



**APPROVED BY THE  
VILLAGE BOARD  
JANUARY 15, 2007**

# **COMPREHENSIVE PLAN YEAR 2006**

***Rolf C. Campbell & Associates, Inc.***

## **COMPREHENSIVE PLAN YEAR 2006 VILLAGE OF ROUND LAKE, ILLINOIS**

### **VILLAGE PRESIDENT**

Bill Gentes

### **VILLAGE CLERK**

Jeanne Kristan

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Michael Blum  
Brian Brubaker  
Robert Del Prato

Don Newby  
Sherry Perkowitz  
Jerry Shaw

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Edward Amann  
Mary Barry  
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Previous Commission Members:

Sally King  
Steven Skinner

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Marc Huber, Village Administrator  
Cliff Metaxa, Chief of Police  
Davis Clark, Director of Public Works  
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Baxter & Woodman, Village Engineer

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Lake Bluff, Illinois

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**STATE OF ILLINOIS  
COUNTY OF LAKE**

I, Jeanne Kristan, do hereby certify that I am the duly elected, qualified, and acting Village Clerk for the Village of Round Lake, Lake County, Illinois.

I further certify that this is a true and correct copy and that on January 15, 2007, Corporate Authorities of this municipality passed and approved **Ordinance 07-O-3** entitled

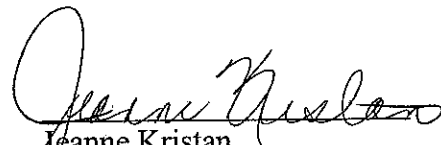
**AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN YEAR 2006 OF  
THE VILLAGE OF ROUND LAKE, LAKE COUNTY, ILLINOIS**

which provided by its terms that it should be published in pamphlet form.

I do further certify that said **Ordinance 07-O-3** is on file in my office and that I am the custodian of all records, ordinances, and resolutions of said Village.

In WITNESS WHEREOF, I have hereunto set my hand this 16th day of January 2007.

(SEAL)

  
Jeanne Kristan  
Village Clerk

**ORDINANCE 07-O-03**

Recorder's Stamp

**AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN YEAR 2006  
OF THE VILLAGE OF ROUND LAKE, LAKE COUNTY, ILLINOIS**

**WHEREAS**, pursuant to State Statute, 65 ILCS 5/11-12-7, the Corporate Authorities of the Village of Round Lake have initiated plans and maps in conjunction with the Plan Commission of the Village for the purpose of enacting a Comprehensive Plan for the Village, all as contemplated by Statutes;

**WHEREAS**, three or more copies of the Comprehensive Plan Year 2006, of the Village of Round Lake, Lake County, Illinois, have been on file in the office of the Clerk of the Village of Round Lake for at least 30 days prior to the adoption of this Ordinance;

**WHEREAS**, the proposed Comprehensive Plan Year 2006, was developed to the present form as a result of multiple workshop and review meetings by the Plan Commission, the Board of Trustees, Staff, and Staff Consultants;

**WHEREAS**, pursuant to Public Hearing, the Plan Commission of the Village of Round Lake has recommended approval of such Comprehensive Plan with modification; and

**WHEREAS**, the Board of Trustees desires to adopt the Comprehensive Plan Year 2006, with the modifications as recommended by the Plan Commission, as the current Comprehensive Plan of the Village of Round Lake, Lake County, Illinois.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROUND LAKE, LAKE COUNTY, ILLINOIS, as follows:**

**SECTION 1:** That the document attached hereto and referenced as Comprehensive Plan Year 2006, the Village of Round Lake, Illinois is hereby approved, adopted and enacted as the Comprehensive Plan of the Village of Round Lake and the same shall hereafter be referenced as the "Comprehensive Plan Year 2006" of the Village of Round Lake, Illinois.

**SECTION 2:** **Severability.** In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this Ordinance is found to be invalid in any one or more of its several applications, the parts shall remain in effect and all valid applications that are severable from the invalid applications shall remain in effect.

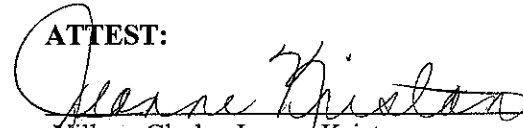
**SECTION 3:** **Repeal and Savings Clause.** All Ordinances or parts of Ordinances in conflict herewith, to the extent of such conflict, are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which have accrued to the Village of Round Lake prior to the effective date of this Ordinance.

**SECTION 4:** This Ordinance shall be in full force and effect from and after ten (10) days of its passage, approval, publication in pamphlet form and recording of notice of its passage in the Office of the Lake County Recorder of Deeds.

**APPROVED:**

  
\_\_\_\_\_  
Village President - William Gentes

**ATTEST:**

  
\_\_\_\_\_  
Village Clerk - Jeanne Kristan

<b>PASSED:</b>	January 15, 2007
<b>APPROVED:</b>	January 15, 2007
<b>PUBLISHED IN PAMPHLET FORM:</b>	January 16, 2007
<b>AYES:</b>	Blum, Brubaker, Del Prato, Newby, Perkowitz, Shaw
<b>NAYS:</b>	None
<b>ABSENT:</b>	None

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**INTRODUCTION  
AND  
HISTORICAL  
BACKGROUND**

**COMPREHENSIVE PLAN YEAR 2006**

***Rolf C. Campbell & Associates, Inc.***

## INTRODUCTION AND HISTORICAL BACKGROUND

The Village of Round Lake was founded in the year 1908. The Village is located in west central Lake County on Metra's Milwaukee District North Rail Line, approximately fifty (50) miles from the Chicago Loop, thirty-five (35) miles from O'Hare International Airport, and forty-seven (47) miles to Milwaukee's Mitchell Field.

Currently, the Village has grown to a population of approximately 15,000 residents. This population represents an increase of approximately 9,160 people since the 2000 Census. Due to this growth, the Village has nearly tripled in size over the past six (6) years. The Northeastern Illinois Planning Commission (NIPC) has forecasted that the Village will continue to grow at a significant rate by adding an approximately additional 510 residents per year through 2030.

This population growth has resulted in part from the direction outlined in the previous Comprehensive Plan 2000. A major purpose of this plan was to build a balanced community both in terms of all land uses as well as among residential unit types. Between 2000 and 2006, the Village has annexed and approved subdivisions that have provided for a variety of housing units, including detached single family homes, duplexes, townhomes, condominiums, and a variety of senior restricted housing units as well as areas for commercial centers and government service facilities. The purpose for seeking balanced developments was in order to support a complete community which provides a place where residents can live, work, and shop. From the addition of these developments, the Village began to focus on developing its Downtown and other commercial centers in order to stabilize the Village's tax base as well as to increase the range of shopping, personal, and entertainment service establishments. As a foray into seeking expanded development opportunities, the Village completed a Downtown Plan in 2005 to assist in guiding the diversity of the land uses in the Village.

In future years, the Village will continue to concentrate on the diversification of commercial and employment land uses by seeking quality development from the private sector that furthers its commitment to create a quality environment for the residents of Round Lake to live, work, and shop.





## PURPOSE

# COMPREHENSIVE PLAN YEAR 2006

## PURPOSE

The Village of Round Lake's Comprehensive Plan of 2000 provided a long term planning framework for the ultimate development of the Village and its planning area as a balanced community with a full range of housing choices; a range of shopping and retail opportunities, including neighborhood centers, larger community centers, and a downtown with a strong retail component as well as a range of major places of employment; and the provision of essential public services and open space areas.

Since the adoption of the 2000 Comprehensive Plan, the Village has been pursuing various short and long term implementation opportunities. In the residential sector, the Village has worked with private development interests to provide a balance of housing choices including estate type semi-custom single family homes; a range of traditional single family detached model housing in subdivisions with a variety of lot sizes; different types of duplex units including some designed specifically for seniors; attached single family units including townhomes and court type homes; and multiple family condominiums and apartments (*See page 8 and 9 for examples*).

In the approval of these various residential projects, the Village has worked with the private sector to encourage a balance of commercial uses to support and provide available retail and service areas for residents. Through these efforts, the Village has realized the development of a number of new neighborhood commercial centers, which are continuing to experience increased occupancy with a range of retail and service uses (*See page 15 for examples*). In terms of other employment uses, some smaller industrial uses and businesses have been added to the existing industrial park and some companies requiring areas for larger employment type uses have begun to express increased interest in the area specifically due to the current expectations of long term plans for transportation improvements for the area such as the Illinois Route 120 Bypass.

With the approval of these residential and commercial developments, the Village has also been able to cooperate with the private sector development interests as well as other government bodies to increase its public space areas and facilities. As a condition for annexation and approval of developments, the Village helped to secure a new elementary school site as well as impact fees to support expansions and improvements to existing schools. In coordination with the Round Lake Area Park District and the Lake County Forest Preserve District, the Village has assisted in increasing parks and public open space in the area. In terms of the Village's own services and facilities, the Village recently acquired a site that is not only large enough for multiple Village facilities, but it is also large enough to accommodate the needs of other governmental agencies such as the Greater Round Lake Fire Protection District. The Village also recently built a new Police Department Facility and Public Works Facility on part of this property.

As the major purpose of this 2006 update of the Comprehensive Plan, the Village has desired to build upon these past successes, but also to refocus the majority of its efforts on more specific planning endeavors. The Village has determined to continue to stress the development of areas with potential for primarily non-residential uses. The Village has outlined limited residential expansion in the continuing short-term implementation activities of the long range-time horizon of the Comprehensive Plan. Accordingly, the Village has focused this 2006 update to allow for additional residential developments

that are directly linked to increased commercial and employment uses for the Village and its planning area.

Furthermore, this Comprehensive Plan seeks to support the planning efforts of the Village for the Downtown area. To this end, the Comprehensive Plan adopts the ideas and concepts outlined in the Village's Downtown Plan. Specifically, the Comprehensive Plan firmly supports the concepts for Transit Oriented Development (T.O.D.) that seeks to provide a community focus point around the primary transit center of the Village. The Comprehensive Plan tries to harmonize the land uses, transportation network, and other factors with the benefits presented by the T.O.D. development occurring in the Downtown area. In turn, the Downtown development will also help to support the development occurring within the remainder of the Village.

The Comprehensive Plan of the Village of Round Lake is intended to serve as a principal policy document to guide future land uses within its planning area of influence and to act as a basis for resource management decisions by Village officials. The geographic limits of the Round Lake planning area are generally from south of Chardon Road and the Commonwealth Edison (ComEd) R.O.W. on the south, the Village of Round Lake Park on the east, just west of Fish Lake Road on the west, and Long Lake Road and Illinois Route 134 on the north. This Comprehensive Plan update includes an analysis of the pattern of existing and future land uses envisioned for the Village and its environs; the local economy and business base; proposed annexation areas; the community environment (open space, natural resource protection, architectural review); the transportation network within and surrounding the Village; and, plans for Village facilities such as sewer and water as well as the services and facilities of other governmental bodies.

The plan is advisory rather than prescriptive in nature. It should not be considered a regulatory document to control the use and development of individual parcels of private property in the Village of Round Lake at a specific point in time as that function is performed by other Village ordinances such as the Zoning Ordinance, Subdivision Ordinance, Building Codes, and other such regulatory documents.

## **DOWNTOWN PLAN**

*(See Appendix for Downtown Land Use Plan Map)*

As mentioned in this section, this Comprehensive Plan seeks to support and assist the Downtown Plan adopted by the Village in 2005. The Village of Round Lake's Downtown Plan is the Village's official policy guide for physical improvement and development within Downtown Round Lake. This Plan is the product of considerable effort on the part of elected and appointed officials, Village staff, members of the Round Lake business community, and Village residents. Many of the recommendations within the Plan are based on community input gathered during the outreach phases of the planning process. The Plan provides guidelines by which the Village will review and evaluate private development proposals for the Downtown. The Plan will guide both public and private investments and capital improvements, and will be used to help identify and schedule public improvement projects related to streets, pedestrian ways, infrastructure, and public sites and buildings.

Downtown planning is a specialized discipline within the field of community planning to help communities address the changing role of downtowns, and reestablish these areas as important business

and shopping districts. Downtown plans provide guidance and direction for both public and private physical investments and developments. For these reasons, the Village of Round Lake is using a form-based coding process to provide the necessary level of guidance and direction to ensure that developments occur which meet the expectations and standards of the Village.

Downtown Round Lake has a number of locational and transportation advantages that would be attractive for its redevelopment. The Downtown has good accessibility, with two major arterial streets passing through the area, including Cedar Lake Road and Illinois Route 134. The Downtown area is also served by Metra's North Rail Line, with a Metra Station at the intersection of Cedar Lake Road and Illinois Route 134. The North Rail Line provides connections to Downtown Chicago and other nearby communities. These advantages make for an ideal opportunity to develop the Downtown area into a Transit Oriented Development (T.O.D.).

Successful implementation of the Downtown Plan must be based on a strong public and private partnership. In addition to the Village of Round Lake, which will assume the leadership role in Plan implementation, this will require active participation by various public agencies, the local business community, neighborhood groups, local institutions, property owners, developers, and the overall Round Lake community.



**STATEMENT OF  
GOALS**

**COMPREHENSIVE PLAN YEAR 2006**

***Rolf C. Campbell & Associates, Inc.***

## STATEMENT OF GOALS

### **GENERAL COMMUNITY GOALS**

1. Continue to strive for a balanced community with sufficient areas to provide a range of opportunities for housing, commercial activities, employment, and public/quasi-public land uses and facilities to meet the needs of all residents. Especially focus on non-residential uses, notably commercial and employment uses, to support existing and continuing residential development.
2. For the purposes of evaluating alternative land use planning scenarios, utilize the current forecasts by the Northeastern Illinois Planning Commission for the year 2030 with a total population forecast of approximately 25,000 to 30,000 and a total employment forecast of approximately 10,000.
3. Protect the natural beauty of the area and scenic corridor vistas along the major roadways through the area and within public and private land uses.
4. Cooperate with state, county, and local agencies and districts that may provide benefits to area residents.



