



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

**DEADLINE:** Noon on Thursday, June 26, 2014

This application form is online at [www.rtachicago.com/applications](http://www.rtachicago.com/applications). You may submit the form by email to [applications@rtachicago.com](mailto: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):**

Richard Young Director of Community and Economic Development  
(630) 896-8080 x 1221  
[ryoung@ci.montgomery.il.us](mailto:ryoung@ci.montgomery.il.us)

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

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):

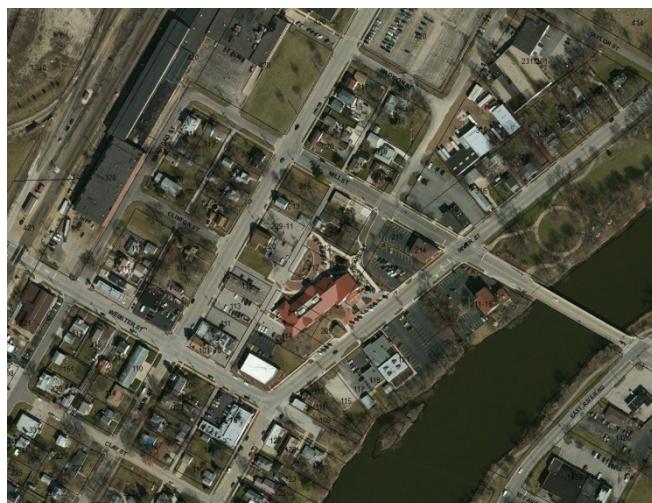
Please check all statements below that describe characteristics of your project. (This will help us determine whether your project is best handled by CMAP or RTA.)

- My project involves preparation of a plan.
- 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.

The proposed project would focus on Montgomery's Downtown, referred to as the Mill District. The Mill District is shaded in green on the below map, and the second map is an aerial of the area.



## 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 municipality of nearly 20,000 residents located approximately forty (40) miles west of Chicago. The community spans Kane and Kendall County and was incorporated in 1835 along the west bank of the Fox River. Nearly 180 years later the Village has planned for the originally incorporated area, known as Downtown Montgomery or the Mill District, to be the site of transit and mixed-use redevelopment. The Village has completed two recent planning efforts pertaining to the Mill District. In 2009 the Village, utilizing a grant from the RTA, completed the Transit Oriented Development (TOD) Plan and Park & Ride Study. In April 2014 the Village adopted a new Comprehensive Plan made possible by funding through Hurricane IKE Disaster Recovery funds.

With the recent completion of the Comprehensive Plan and the corresponding public interest, the Village of Montgomery is eager to begin implementation of the Plan. Throughout the Comprehensive Planning process, the public frequently expressed their desire to redevelop the Mill District into a destination that would draw people from the area and be uniquely Montgomery. One of the issues that Montgomery faces is the identity of the Village. Montgomery has over twenty (20) taxing bodies that divide the Village in multiple ways, and one of the primary approaches to uniting the Village is by giving the residents a strong, unique Mill District. The Village intends to create a means through which to realize the vision of the Mill District and is requesting Local Technical Assistance to do so.

Montgomery's Zoning Ordinance promotes the Mill District as a mixed-use district, and has taken a form-based approach to achieve the regulation of development. However, the current form-based code elements in the Zoning Ordinance have their shortcomings and at times even prohibit the implementation of the TOD Plan. A few examples of those shortcomings include: amending the restriction that residential uses are not permitted on the first floor of any building when the TOD plan proposes the opposite depending on the location and market realities of the site, the need to update the use table and use definitions specific to the Mill District, and to include design standards that will lay the foundation for implementing the Village's Vision. These shortcomings prohibit the Village from implementing the Comprehensive Plan and the TOD Plan. The Village would like to amend this ordinance, however, the Village has staff limitations impeding the completion of the project. The Village's Planning staff consists of Director of Community Development Richard Young, and Senior Planner Jerad Chipman, which are tasked with implementing the Comprehensive Plan and addressing immediate planning and zoning issues. Due to the demands of daily operations and development petitions, Director Young and Senior Planner Chipman are limited in the amount of long range planning that they can conduct.

The Village is requesting Local Technical Assistance due to the shortcomings of the current ordinance, staff limitations and the desire to implement the Comprehensive and TOD Plans. The Village envisions the scope of this project to be a complete update of the Mill District section of the Zoning Ordinance. The update would consist of a form-based approach to the Mill District centered on block transects, including design elements with graphics depicting to aid in interpretation of the code, and addressing

the use table for the purpose of clarity and use appropriateness. The Village envisions a code that contains many of the recommendations in CMAP's "Form-Based Codes: A Step-by-Step Guide for Communities", and is similarly in nature to Buffalo, New York and Cincinnati, Ohio's codes.

