

THE VILLAGE OF ROUND LAKE COMPREHENSIVE PLAN

ADOPTED | JANUARY 4, 2016



Photo Source: Nippersink Forest Preserve

Acknowledgments



Village Officials

Daniel A. MacGillis
Mayor

Patricia C. Blauvelt
Village Clerk

Charles Foy
Trustee

Henry Frye, Jr.
Trustee

Russell Kraly
Trustee

Don Newby
Trustee

Sergio Rodriguez
Trustee

Susan Triphahn
Trustee

Village Staff

Steven J. Shields
Village Administrator

Shane D. Johnson
Assistant Village
Administrator /
Director of Finance

Michael Gillette
Chief of Police

Adam Wedoff
Director of Public Works

Plan Commissioners

John Gutknecht - Chairman
Michael Duax
Kate Kristan
Pam Mazzanti
George Monaco
Robert Silvestri
Art Waller

Blue Ribbon Panel

Jim DiDonato
John Gutknecht
James Hult
Danette Kohlmeyer
Paul Maplethorp
Bob Newport
Sergio Rodriguez
Art Waller

Consultant Team

Teska Associates, Inc.

Michael Blue, FAICP
Project Manager

Heidy Valenzuela
Project Planner

Contact

Village Hall
442 N. Cedar Lake Road
Round Lake, IL 60073
phone: 847-546-5400
fax: 847-546-5405

For more information visit
www.eroundlake.com



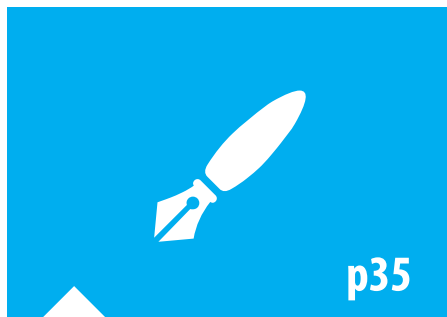
Table of contents



INTRODUCTION
CHAPTER 1



COMMUNITY OVERVIEW
CHAPTER 2



FUTURE LAND USE
CHAPTER 3



PLAN ELEMENTS
CHAPTER 4



Chapter



1

Introduction

A Background	02
B Comprehensive Plan Guide	03
B1 Approach	03
B2 How-To-Use	03



The comprehensive plan will provide recommendations that the Village can put into action to achieve well-planned growth, and a strong economy.

Background

The Village of Round Lake, located in northwest Lake County, Illinois, is a growing and diverse community known for its family-oriented character and beautiful open spaces. Round Lake's recent surge in population from 2000-2010 led Village officials to develop a Comprehensive Plan that would guide future growth and development, while celebrating and promoting the Village's unique identity.

A previous comprehensive plan for the Village of Round Lake was adopted in 2006 and outlined future plans for land use, open space, community facilities, and transportation. Since 2007, the landscape across the nation has changed, and the Village of Round Lake experienced a drastic change in its local economy, with an increase and shift in population and housing, growing significantly quicker than its surrounding municipalities.

The intent of the 2015 Comprehensive Plan is to address recent changes and outline a framework that enables the Village to maintain and strengthen community assets, ensure residents and businesses a high quality-of-life, and plan for growth and development in a sensible and sustainable manner. The comprehensive plan will provide recommendations that the Village can put into action to achieve well-planned growth and a thriving economy.

Comprehensive Plan Guide

APPROACH TO THE PLAN

The 2015 Comprehensive Plan process began in June 2014 with the collection of information and data of the Village's existing resources, conditions, and demographics. Residents and community stakeholders were provided with a variety of approaches to provide input. Outreach materials included a survey (hard copy and online), stakeholder interviews (Village staff, local businesses and developers, public institutions, HOA's), a Blue Ribbon Panel, a visioning session with the Plan Commission, and a Community Open House. The plan was then developed by utilizing major issue areas and a specific subarea for the Downtown was conducted to address the Village's desired community characteristics and development concerns.

HOW TO USE THE PLAN

The Comprehensive Plan is composed of an existing conditions report, vision statement, goals and objectives, future land use plan, and an implementation plan. The plan's context will provide the Village with a tool to guide future land use, programs and policies, development, and growth.

I. Goals and Objectives

Goals serve as the vision for the community per respective category. Objectives provide specific examples that could be implemented to reach the goal. The Village should aim to reach these desired results.

II. Strategies

Strategies should be kept in mind to guide development as it comes forward, and to reach the desired goals. In some cases, strategies identify programs and policies the Village should consider in the future.

III. Recommendations

Recommendations serve as a "to-do list" of priority items for all aspects of the Village to fulfill the plan's vision. Each recommendation is assigned a category which emphasizes what kind of action will need to take place to achieve the particular goal. The categories are as follows:



Partner: Develop relationships with local and regional institutions to combine efforts and reach mutual goals.



Promote: Explore different manners in which the promotion of local assets could become more widespread and reach residents and regional visitors, or other interested parties.



Communicate: Work with local institutions, residents and regional partners to ensure projects and roles are clearly understood and accepted by all participating parties.



Implement: Organize appropriate parties and resources needed to take the proper implementation steps to achieve project initiation and completion.



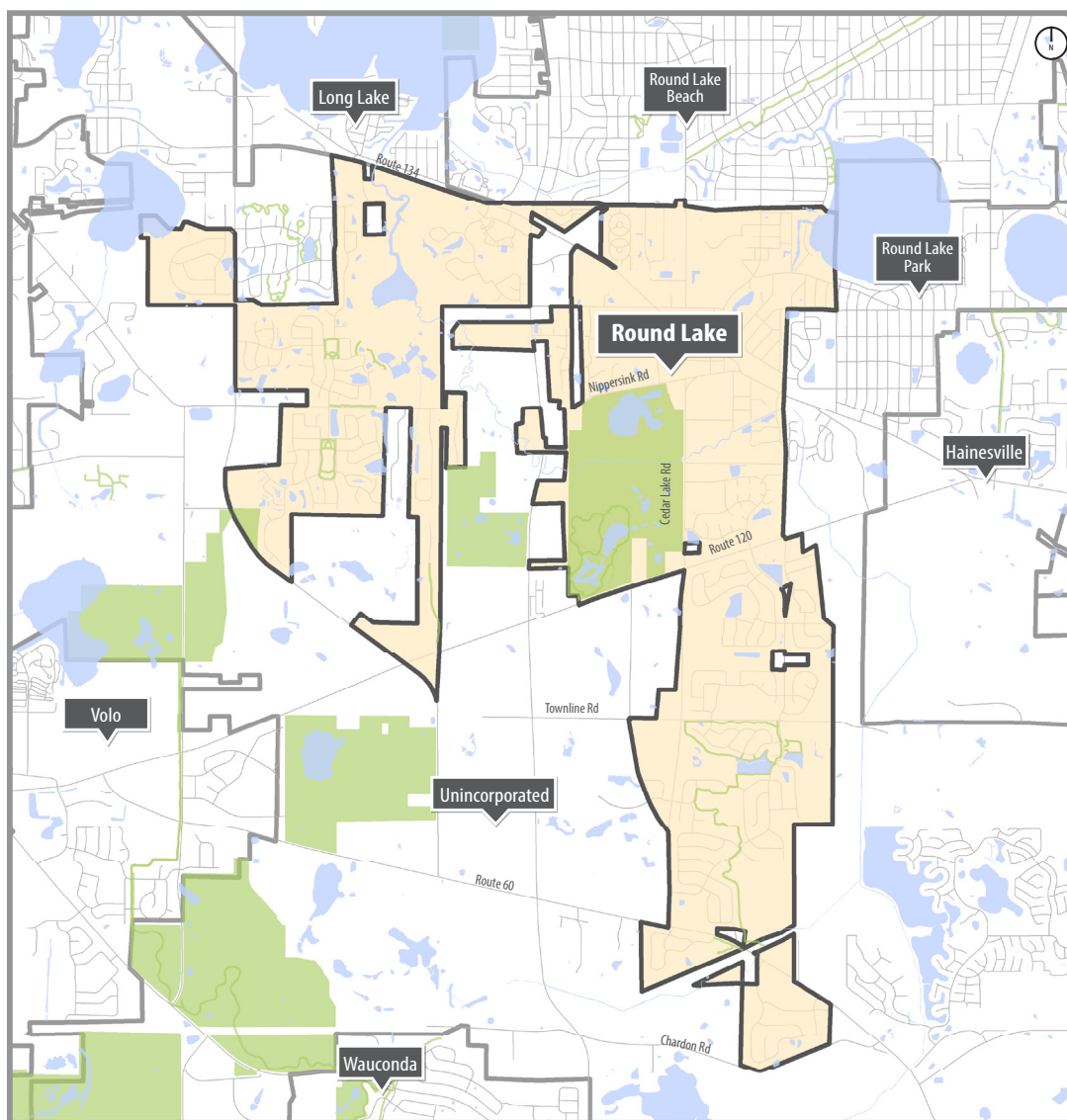
Photo Source: Round Lake Police Department

Chapter



Community Overview

A Location and Amenities	06
B History	07
C Demographics	08
D Land Use and Zoning	14
E Transportation	16
F Governmental Jurisdictions	21
G Village Facilities and Utilities	21
H Community Engagement	21

**LOCATION MAP**

MAP PREPARED BY: TESKA ASSOCIATES, INC.

Location and Amenities

The Village of Round Lake has a total area of 5.6 square miles. The rural/suburban community of approximately 18,289 residents (2010) experienced a substantial population growth from 5,842 in 2000, yet has maintained a small-town feel. The rural character of the Village is highlighted by its parks, forest preserves surrounding agricultural land, and lakes (Round Lake, Long Lake, and Wooster Lake). Nearby municipalities surrounding the Village include Round Lake Beach (north east), Round Lake Heights (north of mapped area), Round Lake Park (east), Hainesville (east), Volo and unincorporated land (south west and south). The Village is located 40 miles northwest of O'Hare International Airport, 50 miles southwest of General Mitchell International Airport, 50 miles north west of the Chicago Loop, and 3 miles west of the Campbell Airport (a small privately owned, public-use airport), making it close to nearby travel and amenities. Major roads traveling through the Village allow for quick and efficient transportation, to I-94 via Route 120, to McHenry County from Route 134, and to Route 45 from Route 60. Although Round Lake is a suburban setting, the Village offers quick access to a plethora of amenities, services and entertainment while preserving the quiet rural lifestyle desired by its residents.

History

Originally Lake County was inhabited by several groups of Native Americans: Ottawas, Chippewas, Illinois, Kickapoos, Weas, Miamis, Potawatomies, Mascouteris, Sacs, Foxes, Hurons, Winnebagos, Sioux, and Iroquois. By 1850, a group of travelers predominantly from New York had settled in the area and named it Avon (after their hometown in New York). In the 1890's, Amarias M. White (a landowner in the area) convinced the Chicago, Milwaukee & St. Paul Railroad officials to locate a depot in Round Lake as an extension for the Milwaukee-Chicago line. In part, due to the station, employment grew when the Armour & Company Ice House and Plant decided to harvest ice from Round Lake for their refrigerator car operations. Soon after White and a group of landowners set-out to incorporate the area around the train station as a Village. Since the population in the area was too small to incorporate, Amarias White and his group traveled around the country side asking for votes in favor of incorporation. On January 7, 1908, White was voted in as Village President and the Village was incorporated. White greatly influenced the Village of Round Lake (named after nearby Round Lake) through different acts such as signing an ordinance for telephone service to the Village (granting a franchise to the Lake County Telephone Co.) The Village continued to grow with development centered near today's downtown. A general store opened on the corner of Railroad Avenue and Cedar Lake Road, a dance hall/saloon/barber shop opened on Cedar Lake Road, followed by a grocery store, restaurant, blacksmith shop, auto mechanic and the Bank of Round Lake which was chartered as a private institution in January 1918. The Village of Round Lake continued to attract many residents and from 2000-2010 tripled in population. Population projections show Round Lake is expected to grow by another 50% by 2040.

Sources:

"Bicentennial Historical Journey through Lakeland." Lakeland Publishers, July 1, 1976.

Village of Round Lake. Fifty Years Golden Jubilee: 1908–1958. 1958.

Village of Round Lake. Memories of Round Lake: 1908–1983. 1983.

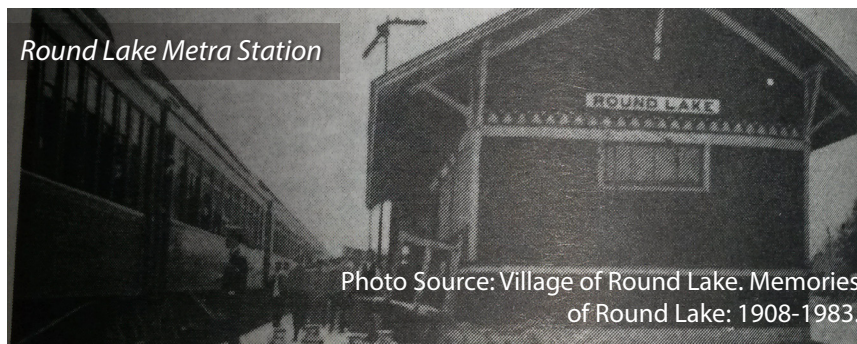


Photo Source: Village of Round Lake. Memories of Round Lake: 1908-1983.



1908

The Village was named after nearby lake, Round Lake, and incorporated in 1908.



2000-2010

From 2000 to the present time, the village has tripled in population. It is projected to reach 20,000 residents by the year 2040.



2015

Village prepares a Comprehensive Plan update to guide development consistent with the community aspirations.



Comprehensive Plan Open House, 2014

Demographics

The demographics of a municipality describe the planning area, history of the Village, and a baseline of data and background that guide preparation of the plan elements relating to the growth and development of Round Lake.

Demographic data was gathered from multiple sources including the U.S. Census (2000, 2010), American Community Survey (2008-2022), Environmental Systems Research Institute (ESRI) Reports (2013), and the Chicago Metropolitan Agency for Planning's (CMAP) 2040 Population Projections.

Demographics (continued)

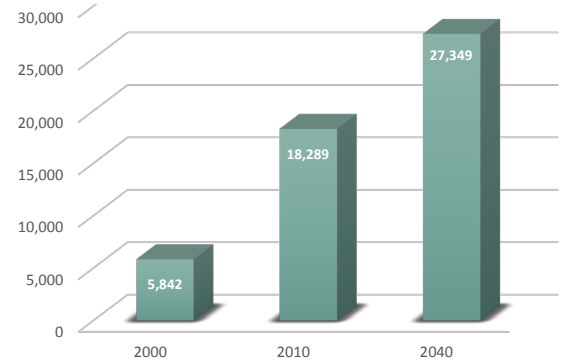
POPULATION & AGE

Round Lake experienced a significant population increase of 213% between 2000 and 2010 (from 5,842 to 18,289). The 2014 population is estimated at 18,782, and Chicago Metropolitan Agency for Planning (CMAP) studies project the population to increase by another 50% by 2040. In comparison, Lake County experienced a 9% increase in population between 2000 and 2010, from 644,356 to 703,462. Lake County's 2040 projections see an upcoming 35% increase to the population.

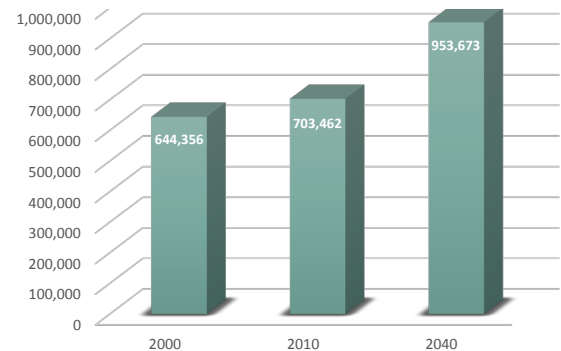
The median age in Round Lake increased by 1 year from 2000 to 2010, from 30.5 to 31.5. Lake County saw a larger increase of 4 years from 2000-2010, 33 to 37. The population pyramid of Round Lake shows a stable population with larger numbers of youth and middle-aged adults (likely their parents). Having an understanding of the population's age and growth patterns helps guide the Village with the type of services needed and administered.

