



**Planning and Zoning Commission
Thursday, January 8, 2026
7:00 PM, Village Hall Board Room
200 N. River Street, Montgomery, IL, 60538**

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

PLEASE SEE THE END OF THIS AGENDA FOR INSTRUCTIONS ON SUBMITTING PUBLIC COMMENTS AND FOR VIEWING THE MEETING REMOTELY.

MEETING AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of the Minutes of the Planning and Zoning Commission Meeting of December 4, 2025
- V. Public Comment Period
- VI. Items for Planning and Zoning Commission Action
 - a. PZC 2025-020 Amerco Real Estate Company Special Use (1840 Douglas Ave)
 - i. Public Hearing and Consideration of a Special Use for Self-Service Storage.
The public hearing for PZC 2025-020 was continued from December 4, 2025 with no discussion or action taken.
 - b. PZC 2025-027 Tangent Materials Outdoor Storage (275 S Rt 31 Buildings B and K)
 - i. Public Hearing and Consideration of Special Uses for Outdoor Storage Areas for materials and machinery/equipment.
The public hearing for PZC 2025-025 was continued from December 4, 2025 with no discussion or action taken.
 - c. PZC 2025-030 BM Motors Group Special Use (1611-1617 Douglas Rd)
 - i. Public Hearing and Consideration of A Special Use for Motor Vehicle Sales.
- VII. Community Development Update/New Business

VIII. Next Meeting: February 5, 2026

IX. Adjournment

INSTRUCTIONS FOR REMOTE VIEWING AND COMMENTING

The Village of Montgomery will hold a Meeting of the Planning and Zoning Commission on Thursday, January 8, 2026 at 7pm. For the public's convenience, the meeting will be available via Zoom, and Village Hall will also be open for people to attend in person.

The meeting will be streamed live through Zoom's webinar service at the link below:

<https://us02web.zoom.us/j/83775002002?pwd=cEFwRVFYINURjZMNVJQSHJEcnZLZz09>

Meeting ID: 837 7500 2002

Passcode: 184156

Those wanting to participate in the Public Comments portion of the meeting have three options:

- People attending the meeting in person may speak during the public comment period.
- If not attending the meeting, please email your comments to sabt@montgomeryil.org.
- Call (331) 212-9021 and leave a voicemail with your comments.

Please email or phone in your comments no later than 4:30 p.m. on the day of the meeting. Comments received will be read during the Public Comments portion of the meeting.

Remote participation by the public will continue to be available until further notice.

Please email sabt@montgomeryil.org or call (331) 212-9021 with any questions regarding this agenda.



Planning and Zoning Commission Minutes
Thursday, December 4, 2025
7:00 PM, Village Hall Board Room
200 N. River Street, Montgomery, IL, 60538

- I. Call to Order- Chairman Hammond called the meeting to order at 7:00 pm.
- II. Pledge of Allegiance- All present gave the Pledge of Allegiance.
- III. Roll Call
Absent: None
Present: Marion Bond, Tom Yakaitis, John Ott, Mike Hammond, Mike Baum, Mildred McNeal-James, Joe Yen
Also present: Village Attorney Matt Walters, Director of Community Development Sonya Abt, Engineer Chris Ott, Secretary Jill Hoover, Trustee Ben Brzoska, Trustee Dan Gier and members of the audience.
- IV. Approval of the Minutes of the Planning and Zoning Commission Meeting of November 6, 2025.
Motion: Motion was made by Commissioner Ott motioned to approve the minutes of the Planning and Zoning Commission Meeting of November 6, 2025.
Commissioner Yakaitis seconded the motion.
Ayes: Ott, Hammond, Baum, McNeal-James, Yen, Bond, Yakaitis
Nays: None
Abstain: None
Motion carried.
- V. Public Comment Period.
Chairman Hammond opened the public comment period. No one asked to speak, so Chairman Hammond closed the public comment period.
- VI. Items for Planning and Zoning Commission Action
 - a. PZC 2025-020 Amerco Real Estate Company Special Use (1840 Douglas Ave)
 - i. Public Hearing and Consideration of a Special Use for Self-Service Storage.
Director Abt noted the public hearing for PZC 2025-020 will be opened and immediately continued to the Planning and Zoning Commission meeting on January 8, 2026 with no discussion or action to be taken at this meeting due to notification issues.
Commissioner Baum motioned to continue PZC 2025-020 Amerco Real Estate Company Special Use (1840 Douglas Ave) to January 8, 2026.
Commissioner McNeal-James seconded the motion.
Ayes: Baum, McNeal-James, Yen, Bond, Yakaitis, Ott, Hammond,
Nays: None

Abstentions: None

Motion carried.

- b. PZC 2025-021 Teter Automotive (2235 Cornell Ave)
 - i. Public Hearing and Consideration of a Special Use for Motor Vehicle Service/Repair
 - ii. Public Hearing and Consideration of Variations from Section 9.02.B.19 (Use Standards for Motor Vehicle Repair), subsection a.(1), to allow outdoor storage of vehicles in the front yard and from Section 10.02.C | Table 10.02.1 (Off-Street Parking Standards) to reduce the required parking spaces from 14 to 11.

Director Abt noted the public hearings for PZC 2025-021 will be opened and immediately continued to the Planning and Zoning Commission meeting on February 5, 2026 with no discussion or action to be taken at this meeting due to notification issues.

Commissioner McNeal-James motioned to continue PZC 2025-021 Teter Automotive (2235 Cornell Ave) to February 5, 2026.

Commissioner Yen seconded the motion.

Ayes: McNeal-James, Yen, Bond, Yakaitis, Ott, Hammond, Baum

Nays: None

Abstentions: None

Motion carried.

- c. PZC 2025-025 Tangent Materials Outdoor Storage (275 S Rt 31 Buildings B and K)
 - i. Public Hearing and Consideration of Special Uses for Outdoor Storage Areas for materials and machinery/equipment.

Director Abt noted the public hearing for PZC 2025-025 will be opened and immediately continued to the Planning and Zoning Commission meeting on January 8, 2026 with no discussion or action to be taken at this meeting due to notification issues.

Commissioner Bond motioned to continue PZC 2025-025 Tangent Materials Outdoor Storage (275 S Rt 31 Buildings B and K) to January 8, 2026.

Commissioner Yakaitis seconded the motion.

Ayes: Bond, Yakaitis, Ott, Hammond, Baum, McNeal-James, Yen

Nays: None

Abstentions: None

Motion carried.

VII. Concept Plan Review

- a. Lennar Homes – Concept Plan Review for Blackberry Pointe

Chairman Hammond asked for Village Staff to present its report.

Director Abt explained the Petitioner, Lennar Homes, is requesting a favorable recommendation of a concept plan for Blackberry Pointe, a residential development with an estimated total of 310 single family homes on approximately 114 acres bounded by Dickson Road and Balmorea to the west, Huntington Chase to the north, Willowbrook and Blackberry Creek to the east and Galena Rd/single family residential to the south. The neighborhoods include two traditional single-family neighborhoods and one age-targeted ranch neighborhood.

The development also includes the Gordon Rd extension and bike path extensions along Gordon Rd and Dickson.

The developer is seeking general comments from the Planning and Zoning Commission concerning the following:

- Compatibility with surroundings
- Appropriateness of neighborhoods/product types

The Comprehensive Plan designates the area north/west of Gordon Rd as Single Family Detached Residential and south/east of Gordon Rd as Estate Residential. The Comprehensive Plan also calls for the connection/extension of Gordon Rd and Thomas and extension/connection of bike paths along Gordon and Dickson.

The proposed development does not include Estate Residential sized lots, however, does provide for a variety of lot sizes within the development and also provides the identified road and bike path connections in the Plan. This area is also identified as Primary Growth Area in the Comprehensive Plan.

The property is currently zoned R-1 which has a minimum lot size of 9,000 sq.ft. and a minimum lot width of 75 ft. The proposed neighborhoods more closely resemble the R-2 and R-3 Zoning Districts.

All three product lines would require some relief from the Village's design standards for residential homes which include.

- Attached Garage Location
- Façade Articulation
- Façade Transparency
- Building Orientation for Corner Lots and Reverse Corner Lots

These deviations would need to be incorporated into a PUD for this development.

This is an advisory review; any information and guidance provided by the Planning and Zoning Commission is considered advisory and is not binding upon the Planning and Zoning Commission or Village Board with respect to any formal planned unit development application.

The Petitioner is requesting feedback on their concept plan and product line and a positive recommendation to move forward with a Rezoning/PUD Plan Submittal.