The proposed project conforms to the GO TO 2040 Plan in a number of regards. First, creating "Livable Communities" is at the heart of this proposal as the Village desires to redevelop the Mill District into a vibrant mixed-use area that serves to unify the Village. Second, improving "Efficient Governance" through stream-lining the development process and providing developers with greater direction and certainty. Third, improving "Regional Mobility" through creating an area based on future transit connections. All of these aspects culminate into the vision of the Mill District and the purpose for requesting Local Technical Assistance.

#### Table of Appendixes

Excerpt from the Zoning Ordinance Containing the Standards for the Mill District.....	5-11
Excerpts from the TOD Plan and Park & Ride Locations Study.....	12-19

## **9.04 MD-MILL DISTRICT**

- I. 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**

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

\*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.

I. 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 &amp; SPECIAL USES.

**Permitted, Special and Prohibited Use Table****P=Permitted Use    S=Special Use    X=Prohibited Use**

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

Bed & Breakfast	P	P	S	S
Dwelling Units for Watchman or caretakers on premises	P	P	P	P
Hotel/Motel	X	X	S	S
Nursing Homes	X	S	S	S
Retail Sales	P	P	P	P
Convenience Stores	X	X	S	S
Transportation Service	X	X	X	P
Towing Service	X	X	X	S
Utility Scale Solar Energy Systems	X	X	X	X
Wholesale Establishment	X	X	X	P

\*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.

- I. 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, ballot, 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.

# ~~Implementation Strategies~~

## *Section 13*

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**

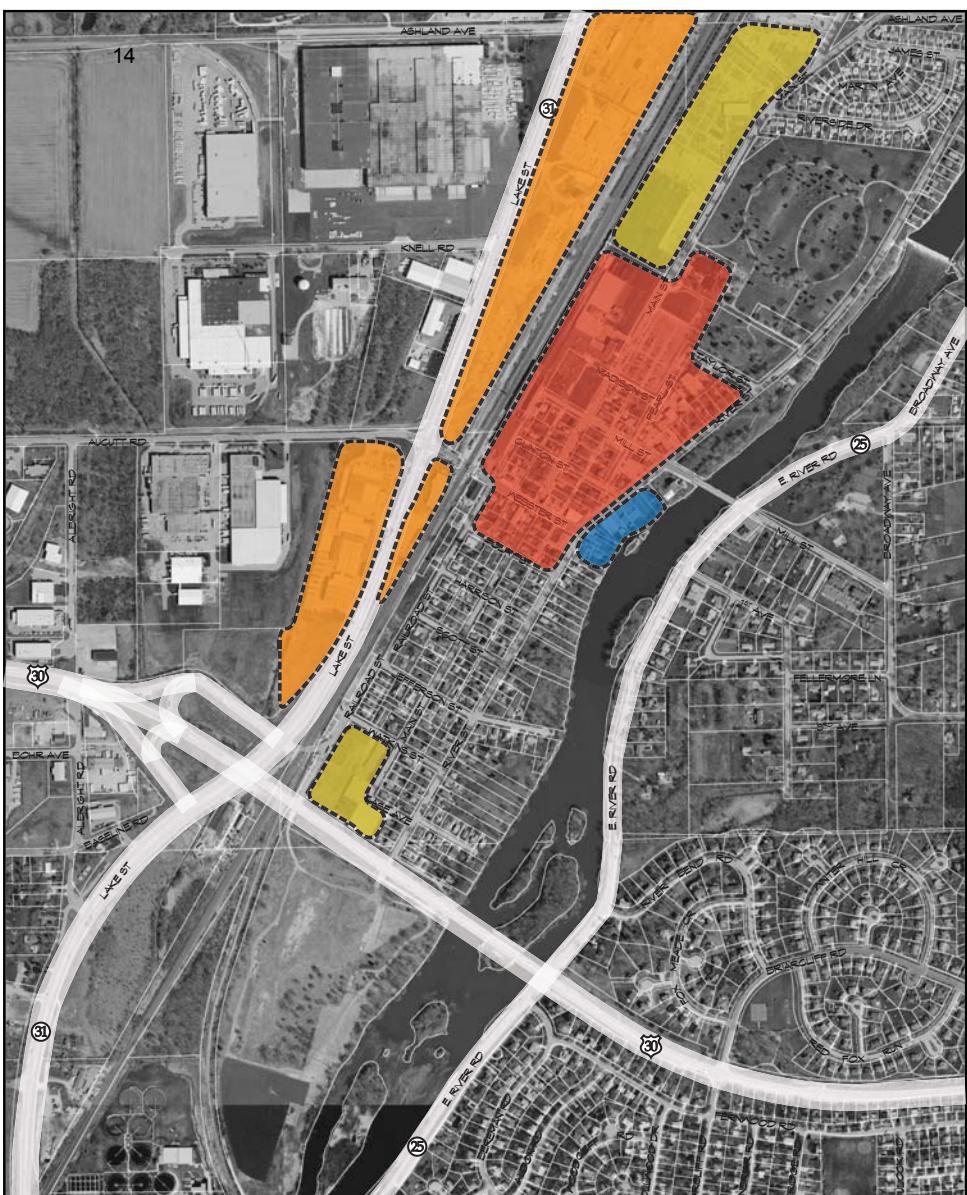
With its Comprehensive Plan and Zoning Ordinance already in place, the Village of Montgomery has the necessary tools to regulate redevelopment opportunities within and around the TOD and Park-and-Ride sites, ensuring they meet the Village's standards and reflect the community's character and identity. 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.



