

Section 2

# Relationship to Montgomery's Comprehensive Plan

As a major planning effort that will greatly impact the growth and development prospects of the Village, it is important to consider how the TOD Plan and Park-and-Ride Location Study fits with the vision and guidelines established in Montgomery's Comprehensive Plan.

*Many of the Village's plans have been anticipating the need for transit options.*

## Vision Statement

The Vision Statement defined in the Comprehensive Plan is highly supportive of the TOD principles outlined on page 1-6. In particular, key phrases from the Vision Statement that uphold the principles of TOD are highlighted in Figure 2-1 below.

Figure 2-1

### Vision Statement of the Village of Montgomery

As the Village of Montgomery grows and changes, its residents seek to preserve the small-town atmosphere, the beautiful Fox Riverfront, and attractive natural features that brought them here or keep them here. The vision for Montgomery includes providing residents with choices and options for housing, transportation, recreation, cultural activities, employment opportunities, and convenient shopping and dining; protecting property values by enforcing high maintenance standards; requiring well-designed and landscaped public and private development; and emphasizing the importance of public schools and parks as key community assets and neighborhood centers.

The community Vision is for each infill project, new development and redevelopment to enhance the Village's unique peaceful, old-town setting by contributing or preserving: landmarks and views; parks and recreation; attractive, pedestrian-friendly and understated commercial and business districts; tree-lined, walkable and bikeable neighborhoods; natural areas; and the overall economic base.

Residents want Montgomery to be a place where there is an open exchange of information among its residents, business owners and government; where the local government is accessible, knowledgeable and fiscally responsible, yet attends to the community's needs for expanding health, safety and other public services; and, where they can be proud of the sense of community and unified small-town character of their home – Montgomery.

Key phrases in Montgomery's Vision Statement that uphold the principles of TOD.

Source: Village of Montgomery Comprehensive Plan, 2001.

*The regulatory elements in the Comprehensive Plan will prove beneficial as the Village considers the potential for a potential transit facility.*

**Regulatory Elements**

As illustrated in Figure 2-2 below, the Comprehensive Plan is comprised of four regulatory elements, all of which are vital to the success of planning efforts, including TOD and other transit projects, in Montgomery. Relative to the principles of TOD, these four regulatory elements are designed to achieve the following through application of timely and practical planning principles:

- Establish an equitable, mixed and walkable distribution of land uses
- Ensure an efficient, interconnected and hierarchical road network
- Create appropriately scaled, interconnected neighborhoods
- Build a strong and unique identity for Montgomery through family-oriented development

**Regulating Plans**

As it relates to this TOD Plan and Park-and-Ride Location Study, the Land Use Development Plan designates the northeast section of the Study Area as a new "Town Center" at the location of the existing "old town" and downtown area to be developed as a "pedestrian friendly, mixed use, higher density/intensity area". Furthermore, the Town Center designation allocates "specific areas of land suitable and appropriate for centralized community development of a mix of land uses emphasizing a traditional commercial environment with pedestrian-scaled, mixed-use buildings, roads and amenities, comparatively higher densities of integrated residential uses, proximity of transit opportunities, and generous amounts of public amenities and public spaces".

In addition to the Town Center designation, the Study Area is also designated for a mix of uses, including "heritage neighborhood" residential, mixed use, commercial business, manufacturing production assembly, civic, park, and private open space.

Figure 2-2

**Descriptions of the Four Regulatory Elements in the Comprehensive Plan**

**Regulating Plans**

*"The Regulating Plans provide graphic documents that indicate general land use patterns, as well as more specific transportation and open space networks."*

**Land Use & Development Guidelines**

*"The Land Use & Development Guidelines are a graphic and textual description and allocation of permitted land uses, form of lots and buildings, and standards for streets and parking."*

**Architectural Guidelines**

*"The Architectural Guidelines present the desired standards for building design that can be used in the review of development proposals."*

**Street Sections & Specifications**

*"Street Sections & Specifications describe the spatial definition of public space by buildings and landscaping, as well as the layout of traffic lanes, parking, sidewalks and bikeways to be built within the right-of-ways shown in the Regulating Plans."*

Source: Village of Montgomery Comprehensive Plan.