Eric Prechtel, Attorney with Rosanova & Whitaker for Lennar Corporation

Mr. Prechtel gave some background information on Lennar and the subject property. Lennar has been building homes since 1954, in that time, they have grown into one of the nation's largest and well-respected home builders. In this region alone, they have built nearly 1,900 homes this year. They pride themselves on customer experience, also offering somewhat of a unique, everything included model. Meaning the options most buyers seek are included in the base model of each home. Lennar has been successful in the Chicagoland area. Recent local communities they have built in include Plainfield, Oswego, Yorkville, Naperville, Aurora, Sugar Grove, Joliet and Shorewood. Much like the subject property many of these communities were approved subdivisions that failed for one reason or another. Lennar later came in, acquired the property and brought it to completion to benefit all parties involved. Lennar is the contract purchaser of the subject property, 114 acres. They are proposing 310 homes rather than the

319 homes previously approved for the property. They are increasing the park site acreage from 0.6 acres into two parks totaling 3.4 acres from the original approvals in 2007. The plan also includes Gordon Road to be extended north from Galena to Huntington Chase.

Dave Lawler, Lennar Corporation

Mr. Lawler went over the plan and neighborhoods. He noted landscaping is important to Lennar. They have planned for 50' buffers along Dickson and Galena Roads also heavy landscaping along Gordon Road and on the Boulevard.

They have an age targeted plan for the north park in the Andare area. The south park is targeted more towards kids and families and will be nearer the Core and Horizon homes. Also very important is connectivity to trails, parks and the community. In this community they can target everybody, families, young professionals, retirees and empty nesters.

The Andare Series will be the ranch houses with basements, ranging from 1500-2400 square feet with 2-3 bedrooms and two car garages.

The Core Series is a new product line, more affordable alternative to a townhome since townhomes seem to be out of favor. They will range from 1500-2200 square feet with 3-4 bedrooms, all with 2.5 bathrooms and basements.

The Horizon Series is the most popular home. They have also built these homes at Hudson Point in Oswego, in Plainfield and Shorewood. The Horizon homes are a bit bigger up to 2600 square feet and 4 bedrooms.

Chairman Hammond asked if they expect this to be an HOA community, also if it will be an SSA area.

Mr. Lawler confirmed they will have one HOA for the community, and this will not be an SSA area.

Director Abt explained the recommendation with internal staff discussion, would be to create an active SSA for the detention areas for the storm water. Then have a backup SSA for the landscape buffers, should the HOA fail to maintain those the Village would be able to activate that so they would be able to take care of it.

Chairman Hammond asked if weed prevention in the ponds is possible.

Director Abt explained they will be Village managed stormwater basins. They would be maintained consistently as the Village does with the others managed by the Village. The Village would hire a firm to maintain them to the standard.

Commissioner Baum asked about the price ranges for the homes.

Mr. Prechtel stated they would be approximately \$400,000 to just over \$500,000. The median between all three communities would be roughly \$450,000.

Commissioner Yen asked about the lot sizes within all three communities.

Mr. Prechtel explained the Core is tighter at about 6300 sq ft. per lot, the Andare lot size is 8000 sq ft., the turns and corners vary. They went deeper rather than wider, as they believe more people spend time behind their home, rather than the sides.

Chairman Hammond asked them to speak on the elevation variations they are requesting.

Mr. Prechtel said they are specific to architecture, for example, the garages. Code requires it to be set back 5 feet from the front of the home and that is not the architectural style of what they were going for. If you look at the adjacent subdivisions, Balmorea and Huntington Chase, their homes are more similar to these, especially with the ranch homes.

Commissioner McNeal-James asked someone to explain the transparency and articulation.

Director Abt explained that it would be transparency, and looking at any of the corner lots for transparency and articulation for sides facing a street in there. Certain homes may not be allowed on corner lots as they could not meet the requirements.

Mr. Lawler explained adding some garage windows would help with the transparency.

Chairman Hammond asked how the Commissioners feel about this development.

Commissioner Bond thinks it looks good.

Commissioner Ott asked if all the properties have a full basement.

Mr. Lawler said yes for the Horizon Series and the Core Series, for the Andare Series it will be a mix 70/30 to 60/40 somewhat depending on the dirt. This is the very beginning design stages of the project.

Commissioner McNeal-James stated this appears to be a better concept plan than the original.

Commissioner Yakaitis asked where the land went, the project went from 319 houses to 310.

Mr. Lawler explained the old plan had some larger estate lots but overall, the lot sizes proposed will be larger, and there is more space for two parks.

There being no further comments from the Commission, the Petitioner thanked the Commission for their feedback.

VIII. Community Development Update/New Business

Director Abt explained Wintrust has started construction at Ogden Hill, Chipotle has also begun construction. Knell Road is in, you cannot drive on it yet, they are still working on the streetlights and curbs but soon the connection between Commerce and International Paper will be open. Sunway Carriers is close to getting their occupancy. The Village has also received some building permits and site plan applications which are going through administrative review. She also noted they have started to break ground on new homes in Unit 2 of the Marquis Pointe Subdivision.

IX. Next Meeting:

The next meeting of the Planning & Zoning Commission will be on January 8, 2026.

X. Adjournment: With no further business, Chairman Hammond adjourned the meeting at 7:53PM.

Respectfully Submitted,

Jill Hoover

Secretary

2025-020
PLANNING AND ZONING
COMMISSION ADVISORY REPORT



To: Chair Hammond and Members of the Planning and Zoning Commission

From: Tony Farruggia, AICP, Senior Planner

Date: January 2, 2025

Subject: 2025-020 Special Use (Amerco Real Estate Company)

Petitioner: Sahithya Cheruku (Amerco Real Estate Company)

Location/Address: 1840 Douglas Rd

Requests: Special Use – Self-Service Storage

Current Zoning: B-2 Regional Business District

Comprehensive Plan: Regional Commercial

Surrounding Land Uses:

Location	Adjacent Land Use	Adjacent Zoning
North	Open Space/Stormwater	B-2
East	Commercial	B-2
South	Commercial	B-2
West	Commercial	B-2

Background:

Amerco Real Estate ("Petitioner") has submitted an application for a Special Use and Variances to allow for the vacant storefront, located at 1840 Douglas Rd ("Subject Property") between Planet Fitness and Dollar Tree, to be converted to a Self-Service Storage Facility. The facility would be operated by U-Haul, which also has an existing storefront located at the south end of the Subject Property's strip center that also offers some Self-Service Storage. There is no proposed additional outdoor storage of vehicles or trailers with this Special Use request.

The Petitioner has made an attempt to improve the visual appeal of the Subject Property, as described below.

Conformance with the Comprehensive Plan:

The Comprehensive Plan designates the Subject Property as Regional Commercial.

Zoning:

The Subject Property is currently zoned B-2 Regional Business District. Self Service Storage is a Special Use in the B-2 Regional Business District.

As part of the application review, Staff requested that the Petitioner provide visual enhancements including landscaping to the property in addition to the parapet wall façade improvements in order to meet the intent of the Unified Development Ordinance and the Village's Strategic Plan Goals.

Parking and Circulation:

There is no minimum parking requirement for Self Service Storage. The existing lot, which was constructed to service the multi-tenant commercial center, will have more than enough parking available to accommodate the Self Service Storage use.

Customers will load and unload from the rear entrance to the unit.

Landscaping and Screening:

As part of their Special Use request, the Petitioner proposes to replant landscaping where it has been neglected and to plant additional grasses or shrubs along Douglas Rd to provide some additional screening and enhance the look of the Douglas Rd Corridor in an effort to meet the intent of the Village's current Parking Lot Landscaping requirements and the Village's Strategic Plan Goals.

Elevations:

The Petitioner is proposing an update to the façade of the storefront. This would include the U-Haul orange wave along the top of the parapet and brick along the north edge of the storefront parapet to match the adjacent units, Planet Fitness and Dollar Tree and the inclusion of planters along the front of the building.

Engineering and Utilities:

No changes are currently proposed for utilities, and there is no proposed expansion of impervious area.

Fire Protection District Comments:

The Oswego Fire District reviewed the Site Plan. Final approval by the Fire District is required before building permits can be issued.

Public Hearings

Special Use (Self Service Storage)

The Petitioner is requesting a Special Use for Self Service Storage.

Findings of Fact (Special Use):

According to Section 4.03 of the UDO, the Planning and Zoning Commission must evaluate applications for Special Uses with specific written findings based on each of the following standards.

1. The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public.

The Special Use will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed Special Use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

The commercial center was designed and constructed primarily for retail. With additional landscaping added, the proposed use and existing shopping center will be compatible with other properties within the immediate vicinity that have significantly improved the landscaping on their sites.

3. The proposed Special Use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special uses.

The surrounding area is built-out, and the proposed Special Use will not impede the improvement of adjacent properties.

4. The proposed Special Use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

The proposed Special Use does not require additional utilities, access roads, drainage or other facilities.

5. The proposed Special Use is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

The proposed Special Use with additional landscape improvements to the center will be consistent with the intent of the Comprehensive Plan.

