



Planning and Zoning Commission
Thursday, February 5, 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 January 8, 2026
- V. Public Comment Period
- VI. Items for Planning and Zoning Commission Action
 - a. PZC 2025-021 Teter Automotive (2235 Cornell Ave.)
The public hearing for PZC 2025-021 was continued from December 4, 2025 with no discussion or action taken.
 - i. Public Hearing and Consideration of a Special Use for Motor Vehicle Repair and/or Service.
 - ii. Public Hearing and Consideration of multiple variations from the Unified Development Ordinance, including:
 1. Section 9.02.B.19 (Use Standards for Motor Vehicle Repair)
 2. Section 10.02.C | Table 10.02.1 (Off-Street Parking Standards)
 - 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.

Note: The agenda items will be forwarded to the Village Board on Monday, February 9, 2026.

VII. Community Development Update/New Business

VIII. Next Meeting: March 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, February 5, 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=cEFwRVFJYINURjZMNVJQSHJEcnZLZz09>

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, January 8, 2026
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: Mike Baum

Present: Marion Bond, Tom Yakaitis, John Ott, Mike Hammond, Mildred McNeal-James, Joe Yen
Also present: Village Attorney Matt Walters, Director of Community Development Sonya Abt, Senior Planner Tony Farruggia, Secretary Jill Hoover, Trustee Ben Brzoska, Trustee Doug Marecek and members of the audience.

- IV. Approval of the Minutes of the Planning and Zoning Commission Meeting of December 4, 2025.

Motion: Motion was made by Commissioner Bond to approve the minutes of the Planning and Zoning Commission Meeting of December 4, 2025.

Commissioner Yakaitis seconded the motion.

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

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.

Senior Planner Farruggia shared some background. The Petitioner Amerco Real Estate Company is requesting a Special Use to allow for the vacant storefront, located at 1840 Douglas Rd 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 Comprehensive Plan designates the Subject Property as Regional Commercial. 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.

There is no minimum parking requirement for Self Service Storage. Customers will load and unload from the rear entrance to the unit.

The Petitioner proposes to replant landscaping where it had been neglected and to plant additional grasses or shrubs along Douglas Rd.

The Petitioner is also 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.

Attorney Walters noted the Public Hearing had been reopened from the public hearing on December 4th, 2025 which had been continued to this meeting.

Chairman Hammond asked if anyone would like to speak. No one asked to speak, so Chairman Hammond closed the public comment period.

Chairman Hammond asked for questions and comments from the Commissioners.

The Commissioners had questions about landscaping, hours of operation, an additional office, monitoring cameras, and access from the rear of the building.

Senior Planner Farruggia explained they will be adding large pots with plants to be located along the façade to make it look less like vacant frontage. Code enforcement will monitor the maintenance of the planters. The signage will be different due to the special use.

Director Abt added Dollar Tree receives deliveries behind the building and believes the space should be adequate.

Angela Farley the Marketing Company President for U-Haul in the Western Suburbs.
Chairman Hammond swore in in Ms. Farley.

Chairman Hammond asked Ms. Farley if she could answer the questions about an additional office, hours, and access to the storage areas and will they be camera monitored.

Ms. Farley stated they are not adding an office. They have a security system with access cards. The security card grants access in and out of the building therefore they will not be required to go to the office prior to entering the storage area. She stated they offer an option to have 24/7 access. General hours will be 5:00AM-10:00 PM. Both areas will have monitors to view the cameras during business hours. They also have an alarm company monitoring the cameras after hours.

Director Abt added there has not been any issues with the current operating hours.

There were no further questions or comments, so Chairman Hammond asked for a motion.

Commissioner Yakaitis stated a condition should be added requiring the maintenance of plantings in the planters.

Commissioner Bond made a motion to approve PZC 2025-020 Amerco Real Estate Company including 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. Petitioners shall be required to keep the vegetation and plant containers in good health and condition at all times.
- 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 in the Staff report.

Commissioner Ott seconded the motion.

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

Nays: None

Abstentions: None

Motion carried.

Chairman Hammond stated this will go before the Board on January 12th.

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.

Chairman Hammond stated this Public Hearing has been continued from the December 4th, 2025 meeting.

Director Abt explained 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.

They are requesting outdoor storage of materials, skid making materials and machinery. These outdoor storage areas are located on the south side of Building B and on the north and south sides of Building K. These outdoor storage areas will be fenced.

The PUD removed 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. Therefore, they are not required to provide screening per UDO requirements. However, they will be fencing the outdoor storage areas for security purposes with chain-link fencing.

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

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

Attorney Walters clarified this is PZC 2025-027, it was previously announced as PZC 2027-025.

Chairman Hammond stated this public hearing is continued from December 4, 2025 if anyone would like to comment to step up to the podium, state your name and sign in. No one wished to speak so Chairman Hammond closed the public comment period.