POPULATION CHANGE & PROJECTIONS

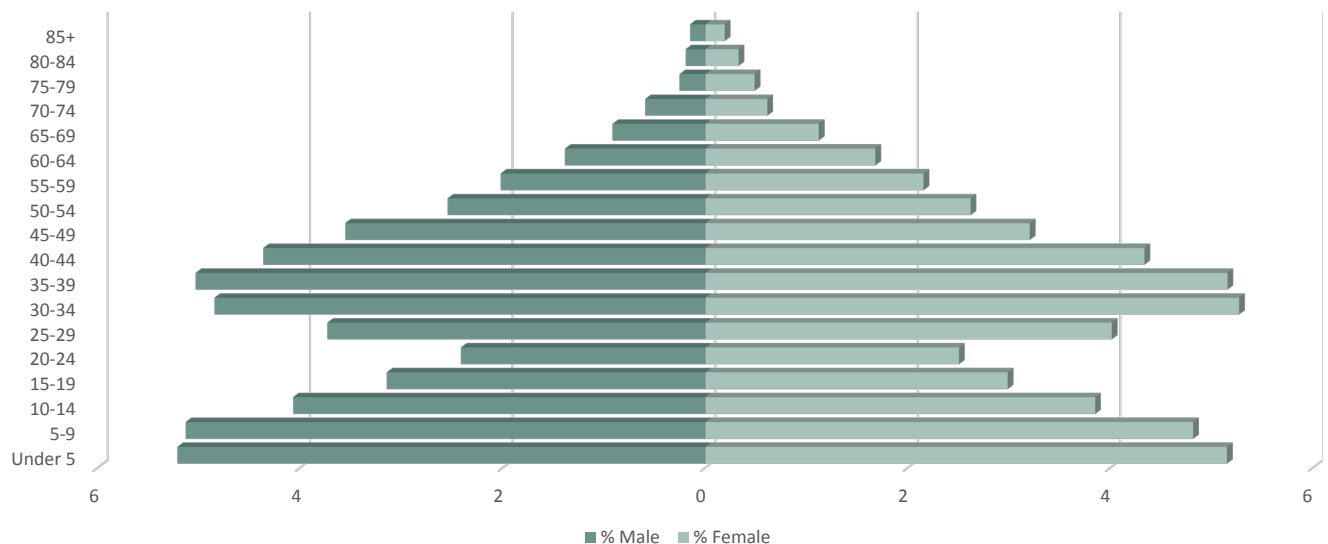
ROUND LAKE



LAKE COUNTY



POPULATION PYRAMID & MEDIAN AGE



Data Source: US Census 2010 and CMAP 2040 Projections



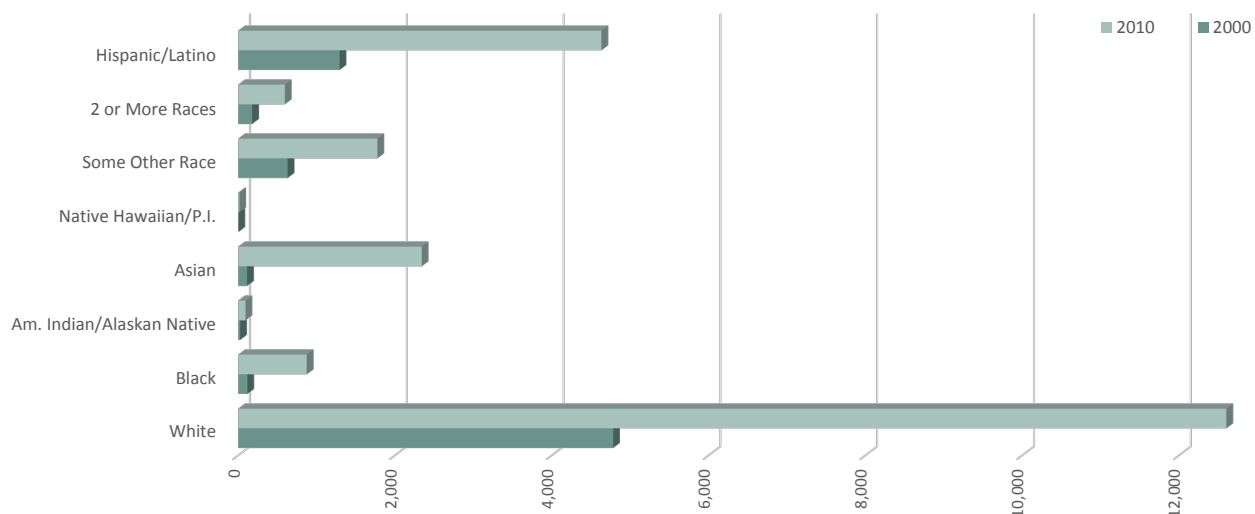
Demographics (continued)

RACE & ETHNICITY

Census respondents identifying as White in Round Lake decreased from 82% in 2000 to 70% in 2010. Respondents identifying as Hispanic/Latino increased from 22% in 2000 to 25% in 2010. Respondents identifying as Asian increased from 2% in 2000 to 13% in 2010. Similarly, Lake County saw a decrease in percentage of White residents from 80% in 2000 to 75% in 2010, an increase in Hispanic/Latino residents from 14% in 2000 to 20% in 2010, and an increase in Asian residents from 4% in 2000 to 6% in 2010. Understanding changes in race and ethnicity allows for better planning of future services and amenities. The Village may offer services and resources that could assist and welcome new residents of diverse racial and ethnic backgrounds.



▶ RACIAL COMPOSITION RACIAL COMPOSITION



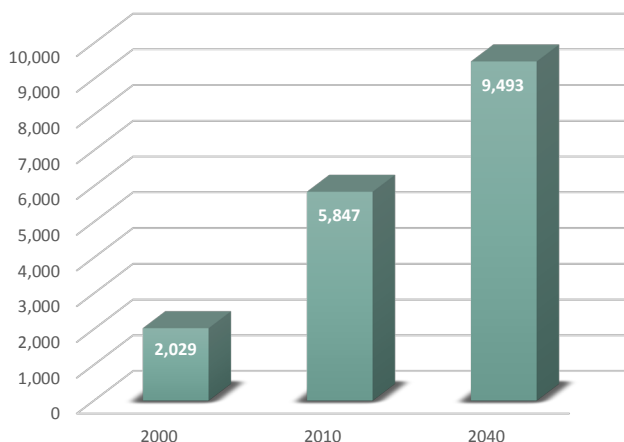
Demographics (continued)

HOUSEHOLDS

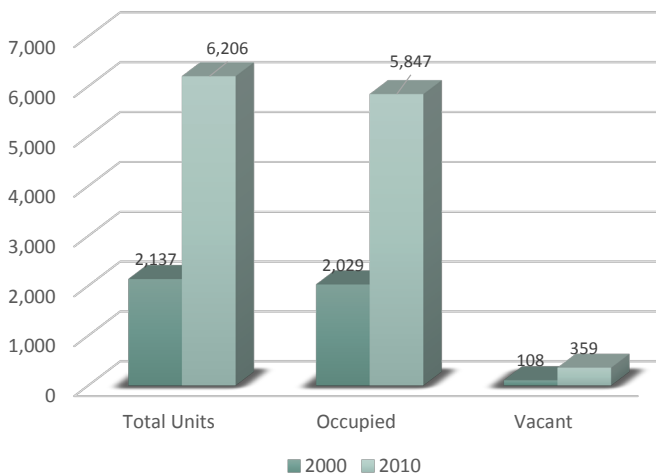
There was a 188% increase in households between 2000 and 2010, and an increase of 62% is projected by 2040 (CMAP study). In comparison, households in Lake County increased by 12% between 2000 and 2010, and are projected to increase by over 70% in 2040. Round Lake's housing growth parallels the Village's substantial population growth as homes were built to keep up with demand.

Housing occupancy in Round Lake remains the same between 2000 and 2010, 95% occupied and 5% vacant. Currently median home values are about \$225,000, while median gross rent per month is nearly \$1,000.

HOUSEHOLD CHANGE



HOUSING OCCUPANCY



HOUSING PROFILE

2012 Population 18,289 (+213% since 2000)

2012 Households 5,847 (+188% since 2000)

Median HH Income \$81,000

8.1% Below the poverty line

Median HH Value \$225,184 (est. 2014)

Median Contract Rent \$996/month



Median Household Income



Median Household Value



Median Gross Rent/month

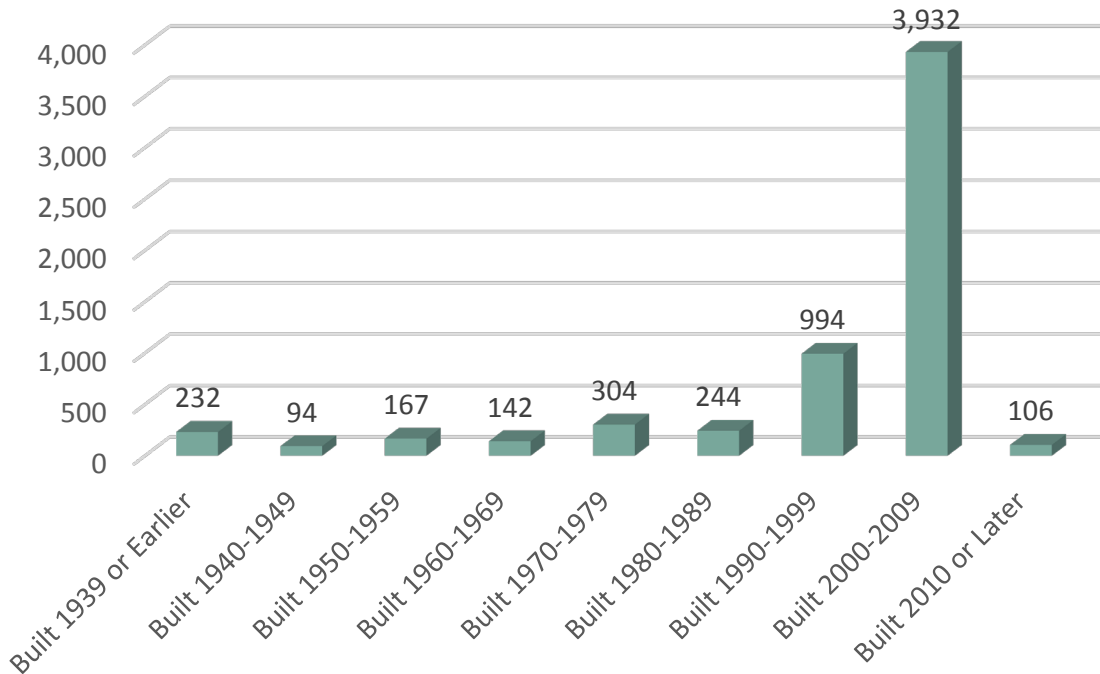


Demographics (continued)

HOUSEHOLDS

Over 63% of homes in Round Lake were built between 2000 and 2009, confirming just how substantial the population increase was during those years. Moving forward, the Village is projected to increase in population by another 50% by 2040 (Chicago Metropolitan Agency for Planning study).

► **HOUSEHOLD CHANGE**





Demographics (continued)

EMPLOYMENT

There were a total of 148 business licenses issued by Round Lake in 2014. The Village has 2,528 employees, and approximately 95% of those employees live outside of the Village limits. Employment (ESRI, 2014) and Travel to Work data (Census, 2011) were used to better understand what industries residents worked in and where they were located.

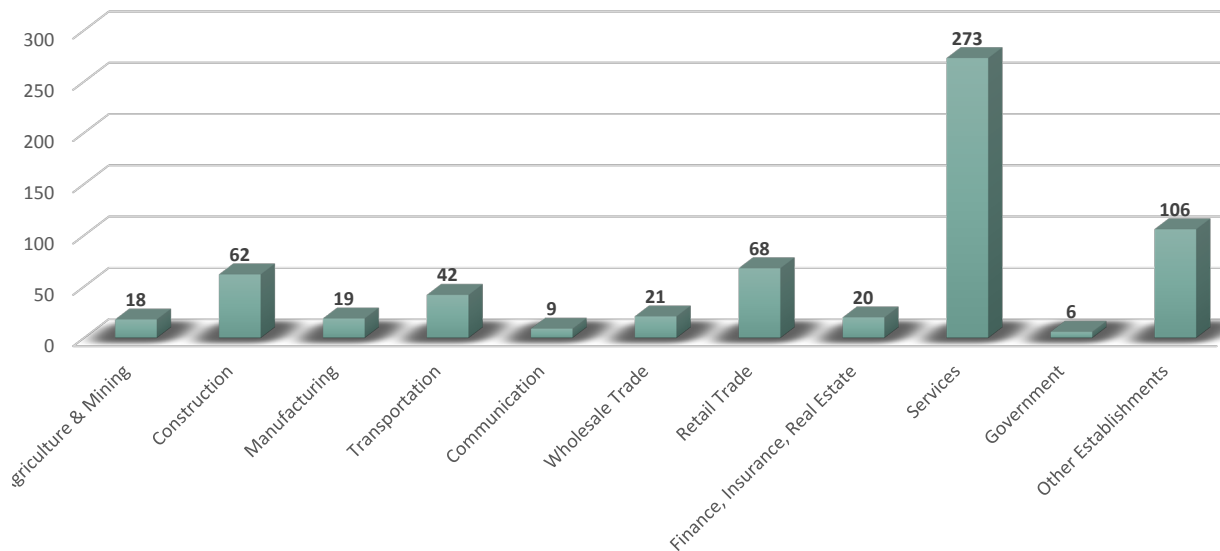
Employment data collected is grouped in broad categories of industries including Retail Trade (Home Improvement, General Merchandise Stores, Auto Dealers, Gas Stations, Apparel & Accessory Stores, Furniture & Home Furnishings, Eating & Drinking Places), Services (Hotels, Automotive, Health, Legal, and Educational Services), Finance (Real Estate, Insurance, Banking), Government, Construction, Manufacturing, Transportation, Agriculture, Wholesale Trade and Communication.

The largest employment sector in Round Lake, with 273 jobs is Services, followed by 68 Retail Trade jobs, 62 Construction jobs, and 42 Transportation jobs. "Other" establishments employ 106 people and may include those that work from home, babysit, landscape, or work in other domestic services.

Travel to Work data* (2011) suggests that Round Lake residents leaving Village limits travel to other areas around Round Lake including Round Lake Beach (5.5%), Chicago (4.4%), and Grayslake (3.3%), while 4.8% work within Round Lake Village limits. Meanwhile employees traveling to Round Lake for work are traveling from Chicago (13.1%), Libertyville (4.7%), and Vernon Hills (3.5%), including other surrounding municipalities and/or unincorporated areas.

*Travel to Work data may encompass unincorporated areas surrounding Round Lake as part of the municipality.

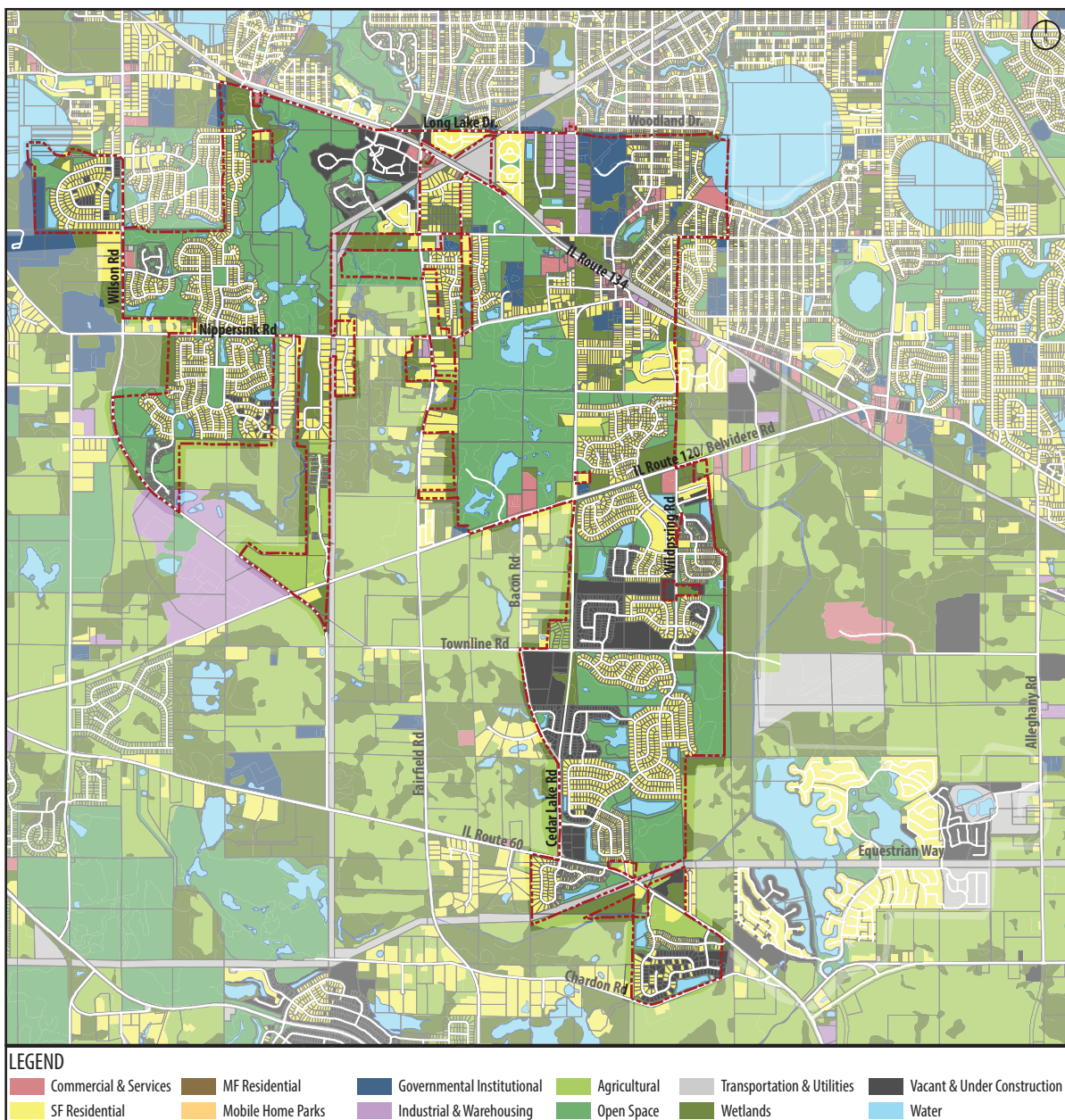
► **EMPLOYMENT IN ROUND LAKE**



Land Use and Zoning

Current land use in Round Lake was examined using data as reported by the CMAP and confirmed by Village staff. The majority of land within the municipality is single family residential (39%). Single Family residential developments meander through the community often flanked by open space. The few multifamily residential developments located in Round Lake are small developments at the northern edge of the

Village. Two mobile home parks are located near the Village’s downtown area. Round Lake also has significant vacant land (33%), which is typically adjacent to single family residential developments and includes land that is under development. Round Lake’s natural amenities are evident with 454 acres of open space (13%) and 131 acres of water (4%) within the Village limits.

