



Village of Montgomery

Unified Development Ordinance

Solar Energy Forum

April 30, 2019

Who is CMAP?

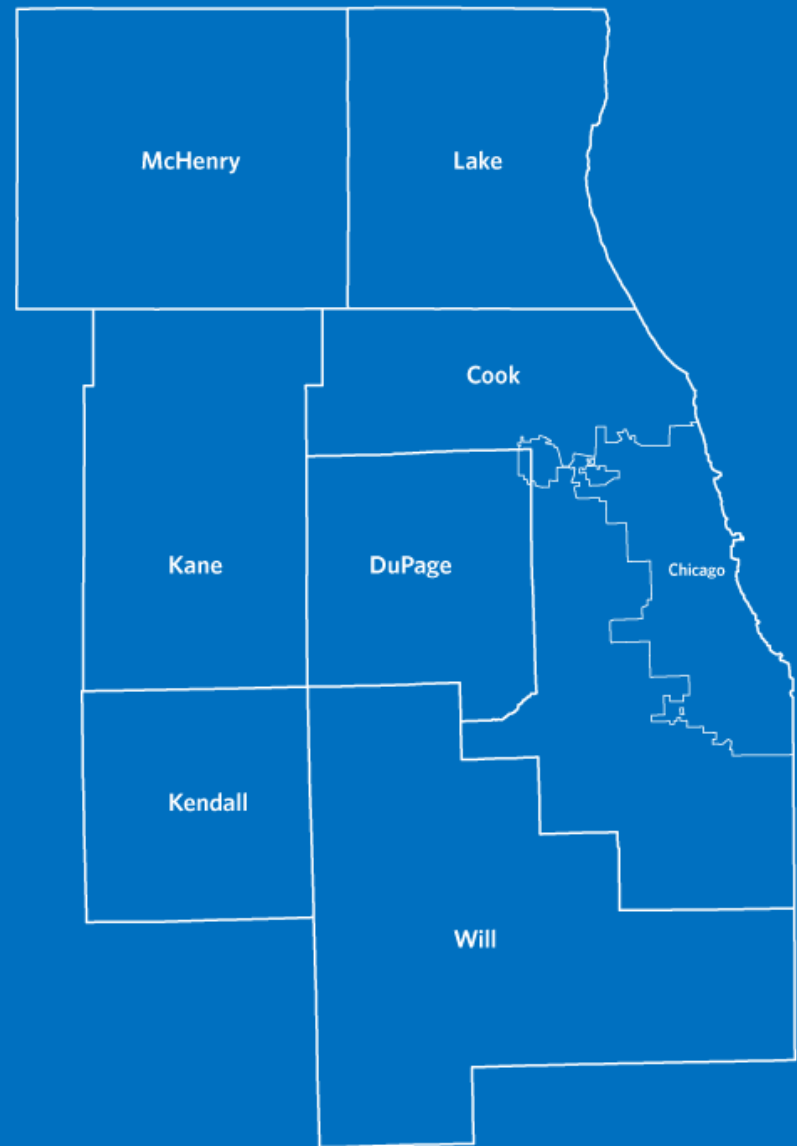
- Regional planning agency created in 2005
- Serve the seven-county northeast Illinois region
- Includes 284 municipalities
- Created the ON TO 2050 Plan in 2018

Why is CMAP funding this work?

- CMAP receives funding from HUD / USDOT / EPA
- We created the LTA program to implement the regional plan
- Village staff applied; project was selected from 80 applicants
- Helping communities → ensure a prosperous region

Why partner with CMAP?

- Low cost to the Village
- Committed to implementation
- Depth of resources, technical expertise



What is a unified development ordinance?