# **building & streetscape form districts**

**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**.*



# village residential



# village center mixed use

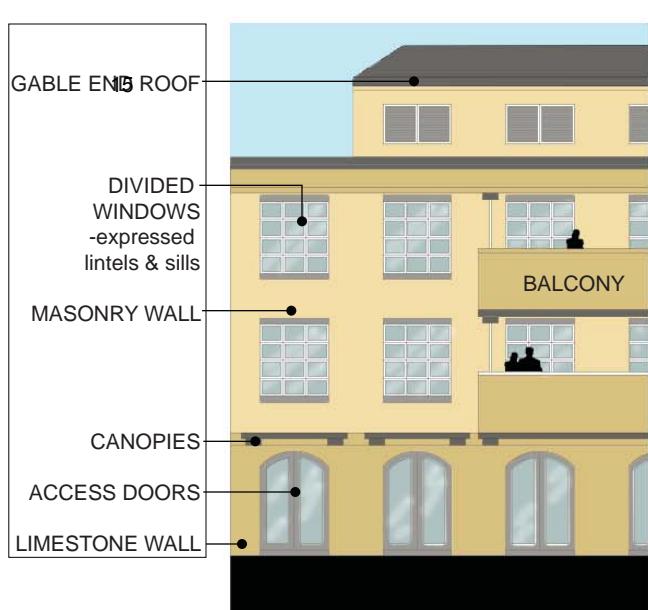


# business corridor

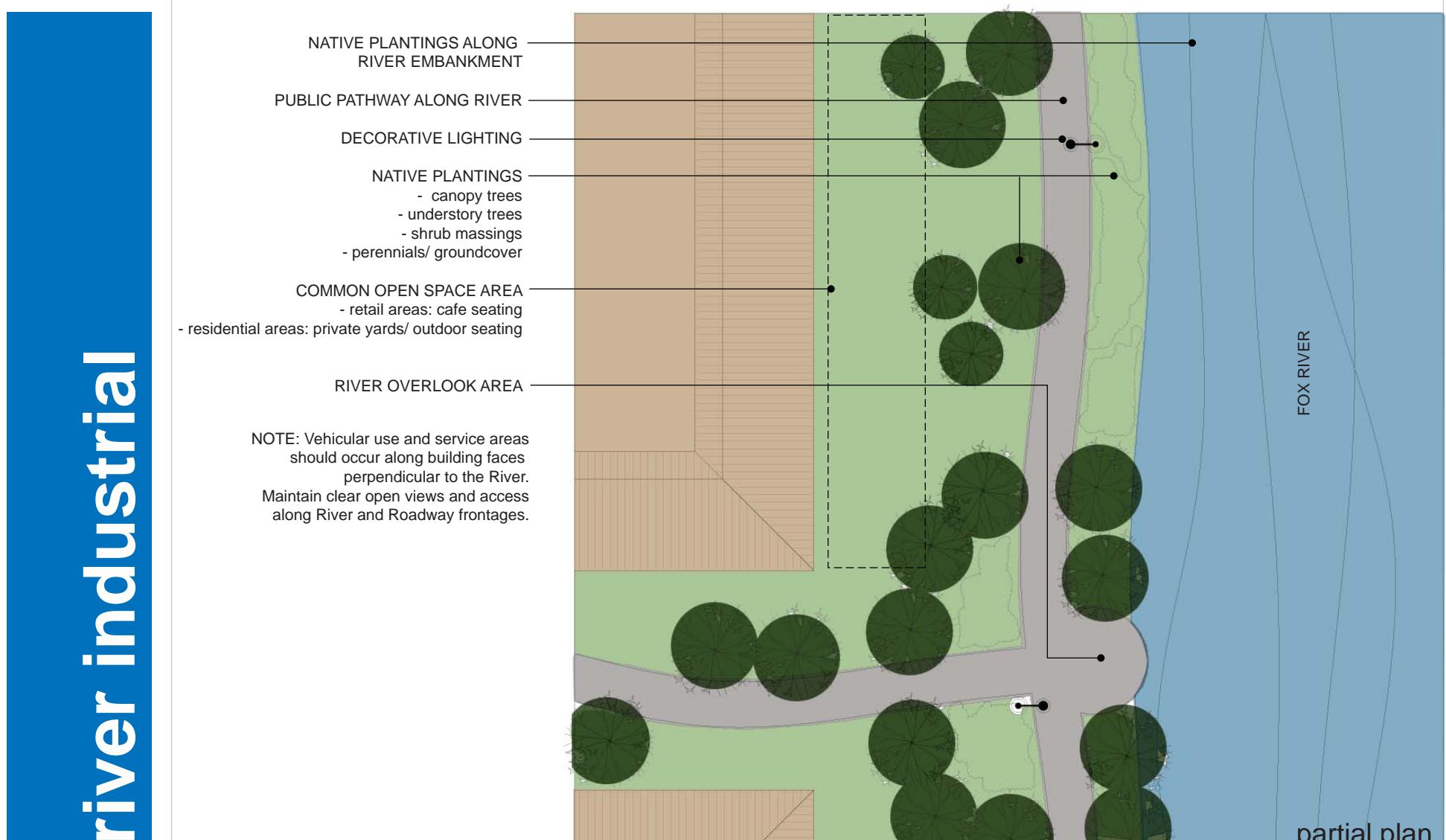


# river industrial



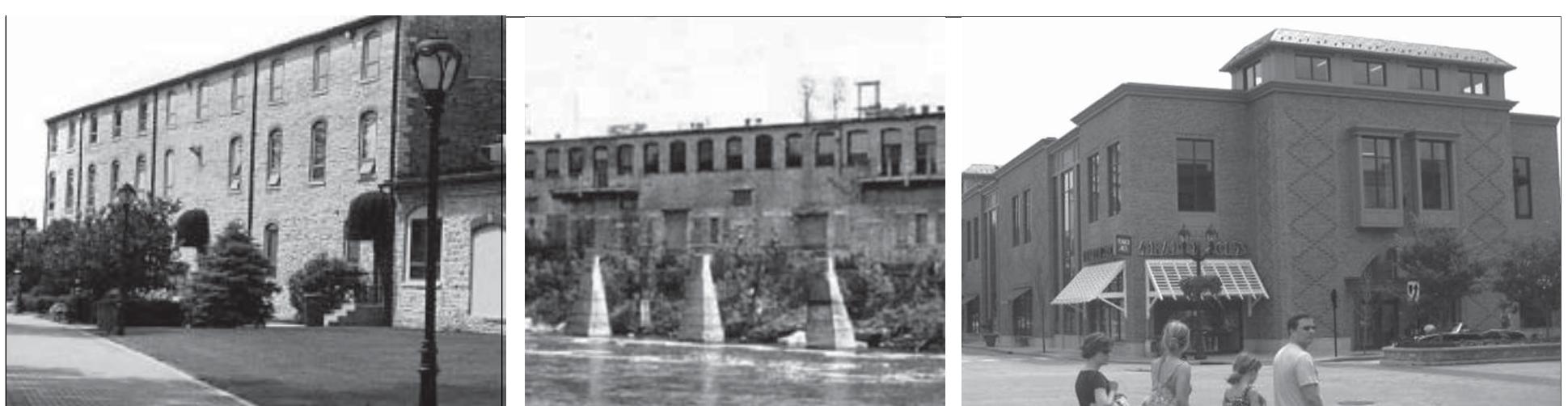