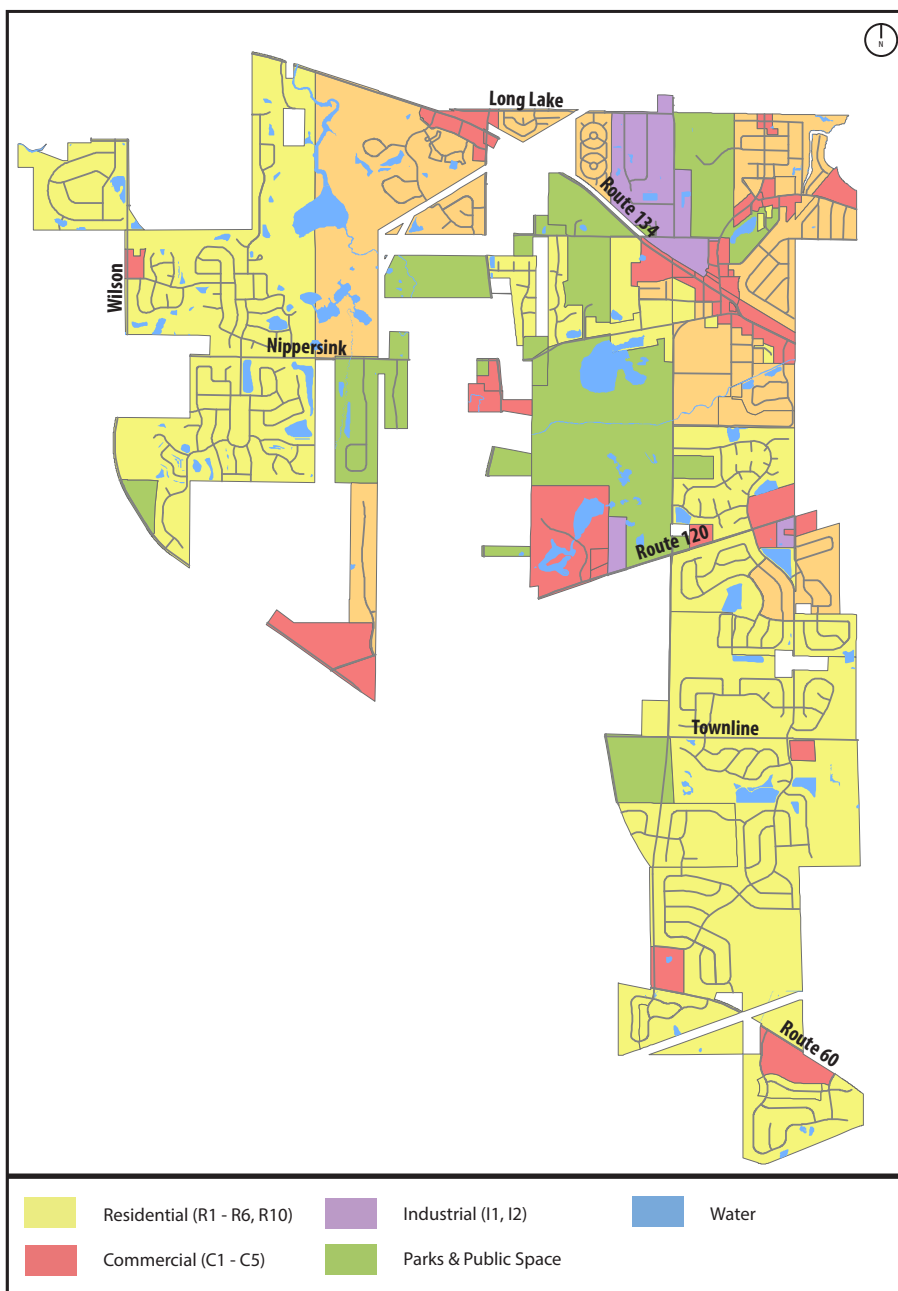


LAND USE MAP

DATA SOURCE: CHICAGO METROPOLITAN AGENCY FOR PLANNING | MAP PREPARED BY: TESKA ASSOCIATES, INC.

Land Use and Zoning

Round Lake has been zoned to include a multitude of land uses including residential districts (developed as a collection of subdivisions), commercial districts, industrial districts and public property (including parks, forest preserves, schools and municipal properties). Single Family residential districts (R1, R2, and R3) are designated for the majority of Round Lake, most prominently at the northwest and southeast areas of the Village. Multifamily residential districts (R4, R5, R6, and R10) are located along the northern side of the Village and near the downtown center. Commercial districts (C1, C2, C3, C4, and C5) are zoned for areas along major corridors such as Route 134, Route 120, and Route 60, making them accessible to residents and visitors alike. Industrial districts (I1 and I2) are also located along major roads and are generally laid in close proximity to commercial land uses. The largest area of



ZONING MAP

DATA SOURCE: LAKE COUNTY GIS/MAPPING DIVISION | MAP PREPARED BY: TESKA ASSOCIATES, INC.

industrial uses are zoned in the northeast side of the Village (including an industrial park just north of the downtown area). Zoning for the Village has created the most intense uses in and near the Downtown and major corridors while separating residential districts from increased traffic and congestion. This allows residents to retain a quiet atmosphere at home if they choose to live in a subdivision, while still having the option to live in a more compact setting should they wish to locate in such an area.

Transportation

ROADS

Round Lake is well-served by three major arterials and collector roads connecting the Village to several airports (O'Hare International Airport, General Mitchell Airport, Campbell Airport), recreational and entertainment venues (Six Flags Great America, Wrigley Field, US Cellular Field, Allstate Arena, United Center, Lake County Fairgrounds, Volo Auto Museum), and shopping centers (Gurnee Mills Shopping Mall, Westfield Hawthorne Shopping Mall, Citypark at Lincolnshire). The Village's location and quick access to so many amenities can attract retailers and companies seeking to locate in an area that finds value in being in close proximity to the roads listed below. Plans for the expansion of Route 120 and Cedar Lake Road realignment have the potential to attract more commuters and visitors, thereby benefiting existing businesses and encouraging the opening of new ones.

Major arterials include:

- IL Route 134 - connects to US Highway 12
- IL Route 120/Belvidere Road - connects to US Highway 45, the Tri-State Tollway (I-94), and IL Route 12/59
- IL Route 60 - connects to US Highway 45

Collector roads include:

- Townline Road
- Nippersink Road
- Fairfield Road

Planned Cedar Lake Road Realignment includes:

The Cedar Lake Road realignment is a \$6 million project beginning in 2017 that includes the reconstruction of Cedar Lake Road from 2 to 3 lanes, and connects it from Route 120 to Route 134. The Village's goal for the realignment is to attract interest in locating in the downtown area. Road realignment elements include:

- Connection to Nippersink Forest Preserve and eventually the Millenium Bicycle Trail
- Relocating the Metra station further south down the rail line to the lumber yards
- Eliminating Metra's existing parking lot and replacing it on the east side of Cedar Lake Road
- At the grade train crossing to allow for safe passage for pedestrians and vehicles
- 25 mph speed limit



Transportation (continued)



Illinois Route 53/120 Corridor Project:

Lake County has experienced a large population increase in a short amount of time, and with that traffic congestion has become a concern for many of the residents and visitors in the county. In 2009, residents approved a non-binding referendum to extend Illinois Route 53 north to Illinois Route 120. The Chicago Metropolitan Agency for Planning's GO TO 2040 Plan cites the project on its highest priority list due to the potential for reducing region-wide congestion. The planning work has already begun and will include land use plans for a dozen areas. The Village of Round Lake will be greatly impacted by the creation of this urban highway and should anticipate projects that could benefit from the corridor. Elements of the Illinois Route 53/120 Corridor Land Use Plan includes:

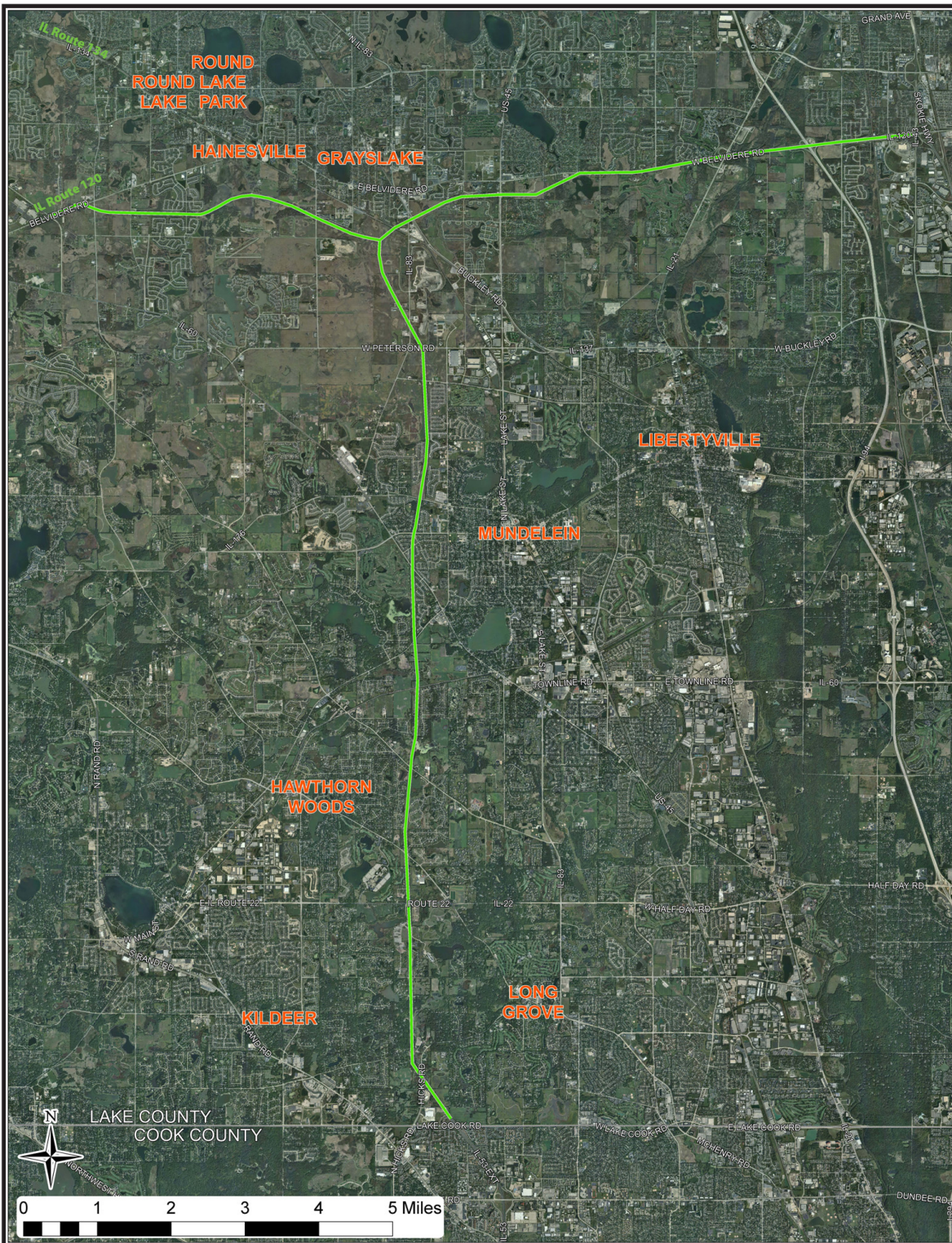
- Creating a four-lane limited access arterial highway bounded by Lake Cook Road on the south, the Chain O'Lakes on the north, I-94 to the east, and IL 12 to the west.
- Designing a "modern boulevard" with a smaller footprint to minimize potential negative impacts and preserve the county's natural environment.
- By-pass along seven miles of the state road.
- Identify opportunities to improve recreation, transit, and economic development.

Transportation (continued)



Central Lake County Corridor
Proposed Alignment for IL Route 53/120 North Extension

Right-of-Way limits are approximate and not to exact scale.



DRAFT

September 2011

PROPOSED IL ROUTE 53/120 NORTH EXTENSION ALIGNMENT

DATA SOURCE: ILLINOIS TOLLWAY

Transportation (continued)

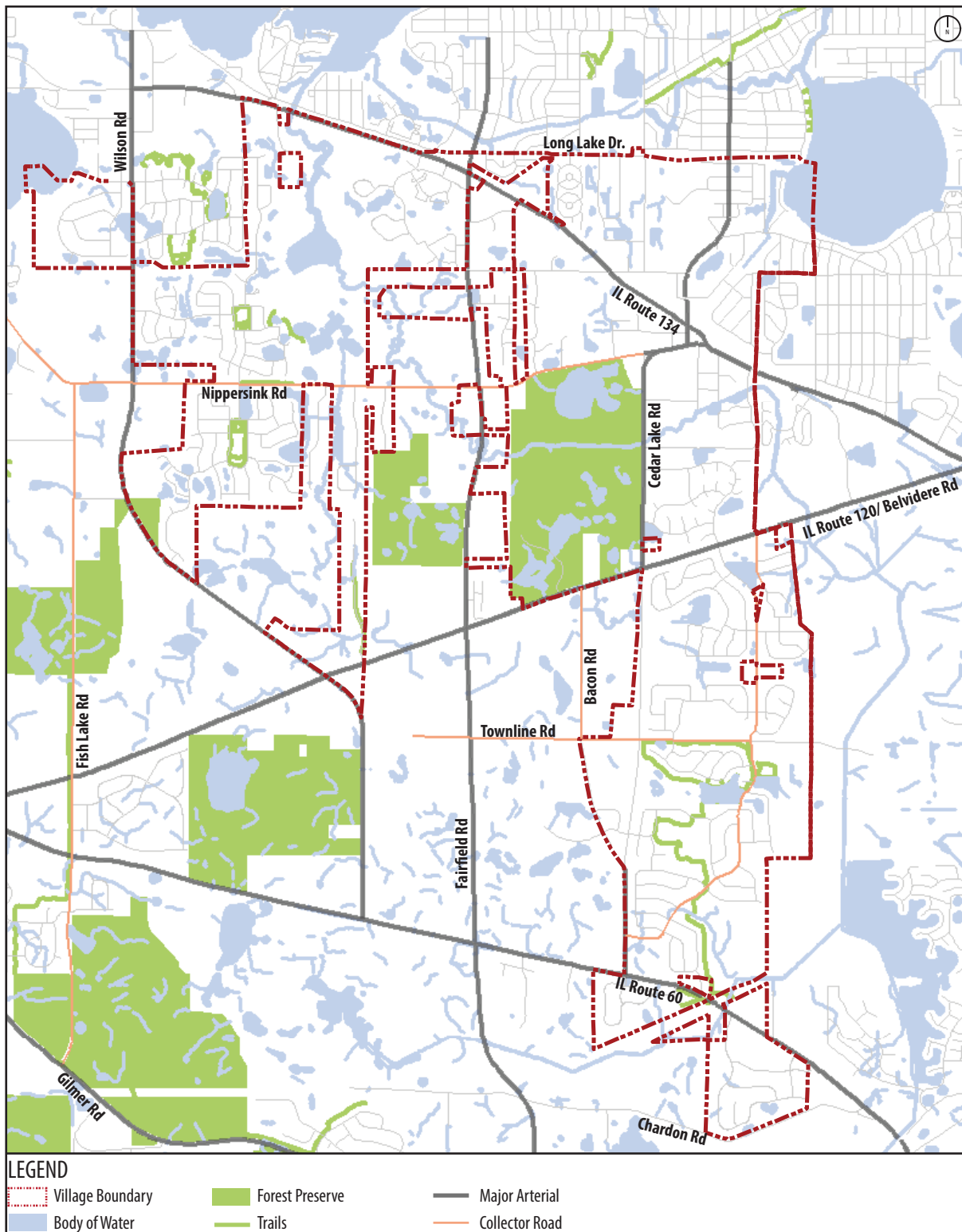


Round Lake Metra Station

PUBLIC TRANSPORTATION

Round Lake residents have convenient access to Pace Bus and Metra services. The Pace Bus Route 570 serves Round Lake commuters and the bus stop is located at Cedar Lake Road and Washington Road. This Bus Route also connects to bus routes 565, 572, and 806. The Milwaukee District/North Line (Fox Lake to Chicago) serves Round Lake commuters at the Round Lake Metra station and is located at the intersection of Route 134 and Cedar Lake Road. Parking is available daily on a first-come, first-serve basis for a fee of \$1.50 a day. There is one designated parking lot for pass holders which is located on Goodnow Boulevard (off Route 134) and is known as the Goodnow Lot. Respondents that participated in a survey done as part of the Comprehensive Plan indicated that they rarely use public transportation to travel to work or for other daily needs.

Transportation (continued)



ROADS AND TRAILS MAP

DATA SOURCE: LAKE COUNTY GIS, 2014 | MAP PREPARED BY: TESKA ASSOCIATES, INC.

Round Lake Governmental Jurisdictions

SCHOOLS

The Village of Round Lake is served by a total of 8 school districts; one community unit school district, four elementary school districts and three high school districts. The Round Lake Community Unit School District 116 serves students in Kindergarten through 12th grade on the northeastern portion of the community. Two elementary districts (Gavin School District 37 to the north and Big Hollow School District 38 to the west) feed into Grant High School District 124 to the northwest. Community Consolidated School District 46 to the south is an elementary district that feeds into Grayslake High School District 127. Finally, Fremont School District 79, an elementary school district in south Round Lake, feeds into Mundelein High School District 120. See map on page 22.

LIBRARY

The Round Lake Area Public Library, located at 906 Hart Road in Round Lake, serves most of the Village as well as surrounding areas. It is open every day of the week and offers books and resources in English and Spanish, quarterly newsletters, social events, and much more (see map on page 23). Round Lake is also served by three other library districts: Fox Lake Public Library District in the northwest, Grayslake Area Public Library District in the central community and Fremont Public Library District to the south. The Fox Lake Public Library District serves the fewest number of residents (fewer than 200 households) with the other districts serving more sizeable number of households.