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## **RESIDENTIAL GOALS AND SUPPORTING OBJECTIVES**

### **GOALS**

1. Continue to support with sufficient services a high quality residential community with a diverse range of housing designed to meet the needs of residents at all stages of the life cycle including a range of senior housing and estate residential homes. Consider allowing further residential developments when they include a potential retail component or fill a community need in terms of residential unit type, such as the expansion of large lot single-family homes and senior housing.
2. Coordinate residential neighborhoods with appropriate neighborhood-scale commercial areas to provide for the usual consumer needs of the residents.
3. Balance the goals for diversity with coordinated development or subdivision plans that promote a mixing of lot widths, building widths, building appearances, and landscape areas, while also balancing goals to prevent monotony in appearance with unified themes for architectural appearances that are both non-repetitious and that do not allow radical, abrupt changes in architectural appearance on abutting properties.
4. Enhance the character of existing residential neighborhoods through appropriate investments and improvements to infrastructures and utilities.
5. Coordinate traffic and road patterns to provide adequate access to residential neighborhoods without subjecting the neighborhood to intrusive through-traffic.

### **OBJECTIVES**

1. Designate appropriate land area to accommodate residential growth potential ranging from 1,500 to 3,000 new dwelling units over the next twenty-five (25) years.
2. Maintain the predominate residential character of the Village as single family while recognizing the increasing needs for housing alternatives including senior housing and multiple family units with an objective of achieving approximately sixty percent (60%) of the housing stock as detached single family for the entire planning area. This Plan acknowledges that the Downtown Plan will address the type, design, and quantity residential uses in the Downtown area.
3. Require larger single family developments to provide for a variety of lot sizes, lot widths, and widths of homes to assure that neighborhoods are not built with the majority of homes constructed with primarily minimum side yard standards on both sides of the lot.
4. Allow attached single family and multi-family housing to occur when it is necessary to create distinctive neighborhoods and to support commercial and employment uses.

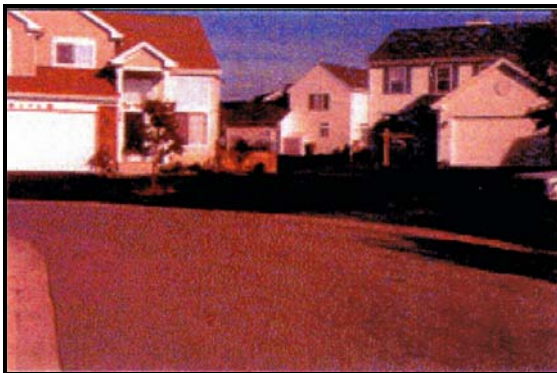
**Examples of the Diversity of Housing Opportunities Sought by the Village under the 2000 Comprehensive Plan**

The following pages detail the types of units built in the Village between 2000 and 2006.

*Example: Rural Estate Type Home*



*Example: Cluster Single Family Flag Lot -Cul-de-sac Location*



*Example: Manufactured Housing with Mature Landscaping Area for Business and Lower Density Single Family Residential*



*Example: Suburban Single Family Home on a Lot Accommodating a Three Car Garage*



*Example: Attached Single Family Townhome Style in Background with Three-story Multiple Family and Wooded Open Space*



*Example: Multiple Family Building in Transitional Area*



*Note: The Village's Comprehensive Plan Can Continue to Accommodate a Range of Quality Housing Options in the Village. The Village Goals and Objectives Provide Further Guidance for Continued Development of These Housing Opportunities in the Future.*

**Examples of Detached Single Family Homes Built in the Village between 2000 and 2006**

*Example: Two-story Detached Single Family Home with a Three Car Garage Located on Cul-De-Sac with a Landscaped Median*



*Example: Detached Single Family Home with a Three Car Garage*



*Example: Traditional Detached Single Family Unit with Side Loaded Two Car Garage and a Separate One Car Garage*



*Example: Traditional Detached Single Family Unit with a Normal Two Car Garage and Off-set One Car Garage*



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**Examples of Duplex Units, Townhomes, and Apartments Built in the Village between 2000 and 2006**

*Example: Two-story Duplex Unit with Two Car Tandem Garage*



*Example: Single Story Duplex Units with Side by Side Two Car Garages*



*Example: Attached Townhomes with Shared Parking Alley*



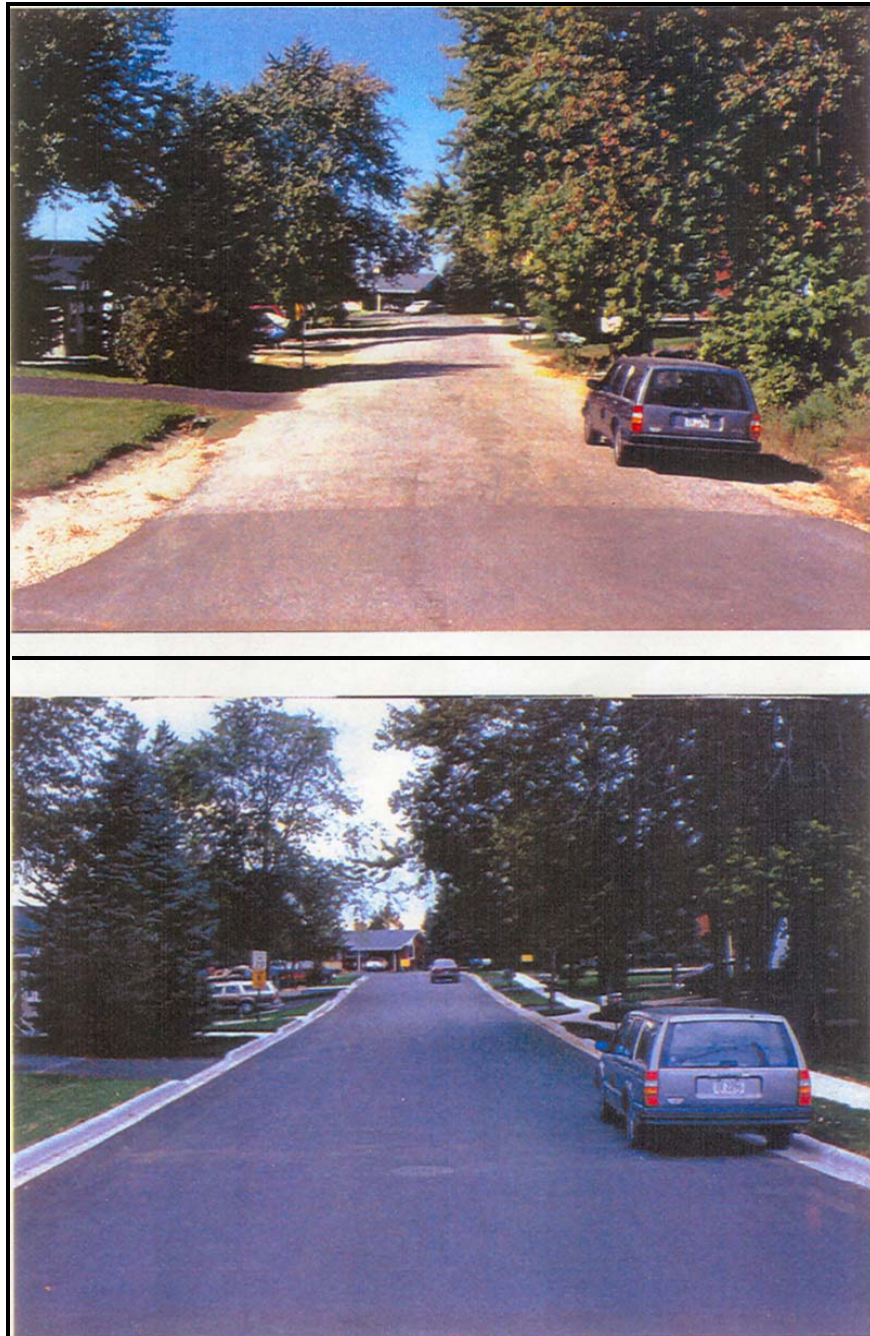
*Example: Multiple Family Apartment Buildings*



5. Require that multiple family developments on larger sites provide on-site amenities, such as appropriate landscape areas and off-street parking, and restrict such development to approximately 150 units of any single unit type in any one location as part of an overall planned unit development.
6. Encourage the development of a variety of senior-restricted and assisted-living facilities that can meet all segments of this specific market. Ideally, facilities would include campus style settings with outdoor amenities that provide various styles of housing, including single-family homes, townhomes, and apartments; various levels of assisted need; and a market bearable split of ownership versus rental units. These facilities could also potentially handle not only senior residents, but all manner of residents requiring assisted-living and/or accessible-living residential units.
7. Promote new development that creates small distinctive neighborhoods of less than 80 to 100 lots having distinctive a street pattern and character to establish a neighborhood.
8. Where multiple family housing developments are undertaken on an in-fill basis or on smaller sites, which are too small to reasonably accommodate on-site amenities, restrict the developments to an appropriate limited number of units per building of approximately four (4) to six (6) units per building. This condition should be reviewed within the context and intent for developing the multiple family uses, especially considering Downtown redevelopment sites.
9. Allow flexibility in densities to be computed on a “gross” basis, the area of the entire site, provided that when natural resource areas unique to each site as well as buildable areas set aside for public or quasi/public or community employment areas are subtracted, the resulting net density does not extend beyond the next two (2) higher ranges in density category of the Comprehensive Plan. See Table 1 as a “general flexibility” guide.
10. Open space areas should be consolidated into parcels large enough to facilitate economical and efficient maintenance not only where it is dedicated to the public and must be maintained by the Village or other public body, but also if private or quasi-public maintenance is to be considered such as with a homeowners’ association.
11. Require development that provides a smooth transition between low-density and high-density areas. A smooth transition can be achieved through attention to setbacks, architectural design, site layout, landscaping, and other site-specific details.
12. Require development that minimizes conflict between residential and non-residential areas. This can be achieved through attention to setbacks, architectural designs, site layout, landscaping, and other site-specific details.
13. Continue to refine the monotony ordinance and the monotony provisions of specific planned unit developments to provide diversity of lot widths, building widths, landscape setbacks, and appearances of individual homes and attached residential structures.

14. When feasible, seek public street exposure or walking paths to natural resource areas and other open space areas within new developments.
15. Review existing residential areas for potential upgrades, renovations, and continued maintenance of public infrastructure and amenities to maintain and improve property values and to encourage homeowners to improve their properties.

**Example of Village Investments in Improvements to Existing Residential Neighborhoods**



**TABLE 1  
RANGE OF RESIDENTIAL DENSITY POTENTIAL**

	<b>Future Land Use Plan Map Designations (See Map - Page 23)</b>				
	<b>Low Density Single Family</b>	<b>Moderate Density Single Family</b>	<b>Transitional Density and Two Family</b>	<b>Low Density Residential</b>	<b>Existing Moderate Density Residential/ Downtown Development District Residential</b>
Average Gross Density	1 du/ac	2.5 du/ac	4 du/ac	6 du/ac	
Typical Density in Major Areas	0-2 du/ac	2-3 du/ac	3-5 du/ac	5-8 du/ac	Greater than 8 du/ac
Typical Lot Width for Detached Single Family Units	85'-95'	70'-80'	60'-70'	60'	60'
Example Range of Density Flexibility for Limited Areas of Development with Extraordinary Community Benefits without an Amendment to the Comprehensive Plan*					

\*Net density increases in any limited sub-areas based on extraordinary community benefit should not exceed the gross density of the next two residential land use categories, as indicated above.

\*\*Higher densities than the Moderate Density Residential category may be possible in the Village Downtown area as denoted in the Downtown Plan.

*Prepared by Rolf C. Campbell & Associates, Inc.*

December 2006

## **COMMERCIAL GOALS AND SUPPORTING OBJECTIVES**

### **GOALS**

1. Pursue an appropriate balance of commercial opportunities to reflect the local factors of the area and individual sites, and recognize regional, community, and neighborhood commercial opportunities.
2. Direct commercial development to locations appropriate for the scale and intensity of commercial activities consistent with the Comprehensive Plan.
3. Promote visually attractive commercial developments that incorporate into their design substantial landscaping, attractive signs, and other aesthetic amenities.
4. Require all commercial uses to provide adequate off-street parking.
5. Require the consolidation of ingress and egress to commercial areas.
6. Require all commercial uses to be appropriately buffered from residential areas through the employment of landscaping and/or other design techniques.
7. Provide alternative access opportunities via indirect local neighborhood streets for bicycles and pedestrian oriented systems in addition to arterial and/or collector roadways for community and neighborhood commercial centers and convenience uses.
8. Allow development that compliments the community needs and enhances the overall quality of life for Round Lake residents.

### **OBJECTIVES**

1. Designate appropriate land areas to accommodate approximately 860 acres of commercial land uses within the Village's planning area.
2. Locate retail commercial centers at intersections that have high traffic volumes in order to provide both accessibility and visibility.
3. Promote a wide variety of goods and service providers to locate in medium size centers that are located in areas appropriate for community-wide commercial activity.
4. Promote the location of neighborhood convenience centers in close proximity to residential neighborhoods with indirect access from the local neighborhood streets as well as direct access from the collector roads in the area.
5. Consolidate commercial uses into commercial centers with shared parking facilities and unified site design.

### Examples of Existing Commercial/Retail Opportunities in Downtown Round Lake

The Village has prioritized investments in Round Lake's traditional Downtown to improve its appearance and create a pedestrian-friendly shopping environment. Currently, the adoption of a Downtown Plan bolsters and guides these investments and actions. The Downtown offers a range of retail shops, restaurants, financial services, and others to service the needs of Round Lake's residents. These photos demonstrate how signage, street lighting, landscaping, plazas, streets, curb and gutter, and enhanced pavement surfaces have been improved to create an up-scale and friendly appearance in the Downtown.