partial elevation



diagrammatic section

## design guidelines



example photographs



**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

## historic inspirations

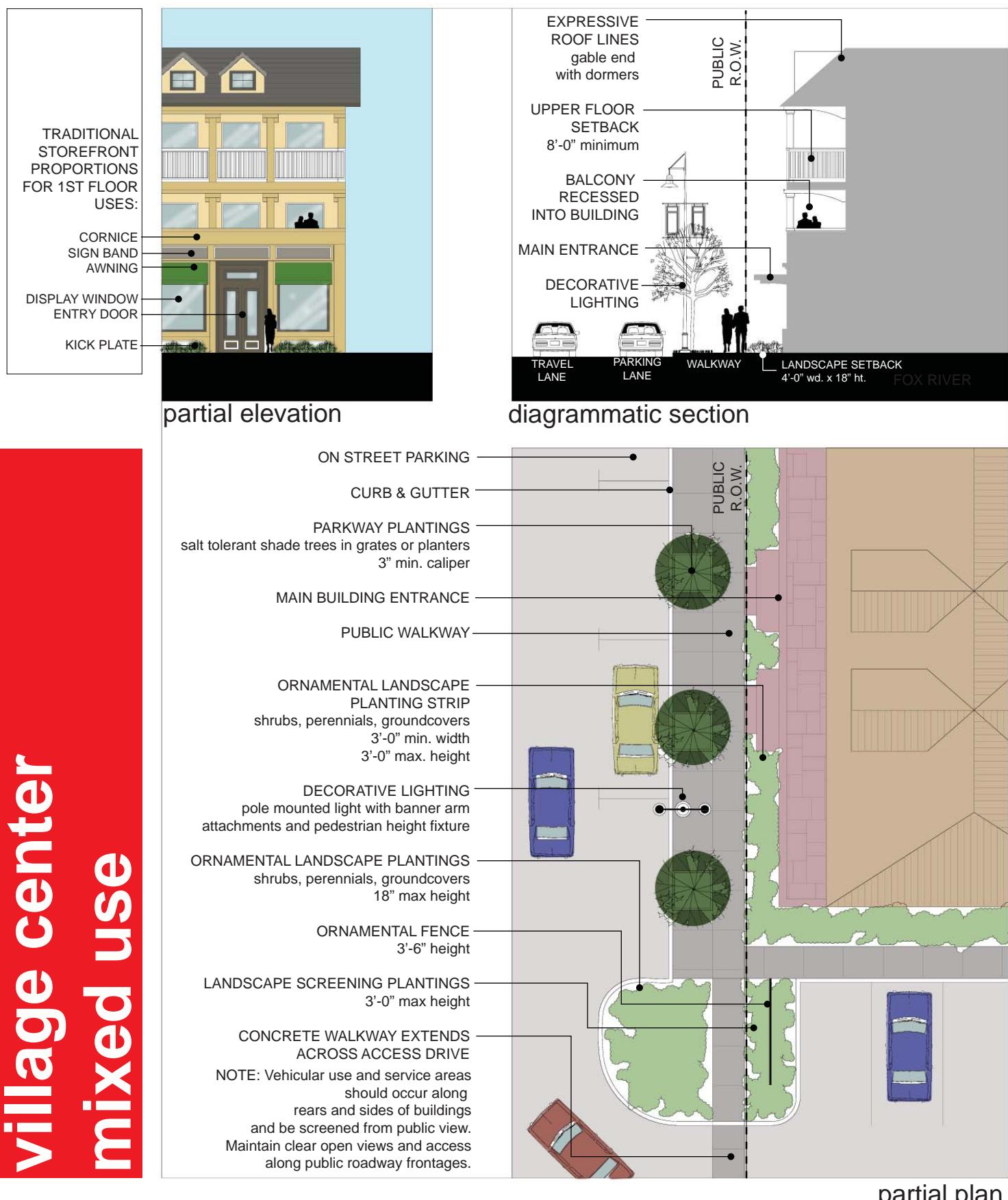
image credit: *The History of Montgomery Illinois, 1990*