Chairman Hammond asked for comments and questions from the Commissioners.

Commissioner Ott asked if there were any fencing requirements.

Director Abt stated they are not required to have fencing but they are restricted to 8' and believes they are planning on installing a 6' chain link fence with two rows of barbed wire fence which should bring it to nearly 8'.

There were no more comments or questions, so Chairman Hammond asked for a motion.

Vice Chairman Yen motioned to approve PZC 2025-027 Tangent Materials Outdoor Storage with the following conditions:

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

Commissioner McNeal-James seconded the motion.

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

Nays: None

Abstentions: None

Motion carried.

Chairman Hammond stated this will go before the Board on January 12th.

- 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.

Chairman Hammond asked for Village Staff to present its report.

Senior Planner Farruggia explained the Petitioner, BM Motors Group, Inc. has submitted a petition for a Special Use for Motor Vehicle Sales. They intend to occupy multiple units in the building. No changes are proposed to the parking area, which would be utilized for employee and customer 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.

No changes are proposed for the exterior building aside from aesthetic improvements.

No changes are required or currently proposed for the parking area, there are approximately one hundred parking spaces on the site. The rear of the building faces residential properties to the west. If delivery by truck occurs in the rear of the building, a condition restricting the hours of operation or delivery is recommended by staff.

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.

Chairman Hammond opened the public comment period, no one asked to speak so Chairman Hammond closed the public comment period.

Chairman Hammond opened to the Commissioners for questions and comments.

The Commissioners asked about how many vehicles would be in the lot as well as in the showroom. If they will be doing any service or repairs onsite. If there will be any barriers or fencing for security of the cars in the lot.

Gitis Sulekauskas, Petitioner. Chairman Hammond swore in Mr. Sulekauskas.

Mr. Sulekauskas stated they will have a maximum of 30 vehicles, maybe five inside with the others outside. They will only be detailing and cleaning, no service or repairs. There will not be any barriers or fencing in the lot, only security cameras. He noted the deliveries will be made in front of the building; there is no need to go behind.

Director Abt noted for consistency with the truck sales special use recently approved, Staff would like to require their state license for vehicle sales before they begin operating.

Commissioner Ott motioned to approve PZC 2025-030 BM Motors Group Special Use with the following conditions:

- Fire District Approval shall be required prior to the issuance of building permits.
- Obtaining state licensing for vehicle sales.
- Adoption of the findings of fact outlined in the staff report.

Commissioner Bond seconded the motion.

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

Nays: None

Abstentions: None

Motion carried.

VII. Community Development Update/New Business

Director Abt explained Chipotle continues to make progress, hoping to get started on interior work soon with plans to open in the spring.

Commissioner McNeal-James added this meeting is the end of her term as scheduled, this will be her last meeting.

Director Abt clarified they have not appointed a replacement yet so Commissioner McNeal-James may be at the next meeting.

Commissioner McNeal-James added it has been an honor to serve on this commission. She views this commission as an important part of the process to the betterment of the community.

VIII. Next Meeting:

The next meeting of the Planning & Zoning Commission will be on February 5, 2026.

IX. Adjournment: With no further business, Chairman Hammond adjourned the meeting at 7:29PM.

Respectfully Submitted,

Jill Hoover

Secretary

2025-021
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

Meeting Date: February 5, 2026

Subject: 2025-021 Teter Automotive - Special Use and Variations

Petitioner: Trenton Teter, Teter Automotive

Location/Address: 2235 Cornell Ave

Requests: Special Use – Motor Vehicle Repair and/or Service Body Shop
Variation from Section 9.02.B.19 (Use Standards | Motor Vehicle Repair)
Variation from Section 10.02.C | Table 10.02.1 (Off-Street Parking Standards)

Current Zoning: M-1 Light Manufacturing District

Comprehensive Plan: Light Industrial/Business Park

Surrounding Land Uses:

Location	Adjacent Land Use	Adjacent Zoning
North	Industrial	M-1
East	Industrial	M-1
South	Open Space/Stormwater	M-1
West	Industrial	M-1

Background:

Teter Automotive ("Petitioner") are operating a motor vehicle repair facility at 2235 Cornell Ave ("Subject Property"). This use was brought to the Village's attention and the Petitioner was notified that a special use permit was required to operate in the M-1 Zoning District. Neither they nor their landlord were aware that this use required a special use permit in the M-1 District and they began operating at that location in August 2025.

The Petitioners' application was reviewed, and it was determined that variations from the Use standards and the minimum parking required parking.

The Subject Property has an existing parking lot on the north side of the building with eleven (11) parking spaces. The Petitioner stores customers' vehicles in that parking lot.

The Petitioner states that their hours of operation are Monday – Friday 8 AM – 5 PM and that vehicles are stored between 1 and 30 days in the lot depending on what kind of service is necessary.

