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): Senior Planner Jerad Chipman, 630-896-8080, chipman@ci.montgomery.il.us

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

  _x___ Local government

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

  ____ Nongovernmental organization*  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.
__X__ My project helps to implement a past plan.
__X__ 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.

An updated zoning ordinance would affect Montgomery as a whole, but the downtown area (“Mill District”) would be especially modified. Related elements to the TOD plan are attached to this application.

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 is a community of nearly 20,000 residents spread over nine miles of land in Kane and Kendall counties. In 2009, CMAP assisted Montgomery with the creation of a Transit-Oriented Development plan to help Montgomery become more sustainable as it moves into the future. The TOD plan is focused on the likelihood of rail travel becoming an option within the Village. Montgomery’s TOD plan was created with several objectives in mind. Centralizing development around the downtown area will ensure that the valuable assets of Montgomery’s Mill District are utilized to the fullest potential.

Montgomery wants to help residents, neighbors and business owners realize the benefits of living in a community that is moving away from automobile dependence and into a more sustainable model for community development. The focus of Montgomery’s TOD plan is the downtown Mill District and the surrounding area of the community that includes Montgomery’s riverfront and other developable property.

Although Montgomery officials, business owners, developers and residents are ready for implementation of the initial stages of the TOD plan, shortcomings in the current zoning ordinance are preventing commencement on most of the initiatives. Montgomery’s current zoning code doesn’t support the developments outlined in the TOD plan. Without a complete alteration to the zoning code focusing on the downtown Mill District where new development is crucial, the TOD initiatives cannot be
realized. Montgomery is in need of a zoning study followed by what Village staff members hope will be the adoption of a form-based code to help start implementation of the TOD plan. The form-based code will provide the Village with more strategic control over the critical downtown developments. Examples of desired changes include the alteration of the boundaries of the Mill District and the implementation of mixed-use transects. Montgomery is requesting RTA assistance for reestablishment of the Village’s zoning code to more appropriately accommodate downtown development. There are several examples of shortcomings in the current code, including the requirement that all buildings in the Mill District must have a business on the first floor and office/residential space on the second floor. Although this is ideal in many portions of the Mill District, the TOD plan also contains several higher-density residential buildings positioned in locations that are not advantageous for first-floor businesses. Another shortcoming of the current plan is the lack of a parking requirement for new buildings in the Mill District. Although this is developer-friendly, it may prove adverse as multi-story buildings quickly utilize existing on-street parking.

Because of limited staff resources, an analysis and creation of a personalized form-based code for Montgomery’s downtown Mill District is not possible at this time. The RTA assistance would jump-start the implementation phase of the TOD plan and allow Montgomery to move forward with planned development. Assistance from RTA with a zoning ordinance update would, from a suburban standpoint, allow Montgomery to occupy a more functional role as a transportation hub. It would give Montgomery the opportunity to develop a climate for professionals and families looking for a variety of transportation and housing options.

Montgomery wants to be prepared for all opportunities the future holds. At this time, limitations of the zoning ordinance are preventing the exploration of opportunities.
1. **General Conditions.** The Mill District is intended to promote and encourage traditional downtown development through the efficient use of land development practices. The Mill District shall follow a form based development approach, which puts more focus and emphasis on the form of the building and development of the site as opposed to the use of the building. This will be enforced through the Village’s Design Review Guidelines Ordinance as well as the bulk regulation table below. While objective standards have been created, the development of each site is also subjective and the Village will work with each developer in order to produce the most desirable building form based on the objective standards and subjective illustrations and desires of the Village. The uses in the Mill District are encouraged to follow the land development practice of mixed-use and shall be subject to the following conditions.

   a. All goods produced on the premises shall be sold as retail on the premises where produced.

   b. The sale of foodstuffs or articles intended for human consumption shall be conducted wholly within an enclosed building except if the establishment is considered a restaurant or other food vendor which provides outdoor seating and eating areas permitted by this section.

   c. There shall be no manufacture, processing or treatment of products other than those which are clearly incidental and essential to the retail business conducted on the same premises.

   d. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration or other similar causes.

   e. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings unless otherwise indicated.

