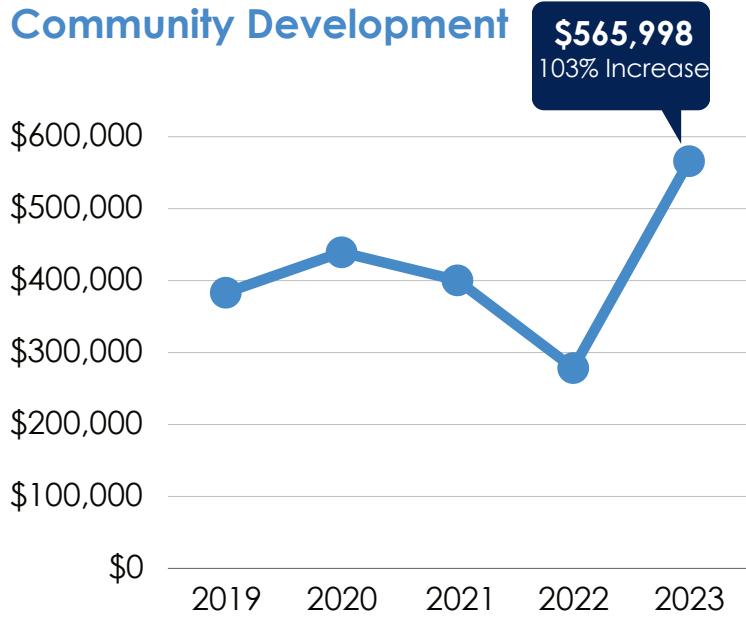


COMMUNITY DEVELOPMENT REVENUE

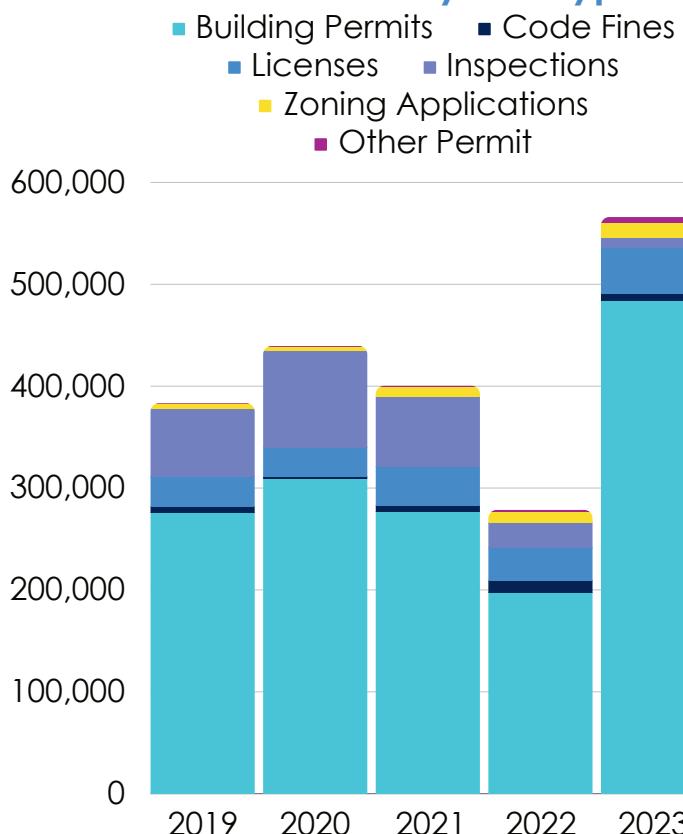
In addition to positively impacting the General Fund with new growth (i.e., property tax). The Department also brings in specific fees to the General Fund. These include Building Permits, Contractors' Licenses, Inspection Fees, Zoning Application Fees, Code Enforcement Fines, and Other Permits.

In 2023, the Community Development Department collected \$565,998 in revenues for the General Fund. The influx of building permits led to this due to the hailstorm, resulting in \$484,053 in building permit fees. Fees collected increased by 103% over 2022.

TOTAL REVENUE Community Development



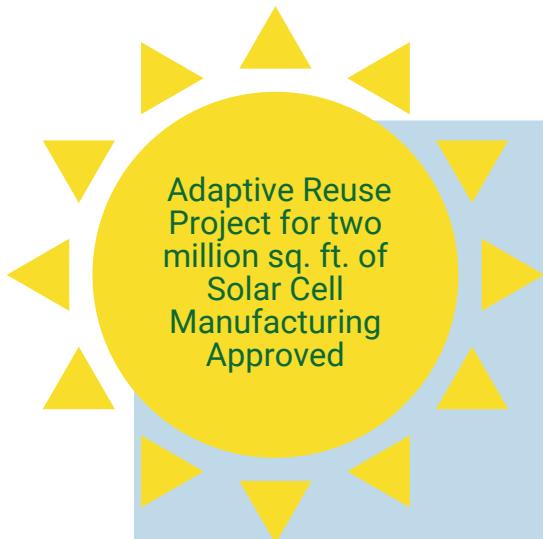
TOTAL REVENUE by Fee Type



2023

COMMUNITY DEVELOPMENT

Environmental Achievements



VILLAGE OF MONTGOMERY **ENVIRONMENTAL ACHIEVEMENTS**

2023



SCAN TO VIEW
our Village Tree Catalog and to
learn more about Montgomery's
Arboretum Accreditation.