**Examples of Neighborhood and Community Commercial Centers Developed since 2000**

*Example: Shoppes of Round Lake  
(Fairfield Road and Illinois Route 134)*



*Example: Cedar Lake Commons  
(Cedar Lake Road and Illinois Route 60)*



*Example: Valley Lakes Shopping Plaza  
(Prairie Trail and Wilson Road)*



*Example: Curran Commons – Under Construction  
(Curran Road and Illinois Route 120)*



6. Consider master planned mixed use commercial centers that could potentially incorporate residential and employment uses to create a synergy of land uses. The potential areas for these centers are designated on the Future Land Use Plan Map.
7. Use natural resource conservation areas as natural boundaries for buffers between commercial and other less intensive uses.
8. Develop standards for landscaping around and within new and existing retail centers.
9. Continue upgrading, maintenance, and renovation of existing commercial areas to prevent deterioration of property and surrounding property values.
10. Encourage the development of a unified mixed-use commercial center within the existing Downtown areas.
11. Give equal priority between supporting new development and making public improvements in the Downtown to support existing businesses as well as attract new businesses.
12. Limit development of strip commercial uses and instead focus on a mix of shopping centers and offices that are developed as units.
13. Limit new retail development to a floor-area-ratio of 0.2 to 0.25 for one-story uses.
14. Require a minimum landscaped area of twenty-five percent (25%) for new retail and mixed retail/office service areas.
15. Encourage planned unit developments with unified design as opposed to commercial development on a lot-by-lot or scattered site basis.
16. Where practical, encourage the consolidation of ingress and egress to commercial areas.
17. Encourage visually attractive commercial development, which incorporate into their design substantial landscaping, attractive signs, and other aesthetic amenities.
18. Encourage creative design incorporating smaller structures located around central open spaces.
19. Encourage pedestrian oriented design with mass transit and alternative transportation opportunities where feasible.
20. Follow directives for creating Transit Oriented Development (T.O.D.) outlined in the Downtown Plan to coordinate planning with Metra to maximize the benefits from land use relationships between the Metra depot and adjacent properties.

## **INDUSTRIAL AND OFFICE/SERVICE AREAS GOALS AND SUPPORTING OBJECTIVES**

### **GOALS**

1. Create a balanced, stable and economically viable business environment through the appropriate mix of service-sector and light industrial employment opportunities.
2. Attract and retain business enterprises in both the service sector and industrial sector.
3. Create a safe, pleasant and functional business environment while encouraging new economic development.
4. Provide ample land use designations on the Future Land Use Map to recognize potential development which provides a variety of job opportunities, both full-time and part-time, skilled and un-skilled, at a range of income levels.
5. Encourage office and employment uses in the Downtown area as discussed in the Downtown Plan and large-scale office and research facilities to locate on sites with good access to major arterial roads.
6. Encourage sensitive and coordinated development that addresses regional and local impacts to ensure continuity of design.
7. Allow development that complements the community needs and enhances the overall quality of life for Round Lake residents.
8. Require visually attractive industrial development, which incorporate 'campus-like' character with substantial landscaping, attractive signs, and other aesthetic amenities in their design.

### **OBJECTIVES**

1. Provide approximately 600 acres of industrial and office/service area on the Future Land Use Plan Map for high quality corporate campus type development to accommodate executive office/service uses and support functions.
2. Strive for an employment opportunity per resident ratio of approximately 0.3 to 0.5.
3. Designate appropriate land areas to accommodate new employment areas to the south and southwest of the existing Village.
4. Locate employment centers near major transportation modes.

5. Consider allowing development of planned mixed use employment centers, where designated on the Future Land Use Plan Map, that incorporate commercial and residential uses to promote a synergy of land uses.
6. Require industrial development to maintain landscaped green space within front yards and retain side and rear yards for parking and loading.
7. Promote the maintenance and general upgrading of existing industrial areas to prevent deterioration of property and property values. Specifically, review potential public improvements in infrastructure and site amenities that could encourage and support private investment in properties.
8. Encourage industrial/office park development which is developed and managed as a unit and provides higher quality construction and design.
9. Require industrial and large office/service development to locate in close proximity to major transportation facilities at sites serviced by necessary public utilities.
10. Require all office and industrial uses to be appropriately buffered from residential areas through the use of landscaping and/or other design techniques.
11. Encourage visually attractive office and industrial developments that incorporate into their design substantial landscaping, attractive signs, and other public amenities.
12. Encourage development that incorporates pedestrian walkways and possible mass transit improvements into their landscape.

## **PUBLIC AND QUASI-PUBLIC AREAS GOALS AND SUPPORTING OBJECTIVES**

### **GOALS**

1. Provide sufficient open space to meet the passive and active recreational needs of the community.
2. Preserve the natural amenities in the areas by increasing the amount of property that is designated as open-space and which will remain undeveloped and maintained as either public or private lands.
3. Continue to increase access for Village residents to natural resource areas within the Village, including the Village's namesake, Round Lake.

### **OBJECTIVES**

1. Encourage delineation of wetland, floodplain and woodland areas.
2. Require developers to delineate clearly in their proposals and plans, wetland areas, wooded areas and other areas that are environmentally sensitive.
3. Require developers to provide land for either passive or active recreational use through agreement with homeowners associations or by public dedications of land.
4. Promote protection for wetlands and wooded areas.
5. Establish scenic landscape corridors along both sides of all major roads serving the community.
6. Cooperate with county and state transportation officials for timely upgrades to existing major roads serving the Village including: Illinois Route 120, Illinois Route 134, Illinois Route 60, Fairfield Road, Wilson Road, and Cedar Lake Road.
7. Coordinate with State and County agencies as well as surrounding municipalities on the implementation of the Route 120 Bypass in the manner generally depicted on the Future Land Use Plan Map.
8. Require the dedication of eighty (80) to 120 foot width right-of-way along all major roads.
9. Cooperate with Metra for acquisition, construction, and operation of additional commuter parking as detailed in the Downtown Plan.
10. Ensure that all residential developments are adequately served by internal, local, and regional open space systems.

11. Encourage developers to design land for open space in areas that are accessible to a large number of residents.
12. Provide wherever possible, public, quasi-public, or private open space between residential and other more intense land use.
13. Support the Park District's and other public agencies' efforts to reserve land for future acquisition in those portions of the Village deficient in recreational space, in flood plains contiguous to streams and rivers, and in other appropriate locations. When appropriate, assist the Lake County Forest Preserve District with the acquisition of lands for its preserves and trails, specifically the completion of its Millennium Trail.
14. Ensure the development of sufficient recreational facilities in cooperation with the Round Lake Area Park District and area school districts.
15. Seek to locate open space areas on land that is environmentally fragile and linked together by open space corridors.
16. Require, where appropriate, the developers of planned unit developments to designate and maintain open space areas by deeding the land to an appropriate public agency or a not-for-profit open space advocacy organization.
17. Where land is to be deeded to a public agency, require that it be consolidated into a parcel large enough to accommodate easy access by the public.
18. Improve access for Village residents to Round Lake on the Village-owned property at the east end of Park Road.
19. Support cultural activities within the Village, including seasonal festivals and community sponsored events. Seek to build appropriate facilities for these activities as outlined in the Downtown Plan.
20. Continue the Village's commitment to receive and maintain the designation as a Tree City USA by the National Arbor Day Foundation.

## Examples of the Diversity of Public/Quasi Public Opportunities in the Village

*Example: Round Lake District Library Underwent an Expansion since the Last Comprehensive Plan Update. The Library is Located in the Village of Round Lake in Close Proximity to the Community Park Facilities of Both Hart's Wood Park and Hart's Hill Park.*



*Example: Village Property on Round Lake Currently with Limited Access. One of the Recommendations of the Comprehensive Plan is to Provide Amenities on the Existing Property and Improve Access to Round Lake for the Benefit of All Village Residents.*



*Example: Round Lake Park District Offers Wide Variety of Facilities Including an Aquatic and Fitness Center, the Prairie Grass Nature Museum, and a Community-wide Health, Fitness, and Cultural Facilities.*



*Example: Open Space as a Focal Point within Residential Areas Provides Breathing Room for Residents to Spread out and Relax.*



## Further Examples of the Diversity of Public/Quasi Public Opportunities in the Village

*Example: With the Residential Growth since 2000 in the Village, School Districts have been Building New Facilities.*



*Example: New Elementary School under Construction on a Site Obtained for the School District under the Direction of the 2000 Comprehensive Plan.*



*Example: Newly Constructed Police Department Facility and Public Works Facility.*



*Example: As Exhibited by the Round Fire Protection District Headquarters, Existing Facilities within the Planning Area have Continued to Play an Integral Part in the Provision of High Quality Public Services.*

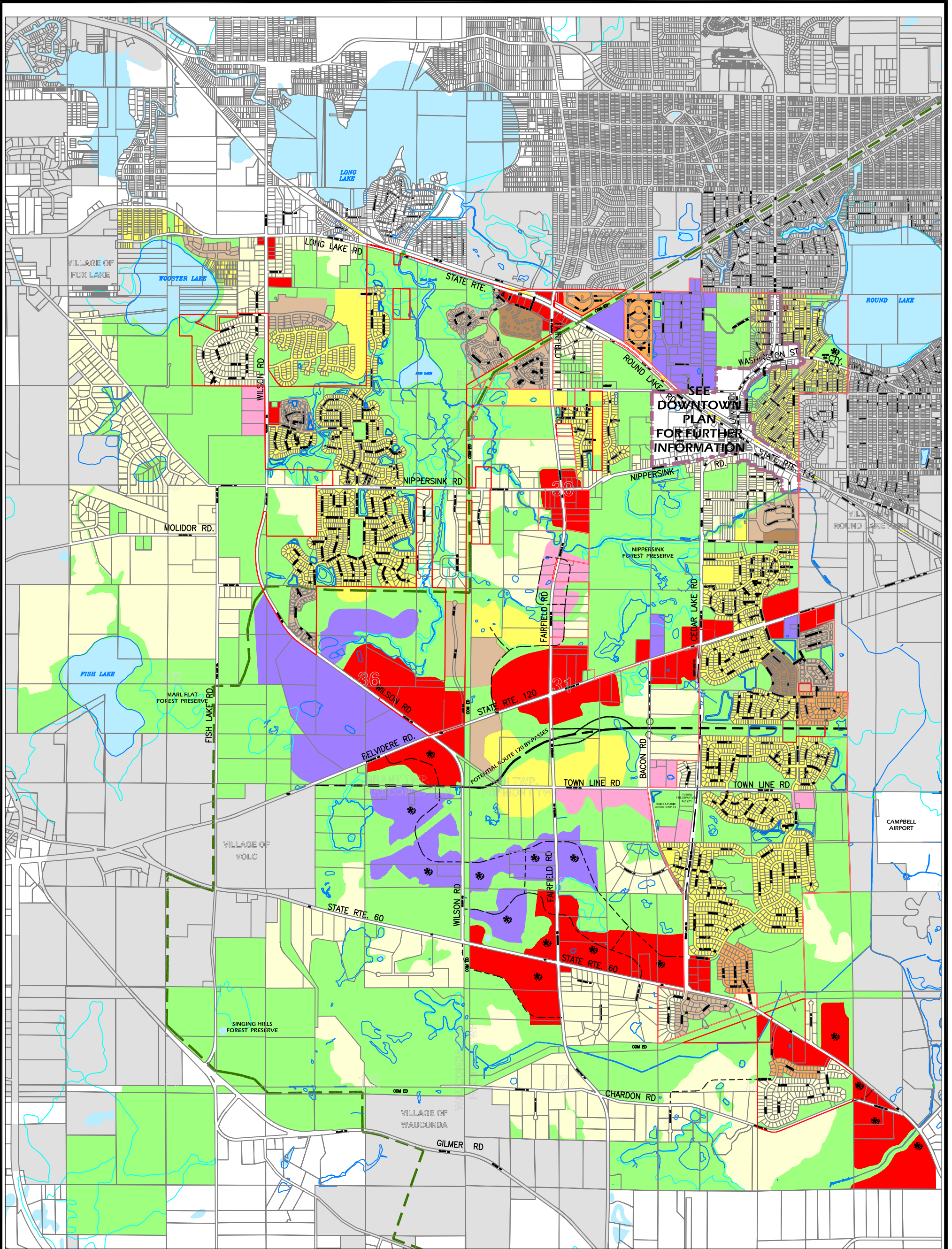




**FUTURE LAND  
USE PLAN**

**COMPREHENSIVE PLAN YEAR 2006**

***Rolf C. Campbell & Associates, Inc.***



Village of Round Lake, Illinois  
 Comprehensive Plan Update 2006  
 FUTURE LAND USE PLAN MAP

LEGEND

- |                                                                                          |                                                              |
|------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| LOW DENSITY SINGLE FAMILY 0-2 du/ac (1du/ac Average)                                     | POTENTIAL MIXED USE AREAS (SEE PLAN DOCUMENT)                |
| MODERATE DENSITY SINGLE FAMILY 2-3 du/ac (2.5 du/ac Average)                             | VILLAGE LIMITS                                               |
| TRANSITIONAL DENSITY AND TWO FAMILY 3-5 du/ac (4 du/ac Average)                          | DOWNTOWN VILLAGE PLANNING AREA                               |
| LOW DENSITY RESIDENTIAL 5-8 du/ac (6 du/ac Average)                                      | POTENTIAL ROADWAYS                                           |
| EXISTING MODERATE DENSITY RESIDENTIAL/DOWNTOWN DEVELOPMENT DISTRICT RESIDENTIAL +8 du/ac | GENERAL LOCATION OF THE LAKE COUNTY FOREST PRESERVE DISTRICT |
| COMMERCIAL/RETAIL                                                                        | MILLENNIUM TRAIL CONCEPT                                     |
| SPECIALTY RETAIL                                                                         | ADD WETLANDS                                                 |
| EMPLOYMENT                                                                               | WATER BODIES                                                 |
| PUBLIC/QUASI-PUBLIC                                                                      |                                                              |

Prepared for and with the Direction of the Village of Round Lake Plan Commission.