Summary:

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

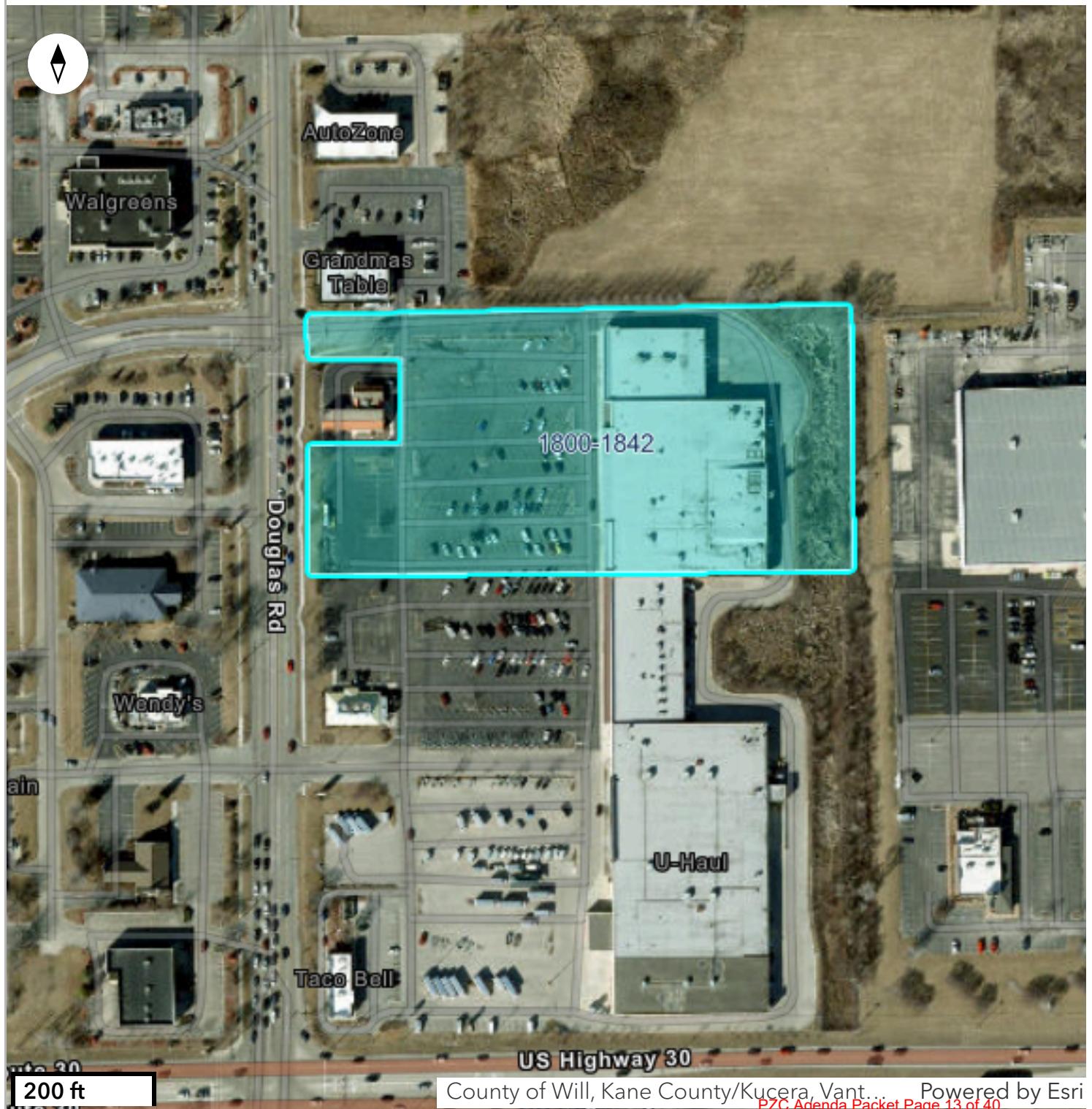
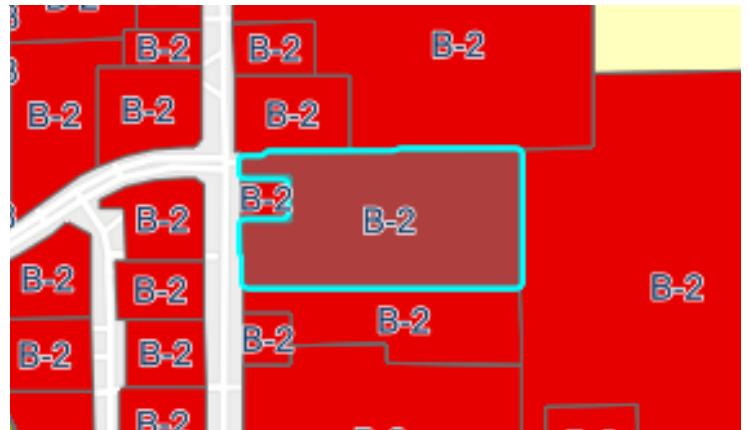
Recommendation:

Staff recommends **approval** of PZC 2025-020 (Amerco real Estate) for a Special Use for Self Service Storage with the following conditions:

- A minimum of three (3) landscaped planters shall be provided along the full length of the front façade of the building to provide some Foundation Landscaping and provide seasonal interest.
- Groupings of ornamental grasses and other perennials shall be provided along Douglas Rd., between Babas and Old Second Bank to complement the adjacent landscape improvements on the Old Second Bank site and the DQ across Douglas Rd.
- Fire District approval shall be required prior to the issuance of building permits.
- Adoption of the findings of fact outlined above.



PZC 2025-020
Amerco/U-Haul
1840 Douglas Ave



Village of Montgomery

Land Development Application

Case Number: **PZC 2025-020**

Date Filed: _____

The undersigned respectfully petitions the Village of Montgomery to review and consider granting the following approval on the land herein described. *(Check all that apply)*

- Amendment
- Annexation *(attach original copy of the annexation petition to this application)*
- Planned Unit Development (PUD)
- Rezoning from _____ to _____
- Site Plan Review
- Special Use Permit

Stage of Planning Process (if applicable):

- Concept Plan
- Preliminary Plan
- Final Plan

Applicant Information

Applicant (Please Print or Type)

Name: Amerco Real Estate Company

Address: 2727 N. Central Ave, Phoenix AZ

Email: sahithya_cheruku@uhaul.com

Phone: (602) 263 - 6555

Fax: (_____) _____ - _____

Contact Person (If different from Applicant)

Name: Sahithya Cheruku

Address: 2727 N. Central Ave, Phoenix AZ

Email: sahithya_cheruku@uhaul.com

Phone: (602) 263 - 6555

Fax: (_____) _____ - _____

Is the applicant the owner of the subject property?

Yes No

(If the Applicant is not the owner of the subject property, a letter from the Owner authorizing the Applicant to file the Land Development Application must be attached to this application).

Is the applicant and/or owner a trustee or a beneficiary of a land trust?

Yes No

(If the Applicant and/or Owner of the subject property is a Trustee of a land trust or beneficiary(ies) of a land trust, a disclosure statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be verified by the Trustee and shall be attached hereto).

Village of Montgomery

Land Development Application

Property Information

Name of Proposed Development: U-Haul Moving and Storage

Address of Property: 1800 Douglas Road, Montgomery IL

Parcel Index Number(s): _____

Area of Parcel(s) in Acres: 15.79

Current Zoning: B-2 Regional Business District

Proposed Zoning: Special Use Permit

Comprehensive Plan Land Use: _____

Proposed Land Use: _____

The subject property is located in which Fire Protection District? _____

The subject property is located in which Park District? _____

The subject property is located in which School District(s)? _____

The subject property is located in which Library District? _____

A legal description of the property must be attached to this application.

Please find the attached document.

I, Sahithya Cheruku, hereby apply for review and approval of this application. The plans, documents and information submitted are accurate and complete and comply with all Village ordinances to the best of my knowledge including but not limited to the Zoning Ordinance, Subdivision Control Ordinance, Stormwater Ordinance, Erosion and Sedimentation Control Ordinance, Code of Ordinances and Naturalized Stormwater Planting Guidelines as well as the Village's Comprehensive Plan and Sub-Area Plans.

