

2024

COMMUNITY DEVELOPMENT

Annual Report



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

TABLE OF CONTENTS

Report Overview & 2024 Highlights	3
Commercial, Industrial, Residential	4
Planning & Zoning	5
Inspections, Violations, Revenue	6
Strategic Plan Alignment	7
Environmental Achievements	8
Our Team	9
Year-End Summary	10



2024 ANNUAL REPORT OVERVIEW

Following a record year for permits in 2023 from a hailstorm and microburst, the Village saw a significant decrease in miscellaneous permit activity in 2024. While 2024 did not see any new construction projects, 14 commercial remodel/buildout permits were approved this year, and 14 commercial/industrial certificates of occupancy were issued. These included Cooper's Hawk Winery, Starbucks at Ogden Hill, and Norkol, Inc., occupying 330,000 sq.ft. of vacant space at Center Point on Knell Road.

The Village also implemented a new ERP software system and completed the conversion to the new BS&A Software in November 2024. The software allows registered contractors and homeowners to submit permits online, and the village is excited to offer this new convenience to its residents in 2025.

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

DEVELOPMENT HIGHLIGHTS



Cooper's Hawk Winery

998 Route 30

Cooper's Hawk opened to the public in May 2024. According to management, since opening, the new location has exceeded projections for year one, including reservations and wine club membership.



Ravago (Midwest Headquarters)

2210 Nemetz Way

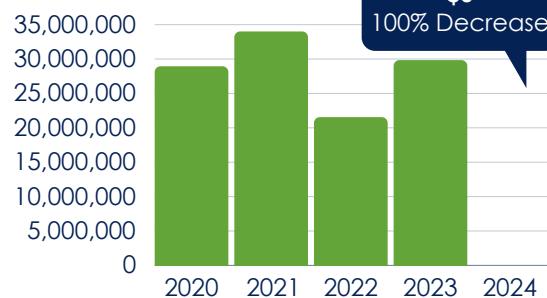
Ravago will consolidate its Illinois facilities to this new location as its Midwest Headquarters by Spring 2025. Construction was nearly completed at year-end on the new 500,000 sq.ft. facility. This plastic manufacturer and distributor is bringing 60 positions, and the company expects to hire an additional 20-30 employees within two years of opening.

Total Permits Issued



942 PERMITS
69% Decrease

Total New Construction Value



Total Valuation \$0
100% Decrease

SIX-YEAR AVERAGE (2019-2024)

1,389 permits
\$20,910,719 in valuation



8.9%

Increase in
Sales Tax

from 2023 to 2024

COMMERCIAL DEVELOPMENT

In 2024, no new commercial permits were issued; however, 14 commercial remodel/build-out permits were issued, totaling a valuation of \$5,014,948. Projects included Starbucks, Atrevete Collaborative Kitchen, Blains Farm & Fleet, and Gray's Mill.



14 Commercial Remodel Permits
Total valuation
\$5,014,948

INDUSTRIAL DEVELOPMENT

In 2024, no new industrial permits were issued; however, three (3) industrial remodel permits were issued, totaling a valuation of \$910,000.

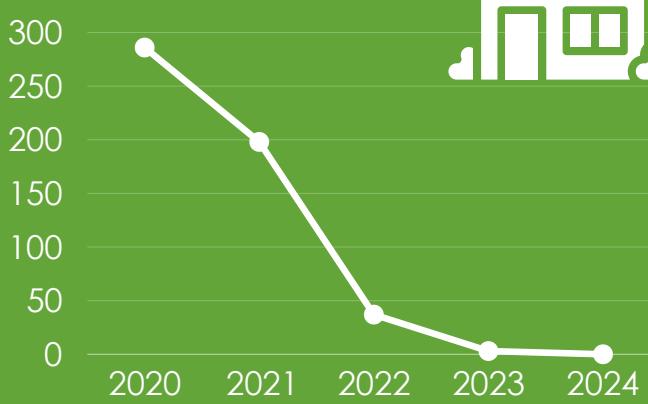


3 Industrial Remodel Permits
Total valuation
\$910,000

RESIDENTIAL DEVELOPMENT

No new residential construction permits were issued in 2024. Over the past five years, residential growth has increased with the development of the Balmorea Subdivision and Montgomery Place Apartments. However, residential growth declined with the completion of those developments in 2022. In 2024, DR Horton was approved to complete the Marquis Pointe Subdivision, which includes 150 single-family lots. Construction will begin in Spring/Summer 2025.