Prepared by Village Planning Consultants:

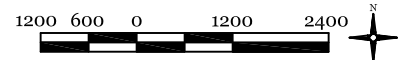
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Additional Technical Assistance Provided by Village Engineers: Baxter & Woodman, Inc.

The basemap data was compiled by Baxter & Woodman, Inc. with information received from Lake County Dept. of Management Services and Lake County Stormwater Management Commission.

Date: December 2006

Scale: 1" = 2400'



## FUTURE LAND USE PLAN

The Future Land Use Plan Map designates land uses within the overall planning area for residential, industrial, commercial, and public/quasi-public uses. These land use designations along with the additional narrative in this Comprehensive Plan serve as the Village’s statement of policy for the type and intensity of land use that is considered appropriate within each area. This Future Land Use Plan only designates land uses for areas outside the Village’s Downtown area. The Village’s Downtown Plan outlines the planning and land uses intended to occur in that area. For the remainder of the Village, the area allocated for each type of land use category is demonstrated on the table below.

**TABLE 2: FUTURE LAND USE ALLOCATION BY LAND USE TYPE\***

<b>Land Use Category</b>	<b>Area</b>	<b>Percent</b>
Low Density Single Family	1,870 Acres	20%
Moderate Density Single Family	1,200 Acres	13%
Transitional Residential and Two Family	100 Acres	1%
Low Density Residential	280 Acres	3%
Moderate Density Residential	50 Acres	<1%
Commercial/Retail	715 Acres	8%
Specialty Retail	145 Acres	1%
Employment	580 Acres	6%
Public/Quasi-Public	4,560 Acres	48%
<b>Total Land Area</b>	<b>9,500 Acres</b>	<b>100%</b>

\*Excludes Village Downtown area. See the Village’s Downtown Plan for land use designations.

*Prepared by Rolf C. Campbell & Associates, Inc.  
 December 2006*

## **RESIDENTIAL**

The Future Land Use Plan Map depicts five (5) general levels of ranges for residential development densities - 1) Low Density Single Family; 2) Moderate Density Single Family; 3) Transitional Residential and Two Family; 4) Low Density Residential 5) Moderate Density Residential, which are more fully described below. These categories of residential development were developed to respect the existing residential development patterns in the Village and direct future residential development to be compatible with existing neighborhoods and non-residential developments.

The Village strongly encourages high-quality residential developments that provide a wide variety of housing options. Toward this end, the Village seeks creative neighborhood designs that provide several housing alternatives with various lot sizes and architectural styles while maintaining overall densities within the range established for the particular area. Design alternatives shall seek to preserve and enhance natural resources that may exist on a site. These general ranges of densities may be calculated on a gross units-per-acre basis, thus higher net densities may result when natural resources areas,

useable open space areas, or other special amenities are set aside and preserved (*See Table 1*). However, land area dedicated for public rights-of-way may not be included in the definition of “gross density.”

Approximately 3,480 acres are designated on the Future Land Use Plan Map for residential development to reflect the existing neighborhoods and, when included with the residential areas of the Downtown Plan, the future development potential for an additional 1,500 to 3,000 new dwelling units over the next approximately twenty-five (25) years. The Village has determined that it wishes to retain its predominately detached single family residential character within the Village. To this end, the Village will continue to pursue an overall goal of sixty percent (60%) of its housing stock as detached single family units with the remainder forty percent (40%) made up of other attached, cluster, and multiple family units.

## **1. LOW DENSITY SINGLE FAMILY**

The Future Land Use Plan designates approximately 1,870 acres or about twenty percent (20%) of the planning area for Low Density Single Family development. The Comprehensive Plan strives to preserve the semi-rural character that surrounds the Village by restricting the average density of development for this type of residential development. Densities for this type of development generally range from zero (0) to two (2) dwelling units per acre, with an overall average density of one (1) dwelling unit per acre for all areas designated Low Density Single Family. The overall character of these residential neighborhoods is very low gross density single-family detached homes on larger lots than is typically found in the Village. These neighborhoods may be diverse with lot size ranging from 10,000 square feet with common open space for resource protection to one (1) and two (2) acre home sites having greater private open space. Many of the Low Density Single Family areas are existing developments. The Village would consider annexing a number of these neighborhoods on a site by site basis in order to expand the range of residential units provided within the Village’s boundaries.

The general locations for areas designated on the Future Land Use Plan Map for Low Density Single Family uses are either in areas of existing estate residential subdivisions or are on the periphery of the Village’s planning area.

## **2. MODERATE DENSITY SINGLE FAMILY**

The Future Land Use Plan designates approximately 1,200 acres or about thirteen percent (13%) of the planning area for Moderate Density Single Family development. Densities within these areas should generally range from two (2) to three (3) dwelling units per acre, with an overall average density of two and a half (2.5) dwelling units per acre. A number of the areas with the Moderate Density Single Family designation are the products of past residential development since 2000. A few areas are intended for additional development primarily with the consideration of supporting commercial and employment development within the Village. The Village expects to service these areas with existing municipal sewer and water facilities with any necessary expansions expected to be paid for by standard recapture agreements.

In terms of morphology, the original sections of the Village had a neighborhood pattern established on a traditional “grid” or “modified grid” system of streets. Many of these street networks have contained

“rural section” streets without curbs and gutters. Within these areas, sidewalks and parkway trees were difficult to implement due to the presence of drainage swales within the parkway area.

The more recently developed areas are characterized by traditional single-family detached homes with curvilinear streets with curb, gutter, sidewalks, and parkway trees. Future residential development in this land use category should strive to integrate neighborhoods with neighborhood shopping and open space and recreational opportunities. While typical lot sizes of 12,000 square feet are anticipated, varying lot sizes are also anticipated consistent with the stated objectives of this Comprehensive Plan. Neighborhoods should respect the pedestrian perspective and housing design should be varied with pleasing architectural facades and attention to landscape areas.

### **3. TRANSITIONAL RESIDENTIAL AND TWO FAMILY**

The Future Land Use Plan Map designates approximately 100 acres or about one percent (1%) of the planning area for Transitional Residential and Two Family development. Transitional Residential and Two Family residential uses are those uses that provide densities in between traditional detached single family dwellings and more intensive attached units. The residential units within this category include duplex units, manufactured housing units, and cluster lot developments. The general density range of these units should range between three (3) and five (5) units per acre, with an overall average density of four (4) units per acre. These uses are intended to fill a limited market area that exists to provide residents with housing opportunities that are more affordable than traditional single family detached units.

The location of areas designated for Transitional Residential and Two Family residential development are areas that have existing development. Duplex developments are located within new neighborhoods and reflect the previous planning efforts of the Village to provide a range of housing types within neighborhoods.

### **4. LOW DENSITY RESIDENTIAL**

The Future Land Use Plan Map designates approximately 280 acres or about three percent (3%) of the planning area for Low Density Residential development. Densities within these areas should generally range from five (5) to eight (8) dwelling units per acre, with an overall average density of six (6) dwelling units per acre. These densities are intended primarily for small scale attached dwelling units, which include townhomes, court homes, and row homes. Many of the areas with this residential designation are components of newly developed neighborhoods, and they act as dwellings for those people in need of moderately priced housing or those people who may require or want less maintenance requirements. In addition, future Low Density Residential development areas are near future employment or commercial development to support those areas with nearby customers and employees. In general, the Village anticipates the majority of new Low Density Residential developments to occur in the Downtown area as detailed in the Downtown Plan. Other areas that might be considered for development in this category would typically only be considered as either a component in a mixed use area that would require neighborhood residential support for commercial and industrial uses or as a way of adding new specialty residential uses, such as senior/assisted-living housing and executive high-end townhomes, that are not currently present within the Village.

These neighborhoods can provide a mixture of attached housing types integrated with concentrated areas of open space and community recreational facilities. A mix of housing and building types are anticipated as the specific plans for these areas are developed and an over concentration of one particular type of unit or types of buildings will not be acceptable. Housing should be clustered on the buildable areas of the site while areas containing wet soils, woodlands, or natural features should be set aside as common open space. Useable open space and areas for active recreational use and other special amenities are also anticipated in these areas.

## **5. EXISTING MODERATE DENSITY RESIDENTIAL/ DOWNTOWN DEVELOPMENT DISTRICT RESIDENTIAL**

The Future Land Use Plan Map designates approximately fifty (50) acres or just under one percent (<1%) of the planning area for Existing Moderate Density Residential/Downtown Development District Residential. The Existing Moderate Density Residential/Downtown Development District Residential category is for developments generally considered to be the more intensive in terms of residential density. For the Village of Round Lake, this density is anything over eight (8) units per acre. Presently, the residential units with this land use designation are dwelling uses such as small scale condominium and apartment buildings. The layout and design of these developments are generally under three-stories in height and have shared open space yards. The Village expects the overwhelming majority of new development for these types of units to occur in its Downtown area as detailed in the Downtown Plan. With this consideration, only existing developments have this designation on the Future Land Use Plan Map. The Village may consider allowing portions of other potential new residential areas to be developed with Moderate Density Residential uses, if they are built to support commercial and employment uses in a planned mixed use development or if they help the Village to fill in its needs for specialty residential uses, such as senior/assisted-housing and executive high-end townhomes.

## **COMMERCIAL**

The Future Land Use Plan Map designates approximately 860 acres or approximately nine percent (9%) of the planning area for Commercial development. These areas are located primarily along major arterial routes with significant clusters at key intersections of these routes. Based on an average floor area ratio of 0.25, these areas can accommodate just under nine and a half (9.5) million square feet of commercial space.

While the Future Land Use Plan Map only depicts two (2) categories, a balance of commercial activities that respond to both the local needs of the area as well as those of the regional market is essential to maintain vitality in the community. The two (2) categories that are depicted on the Future Land Use Plan Map are Commercial/Retail and Specialty Retail. These two categories provide the Village with the potential to incorporate all types of commercial and retail uses in order to provide shopping areas, to allow for locations of service oriented businesses, and to build a strong retail and property tax base.

### **1. COMMERCIAL/RETAIL**

The Future Land Use Plan designates approximately 720 acres or approximately eight percent (8%) of the planning area for conventional Commercial/Retail uses. Within in the areas designated with this

category, the Future Land Use Plan reflects local factors in the Village and recognizes regional, community, and neighborhood shopping needs. The Future Land Use Plan discusses the range of commercial/retail styles of development expected in this category below, and the Plan expects these styles of development to occur based on market considerations of suitability.

#### **A. Regional Shopping Centers**

Regional shopping centers are intended to serve a broad market; therefore direct access to regional highways is necessary. These centers are likely to attract large destination retailers that serve the regional market demand. The areas designated for regional shopping centers on the Future Land Use Plan Map are located along Illinois Route 120, concentrated around the intersections of Wilson Road and Fairfield Road, and in the vicinity of the Illinois Route 60 and Fairfield Road intersection. The Future Land Use Plan also recognizes the potential for the Illinois Route 120 Bypass extension and a possible interchange at Fairfield Road. This prospect would create a significant retail development opportunity around the Fairfield Road/Illinois Route 120 interchange.

Regional shopping centers are intended to be large mixed use planned unit developments that provide a variety of retail goods and services in a master planned setting. Clustered commercial developments with ample landscaping and pedestrian and bicycle facilities are encouraged while “strip commercial” development is discouraged.

#### **B. Community Commercial Centers**

Community commercial centers draw their customers from a smaller geographical area than a regional shopping center. The typical size of a community commercial center is between five (5) and twenty (20) acres and consists of several different retail stores including larger anchor tenants and smaller service-oriented retail uses. Community commercial centers may also include a number of outlots occupied by stand-alone users.

These commercial areas are intended to provide Round Lake residents with close and convenient shopping opportunities with access to a wide variety of goods and services. Several potential locations for this type of use are at the intersection of Illinois Route 134 and Fairfield Roads, the intersection of Illinois Route 60 and Chardon Road, the existing Downtown, and the intersection of Curran Road and Illinois Route 120.

#### **C. Neighborhood Commercial Centers**

Neighborhood commercial centers provide convenience goods for the local residents. They include retail and service shops that cater to residents’ daily shopping needs. The market area served by neighborhood commercial centers is primarily oriented toward the neighborhoods in the immediate vicinity of the center. The typical neighborhood center is between one (1) and five (5) acres in size and will consist of a few small stores. As such these centers may be scattered throughout the Village at appropriate locations where neighborhoods may best be served by the proximity of the services.

New residential developments that include neighborhood commercial centers are encouraged to locate the retail component on arterial or collector streets so that they are accessible by car without causing an

increase in through traffic within the neighborhoods. At the same time, the street patterns should be arranged to provide direct access for the local residents as well as sidewalks and bike paths that connect the shopping to the nearby homes. In conjunction with these conditions, an adequate amount of bike racks should be located at the centers. Careful attention must be given to site design, exterior lighting, landscaping, and signage to be sure such uses are respectful of the surrounding residential neighborhoods.

## **2. SPECIALTY RETAIL**

Due to the Village's unprecedented rapid growth since 2000, a number of areas have developed the potential for commercial uses that were previously not expected to be suitable for these types of development. The Future Land Use Plan Map designates 145 acres or approximately one percent (1%) of the planning area for the Specialty Retail land use designation. Due to these areas proximity to recent residential developments, existing employment uses, and future large scale commercial areas, they have the potential for unique development in terms of specialty retail uses that could contribute to the commercial base of the Village without impeding on other larger more traditional commercial areas. The Plan envisions two styles of development for these areas: 1) Master planned small-scale centers and 2) Transitional retail/commercial uses.

