



Village of Montgomery

Unified Development Ordinance

Solar Energy Forum

April 30, 2019

Who is CMAP?

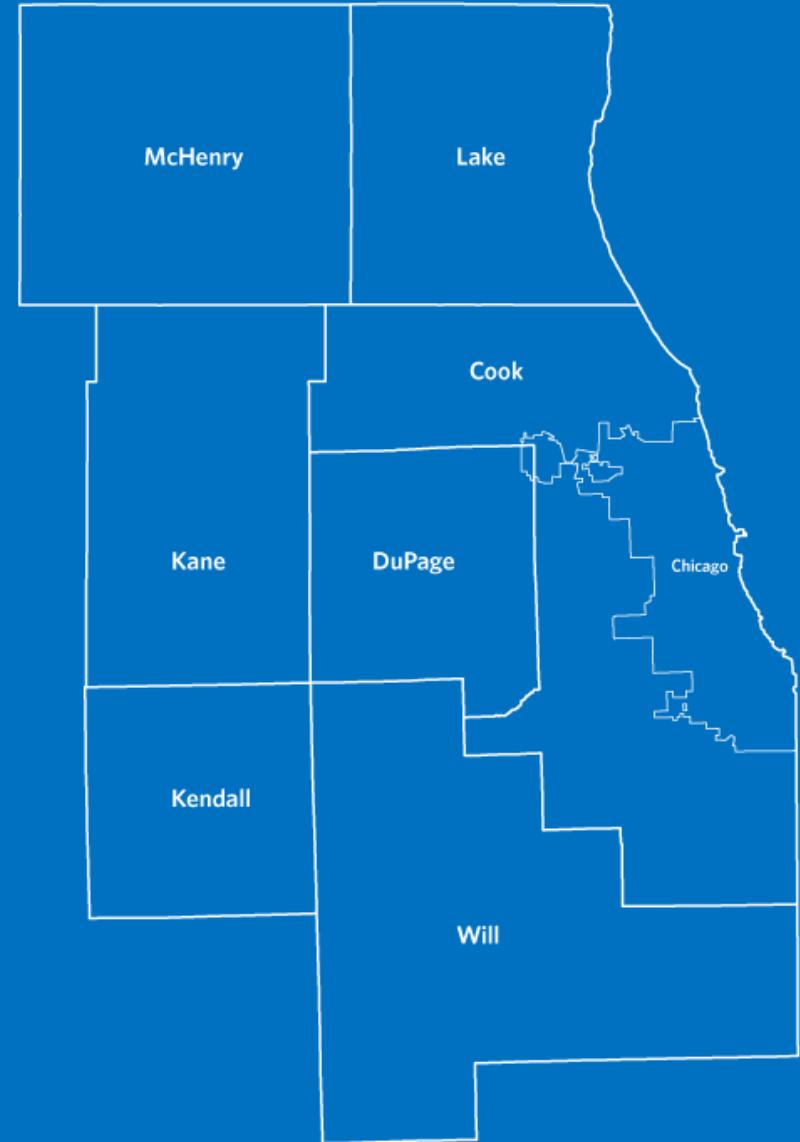
- Regional planning agency created in 2005
- Serve the seven-county northeast Illinois region
- Includes 284 municipalities
- Created the ON TO 2050 Plan in 2018

