

A Site for the Village Hall

Village of Montgomery - February 2007



Prepared in cooperation by
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Civic buildings and public gathering places require important sites to reinforce community identity and the culture of democracy. They deserve distinctive form, because their role is different from that of other buildings and places that constitute the fabric of the city.

- *Charter of the
New Urbanism*

Site, Surroundings & Background

Montgomery's new Village Hall will be constructed in its central core – the Village's original business district along the Fox River, now called the *Montgomery Mill District*. The site of this new building is located on the west side of River Street, north of Webster Street and south of Mill Street. This new public building will serve not just as a meeting place and workplace for Village functions, but will serve as the gathering place; the anchor for redevelopment of Montgomery's revitalizing village center and a landmark along the river.

Acting on the 2001 recommendation of the *Old Town/Downtown Reinvestment Study* the Board aimed to design and build a much-needed new civic building as a commitment to redevelopment in the *Montgomery Mill District*, which since gained even more support through the more recent *Strategic Plan* adopted in 2006. Therefore the site plan for the new Village Hall carries on in that mission, to create viable, feasible and attractive (re)development opportunities surrounding the new building, while honoring the existing businesses and a few historic buildings. These historic structures include *Gray's Mill*, across River Street and northeast of the site, and the *Settlers Cottage* on River Street, directly in front of the new public building. The Village Hall was carefully designed around and with this original home, one of the oldest examples of its kind remaining along the Fox River.



The Village Hall building has a footprint of approximately 17,776 square feet and has public entrances on River Street and on the northwest elevation, as well as a staff entrance at the south end (see exhibit on the next page).

This document illustrates, describes and explains the planned current improvements for Montgomery's Village Hall and surrounding site, as well as possible future development and improvements that will all further the Village's goal to reinvest and renew the *Montgomery Mill District*. The topics below are discussed in detail on the following pages:

- Circulation & Parking
- Stormwater Runoff & Drainage
- Landscape & Lighting
- Founders Plaza

Siting the new Village Hall in the heart of the community was a conscious decision by the Village Board to reinvest in the riverfront and central business district of Montgomery. The plan reflects the Village's desire to build a Village Hall that inspires re(development) in the *Montgomery Mill District*, along the Fox River in Montgomery, Illinois. The plan positions the Village to be a readied partner in that redevelopment as business and property owners are themselves ready to improve, consolidate or intensify uses.

Site Location & Surroundings



ENGINEERING PARTNERS, INC.

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Circulation & Parking

The circulation of traffic into, surrounding and throughout the site are important not only to the purposes of daily and cyclical activities at Village Hall, but also for the operations of businesses and other entities within the *Montgomery Mill District*.

VEHICULAR CIRCULATION

Since the Village Hall site utilizes much of the existing right-of-way for Clinton Street between Main and River Streets, careful planning was done to ensure clear and direct arrival at both sides of the new building, as well as throughout this core block in Montgomery's revitalizing riverfront downtown.

A circular drive at the rear side of the building is accessible directly from the new Main Street parking lots, providing access to the main floor lobby, as well as water bill drop-off.



PEDESTRIAN CIRCULATION

Sidewalks, walkways and crosswalks are indicated throughout the plan to guide pedestrians and visitors from cars and other area businesses to the public doors of the Village Hall as well as through the developing block.

PARKING

Much like the importance of traffic circulation, planning for ample and well-placed parking has been designed, with some room for growth and adjustment as properties surrounding the Village Hall develop. In total, 78 new parking spaces are proposed to be constructed with the new Village Hall, with 22 additional parking spaces possible in the existing Pearl Street right-of-way. Parking lots along Main Street will be used by Village Hall staff during office hours, but are proposed as 24 hour public parking lots. Since the Village Hall is designed to accommodate community and staff growth, having plans for future parking expansions are important.