The master planned small-scale center developments are intended to provide the Village with additional retail areas for local and neighborhood type commercial areas. These styles of development are not expected to be typical strip commercial style development, but rather, they are expected to be carefully designed centers of four (4) to six (6) buildings laid out in a manner to promote interconnectivity between them. This interconnectivity would be exhibited in the design by the close proximity of buildings for ease of walking between them, landscaped amenities with focal points of public art features and fountains, and outdoor seating areas for cafes and restaurants. The purpose of these types of development is to provide areas for local small businesses and regional chain companies that require smaller floor area for their facilities opportunities to locate in the Village. These two types of users benefit greatly from a synergy of proximity to similar style businesses as well as to residential neighborhoods and employment uses. The locations of the centers would be expected to be near intersections of major local roads, such Fairfield Road and Town Line Road. In terms of their function within the overall commercial development of the Village, a couple of these centers could serve to provide people with places to eat and convenience shop within close proximity to their places of residence and employment. The intended types of business for these areas would be coffee shops, breakfast and lunch cafes, small gift and specialty retail goods stores, drug stores, and other similar primarily daytime retailers and service providers.

The transitional retail/commercial uses are expected to provide holding type uses that are expected to be more short term in nature with respect to the ultimate development of the Village. These types of uses could include landscape retail centers, farmer's market grounds, machinery sales and supply facilities, and other commercial uses that require significant land areas at relatively low-cost levels with respect to standard improved commercial lots. The Plan envisions these uses to occupy areas for short periods of time until their sites due to the proximity to the rest of development and their visibility due to rising traffic levels make them more suitable for other types of commercial and employment developments. Due to this temporal nature, any developments approved for these uses should be made contingent upon special and conditional use situations so that they may be monitored to lessen any potential impacts they

might have on surrounding areas. These temporary use areas may also include some limited residential uses until the longer term potential for commercial uses and all necessary utilities can be realized. In terms of location, these types of development would be situated best along major local roadways away from intersections. As an example, the stretch of Fairfield Road between Illinois State Route 120 and Nippersink Road might be an area suitable for these developments.

## **EMPLOYMENT**

The Future Land Use Plan Map designates approximately 580 acres or about six percent (6%) of the planning area for Employment uses. This land use category includes a variety of land uses, including light manufacturing, assembly operations and warehouses. It also includes professional offices and office/research complexes. Office facilities generally include professional services such as finance, insurance, real estate, law, and medical and dental facilities.

The Employment designations provide the Village with a wide range of employment opportunities in locations relatively close to its residents. The area designated for Employment uses on the Future Land Use Plan Map is sufficient to accommodate a total of over seven and half (7.5) million square feet of employment-related development based on an average floor area ratio of 0.3. This translates into a total employment of approximately 7,800 job opportunities within areas designated for Employment Land Uses alone. This land use category may represent a demand beyond the year 2030 forecasts; however, the Comprehensive Plan Map is envisioned as providing long term planning guidance for major areas that are appropriate for potential future local employment opportunities for the community.

In addition, this type of development provides an opportunity to diversify and strengthen the economic base of the Village. The Comprehensive Plan recommends that the Village continue to encourage businesses to locate in Round Lake to provide employment opportunities for its residents, as well as provide a broad economic base for the Village.

In general, the types of users in the Employment category are businesses that do not have a high volume of customer traffic, but employ a large number of people. Industrial users may generate a high volume of truck traffic. As such these facilities are appropriately located near major arterial roads. Round Lake is well served by a network of arterial streets and State highways (*See Transportation Plan*). These routes can serve the transportation demands of such employment-related uses by providing access for the workforce and an efficient system for the distribution of goods.

The designation of land for Employment is primarily based on an extension of past development patterns. The primary concentration of this land use designation is centered on and around the Baxter International property at the intersection of Wilson Road and Illinois Route 120. The Baxter International complex makes this intersection viable as a center for industry, research and product development. Around this area a number of sites exist for coordinated Employment use development including the area just north of Baxter International and south of Valley Lakes and area east-west of Wilson Road just south of the intersection. In addition, these potential development areas are located so as to minimize their impact on residential areas. Corridors of open space and landscaping should be utilized to create buffers to separate employment-related development from less intensive uses.

The Employment designation is also present where concentrations of light industry facilities, offices, or

warehouses are already developed in the Village's planning area. The most notable of these locations is just northwest of the Village's Downtown.

## **PUBLIC/QUASI-PUBLIC**

The public/quasi-public category includes open space such as parks, wetlands, floodplains, and lakes; land used for public buildings such as government offices, post office, schools and library; and quasi-public uses such as churches and utilities. The Future Land Use Plan Map designates approximately 4,560 acres or approximately forty-eight percent (48%) of the planning area for Public/Quasi-Public use.

The majority of this area consists of the area's vast network of environmentally sensitive lands including lakes, wetlands, floodplains and hydric drainage routes. It also includes the existing publicly owned parks and forest preserves. The Comprehensive Plan encourages these existing open space areas to remain to provide buffers between adjoining land uses, provide a network of open space for environmental and recreational purposes, and to provide breathing room within and between the built components of the Village (*See Environmental Plan*).

The Comprehensive Plan encourages public agencies to locate in or around the Village's Downtown area to enhance the sense of community by providing a civic focal point to the community. In addition, the centralization of public agencies provides efficient access between government offices.

## **MIXED USE AREAS**

The Village's dramatic growth in terms of residential units over the past six (6) years has provided it with the desired base upon which to develop a balanced community. Upon this base, the Village has set as its goal to expand the range and quantity of its commercial and employment uses. Realizing that the current market desires to build planned unit developments that contain a variety of uses in order to support and create a synergy among them, the Village has designated areas for these potential Mixed Use developments on its Future Land Use Plan Map within areas designated for Commercial/Retail and Employment uses. The Village has envisioned these developments to be built primarily under the designated land use with the potential for allowing other uses coordinated within the overall planned unit design of the primary use. The Village will only consider allowing these Mixed Use developments based on the provision of extraordinary community benefits and conditional with a high quality of overall site, architectural, and landscape design. Table 3 exhibits the potential allowable range of development for these Mixed Use areas.

**TABLE 3  
 POTENTIAL RANGES FOR MIXED USE DEVELOPMENT FOR AREAS DESIGNATED ON THE VILLAGE'S FUTURE  
 LAND USE PLAN MAP**

	<b>Commercial</b>	<b>Employment</b>	<b>Residential</b>
<p>Example            Mixed Use            Flexibility            for Limited Areas            of a Development with            Extraordinary Community            Benefits as Outlined            in the Objectives Sections            of this Comprehensive Plan</p>	<p><b>X</b> →</p> <p>Example of Range            of Mixed Use Options            Based on Extraordinary            Community Benefits            and Quality of Design            Factors</p>	<p>→ <b>X</b></p> <p>Example of Range            of Mixed Use            Options Based on            Extraordinary            Community Benefits            and Quality of Design            Factors</p>	<p>→</p> <p>Limited Mixed Use            Potential Based on            Extraordinary            Community Benefits            and Quality of            Design Factors</p> <p>→</p> <p>Limited Mixed Use            Potential Based on            Extraordinary            Community Benefits            and Quality of            Design Factors</p>

*Prepared by Rolf C. Campbell & Associates, Inc.  
 December 2006*



**ENVIRONMENTAL  
PLAN**

**COMPREHENSIVE PLAN YEAR 2006**

***Rolf C. Campbell & Associates, Inc.***

## **ENVIRONMENTAL PLAN**

Among the principal goals and objectives of the Village is to preserve, protect, and enhance the significant environmental resources that exist within the Village. Round Lake together with the surrounding area is characterized by a variety of environmental features that have significantly contributed to the current pattern of development in the Village, and will play an important role in the growth of the community in the future.

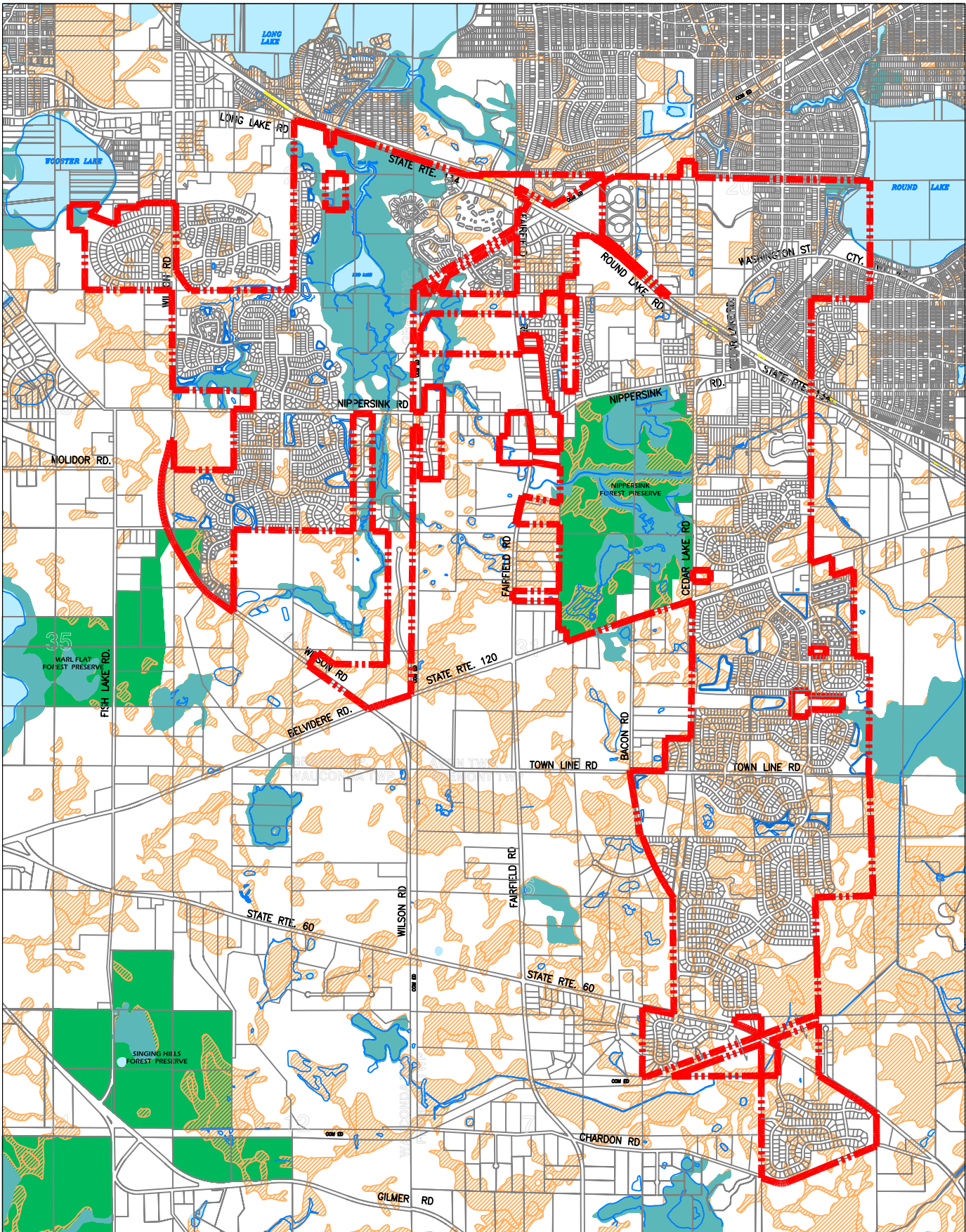
The Land Use Plan depicts some 4,560 acres of land designated as Public/Quasi-Public. This land is generally located within broad corridors of open space that contain wetlands, floodplains, hydric soils, woodlands, and/or other environmentally sensitive features. This represents a significant opportunity to develop multi-use open space corridors interwoven throughout the community that serve to preserve meaningful open space, protect wildlife habitat, and enhance recreational opportunities for area residents.

These corridors will also contribute significantly to defining the overall character of the Village by subdividing the community into identifiable neighborhoods and creating a unifying linkage among and between various land uses.

## **CONSERVATION PLANNING**

Future development in and around areas that include significant environmental resources will need to be carefully planned to assure those resources are protected, and in many instances enhanced. Planning for development in this manner is commonly referred to as “conservation planning.” The essence of conservation planning is to first protect natural, cultural, and historic resources by creating significant areas of open space around them. Around these open space and resource areas, streets and buildings are arranged and located on suitable soils in a manner that preserves and functions with the open space areas and resources. Land use densities are maintained in accordance with the Comprehensive Plan, and in some instances modest increases may be offered in exchange for measurable community benefits that might be derived from the dedication of open space and/or recreational amenities. Conservation design techniques may include the clustering of housing in smaller compact neighborhoods within an overall open space setting.

The benefits of conservation planning are aesthetic, economic, environmental, ecological, social, and recreational. Conservation design techniques, while offering residential privacy and neighborhood identity, may also reduce costs associated with roads, water lines, and sewer lines.



Village of Round Lake, Illinois  
Comprehensive Plan Update 2006

# NATURAL ENVIRONMENT MAP

- LEGEND**
- LAKE COUNTY FOREST PRESERVE DISTRICT
  - ADID WETLANDS
  - WETLANDS
  - HYDRIC SOILS
  - VILLAGE LIMITS

**Date: December 2006**

**Scale: 1" = 3000'**

Prepared by Village Planning Consultants:  
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Additional Technical Assistance Provided by Village Engineers:  
**Baxter & Woodman, Inc.**

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## **LAKES, WETLANDS, HYDRIC SOILS, FLOODPLAIN, AND WOODLAND AREAS**

The open space areas shown on the Future Land Use Plan Map are characterized by lakes, wetlands, hydric (wet) soils, floodplains, and woodland areas. These are identified as environmentally important areas that should be preserved and protected. It is among the goals of this plan to maintain a strong policy for the protection and preservation of these meaningful natural areas. Such a policy will have a significant affect on the development potential of many of these sites. As such the Village should be prepared to work cooperatively with landowners and developers to allow development on suitable sites and protect environmentally sensitive areas through public ownership or conservation easements. Conservation design techniques will be useful to achieve this delicate balance.

### **OPEN SPACE**

Open space within the Village can be characterized in three categories: 1) large expanses of natural areas, 2) open space corridors, and 3) parks and recreational facilities.

