



BOARD MEETING MINUTES
FOR
DECEMBER 11, 2025 AT 7:00PM

5N939 Meredith Road, Suite 2 Virgil, IL 60151
Email: clerk@villageofvirgil.net
WEBSITE: villageofvirgil.net

PRESIDENT: Jamie LeBlanc
CLERK: Loren Esposito
TREASURER: Bridget Ruf
TRUSTEES:
Lisa Clark
James Giannini
Cheryl Hackbarth
Roger Markham
Mark Thompson
Debbie Washburn

ZONING ENFORCEMENT: TBD

1. CALL MEETING TO ORDER: **7:00PM**
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL

President Jamie LeBlanc	Present
Clerk Loren Esposito	Present
Treasurer Bridget Ruf	Present
Trustee Lisa Clark	Present
Trustee James Giannini	Present
Trustee Cheryl Hackbarth	Present
Trustee Roger Markham	Present
Trustee Mark Thompson	Present
Trustee Debbie Washburn	Present
Village Attorney Alex McTavish	Absent

4. ADOPT AGENDA **December 11, 2025**

MOTION	Trustee Hackbarth
SECOND	Trustee Clark
AYES	Trustees; Giannini, Washburn, Markham, Clark, Hackbarth and Thompson
NAYS	None
ABSENT	None
MOTION CARRIED	6:0:0



5. APPROVE MINUTES OF MEETING HELD; **NOVEMBER 11, 2025**

MOTION	Trustee Giannini
SECOND	Trustee Thompson
AYES	Trustees; Giannini, Washburn, Markham, Clark, Hackbarth and Thompson
NAYS	None
ABSENT	None
MOTION CARRIED	6:0:0

6. ~~PUBLIC COMMENT (Limited to 5 minutes)~~; President requested one Public Comment be removed.

7. SHERIFFS REPORT

None

8. VILLAGE ENGINEER

None

9. RESOLUTIONS AND ORDINANCES

Ordinance No. 2025-5; An Ordinance Adopting a Map Amendment to the Zoning Ordinance

Trustee Markham updated the board on the Public Hearing outcome of the rezoning of .58 acres for 64 Corral. Trustee Markham stated everyone is concerned about the water. Several people went to Kane County and pictures were presented. Stated Kane County is not happy and needs more clarification before an approval can be given.

Trustee Markham stated farmer approval is needed as 64 Corral would need to tie into current tiles. President explained the 8-page approval process and that met the requirements for the permit to be approved by Baxter Woodman. Jody Walniak of Kane County out of courtesy looked over the storm water application presented by Baxter/Woodman.

Nick Petit asked if pictures were shown. No answer was given.

Trustee Markham stated was never given evidence.

Nick Petit said all documents are on Jody's desk.

Trustee Markham lively hoods are at stack; farmers and 64 Corral

President asked how this effects the farmers if 6" and 8" attached to chucks.

Mr. Dan Fidler said run off would create more problems, 4" tiles cannot handle the amount of water that flows through

President said can only do what Kane County and Village Engineer tells us to do

Dan Fidler: said take this to Kane County and see if it is accurate, over 10K in 2016 tile cost to fee 800 to 900 feet away. Another mile to Pitstick ditch can't add to that.

President said he will schedule a "Committee of the Whole" meeting in January to include Kane County and Baxter/Woodmen to discuss this issue further.

Pete Walker and Dan Fidler wanted to know when this would be scheduled and how they could be notified.



Clerk stated if every public person in the room sent their email address to the clerk@villageofvirgil.net she would send an email blast.

Dan Fidler said he understands that the President is not an expert. He brought a video of 2' of water .

President said that Dan Fidler has more information about the current tile.

Pete Walker asked why Dan White did not show up at Public Hearing and is not here currently at the Board meeting.

President mentioned he is extremely sick with the flu

Nick Petit said he talked with Dan White and Dan stated he was told by the President not to attend the meetings.

Dan Fidler said all water travels west.

President stated that all can come to the Committee of the Whole meeting with their questions

Dan Fidler mentioned 4" of rain in May of 2020, 2 days later another 2" of rain. It was a river of water. Whomever approved the permit does not understand the history of flooding in this area.