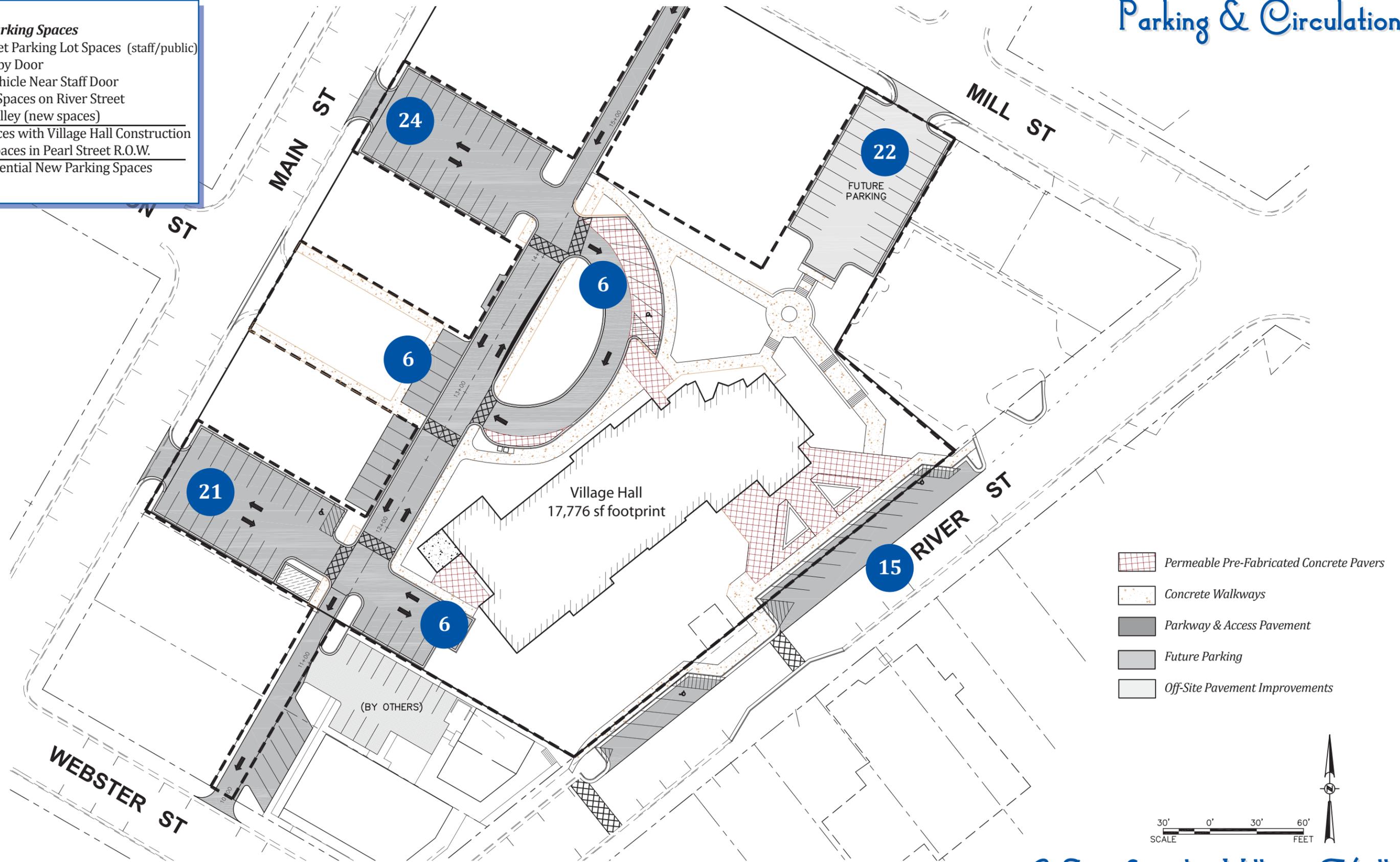
Parking & Circulation

Total New Parking Spaces

- 45 Main Street Parking Lot Spaces (staff/public)
- 6 Main Lobby Door
- 6 Village Vehicle Near Staff Door
- 15 Diagonal Spaces on River Street
- 6 West of Alley (new spaces)

- 78** New Spaces with Village Hall Construction
- 22 Future Spaces in Pearl Street R.O.W.