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

Special Use
Permit

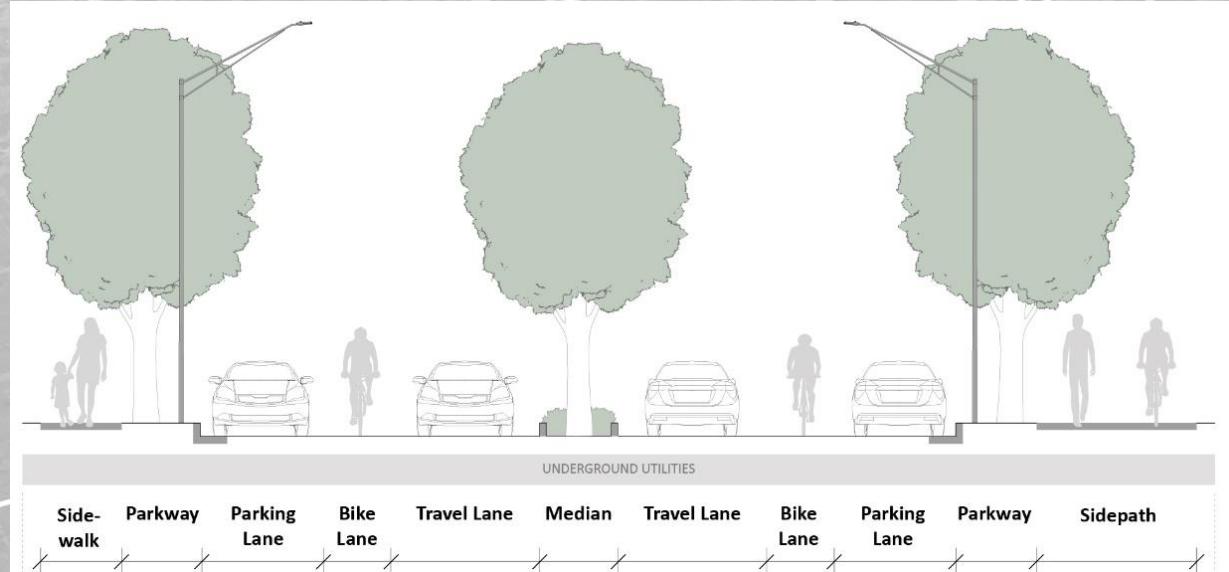
File
application
with ZA

ZA prepares report,
schedules PZC

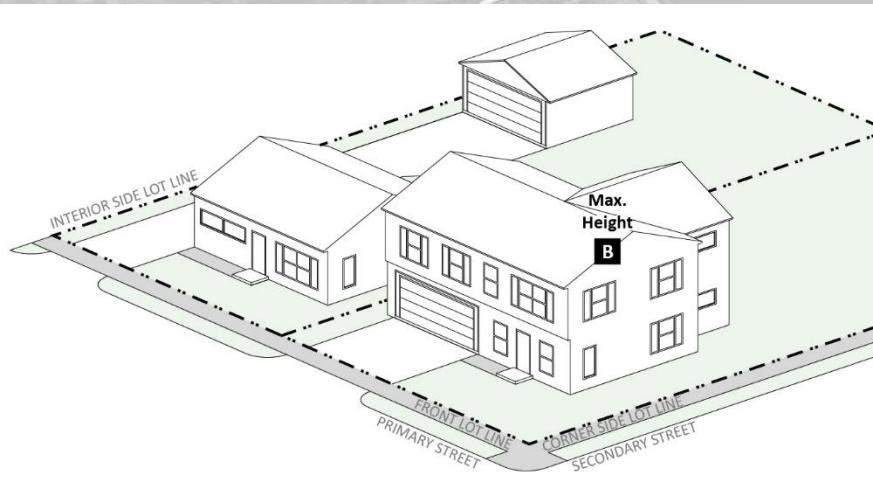
PZC public hearing
and recommendation

VB approve, deny, approve
with conditions, or refer
application back to PZC

Subdivision Standards



What will the UDO look like?

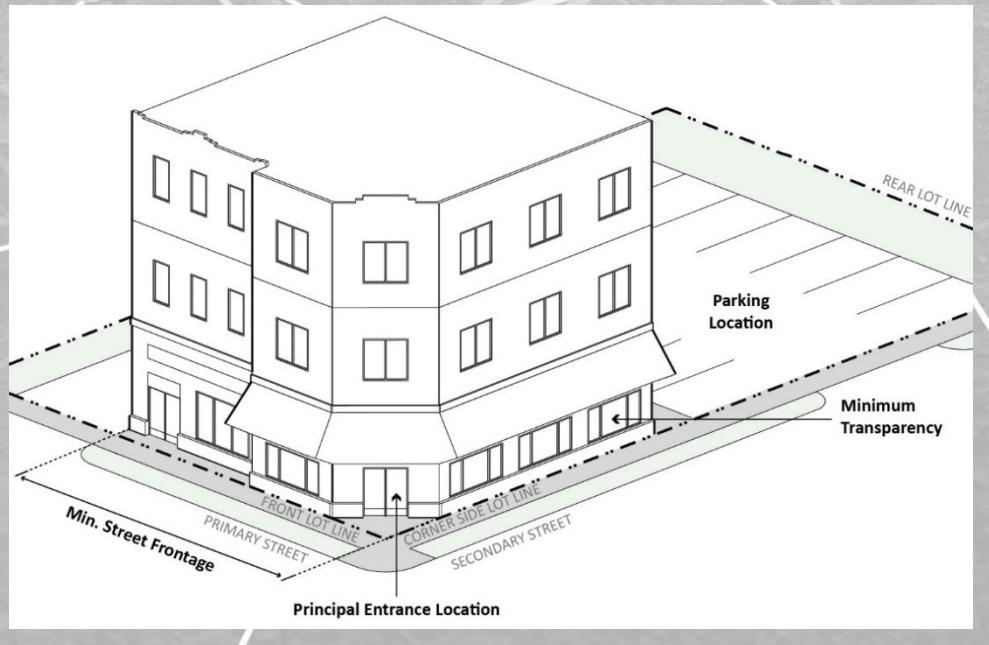


Zoning District Standards



Design Standards

- Residential
- Commercial
- Industrial



What will the UDO look like?