Trustee Markham wants to satisfy all needs. He asked why Baxter/Woodman is even the Village Engineer

President said it was the Village Engineer before he became President.

Trustee Markham wants to pursue someone else preferably Kane County. Wants to reduce costs to the village as well as others wanting permits.

Nick Petit said Kany County costs are cheaper than Baxter/Woodman. What happened with 64 Corral wouldn't have happened with Kane County.

Motion to table Ordinance No. 2025-5; An Ordinance Adopting A Map Amendment to the Zoning Ordinance

MOTION	Trustee Markham
SECOND	Trustee Giannini
AYES	Trustees; Giannini, Washburn, Markham, Clark, Hackbarth and Thompson
NAYS	None
ABSENT	None
MOTION CARRIED	6:0:0



Ordinance No. 2025-6;

An Ordinance Authorizing the Execution of a Jurisdictional Boundary Agreement with the Village of Elburn

MOTION	Trustee Giannini
SECOND	Trustee Markham
AYES	Trustees; Giannini, Washburn, Markham, Clark, Hackbarth and Thompson
NAYS	None
ABSENT	None
MOTION CARRIED	6:0:0

10. REPORTS OF VILLAGE OFFICIALS

- PRESIDENT
None
- VILLAGE ATTORNEY
None
- VILLAGE CLERK
Clerk informed the board that the November Ordinance No 2025- 05 and Resolution No. 2025-06 were filed with Kane County. The 2026 dates were published in the newspaper and copies were left at the sign in sheet.
- VILLAGE TREASURER
 1. Approval of bills & treasurer report
 Treasurer read the bills and treasurers report

MOTION	Trustee Giannini
SECOND	Trustee Hackbarth
AYES	Trustees; Giannini, Clark, Markham, Washburn, Hackbarth and Thompson
NAYS	None
ABSENT	None
MOTION CARRIED	6:0:0

11. REPORTS OF BOARDS, COMMISSIONS, AND COMMITTEES

- A. SPECIAL COMMITTEES, BOARDS, AND COMMISSIONS
1. PLANNING AND ZONING BOARD
 2. ZONING ENFORCEMENT OFFICER



President mentioned he is interviewing a gentlemen from Elburn as Zoning Enforcement Office.

Nick Petit said he wanted to be Zoning Enforcement Office

President said not going to happen

Nick Petit said it was not his decision.

President disagreed

B. STANDING COMMITTEES

1. COMPREHENSIVE LAND USE PLAN REVIEW COMMITTEE

CHAIRMAN: TBD

12. OTHER BUSINESS

None

13. INC MENTAL HEALTH

None

14. PUBLIC COMMENT (Limited to 5 minutes)

Trustee Markham asked who the potential Zoning Officer is?

Nick Petit asked whose decision is it?

Trustee Markham made the nomination for Nick Petit

President said that will not happen.

President said he didn't remember the name, he reached out to all the Mayers.

Nick Petit questioned the reason for bringing an outside person to the Village of Virgil

Mr. Petit also said to the President; "You don't like me". Mr. Petit also said that Trucker Todd told him the Mayer told Dan White not to come.

It was reiterated that 4" and 6" tiles cannot handle the water.

President said 6" to 8" tiles?

Mr. Fidler said old 8" tiles.

A hypothetical scenario was mentioned; Let's just say that Jody approves the proper amount of retention, has anybody done a downstream infer structure? If this does go through figure the bar several years into the future and they want to do some other stuff?

President said Kane County threshold is 25,000sqft.

Pete Walker said, you are digging out of a hole, and everybody knows it.

Trustee Clark said it would be nice if everyone would come to the meetings and to look at the website.

Mr. Fidler said he didn't know what was going on; no one contacted him. 64 Corral is being built in a mud hole.

President said that a change has been implemented that all engineering issues will be handled up front so there will be no wasting of time and money. Mr. Whites engineer submitted 5 times because he was not doing his job.

President said the money from storm water permits that the village charges is not tax money.

Baxter/Woodman was already in place when the President took office.

Darren Williams said the previous Village Engineer lived in Sycamore and was here because of the subdivision being put in.

President said this just came up tonight and will investigate.

Trustee Thompson said it needs to be clear as nothing morph's overnight. There needs to be a clear line in the sand until all gets approved.