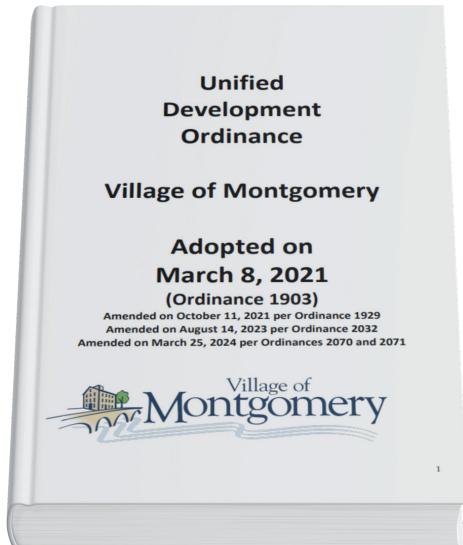
TOTAL NEW Residential Units



TEXT AMENDMENTS

The Village of Montgomery continually reviews and evaluates its regulations. In 2024, the Village adopted several text amendments to the Unified Development Ordinance to address EV Infrastructure as part of its Silver EV Readiness Community designation.

The Village also adopted new uses and regulations, such as Food Truck Courts, to provide opportunities to activate underutilized/undeveloped properties.



ZONING REVIEW & APPROVALS

The Village processed 19 Planning and Zoning cases in 2024, including Marquis Pointe Subdivision, Popeye's, Restaurant Depot Distribution Center, Gray's Mill Banquet Hall Addition, and R+L Carriers.

- DR Horton Homes was approved for 150 new single-family homes to complete the Marquis Pointe Subdivision.
- R+L Carriers will occupy the vacant Yellow Freight facility in Rochester. This includes a 58,433 sq.ft—addition, a new maintenance building, and additional tractor/trailer storage areas.

19
Planning & Zoning
CASES IN 2024



Inspections, Violations, Revenue

INSPECTIONS & CODE ENFORCEMENT

The Village continued to see increased building inspections as projects permitted in 2023 were completed. The inspectors completed over 2,300 building inspections in 2024.

Code enforcement activities were high in 2024, with an increase of 29% in violations reported in 2023. In late winter/early spring, inspectors completed village-wide property maintenance sweeps to ensure continued property maintenance in the Village. More than 600 violations were found or reported in 2024, and nearly 90% were corrected. The adjudication process continued to be utilized this year to aid in enforcement where compliance was difficult to achieve. The Village utilized adjudication hearings for 15 cases in 2024.



COMMUNITY DEVELOPMENT REVENUE

In addition to positively impacting the General Fund with new growth (e.g., property tax), the department also contributes specific fees as revenues for the Village. These include Building Permits, Contractor Licenses, Other Permits, Inspection Fees, Zoning Application Fees, and Code Enforcement Fines.

In 2024, the Community Development Department collected \$266,794 in revenues for the General Fund. Permit fees accounted for over 70% of the department's revenues. Fees collected decreased by 53% from 2023, however 2023 permit activity was an anomaly due to the hailstorm.

TOTAL REVENUE Community Development



TOTAL REVENUE by Fee Type

Building Permits (Blue)

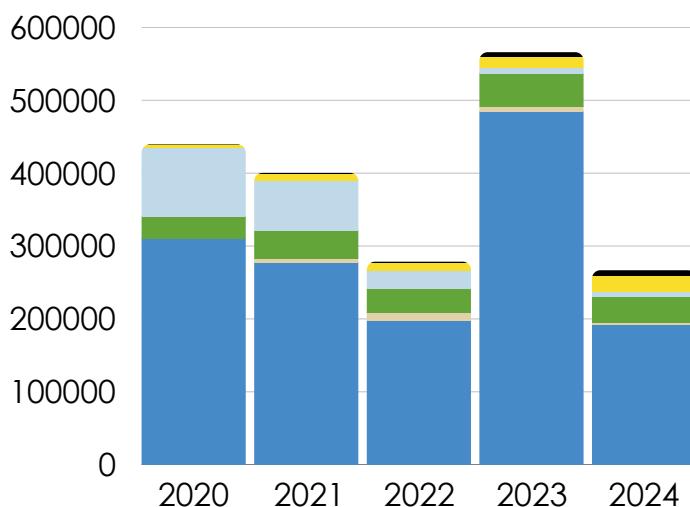
Code Fines (Yellow)

Licenses (Green)

Inspections (Light Blue)

Zoning Applications (Orange)

Other Permit (Black)



GOAL 6.1.0

Foster a vibrant and resilient local economy by attracting, supporting, and retaining a diverse mix of businesses, ensuring long-term business growth, and enhancing the quality of life for residents.

OBJECTIVE 6.1.2

Strategically attract and recruit new businesses to Montgomery to fill service gaps, meet the needs of residents, and align with county, regional, and state priorities.



“

Recently, our location was recognized for the lowest employee turnover of all the new Cooper's Hawk openings.

Our weekend guest traffic exceeds expectations, and we are blessed to be fully booked almost every Friday and Saturday night.

The growth of our Wine Club has been off the charts since opening. We continue to build more traffic with regular guests. We could not be happier with being in the Montgomery community. You asked for a gathering place like Cooper's Hawk, and the demand matches the request.

-Hitam Patel, General Manager (Montgomery, IL)

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From the start of our site selection process, through planning, zoning through development, and construction, the Montgomery team has been supportive, flexible, and friendly. Thank you, Sonya, Tony, Mike, and Matt. We are happy to have invested in Montgomery.