2. **Landscaping & Stormwater.** Best Management Practices are encouraged to mitigate the amount of stormwater run off. Underground detention is more practical in an urban setting as this. Ground mounted landscaping planters or landscaping beds are required at public entrances facing public streets (not alleys) and should consist of shrubbery and perennial plantings that provide year round coverage. Annual plantings are encouraged as well. If ground mounted planters are placed in public right-of-way the property or business owner is responsible for the maintenance of the landscaping. Perimeter landscaping is not required except for transitional yards. If on-site parking lots are provided the parking lot landscaping requirements of the landscape section of this ordinance shall apply. Parkway trees are required every forty (40) feet. Plant material sizes shall comply with Section 12A of this ordinance.

3. **Building Design Requirements.** In order to provide a cohesive aesthetic to the Mill District, all new buildings are encouraged to use building materials similar to what has been used on the Village Hall building and similar to the existing buildings in the Mill District such as Gray’s Mill. Appropriate materials include the use of brick and natural stone; vinyl, wood and cement siding are encouraged as accent materials but discouraged as primary siding materials. In addition other architectural elements are encouraged such as recessed entry.
ways, display windows on the ground floor, awnings over ground floor windows and entry ways, as well as any other features that will enhance the appearance and curb appeal of the building. Creativity is highly encouraged.

9.05 **ZONING STANDARDS, BULK REGULATIONS AND USE TABLES**

Zoning Standards and Bulk Regulations Table

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Front Yard Setback*</th>
<th>Side/Corner Side Yard Setback*</th>
<th>Rear Yard Setback</th>
<th>Transitional Yard Setback*</th>
<th>Floor Area Ratio</th>
<th>Maximum Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-1</td>
<td>Min 10 ft</td>
<td>Min 5/10 ft</td>
<td>Min 20 ft</td>
<td>Min 20 ft</td>
<td>1.0</td>
<td>4 stories or 45 ft</td>
</tr>
<tr>
<td>B-2</td>
<td>Min 10 ft</td>
<td>Min 5/10 ft</td>
<td>Min 20 ft</td>
<td>Min 20 ft</td>
<td>1.5</td>
<td>4 stories or 45 ft</td>
</tr>
<tr>
<td>B-3</td>
<td>Min 40 ft</td>
<td>Min 20/40 ft</td>
<td>Min 30 ft</td>
<td>Min 30 ft</td>
<td>1.5</td>
<td>4 stories or 45 ft</td>
</tr>
<tr>
<td>MD</td>
<td>Max 0-10 ft**</td>
<td>Max 0/0-10 ft**</td>
<td>N/A**</td>
<td>Min 10 ft</td>
<td>4.0</td>
<td>4 stories or 45 ft</td>
</tr>
</tbody>
</table>

*Those yards that abut a public right-of-way or are a Transitional Yard shall be completely landscaped except for entry drives, sidewalks, monument signs, fences or other pedestrian amenities. All other yards shall meet the Village’s landscaping requirements, but no specific landscape depth is required.

**All buildings that abut a public right-of-way, except for an alley way, shall have a maximum setback of ten feet meaning the building shall be built between the property line and ten feet from the property line. There is no required rear yard setback; building depths can vary by project. Exhibit 9.1 provides examples of building footprints and how a block or lot could develop. *The areas included in the exhibit are for reference purposes only.*

A Transitional Yard shall be defined as a yard that abuts a residential zoned district at the time of plan review and approval.

1. **OFF-STREET PARKING AND LOADING FACILITIES.** Off-street parking and loading facilities shall be provided as permitted or required in Section 13.00.
2. PERMITTED & SPECIAL USES.