- Helps implement Comprehensive Plan
- Regulates land development and redevelopment
- Includes zoning, subdivisions, signs
- Fully integrates regulations
- Provides opportunities for further community engagement

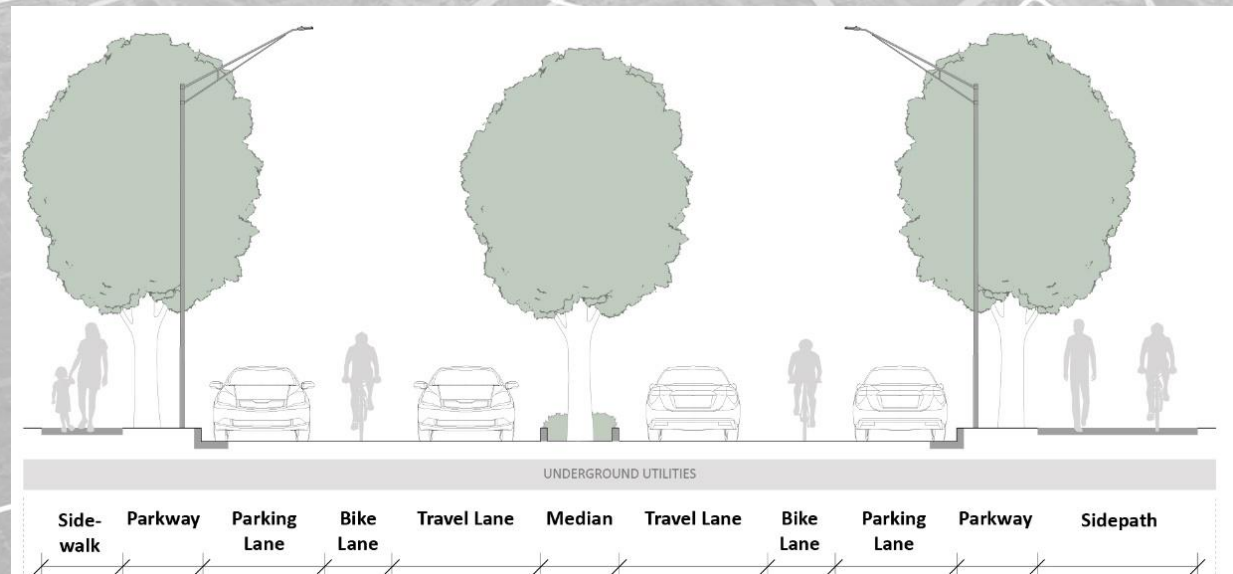


What will the UDO look like?

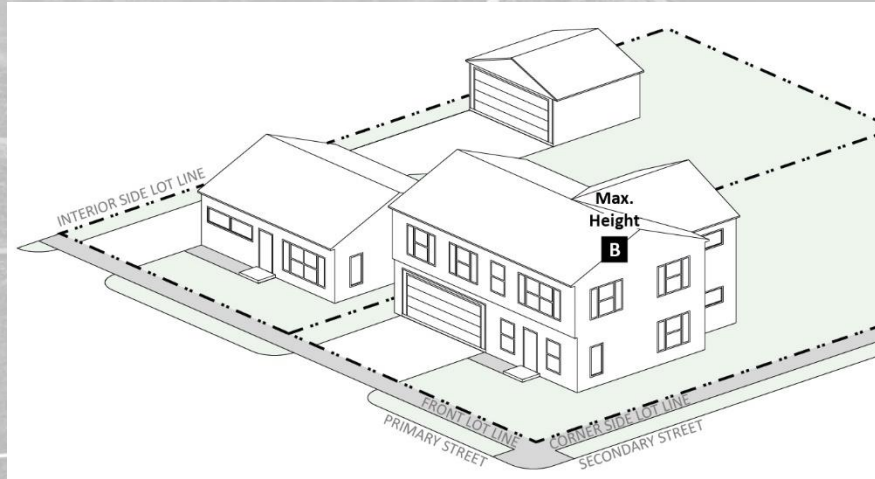
Administration: Bodies • Procedures • Applications