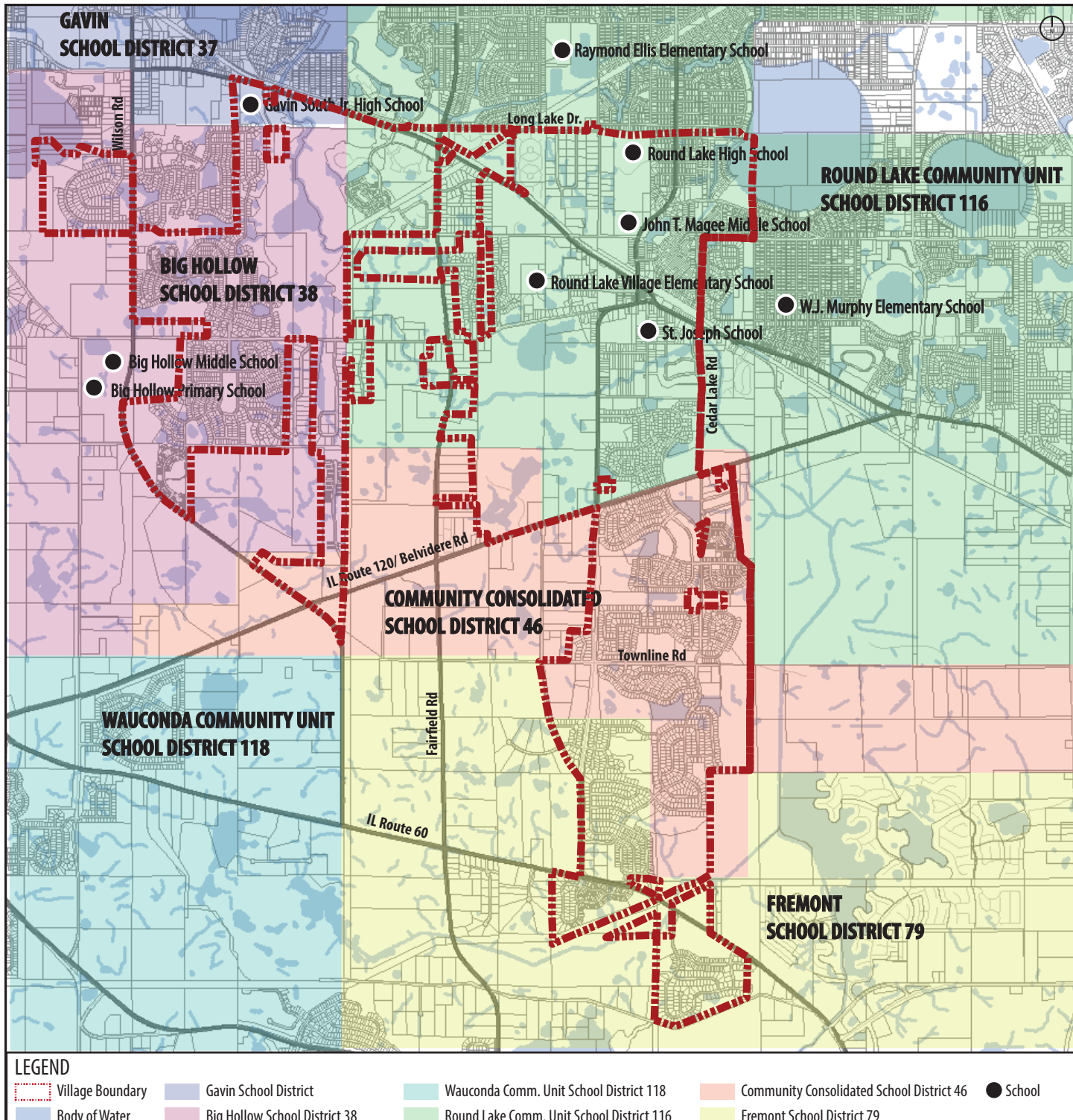
FIRE

The Village is served by 3 fire districts. The only fire station located within Round Lake's boundaries is in Downtown Round Lake at 409 W Nippersink Road (headquarters). The Greater Round Lake Fire Protection District serves 6 municipalities and unincorporated Lake County land. Fox Lake Fire Protection District serves the area to the west, while the Grayslake Fire Protection District serves the southernmost end of the village. Though not directly serving Round Lake, the Wauconda Fire Protection District is located just south and west of the municipality. Another fire station in Round Lake is considered at the intersection of Cedar Lake Road and Townline Road. See map on page 24.



Round Lake Public Library

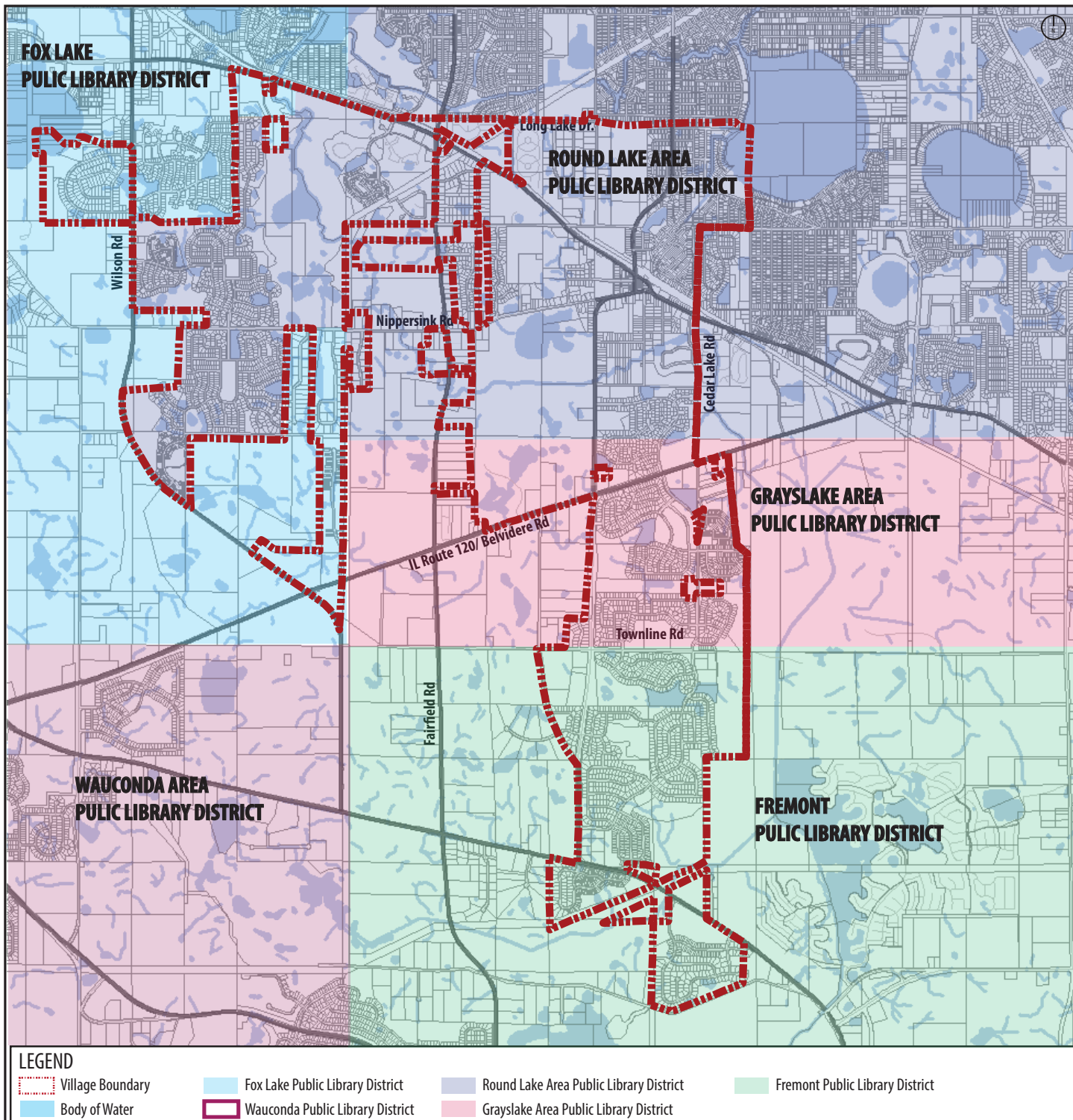
Round Lake Governmental Jurisdictions (continued)



ELEMENTARY AND UNIT SCHOOL DISTRICT MAP

DATA SOURCE: BAXTER & WOODMAN, INC. | MAP PREPARED BY: TESKA ASSOCIATES, INC.

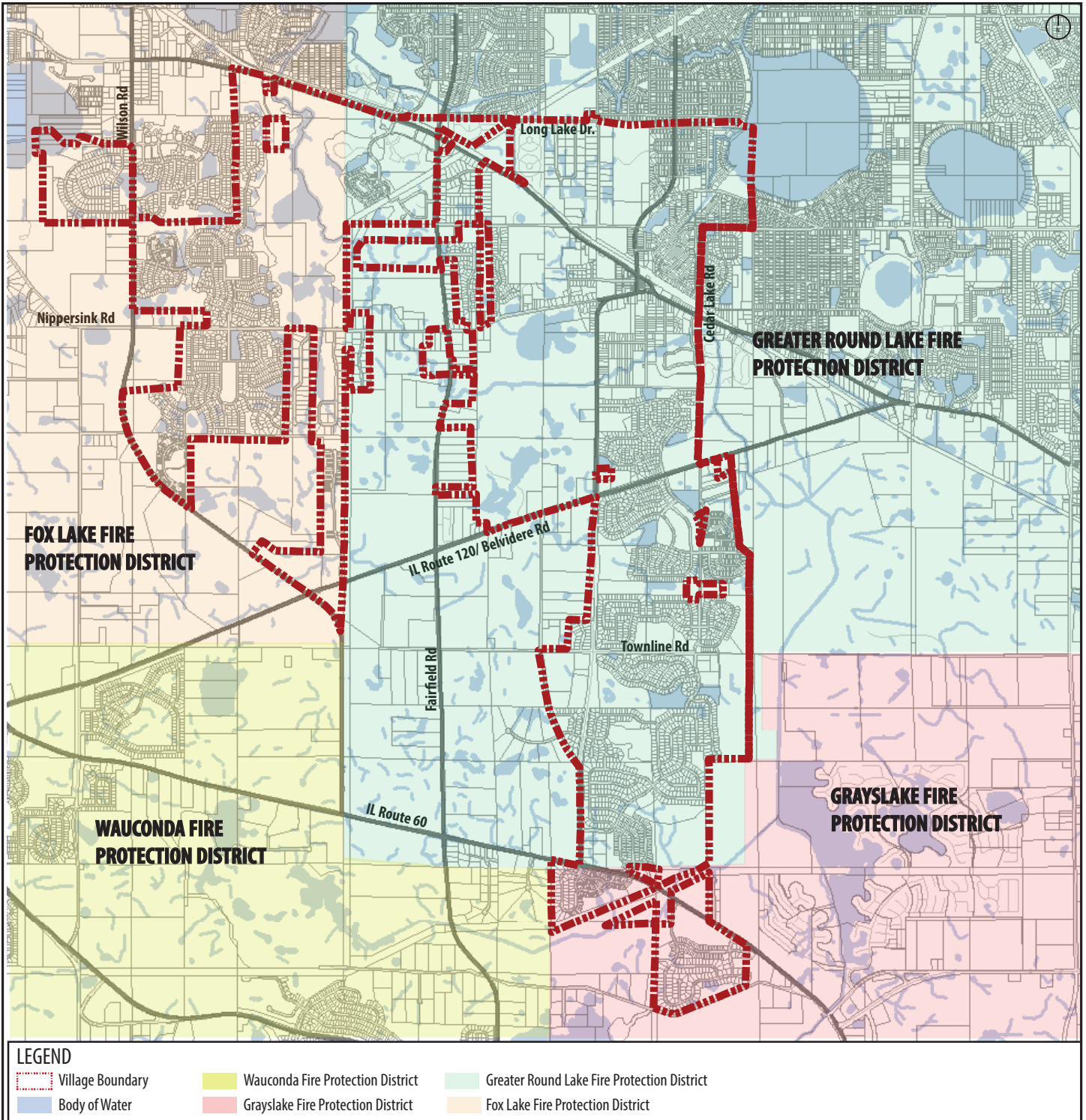
Round Lake Governmental Jurisdictions (continued)



LIBRARY DISTRICT MAP

DATA SOURCE: BAXTER & WOODMAN, INC. | MAP PREPARED BY: TESKA ASSOCIATES, INC.

Round Lake Governmental Jurisdictions (continued)



FIRE PROTECTION DISTRICT MAP

DATA SOURCE: BAXTER & WOODMAN, INC. | MAP PREPARED BY: TESKA ASSOCIATES, INC.

Round Lake Governmental Jurisdictions (continued)

PARKS

The Round Lake Area Park District is the only governmental district that encompasses the entire Village of Round Lake. The district includes 18 parks and 1 forest preserve (Lake County's Nippersink Forest Preserve) in the Village. The Park District's office is located at 814 Hart Road, and offers a wide range of programs including: Aquatics, Youth Basketball, AYSO Soccer, Summer Camp, Challenge Course, Children's Neighborhood Museum, Nature Museum, Music, Theater, and Dance Lessons, Senior Center, and Special Recreation for individuals with disabilities. The district also serves Round Lake Heights, Round Lake Beach, Round Lake Park, Hainesville, and adjacent areas of unincorporated land. In total the park district maintains 53 parks and 8 other facilities including community centers, a nature museum, bike trail, and golf course.



ROUND LAKE AREA PARK DISTRICT MAP
 DATA SOURCE: ROUND LAKE AREA PARK DISTRICT

Round Lake Village Facilities and Utilities

VILLAGE HALL

The Village Hall is located in Downtown Round Lake on Cedar Lake Road. The Round Lake Metra station along with various local businesses and Magee Middle School are within walking distance. Village Hall's office (442 N. Cedar Lake Road) houses the Administrative Department and Building Department and offers a variety of resources, services and events to residents and businesses. Residents can participate in community events such as Arbor Day and Home Town Festival, while businesses can benefit from annual business summits to a recently created business directory.

POLICE STATION

The Police Department is located at 741 W. Townline Road and offers services such as prescription and over the counter drug disposal (through a grant from CVS/pharmacy to combat drug abuse and protect the environment), Victim/Witness Assistance Program, Premise Alert Program, Families Against Chronic Excessive Speeding (FACES 4), resident notification system, and information on the Department of Homeland Security. The annual National Night Out is held at the Police Department and offers residents a car show with free food. The event is designed to heighten crime and drug prevention awareness, to support local anti-crime programs, and strengthen police-community relations.

PUBLIC WORKS

The Public Works Department, located at 751 W. Townline Road, is in place to "Enhance the quality of life for our residential and business community by providing and maintaining quality infrastructure". The department offers residents services in snow removal, street tree replacement, curb, gutter and sidewalk replacement program, water quality, mosquito control, emerald ash borer (EAB), storm water run-off, and road construction projects.



Round Lake Public Works & Police Department

Round Lake Village Facilities and Utilities (continued)

SEWER

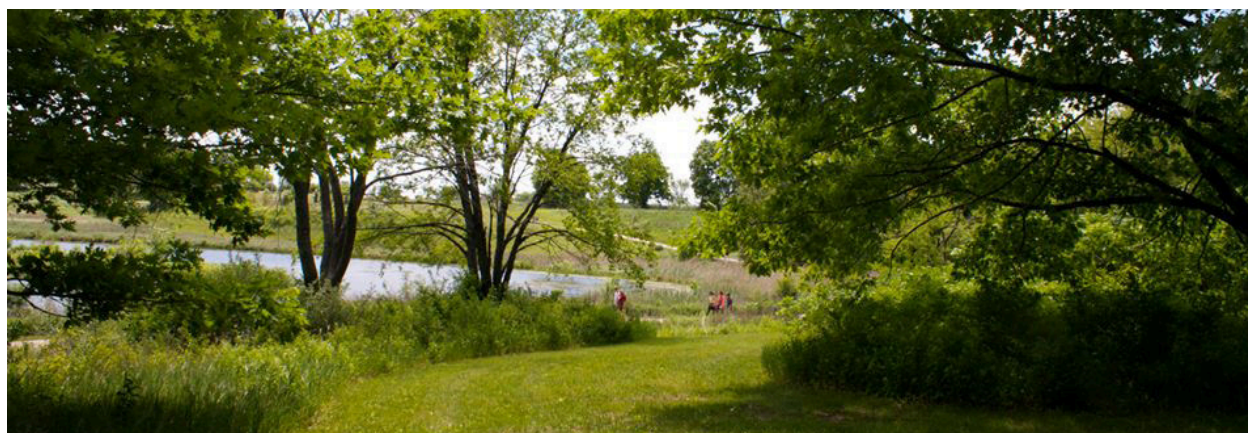
The Village is served by the Northwest Regional Sewer System. The sewer system carries water from indoor drains to wastewater treatment in Fox Lake via the Northwest Regional Sewer System. There is an excess flow site in Round Lake Beach, which has recently been upgraded, that allows for temporary storage during heavy rain events.

WATER

Round Lake water is pumped from Lake Michigan and treated at Central Lake County Joint Action Water Agency's Paul M. Neal Water Treatment Facility in the Village of Lake Bluff. CLCJAWA utilizes 36 miles of pre-stressed concrete water main installed in 1991 to deliver water to the Village. The Village then stores the water in its 3 million gallon ground storage reservoirs or is pumped directly into the distribution system from the Cedar Lake Road pump station. The Village has an adequate storage facility , they can store up to 4.5 mgd's (million gallons per day) of water, but are only at .8 mgd's so far. All developments are connected to the Village's water system. Tap water quality is consistently monitored by the Illinois Environmental Protection Agency (IEPA) and other independent labs.

STORM

The Round Lake storm water system releases rain run-off water into channels, streams and rivers. Village residents are encouraged to not pour anything down the storm drains without first knowing what they can do to protect the water in the storm drain system. Some recommendations include buying non-toxic household products and water-based paint, properly disposing of hazardous materials at the waste collection center, and recycling.





Comprehensive Plan Community Open House, 2014

Community Engagement

A variety of community engagement efforts have taken place since the plan's inception to collect feedback that will help set a course for future decision-making in the Village. A survey that was accessible on-line or through hard copy was distributed to residents through the Village Hall. Interviews of business owners, investors, land owners, realtors, HOA members, residents, Village staff and taxing districts (library, fire, school, parks) were held to further understand the community's key issues. An Open House was held to review initial data and feedback gathered with community members and to collect more insight on Village priorities. As the plan continues, the community will continue to guide the process and final document as it is a reflection of their unified goals for the future of Round Lake.

Community Engagement (continued)



ENGAGEMENT OPPORTUNITIES



Survey

Over 190 surveys have been collected for the Round Lake Comprehensive Plan. Surveys were accessible through paper copy at Village Hall and online through the Village’s website.



Stakeholder Interviews

Interviews were held with residents and community members that provided insight on several aspects future growth and development in the Village.



Open House

An Open House was held November 11, 2014 with an attendance of over 50 residents, and provided participants the opportunity to review information and data gathered to that point, and provide ideas for future growth and development.



Asset and Opportunity Mapping

Open House participants labeled an aerial map of Round Lake with icons representing amenities they would like to see in the area, and stickers to highlight community assets.



Vision Exercise

Open House participants participated in a variety of activities where they stated what they liked about Round Lake and what they aspired it to be.

Community Engagement (continued)

SURVEY RESULTS



Most Valued

Survey respondents believe the most important factors that make a community desirable to live in are:

- Quality of its schools
- Price/Value of housing
- Convenient road systems
- Access to parks
- Shopping & Restaurants



Strengths of Round Lake

Respondents gave at least a 70% rating on each of the following as excellent or good:

- Water quality
- Open space & Parks
- Access to Metra,
- Sense of safety in Round Lake



Community Needs

Respondents indicated the need for the following:

- Additional restaurants
- Options for shopping
- Access to jobs
- Bus transit



Development

Residents indicated that the least beneficial development for the Village would be:

- Apartments
- Condominiums
- Senior housing



Shopping & Dining Destination

Survey respondents indicated they most commonly dine out (a few times a month) and shop (a few times a week) in:

- Gurnee
- Vernon Hills



Downtown Round Lake

Would like to see:

- More retail options
- More restaurants
- Improved parking
- Improved building appearance



Employment

Most of those responding to the survey (53%) work in Lake County. Eight percent work in downtown Chicago.



Travel to Work

Survey respondents most typically (85%) drive alone to work. Seven percent take Metra.