- 100** Total Potential New Parking Spaces



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Stormwater Runoff & Drainage

The Village will employ a variety of stormwater Best Management Practices (BMPs) to handle the stormwater management for the Village Hall Project.

To support one of our key strategies for stormwater management, maximizing the infiltration of runoff, the plan incorporates infiltration BMPs throughout the site. Parking areas will drain to 'drywell' inlets. These 'drywell' inlets allow infiltration, through holes in the side of the inlet and an open bottom, into a gravel layer and then into the subsoil. In addition, the storm sewers between the parking areas will be perforated pipe to allow further infiltration. A portion of the site will drain to a small 'Rain Garden' detention area, which provides some detention/retention volume and promotes infiltration. In addition, to the runoff reduction provided by these infiltration BMPs, they also provide a significant water quality benefit by filtering the pollutants from the parking areas.

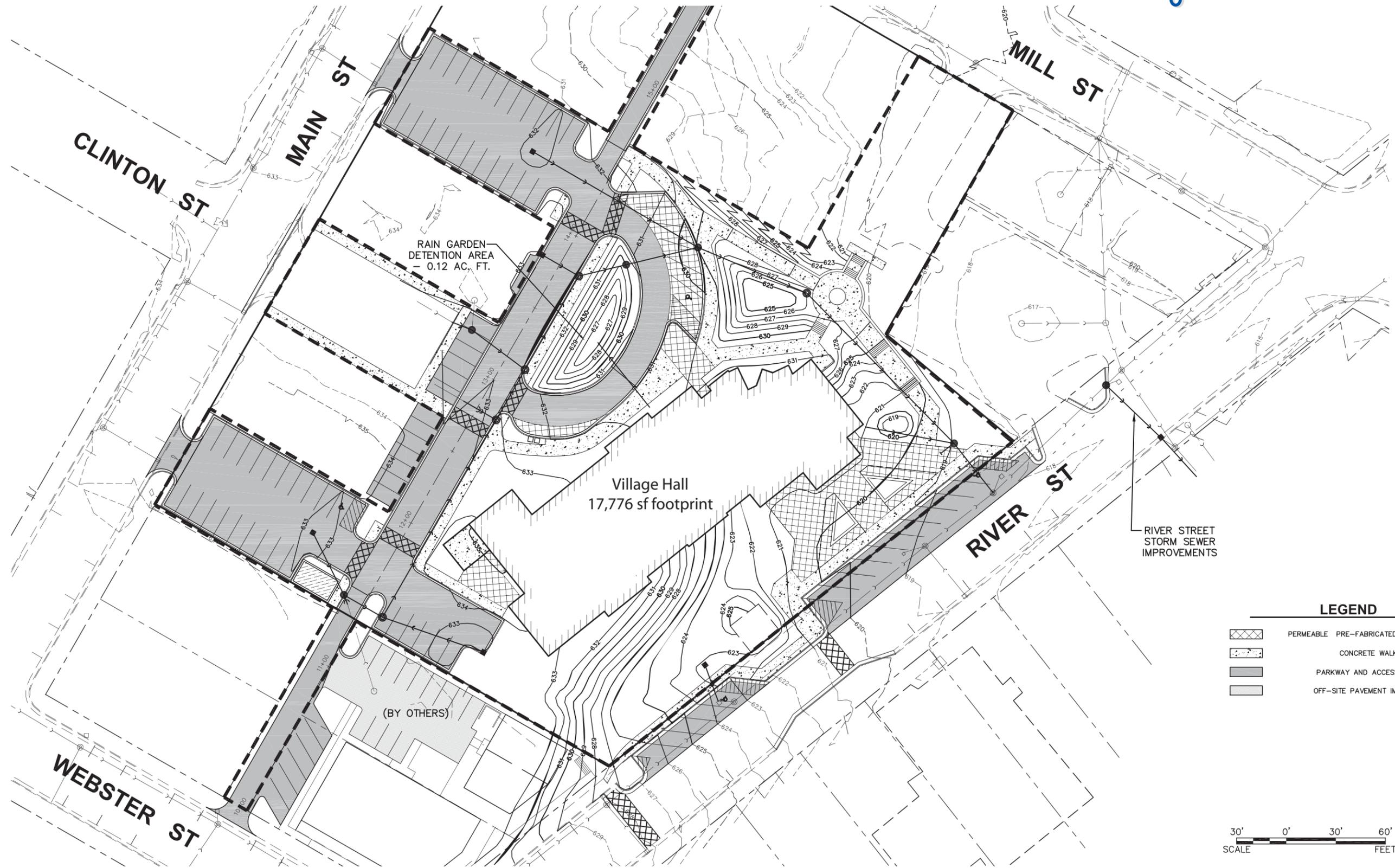
The plan also incorporates permeable pavers at several locations as an additional infiltration BMP. The permeable pavers are planned for the parking lot stalls at the upper entrance and in Founders Plaza in front of the River Street entrance. The infiltration through the pavers will reduce the amount of runoff that comes off of these areas in storm events.