Subdivision Standards



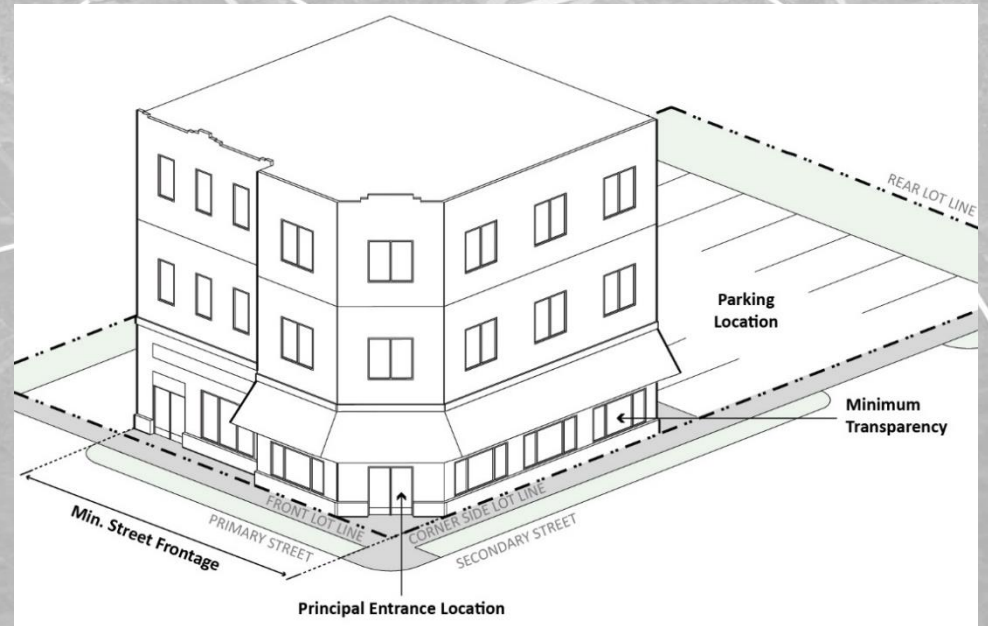
What will the UDO look like?



Zoning District Standards

Design Standards

- Residential
- Commercial
- Industrial



What will the UDO look like?