Sahithya Cheruku
Signature of Applicant

9/02/25

Date



Preliminary Drawings

Project Designed By



Project - Client



Composite Rendering

SHEET 02



Preliminary Drawings

Project Designed By



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Project - Client



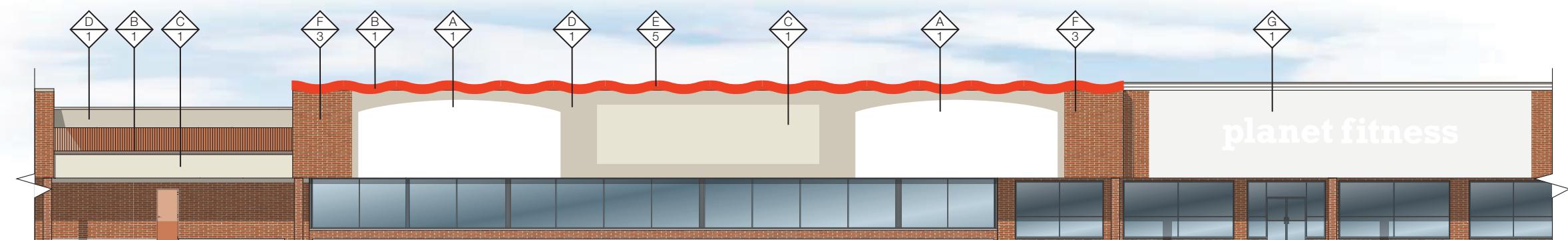
Composite Rendering

SHEET 03



WEST ELEVATION - BLDG. A

Scale: 1" = 20'



WEST ELEVATION - BLDG. A

Scale: 1" = 20'



EAST ELEVATION - BLDG. A

Scale: 1" = 20'

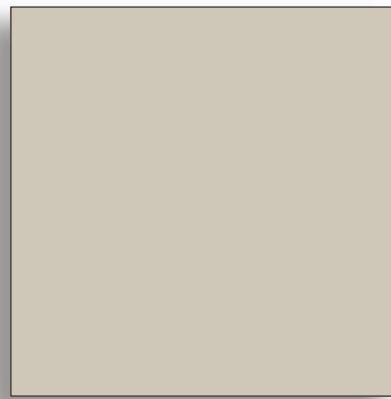
COLORS	
A	ULTRA WHITE P1
B	SW 2208 MESA TAN P48
C	SW 6154 NACRE P32
D	SW 7036 ACCESIBLE BIEGE P28
E	SIERRA SUNSET P6
F	MATCH EXISTING BRICK
G	EXISTING
H	IRONWOOD (FAUX WOODGRAIN FINISH)

MATERIALS

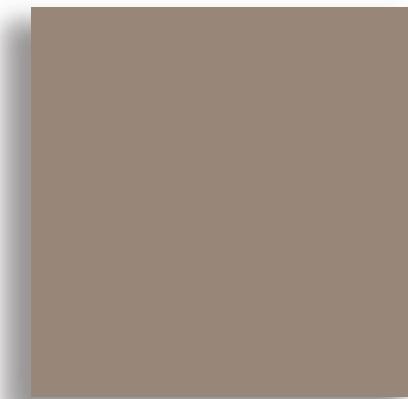


Montgomery
Montgomery, Illinois
(856071)

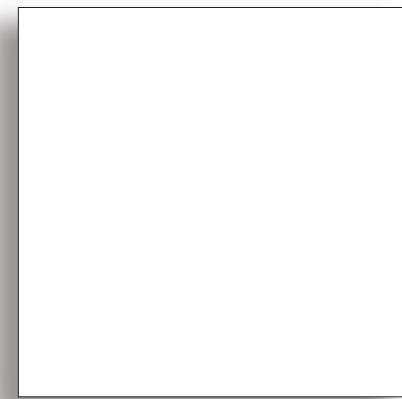
Colors & Materials
SHEET 04



P28
Accesssible
Beige



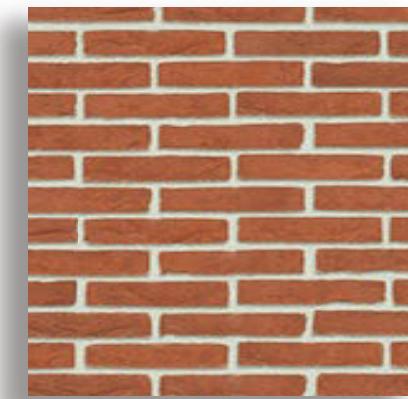
P48
Mesa Tan



P1
High
Gloss White



P32
Nacre



Locally Sourced
Faux Brick to
Match Existing
EXAMPLE

2025-027
PLANNING AND ZONING
COMMISSION ADVISORY REPORT



To: Chair Hammond and Members of the Planning and Zoning Commission

From: Sonya Abt, AICP
Director of Community Development

Date: January 2, 2026

Subject: PZC 2025-027 Tangent Materials - Special Use for Outdoor Storage

Petitioner: Tangent Materials

Location/Address: 275 S Route 31, Buildings B and K

Requests: Special Use – Outdoor Storage

Current Zoning: M-2/PUD General Manufacturing District

Comprehensive Plan: Heavy Industrial

Surrounding Land Uses:

Location	Adjacent Land Use	Adjacent Zoning
North	Industrial	M-2/PUD
East	Industrial	M-2/PUD
South	Industrial	M-2/PUD
West	Industrial	M-2/PUD

Background:

In January 2022 the Village annexed The GRID campus into the Village and approved a PUD (Ordinance 1945) for the entire site which adopted a modified use list as well as reduced certain screening requirements regarding outdoor storage for the development.

Tangent Materials is a plastics manufacturer and warehouse/distribution operation that operates out of both Building B and Building K. They are consolidating all their facilities to The GRID and with this growth they have begun to store materials outside of their facilities. Per the PUD Ordinance, Outdoor Storage Areas require a Special Use.

Conformance with the Comprehensive Plan:

The light manufacturing with warehousing and distribution and related outdoor storage uses are in compliance with the Comprehensive Plan designation of Heavy Industry.

Zoning:

The GRID Campus is zoned M-2/PUD. The PUD identifies Outdoor Storage Areas as a Special Use. The Petitioner operates out of both Building B and Building K. Their associated outdoor storage consists of finished HDPE materials, skid making materials and machinery. These outdoor storage areas are located on the south side of Building B and on the located to the north and south of Building K. These outdoor storage areas will be fenced.

Access:

Access to the facility is from a north/south access drive from Caterpillar Drive that extends between Building B and Building X. There is also access on the east side of Building B

Screening and Fencing:

The PUD granted by Ordinance 1945 for The GRID removes the screening and fencing requirement for future outdoor storage areas that are more than 1,000 ft. from Caterpillar Drive and more than 100 ft. from the far western property line of the campus. The outdoor storage areas where the materials, machinery and pallets are stored and staged are located 1,000 ft. or more from both and are not required to provide screening or fencing, however they have/will be fencing the outdoor storage areas for security purposes with chainlink fencing.

Public Hearing

Special Uses – Outdoor Storage Area for Materials

In conjunction with their plastics manufacturing and warehousing and distribution use, the Petitioner is also requesting a special use for outdoor storage of materials, skid materials and machinery associated with their operations at both Building B and Building K.

According to the PUD for this development (Ordinance 1945) Outdoor Storage Areas that were not originally granted a Special Use by the PUD Ordinance require a separate special use. The Petitioner is therefore requesting Special Uses for their outdoor storage areas.

Findings of Fact (Special Use):

According to Section 4.03 of the UDO, the Planning and Zoning Commission must evaluate applications for Special Uses with specific written findings based on each of the following standards.

1. The proposed Special Uses will not endanger the health, safety, comfort, convenience and general welfare of the public.

The Petitioner has been operating for the past few years without incident. The associated outdoor storage areas will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed Special Uses are compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special uses.

The outdoor storage of materials, machinery, etc. within a fenced area is compatible with the existing use and other manufacturing uses on the campus.

3. The proposed Special Uses will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special uses.

The outdoor storage areas will not impede the normal and orderly development and improvement of adjacent properties. The associated outdoor storage areas are delineated with fencing and do not impede access through the campus.

4. The proposed Special Uses will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

The proposed outdoor storage areas do not require additional utilities, access roads, drainage or other facilities.

5. The proposed special uses are consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

The plastics manufacturing, warehousing and distribution and associated outdoor storage is consistent with the intent of the Comprehensive Plan, the UDO and the PUD for this development.

Recommendation:

Staff recommends approval of the Special Use – Outdoor Storage for PZC 2025-027 (Tangent Materials) with the following conditions:

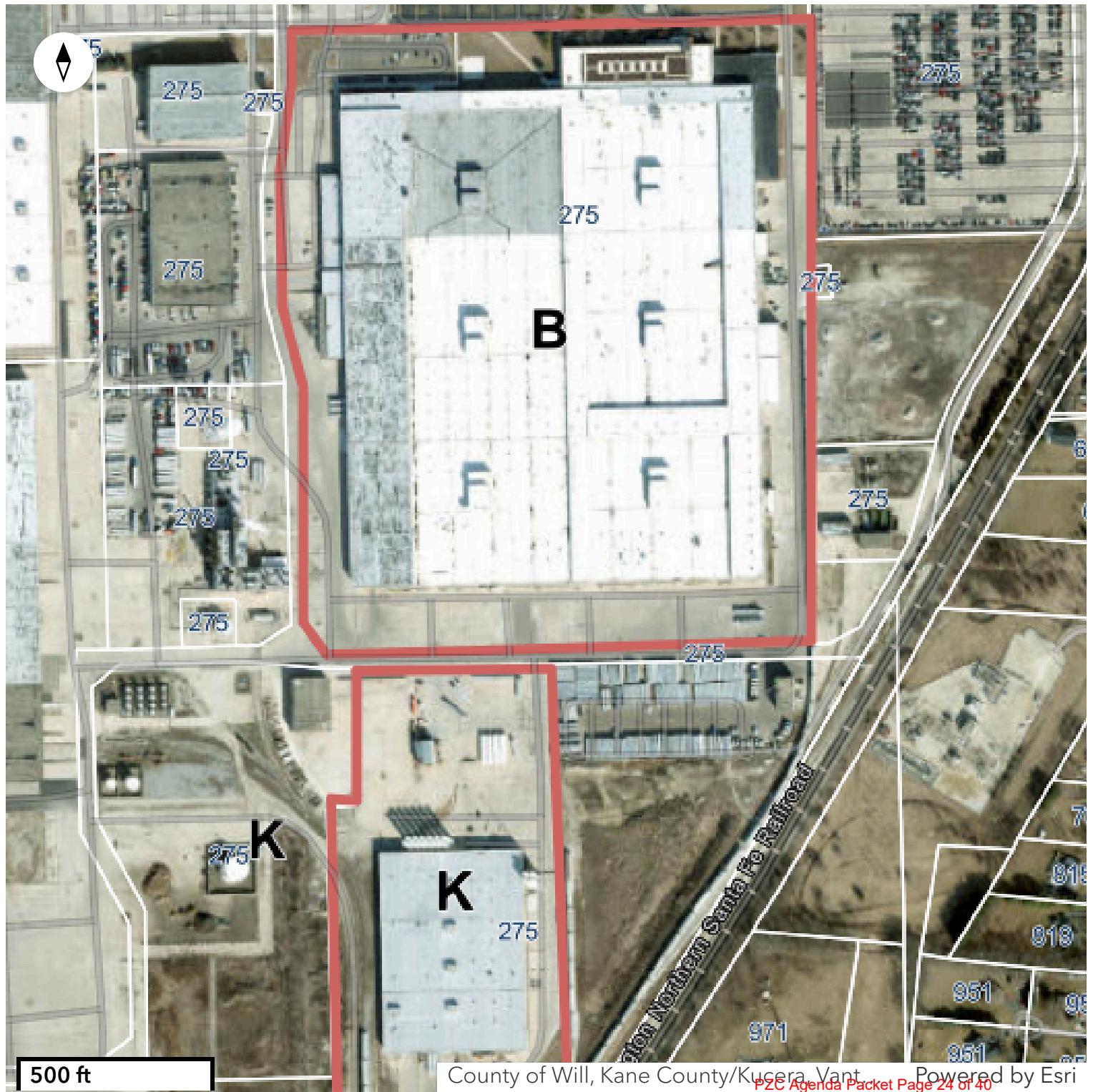
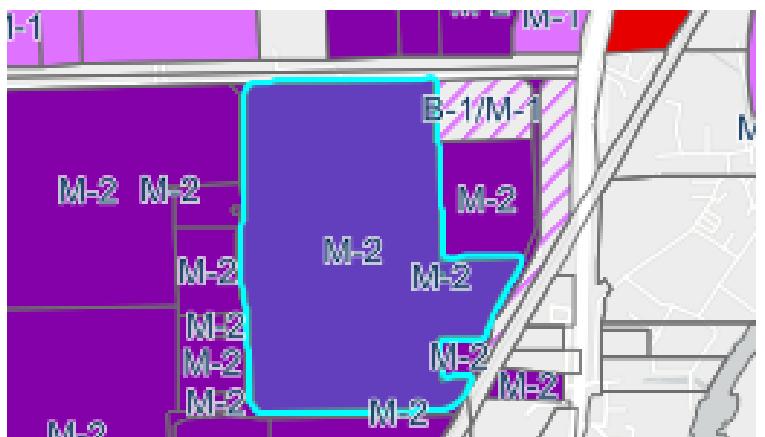
1. Obtain a Building Permit for outdoor storage fencing.
2. Storage of materials, machinery and skid making materials shall be restricted to the areas identified on the Site Plan.
3. Adoption of the Findings of Fact as outlined in this report.



PZC 2025-027

Tangent Materials

Special Use-Outdoor



Business use of space:

We are seeking approval to establish perimeter security fencing in key areas around our facilities located at 275 Route 31 Montgomery Illinois (buildings B&K). The intended use of these spaces would be to store finished HDPE materials both in sheet and lumber forms along with skid making materials and miscellaneous machinery.

The need for the fence is further driven by the location of where our materials will be located. The area has an elevated level of both transportation and transient traffic, and we have experienced losses associated with missing equipment and finished goods in the past.

The overall driving need is based on the consolidation of our businesses from Aurora, Minnesota, Virginia and Canada all relocating into Montgomery, IL within buildings B&K. This has been a long-standing project for our business and will further create over 75 factory jobs within the community and further support local businesses. As part of bringing this business we need to establish proper internal layouts which require us to clear areas without having adequate indoor space. As a result, we need to relocate the items described above to this fenced space and keep it secure.



Village of Montgomery

Land Development Application

Case Number: **PZC 2025-027**

Date Filed: **10/24/25**

The undersigned respectfully petitions the Village of Montgomery to review and consider granting the following approval on the land herein described. (Check all that apply)

Amendment

Annexation (attach original copy of the annexation petition to this application)

Planned Unit Development (PUD)

Rezoning from _____ to _____

Site Plan Review

Special Use Permit *OUTDOOR STORAGE*

Stage of Planning Process (if applicable):

Concept Plan

Preliminary Plan

Final Plan

Applicant Information

Applicant (Please Print or Type)

Name: TRANSIENT MATERIALS
Address: 275 Route 31
Email: transientmaterials@transientmaterials.com
Phone: (847) 704-2090 Fax: (_____) - _____

Contact Person (If different from Applicant)

Name: MARIE WOLKENHOWER
Address: 59913 Autumn Ln St. Charles, IL 60175
Email: marie.wolkenhower@yahoo.com
Phone: (847) 704-2090 Fax: (_____) - _____

Is the applicant the owner of the subject property?

Yes No

(If the Applicant is not the owner of the subject property, a letter from the Owner authorizing the Applicant to file the **Land Development Application** must be attached to this application).

Is the applicant and/or owner a trustee or a beneficiary of a land trust?

Yes No

(If the Applicant and/or Owner of the subject property is a Trustee of a land trust or beneficiary(ies) of a land trust, a disclosure statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be verified by the Trustee and shall be attached hereto).

Village of Montgomery

Land Development Application

Property Information

Name of Proposed Development: TRANSIT MATERIALS
Address of Property: 275 Route 31 Building B+1C
Parcel Index Number(s): 03-06-301-001
Area of Parcel(s) in Acres: 73.22
Current Zoning: M2 PUD
Proposed Zoning: NO CHANGE
Comprehensive Plan Land Use: HEAVY INDUSTRIAL
Proposed Land Use: Outdoor storage
The subject property is located in which Fire Protection District? OSWEGO
The subject property is located in which Park District? OSWEGO LAND
The subject property is located in which School District(s)? 308
The subject property is located in which Library District? OSWEGO

A legal description of the property must be attached to this application.

I, Transit Materials, hereby apply for review and approval of this application. The plans, documents and information submitted are accurate and complete and comply with all Village ordinances to the best of my knowledge including but not limited to the Zoning Ordinance, Subdivision Control Ordinance, Stormwater Ordinance, Erosion and Sedimentation Control Ordinance, Code of Ordinances and Naturalized Stormwater Planting Guidelines as well as the Village's Comprehensive Plan and Sub-Area Plans.