Runoff of that is not infiltrated back into the ground will exit the site in a storm sewer that will connect to the existing storm sewer on River Street. An additional storm sewer crossing of River Street is planned to outlet the Village Hall runoff. The new sewer crossing will also relieve some of the capacity problems at the existing sewer crossing and mitigate some of the localized flooding problems that occur at Mill and River Street.

Even with the extensive use of infiltration BMPs, the runoff from the site will be in excess of what is generally allowable under the stormwater ordinance. However, since this is a redevelopment project with a safe outlet to the Fox River, the remaining detention requirements for the Village Hall will be provided with fee-in-lieu of detention per the ordinance guidelines. The fee-in-lieu funds are planned to be used for additional stormwater improvements in the Downtown area.

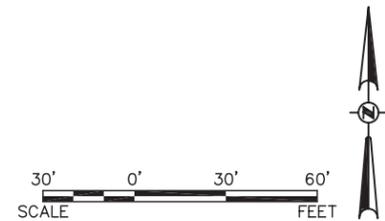
There is floodplain adjacent to the site from the Fox River and the building entrance will be elevated above the required Flood Protection Elevation. There are no wetlands on the site.

Stormwater Management & Grading Plan



LEGEND

-  PERMEABLE PRE-FABRICATED CONCRETE PAVERS
-  CONCRETE WALKWAYS
-  PARKWAY AND ACCESS PAVEMENT
-  OFF-SITE PAVEMENT IMPROVEMENTS



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Landscape & Lighting

The landscape (plant materials) and hardscape (pavers, walks, walls, etc.) provide a setting for the beautifully designed, first purpose-built Village Hall for Montgomery. Canopy trees, ornamental trees and shrubs, combined with perennial flowers and groundcovers that will return each year, maturing over time, are designed to frame and highlight the new building, as well as replace trees that were removed in order to develop this site.



The other element that will define the site, day and night, is attractive and secure site lighting. The plan on the next page includes a variety of lighting types, including street and parking lot lighting, pedestrian-scaled lighting (12'-16'), bollard lighting which stands approximately 36 inches and lower pathway lighting to highlight walkways such as that around the *Settlers Cottage*.

Pedestrian and site amenities, such as trash receptacles, benches, bicycle racks and other public amenities, will be included and can be added to as annual budgets allow. For instance bike parking and seating may be included by public and/or staff entrances and trash receptacles may be located along the public sidewalk.

Additionally, vehicular and pedestrian way-finding signage will be provided throughout the redeveloped site and block in order to clearly indicate new traffic patterns, direct customers to business parking and Village Hall customers to convenient parking.

Illustrative Landscape Plan

Winterberry Holly shrubs, with their red berries, will bring winter interest to the site, as well as green deciduous growth in the spring & summer.



A water element travels from the higher point on the rear side of the building toward Founders Plaza along River Street. Sounds & sights from this feature add interest to the site and to the walk from River Street to the main lobby entrance.