MORE AT
montgomeryil.org



2023

COMMUNITY DEVELOPMENT

Our Team



COMMUNITY DEVELOPMENT DEPARTMENT



SONYA ABT
Director



MIKE KLUPAR
Chief Building Official



TONY FARRUGGIA
Senior Planner



MATT FITZPATRICK
Building Inspector

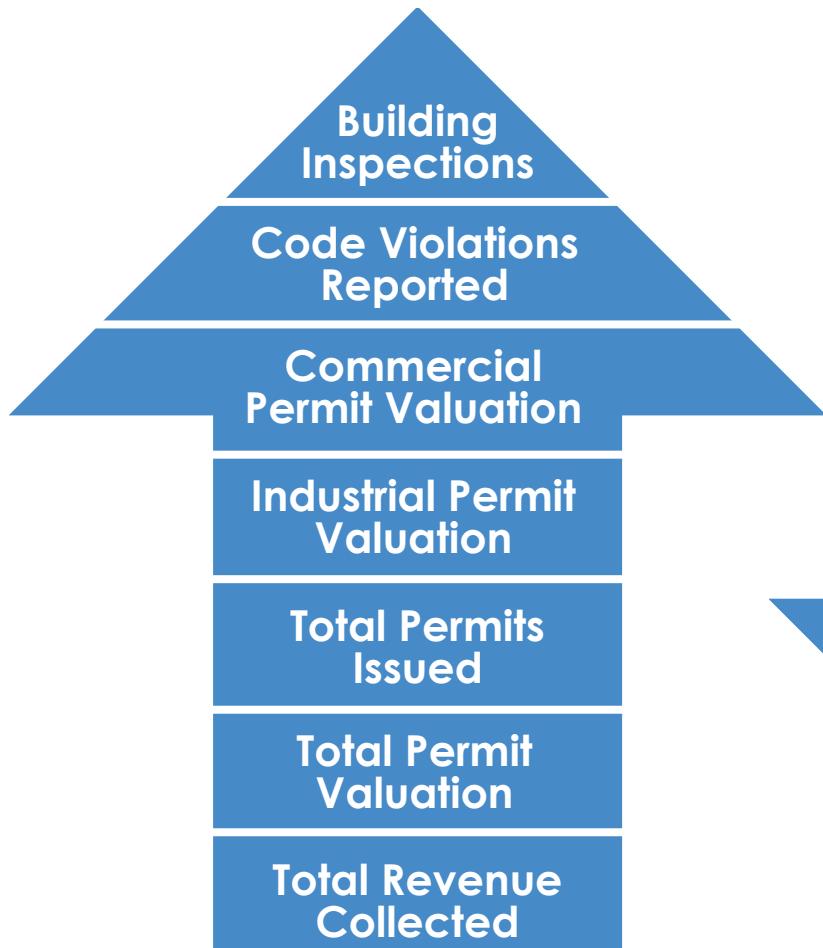


JILL HOOVER
Administrative Assistant

The accomplishments highlighted in this report would not be possible without the Community Development Team's dedicated work and the support of our contracted village engineers (Engineering Enterprises, Inc.) and attorneys (Mickey, Wilson, Weiler, Renzi, Lenert, & Julien, P.C.).

Please feel free to reach out to any member of our department for assistance.

[montgomeryil.org/Community Development](http://montgomeryil.org/Community%20Development)



2023

A YEAR IN REVIEW

7 Areas Increased, 1 Area Decreased
OVER 2022



ON THE HORIZON

Montgomery is part of the Mayor's Caucus cohort to become a designated EV Readiness Community. The Village is making code changes to support EV Readiness and training staff to help create and support EV infrastructure in the community.

Gray's Mill Estate expects its expansion to be complete in 2024. The new addition will provide a banquet area for up to 300 guests, taking advantage of the river view with an all-glass structure.

The ISO (Insurance Service Office) and CRS (Community Rating System) recertification process will occur in 2024. Maintaining the Village's ratings and certifications will assist in keeping insurance rates lower for Montgomery residents.