Living in Round Lake

Most survey respondents (40%) have lived in Round Lake for between 11 and 20 years. Thirty – six percent have lived in the Village for between 6 and 10 years.

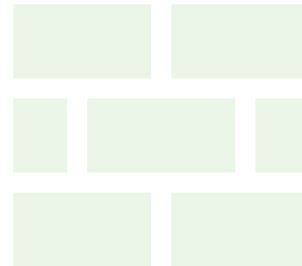
Community Engagement (continued)

STAKEHOLDER INTERVIEWS

Stakeholder interviews were held at Village Hall with representatives of the community including: Business owners, investors, land owners, HOA members, residents, Village Staff, and taxing districts. Key points raised at the discussions are summarized below.

▶ LAND USE & DEVELOPMENT

- » *The market economy is improving but is still flat*
- » *Other communities are attracting development*
- » *Image of school districts varies by location*
- » *Develop vacant property owned by the Village*
- » *Rt. 60 and Rt. 120 are a good place for development*



▶ COMMUNITY IDENTITY

- » *Better overall image needed for Round Lake*
- » *Improve family celebrations and events*
- » *Celebrate small-town feel*
- » *No entertainment venue*



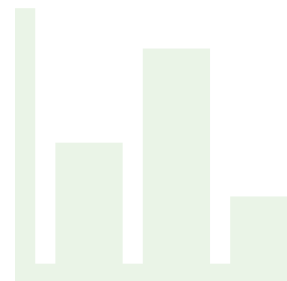
▶ DOWNTOWN

- » *Some businesses left town because parking was a problem*
- » *High-end residential rental would attract people that want to live by the train*
- » *Façade improvements needed to make it more attractive*
- » *Residents like the local bakery and other small businesses there*



▶ BUSINESS DEVELOPMENT

- » *Businesses are scattered, there is no central business district where people can get a lot done in one place*
- » *Great customer base, but would like to attract more customers*
- » *Some nice local businesses, would like to see more*
- » *Need big boxes*
- » *Current administration is business-friendly*



Community Engagement (continued)

OPEN HOUSE REVIEW

The first Comprehensive Plan's Open House was held November 11, 2014 at the Public Works/ Police Department Building. Over 50 participants reviewed the planning process, provided feedback on initial findings and participated in a variety of activities to express their priorities, concerns and ideas for the Village.

▶ "A VISION FOR ROUND LAKE"

Community members participated in a "Mad Libs"-esque activity where they created a vision for the Village. Elements for the vision by the Open House participants included:

- » *The Village of Round Lake will be a diverse, fun, committed community that provides well-rounded activities and opportunities*
- » *The Village of Round Lake will be a success and provide great opportunities for businesses and residents*
- » *The primary focus of the Village will be to enhance the life style of the community businesses and residents*
- » *The primary focus on the Village will be to lower taxes*
- » *Residents will spend their money in Round Lake*

▶ "ENVISION DOWNTOWN ROUND LAKE"

Community members suggested improving Downtown Round Lake through a variety of methods, including:

- » *Unified façades (i.e. awnings)*
- » *Helping small business owners with block grants*
- » *Bringing diverse businesses to the area (including small crafts, locally-made clothing, restaurants, bakeries)*
- » *Road improvements (Routes 134 and 120)*
- » *Walkability*
- » *Attract industry (to help with taxes)*
- » *Keep the small town feeling (avoid the appearance of strip malls)*



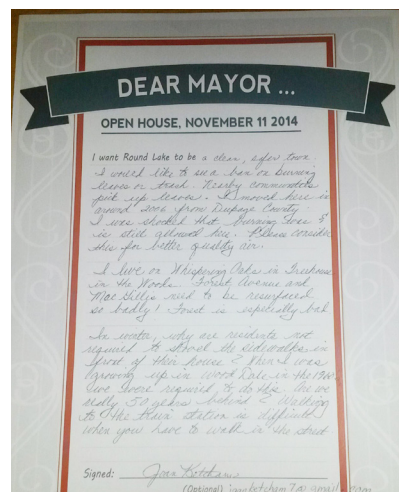
Community Engagement (continued)

OPEN HOUSE REVIEW

▶ “DEAR MAYOR ...”

Community members wrote letters addressed to the Mayor of Round Lake asking for Round Lake to be/have:

- Vibrant, clean, safe with various dining and cultural opportunities
- Bring jobs to residents by bringing commercial companies and building factories
- A nicer place in appearance, vacant lots should be cut regularly to avoid bugs and negative appearance
- To have bike paths and sidewalks
- Snow removal in the winter so residents have the option to walk
- A ban on burning leaves or trash for better air quality
- Require shoveling of snow in front of homes so residents can walk to the train station
- A thriving community with shopping, restaurants and craft fairs
- An improved train station
- A quicker and easier permit process
- Thriving residential community (middle-class), thriving businesses, excellent infrastructure, excellent schools and public services
- Lower property taxes
- Multiple lane roads
- More community-wide event activities in the summer for families, such as concerts and fairs
- Create a task force of community residents
- Pedestrian-friendly so children can walk from the Park District Pool/Library to Round Lake High School



▶ “I WOULD LIKE TO SEE _____ IN ROUND LAKE”

Meeting participants left one word answers for what they’d like to see in the Village:

Stores

Mariano’s, Sam’s Club, Costco

Recreation

More family-oriented activities in the summer

Restaurants

Portillos, Subway, Family restaurants

Open Space

Place to plant with partial shade and a place to sit

Transportation improvements

Round-a-bout (at the intersection of 134 and Cedar Lake Rd)
More options for seniors that cannot drive

Environmental

No weed killers or fertilizers
Pick-up leaves and make mulch for the community
No burning of leaves and trash

Pedestrian Improvements

Sidewalk shoveling (helping with removal)



Chapter



3

Future Land Use

A Land Use Categories	36
A1 Single Family Residential	37
A2 Townhomes	37
A3 Multi-Family Residential	37
A4 General Commercial	38
A5 Downtown Commercial	38
A6 Business Park	38
A7 Institutional	39
A8 Open Space	39

SECTION 6A

Future Land Use

The Future Land Use Plan outlines the recommended arrangement of residential, commercial, industrial, institutional, and parks and open spaces, both within current municipal limits and outside extending to Round Lake's 1½-mile planning area boundary. Future Land Use categories are described on the following pages with corresponding images that provide visual examples of development types that fit the preferred character for Round Lake. Although density tells us how many housing units are per any given area, it does not reveal everything about the physical form. Exploring different design options for proposed developments with the same density will allow the Village to navigate new developments to fit the character most desired by the community. Densities indicated are for general planning purposes only. Proposed developments will be evaluated per the Village's Zoning Ordinance and advised as to the appropriate number of units, which are appropriated based upon the physical constraints of the subject property and municipal ordinances. Each land use category includes a list of existing zoning classifications that fit the land use description for future development purposes.

Future Land Use Categories

▶ SINGLE-FAMILY RESIDENTIAL

The Single-Family Residential land use category provides for low-density residences at densities generally less than 4.0 du/ac (dwelling units per acre) where adequate municipal sewer and water utilities exist or can be made available. This category is primarily designed to accommodate Single-Family detached housing. Compatible government, education, religious, and recreation uses may also be permitted. The intent is to provide a range of single-family residential subdivisions on fully improved lots that respect natural elements such as topography and existing vegetation, as well as offer amenities such as trails and open spaces to foster quality neighborhoods. This land use may include developments that are zoned as E-R, R-1, R-2, R-3, and R-4.



▶ TOWNHOMES

The Townhome Residential land use category is intended to include residential development that is most appropriate for living in the Village's future growth areas and around the downtown with densities between 7.0 and 14.0 du/ac. This land use category is an attractive option to create a variety of housing options in the Village and create greater densities where appropriate. Townhome densities also allow more residents to walk/bike to nearby amenities, or to be located near major arterials and is in close proximity to commercial developments. All parcels should be served by public utilities and will be provided with access to transit and/or road infrastructure. This land use may include developments that are zoned as R-4.



▶ MULTIFAMILY RESIDENTIAL

The Multifamily Residential land use category is intended to include all forms of multiple family or attached housing, including condominiums, and apartments with an overall density of 15.0 du/ac or higher. Compatible government, education, religious, and recreation uses may also be permitted. Rental apartments will continue to be an attractive housing option for singles, empty nesters, young professionals, and college students. Certain senior living facilities that are designed similarly to apartments for independent senior living also fall under the Multifamily Residential land use category. This land use may include developments that are zoned as R-4, R-5, and R-6.



Future Land Use Categories (continued)

▶ GENERAL COMMERCIAL

This land use category is intended for office and retail establishments that offer a wide range of goods and services. Multifamily residential uses and institutional uses can be used as secondary uses in locations along major transportation, auto-oriented corridors. Commercial businesses can range from retail shops, restaurants, professional offices, and specialty services. This land use may include developments that are zoned as C-2, C-3, C-4, and C-5.



▶ DOWNTOWN COMMERCIAL

This category promotes the multi-use function of the downtown as a retail, entertainment, working and living environment that serves as the focal point of the community life. This land use category is intended for a mix of business district commercial uses in a compact, pedestrian-oriented activity setting. The Downtown Commercial area will offer event space for community activities and gathering and connect to county-wide bike trails. This land use may include developments that are zoned as C-1, C-2, and as Downtown Business District. Note: the Downtown is considered in detail as a subarea in the plan.



▶ BUSINESS PARK

The Business Park land use category is intended to provide for employment generators in Round Lake. The business park in Round Lake has the capacity to provide businesses that supply non-retail/service employment opportunities for local residents. A business park would generally include offices that house executive services, and research and development (such as Baxter). Business parks would also be encouraged to integrate a campus design that creatively integrates buildings and parking into the natural environment. This land use may include developments that are zoned as I-1 and I-2.



Future Land Use Categories (continued)

▶ INSTITUTIONAL

This land use category applies to existing or proposed locations for federal, state or local governmental activities, and includes private and public institutional uses such as schools, religious institutions, hospitals, libraries, municipal buildings and, safety (fire, police) departments.



▶ OPEN SPACE

This land use category encompasses all public and private open spaces, including neighborhood and community parks, forest preserves, trails, golf courses, and other recreational or educational facilities, such as botanic gardens and museums. It also includes lands that are sensitive to development, that contain special environmental characteristics that should be preserved, including wetlands, floodplains, significant tree cover and prairies. In addition to their sensitive nature, these areas provide the Village with such natural functions as flood storage and conveyance, pollution control, and habits for wildlife. Recreational opportunities are encouraged within areas designated for parks and open space, provided that natural elements are protected or carefully integrated with recreational facilities like trails, benches, and similar elements.



Future Land Use Map

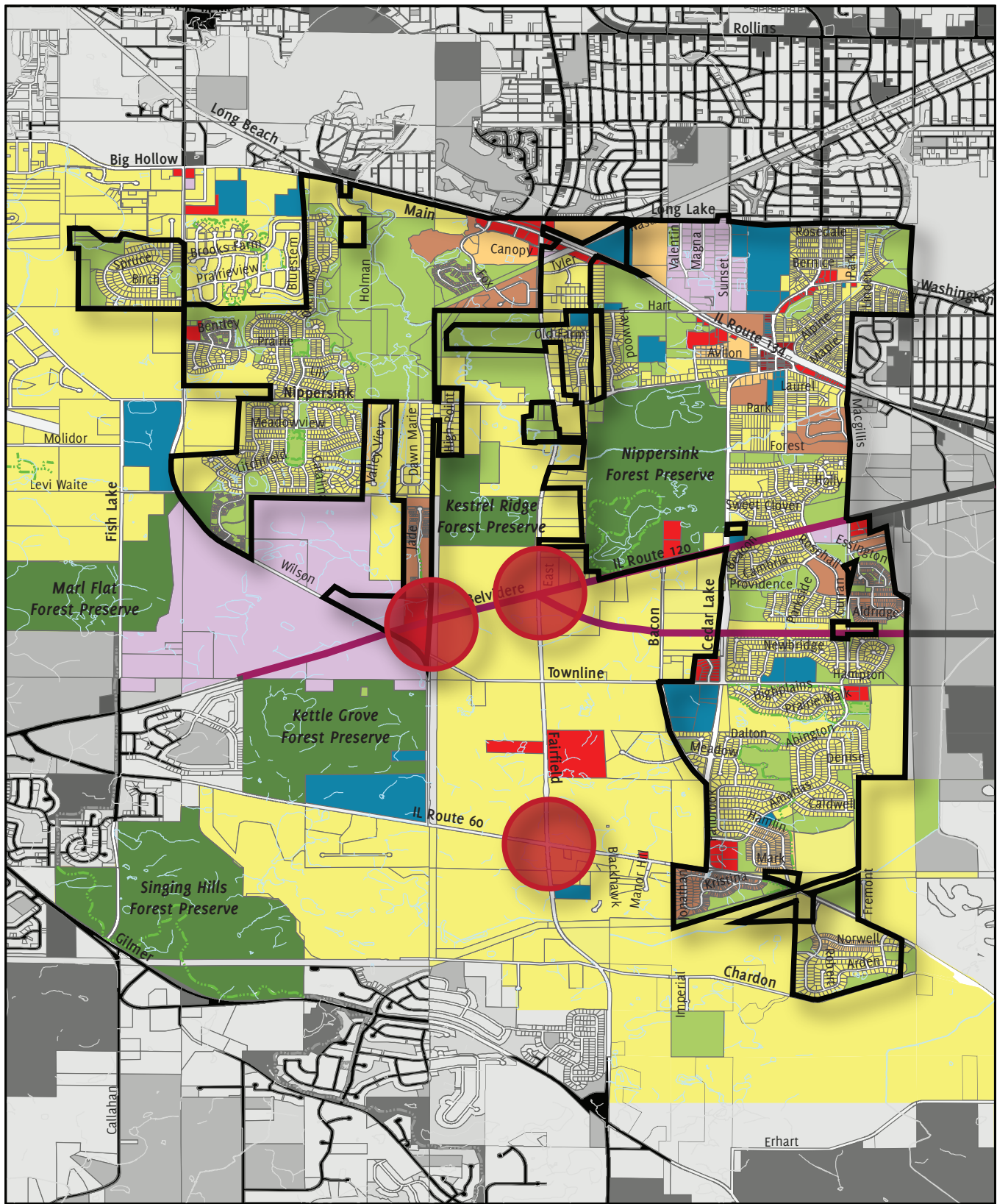
The Future Land Use Map shows how all parts of the Village and surrounding extra-territorial jurisdiction should grow and develop over time. It is composed of existing land uses and proposed future growth within the Village of Round Lake and its surrounding planning area (unincorporated land to the south and the west). The plan indicates, in a general manner, the location of current and future uses for various types of development. It is meant to be a guide for considering more specific development proposals and applying village zoning to guide decision making, which may involve public or private investment in property development.

Large portions of the future land use map are devoted to open space and forest preserves to maintain the rural character of the Village. A couple of nodes located throughout the map show potential for commercial or business park development which was determined by examining high traffic counts and nearby facilities/developments that could support the growth. The exact area of these nodes will be determined as development proposals come before the Village. The intent of the plan is to focus development around intersections rather than for commercial uses to be spread around the Village. Residential growth areas do not show the preservation/incorporation of specific open space for each development's specific design layout, but is expected to incorporate and respect natural amenities in the area. Future residential growth areas are also shown as Single-Family residential housing, but may include townhomes, and community facilities (schools, places of worship) as appropriate.

It is important to note that the Future Land Use Map is not a zoning map and will not regulate specific aspects of development, such as yard dimensions and building height. The categories are not regulatory and typically land use maps encompass a long time frame, embody a broad community vision, and provide more general guide to development. Therefore, land use informs the zoning ordinance and the zoning map is used as a tool for protecting the use of property and community character, even if it does not exactly align with the future land use map.



Photo Source: Nippersink Forest Preserve



LEGEND

- | | | | |
|---------------------|----------------|-----------------|------------------------------------|
| General Commercial | SF Residential | Institutional | Vacant/Transportation/Construction |
| Downtown Commercial | MF Residential | Open Space | Proposed IL 53/120 Extension |
| Business Park | Townhomes | Forest Preserve | Development Node |



FUTURE LAND USE MAP

DATA SOURCE: CHICAGO METROPOLITAN AGENCY FOR PLANNING, LAKE COUNTY GIS | MAP PREPARED BY: TESKA ASSOCIATES, INC.



Chapter



4

Plan Elements

1 Land Use and Development	44
2 Transportation	49
3 Downtown	56
4 Economic Development	63
5 Community Character	67
6 Housing	72
7 Community Buildings, Places, and Infrastructure	76

1. Land Use and Development

The strategy of the Village is to promote an active mix of land uses that advance a range of living options, retail, entertainment, office, government/institutional, and recreational related development. Providing Round Lake residents with a mix of uses fosters greater vitality in the Village and improves the overall quality of life. Residents have the option to live, work, and play in close proximity, while positively contributing to the local economy.

GOAL 1A

A development pattern that provides a range of options for housing, businesses, jobs, and community activities throughout the Village.

OBJECTIVES

- 1.1 Secure commercial development in appropriate areas of the Village to meet the needs of residents, attract visitors, and minimize adverse impacts (such as traffic) on the community.
- 1.2 Preserve and support the primarily family oriented development character of the Village.
- 1.3 Create a land use pattern in and around the downtown that reflects its current Transit Oriented Development pattern; emphasizing walkability, connectivity between activity centers, and access to public transportation, which all work to produce an enjoyable area for residents and visitors and a successful business environment.
- 1.4 Incorporate open spaces (such as the forest preserve) in and around the Village into overall planning to enhance attractiveness of the Village and as a recreational amenity for residents.
- 1.5 Consider connectivity in future development to ensure convenient pedestrian, bicycle, and vehicle access throughout the Village.

GOAL 1B

A land use pattern that incorporates the Village into the regional development system but maintains its character as a community for families and others to enjoy a strong quality of life.

OBJECTIVES

- 2.1 Consider potential benefits and impacts from future alignment of the Route 53 / Route 120 corridor on the Village and seek to attract revenue generating land uses where appropriate and minimize adverse impacts from the road on adjacent land uses.
- 2.2 Identify, plan for, and market optimal locations in the Village for new commercial and industrial development.
- 2.3 Facilitate new development that respects and preserves community assets and surrounding public open spaces, yet creates a thriving downtown and other activity centers in the Village.

