

Executive Summary

With the potential to extend commuter rail service to Montgomery and further south to Kendall County, the Village of Montgomery has taken a proactive approach to planning for potential transit opportunities, including a Park-and-Ride facility in the near term and a commuter rail station in the long term. The Village's planning approach was supported by public involvement to ensure the Plan had oversight and input from the community. This TOD Plan & Park-and-Ride Location Study focuses on these transit opportunities as well as the potential for mixed use transit oriented development in and around Downtown Montgomery.

Beginning with Section 1, the Plan starts with an overview of the planning process and a discussion of the need for transit in Montgomery. The opportunity for TOD is also discussed. Section 2 describes the relationship between this Plan and Montgomery's Comprehensive Plan, particularly the visioning, regulatory, and strategic elements that help frame the Village's potential for transit and redevelopment.

The Existing Conditions Assessment, covered in Sections 3 through 6, provides a comprehensive analysis of a variety of elements, including: land use, zoning, environment, urban design, transportation, and market conditions. This assessment provided insight into community character, physical conditions, and market information that informed the preparation of concept plans for transit and TOD opportunities. Although some site characteristics near the railroad posed challenges to planning for a commuter rail facility, these challenges inspired creativity to adequately address site issues and develop plans that optimized opportunities for creating transit facilities and transit oriented development. Overall, many existing characteristics, including a mix of downtown uses, transportation accessibility, and potential to phase redevelopment over time, place Montgomery in a favorable position to capitalize on transit and redevelopment opportunities.

It is important to note that two alternative sites were studied for the location of the transit facilities and TOD. The preferred alternative is the downtown area, as defined in the Concept Plans outlined in Sections 7 through 12. The other alternative was an area located south of downtown, including the Avaya property and other properties south of U.S. Route 30 (see the Appendix for alternative Framework Plans for both options).

Building upon the findings from the Existing Conditions Assessment and community input, the Concept Plans define the concept designs and marketing strategies for the potential transit facilities and mixed use TOD district in Downtown Montgomery. In particular, the concepts focus on land use development, transportation factors, architecture, streetscape, and other urban de-



Source: Village of Montgomery

Highlighted by a Public Design Charrette and Open House, public involvement was a major component of the planning process for the TOD Plan and Park-and-Ride Location Study.

The Implementation Action Plan outlines a proactive task-oriented approach that the Village can take to implement the recommendations and strategies outlined in this plan.

sign elements. In addition, the marketing strategies provide a foundation for the Implementation Strategies, which are described in Section 13.

Section 13 provides an overview of the Village's regulatory plans and policies, site acquisition needs, funding sources, and support resources. The core element of this section is the Implementation Action Plan, which is a matrix of implementation objectives and strategies, particularly outlining specific tasks, potential partnerships, and phasing, which are intended to guide the Village as it carries out the recommendations and strategies outlined in this Plan.

Core Strategies

As defined in Section 13, the Implementation Action Plan is anchored by a series of objectives that are aimed to ensure the concepts and recommendations detailed in this Plan are achieved to capitalize on the Village's opportunities for transit and redevelopment in Downtown Montgomery. The six core strategies are:

1. Build local and regional awareness of redevelopment opportunities.
2. Utilize the RFQ/RFP process to attract redevelopment.
3. Construct the Park-and-Ride facility and promote usage.
4. Maximize the return on previous and continued Village investment.
5. Secure the resources needed to provide a commuter rail station with adequate parking facilities.
6. Create a strong sense of place in the study area through streetscape enhancements, gateways elements, and transportation improvements.

The strategies are integrated into an Implementation Action Plan matrix, which outlines sets of tasks for each objective, responsibility of each task, potential partnerships, and phasing. The matrix is provided in Section 13.