The Transportation & Access Plan from the 2001 Comprehensive Plan does not currently reference the potential for transit uses, mainly focusing on roadways and multi-use paths. However, it is anticipated that this TOD Plan will lead to an amendment of the Transportation & Access Plan to adequately account for transit options.

Land Use & Development Guidelines

Among the various land use and development guidelines defined for different land use districts in this section of the Comprehensive Plan, the guidelines that will likely be most relevant as the Village considers the potential for a TOD in the Study Area are listed below:

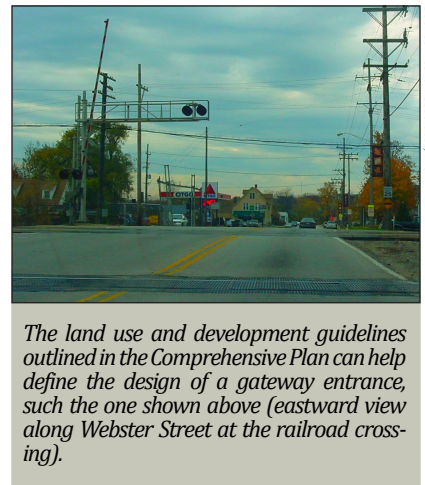
- Town Center Districts
  - General Guidelines for All Uses
  - Public Use Guidelines
  - Civic Use Guidelines
  - Commercial Use Guidelines
  - High Density Residential Use Guidelines
  - Workplace Use Guidelines
  
- Mixed Use Districts
  - General Guidelines for All Uses
  - Public Use Guidelines
  - Civic Use Guidelines
  - Commercial Use Guidelines
  - High Density Residential Use Guidelines
  - Workplace Use Guidelines
  
- Workplace Districts
  - General Guidelines for All Uses
  
- Gateways & Key Intersections
  - General Guidelines
  
- Open Space

Architectural Guidelines

With distinct and attractive development being of utmost importance for the community, the architectural design guidelines established for Residential, Town Center, and Workplace (office, business, and industrial) Districts will be applicable to a potential TOD. Furthermore, the Town Center and Workplace Districts define specific architectural design guidelines for materials, proportions, and themes; unified signage; and building and freestanding lighting.

Street Sections & Specifications

This part of the Comprehensive Plan generally defines the classifications of the street hierarchy, ranging from arterial to local streets. From a classification perspective, this part of the Comprehensive Plan will help ensure that streets within the Study Area are appropriately classified based on function and traf-



*The 2008 Land Use Development Plan supports the Village's desire to build the Study Area into a mixed use district, even with the potential for TOD.*

fic volume capacity. However, from a design perspective, street sections and other design specifications are defined in the roadway design guidelines (Table 3) defined in Montgomery's 2004 Transportation Planning Report.

#### **Future Land Use**

According to the 2008 Land Use Development Plan, the Study Area is planned for a range of uses, including town center, mixed use, commercial business, manufacturing production assembly, heritage neighborhood, civic, park, conservation, and private open space. The variety of land uses is consistent with the Village's vision of evolving the Study Area into a mixed use TOD district.

#### **Village Strategic Plan (2006-2011)**

In addition to the Comprehensive Plan, some of the visions and goals established in the Village of Montgomery Strategic Plan (2006-2011) are relevant to this TOD and transit study. Relevant goals include:

- Design and build a beautiful, functional Village Hall that anchors the community's center.
- Stimulate community cohesiveness by creating Founders Plaza.
- Establish a vibrant retail base for the Mill District Plan area.
- Enrich the cultural and recreational experience of being downtown through amenities that beautify and enliven the area.
- Implement capacity improvements.
- Facilitate the capacity of effective public transportation.
- Create community amenities that are important or desired by Village residents.
- Create and maintain quality Open Space that represents community values.

The first two goals are now complete. Accomplishing the other goals will help the Village realize its aspirations to create a transit facility and TOD district.