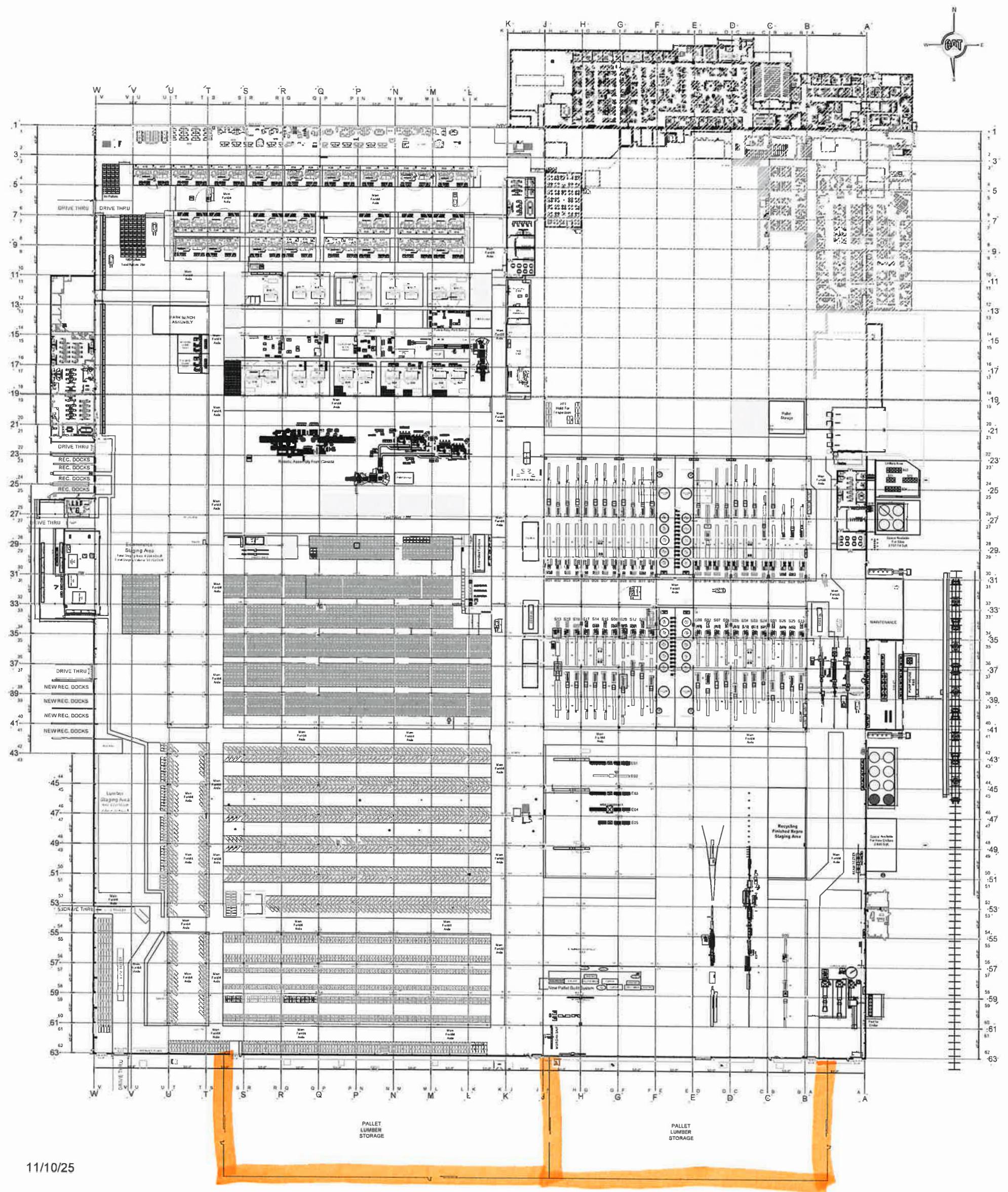


Signature of Applicant



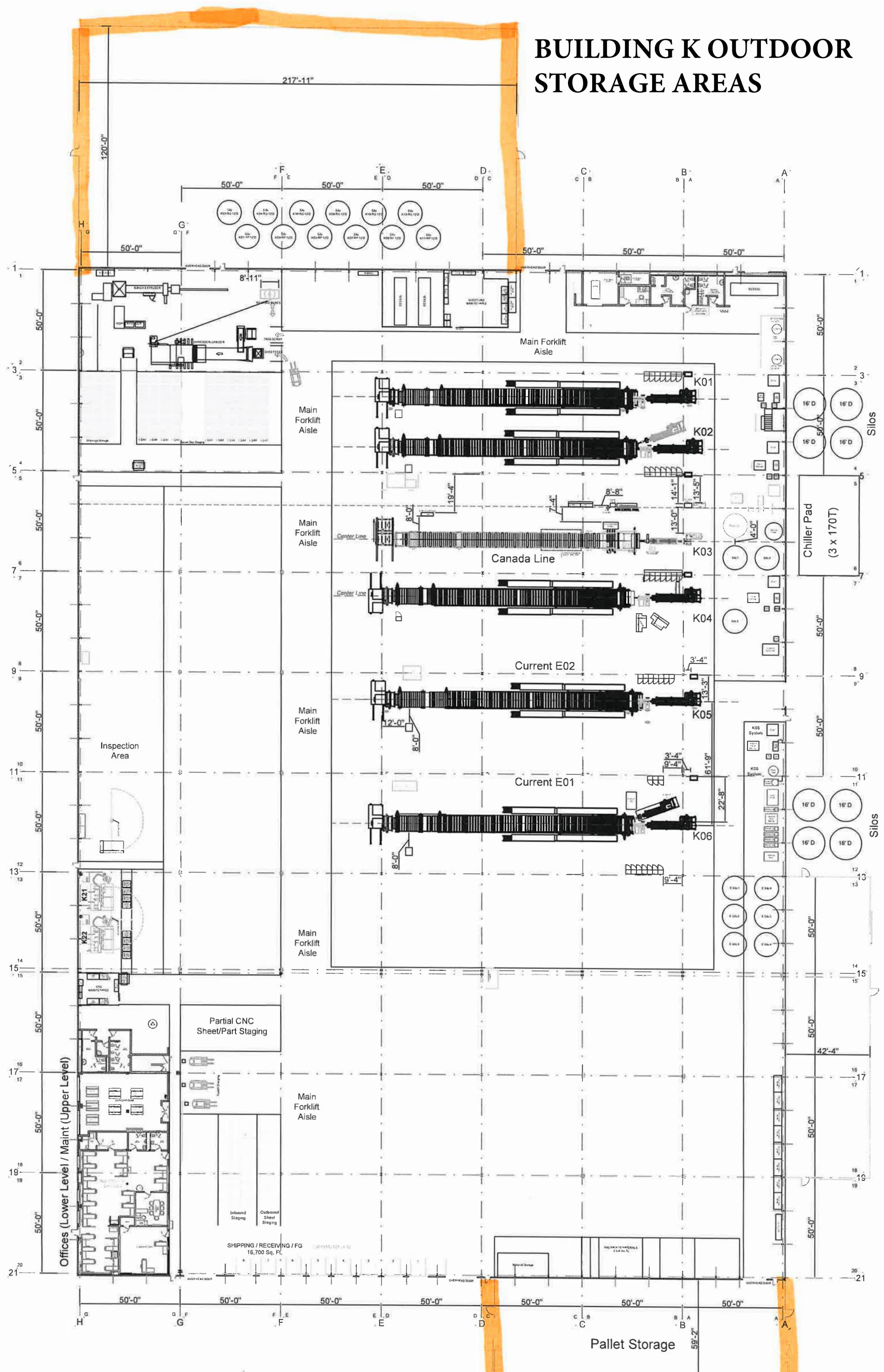
Date

BUILDING B OUTDOOR STORAGE AREAS



11/10/25

BUILDING K OUTDOOR STORAGE AREAS



2025-030
PLANNING AND ZONING
COMMISSION ADVISORY REPORT



To: Chair Hammond and Members of the Planning and Zoning Commission

From: Tony Farruggia, AICP, Senior Planner

Date: January 2, 2025

Subject: 2025-030 Special Use for Motor Vehicle Sales (BM Motors Group)

Petitioner: Meerbek Baitikov (BM Motors Group, Inc.)

Location/Address: 1611 Douglas Rd

Requests: Special Use (Motor Vehicle Sales)

Current Zoning: B-2 Regional Business District

Comprehensive Plan: Regional Commercial

Surrounding Land Uses:

Location	Adjacent Land Use	Adjacent Zoning
North	Commercial	B-2
East	Commercial	B-2
South	Commercial	B-2
West	Residential	R-3

Background:

BM Motors Group, Inc. ("Petitioner") has submitted a petition for a Special Use for Motor Vehicle Sales. BM Motors Group currently has a location for vehicle sales in Joliet and is looking to expand into Montgomery.

The Petitioner intends to occupy multiple units in the building addressed as 1611-1617 Douglas Ave ("Subject Property"). No changes are proposed to the parking area, which would be utilized for employee parking and to display vehicles available for sale.

The Petitioner proposes having a maximum of thirty (30) vehicles for sale on-site at any given time. Unsold vehicles would be relocated to a different dealership or re-auctioned.

Conformance with the Comprehensive Plan:

The Comprehensive Plan designates the Subject Property as Regional Commercial. This designation is intended to accommodate car-oriented businesses including motor vehicle sales.

Zoning:

The Subject Property is currently zoned B-2 Regional Business District. "Motor Vehicle Rental or Motor Vehicle Sales" is allowed in the B-2 District with a Special Use Permit.

Bulk and Design Standards:

No changes are proposed for the building.

Use Standards (Motor Vehicle Sales):

The Use Standards for Motor Vehicle Sales require screening street frontages and limiting light pollution. Landscape screening is addressed elsewhere in this report. At this time, the Petitioner is not proposing any additional lighting, however if additional lighting is proposed in the future it will need to meet that standards for Motor Vehicle Sales.

Parking and Circulation:

No changes are required or currently proposed for the parking area, which would be utilized for both employee and customer parking and to display vehicles available for sale.

There are approximately one hundred parking spaces on the site. The number available to be used for BM Motors may vary depending on the number of units the Petitioner ultimately occupies. The Petitioner has stated they will have a maximum of 30 vehicles for sale at a given time, so the available parking is adequate.

The Subject Property can be accessed from Douglas Road through an access easement on the Dunkin property or from Seasons Ridge Blvd. through the access easement between Walgreens and Pet Supplies Plus.