A white fir located near Founders Plaza and the River Street entrance will allow Christmas Tree Lighting Ceremonies to take place in this new public space for Montgomery.



Endless Summer Hydrangea which flowers throughout the summer months will offer interest from exterior and interior views.

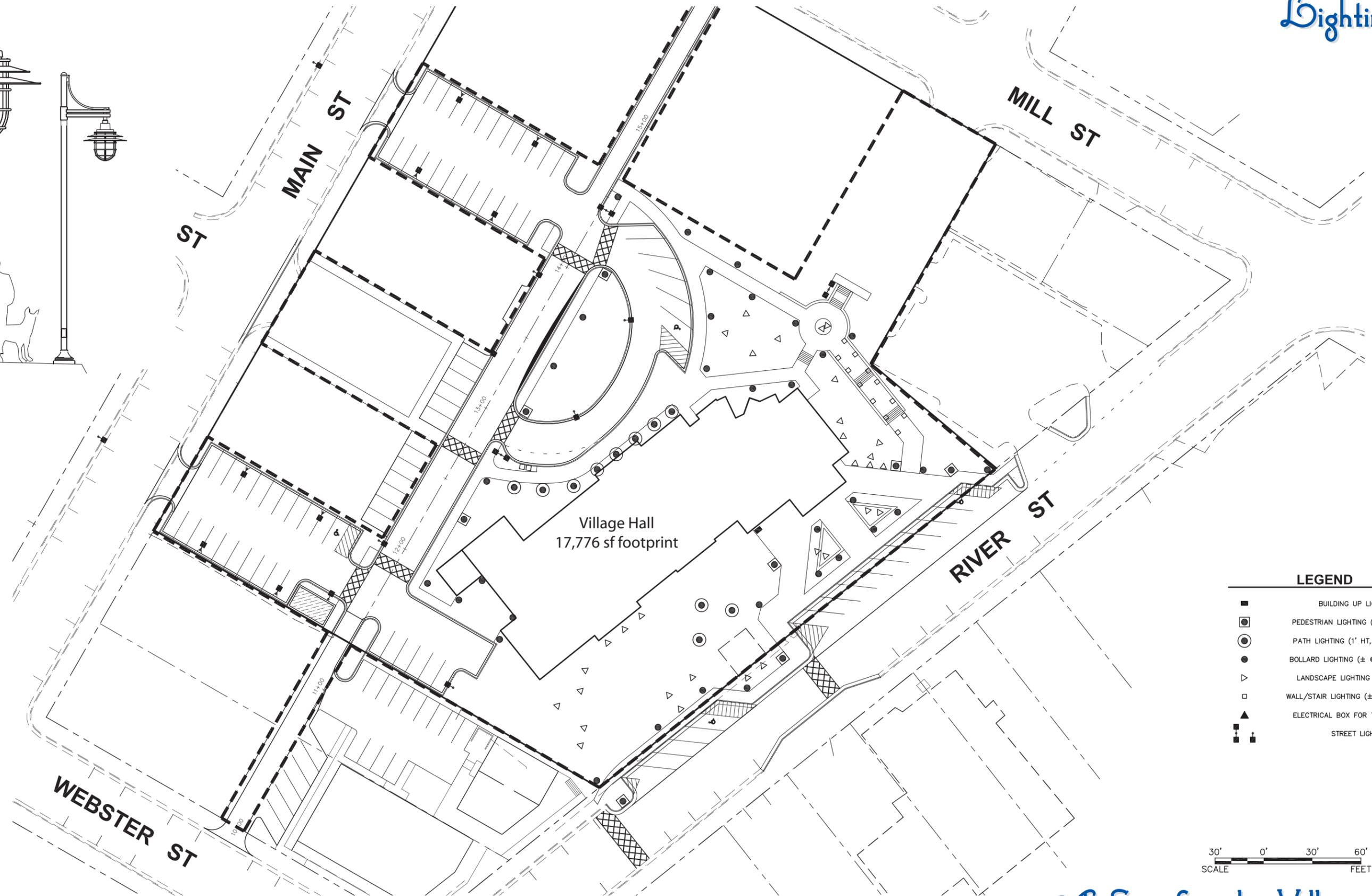
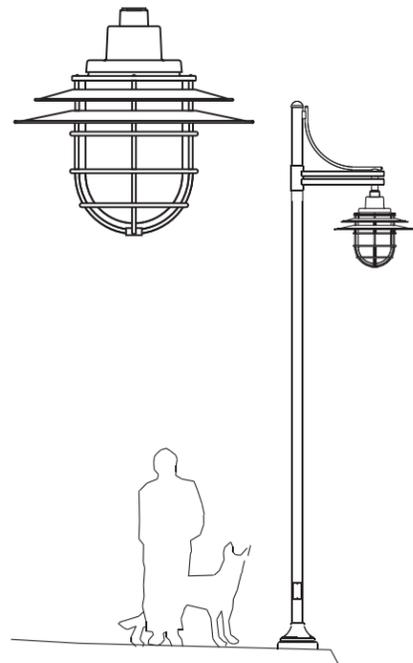