## Architectural Design Guidelines

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

Last revised: June 1, 2009

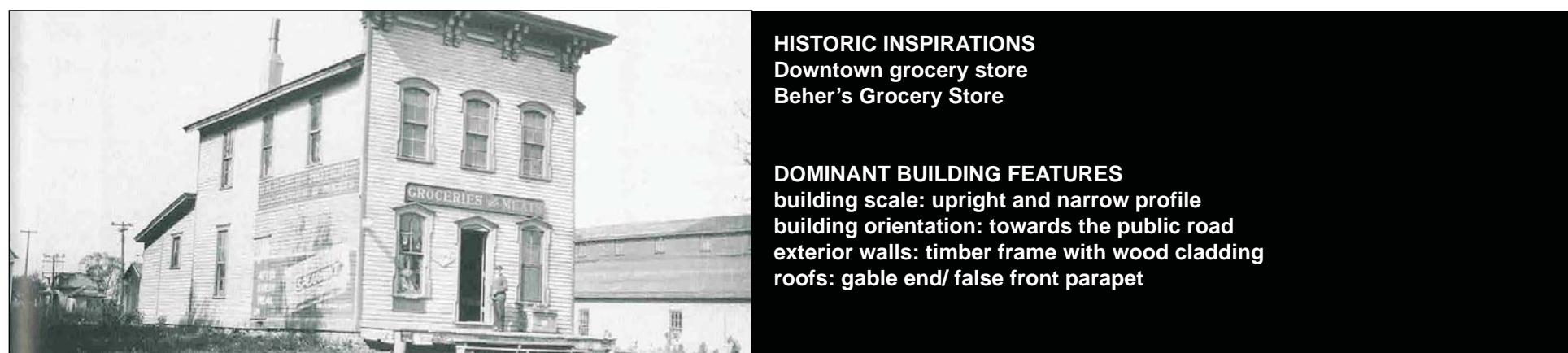




## design guidelines



## example photographs



## historic inspirations

image credit: *The History of Montgomery Illinois, 1990*

