



**TO:** The Village Board, Plan Commission, and Residents of the Village of Montgomery

**FROM:** Jerad Chipman AICP, Senior Planner

**DATE:** December 7, 2020

**SUBJECT: Unified Development Public Draft Substantive Changes Memorandum**

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For the last two years the Village of Montgomery has collaborated with the Chicago Metropolitan Agency for Planning (CMAP) to develop one ordinance that combines and updates the Zoning Ordinance and Subdivision Control Ordinance. This combined ordinance is referred to as a Unified Development Ordinance (UDO). This memo highlights some of the most notable differences between the existing ordinances and the Unified Development Ordinance. The purpose of this memo is to better educate the public regarding the changes that the UDO proposes, and to prompt discussion of the proposed changes ultimately leading to the adoption of the UDO.

- ***Planning and Zoning Commission:***

The proposed UDO would combine the Plan Commission and the Zoning Board of Appeals into one commission called the Planning and Zoning Commission. Currently, the same appointed officials serve on the Plan Commission and the Zoning Board of Appeals, resulting in this change being more administrative than substantive.

- ***Public Notice Requirements:***

The proposed UDO would require a sign to be placed on the property prior to a case being heard at the Planning and Zoning Commission

- ***Major and Minor Subdivision Approvals:***

There are two types of subdivision approvals being proposed in the UDO. The minor subdivision would be for dividing a single lot into three or fewer lots. There are restrictions governing minor subdivisions, but if all of the criteria are met a minor subdivision could be approved by Village staff. A major subdivision would encompass any subdivision larger than three parcels and those under three parcels that do not meet the criteria for a minor subdivision.

- ***Approval Differences Between Preliminary and Final Plats:***

A preliminary subdivision plan would be required to move forward with a recommendation from the Planning and Zoning Commission to the Village Board. If the preliminary plat is approved, the final plat would go directly to the Village Board for final approval.

- ***New Cul-de-Sac:***

The proposed ordinance discourages the construction of new cul-de-sacs.

- **Green Initiatives:**  
The proposed UDO focuses on green initiatives. Those initiatives include conservation subdivision design, green infrastructure being integrated into developments, and more robust tree replacement standards. Examples of green infrastructure practices include bio swales, depressed curbs and depressed parking islands.
- **Modifications to the Zoning Districts:**  
The proposed UDO would trim back the number of zoning districts that the Village has. The UDO includes five (5) zoning districts, two (2) fewer from the seven (7) that are in the current Zoning Ordinance. The business districts would be cut back to two (2) from three (3).
- **Use Table:**  
Each use section of the current Zoning Ordinance contains its own section on allowable uses. The UDO would combine all of those standards into one location.
- **Fences:**  
The UDO proposes a maximum fence height in residential districts of five (5) feet in height. For those properties that are currently allowed a six (6) foot tall fence, they would be allowed to maintain their current fence or could replace it with a maximum of a five (5) foot high fence. For those properties that are currently governed by annexation agreements that restrict fence height to a maximum of four (4) feet, they would be allowed to go up to five (5) feet high when their agreement expires.
- **Off-Street Parking Standards:**  
The UDO takes a different approach to regulating parking facilities than the existing Zoning Ordinance. The existing Ordinance is focused on a minimum amount of parking for a use. The proposed UDO provides a range, minimum and maximum, that a development would have to fall between.
- **Pedestrian Circulation:**  
A new section has been added to the UDO pertaining to on-site pedestrian circulation. This section provides standards for the location of sidewalks throughout a development.
- **Landscape Standards:**  
The landscape section of the proposed UDO contains significant changes from the current Zoning Ordinance. Greater attention has been given to buffer yards, green infrastructure, and tree preservation.  
  
Tree Canopy Coverage standard has been added to the UDO for the purpose of increasing shading of parking lots.
- **Sign Standards:**  
The sign section of the UDO is similar to the current Zoning Ordinance. However, the new sign section is easier to navigate, interpret, and provides many new helpful exhibits.