Permitted, Special and Prohibited Use Table

<table>
<thead>
<tr>
<th>Land Use Types</th>
<th>MD</th>
<th>B-1</th>
<th>B-2</th>
<th>B-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Uses</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Drive Through/In Establishment</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Entertainment Uses</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Adult Uses</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Amusement Arcades</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Ballroom/Dancehall</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Billiard Hall/Bowling Alley</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Clubs or Lodges</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Drive In Movies</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Firearm Uses</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Skating Rink: Ice or Roller</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Finance Service</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Currency Exchanges</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Food Sales/Limited Processing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Banquet Hall</td>
<td>S</td>
<td>X</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Butcher Shop</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor Cafe</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Slaughterhouses</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Ground Mounted Solar Energy Systems in accordance with Section 4.06(11)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Health Services</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>X</td>
</tr>
<tr>
<td>Tattoo Parlor</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Motor Vehicle Service</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Gas Station</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Periodic Church Use</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Office Uses</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor Sales accessory to principle use</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Outdoor Use/Service accessory to principle use</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Outdoor Storage accessory to principle use</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Personal &amp; Business Services</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Animal/Pet Boarding</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>S</td>
</tr>
<tr>
<td>Ice Dealer</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>S</td>
</tr>
<tr>
<td>Self Service Laundry</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>S</td>
</tr>
<tr>
<td>Self Service Storage Warehouse</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Veterinary Clinic</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>X</td>
</tr>
<tr>
<td>Planned Unit Development</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Private Schools and Universities</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Public Uses</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Large Active Park</td>
<td>X</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Religious Use/Service</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Residential Uses</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Assisted Living</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Apartment/Condo/Loft</td>
<td>P</td>
<td>P</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>
**Table:**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>P</th>
<th>P</th>
<th>S</th>
<th>S</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed &amp; Breakfast</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Units for Watchman or caretakers</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>or premises</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Nursing Homes</td>
<td>X</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Retail Sales</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Convenience Stores</td>
<td>X</td>
<td>X</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Transportation Service</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>P</td>
</tr>
<tr>
<td>Towing Service</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>S</td>
</tr>
<tr>
<td>Utility Scale Solar Energy Systems</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Wholesale Establishment</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>P</td>
</tr>
</tbody>
</table>

*Residential Uses are only permitted above the ground floor level and when a business occupies the ground floor.

** Where a given use can fit in more than one category, the more specific category shall regulate and control said use.

New Compatible Uses: The zoning enforcement officer (officer), or appointed designee, may allow a land use to be considered as a permitted or special use which, though not identified by name in a zoning district list of permitted or special uses, is deemed to be similar in nature, and clearly compatible with the listed uses. The officer shall consult the North American Industry Classification System (NAICS) to determine similarity or compatibility. However, such non-listed uses shall not be approved until the application for such use has been reviewed by the village attorney.

Addition of Non-listed Uses to Zoning Ordinance: All non-listed uses that may be approved may be added to the appropriate use list at the time of periodic updating and revision. The officer shall, upon approving a use not specifically listed in this title, notify the planning commission and village board of trustees.

### 9.06 LAND USE DEFINITIONS

The definitions below are intended to provide an understanding and scope of each general land use category listed above. The definitions are not all inclusive and the zoning enforcement officer has the discretion to review and deny a use if in their opinion it does not meet the intent of the definition.

a. Drive Through/In Establishment: An establishment or part thereof in which patrons order commodities or process transactions at a window or electronic device used for communication or is served while still in their vehicles (fast food restaurants, banks, pharmacies etc.).

b. Entertainment Uses: An establishment which sells or provides entertainment on site and for indoor purposes. Outdoor uses require a Special Use (arcades, amusement rides, laser tag, go-carts, movie theaters, bowling alleys, skating rinks, dance halls, etc.).

c. Financial Services: An establishment which provides financial services (banks, credit unions, savings and loans, etc.).
d. Food Sales/Limited Processing: Any food service use that sells or serves foodstuffs articles on site or off site for human consumption (restaurant, grocery store, alcoholic beverages, etc.) including limited processing of those foodstuffs intended for sale (bakeries that create their products on site).

I. Butcher Shop: A retail store supplying meat and poultry products where meat processing is limited to making cuts of meat from pre-processed carcasses.

II. Slaughterhouse: A building or structure where livestock is slaughtered and prepared for distribution to butcher shops or retail sales establishments. A slaughterhouse is designed to accommodate the confinement and slaughtering of live animals and may include packing, treating, storage, or sale of the product on the premises.

e. Health Services: An establishment that provides health care services to people, not animals (hospitals, emergency rooms, clinics, doctor offices, etc.).