The rear of the building faces residential properties to the west. If delivery by truck occurs in the rear of the building, a condition restriction the hours of operation or delivery is recommended by staff.

Landscaping and Screening:

Motor Vehicle Sales Use Standards require landscape screening when the sales area has frontage on a public road. The Subject Property has no frontage on a public street and

the Dunkin restaurant stands between the Subject Property and Douglas Road. Therefore, no landscape screening is required.

Engineering and Utilities:

No changes are currently proposed for utilities, and there is no proposed expansion of impervious area.

Fire Protection District Comments:

The Oswego Fire District has received a copy of the application and will work with the Petitioner once building permits are required. Fire District Approval is required before building permits are issued.

Public Hearing

Special Use (Motor Vehicle Sales)

The Petitioner is requesting a Special Use for Motor Vehicle Sales to allow them to .

Findings of Fact (Special Use):

According to Section 4.03 of the UDO, the Planning and Zoning Commission must evaluate applications for Special Uses with specific written findings based on each of the following standards.

1. The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public.

The Special Use will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed Special Use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special uses.

The proposed use is set back from Douglas Rd. and will be visually obscured by the drive-thru restaurant located between the Subject Property and Douglas Rd.

3. The proposed Special Use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special uses.

The surrounding area is built-out, and the proposed Special Use has limited shared access and is unlikely to have a significant impact on the development and improvement of neighboring properties.

4. The proposed Special Use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

The proposed Special Use does not require additional utilities, access roads, drainage or other facilities.

5. The proposed special use is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

The proposed Special Use is consistent with the intent of the Comprehensive Plan.

Summary:

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

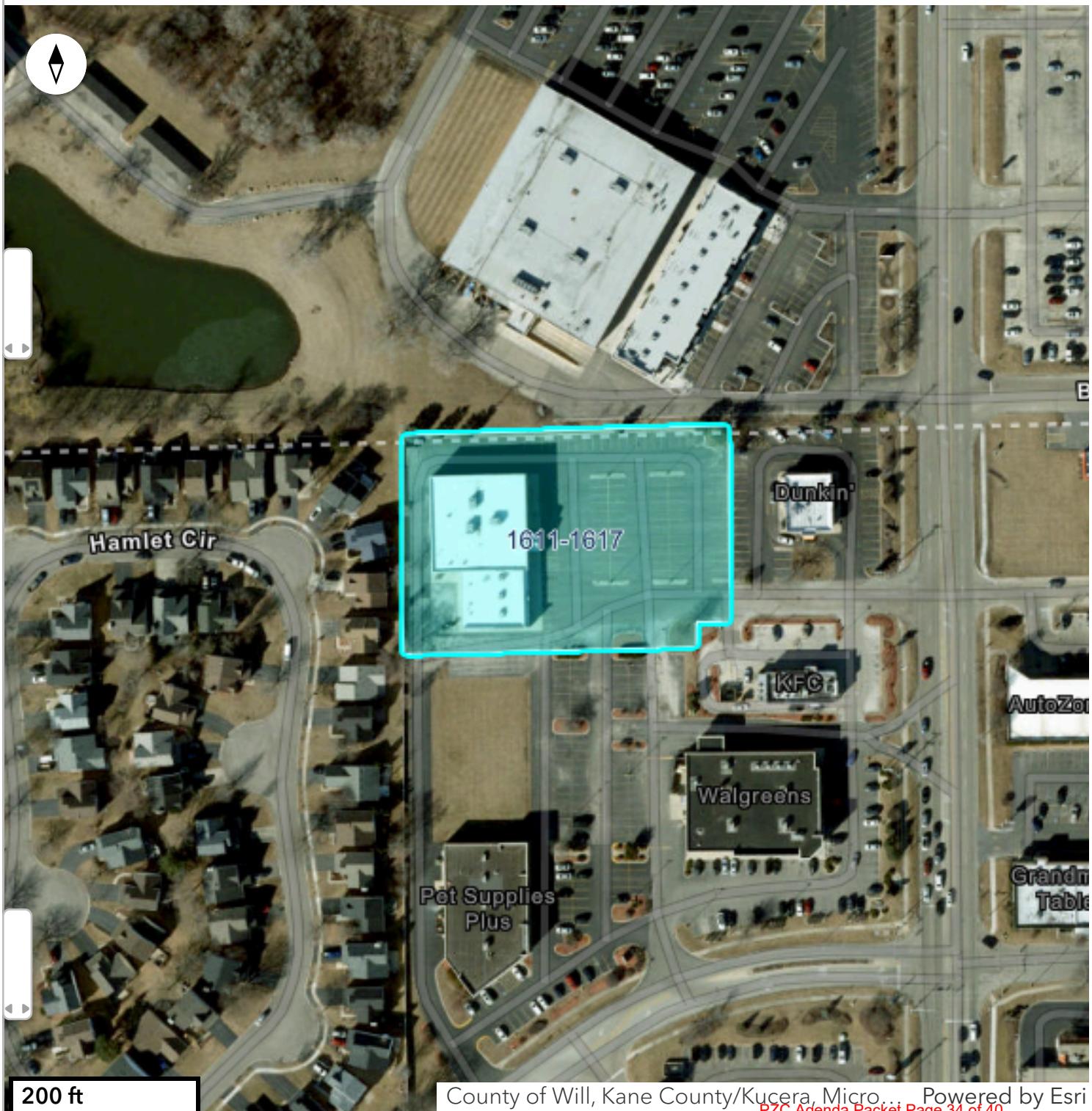
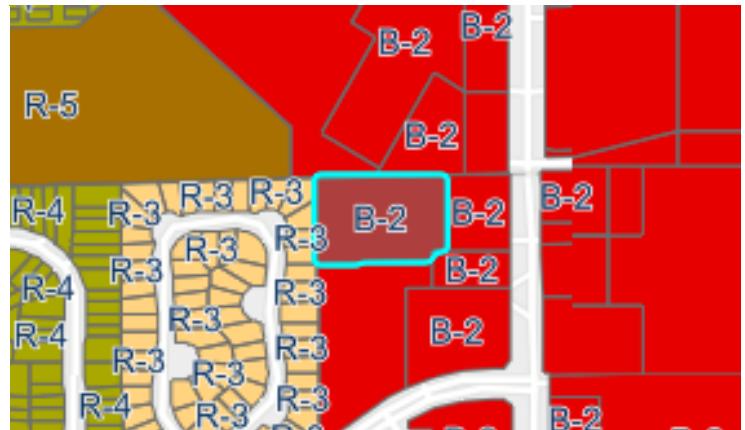
Recommendation:

Staff recommends **approval** of PZC 2025-030 (BM Motors Group) for a Special Use for Motor Vehicle Sales with the following conditions:

- Fire District Approval shall be required prior to the issuance of building permits.
- Adoption of the findings of fact outlined above.



PZC 2025-030
BM Motors Group
1611 Douglas Ave



Business Plan: Used Car Dealership Operations

1. Executive Summary

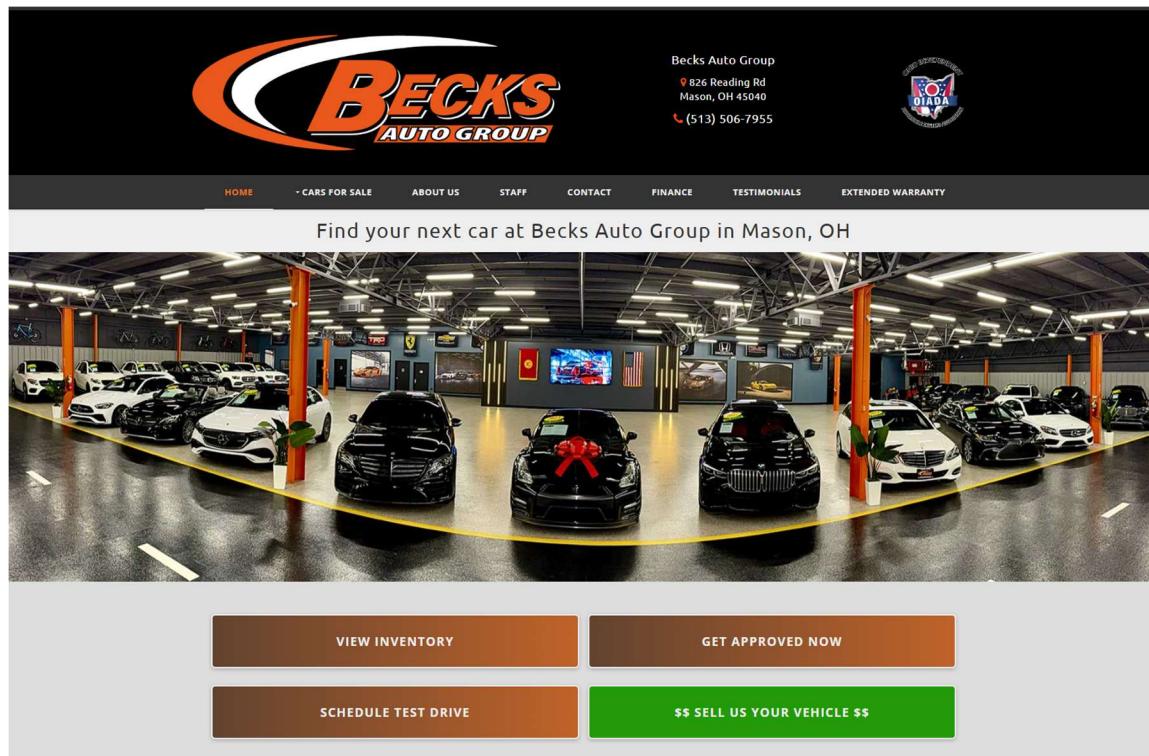
Our dealership specializes in sourcing, preparing, and selling high-demand used vehicles that meet strict quality standards.