Conformance with the Comprehensive Plan:

The Comprehensive Plan designates the Subject Property as M-1 Light Manufacturing District. Motor Vehicle Repair and/or Service Body Shop is allowed with a Special Use permit in the M-1 Regional Business District.

Zoning:

The Subject Property is currently zoned M-1 Light Manufacturing District.

The Petitioner is operating a motor vehicle repair facility and is requesting a Special Use to continue to operate the facility.

Bulk and Design Standards:

No changes are proposed for the building.

Use Standards (Motor Vehicle Service):

The Use Standards for Motor Vehicle Repair and/or Service are as follows:

19. Motor Vehicle Operations Facility or Motor Vehicle Repair and/or Service.

a. Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if the following conditions are met:

- (1) Location. Outdoor storage of vehicles is prohibited in the front yard and corner side yard.*
- (2) Screening. All storage areas must be screened from view of the street by building and/or landscape screening in accordance with the requirements of Section 11.05.B (Parking Lot Perimeter Landscape).*
- (3) Storage Duration. Motor vehicle repair and/or service facilities must not store the same vehicles outdoors for more than 30 days.*

b. Location for Repairs. All repairs must occur inside an enclosed building.

c. Screening. Street frontage not occupied by buildings or driveways must be improved with landscape screening in accordance with the requirements of Section 11.05.B (Parking Lot Perimeter Landscape).

The Petitioner is requesting a variance from the outdoor storage location standard to allow vehicles awaiting repair or pick up to be stored in the front yard. The Petitioner will add the required screening along the frontage to screen the parking lot and stored vehicles. But due to the drainage easement in the rear of the Subject Property, the vehicles cannot be stored behind the building as required by the UDO.

Parking and Circulation:

No changes are proposed to the existing parking lot. There is a single curb cut onto Cornell Ave. to access the site.

The UDO states that Motor Vehicle Repair and/or Service uses must provide a minimum of 2 parking spaces per 1,000 GFA (gross floor area). The building is approximately 7,000 sq.ft., therefore 14 parking spaces are required for this use. The existing parking lot only contains 11 parking spaces. Therefore, a variance from the minimum parking requirement is necessary.

The existing parking lot is set back approximately 23 feet from front property line. To expand the parking lot would require adding parking to the north side of the lot which would require additional variances from the setback requirement and landscaping requirements.

Landscaping and Screening:

The Use Standards require all storage areas to be screened from view of the street by either a building and/or landscape screening in accordance with the requirements of Section 11.05.B (Parking Lot Perimeter Landscape).

The Petitioner will plant a minimum of 4 trees and groupings of shrubs in between to meet the 75% coverage and one tree per 30 feet landscaping requirements.

Engineering and Utilities:

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

Public Hearings

Special Use (Motor Vehicle Repair and/or Service)

The Petitioner is requesting a Special Use for Motor Vehicle Repair/Service to operate at 2235 Cornell Ave.

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 on the Subject Property will not endanger the health, safety, comfort, convenience, and general welfare of the public. All repairs will be conducted inside the building as required and the vehicles will be screened from the street.

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 Petitioner's business is located within an industrial area and operates only on weekdays during typical business hours of 8 AM – 5 PM.

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 use.

The surrounding area is mostly built-out, and the proposed business will be operating out of an existing industrial space.

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 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 use is consistent with the intent of the Comprehensive Plan and the UDO if the Variances are approved.

Variations

Allow Outdoor Storage of Vehicles in the front yard (Variation from Section 9.02.B.19)

The UDO states that Outdoor storage of vehicles is prohibited in the front yard and corner side yard. The Petitioner is requesting a variance from standard to allow vehicles awaiting repair or pick up to be stored in the front yard. Due to the drainage easement in the rear of the Subject Property, the vehicles cannot be stored behind the building as required by the UDO. The Petitioner will meet the other standards for motor vehicle repair/service including adding the required screening along the frontage to screen the parking lot and stored vehicles.

Parking Variance (Variation from Section 10.02.C | Table 10.02.1 (Off-Street Parking Standards))

The UDO states that Motor Vehicle Repair and/or Service uses must provide a minimum of 2 parking spaces per 1,000 GFA (gross floor area). The building is approximately 7,000 sq.ft., therefore 14 parking spaces are required for this use. The existing parking lot only contains 11 parking spaces. Therefore, the Petitioner is requesting a variance from the minimum parking requirement to reduce the parking requirement to 11 parking spaces.

The existing parking lot is setback approximately 23 feet from front property line. To expand the parking lot would require adding parking to the north side of the lot, which would require additional variances from the setback requirement and landscaping requirements.

Findings of Fact (Variances):

According to Section 4.04 of the UDO, the Planning and Zoning Commission must evaluate applications for variations with specific written findings based on each of the following standards.