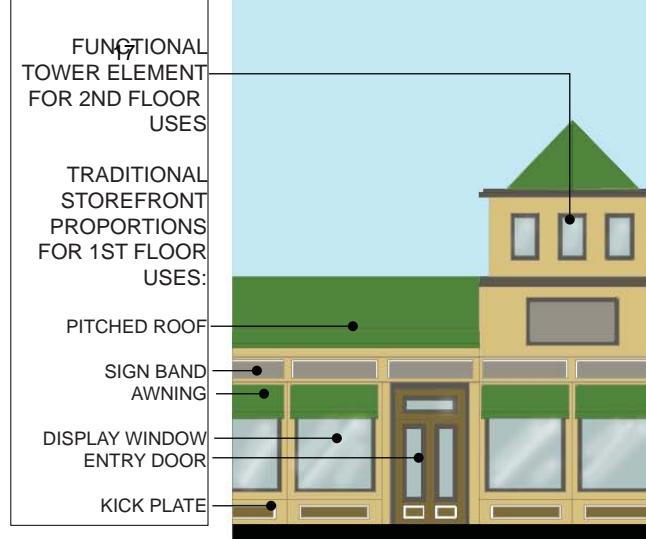
## Architectural Design Guidelines

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

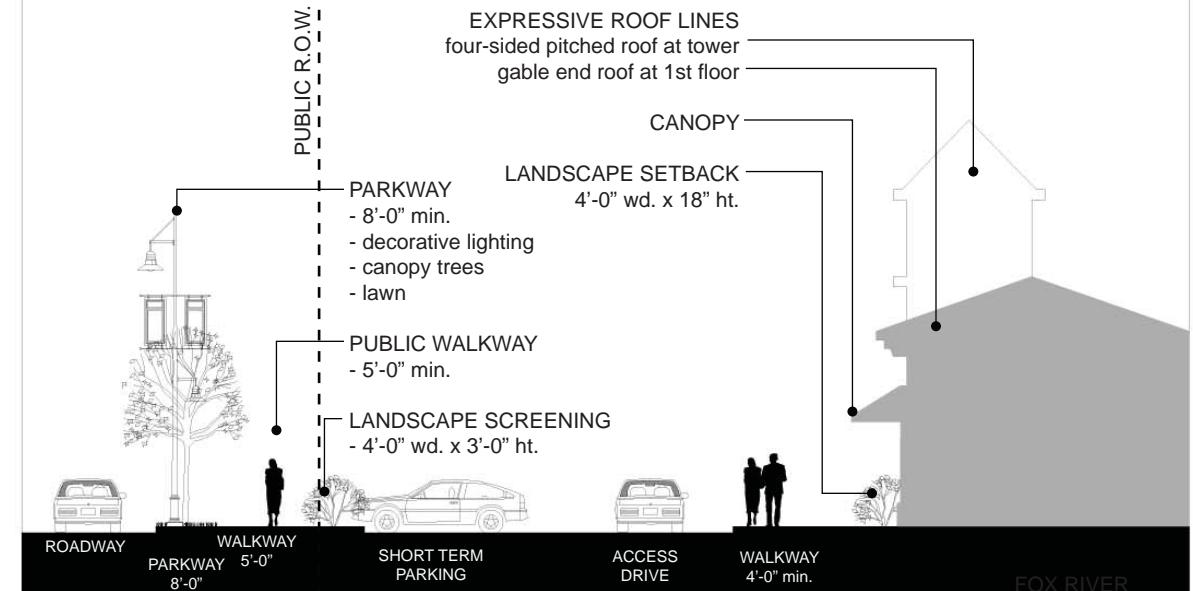
Last revised: June 1, 2009



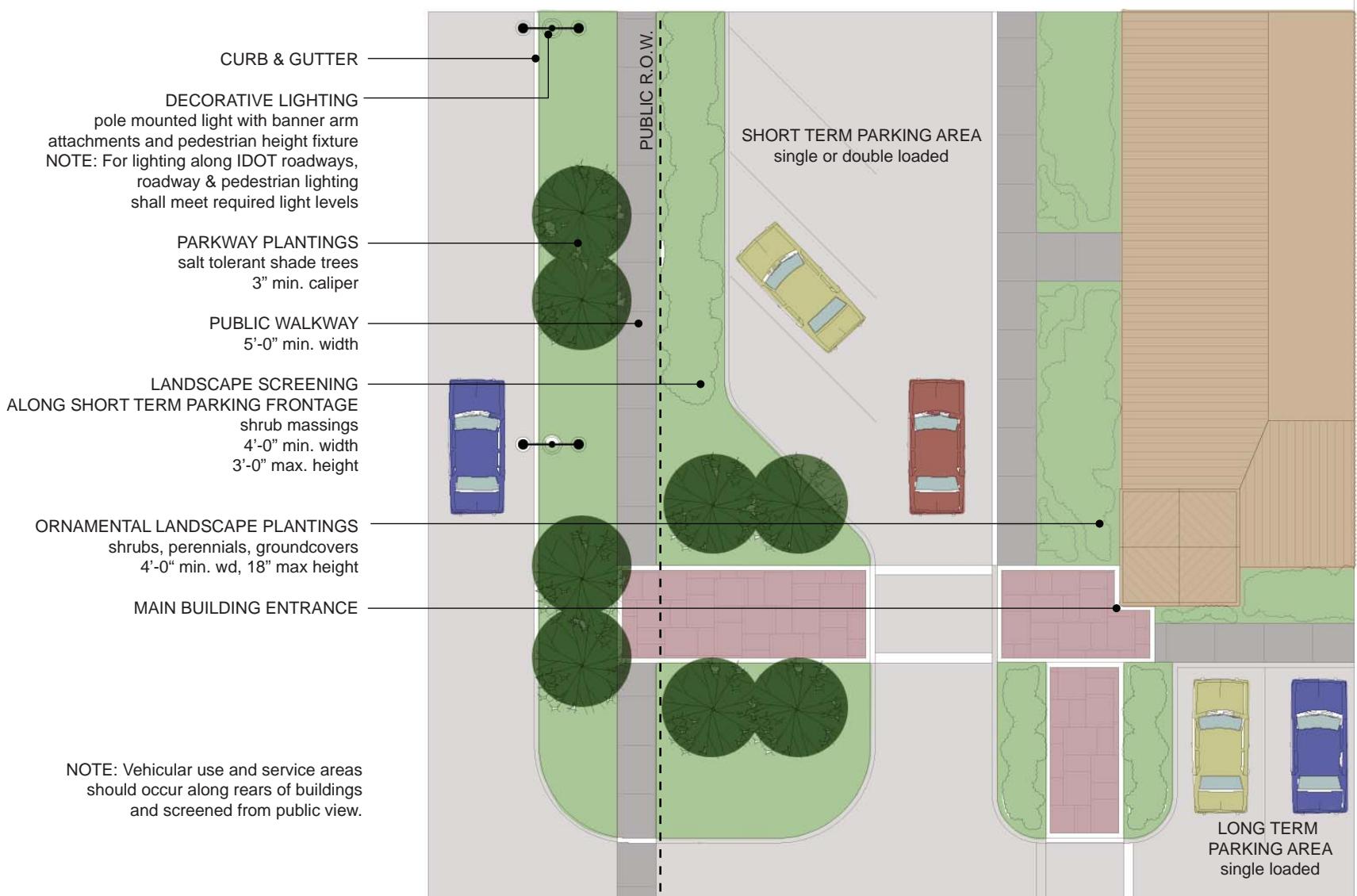
# business corridor



partial elevation



diagrammatic section



design guidelines