#### **1. NATURAL AREAS**

Large tracts of open space are needed to effectively protect significant ecosystems in the Village. There are four large areas shown on the Future Land Use Plan Map that are considered in this open space category. They are the Valley Lakes Area located north of Nippersink Road and west of Fairfield Road, which contains the Mud Creek and Lake basin; the area located north of Route 120 between Cedar Lake and Fairfield Roads, primarily composed of the Nippersink Forest Preserve; the Marl Flat Forest Preserve around Fish Lake Road; and the Singing Hills Forest Preserve in the southwest corner of the Village's planning area. These large tracts provide the habitat required by birds, mammals, and fish. They also help to improve water quality, and provide stormwater management and flood control. Large tracts of open space also provide scenic views that promote a sense of place, community identity, and recreational pleasure for driving and sightseeing.

#### **2. OPEN SPACE CORRIDORS**

The corridors of open space shown on the land use plan offer an excellent opportunity to link significant areas of open space together, as well as provide access between homes, shopping, schools, parks, and transit stations. These corridors also provide habitat for indigenous species of plants and animals and offer an opportunity for wildlife to migrate safely between habitat areas.

Multi-purpose trails can be implemented within these corridors over time with private and public funds to create alternative transportation routes for pedestrians and bicyclists. A well-used multi-purpose trail system can reduce traffic congestion and improve air quality and public health. Such a system also invites the community into open spaces by providing passage into and through the natural areas.

To this end, the Village has supported the Lake County Forest Preserve District with the completion of its Millennium Trail that connects a number of the District's holdings throughout the County. The

District has designed the trail to function as both an environmental open space corridor as well as a transportation and recreation path for joggers, bicyclers, equestrian riders, and cross country skiers. The Plan has outlined the particulars of the trail and its general proposed location under the Transportation Plan section and on the Park District and Open Space Map.

In addition, vegetated greenways along drainage depressions, swales, or watercourses maintain water quality by trapping sediment and pollutants from stormwater runoff and providing flood storage during wet weather events.

### **3. PARKS AND RECREATIONAL FACILITIES**

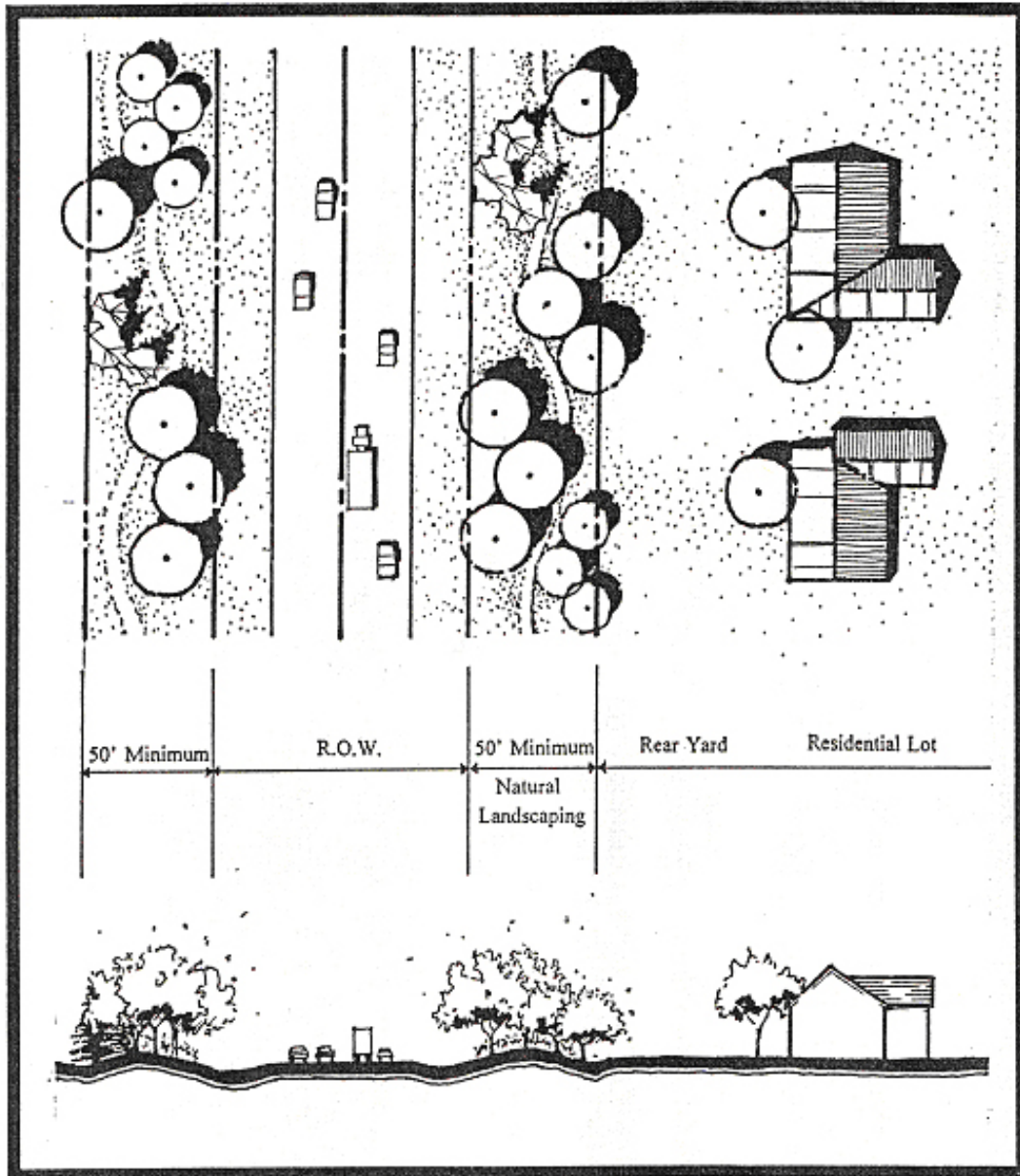
The Village has incorporated a considerable amount of public recreational space that is well distributed throughout the community. The Village in conjunction with Round Lake Area Park District has successfully added park space as it has annexed new developments over the past six (6) years. The Village wishes to build on these past successes and continue to work with the Round Lake Park District and other agencies to bring new parks and recreational areas into the Village with any potential new developments in order to maintain the ratio of park spaces to residents and quality of parks and recreational facilities (*See Appendix: Round Lake Area Park District – Park Space Policy*).

A variety of recreational settings are needed for active, passive, and educational recreation. Active recreation generally involves intensive uses and requires facilities including playing fields and playground equipment. Passive recreation provides widely spaced picnic areas and trails for hiking, biking and cross country skiing. Educational facilities include nature interpretation centers, cultural and historic sites, and teaching areas.

### **LANDSCAPING**

In addition to preserving and enhancing existing open space areas, the Village considers the landscaping elements of new development proposals to be an important contributing factor to the overall environmental character of the Village. New development should contain a quantity and mix of landscape material appropriate for the scale and use of the development, but also reflective of the native landscape indigenous to our region. Consideration should be given to vegetating required setbacks and stormwater management areas with trees, woody plants, forbs, and grasses that are native to northern Illinois and reflective of the overall natural character of our remnant native communities.

Through prior annexations and developments, the Village has been able to improve the landscape character of neighborhoods and transportation corridors. As such, the Village desires to continue to implement a unified landscaping approach along arterial roadways to: 1) create a more natural-looking buffer along the roadway, 2) mitigate the effects of traffic on adjoining land uses, and 3) enhance the character of the Village. Arterial roads for this consideration have and should continue to include Wilson Road, Fairfield Road, and Cedar Lake Road in the north-south direction, and Illinois Routes 134, 120 and 60 in the east-west direction.



*Village of Round Lake*  
Scenic Corridor - Illustrative Example



**COMMUNITY  
FACILITIES PLAN**

**COMPREHENSIVE PLAN YEAR 2006**

***Rolf C. Campbell & Associates, Inc.***

## **COMMUNITY FACILITIES PLAN**

The single largest land use category on the Future Land Use Plan Map is the Public/Quasi-Public category at approximately 4,560 acres or around forty-eight percent (48%) of the total planning area. The range of Public/Quasi-Public areas and facilities include not only the Village's but also numerous other interests'. For example, the planning area contains State, County, Township, and Village roads and streets. The Village operates with cooperative sanitary sewer services such as Village local and collector sewer lines as well as County collector sewer lines and area wide sewage treatment. Lake Michigan water is available through the Village's participation in the Joint Area Water Agency (JAWA) with water storage and local distribution lines being the direct facilities of the Village.

The Lake County Forest Preserve District and the Round Lake Area Park District provide public open space areas and recreation opportunities. Several school districts have district boundaries that serve parts of the Village planning area while these school districts also serve areas beyond the Village's planning area. Numerous other services such as police protection, fire protection, library services, and others provide for an extensive service system for the area. It is beyond the scope of the Village's Comprehensive Plan to review all of these public/quasi-public services and facilities; however, a general overview of these categories is noted in this chapter with particular reference to their geographic service areas and general relationship to this Comprehensive Plan.

### **VILLAGE FACILITIES**

#### **VILLAGE HALL, POLICE DEPARTMENT FACILITY, AND PUBLIC WORKS FACILITY**

Under the directives of the previous Village's Comprehensive Plan, the Village has actively pursued an updating and upgrading of its Village facilities. The first component of this process was the new Village Hall, which opened in 2001. The new Village Hall was built on the same site as the old Village Hall near the intersection of Illinois Route 134 and Cedar Lake Road. The Village Hall houses the main administration activities of the Village as well as providing a modern meeting hall for all the Village's official public forums.

The Village followed the construction of this building with the acquisition of thirty-nine (39) acres at the intersection of Bacon Road and Town Line Road for the construction of a new 34,000 square foot Village Police Department Facility and Public Works Facility. The Village purchased a site larger than it needed with the forethought to sell off five (5) acres to the Greater Round Lake Fire Protection District as well as the ability to sell seven (7) to nine (9) acres for private development at a future date. The Police Department Facility and Public Works Facility opened in 2005 and were built as a dual building containing both Village functions in separate wings that are joined by a community meeting hall, which can be used by various community and civic groups. The facility became fully occupied in early 2006. The previous Public Works Facility site will be used for parking area expansion at the Downtown Round Lake Metra Station, and the previous Police Department Facility will be used for other Village office facilities.

## **VILLAGE SANITARY SEWER MASTER PLANS**

The Village has consistently planned for the development and expansion of its sewer system in coordination with its annexation of parcels and development as well as for its future potential areas of expansion. Since 2000, the Village has extended a trunk and main sewer lines southward through the new developments in the southeast extent of the Village. In addition to these expansions, the Village passed a three (3) million dollar bond to pay for the extension of a trunk sewer line to service the southwest quadrant of the Village's planning area as well as to expand capacity of existing sewer lines in the older portions of the Village. The primary guide for these sewer expansions has been the Sanitary Sewer Master Plan, completed by Baxter & Woodman, Inc. This document will continue to be used to guide any future sanitary sewer decisions of the Village.

## **VILLAGE WATER SYSTEM PLANS**

In coordination with its Engineering and Planning consultants, the Village has actively planned for the future needs and expansion of its water system. As of 2005, the Joint Action Water Agency (JAWA) reported that the Village's average daily usage was just one (1) million gallons per day with peak usage of over three (3) millions gallons in one day. Due to new developments in the southern portions of the Village, the potential need for additional storage in that vicinity has arisen. The Village will use the Water System Master Plan, developed by Baxter & Woodman, Inc., to guide any future decisions concerning the sizing, design, location, and timing of future facilities. The Village has expressed as a goal in this Plan its desire to provide public water for all uses within its municipal boundaries.

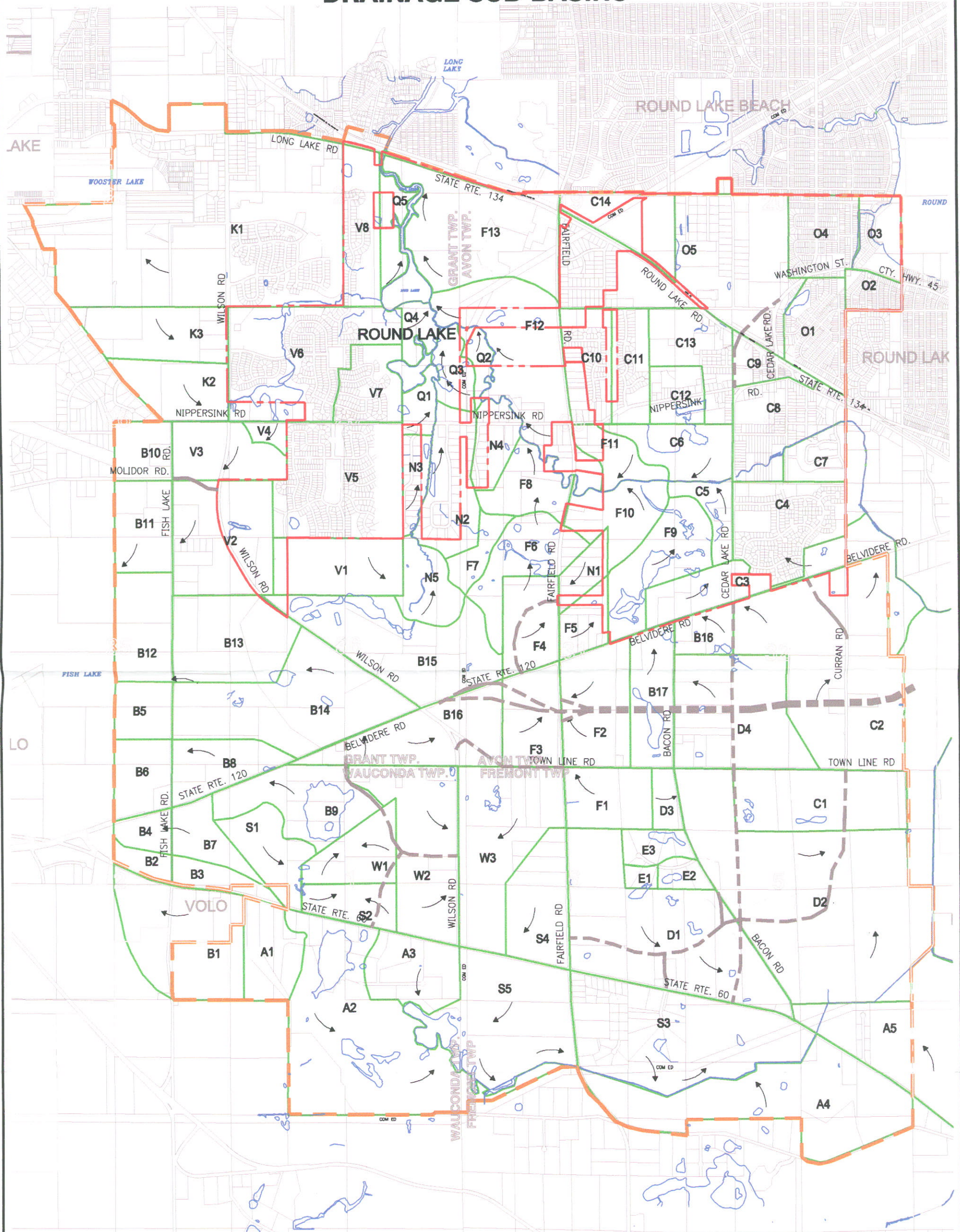
## **HOSPITALS AND MEDICAL FACILITIES**

Located in Libertyville approximately ten (10) miles southwest of the Village, Condell Medical Center currently acts as the primary major healthcare facility for residents. The facility provides a full range of medical in and out patient services, and it is supported by a number of smaller professional complexes throughout the County. Condell has an approved development plan for a new professional complex within the Village, but the development of this facility is contingent on Condell's expansion cycle and the development agreement approved by the Village. In addition to this professional complex, the Village is exploring the possibility of building a new full service hospital either in or in close proximity to the Village that would meet the medical care needs of the western Lake County region. The location of such a facility along Illinois Route 120 within the Village could provide it with the necessary area for development as well as regional transportation and location advantages.



