



**Community
Planning Program**



Chicago Metropolitan
Agency for Planning

**Local Technical
Assistance Program**

**Application form:
Community Planning program and
Local Technical Assistance program**

DEADLINE: Noon on Wednesday, June 26, 2013

This application form is online at www.rtachicago.com/applications. You may submit the form by email to applications@rtachicago.com.

Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant: Village of Montgomery

2. Main Contact for Application (please include name, phone number and email): Community Development Director Jamie Ludovic, 630-896-8080, Ludovic@ci.montgomery.il.us

3. Type of Applicant (please check any that apply):

Local government

Multijurisdictional group* \longrightarrow Please list the members of the group (including government and nongovernmental organizations):

Nongovernmental organization* \longrightarrow Name of local government partner(s):

*Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information. Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.

4. Project Type (please check any that apply):

Please check all statements below that describe characteristics of your project. (This will help us determine whether your project is best handled by CMAP or RTA.)

- My project involves preparation of a plan.
- My project helps to implement a past plan.
- My project links land use, transportation, and housing.
- My project has direct relevance to public transit and supports the use of the existing transit system.
- My project is not directly related to transportation or land use, but implements GO TO 2040 in other ways.

5. Project Location:

Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

This project will affect areas throughout the Village of Montgomery. It is related to updates on a current ordinance, which can be found by following the link at the bottom of the project description.

6. Project Description:

Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. CMAP and RTA staff will follow-up with you if we need any additional information to fully understand your proposed project. (Please include any additional information that is relevant, preferably by providing links to online documents.)

The Village of Montgomery recently experienced a period of rapid population expansion. Several new residential developments have increased Montgomery's population from less than 6,000 in 2000 to nearly 20,000 in 2010. The brisk growth has left Montgomery struggling to keep up with issues presented by an influx of residential districts. The Village of Montgomery also has nearly 2,000 developable acres in its planning area. One of the most challenging aspects of growth in Montgomery has been the lack of an updated subdivision control ordinance. Several minor amendments have been made to the Village's subdivision control ordinance since the last large revision in 1991. Those revisions fail to address the needs of a population that has increased drastically in the past decade, and that is increasingly concerned with conservation design.

Montgomery attempted to create a development ordinance in 2006 and a unified development code in 2011, but cuts made to the Montgomery Community Development Department have severely limited the amount of time that can be devoted to such projects. Montgomery has previously utilized an annexation agreement as a stopgap to implement some design standards for developers, but a comprehensive ordinance is overdue. The Community Development Department has only one planner at this time, who is too busy with day-to-day activities to spend time on long-range planning. Despite the lack of resources, a comprehensive subdivision control ordinance is critically needed. There are numerous instances of necessary updates. For example, the code demands street widths that may be larger than common practices require. The same is true of construction standards and block sizes. Additionally, the Village has encountered complications regarding street tree installation and maintenance and would like to explore an up-front developer fee for tree installation.

At this point, the Montgomery community is starting to recognize the negative effects that accompany insufficient control over subdivisions in the Village. Montgomery is currently in the middle of its comprehensive planning process, and many of the concerns raised by residents are due to be addressed in a subdivision control ordinance. While Go Montgomery will account for many community issues, an ordinance will ensure specificity moving forward. Some examples of concerns raised by residents include the lack of street and bike path connectivity and the need to conserve green space within Village limits. Rather than waiting until the comprehensive planning process is complete, Village staff members see the processes as complementary. Residents are already considering their needs and the changing Village landscape; community investment in improving Montgomery is at an all-time high. Montgomery has identified CMAP's LTA program as an opportunity to utilize the expertise of a CMAP staff member to move forward on the subdivision control ordinance rather than waiting for an influx of resources that may never arrive. Without assistance from CMAP, the Village of Montgomery lacks the resources to meet this critical need.

Montgomery's vision and expectations for a subdivision control ordinance have been considered at length and refined based on the current planning landscape. The guidelines laid out in CMAP's Go To 2040 Comprehensive Plan should drive the development process. CMAP's goal of creating "livable" communities by expanding open space, improving parks and making more "green connections" is reflective of the ideals Montgomery considers most important in this process. Montgomery is seeking to conserve its most important natural areas and develop a green infrastructure network that allows development to exist harmoniously with the Village's natural assets.

Montgomery also hopes to incorporate similar principles found in the Kane County 2040 Plan, including land use, mobility and connectivity. It is critical that the ordinance not only satisfies the needs of Montgomery, but fits in with "big picture" planning from the county and regional perspectives. The update should fit into the Village's aspirations for a unified development code.

Montgomery also recognizes its unique positioning in the Chicagoland area. While many municipalities are landlocked, Montgomery and several of its neighbors still have the potential for significant growth. Montgomery is interested in exploring the opportunity to not only work with CMAP on the development of a subdivision control ordinance that would service the Village, but one that can be adapted by neighboring municipalities with relative simplicity. Collaboration is a key priority of the Montgomery Community Development Department, and the potential for sharing on this project is too great to neglect. Input from Montgomery's Community Development Department, Public Works Department and engineering consultant will be critical to this improvement.

As Montgomery looks to the future, Village staff members are hopeful for the opportunity to drive community decision-making in a mindful and responsive way. The issues that accompany a lack of subdivision control are becoming too significant to ignore, and initiatives such as Go To 2040, the Kane County 2040 Plan and Go Montgomery can provide a framework for Montgomery's solution. With resources from CMAP, Montgomery's solution can become a reality.

Please click the link below to see Montgomery's current Subdivision Control Ordinance:
<http://ci.montgomery.il.us/DocumentCenter/Home/View/121>