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

Petitioner: It is the Petitioner's opinion that the proposed Variations will not endanger the health, safety, comfort, convenience, and general welfare of the public.

Staff Comments: Staff concurs with the Petitioner that the Variations will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed variations are compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variations.

Petitioner: The requested variation will be in harmony with the neighborhood.

Staff Comments: Staff believes the Variations will be compatible with the character of the surrounding area with the installation of the required landscape screening.

3. The proposed variations alleviate an undue hardship created by the literal enforcement of this Ordinance.

Petitioner: There is no space behind the building to provide storage for vehicles or additional parking.

Staff Comments: The 33 ft. drainage easement that extends to the rear of the building provides an undue hardship/practical difficulty in meeting the use standards on this property. It also places a practical difficulty in providing additional required parking as

the existing conditions of the building and parking lot placement would require any expansion of the parking lot in the front yard to require additional variances from the parking setback and landscaping requirements.

4. The proposed variations are necessary due to the unique physical attributes of the Property, which were not deliberately created by the applicant.

Petitioner: The existing conditions leave no space for additional parking behind the building.

Staff Comments: The existing drainage easement was not created by the applicant and impacts all the lots on the south side of Cornell.

5. The proposed variations represent the minimum deviation from the regulations of this Ordinance necessary to accomplish the desired improvement of the Property.

Petitioner: It is the Petitioner's belief that the Variations represent the minimum deviation from the regulation of the UDO.

Staff Comments: The Petitioner has limited the deviations as much as possible and is meeting the other standards including perimeter parking lot landscaping to screen the vehicles being stored in the parking lot as well as bringing the parking lot closer to compliance with the current UDO requirements.

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

Petitioner: It is the Petitioner's belief that the Variations are consistent with the intent of the Comprehensive Plan and the UDO.

Staff Comments: Staff concurs that the Variations are consistent with the intent of the Comprehensive Plan and the UDO.

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.

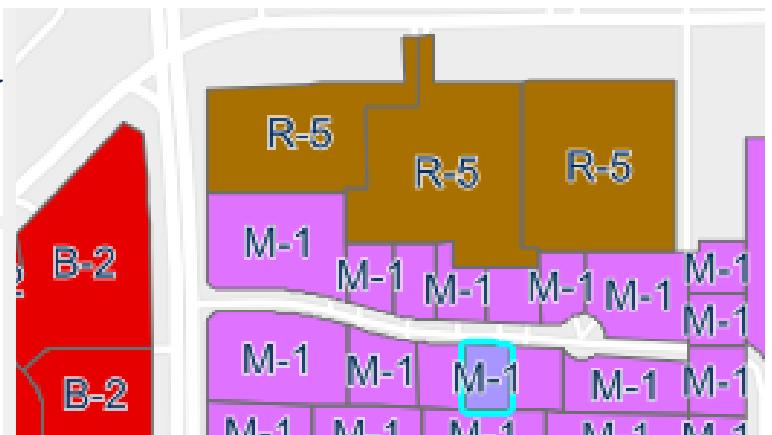
Recommendation:

Staff recommends **approval** of PZC 2025-021 (Teter Automotive) for a Special Use and Variations with the following conditions:

- Approval of a Landscape Plan
- Hours of Operation shall be limited to Monday – Friday 8 AM – 5 PM.
- Fire District approval if Building Permits are necessary.
- Adoption of the findings of fact outlined above.



PZC 2025-021
2235 Cornell Ave
Special Use & Variances



50 ft

County of Will, Kane County IL/Ayres, Kan... Powered by Esri

Teter Automotive: Subaru-Focused Performance & Service Since 1962

Established in 1962 by Larry Teter, Teter Automotive has grown into a trusted name in the Midwest for performance and custom automotive work — particularly for Subaru vehicles. Known for combining technical knowledge with hands-on experience, the shop supports everything from daily drivers to high-performance builds.

What We Do

• Subaru Service & Expertise

Teter has extensive experience working with Subaru vehicles — offering everything from general maintenance to complete engine builds. The team includes technicians with Subaru-specific certifications in areas like transmission service, electrical systems, and diagnostic work.

• Engine Building & Machining

Whether you're aiming for a dependable street car or a high-output build, Teter offers tailored engine services. In-house machining capabilities include block prep, balancing, and cylinder head work. Limited warranties are available for many builds, particularly those that include in-house tuning.

• Performance Parts & Upgrades

Teter installs and supplies a range of performance components — from intake systems to suspension parts and internal engine upgrades. Parts are chosen based on the vehicle's intended use and customer preferences, with an emphasis on fit, function, and long-term performance.

• Reliability Engineering

Beyond performance, Teter emphasizes reliability in its builds. Attention is given to critical areas like oiling systems, thermal control, and internal engine strength. The goal is to create builds that not only perform well but also stand up to regular use.