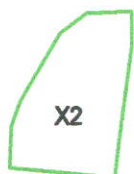
NO SCALE

# VILLAGE OF ROUND LAKE, ILLINOIS DRAINAGE SUB-BASINS



THIS BASEMAP WAS COMPILED BY BAXTER & WOODMAN, INC. WITH INFORMATION RECEIVED FROM LAKE COUNTY DEPT. OF MANAGEMENT SERVICES AND LAKE COUNTY STORMWATER MANAGEMENT COMMISSION.

## LEGEND



DRAINAGE AREA

OVERLAND FLOW DIRECTION

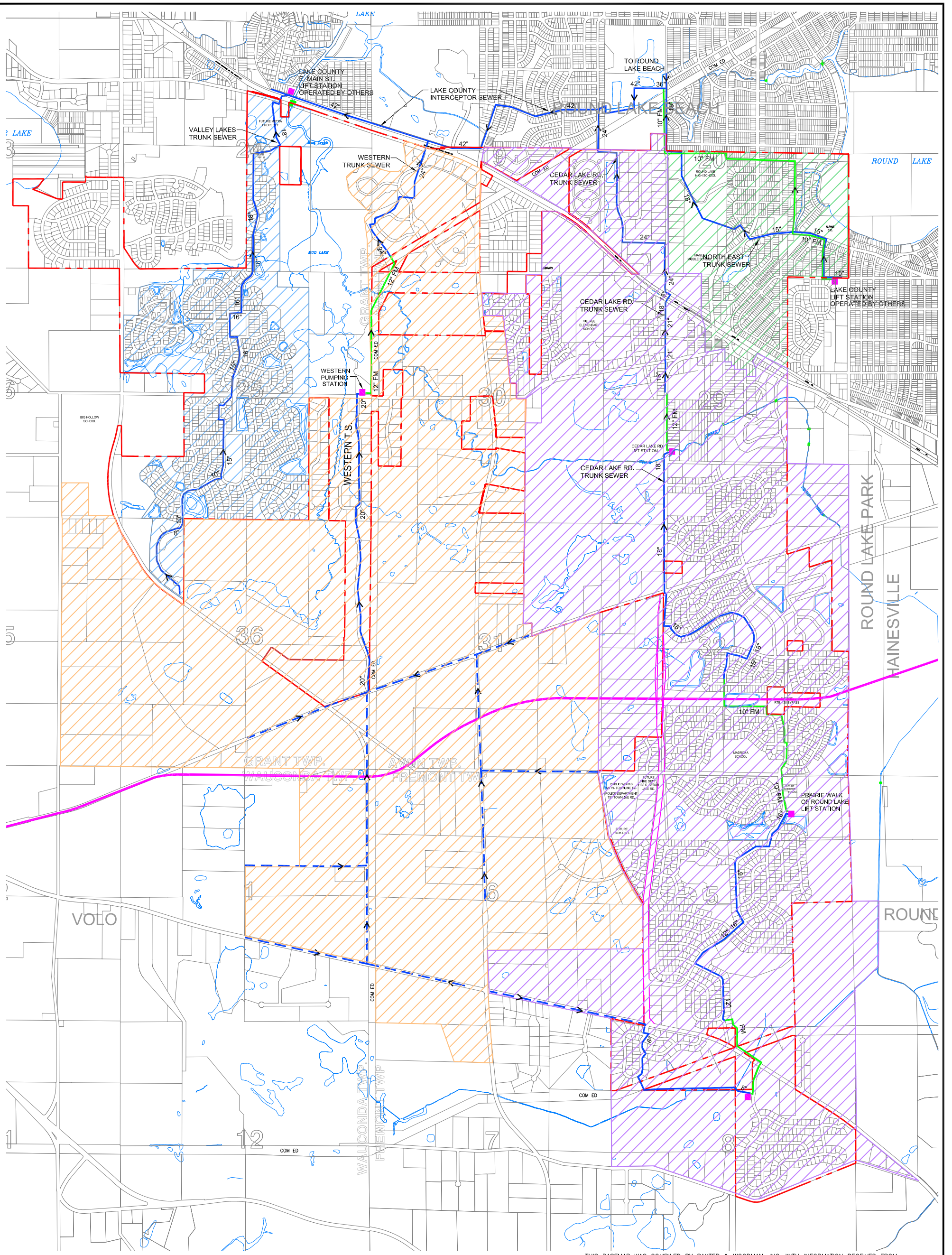
- VILLAGE LIMITS
- PLAN AREA BOUNDARY
- POTENTIAL COLLECTOR STREET

DRAINAGE DIV. 17 MAR 01 12:37 BY: PJR  
STATE OF ILLINOIS  
PROFESSIONAL DESIGN  
LICENSE NO. 144-00121 - EXP. 03/31/2008



**Baxter & Woodman**  
Crystal Lake, Illinois 815.459.1280  
Burlington, Wisconsin 262.763.7834  
Oak Forest, Illinois 708.560.7070  
DeKalb, Illinois 815.787.3111

EXHIBIT E



THIS BASEMAP WAS COMPILED BY BAXTER & WOODMAN, INC. WITH INFORMATION RECEIVED FROM LAKE COUNTY DEPT. OF MANAGEMENT SERVICES AND LAKE COUNTY STORMWATER MANAGEMENT COMMISSION.

# VILLAGE OF ROUND LAKE, ILLINOIS

## TRUNK SEWER MAP

**LEGEND**

- EXISTING PUMP STATION
- EXISTING SANITARY TRUNK SEWER
- EXISTING SANITARY FORCE MAIN
- - - PROPOSED SANITARY TRUNK SEWER
- - - VILLAGE LIMITS

**SERVICE AREA LEGEND**

- ▨ VALLEY LAKES TRUNK SEWER (V.L.T.S.)
- ▨ WESTERN TRUNK SEWER (W.T.S.)
- ▨ CEDAR LAKE TRUNK SEWER (C.L.T.S.)
- ▨ NORTH EAST TRUNK SEWER (N.E.T.S.)

**DRAFT**



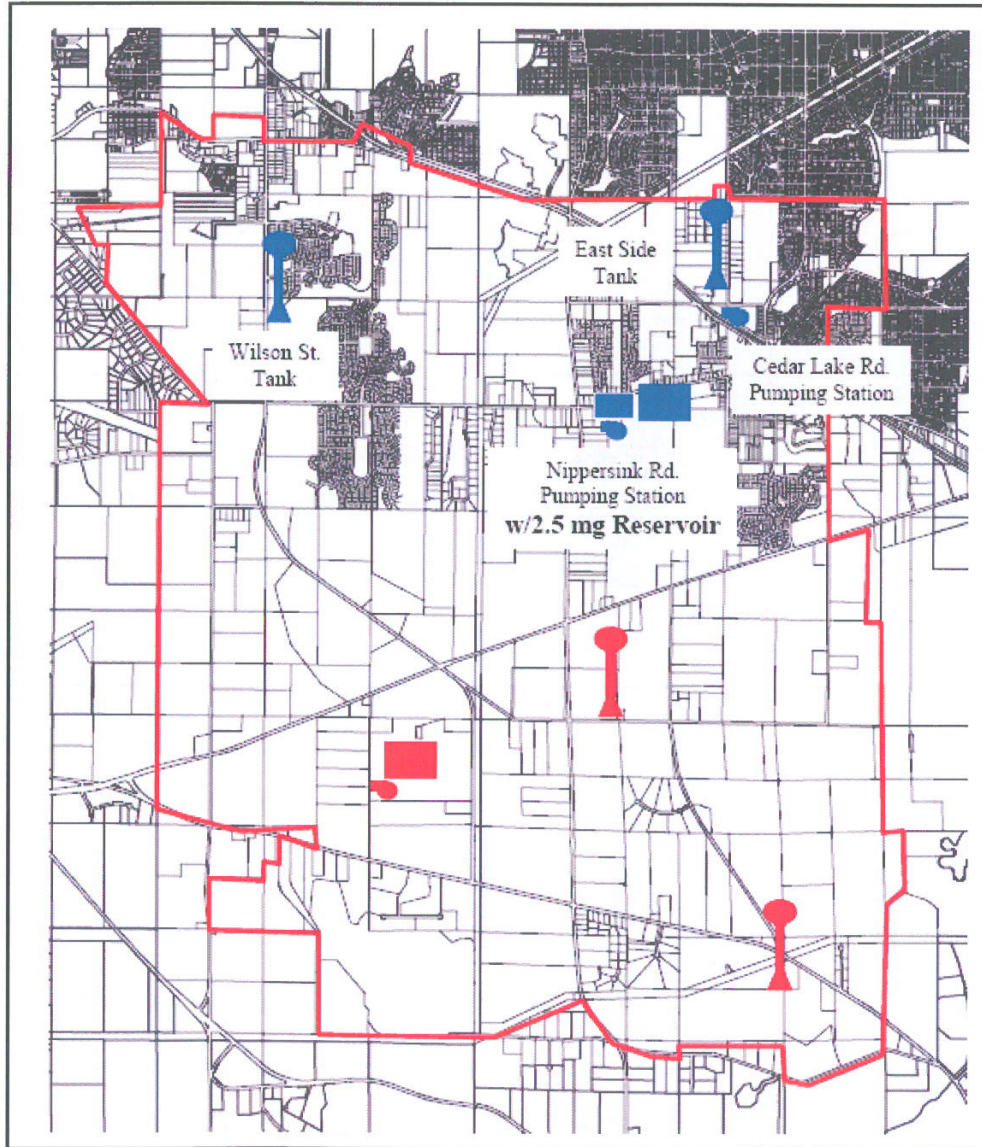
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I:\ROULKA\060381\05\dwgs\TRUNK--SEWER--MAP.dwg  
 Plotted: 7-18-06 @ 2:24pm By: 246plr  
 Copyright © 2004, By Baxter & Woodman, Inc.  
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Village of Round Lake, Illinois  
Water Master Plan 2006 Update

FIGURE 6

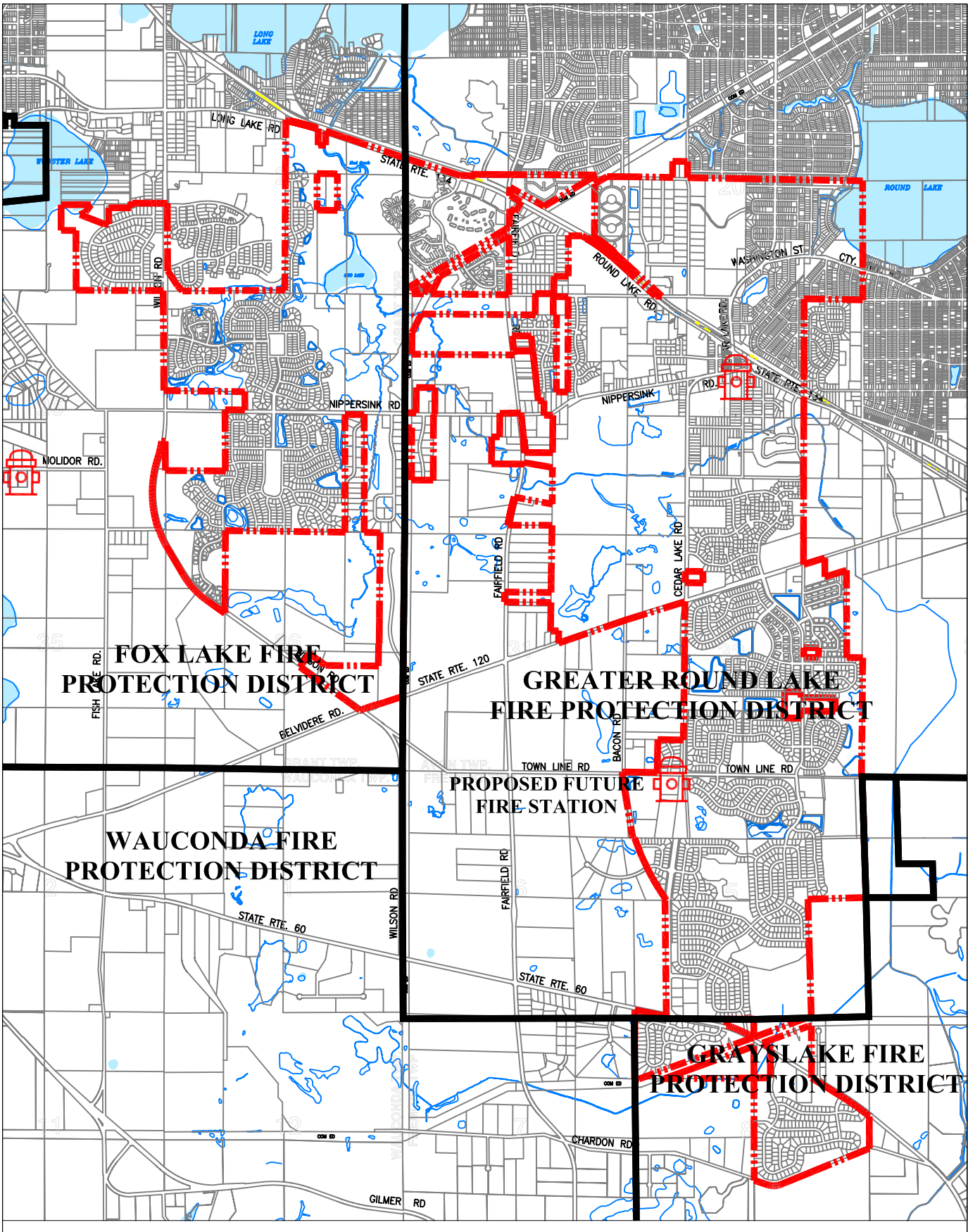
Location of Existing and Future Facilities