Planning Strategies

DEFINITION

**Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*

- ✓ Apply sustainability* practices to all building and landscape developments.
- ✓ Promote higher-density residential and mixed-use development near the Metra station to create a vibrant mix of uses that improves the connections between development and transit, and adds vitality to the downtown area.
- ✓ Implement techniques like clustering development and conservation design, promoting open space conservation, and achieving proper integration of natural elements into site design, particularly for residential and business park settings.
- ✓ Promote Round Lake as a ‘green’ community to foster a healthy lifestyle due to the presence and ease of access to regional trails and extensive open spaces.
- ✓ Plan for commercial growth along major corridors and future growth expansions (Cedar Lake Road realignment and IL 53/120).

Planning Strategies



- ✓ Update the municipal zoning code to reflect appropriate housing and commercial design and density according to the future land use plan.
- ✓ Pursue annexation of properties to provide larger redevelopment sites for larger scale development.
- ✓ Ensure future developments incorporate open space elements that respect wetlands, forest preserves, parks, and trails into their designs.

TRANSIT ORIENTED DEVELOPMENT (TOD)

Planning for a Transit Oriented Development (TOD) creates better access to jobs, housing, and entertainment venues for residents and visitors alike. Benefits of a TOD include reduced commutes to work (resulting in lowered air pollution, greenhouse gas emission, and congestion), walkable communities (which encourage more healthy and active lifestyles), improved access to jobs (for people of all income ranges), and expanded mobility choices (that reduce the dependence on automobiles). By creating an environment that enhances businesses and transportation and promotes an enjoyable area for residents, the downtown will flourish with opportunity. The Village's zoning code should reflect TOD elements necessary to create this pedestrian-friendly environment in the downtown.

LAND USE & DEVELOPMENT RECOMMENDATIONS

MARKETING AND PROMOTION

Attract retailers by marketing residents' disposable income, the Village's potential for new stores, and traffic count numbers*. The Village should create attractive promotional materials to pique the interest of and encourage new commercial development in Round Lake. Promotional materials such as marketing brochures and site specific handouts, could be shared and advertised through Village Hall, at regional and state-wide conferences and events, local newspapers, and through the Village's website and other social media sites. Brochures can showcase local amenities, a location map, daily traffic counts on major roads, proximity of major highways, public transportation, home ownership, resident tenure, retail demand/gap, annual spending power, finance tools, current developments, and a map of development sites to inform developers of the opportunities in the Village. Site specific handouts might just include a map of development sites and specific sites with their zoning class and price.

**Daily Traffic Count on major roads includes: Belvidere Road (15,600-17,500 near Cedar Lake Road), Cedar Lake Road (16,800-18,300 between Main and Washington), and Fairfield Road (11,100-12,900).*



NEW DEVELOPMENTS AND ZONING

Ensure the zoning code is applied to all new developments so as to create a walkable environment promoting pedestrian-friendly and transit-oriented developments. The Village of Round Lake's zoning code contains language supporting environmental and pedestrian activity within the Village and subdivisions. Ensuring that these specific elements are followed appropriately with new developments (specifically those of a transit-oriented development nature) may be monitored more efficiently with the creation of a set of design guidelines. Design guidelines include criteria regarding site design, landscape standards, materials, signage, and open space. This can be used as a tool to provide developers with the Village's goals for design elements, while maintaining specific physical community characteristics that respect's Round Lake's future vision for itself.



LAND USE & DEVELOPMENT RECOMMENDATIONS

SANITARY SEWER AGREEMENT

The Village of Round Lake secures sanitary sewer services through Lake County, as outlined by a 2012 Sanitary Sewer Agreement. That agreement places limits on the density and number of dwelling units that can be served in areas annexed into the Village, but which currently are unincorporated; the agreement does not impact areas currently incorporated into the Village. The long range and uncertain nature of comprehensive planning makes it unproductive to determine how the agreement will correspond with overall community growth or any specific property. In some cases, the densities and number of units designated under the current sewer service agreement will correspond to fewer dwellings than indicated in the land use plan or that may be proposed for any specific development to be annexed to the Village.



The residential land use pattern designated in this comprehensive plan is intended to facilitate housing forms (Single-Family, townhomes, and multifamily) that meet a variety market segments and provide options to current and future residents of the Village. In this way Round Lake can continue to support a range of household types that create a strong and diverse community. The relatively low residential densities designated in the current sewer service agreement do not correspond to that objective. Therefore, in implementing this plan, the Village should continue to work with Lake County and other relevant local governments to consider how the land uses directed in this comprehensive plan can be achieved in light of the sewer service agreement. Such a compromise likely will require amending the current agreement through consultation with Lake County and other jurisdictions. In any event, discussions on this matter with parties to the agreement is an important implementation step for this plan.



Photo Source: Nippersink Forest Preserve

2. Transportation

Round Lake is located on the west side of Lake County and is bounded by municipalities to the north (Round Lake Beach), to the east (Round Lake Park), and unincorporated land to the west and south. Village residents have access to a collection of major roads (IL Route 120, Route IL 60, and Route 134), highways, and a rail line (Metra MD-N Line). With different modes of transportation traversing through the Village, residents have access to regional destinations such as its surrounding suburbs, the City of Chicago, College of Lake County, and O'Hare International Airport. Roads in Round Lake should provide residents with quick, safe, and efficient access in the Village and around the region. Future plans to realign Cedar Lake Road and expand Route 53/120 will play an important role in Round Lake by offering residents and visitors more efficient options for getting around, preserving open space, and attracting economic development.

GOAL 2A

A transportation system that strengthens the Village's connection to the region and supports local economic development.

OBJECTIVES

- 1.1 Work with State, Regional, County, and local units of government regarding planning for the Route 53 / Route 120 corridor in order to: provide quality access between Round Lake and the region, facilitate access that maximizes economic development opportunities, and minimizes adverse impacts of the road passing through the Village.
- 1.2 Encourage connectivity between existing and development subdivisions and other developments to support ease of access for residents by walking, biking, and driving.
- 1.3 Coordinate with Lake County on Cedar Lake Road enhancements to facilitate improved auto, bicycle, and pedestrian travel through the Village, and to support future downtown and community-wide land use objectives.

GOAL 2B

A transportation system that helps residents enjoy the family oriented aspects of the Village, provides easy access to activity centers and recreational amenities in the area.

OBJECTIVES

- 2.1 Support bicycle users and pedestrians by incorporating sidewalks and trails throughout the Village, especially connecting to downtown, activity centers, and regional trails.
- 2.2 Build on the locational advantages to the Village of Metra and Pace service by seeking opportunities to combine trips with other forms of travel such as walking or biking.
- 2.3 Maintain good and active working relationships with local and regional transit providers and transportation agencies in order to support Village transportation and land use objectives.

Planning Strategies



- ✓ Include design elements that better connect residential subdivisions to other developments such as sidewalks and high visibility crosswalks in all future developments and identify opportunities to include them in existing areas.
- ✓ Continue to collaborate with local, regional, and transportation entities such as Metra, CMAP, Lake County, Pace, IDOT, and surrounding municipalities regarding future transportation objectives.
- ✓ Ensure every housing subdivision has local streets connecting to collector roads or minor arterials to ensure quicker and more efficient access to developments outside of residents' subdivisions. An example includes connecting Wilson Road to Townline Road for quicker access to Fairfield Road.

Planning Strategies

- ✓ Use distinct pavement markings, colors, materials to clearly designate crosswalks, bike paths, and bus lanes.
- ✓ Utilize corner curb extensions and other street design elements to create safe crossing conditions for pedestrians and bicyclists, particularly at major community institutions, schools, and places of worship.
- ✓ Ensure that all bus stops and the Metra station are provided with safe and sufficient pedestrian and bicycle access.

ROADWAY CLASSIFICATION SYSTEM

Proper road classifications ensure safe and efficient movement of vehicles to accommodate current traffic volumes and anticipate future increase as Round Lake continues to experience growth and development. It also aids in capital improvements programming and in the designation of specialized traffic routes, including the designation of specific roads for truck traffic.

- Principal Arterial – Serves major centers of activity with the highest traffic volumes and longest trips.

Round Lake examples: Belvidere Road/Route 120, Route 134, Route 60, Wilson Road, Fairfield Road, Cedar Lake Road (between Hart Road and Rollins Road), and Gilmer Road.

- Minor Arterial – Trips of moderate length. May carry local bus routes and provide intra-community continuity but does not go into residential subdivisions or neighborhoods.

Round Lake examples: Cedar Lake Road (between Belvidere Road and Hart Road), Washington Street, Main Street.

- Collector – Provides traffic circulation by collecting and distributing traffic between neighborhoods or residential subdivisions and the arterial streets.

Round Lake examples: Nippersink Road, Curran Road, Long Lake Drive, and Townline Road.

- Local – Small streets within residential subdivisions and neighborhoods. Through traffic is usually discouraged.

TRANSPORTATION RECOMMENDATIONS

HOA-LED TRANSPORTATION ASSESSMENTS

Work in collaboration with the HOA's to assess access from subdivisions to other developments and develop plans for improvement if current conditions are not conducive to walking, biking, and driving. The Village of Round Lake holds Homeowners Association (HOA) summits biannually where updates are provided for Village residents regarding public works, transportation, safety and general administration. These summits can also be used as a place where HOA leaders communicate vehicular transportation and pedestrian mobility concerns within their neighborhoods. If leadership is provided with guidelines to assess transportation and infrastructure improvements on a regular basis, a more efficient process and real-time notification for repairs may take place. Village leaders should also create and share a timeline with infrastructure improvements that will be provided to the subdivisions. Keeping the lines of communication open between the HOA's and Village will strengthen relations and ensure residential quality of life remains a priority.



Photo Source: ValleyLakes.org

TRANSPORTATION RECOMMENDATIONS

PROPOSED ILLINOIS ROUTE 53/120 EXTENSION

Continue collaborating with participating municipalities, Lake County, and the Chicago Metropolitan Agency for Planning (CMAP) to plan for the Illinois Route 53/120 extension to ensure that economic development, transportation, and open space characteristics reflect the desires of Round Lake residents and businesses. The Illinois Route 53/120 project is a multi-jurisdictional effort to coordinate transportation, land use, economic development, and community character by extending Illinois Route 53 north to Illinois Route 120. With collaborating municipalities (Long Grove, Kildeer, Hawthorn Woods, Mundelein, Grayslake, Gurnee, Waukegan, Park City, Hainesville, Round Lake Park, and Round Lake), the project is being planned to preserve natural resources, increase connections by greenways, support business growth, improve travel times, and save on infrastructure costs. The proposed Illinois Route 53/120 extension plan project will benefit Round Lake by providing residents with efficient access to nearby regional destinations, enhance open space amenities that will encourage pedestrian activity along the road, and attract businesses seeking to locate along an enhanced corridor with more commuters. The Village should continue to attend meetings and work in coordination with surrounding municipalities participating in the project, Lake County, and CMAP to ensure Round Lake residents' and businesses' desires and concerns are brought to the table, and the final design benefits the Village.

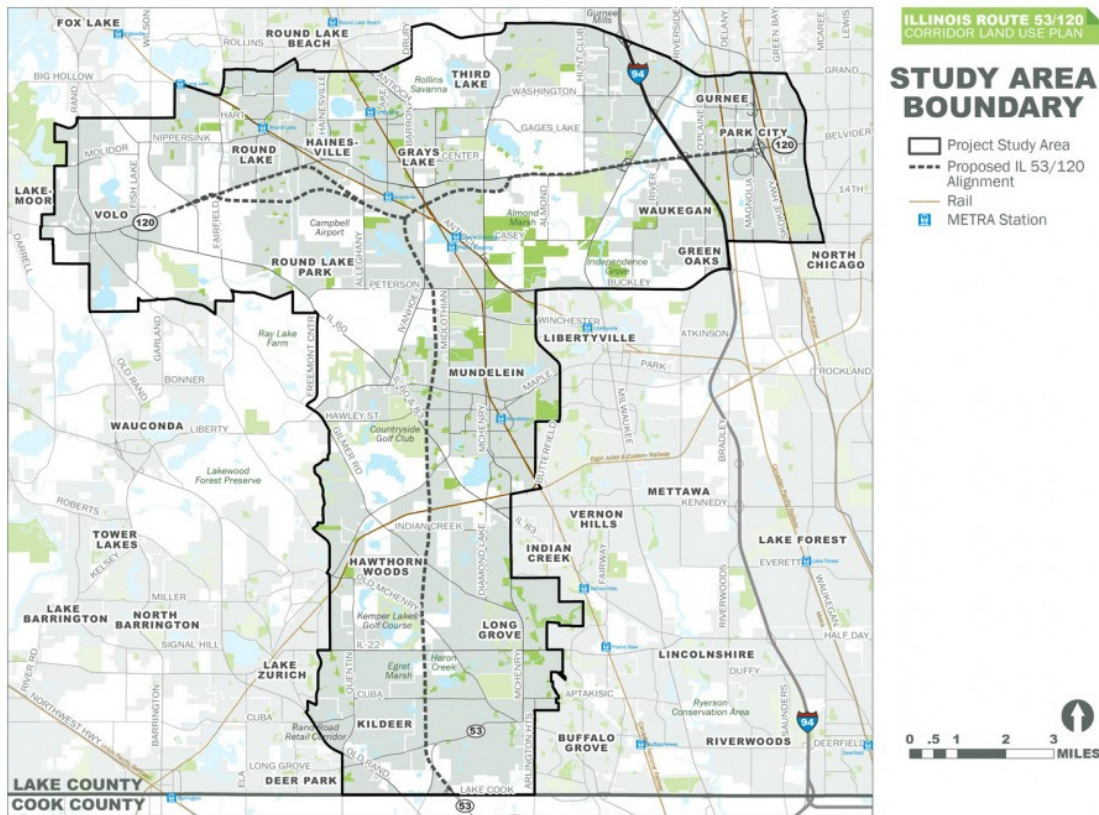


Photo Source: Interface Studio

TRANSPORTATION RECOMMENDATIONS

TRANSPORTATION IMPROVEMENT FUNDING SOURCES

Investigate funding opportunities through **Congestion, Mitigation and Air Quality Improvement (CMAQ), Surface Transportation Program, Illinois Pedestrian and Bicycle Safety Program, OSLAD, Active Transportation Alliance, Safe Routes to School, Community Development Block Grant, Illinois Transportation Enhancement Program, and Illinois Bicycle Path Program** grants to enhance pedestrian and vehicular mobility throughout the Village. Resources are available at a local and regional level that could assist with transportation projects in Round Lake such as Village-wide trail enhancement and expansion (connecting existing trails to one another and to the Downtown and Metra station), pedestrian mobility (adding wayfinding signage to direct bicyclists to local and regional destinations, improving sidewalks and crosswalks), road and infrastructure improvement and enhancement, and Metra station improvements.



- **The Congestion Mitigation and Air Quality Program** is available via the Federal Highway Administration (FHA) and IDOT. This program is intended to reduce traffic congestion, improve air quality, improve intersections, and increase and enhance multiple travel options, such as biking and walking. These funds are available locally through the Chicago Metropolitan Agency for Planning (CMAP).

Website: www.cmap.illinois.gov/mobility/strategic-investment/cmaq

- **The Surface Transportation Program** provides flexible funding that is used by states and localities on any Federal-aid highway, bridge projects on any public road, transit capital projects, and bus terminals and facilities. All selected projects must be submitted to CMAP for inclusion in the region's Transportation Improvement Program (TIP).

Website: www.cmap.illinois.gov/council-of-mayors

- **The Illinois Pedestrian and Bicycle Safety Program** is designed to aid public agencies in funding cost effective projects that will improve pedestrian and bicycle safety through education and enforcement. Applicants for this grant can apply for one or more of 3 grant categories: (1) enforcement efforts; (2) educational efforts, which can include pedestrian and bicycle master plans, distribution of education materials, walk and bike promotional programs, and distribution of protective equipment; and (3) research and training.

Website: www.trafficsafetygrantsillinois.org

- **Active Transportation Alliance** provides support services for local governments on bicycle and pedestrian programs and issues.

Website: www.activetrans.org

- **The Open Space Lands Acquisition and Development Program (OSLAD)** assists local government agencies in the acquisition and development of land for public parks and open space. This program has been used to fund bicycle/multi-use trail development.

Website: <http://dnr.state.il.us/ocd/newoslad1.htm>

TRANSPORTATION RECOMMENDATIONS

• **Safe Routes to School (SRTS)** is administered by the IDOT. SRTS uses a multidisciplinary approach to improve conditions for students who walk or bike to school. The purposes of the program and funding are:

1. To enable and encourage children, including those with disabilities, to walk and bicycle to school;
2. To make bicycling and walking to school a safer and more appealing transportation alternative, thereby encouraging a healthy and active lifestyle from an early age; and
3. To facilitate the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, air pollution in the vicinity of schools.

Website: saferoutespartnership.org/state/srts-in-your-state/illinois

• **Illinois Transportation Enhancement Program (ITEP)** is designed to promote alternative transportation options, including bike and pedestrian travel, along with streetscape beautification. The federal funds are awarded competitively, and any local or state government is eligible to apply. Local matching funds are required, and work must begin on the projects within three years.

Website: <http://idot.illinois.gov/transportation-system/local-transportationpartners/county-engineers-and-local-public-agencies/fundingopportunities/ITEP>

• **Illinois Bicycle Path Program** helps with the acquisition, construction and rehabilitation of public, non-motorized bicycle paths and directly related support facilities. Applications must be received by IDNR by March 1 of each calendar year. Applications are evaluated on a competitive basis according to criteria set by the Department. Grant awards are generally announced within six months following the application deadline date. Eligible project costs include:

- Linear corridor land acquisition costs, including associated appraisal fees; and
- Bicycle path development or renovation including site clearing and grading, drainage, surfacing, bridging, fencing, signage, and directly related support facilities such as potable water and restroom facilities.

Website: dnr.state.il.us/ocd/newbike2.htm

3. Downtown

An enhanced Downtown can serve as Round Lake's central gathering location while boasting some of its most desirable retail and dining establishments, and services. It has the opportunity to serve as the Village's anchor by providing an accessible and attractive location for many of the community's annual celebrations and events. With a Metra station and direct access to major routes, Round Lake's downtown is a unique opportunity to become a thriving, event-filled location that attracts regional visitors and tourists, local employees, and all of its residents. Enhancing the area with improved landscape elements, efficient road networks, pedestrian accessibility, and improved building facades can contribute to a thriving and unifying central business district.

GOAL 3A

A central business district that provides for the shopping, dining, entertainment, and living needs for Round Lake residents.