Shasta Daisies, a perennial blooming flower which returns each spring will add color and interest through summer months at the edge of the front lawn.



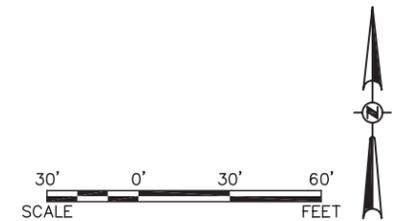
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LEGEND

- BUILDING UP LIGHTING
- PEDESTRIAN LIGHTING (12' - 16' HT)
- PATH LIGHTING (1' HT, 15' SPACING)
- BOLLARD LIGHTING (± ● 15' SPACING)
- ▷ LANDSCAPE LIGHTING (● RANDOM)
- WALL/STAIR LIGHTING (± ● 5' SPACING)
- ▲ ELECTRICAL BOX FOR TREE LIGHTING
- STREET LIGHTS



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Founders Plaza

This public gathering space along River Street, the front “yard” of the new Village Hall, is intended to honor Montgomery’s founders, provide a civic plaza with connection to this important civic building and become the foundation of celebrations and community events.

The *Founders Plaza* provides an entrance to the front of the new Village Hall from River Street, but also direct access to the Multi-Purpose Room, which can support public events and meetings. Examples of these include the use of the Village Hall as an election polling place, holiday tree-lighting ceremonies and headquarters for municipal operations for *OctoberFest* and *MontgomeryFest* events.



The design for *Founders Plaza* includes access from the public sidewalk along River Street, connection to the stairway on the north end of the building which leads to the main lobby entrance, and a setting for the *Settler’s Cottage* at the south end of the plaza. The primary paving material of the plaza is permeable paver which allows for stormwater infiltration rather than shedding the water off directly to a storm drain.

Summary & Next Steps

A Site for the Village Hall is intended to illustrate and describe the plans and intentions for Montgomery's new Village Hall in the *Montgomery Mill District* along the Fox River. Important issues such as parking, circulation and Stormwater management have been designed to accommodate today's building and tomorrow's growth. Landscaping, hardscaping and lighting will provide a charming and traditional setting for the handsome new Village Hall building as well as for the adjacent Founders Plaza on River Street.

Next steps include approval of this Conceptual Site Plan, completion and approval of Final Development Plans and PUD, construction commencement of the building, which will be followed by most of the elements of these plans, although some grading has already begun on-site in order to ready the building pad for early summer 2007 construction.

2.15.07	Plan Commission Presentation & Discussion
2.26.07	Board Meeting Presentation & Discussion
March 2007	Bids out for Building
April 2007	Final Site Plans Completed, Reviewed and Approved by Plan Commission & Village Board
Spring/Summer 2007	Bids out for Site Work
Summer 2007 – Fall 2008	Building & Site Construction