- Vehicles can be stored anywhere from 1- 30 days outside depending on what kind of service that needs to be done.
- Are hours of operations are Monday – Friday 8am-5pm
- Attached is a satellite view of the property where vehicles will be stored and how we would like to put bushes up for screening.

Village of Montgomery

Land Development Application

Case Number: _____

Date Filed: 9/24/25

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

Stage of Planning Process (if applicable):

Concept Plan
 Preliminary Plan
 Final Plan

Applicant Information

Applicant (Please Print or Type)

Name: Trenton Teter

Address: 2235 Cornell Ave Montgomery, IL 60538

Email: teterautomotive@yahoo.com

Phone: (630) 418 - 4788

Fax: (____) _____ - _____

Contact Person (If different from Applicant)

Name: _____

Address: _____

Email: _____

Phone: (____) _____ - _____

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: N/A

Address of Property: 2235 Cornell Ave Montgomery IL 60538

Parcel Index Number(s): 15-30-326-045

Area of Parcel(s) in Acres: .49 acres

Current Zoning: M1

Proposed Zoning: N/A

Comprehensive Plan Land Use: Industrial

Proposed Land Use: Industrial

The subject property is located in which Fire Protection District? Montgomery FPD

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

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

The subject property is located in which Library District? Oswego

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

I, Trenton Teter, 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

9/24/25

Date

Village of Montgomery
APPLICATION FOR ZONING VARIATION

Case Number: 2025-021
Date Filed: _____

PART I. Applicant Information

APPLICANT (Please Print or Type)

Name: Trenton Teter Teter Automotive
Address: 2235 Cornell Ave Montgomery IL 60538
Email: teterautomotive@yahoo.com
Phone: (630) 278-1720 Fax: () - _____

CONTACT PERSON (If different from Applicant)

Name: _____
Address: _____
Email: _____
Phone: () - _____ 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 Application for Zoning Variation 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).

PART II. Property Information

ADDRESS OF PROPERTY:

2235 Cornell Ave Montgomery IL 60538

PARCEL INDEX NUMBER(S):

LEGAL DESCRIPTION:

A legal description must be provided or attached to this application, include a digital copy

ZONING DESIGNATION:

M 1

Is the property in question currently subject to a
Zoning Variation or a Special Use Permit?

YES NO

If so, please describe its nature: Auto repair

Is the property in question currently non-conforming in any respect? YES NO

If so, please describe its nature: No access to back of building

PART III. Nature of Zoning Variation Request

Please note that the following questions must be answered completely. If additional space is needed, attach extra pages to application.

1. Please state specifically the nature of the zoning variation requested (ex. To allow encroachment into side yard setback, etc.) (Please Print or Type)

To Allow less parking and front parking lot storage of cars.

2. Briefly describe the characteristics of your property that prevent you from complying with the requirements of the Unified Development Ordinance, giving dimensions where necessary. (Please Print or Type)

we cannot access the back of the building. Not enough parking spaces to begin with from when the building was built.

3. Are these characteristics or conditions the result of other man-made changes, such as relocation of a road or highway? Please describe.

No.

4. What specific requirement(s) of the Unified Development Ordinance prevent you from establishing the proposed use or construction on your property?

No space in rear of building for parking.

5. What is the minimum reduction of the requirements of the Unified Development Ordinance that would permit the proposed use or construction on your property?

No space in rear of building for parking or additional parking.

6. What is the practical difficulty or particular hardship that would result if the requirements of the Unified Development Ordinance were strictly applied to your property?

No space in rear of building for parking or additional parking.

7. To the best of your knowledge, can you affirm that the hardship you described above was not created by you or anyone having a proprietary interest in the subject property?

YES [] NO []

If not, explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to a zoning variation).

8. Are the conditions of hardship for which you request a zoning variation true only of your property?
YES [] NO [] If not, how many other properties in the Village are similarly affected?

Most building on my side of the street do not have access to the back of the building.

9. Will the granting of a variation in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Unified Development Ordinance and why?

Yes

I certify that all of the above statements and the statements and information contained in any papers, plans and other documents submitted herewith are true to the best of my knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Montgomery for the purpose of posting, maintaining, and removing such notices as may be required by law.