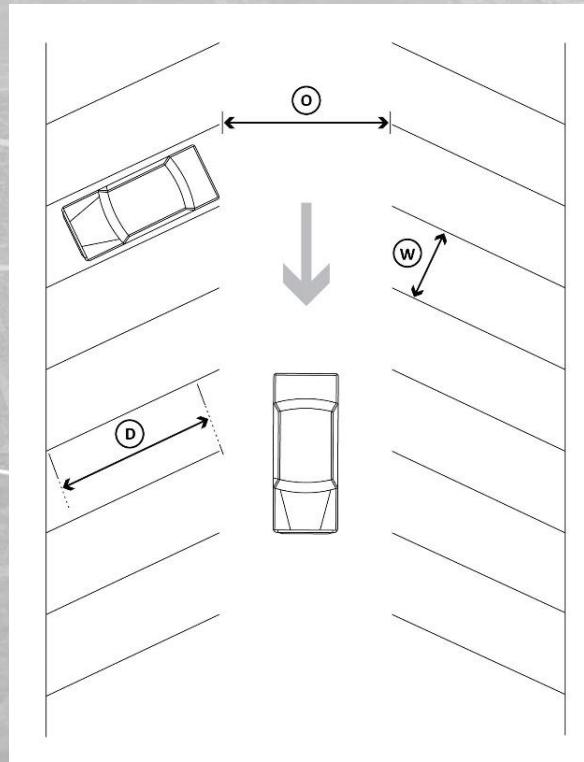
Principal Uses



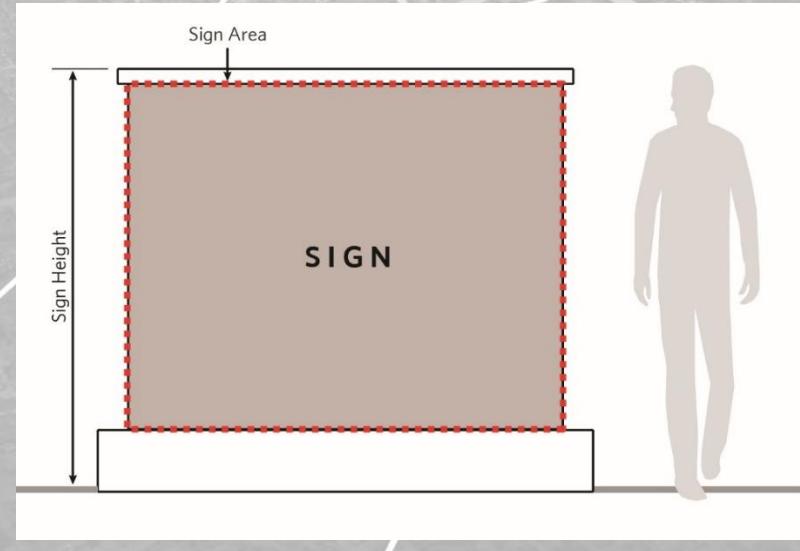
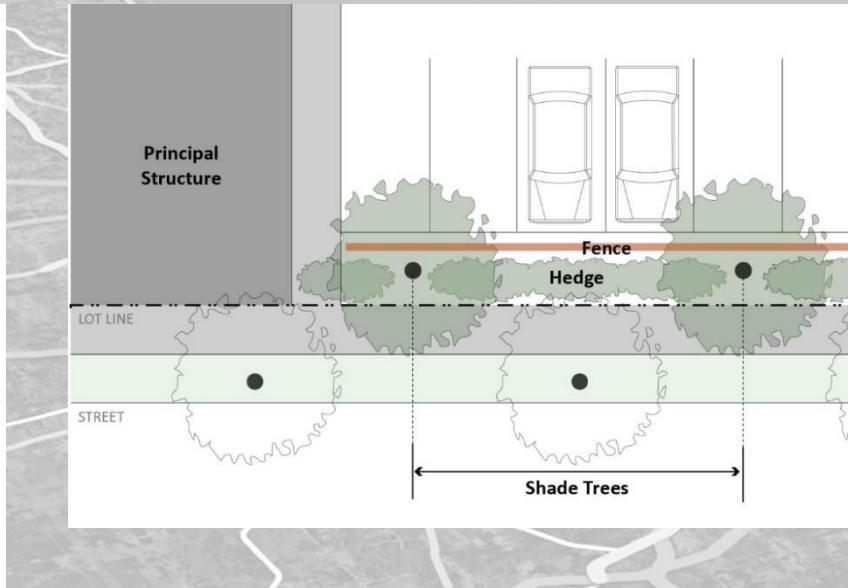
Accessory Uses & Structures



What will the UDO look like?



**Off-Street Parking
& Loading**



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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