Trustee Markham If he wants to change anything it must be brought in front of the board.



President said Deanna asked if he put berms on the property. How many double axle 18 to 20 semi loads. Piles can screw up the drainage on his own property if he spreads it then it would be an issue. President said if it gets into IDOT and fiber optic storm drain that would help and stated Mr. White doesn't have the approvals to do anything. He must work within certain parameters and will have to follow any legality to deal with.

President also mentioned he can't kill it someone higher up has to kill it.

Trustee Clark said Mr. White will have to attend; he should be required to attend.

Trustee Giannini agreed he should attend.

Pete Walker said he made no effort to show up and tell the people and the village of Virgil. He has a bad reputation, and you don't want to get screwed.

President said he has been pushing back for the last 2 years.

Pete Walker Zoning Board new nothing, not one word, that is your fault.

Trustee Markham said he did not have his email; but will start printing stuff off.

Mae asked if the Committee of the Whole be on January 8.

Trustee Hackbarth asked if it could be at the end of January.

Trustee Markham needs to get it done expediently.

Trustee said in January

Trustee Clark said we must schedule whenever Kane County is available.

Trustee Hackbarth stated we could announce it.

Trustee Markham said it must be expedient.

President said early January before the monthly board meeting.

Trustee Markham asked Baxter Woodman and Kane County could be here at the same time?

President said depending on the schedules.

Trustee Markham asked if everyone could have keys to the boardroom.

15. **ADJOURNMENT; 7:55pm**

MOTION	Trustee Clak
SECOND	Trustee Thompson
AYES	Trustees; Giannini, Clark, Markham, Washburn, Hackbarth and Thompson
NAYS	None
ABSENT	None
MOTION CARRIED	6:0:0

**Village of Virgil December 2025 Meeting
Bank Balance Ending 11/30/2025**

	Beginning Balance	Expenses	Transfer Out	Transfer In	Income	Balance	
Savings 6513 3.04 APY	\$689,039.92	\$0.00	\$26,000.00	\$0.00	\$20,258.05	\$683,297.97	
Checking 6539	\$573.62	\$23,876.99	\$0.00	\$26,000.00	\$0.00	\$2,696.63	
	\$689,039.92					\$685,994.60	Total
						\$2,196.49	Outstanding
Transfer Out Savings 6513 To Checking 6539:			\$24,300.00			\$683,798.11	Total Available
Transfer Out Savings 6513 To Checking 6539:			\$1,700.00				
			\$26,000.00				
Income Savings 6513:							
	Sales Tax		\$14,282.94				
	Income Tax		\$3,188.97				
	State Use Tax		\$246.04				
	Mun Telecommunications Tax		\$30.61				
	Cannabis Tax		\$33.60				
	Real Estate Revenue		\$1,082.63				
	Real Estate Revenue		\$81.40				
	Interest		\$1,311.86				
			\$20,258.05				
Expenses Checking 6539:							
	IL Dept of Rev - ACH		\$65.59		Sts Peter & Paul Church - 6137	\$300.00	
	AT&T - Debit Card		\$135.20		Bridgetg Ruf - 6138	\$13.90	
	Blast Communications - ACH		\$75.00		Peerless Enterprises - 7000037	\$9,420.00	
	IML - Debit		\$30.00		Federal Signal - 7000038	\$13,231.00	
	Bridget Ruf - 6135		\$481.30		Jason Kralka Consulting - 7000040	\$125.00	
					Total	\$23,876.99	
Transfer Out Savings 6513 To Checking 6539:			\$24,300.00				
Transfer Out Savings 6513 To Checking 6539:			\$1,700.00				
			\$26,000.00				
Outstanding:							
	Debbie Washburn - 6129		\$70.00				
	Loren Esposito - 6136		\$580.49				
	Schenk Custom Builders - 7000039		\$160.00				
	Baxter & Woodman -		\$1,386.00				
			\$2,196.49				