Applicant Signature

01/30/25

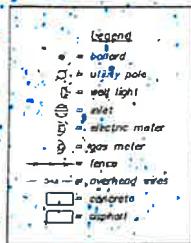
Date

ALTA/NSPS LAND TITLE SURVEY

P.I.N. # 15-30-326-045

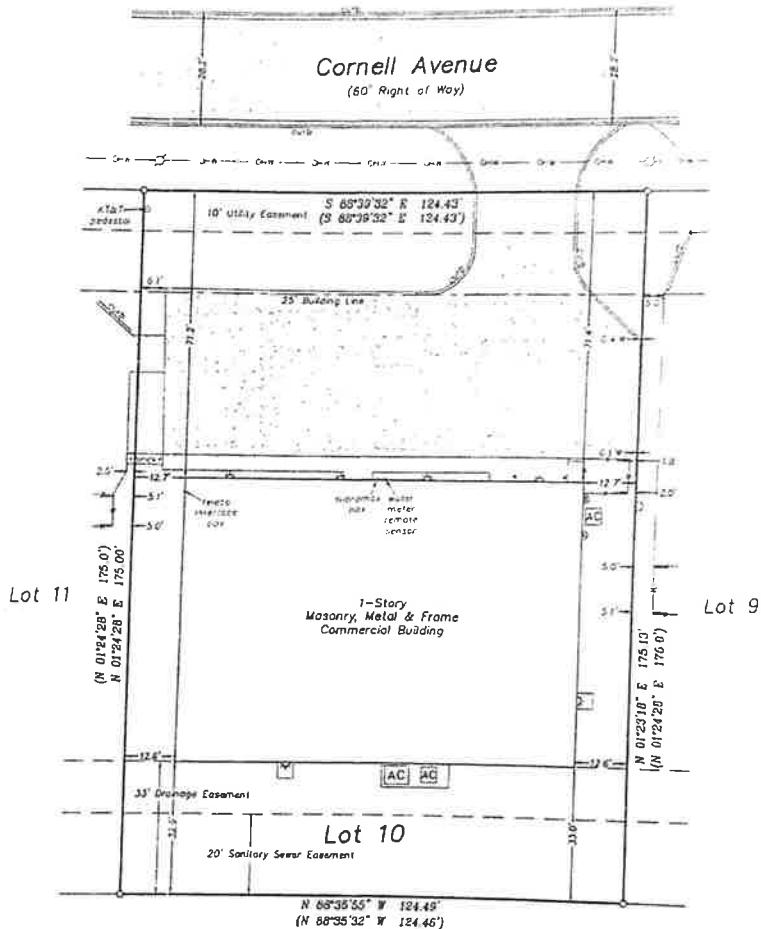


Subject Property



LOT 10 IN ORCHARD ROAD INDUSTRIAL PARK, IN THE VILLAGE OF
MONTGOMERY, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 2235 CORNELL AVENUE, MONTGOMERY, ILLINOIS



Lot 11

Lot 9

1-Story
Masonry, Metal & Frame
Commercial Building

Lot 10

N 05°35'55" W 124.49'
(N 88°35'32" W 124.46')

Vacated Cornell Avenue

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

ITEM 1 - MONUMENTS FOUND/SET AS SHOWN ON SURVEY.
ITEM 2 - PROPERTY ADDRESS AS SHOWN ON SURVEY.
ITEM 4 - CROSS LAND AREA = 21,768.3 SQUARE FEET
- 0.5 ACRES, MORE OR LESS.
ITEM 7(a) - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN ON SURVEY.

SURVEYOR'S NOTES

1. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THE LOCATION AND EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
2. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTING UTILITY, DRAINAGE, CAPACITY, OR LOCATION OF ANY UTILITY OR CONDUIT/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES.
3. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT.
4. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON AVAILABLE RECORDS AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED DURING EXCAVATION DURING THE MORTGAGE OF THIS PROPERTY. TO LOCATE BURIED UTILITIES/STRUCTURES, BEFORE EXCAVATION, PLEASE CALL THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS: GAS, WATER, ELECTRIC, WATER, GENERAL STORE, AND CABLE TV.
5. THIS IS AN ALTA/NSPS SURVEY. IT IS NOT INTENDED TO BE USED AS THE BASIS FOR ENGINEERING/STRUCTURAL DESIGN.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION CONCERNING RECORDS, DOCUMENTS, ADDENDUMS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO INACT SHOWN HEREON WAS GAINED FROM TITLE DOCUMENTS, NO. 15-30-326-045, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 1, 2022.

TO: CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, AND 7(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4-8-2024.

DATED AT YORKVILLE, ILLINOIS ON 2nd May 2024
ERIC C. POKORNÝ Eric C. Pokorný
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 304

Michael C. Ensalaco, P.L.S. 2768, Exp. 11/30/2024
Eric C. Pokorný, P.L.S. 3818, Exp. 11/30/2024

TODD SURVEYING

Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60580
Phone: 630-892-1309



NAME: JLD & Associates
Date: 2/2024/2024 Drawn by ACT/ Plot # 3430
Reference:
Field work completed: 4/8/2024
Plan Referred to:
Project Number:
2024-0225 ALTA

Scale: 1" = 20'
Orientation: N = North
E = East
S = South
W = West
(Slope) = Grade Difference
Elevation = Elevation Existing

Survey as any road or corner set is shown in red

TeterAuto

EST. 1962

Customer Parking

Handicap Parking

Vehicle Storage

Bushes | Trees

Bushes | Trees

2025-027
PLANNING AND ZONING
COMMISSION ADVISORY REPORT
(February Hearing)



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

From: Sonya Abt, AICP
Director of Community Development

Meeting Date: February 5, 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:

The Petitioner did not meet their notification requirements for the public hearing that was held on January 8th therefore a new hearing and notification was required.