I. Tattoo Parlor An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of placing designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles of other instruments designed to contact or puncture the skin.

f. Motor Vehicle Service/Gas Station: An establishment that services, sells, buys, trades or rents motor vehicles on site (gas station, service of oil, brakes, tires, mufflers, transmissions, body shops, car sales/rental, car washes, etc.)

g. Office/Service Uses: An establishment that uses space for conducting the affairs of a business, profession, service industry or government.

h. Outdoor Sales/Service/Use: Any use that has outdoor sales or service areas or any use that is not fully enclosed within a building on site and is accessory to the principle use on site (seasonal merchandise sales in parking lots, amusement rides, go karts, car washes etc). Those sale items or displays that is located on private sidewalks adjacent the principle building does not require a Special Use Permit, only when sales or displays are in parking lots or elsewhere on the property is a Special Use Permit required.

i. Outdoor Storage: An establishment that stores products or goods outdoors on site and is accessory to the principle use.

j. Personal & Business Services: An establishment that provides services to consumers (insurance, salon, attorney, consulting firms etc.)

k. Planned Unit Development: As defined in Section 3.02.
l. Private Schools and Universities: Any school or teaching institution that is not an Illinois public school as defined under Illinois State law (parochial schools, private universities, excluding businesses teaching martial arts, ballet, gymnastics, trades etc.).

m. Public Uses: Any local, state, or federal agency, office or service (Village Hall, Police Station, Fire Station, Library, Post Office, Public School, public utility etc.).

n. Religious Use/Service: An establishment that provides religious or spiritual services for worship and congregation including administrative offices and other meeting rooms (churches, parishes, rectories, temples, etc.).

o. Residential Uses: An establishment that permit persons on premises to sleep on site or use as a permanent or semi-permanent residence (apartment, loft, condo, nursing home, bed & breakfast, etc.).

p. Retail Sales: An establishment that sells or rents goods and commodities to consumers (clothing, pharmacy, home goods etc.)

q. Transportation Service: An establishment that offers transportation services (livery, taxi, limousine, private bus, private train, etc.).

r. Wholesale Establishment: An establishment or business that primarily engages in selling and/or distributing merchandise to retailers, industrial, commercial, institutional, or professional business users or to other wholesalers or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individual or companies; sales to individual consumers is permitted but should not be the primary use of the business.
The successful implementation of the plans and development policies for the TOD and Park-and-Ride concepts established for Montgomery’s Village Center is dependant on moving forward with various implementation actions to be undertaken by the Village, transit agencies and property owners. While some actions are dependent on an improved economy to spur development projects, the Village can make progress in the meantime by taking actions that it has control over, particularly building upon the momentum of the new Village Hall to enhance the downtown streetscape and planning for expansion of the riverwalk. Any work the Village can perform in the near term will set the tone for future implementation steps, particularly as the economy rebounds and results in a more favorable environ for development.

This section identifies recommendations to modify or supplement existing municipal plans and policies to ensure the Village’s regulatory tools support the TOD and Park-and-Ride concepts. Other strategies outline site acquisition needs, funding sources and support resources that will prepare the Village as it moves from the planning stage to the implementation stage, particularly as outlined in the Action Plan. The Action Plan summarizes the specific tasks, partnerships, phasing, and potential marketing tools for each strategy.

Village Plans & Policies
With its Comprehensive Plan and Zoning Ordinance already in place, the Village of Montgomery has the necessary tools to regulate redevelopment opportunities within and around the TOD and Park-and-Ride sites, ensuring they meet the Village’s standards and reflect the community’s character and identity. The Comprehensive Plan and Zoning Ordinance are all generally supportive of the TOD and Park-and-Ride concepts. The recommendations outlined below are intended to help the Village foster consistency between these redevelopment concepts and the Village’s existing plans and regulations:

1. Adopt this TOD Plan & Park-and-Ride Location Study by resolution of the Village Board, and provide appropriate references to this document within the existing Montgomery Comprehensive Plan. In particular, this TOD Plan & Park-and-Ride Location Study should be properly referenced in the “Regulating Plans: Planning Sub-Areas” section of the Comprehensive Plan, specifically updating or supplementing the existing reference to the Old Town & Downtown Montgomery Re-investment Study on page 28 of the Comprehensive Plan.