**Village of Virgil December 2025 Meeting
Bank Balance Ending 11/30/2025**

	Beginning Balance	Expenses	Transfer Out	Transfer In	Income	Balance	
CD - 0080	\$62,755.13	\$0.00	\$0.00	\$0.00	\$0.00	\$62,755.13	Total
6 Months 3.75% APY						\$0.00	Outstanding
Maturity Date 12/14/25	Interest	\$0.00				\$62,755.13	Total Available
	Beginning Balance	Expenses	Transfer Out	Transfer In	Income	Balance	
Special Services - 5120	\$1,009.92	\$0.00	\$0.00	\$0.00	\$0.05	\$1,009.97	Total
Dale Schramer						\$0.00	Outstanding
0.02% APY	Interest	\$0.05				\$1,009.97	Total Available
	Beginning Balance	Expenses	Transfer Out	Transfer In	Income	Balance	
Motor Fuel Checking 6157	\$1,614.91	\$0.00	\$0.00	\$0.00	\$0.00	\$1,614.91	
Motor Fuel Savings 2410	\$121,545.53	\$0.00	\$0.00	\$0.00	\$1,334.22	\$122,879.75	
3.04 APY						\$124,494.66	Total
Income Savings 2410:	Motor Fuel		\$578.09			\$0.00	Outstanding
	Motor Fuel		\$521.18			\$124,494.66	Total Available
	Interest		\$234.95				
			\$1,334.22				
Real Estate Distribution Summary:							
	Total amount of taxes due:		Corporate			\$33,026.29	
			Revenue Recapture			\$61.09	
Total amount of tax received	\$1,201.54	5/21/2025	Virgil TWP Road Dist			\$15,093.47	
	\$21,169.21	6/18/2025				\$48,180.85	
	\$4,813.85	7/16/2025					
	\$1,699.08	8/13/2025					
	\$16,507.66	9/10/2025			0.03% Short		
	\$1,634.63	10/8/2025			\$48,164.73	Amt Distrib.	
	\$56.13	10/22/2025			\$81.40	Interest	
	\$1,082.63	11/14/2025			\$48,246.13	Overall Amt Dist.	
Balance	\$16.12	Due					



REGULAR MONTHLY MEETINGS

VILLAGE BOARD MEETINGS	2 ND THURSDAY OF EACH MONTH AT 7PM
COMMITTEE OF THE WHOLE	4 TH THURSDAY OF EACH MONTH AT 7PM. SCHEDULED AS NEEDED IF THERE IS AN AGENDA
PLANNING AND ZONING BOARD	1 ST TUESDAY OF THE MONTH AT 7PM. SCHEDULED AS NEEDED IF THERE IS AN AGENDA
COMPREHENSIVE LAND USE PLAN COMMITTEE	3 RD TUESDAY OF THE MONTH AT 7PM. SCHEDULED AS NEEDED IF THERE IS AN AGENDA

SCHEDULED VILLAGE BOARD MEETINGS FOR 2025

JANUARY 09	FEBRUARY 13	MARCH 13
APRIL 10	MAY 08	JUNE 12
JULY 10	AUGUST 14	SEPTEMBER 11
OCTOBER 09	NOVEMBER 13	DECEMBER 11

Village of Virgil
5N939 Meredith Road
Maple Park IL 60151

Bills - December 2025

AT&T	\$134.28
Alex McTavish	\$1,530.72
Blast Communications	\$75.00
Illinois Department of Revenue 12/25	\$85.27
Jason Kralka Consulting Services	\$125.00
Payroll - Bridget Ruf, Check Includes Paid Leave	\$747.50
Payroll - Loren Esposito, Check Includes Paid Leave	\$975.10
Schenk Custom Builders 2950, 2976, 2986	\$870.00
Schenk Custom Builders 3012, 3041, 3065	\$595.00
Schenk Custom Builders 3071	\$320.00
Shaw Media	\$65.82
Sts. Peter & Paul Church	\$300.00
	\$5,823.69

The attached bills were approved by the Board of Trustees on 12/08/25.

Attested this 8th day of December, 2025


Village Treasurer


Village Clerk

PUBLIC SIGN IN SHEET

TIME: 7PM

PLEASE PRINT IN BOTH COLUMNS

NAME	REPRESENTING
XXXXXXXXXX	
PAT ESPRITO	
MAP STROBEL	
DAN FIDLER	
GEORGE BARRICK	
REE WALKER	
KYLE JACKSON	
K - KRISTEN	
DANA MILLER	
LUCY ESPRITO	