partial plan



example photographs

## HISTORIC INSPIRATIONS Shaefer'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



## 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



## historic inspirations

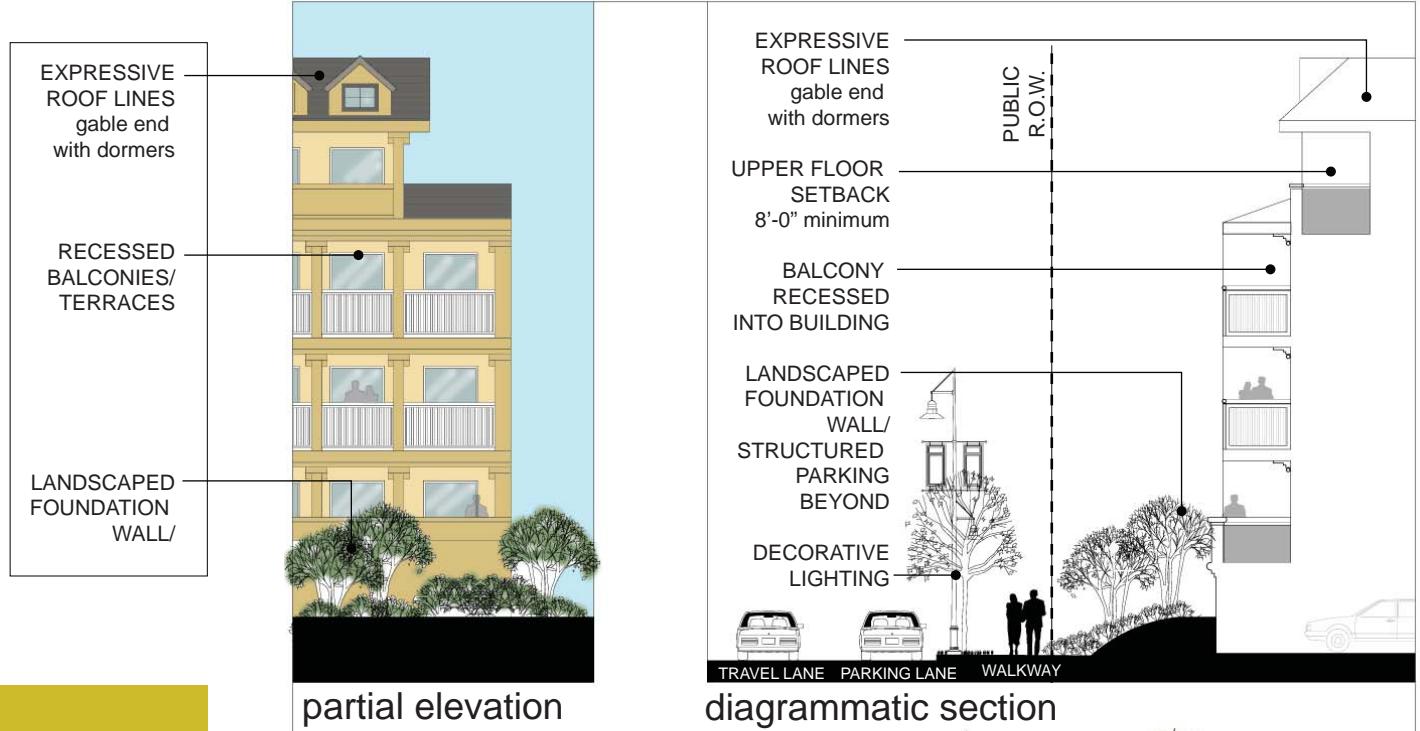
image credit: *The History of Montgomery Illinois, 1990*