-Jake Finley, Founder/CEO at KARIS

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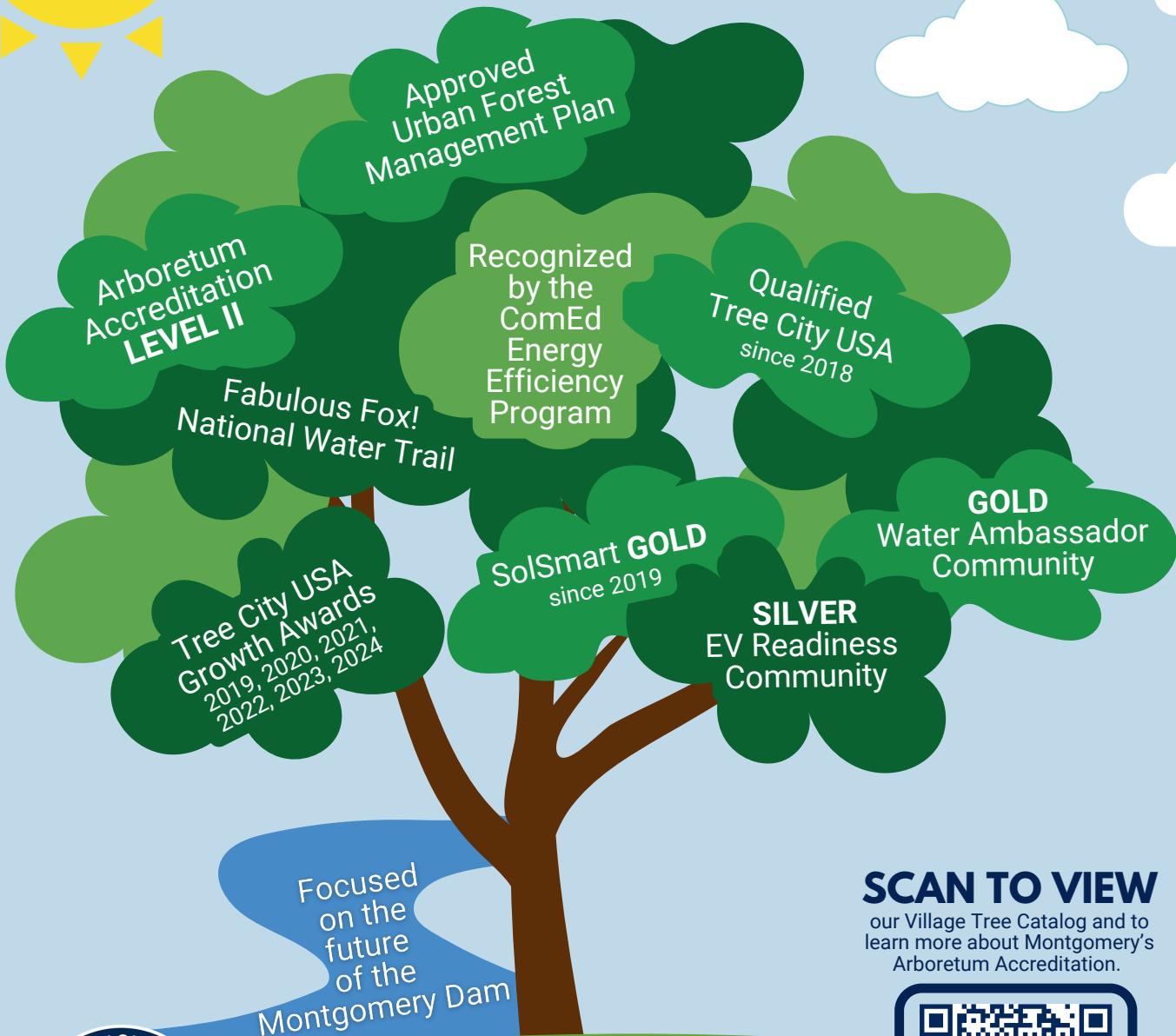
2024

COMMUNITY DEVELOPMENT

Environmental Achievements



FOCUSED ON *Environmental* SUSTAINABILITY



MORE AT
montgomeryil.org



SCAN TO VIEW

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



2024

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



LINDSAY LAURIE
Geographic Information Systems
(GIS) Specialist

ECONOMIC DEVELOPMENT DIVISION



PATRICK BURKE
Economic Development Manager

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 contact any department member if you need help.

montgomeryil.org/Community Development



2024
A YEAR IN REVIEW
2 Areas Increased, 6 Areas Decreased
OVER 2023



ON THE HORIZON

- DR Horton Homes will begin constructing new homes at Marquis Pointe, a subdivision with 150 lots in total.
- Popeye's Site Plan is approved. They anticipate beginning construction in Spring/Summer 2025 and opening by the end of 2025.
- More Green Projects: Cenergy Power, a community solar company, is applying for zoning approval for a Community Utility Solar Project that could provide up to 5 MW of clean energy.