2. Modify the Zoning Ordinance to facilitate a more pedestrian-friendly, mixed use character as envisioned by this TOD Plan & Park-and-Ride Location Study. Particular modifications include the following:
Consider modifying Section 13.05-12 to apply the adjusted parking requirements (as currently defined in this section) beyond the Mill District to include lots as far south as Clay Street and as far north as Ashland Avenue, but exclude existing uses such as the residential lots north of Riverside Cemetery.

Include on-street parking as part of Sections 14.10-7d-xi-3 and 14.10-7e-xv.

Allow multi-family residential uses as free-standing structures, with ground floor units, in the Mill District, as identified on the Concept Plan.

Revise the build-to line to reflect the appropriate right-of-way dimensions, depending on parking configurations as indicated on the street cross section illustrations on page 9-11.

Provide reference within the Zoning Ordinance to the Design Guidelines established for this Plan. This is particularly significant for Section 9.04 for the Mill District, which takes a form-based approach to its zoning recommendations and would benefit from integrating the design elements outlined in the Design Guidelines.

Modify Section 13.04 to require business uses to provide off-street parking at a ratio not to exceed 3.5 spaces per 1,000 square feet of floor area. This ratio may be modified if a capacity utilization study reveals that parking is available on-street or in Village-owned lots.

Consider the following optional approach to a planned development (PD) district, which can be added to the PUD section of the Zoning Ordinance, noting special standards for the Mill District:

While PD districts are similar to traditional zoning districts in that they apply to specific geographic areas, the principal difference is that all development within a PD district must undergo review and approval similar to the special use procedure for other types of planned unit developments. This gives a community control over all aspects of a development proposal, expanding the authority the Village currently has over site plan review.

Often a minimum acreage is required to prevent piecemeal development. The current Mill District could be modified to incorporate the PD approach by including the standards tailored specifically to the Village Center and TOD Plan. This technique allows the developer more flexibility in design and provides the Village more control over the outcome of these key development areas to ensure conformance to Village plans.
Early settlement patterns that were once dominant features during the formative years of Montgomery are still evident in the landscape today. Local buildings were historically located and constructed out of utility. Thus, building orientation and appearance was closely related to prominent Village features, such as the Fox River, the railroad and major roadways.

Building appearance should reference early settlement patterns:

- **Industrial buildings** located along the Fox River were constructed to accommodate machines and were therefore the largest utilitarian structures with the least amount of ornament.

- **Commercial buildings** located along the major roadway & railway corridors were built to meet the needs of businesses, including the transportation of goods, and were therefore long and linear structures with an orientation towards rail & road corridors.

- **Mixed use** commercial buildings located in the Village Center were built to meet the needs of businesses, including local trade, and were therefore smaller structures which often incorporated traditional storefront proportions.

- **Residential buildings** located beyond the commercial core were built to meet the individual needs and tastes of residents, expressing themselves through a variety of building styles.

The architectural Design Guidelines use historic models of building orientation and building aesthetic as a general framework for future development within the Village.

NOTE: Design Guidelines do not reflect proposed land uses. For land use information, refer to the Preferred Framework Plan.
HISTORIC INSPIRATIONS
Industrial Building along the Fox River and Millrace
Palmer & Brother Sash and Blind Factory

DOMINANT BUILDING FEATURES
building scale: massive, low profile
building orientation: towards the river and millrace
exterior walls: masonry load bearing/timber frame with stone cladding
roofs: gabled

NOTE: Vehicular use and service areas should occur along building faces
perpendicular to the River. Maintain clear open views and access along River and Roadway frontages.

image credit: The History of Montgomery Illinois, 1990
village center
mixed use

design guidelines

example photographs

historic inspirations

HISTORIC INSPIRATIONS
Downtown grocery store
Beher’s Grocery Store

DOMINANT BUILDING FEATURES
building scale: upright and narrow profile
building orientation: towards the public road
exterior walls: timber frame with wood cladding
roofs: gable end/false front parapet

image credit: The History of Montgomery Illinois, 1990
HISTORIC INSPIRATIONS
Shafer’s Greenhouse