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 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:

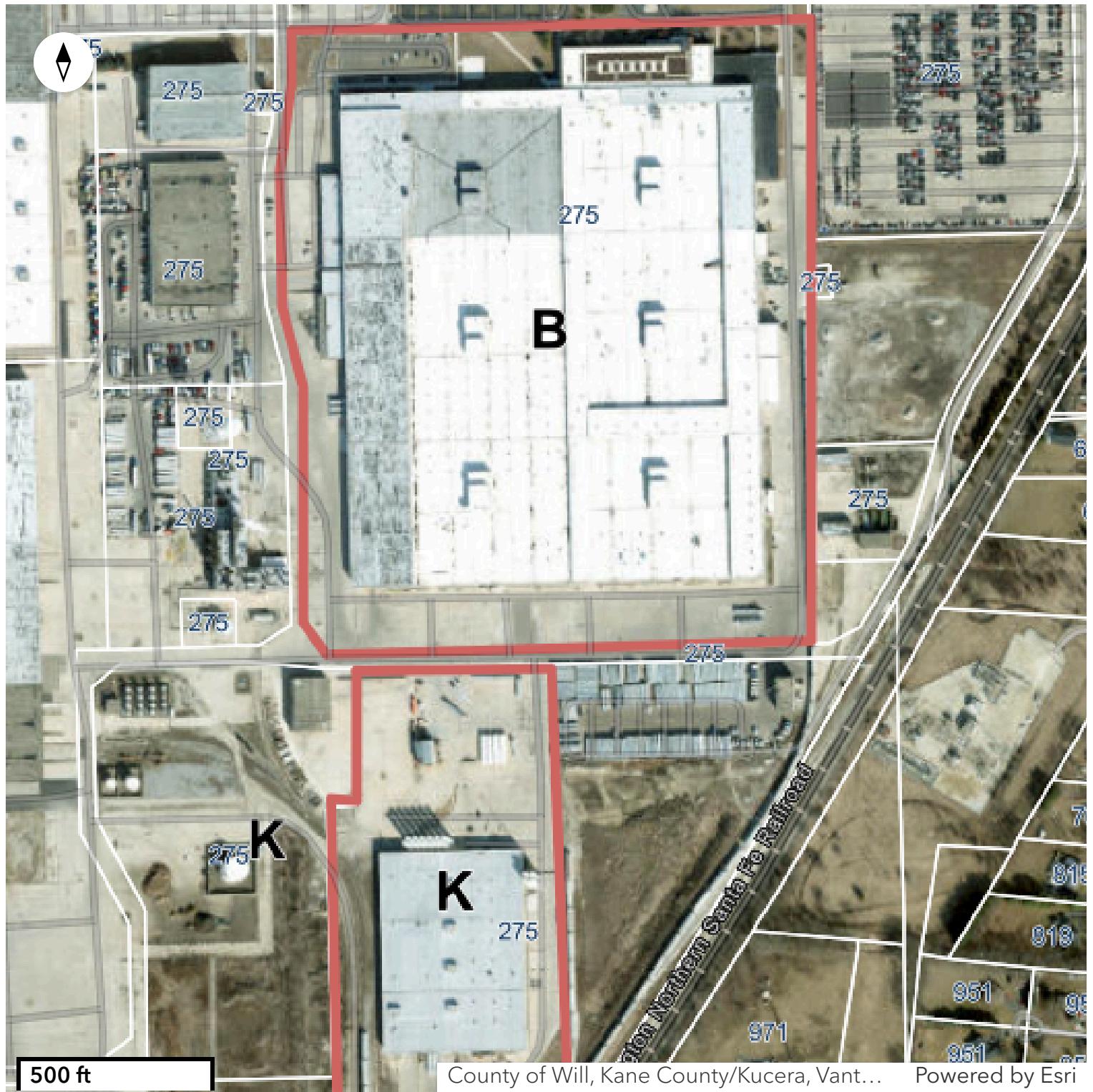
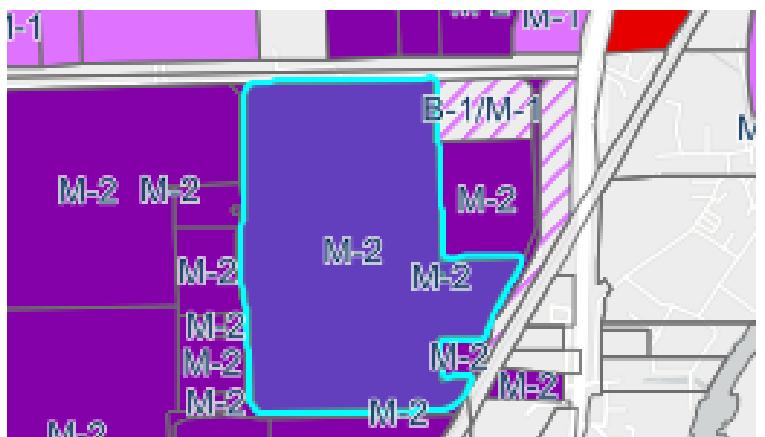
1. Obtain a Building Permit for outdoor storage fencing.
2. Storage of materials, machinery and skid making materials shall be restricted to the areas identified on the Site Plan.
3. Adoption of the Findings of Fact as outlined in this report.