The business model is built on smart market analytics, rapid inventory turnover, and professional presentation to maximize profitability and maintain a constantly fresh vehicle lineup.

Goal: Sell 20 vehicles per month with a maximum inventory hold of 30 days per vehicle.

2. Company Experience

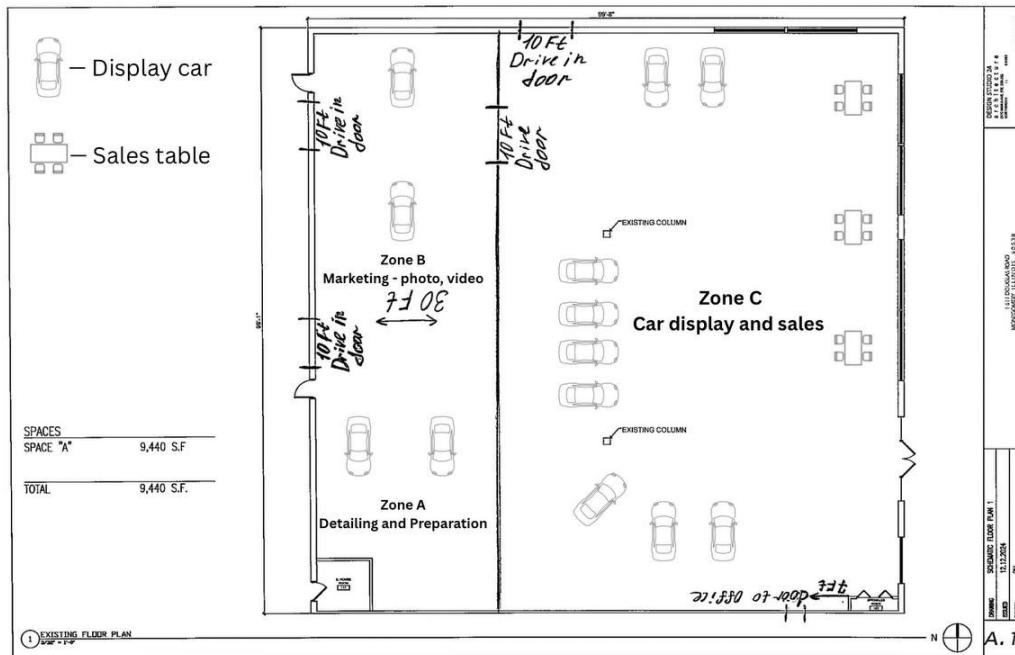
Our dealership has over 10 years of successful partnership with BECKS AUTO GROUP (Ohio), collaborating on vehicle sourcing, reconditioning, and sales operations. This long-term cooperation has provided extensive experience in market analysis, logistics, and quality control, ensuring consistent access to high-demand vehicles and efficient turnover across both states.



<https://www.becksautogroup.com/>

3. Business Model Overview

1. Vehicle Sourcing: Purchase only used vehicles in the best condition from leading U.S. auctions such as Manheim, CarMax, and Adesa. Selection is based on an intelligent market analysis system that identifies cars with high resale potential.
2. Transportation & Intake: After purchase, vehicles are delivered to the dealership lot. Each car undergoes a full mechanical and visual inspection.
3. Preparation & Detailing: Professional detailing, cleaning, and cosmetic reconditioning are performed to make each vehicle showroom-ready.
4. Media & Marketing: High-quality photos and videos are taken for the website and online listings. Active marketing campaigns are run across Google, Meta, and social platforms.
5. Sales Operations: Vehicles are displayed online and on the dealership lot. Unsold vehicles after 30 days are relocated to our partner dealership in Ohio or re-auctioned.





4. Inventory & Turnover Policy

- Maximum stock: 20–25 vehicles.
- Average selling cycle: 20–30 days.
- Vehicles exceeding 30 days are liquidated or transferred to maintain high turnover.

5. Marketing Strategy

- Data-driven vehicle selection using real-time demand analytics.
- Active presence on social media with video walk-arounds.
- Google Business and SEO optimization.
- Referral programs and community marketing to build reputation.

6. Financial Plan

Average purchase price per vehicle: \$10,000–\$18,000

Average sale price: \$14,000–\$24,000

Gross profit per unit: \$3,000–\$5,000

Monthly sales volume: 20 vehicles

Projected monthly gross profit: \$60,000–\$100,000 (before expenses)

Main Expense Categories

- Auction fees and transportation
- Reconditioning and detailing
- Marketing and advertising
- Staff salaries and maintenance
- Insurance and office expenses

7. Long-Term Vision

- Establish multi-state dealership operations (Illinois and Ohio).
- Integrate automated inventory management and pricing systems.
- Offer financing and warranty options.
- Build a recognizable brand for premium-quality used vehicles.
- Strengthen collaboration with BECKS AUTO GROUP through shared marketing, logistics, and inventory exchange.

Metric	Value
Vehicles Sold per Month	20
Average Purchase Price	\$10,000 - \$18,000
Average Sale Price	\$14,000 - \$24,000
Gross Profit per Vehicle	\$3,000 - \$5,000
Projected Monthly Profit	\$60,000 - \$100,000

Village of Montgomery

Land Development Application

Case Number: _____

Date Filed: _____

PZC 2025-030

The undersigned respectfully petitions the Village of Montgomery to review and consider granting the following approval on the land herein described. (Check all that apply)

Amendment
 Annexation (attach original copy of the annexation petition to this application)
 Planned Unit Development (PUD)
 Rezoning from _____ to _____
 Site Plan Review
 Special Use Permit

Stage of Planning Process (if applicable):

Concept Plan
 Preliminary Plan
 Final Plan

Applicant Information

Applicant (Please Print or Type)

Name: BM MOTORS GROUP INC / MEERBEK BAITIKOV

Address: 16444 CHERRY CREEK CT JOLIET, IL 60433

Email: bmmotorsgroupinc@gmail.com

Phone: (779) 408 - 0414 Fax: (____) _____ - _____

Contact Person (If different from Applicant)

Name: BM MOTORS GROUP INC / MEERBEK BAITIKOV

Address: 16444 CHERRY CREEK CT JOLIET, IL 60433

Email: bmmotorsgroupinc@gmail.com

Phone: (779) 408 - 0414 Fax: (____) _____ - _____

Is the applicant the owner of the subject property?

Yes No

(If the Applicant is not the owner of the subject property, a letter from the Owner authorizing the Applicant to file the Land Development Application must be attached to this application).

Is the applicant and/or owner a trustee or a beneficiary of a land trust?

Yes No

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Village of Montgomery

Land Development Application

Property Information

Name of Proposed Development: BM MOTORS GROUP - AUTO DEALERSHIP

Address of Property: 1611 Douglas Rd Montgomery, IL 60538

Parcel Index Number(s): 03-04-226-089

Area of Parcel(s) in Acres: 0.56

Current Zoning: B-2

Proposed Zoning: Same as existing (Special Use requested for Automobile Sales)

Comprehensive Plan Land Use: COMMERCIAL

Proposed Land Use: Automobile sales with vehicle preparation (cleaning, detailing, and photography) and indoor/outdoor vehicle display

The subject property is located in which Fire Protection District? Oswego Fire Protection District

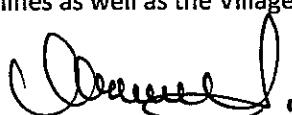
The subject property is located in which Park District? Fox Valley Park District

The subject property is located in which School District(s)? Oswego Community Unit School District 308 (CUSD 308)

The subject property is located in which Library District? Oswego Public Library District

A legal description of the property must be attached to this application.

I, BM MOTORS GROUP INC / MEERBEK BAITIKOV, hereby apply for review and approval of this application. The plans, documents and information submitted are accurate and complete and comply with all Village ordinances to the best of my knowledge including but not limited to the Zoning Ordinance, Subdivision Control Ordinance, Stormwater Ordinance, Erosion and Sedimentation Control Ordinance, Code of Ordinances and Naturalized Stormwater Planting Guidelines as well as the Village's Comprehensive Plan and Sub-Area Plans.



Signature of Applicant

12.03.25

Date