DOMINANT BUILDING FEATURES
- building scale: massive, low profile
- building orientation: towards the roadway
- exterior walls: masonry load bearing/timber frame with stone cladding/roofs: gabled

FUNCTIONAL TOWER ELEMENT
FOR 2ND FLOOR USES

PITCHED ROOF

SIGNED AWNING

DISPLAY WINDOW
ENTRY DOOR

KICK PLATE

CUBB & GUTTER

DECORATIVE LIGHTING
pole mounted light with banner arm attachments and pedestrian height fixture
NOTE: For lighting along IDOT roadways, roadway & pedestrian lighting shall meet required light levels

PARKWAY PLANTINGS
salt tolerant shade trees
3’ min. caliper

PUBLIC WALKWAY
5’-0” min. width

LANDSCAPE SCREENING ALONG SHORT TERM PARKING FRONTAGE
shrub massings
4’-0” min. width
3’-0” max. height

ORNAMENTAL LANDSCAPE PLANTINGS
shrubs, perennials, groundcovers
4’-0” min. wd, 18” max height

NOTE: Vehicular use and service areas should occur along rears of buildings and screened from public view.

LONG TERM PARKING AREA
single loaded

HISTORIC INSPIRATIONS
Railroad watchmen’s tower

DOMINANT FEATURES
- building scale: tall, narrow profile
- building orientation: towards the railroad exterior walls: timber frame with wood cladding/roofs: hip

image credit: The History of Montgomery Illinois, 1990

Architectural Design Guidelines
TOD Plan & Park & Ride Location Study | Village of Montgomery, Illinois

11-9
**Historic Inspirations**

Queen Anne Cross Gable Farmhouse

**Dominant Building Features**

- Building scale: upright and narrow with wing
- Building orientation: towards the public road
- Exterior walls: wood cladding
- Roofs: gable end

---

**Design Guidelines**

**Expressive Roof Lines**

Gable end with dormers

**Recessed Balconies/Terraces**

**Landscaped Foundation Wall**

---

**Partial Elevation**

**Partial Plan**

---

**Example Photographs**

---

**Image Credit:** The History of Montgomery Illinois, 1990
**public space and riverwalk**

Screening parking areas with architectural treatments, landscaping, and fencing screens parking areas and adds to the architectural treatment of the buildings themselves.

Providing a minimum 7’ sidewalk adjacent to angled parking allows a clear walking path and accounts for car overhang. Coordinating landscaping, lighting, and pavement treatments with downtown standards helps visitors sense their location.

The combination of trees and lower shrubs/perennials allows for a clear view into the parking areas for cars as well as a significant streetscape presence.

**corridor commercial**

The narrow right of way in downtown will not allow for expansive sidewalk areas, requiring alternative solutions to providing the recommended landscape quality. Elements could include movable planters and taking advantage of bump out areas.

High quality paving materials, where appropriate will add to the informal quality that reinforces the identity created by Village Hall and the proposed riverwalk character.

Building setbacks can create additional room for landscaping along the sidewalk areas. This treatment would be particularly useful in the more residential portions of the long term master plan.

Varying the location of the sidewalk at corners can create additional areas for landscape. Changing the paving materials at intersections and in crosswalks helps motorists and pedestrians identify when they are approaching pedestrian first areas.

**mixed use downtown**

Permeable paving could be used in parking areas to offset potential stormwater issues. Coordination with the Engineering consultant will be important to understanding the benefits of this type of technology.

Using bioswales and level spreaders, in coordination with permeable paving, can result in a dramatic reduction in the amount of stormwater that eventually makes it to the storm system.

Green roof systems can reduce the ultimate heating and cooling costs of a building while providing a reduction in stormwater quantity at the source, the roof.

**environmental elements**

The riverwalk for Montgomery should take advantage of the informality of the Fox River and the character of downtown. Small scale details, lush landscaping and high quality river edge plantings would provide the atmosphere within the downtown.

Special events and iconic, meaningful elements can draw people to the river and therefore, downtown.