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.



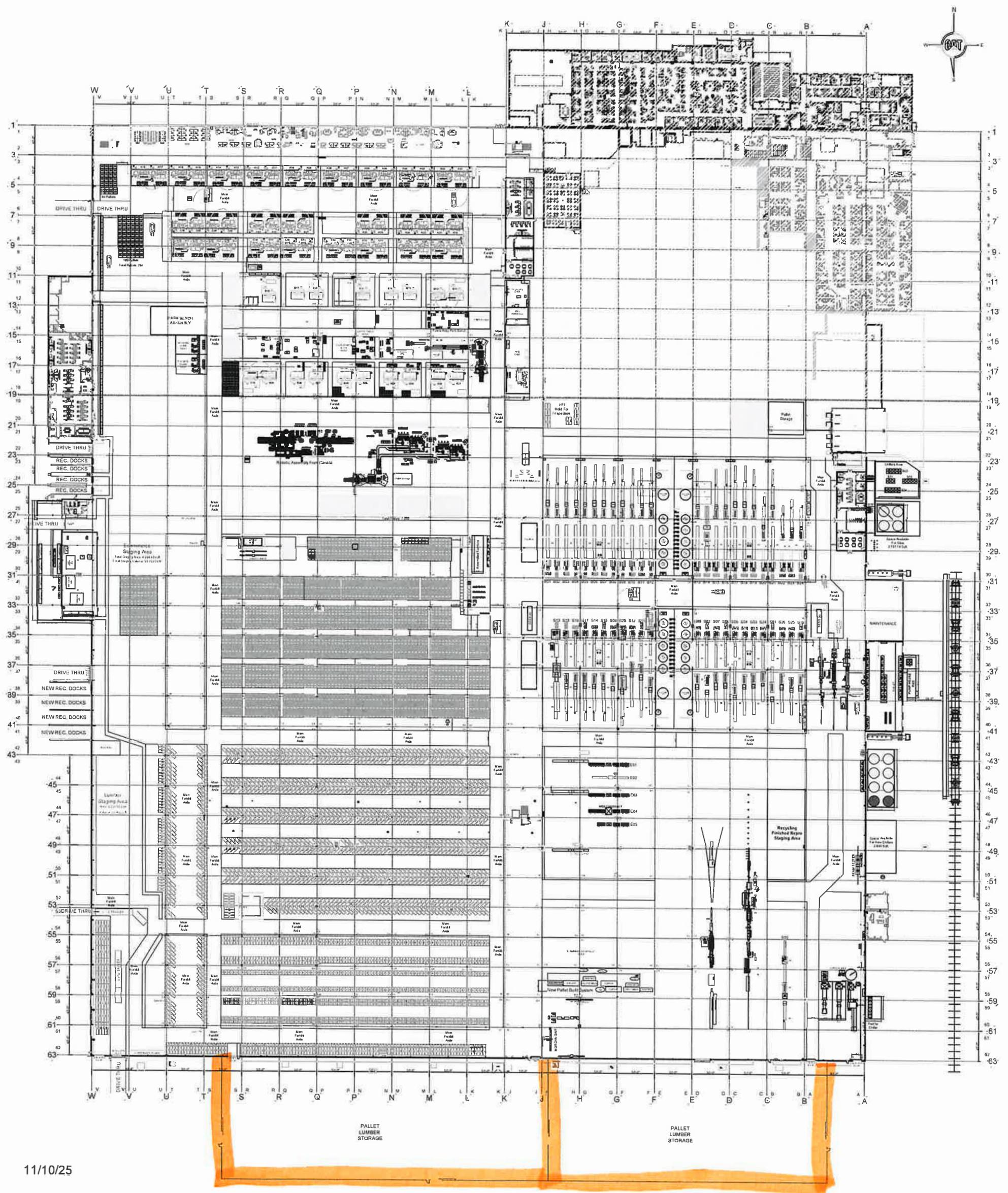
Signature of Applicant



9/30/25

Date

BUILDING B OUTDOOR STORAGE AREAS



11/10/25

BUILDING K OUTDOOR STORAGE AREAS