#### **Other Planning Efforts**

The Village has partaken in other planning efforts that are relevant to creating a potential TOD in the Study Area. These other planning efforts include:

- Kane/Kendall Commuter Rail Extension Feasibility Study
- Old Town & Downtown Montgomery Re-investment Study
- Green Community Vision Plan
- Mill District Enhancement Project
- Village Hall Plan: A Site for the Village Hall
- Overlay District Zoning Ordinance

#### Kane/Kendall Commuter Rail Extension Feasibility Study

Phases One and Two of the Kane/Kendall Commuter Rail Extension Feasibility Study concludes that the proposed extension of the existing Metra/BNSF Line into Kendall County is feasible from an operations perspective. Two alternatives were presented, including the "Oswego Alternative" which extends the rail line an additional 6.0 miles from the Aurora Transportation Center (currently the end of the line) to potential stops in Montgomery and Oswego. The other alternative continues this extension an additional 8.4 miles to Yorkville and Plano.

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*Extending the existing Metra/BNSF Line into Kendall County was deemed feasible based on a rail extension study conducted in 2001.*

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In addition to assessing feasibility, the study includes documentation of required improvements, potential demand for service, financial feasibility, a statement of benefits, and a program for further study.

This study was produced for Kendall County, Montgomery, Oswego, Yorkville, and Plano by Parsons Brinckerhoff in 2001-2002.

#### Old Town & Downtown Montgomery Re-investment Study

Supported by a public participation process, the Old Town & Downtown Montgomery Re-investment Study established recommendations to support the Village's long-term effort to reinvest and renew Old Town and Downtown Montgomery.

While some recommendations have already been completed (e.g. developing design guidelines and relocating Village Hall to downtown), other recommendations are ongoing or still need to be implemented. Some of these recommendations reference a future commuter rail station; as a result, this study provides a solid framework for establishing a TOD district and transit facility in Montgomery.

This study was produced by the Village in 2002.

#### Green Community Vision Plan

The Green Community Vision Plan was an environmental strategic planning initiative sponsored by the Illinois Environmental Protection Agency's (IEPA) Green Illinois initiative. Partnering with the Village of Oswego and other local organizations, Montgomery defined an environmental guidance tool to help guide environmental and legislative activities. In addition to identifying vision themes and outcomes, the partnership established seven priority goals.

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*Green initiatives are among the Village's other planning efforts related to the TOD and Park-and-Ride location study.*

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As green initiatives are becoming more prevalent in planning and design projects, the Green Community Vision Plan will be a useful reference when considering green initiatives to ensure sustainable and environmental-friendly design and development for a potential TOD and mixed use development in Montgomery.

This plan was supported by a partnership of Green Illinois Grant Partners and produced by Kay McKeen and S.C.A.R.C.E./Scrap Book Rescue in 2004.

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*The recent opening of the new Village Hall indicates that Montgomery has already taken proper steps to reinvest in the downtown area.*

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#### Mill District Enhancement Project

As shown on an illustrated site plan, the Mill District Enhancement Project identified general building types, streetscape elements, and other design features for the Mill District, which encompasses the area bounded by Mill Street to the north, the Fox River to the east, Webster Street to the south, and Main Street to the west.

While the new Village Hall is one of the only elements from this plan that has materialized, the plan provides a starting point to further explore development and design concepts for the Mill District.

This plan was produced by Schoppe Design Associates in 2005.

#### Village Hall Plan: A Site for the Village Hall

The Village Hall Plan described site planning and improvements for the new Village Hall and adjacent areas in Montgomery's Mill District. Other development and improvement prospects were also explored to continue working towards meeting the Village's goal for reinvestment in and renewal of the Mill District.

With the opening of the new Village Hall in November 2008, the primary objective of this plan has been realized. However, the plan can still be used as a reference for general design elements such as landscaping, lighting, and stormwater management.

This plan was produced by Engineering Enterprises, Inc., Houseal Lavigne Associates, and Schoppe Design Associates in 2007.

#### Overlay District Zoning Ordinance

The Overlay District Zoning Ordinance will include design guidelines for downtown, which will be useful as concept designs are explored for the potential TOD and redevelopment of the Study Area. A Streetscape Program will also be integrated into the Overlay District Zoning Ordinance, focusing on pursuing grants and requiring developers to make streetscape improvements as the area develops. Separate from the ordinance, a Façade Improvement Program is also being considered to assist property owners with façade improvements to their buildings.

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*Downtown design guidelines, Streetscape Program, and Façade Improvement Program will be valuable tools that guide the design of the Study Area.*

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