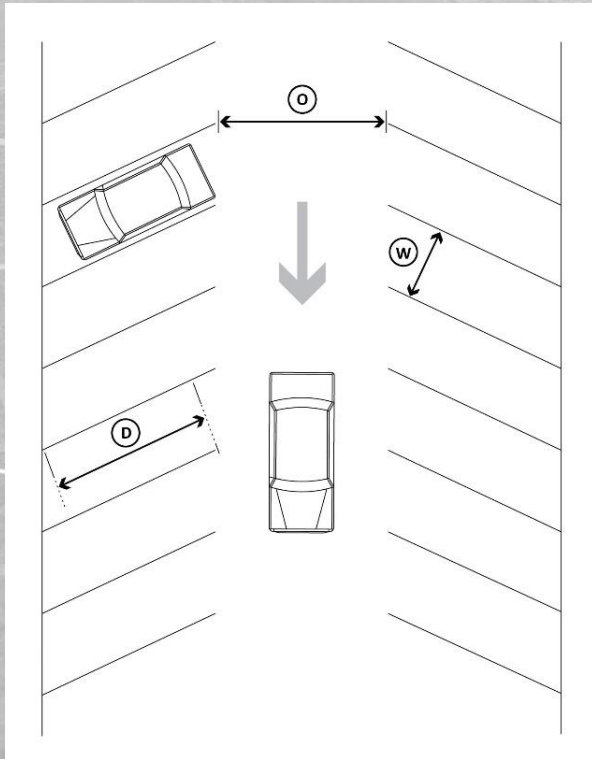
Principal Uses



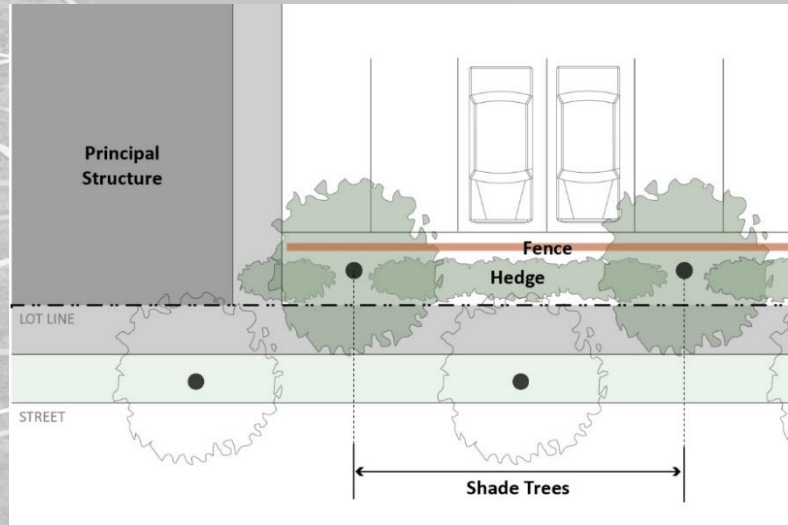
Accessory Uses & Structures



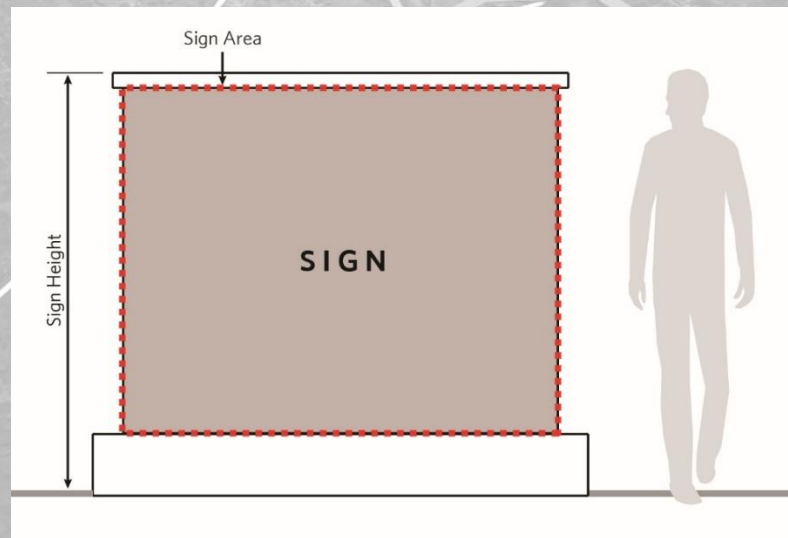
What will the UDO look like?



**Off-Street Parking
& Loading**



Landscape



Signs

What is it not?

- Not a planning document → refines existing objectives
- Not frozen in time → must be monitored and updated

Why do we need a UDO?

- Existing Ordinances are outdated and difficult to understand
- Make regulations user-friendly for residents, staff, developers
- Respond to changes in the community
- Address sustainability goals



Scope & Timeline

- **Approximately 24 months**
- **Steering Committee**
- **Four Phases**
 - 1: Review Existing Conditions
 - 2: Assess Regulations
 - 3: Draft the Ordinance
 - 4: Public Review & Adoption
- **Role of Residents and Stakeholders**

What we've heard so far

- **Overall**
 - Greater clarity; less duplication; less interpretation
- **Focus on the Mill District**
 - Uses, height, design standards
- **Figure out fences**
 - Height, materials, annexation agreements

Next Steps

- **Recommendations Memo**

- May / June 2019

- **Project Website**

- cmap.is/Montgomery

- **Drafting the Ordinance**

- Fall / Winter 2019

Best practices in zoning to help Montgomery prosper !

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