

## **Section 4:**

# **Land Use and Development**

This section presents land-use and development recommendations for Downtown Round Lake. It includes an overview of existing land use conditions and zoning, an overall Land Use Plan for the Downtown Study Area, and individual Subarea Plans for specific geographic areas within the Downtown Study Area. The Subarea Plans address land use, development, transportation, parking, access, and urban design recommendations. Together, the Subarea Plans provide detailed recommendations for the entire Downtown Study Area.

This section of the report is highly illustrative and utilized graphics and maps to communicate planning and development principles and recommendations. This section includes the following components:

**Existing Land Use** – An overview and inventory of the existing land use conditions within the Downtown Study Area.

**Current Zoning** – An overview and map of the current zoning for all parcels within the Downtown Study Area.

**Downtown Land Use Plan** – An illustration of the designated long-range land use for all areas of the Downtown.

**Downtown Functional Subareas** - An illustration identifying the seven different functional subareas within the Downtown Study Area.

**Downtown Core Subarea** – Development and improvement recommendations for the area between Nippersink Road and Route 134, including the existing Downtown shops along Cedar Lake Road and extending west to include both sides of Cedar Lake Road extended.

**Metra Triangle Subarea** – Development and improvement recommendations for the area bound by North Cedar Lake Road, Hart Road, and Route 134.

**Corridor Commercial Subarea** – Development and improvement recommendations for the Ace Hardware shopping center and the vacant areas to the west.

**Downtown Residential Subarea** – Development and improvement recommendations for the area located at the west edge of the Downtown Study Area.

**Downtown Approach Subarea** – Development and improvement recommendations for the area along both sides Nippersink Road/Route 134 as you approach Downtown from the east, and including the east frontage of North Cedar Lake Road just north of Route 134.

**School View Subarea** – Development and improvement recommendations for the Magee Middle School site, a portion of the Calvary Presbyterian Church site, and the frontage on the east side of North Cedar Lake Road north of Lakewood Terrace.

**North Commercial Subarea** – Development and improvement recommendations for the frontage areas along North Cedar Lake Road and Washington Street, north of Calvary Presbyterian Church.