OBJECTIVES

- 1.1 Seek to expand the downtown area and make it an activity center (with commercial, residential, and community uses) that everyone in the Village, and those from the surrounding area, want to visit.
- 1.2 Develop and implement tools to support downtown development and aesthetic enhancements.
- 1.3 Maintain the transit oriented development form that exists in downtown and supports multiple forms of transportation including walking and bicycling.
- 1.4 Ensure that Village zoning requirement reflect and support desired development form in the downtown.
- 1.5 Install wayfinding signage to direct commuters to downtown businesses and activity centers.

GOAL 3B

A strong working relationship between the Village, downtown business / property owners, and others to supports a vibrant central district.

OBJECTIVES

- 2.1 Work with Lake County to secure a Cedar Lake Road realignment that maximizes potential for a strong downtown area.
- 2.2 Preserve and enhance the existing downtown business district along Cedar Lake Road.
- 2.3 Work with property and business owners to ensure adequate parking in the downtown for customers and employees.
- 2.4 Identify ways to attract Metra users to patronize businesses in and around downtown.
- 2.5 Support small businesses through actions such as ongoing communications, assistance through permitting processes, and grant/loan programs to facilitate building renovation.

Planning Strategies



- ✓ Re-brand the Downtown as an area for all residents in Round Lake with a variety of activities, restaurants, retail, and services.
- ✓ Consider providing financial incentives to address development financing gaps and/or building renovation assistance through funding tools such as tax increment financing, business district taxes, and revenue sharing agreements.
- ✓ Transform the Downtown into an attractive, lively, pedestrian-oriented, culturally diverse, area for all the users it serves.
- ✓ Attract uses to the Downtown that will serve as recreational/entertainment opportunities for residents and attract visitors.
- ✓ Improve recognition of and access to the Downtown through promotion and enhancement of routes the traverse the area, creation of wayfinding program, and marketing efforts.

Planning Strategies

DEFINITION

Complete Streets are for everyone, no matter how they travel. They include the consideration of more than just cars, and are safe, comfortable and convenient.

- ✓ Make all streets that pass through the Downtown “Complete Streets” that create pleasing environments for pedestrians as well as provide access to businesses.
- ✓ Study the need for more or improved parking in the Downtown.
- ✓ Assist existing businesses with increased marketing to the larger Round Lake community, with business education and support (ie. customer training, bookkeeping), and by improving storefront facades (ie. window signs, planters).



DOWNTOWN RECOMMENDATIONS

URBAN DESIGN & SIGNAGE

Strategically market and develop a coordinated design theme to strengthen the identity of the Downtown. Round Lake's downtown is centrally located off of Cedar Lake Road and Nippersink Road and in close proximity to Village Hall, Round Lake High School and other elementary schools, the Round Lake Metra station, local churches, and a cluster of local businesses. Enhancing the Downtown to reach its full potential and become a vibrant and heavily visited area requires an investment in strategic infrastructure improvements (such as the Cedar Lake Road realignment), improved building facades, increased marketing for businesses, flexible public gathering spaces, and unique and identifiable signage (including community directional signs throughout the Village, and distinguishable gateways in the Downtown area and at the Metra Station). The listed improvements will encourage visitors (specifically those traveling by Metra) and residents to see the area in a new light, and as a place to visit, shop, and dine in the Downtown, while creating an active space for community interaction.



Photo Source: Google

DOWNTOWN RECOMMENDATIONS

DOWNTOWN SUBAREA

The Round Lake Downtown Subarea Plan focuses on the opportunity to expand the downtown into a vibrant community center that advances goals for community and economic development. The Village is well situated with the components of a successful downtown, giving it much to build on. While small, the current business area on Cedar Lake Road includes active businesses with established merchants. The district serves the entire Village and many of the businesses have a focus on the Latino community. The Village's Metra station provides residents with access to the City of Chicago and other parts of the region. Cedar Lake Road and Route 134 provide easy access by car. Lastly, two large tracts of land in the subarea are owned by the Village, which helps to facilitate logical and unified development.



Cedar Lake Road

A major component of the downtown subarea plan is the realignment of Cedar Lake Road. Lake County, which controls the roadway, is expanding the road's capacity through the County. The road's current zig-zag jog through the downtown connects its north and south legs via Nippersink Road and is not an effective way to move traffic. A more continuous route through the area is required and has been considered for many years. The realignment anticipated in this plan runs northeast from the intersection of Cedar Lake and Nippersink Roads and meets up with Routh 134 at approximately Goodnow Boulevard. It crosses the Metra tracks at grade and continues on to connect with the existing Cedar Lake alignment near the Village Hall. This alignment has been determined to be the most appropriate given thoughtful discussions with Lake County related to the project's benefits for and impacts on the Village, aesthetic factors, and cost.

This Cedar Lake Road realignment is projected to be constructed as a three lane road, with the potential to be expanded to five lanes; it will include a bike lane. The project is not yet in the formal Lake County road plan, making it likely that the improvement is at least seven to ten years out. However, the County is working to define the final path of the road and map out a right of way. These steps will allow the Village to proceed with planning and development in advance of the road being constructed. The bottom line is that whatever the precise future alignment of the roadway, the goals and benefits available to downtown Round Lake identified in this plan should continue to be pursued. Once that alignment is determined, a number of alternatives to the subarea plan (shown on page 62) can also be considered. These considerations are described on the following pages.

DOWNTOWN RECOMMENDATIONS

1. Round Lake Area Library

A new library building in the downtown would be desirable in attracting residents and visitors to the commercial core, creating opportunities for shared visits to existing and new businesses in the area. Discussions with the Library District to create such an opportunity are a recommended implementation step of this plan. As shown in the subarea plan, a library site is noted along Hart Road near Cedar Lake Road. This location presents an opportunity to create a community campus area with the adjacent school and a civic green for community events. However, should the final Cedar Lake Road alignment facilitate the idea, very strong consideration should be given to locating the Library and village green at the corner of Nippersink and Goodnow, south of the realigned road. This will bring the visitor and activity generating aspects of a new library and community gathering space close to the existing business district.

2. Village Green

A central place for local events and informal gathering help to create a sense of place and a “heart of the community” for Round Lake. A village green in the downtown would greatly advance this concept and is considered an essential aspect of the downtown plan. As noted above, while the village green is shown north of Route 134, locating this gathering space between the realigned Cedar Lake Road and Nippersink/Goodnow is highly desired.

3. New Neighbors

A residential element of the downtown will help to establish a vibrancy to the area, especially people visiting existing businesses in the area. As shown in the plan, new residential uses are townhomes or multiple family dwellings that are appropriate for a downtown with a Metra Station. In addition, this will expand the variety of housing types in the Village.

Multiple family dwellings are shown both north and south of Nippersink Road to encourage higher numbers of residents near local businesses and the new road. Townhome dwellings are located north of the railroad tracks and west of the current Village Hall property to create a small residential enclave.

The area benefits from close proximity to the downtown and includes housing formats more suited to young families are those looking to downsize. The plan can accommodate flexibility between the types of housing (for example, townhomes developed in the area south of Nippersink Road would also accomplish the desired objectives).

4. Connectivity

The road, pedestrian, and bicycle paths indicated in the study area reflect the importance of clear and easy connectivity. Existing businesses should be easily accessible from new development - particularly the library and residences. Likewise, existing residential uses around the downtown should be connected to new development. Part of this connectivity includes maintaining the current Cedar Lake Road (perhaps as “Old Cedar Lake Road”) to support access to existing businesses and options for traversing the downtown.

DOWNTOWN RECOMMENDATIONS

5. Commercial Development

Route 134 is a natural part of the subarea to include new commercial uses, which are generally attracted to and appropriate near roads carrying the most traffic.

6. Redevelopment

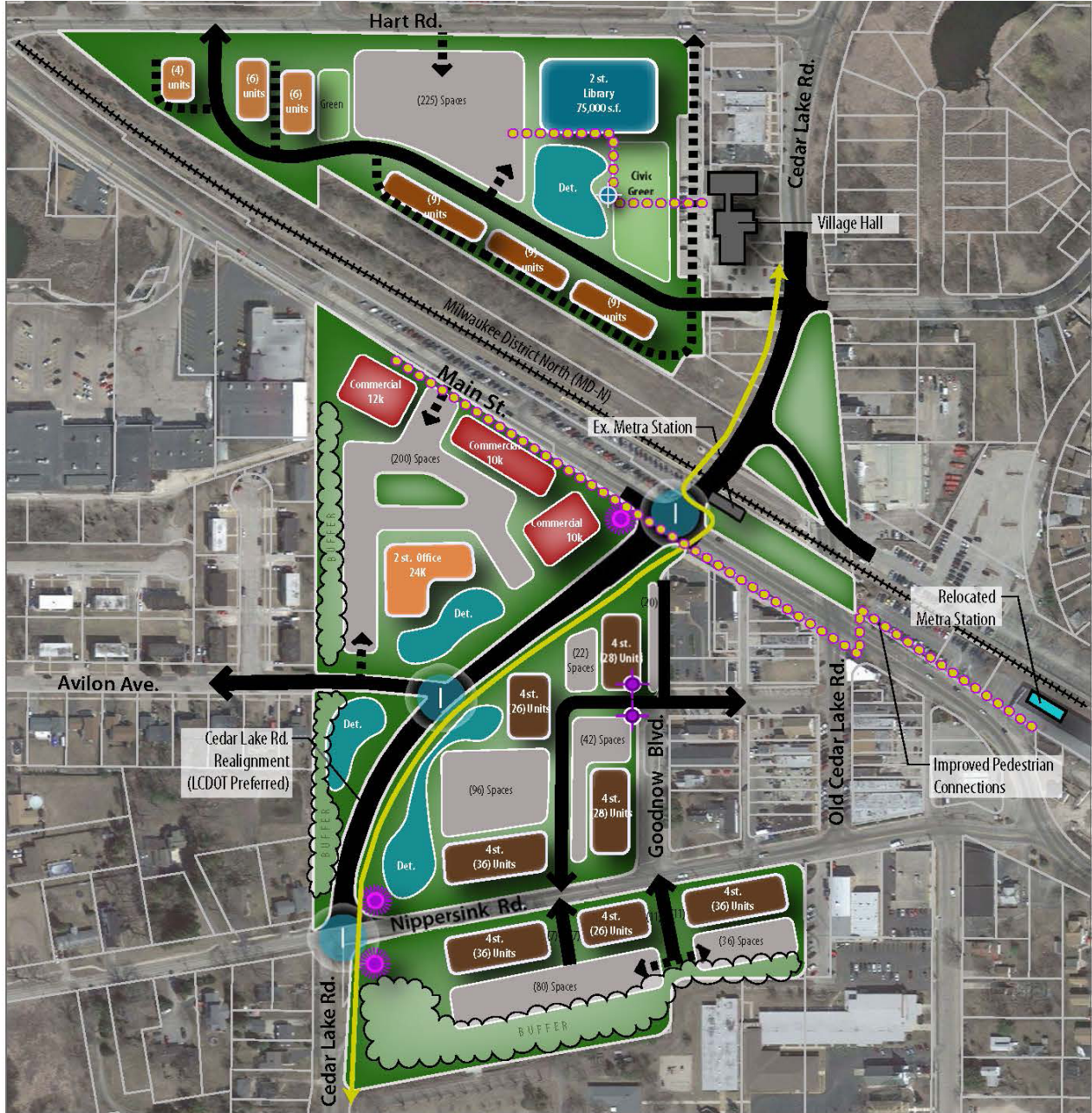
Renovation or redevelopment of existing commercial buildings and businesses on the existing Cedar Lake Road and Route 134 are consistent with this plan and encourage to the extent they support the goals of this plan.

7. Metra Station Relocation

The Metra station is shown as being relocated further east in order to keep stop trains from blocking the road crossing and to bring it closer to available commuter parking.

8. Gateways

Key entryways and focal points of the larger downtown area should be highlighted with urban design elements that announce and celebrate the district.



LEGEND

- New Major Road Connections
- Minor Road Connections
- Gateways
- Gateway Plazas
- Pedestrian Intersection Improvements

- Commercial Development
Total: 32,000 s.f.
Parking: 112 Spaces @ 3.5 per 1,000 s.f.
- Office (2-Story)
Total: 24,000 s.f.
Parking: 84 Spaces @ 3.5 per 1,000 s.f.
- Library (2-Story)
Total: 75,000 s.f.
Parking: 225 Spaces @ 3 per 1,000 s.f.

- Residential Development
4 Story (216) units
Parking: 324 Spaces @ 1.5 per 1,000 s.f.
- Townhome Development (Tuck under)
(16 units)
- Townhome Development
(27 units)



DOWNTOWN SUBAREA STUDY
MAP PREPARED BY: TESKA ASSOCIATES, INC.

JEWELRY

(847) 740-5784



JOYERIA

El Dorado
WESTERN WEAR

NOVEDA

4. Economic Development

Round Lake will strive to take advantage of opportunities that can enhance economic development, such as supporting the IL 53/120 and marketing to potential businesses the called residential demand for new retail and their spending power/disposable income. With opportunities to locate in a growing Downtown or enhanced corridor, incoming businesses will have the potential to flourish in Round Lake. Major arterials, Route 134, Route 120, and the proposed IL Route 53/120 carry the highest volumes of traffic through the Village and present special opportunities for commercial development that benefit from access to them. Additionally, supporting existing businesses through the use of business education materials, marketing, and financing mechanisms will help them grow by reaching more residents and visitors.

GOAL 4A

Advance and implement a supportive environment for business and development .

OBJECTIVES

- 1.1 Support the current and future needs of existing community businesses through Village programs and policies, and open and regular communications (such as the Business Summits).
- 1.2 Develop a marketing program for the Village that encourages commercial and industrial businesses to locate in Round Lake.
- 1.3 Ensure sound and predictable development approval and building permit processes in the Village.



Photo Source: Google

GOAL 4B

A local economy that helps provide for peoples' shopping and employment needs, and takes advantage of a strong tax base to generate revenue for resident services and amenities.

OBJECTIVES

- 2.1 Attract and retain commercial development that serves the needs of residents and supports the Village's tax base.
- 2.2 Identify and pursue opportunities for major roadway projects (such as the Cedar Lake Road realignment and construction of Route 53/120) to support a new development and a strong tax base in the Village.
- 2.3 Work with property owners in the Round Lake industrial park, as well as current and potential companies, to increase the number of businesses located there.
- 2.4 Make prudent use of Village owned properties to secure desirable development, support tax base growth, and encourage private development.

Planning Strategies



Photo Source: Round Lake Public Library

- ✓ Take advantage of local and regional transportation and development elements that can enhance economic development such as the proposed extension of Route 53/120 and the Cedar Lake Road realignment.
- ✓ Identify area partners to assist with helping businesses to expand and grow (Lake County Partners, Department of Commerce and Economic Opportunity).
- ✓ Survey major employers and governmental districts to learn what commercial development is desired by employees in the area.

ECONOMIC DEVELOPMENT RECOMMENDATIONS

BUSINESS SUMMITS

Continue to host business summits and discuss Village and regional plans that may affect local business owners. Round Lake's biannual business summits offer crucial opportunities to communicate and share information with all businesses. Summit leaders should also explore holding individual meetings with business owners to identify the most pressing needs for growing their business, and additionally identify programs or services that could address those needs. After identifying individual needs, the Village could combine the data and better coordinate future group discussions at the summit, distribute needed materials and resources, and accurately strategize for improvements.



BUSINESS IMPROVEMENT FUNDING SOURCES

Investigate funding opportunities and share resources at the summit that could be used to improve commercial districts, individual storefronts, or to organize internal management. Potential funding sources include Community Development Assistance Programs, Tax Increment Financing, Special Services Areas, and Business Districts.



- **Community Development Assistance Programs** provide affordable, low interest financing for public infrastructure improvements for economic development purposes. The mission of this program is to assist Illinois communities in meeting their greatest economic and community development needs, with an emphasis on helping communities with substantial low to moderate-income populations.

Website: www.illinois.gov/dceo/CommunityServices

- **Tax Increment Financing** is a special area designated by the Village to make public improvements within the district that will help generate private-sector development. Taxes derived from increases in assessed property values (i.e. the tax increment) resulting from new development and infrastructure improvements would either go into a special fund created to retire bonds issued to originate the development or leverage future growth in the TIF district.

- **Special Service Areas** can be used for infrastructure, maintenance, or area management purposes in a geography defined by Round Lake. Such revenues can support bonding or generate a revenue stream for specific projects for the defined geography.

- **Business Districts** can generate additional sales tax revenue for certain purposes, similar to the eligible uses for TIF. This approach may be appropriate for commercial and mixed use areas that redevelop for retail uses.

ECONOMIC DEVELOPMENT RECOMMENDATIONS

DEVELOPMENT APPROVAL AND BUILDING PERMIT PROCESS

Continue to improve the efficiency of the development approval and building permit process to expedite new businesses entering into the Village. Providing prospective developers with an efficient and easy-to-follow development approval/building permit process can help streamline the process and ensure everyone receives detailed and accurate information to move forward with business in the Village. Posting clear steps on the Village’s website and/or creating a guide for distribution may attract developers to the Village’s organized and transparent process. The approval process should clearly delineate all the steps entailed along with a range of time-frames and additional information for projects that are not approved at any particular stage.



PROMOTE LOCAL BUSINESSES

Promote businesses through the Village website and other social media and news venues. Local businesses, specifically smaller family-owned ones, will benefit from the added publicity that will be offered through the Village’s website and hard copy materials. The website could offer an interactive map with the location of businesses and a small description of their goods or services along with their phone number and website (if applicable). The website could also be used to highlight individual stores, services, or restaurants each month with unique stories or special discounts to familiarize residents and visitors with the business and encourage them to visit it. Additionally, developing a marketing brochure that highlights the location, consumer spending habits, retail gaps, and residential base of Round Lake can offer existing businesses another form of advertising while attracting new retail and dining opportunities (see Land Use and Development).



JUNE BUSINESS OF THE MONTH:

CHRISTIAN FAITH FELLOWSHIP CHURCH

Pastors Choice and Adriene Harris, along with the entire Christian Faith Fellowship Church Round Lake family, would like to invite the local community to join them for a great time of worship and fellowship in a friendly, loving family environment. CFFC meets at the Round Lake Beach Sports Center at 9:30 a.m. Sunday mornings.