## Architectural Design Guidelines

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

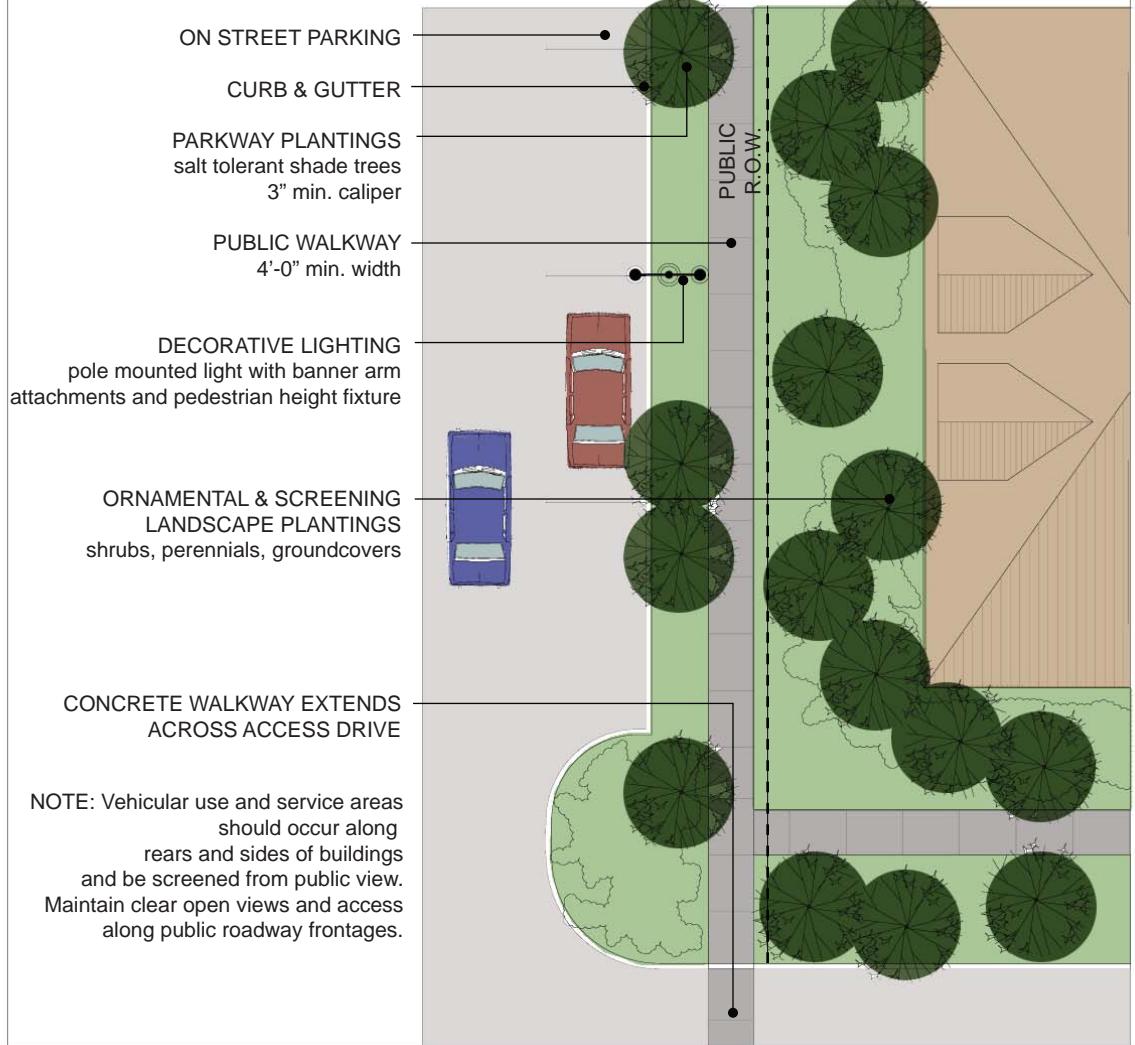
Last revised: June 1, 2009





partial elevation

diagrammatic section



partial plan

## design guidelines



## example photographs



**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

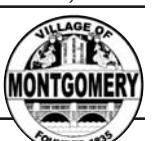
## historic inspirations

image credit: *The History of Montgomery Illinois, 1990*

## Architectural Design Guidelines

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

Last revised: June 1, 2009



## streetscape/open space



A smaller public gathering space along the river provides a focal point for the riverwalk and connection to River Street.



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.

### 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

## Design Guidelines