CFFC has been, and continues to be a blessing to the local community in many ways. Each year they have given out over 100 backpacks stuffed with school supplies to local students. They've provided over 100 winter coats to a local elementary school during the bitter winter. During the Thanksgiving and Christmas holidays, CFFC has distributed turkey baskets to families in need and has teamed up with Angel Tree and provided Christmas toys to children that have an incarcerated parent. They minister to inmates at the Lake County Jail as well as visit the sick and the shut-in. The vision of CFFC is to show God's love in word, deed and signs.

2014 Board of Directors



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SPONSORED BY:




Multi-Chamber Business in the Park

Enjoy a picnic luncheon catered by Scotty's while participating in our largest networking event of the year!

R.S.V.P. to Chamber office by July 10th

RLA Chamber:
(847) 546-2002

- July 16th @ 11:30 AM
- Round Lake Area Park District Sports Center
2004 Municipal Way; Round Lake Beach
(Off of Hook Drive—Behind the Post Office)
- Luncheon fee only \$5.00 per person!
- Bring a guest & receive a free raffle ticket!



Participating Chambers

ROUND LAKE AREA
CHAMBER OF COMMERCE & INDUSTRY

Chamber Commerce
Lindenhurst & Lake Villa

Photo Source: Round Lake Area Chamber of Commerce

5. Community Character

The Village of Round Lake is a family-focused community with multiple transportation options, a centrally located Downtown, and in close proximity to various regional amenities. Advancing the Village’s character through promotion of its history and traditions, cultural diversity, and opportunities for young families will help keep the Village attractive to new families and visitors.

GOAL 5A

A family-oriented community whose residents benefit from readily available community centers (like the library and schools), recreation areas, local shopping centers, and regional access.

OBJECTIVES

- 1.1 Support new development that creates dining, shopping and other activity opportunities for both residents and visitors to enjoy.
- 1.2 Preserve the existing feeling of safety and security in the Village.
- 1.3 Celebrate the diversity of cultures in the community.



Photo Source: Round Lake Park District

GOAL 5B

A sense of place that extends to all residents and encourages them to take pride in their community.

OBJECTIVES

- 2.1 Cultivate a strong and unique identify for Round Lake that highlights its history, family oriented character, diverse population, transit oriented downtown, easy access to the Chicago region, and location in an area with attractive and usable open spaces.
- 2.2 Continue to plan and implement community events that encourage residents to meet and visit with their neighbors.
- 2.3 Work with local homeowners associations to include them and their residents in community-wide events and programs.
- 2.4 Develop urban design and landscape standards for future public and private developments that reflect the character envisioned for the community.

Planning Strategies



- ✓ Incorporate events or elements of different cultures to traditional Village events such as Latino Heritage Month and Asian Heritage celebrations to celebrate with and inform community residents.
- ✓ Market Round Lake as “More Than a Bedroom Community”, with strong employers, extensive open space, recreational opportunities, and attractive local businesses.
- ✓ Develop marketing materials promoting family-oriented living and activities in Round Lake such as the Village-wide and public library events (Arbor Day, Home Town Festival, National Night Out, Hispanic Heritage Month), park district/forest preserve amenities (trails, Nature Museum), quality schools, safe communities, and affordable housing.
- ✓ Design gathering spaces (public plazas, outdoor dining) in close proximity to activity centers (Downtown, Round Lake Senior High School, Village Hall) that will create opportunities for social gatherings and Village-wide events.

Planning Strategies

- ✓ Partner with local institutions (schools, churches, and Round Lake Public Library) to ensure appropriate services are being offered to support all members of the community.
- ✓ Design wayfinding and signage that reflects the Village's unique identity and guides visitors to Village activity centers.
- ✓ Encourage participation from local school students and residents to volunteer, showcase talent, or market at events.



Photo Source: Round Lake Public Library

COMMUNITY CHARACTER RECOMMENDATIONS

PROMOTIONAL MATERIALS AND SOCIAL MEDIA

Create marketing/promotional materials highlighting Round Lake's most prominent assets through the Village's website, social media pages, and brochures. The Village should create promotional materials that highlight Round Lake's assets through dynamic tag lines, modern graphics, and bold colors. Creating visually appealing and easy-to-read marketing materials could assist in the attraction of new families, development, and visitors. While marketing materials should be accessible online and in hard copy form, a strong internet presence will ultimately help disseminate the information to a larger audience. A website can list local attractions, annual events, shopping, dining, and visitor accommodations. Linking the website to social media pages such as Facebook and Twitter will increase views and allow residents and businesses to share with their broader networks. The Village should survey residents and business owners for community identity suggestions, which could include the vast open spaces, outstanding public institutions, quality homes, diversity, and vibrant community events.



Photo Source: Round Lake Events

HOA SUMMITS

Continue to host biannual HOA summits to enhance the lines of communication with all residential entities. HOA summits offer a plethora of advantages to both the Village and neighborhoods, including providing information on public works, transportation, safety and general administration. Possibilities to expand a traditional summit set-up includes offering educational sessions and community building/social gathering opportunities. Summits could be comprised of workshops that cover topics related to management, operations, best business practices, and services, while offering networking and community building opportunities (especially for residents of different subdivisions). HOA Summits could be used to enhance knowledge on running successful HOA's, while being used as a platform for creating community and strengthening the close-knit/familial identity.



COMMUNITY CHARACTER RECOMMENDATIONS

COMMUNITY EVENTS AND CELEBRATIONS

Continue to host community events that celebrate history, tradition, and diverse cultures of Round Lake in common and visible public settings such as Round Lake Senior High School and the downtown. Explore unique attractions that can be included at village-wide events to attract region-wide visitors (i.e. car show, fall festival, folkloric music/dances). Partner with HOA leadership to plan, host, and promote village-wide events and celebrations. Round Lake is filled with a growingly diverse population with unique traditions and histories. Creating public celebrations of the racial and cultural diversity in the Village will contribute to a sense of community amongst residents through educational initiatives and mutual residential support. These events will also attract visitors from throughout the region, creating opportunities for local businesses to promote their goods and services. The Village may partner with the Round Lake Public Library and others to host many of these events as they are already holding similar events. Working with the HOA's to organize and coordinate the events could help create stronger bonds and give a sense of ownership over their community. Representatives of different HOA's could contribute to brainstorming ideas, finding creative ways to raise funds, developing work plans, and marketing the event to their respective subdivisions and around town.



GROWING RACIAL DIVERSITY

Between 2000 and 2010, Round Lake's Hispanic/Latino and Asian populations have grown by 3% and 11% respectively. The Round Lake Public Library offers ESL and literacy classes at no cost for parents and children (ages 0-6). The library has also partnered with Mano a Mano Family Resources Center to offer the New American Initiative Program.



6. Housing

The Village of Round Lake offers families a variety of quality home types with access to open space and community amenities. All residential developments could maintain their high standards through the use of educational materials (owner and renters rights), Village summits, and financial assistance (or internal and external improvements) where applicable. Round Lake should ensure that all future developments continue to provide residents with the quality housing that the Village is known for, while also offering a range of housing types to attract new households. While the future land use map identifies residential locations in Round Lake, the map does not specifically identify the exact housing types. In some cases the housing market and development trends will dictate the location and amount of housing types, in other cases, a particular development proposal may include a mix of housing types, not all of one certain type.

GOAL 6A

Diverse range of housing in size, type, and architectural design.

OBJECTIVES

- 1.1 Maintain the quality of existing housing stock to preserve a variety of residential neighborhoods in the Village.
- 1.2 Encourage new residential developments that include a range of housing types (single family on varying lots sizes, townhomes, etc.).
- 1.3 Consider higher density housing such as townhomes and multiple-family dwellings where supported by transportation and community activity centers – such as in and around the downtown.
- 1.4 New residential development should be accessible to community activity centers and commercial resources.
- 1.5 Use Village Zoning and Subdivision Codes to ensure elements of desirable living are part of new residential developments (sidewalks, street trees, etc).

Planning Strategies



- ✓ Apply land use plans that preserve all existing housing types in various locations throughout the Village to ensure all residents have access to a diverse and quality housing stock.
- ✓ Offer a diverse housing stock to meet different housing needs and foster a community of long-term residents.
- ✓ Encourage appropriate property maintenance, specifically for aging structures, to maintain the quality housing character of the community.
- ✓ Promote high quality housing development through the use of sustainable building materials.
- ✓ Plan for higher density residential developments in close proximity to activity and commercial centers, such as the Downtown, Metra Station, and major roads.
- ✓ Implement recognition programs to homeowners that put forth the effort to keep well-maintained homes.
- ✓ List all the HOA's in Round Lake on the Village website to offer new residents a centralized location to view available homes and subdivision regulations.
- ✓ Support quality residential building conditions through homeownership education opportunities (particularly with multifamily buildings).
- ✓ Consider implementing periodic neighborhood inspections as a proactive manner to determine violations of municipal property standards.

HOUSING RECOMMENDATIONS

PROPERTY STANDARDS

Explore the creation of easy-to-follow public education pamphlets that inform residents of municipal property standards so they are aware of the Village's regulations and the community's expectations. Round Lake's housing stock is of varying ages and established standards or goals on proper maintenance will help guide individual property owners and subdivision leaders with instructional details for maintaining their buildings. Pamphlets could be made available via hard copy at subdivisions, local institutions (Village Hall, public works, Round Lake Public Library, police department), and online on the Village's website and social media pages. Informing residents on why it's important to establish property maintenance standards should be explained in the introduction with an emphasis on how premises not in compliance negatively impact the aesthetic value of the community and lower property values. Additionally contact information for all of the services should be included as reference. Pamphlets may also include information regarding protecting homes from storm water damage, recycling, and other factors that may affect residential buildings in the Village.



DESIGN GUIDELINES

Encourage developers with new residential developments to apply high quality products to all housing types, including condominiums, townhouses, single family homes, senior living facilities, rental apartments, and duplexes. All residential buildings should reflect the Village's desire for an aesthetically pleasing community with high quality homes. Creating a set of design guidelines would detail and provide examples of suggested building materials, building orientation, setbacks, pedestrian access, vehicular access, and parking designs.



HOUSING RECOMMENDATIONS

HOMES FOR A CHANGING REGION

Homes for a Changing Region is a project of the Chicago Metropolitan Agency for Planning's (CMAP), the Metropolitan Mayor's Caucus, in partnership with and with support from the Metropolitan Planning Council. The project provides technical assistance to municipal leaders to address current housing issues and plan for future needs in their communities. Homes for a Changing Region culminates with a subregional plan that recommends long-term housing policies to create a balanced mix of housing types, serve the needs of current and future residents and workers, and enhance livability. It also supports the goals of CMAP's GO TO 2040 Plan, the regional comprehensive plan for the Chicago metropolitan area, by fostering livable communities with diverse housing options and encouraging efficient governance through inter-juris-dictional collaboration.

*CMAP is working with the Lake County Community Foundation to provide a Homes plan for the communities of Hainesville, **Round Lake**, Round Lake Park, Round Lake Beach, and Round Lake Heights. Homes for a Changing Region will commonly supply each of these communities the following components:*

- Analysis of each community's **existing housing supply** that compares the type and price of housing stock to the age, income, and tenure (rental or owner-occupied) of the population.*
- A **subregional housing analysis** that identifies opportunities and gaps in the housing profile and looks for opportunities for collaboration between neighboring communities.*
- A **workforce housing analysis** that focuses on the match between the sub-region's key employment sectors and the existing housing stock.*
- A **market segmentation analysis** that uses industry standard data to separate each community's housing markets into key household types. Our recommendations will focus on meeting the current and future needs of each segment, along with strategies for attracting targeted segments.*
- Design, planning, and facilitation at a **public workshop** for each community and/or an interactive **online survey**.*
- A series of **policy and strategic recommendations** for creating a balanced, sustainable future housing supply, along with targeted goals that can be used to determine a community's future progress in implementing the plan.*
- Design **visualizations** for a focus area in each community.*

Source: Chicago Metropolitan Agency for Planning

7. Community Buildings, Places, and Infrastructure

Round Lake offers its residents a plethora of community amenities and infrastructure/utilities to meet daily needs. Existing facilities and infrastructure adequately and efficiently reach all residents. Existing amenities should be extended to connect to all future residential developments, while new community buildings (schools, library) should be explored to be placed in close proximity.

GOAL 7A

Community amenities and public buildings / places that support a good quality of life for all residents of Round Lake.

OBJECTIVES

- 1.1 Work with the Round Lake Area Public Library District to consider locating a new library building in downtown Round Lake.
- 1.2 Ensure that open spaces and recreational areas continue to be easily accessible to residents.
- 1.3 Identify opportunities to work with other taxing bodies to coordinate and share services and equipment in order to efficiently meet the needs of local residents and businesses.



GOAL 7B

A system of utilities and infrastructure that meet the needs of Round Lake residents and businesses.

OBJECTIVES

- 2.1 Phase growth and annexation to reflect existing and planned utility capacities.
- 2.2 New development should meet needs for public utilities without creating a tax or service burden on existing residents and businesses.
- 2.3 Continue coordination with public (CLCJAWA and Lake County) and private (Comcast, ComEd, etc.) utility providers to ensure quality service is available in the Village.

Planning Strategies



- ✓ Work with local utility and service providers to periodically monitor service capacities and adequacy of infrastructure to determine if updates/upgrades or repairs are needed, or will be needed to ensure services are able to meet the demands of a growing community.
- ✓ Explore pedestrian connections, such as green trails, connecting residents and visitors to the forest preserves and other parks via walking and biking.

COMMUNITY BUILDINGS, PLACES, AND INFRASTRUCTURE **RECOMMENDATIONS**

ROUND LAKE PUBLIC LIBRARY

Explore development scenarios showing the Round Lake Public Library relocating to the Downtown area and design the relocation of the library to be easily accessible to local students and residents through different modes of travel. Relocating the library to the Downtown will assist in revamping the Downtown's image by having one of the strongest community institutions serve as its anchor. The library regularly attracts residents and holds community-wide events which are in-line with the plan's vision for Downtown Round Lake. The relocation will also benefit students that assist the many schools in the area, and anyone commuting via Metra, therefore traveling to the library should be safe and accessible for all modes of transportation. Suggested elements include narrower street crossings (with curb bump-outs) and count down signals at Nippersink Road and Cedar Lake Road, accessible sidewalks and ramps leading into the building, buffered parking lot, and pedestrian lighting on all sides of the building.



Photo Source: Round Lake Public Library

COMMUNITY BUILDINGS, PLACES, AND INFRASTRUCTURE **RECOMMENDATIONS**

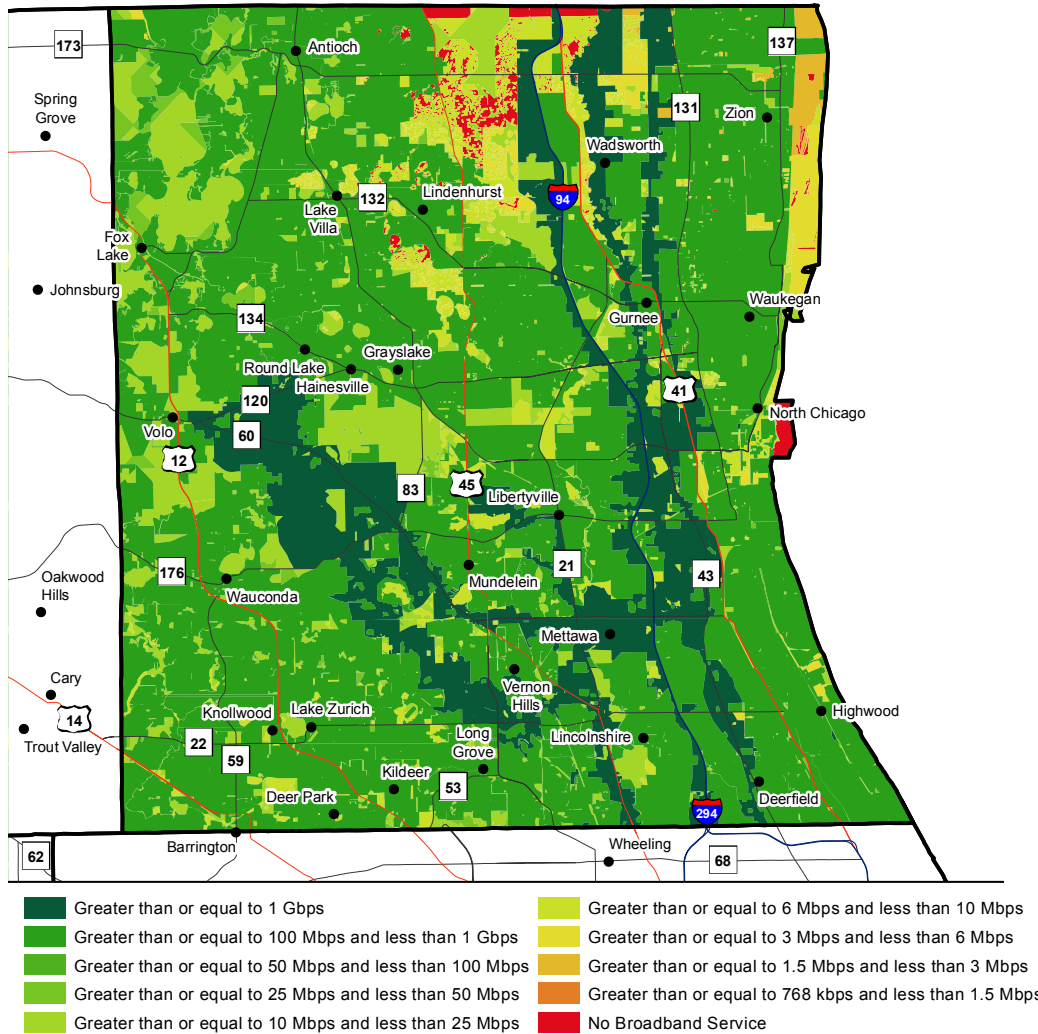
INTERNET/BROADBAND CONNECTION

Work with the private sector internet providers to offer high quality internet/broadband technology to the Village. Access to internet capabilities may attract new businesses who need the competitive advantage of this connectivity for its customers and suppliers. Offering indoor and outdoor wireless Internet access to businesses may assist them with a crucial tool to organize, manage, market, and communicate any changes to their business. Partnering with other local community institutions (ie. Round Lake Public Library, Round Lake High School) to extend this service to students, residents, and visitors/tourists will provide convenient access for all.



Lake County

Round Ten – Data Current as of June 30, 2014
(excluding Satellite and Cellular Data)



Partnership for a Connected Illinois
November 04, 2014