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## **FIRE PROTECTION**

The Greater Round Lake Fire Protection District, the Fox Lake Fire Protection District, and the Grayslake Fire Protection District service the current areas within the Village of Round Lake's boundaries. The Greater Round Lake Fire Protection District has a fire station located to the south of the central business area near the intersection of Illinois Route 134, Cedar Lake Road, and Nippersink Road. The Fox Lake Fire Protection District has a fire station on Molidor Road approximately half a mile west of the current western Village limits. As the Village continues to round-out its Village boundaries in the planning area the need for an additional fire station south of Illinois Route 120 is anticipated. The Greater Round Lake Fire Protection has purchased a site adjacent to the Village's new Police Department Facility and Public Works Facility, near the future intersection of Cedar Lake Road and Town Line Road. This site is denoted on the Fire Protection District Map.



Village of Round Lake, Illinois  
 Comprehensive Plan Update 2006

**FIRE PROTECTION DISTRICT MAP**

**LEGEND**

- FIRE PROTECTION DISTRICT BOUNDARIES
- FIRE STATION
- VILLAGE LIMITS

Date: December 2006  
 Scale: 1" = 3000'

Prepared by Village Planning Consultants:  
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 Additional Technical Assistance Provided by Village Engineers:  
 Baxter & Woodman, Inc.

THE INFORMATION ON THIS MAP IS BASED ON THE MOST RECENT AVAILABLE DATA. THE VILLAGE ENGINEERS ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

## **SCHOOLS**

Currently, the Village's planning area overlaps with nine (9) different school districts as follows:

*Elementary School Districts:*

Big Hollow School District 38 (Grades: K-8)  
Community Consolidated School District 46 (Grades: K-8)  
Fremont School District 79 (Grades K-8)  
Gavin School District 37 (Grades: K-8)

*High School Districts:*

Grant Community High School District 124 (Grades: 9-12)  
Grayslake Community High School District 127 (Grades: 9-12)  
Mundelein Consolidated High School District 120 (Grades: 9-12)

*Unit School Districts:*

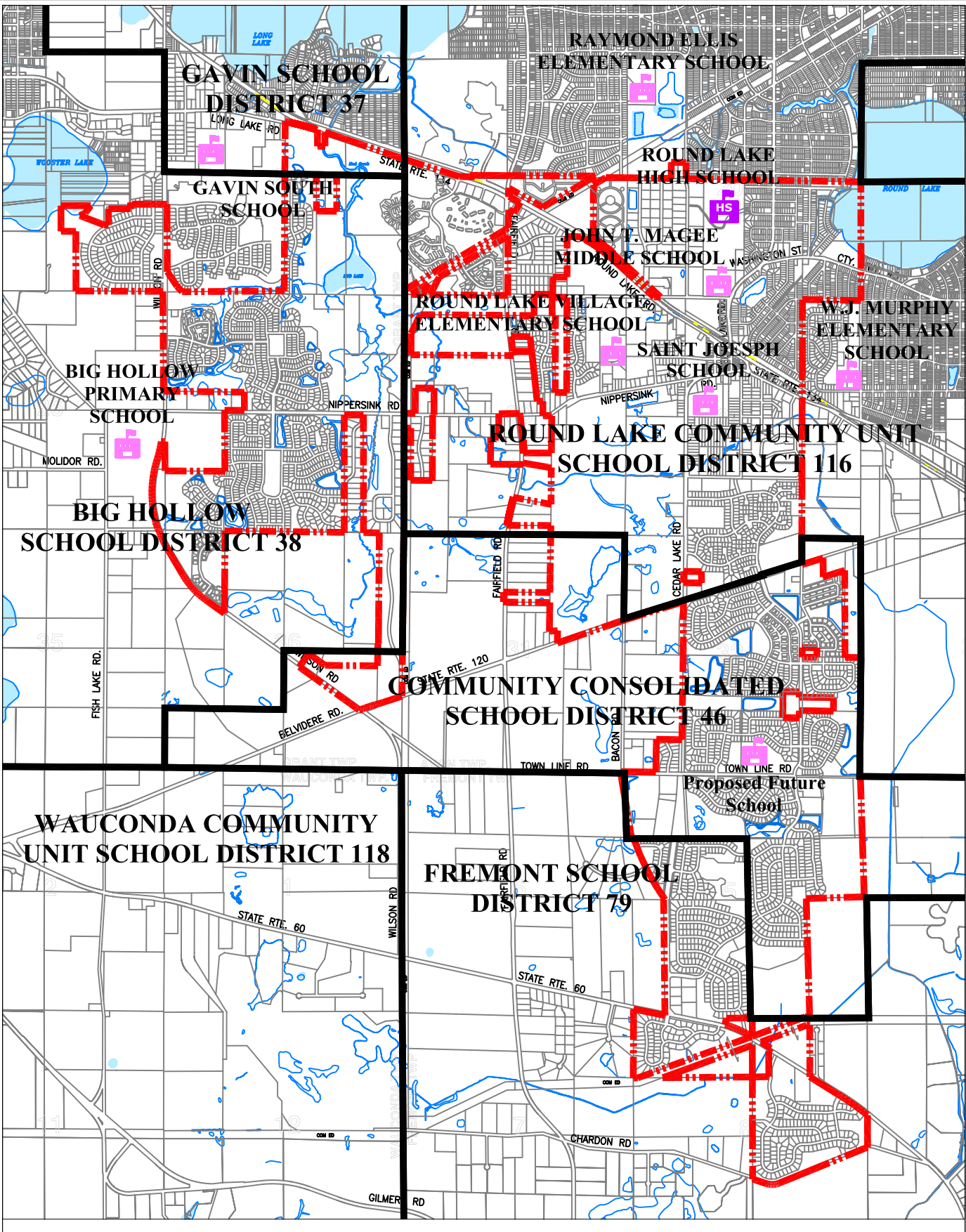
Round Lake Community Unit School District 116 (Grades: K-12)  
Wauconda Community Unit School District 118 (Grades: K-12)

*(See School District Maps for district boundaries.)*

The Village of Round Lake has been requiring new residential development in the Village to contribute "Developer Donations" of land and/or cash for the various school districts. All of these school districts provide services to larger areas than just the Village of Round Lake. When new developments have been proposed, the Village has worked cooperatively with the various school districts to determine the opportunities of land for a new or expanded school site within the Village of Round Lake's planning area. Under the direction of the previous Comprehensive Plan, the Village has had success in having developers donate a school site for Community Consolidated School District 46 as well as having them provide impact fees to school districts.

With this update of the Village's Comprehensive Plan, the existing or currently proposed school sites have been included in the Public/Quasi-Public land use classification on the Future Land Use Plan Map. The Goals and Objectives section of this Comprehensive Plan also indicates the potential for additional land for Public/Quasi-Public uses (which could include additional or expanded school sites) based on the potential for gross density versus net density calculations for proposed residential developments. The Village will continue to support cooperation with the school districts and private landowners and developers in coordinating land and/or cash contributions in the future.

The Village has also sought to cooperate with the various school districts in the planning of subdivisions including the concerns for school bus services throughout the planning area. Looping of streets, interconnection of neighborhoods, and limited use of long cul-de-sacs have been considerations for review of new development and the Village has welcomed comments from the school districts as they may relate to improvements to address these issues.



Village of Round Lake, Illinois  
Comprehensive Plan Update 2006

**ELEMENTARY & UNIT  
SCHOOL DISTRICT MAP**

**LEGEND**

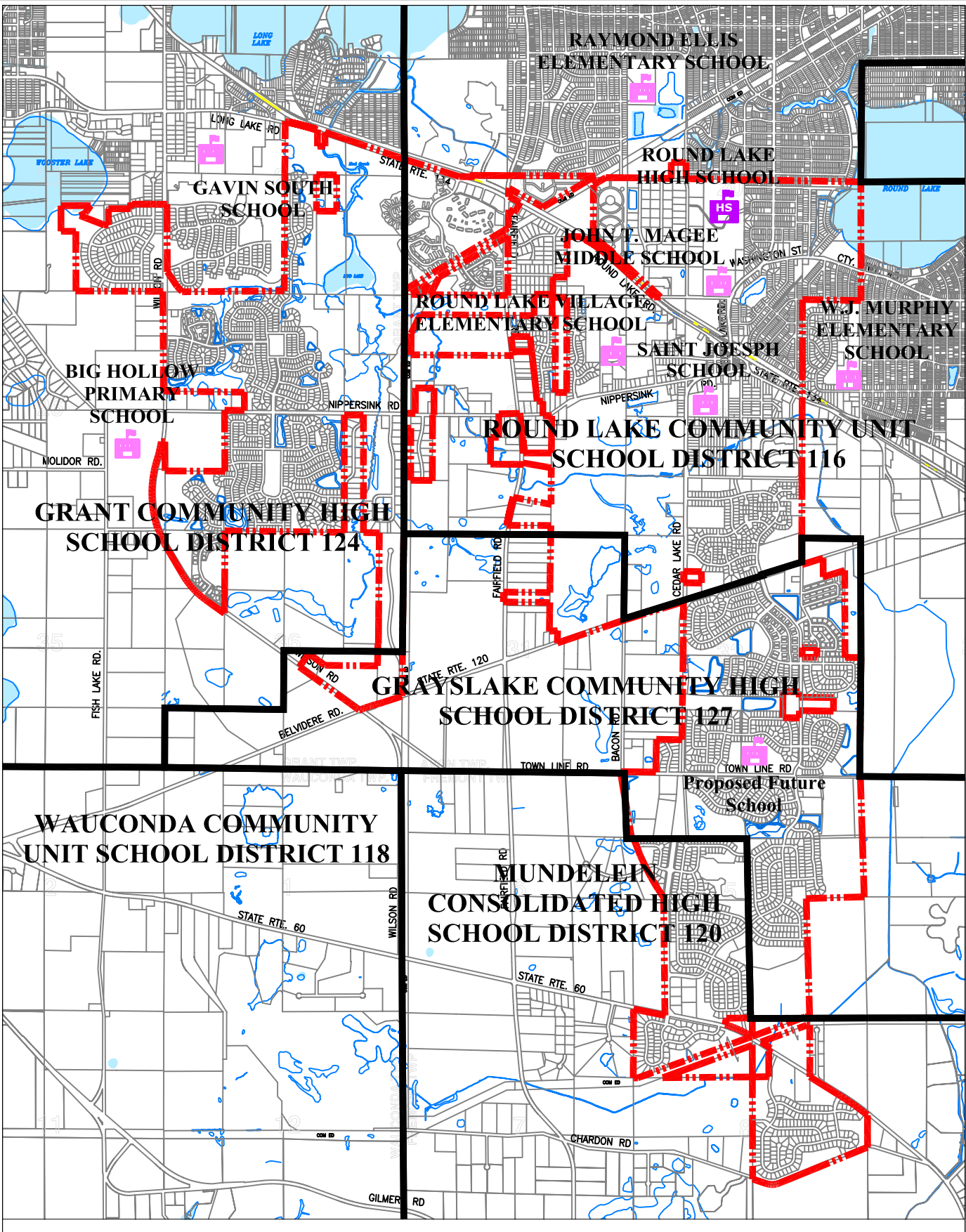
- ELEMENTARY & UNIT SCHOOL DISTRICT BOUNDARIES
- ELEMENTARY AND MIDDLE SCHOOL SITES
- HIGH SCHOOL SITES
- VILLAGE LIMITS

Date: December 2006  
Scale: 1" = 3000'

Prepared by Village Planning Consultants:  
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Additional Technical Assistance Provided by Village Engineers:  
**Baxter & Woodman, Inc.**

Map prepared by Village Planning Consultants, Inc. for the Village of Round Lake, Illinois. All rights reserved.

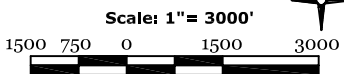


Village of Round Lake, Illinois  
Comprehensive Plan Update 2006

# HIGH & UNIT SCHOOL DISTRICT MAP

- LEGEND**
- HIGH & UNIT SCHOOL DISTRICT BOUNDARIES
  - ELEMENTARY AND MIDDLE SCHOOL SITES
  - HIGH SCHOOL SITES
  - VILLAGE LIMITS

Date: December 2006



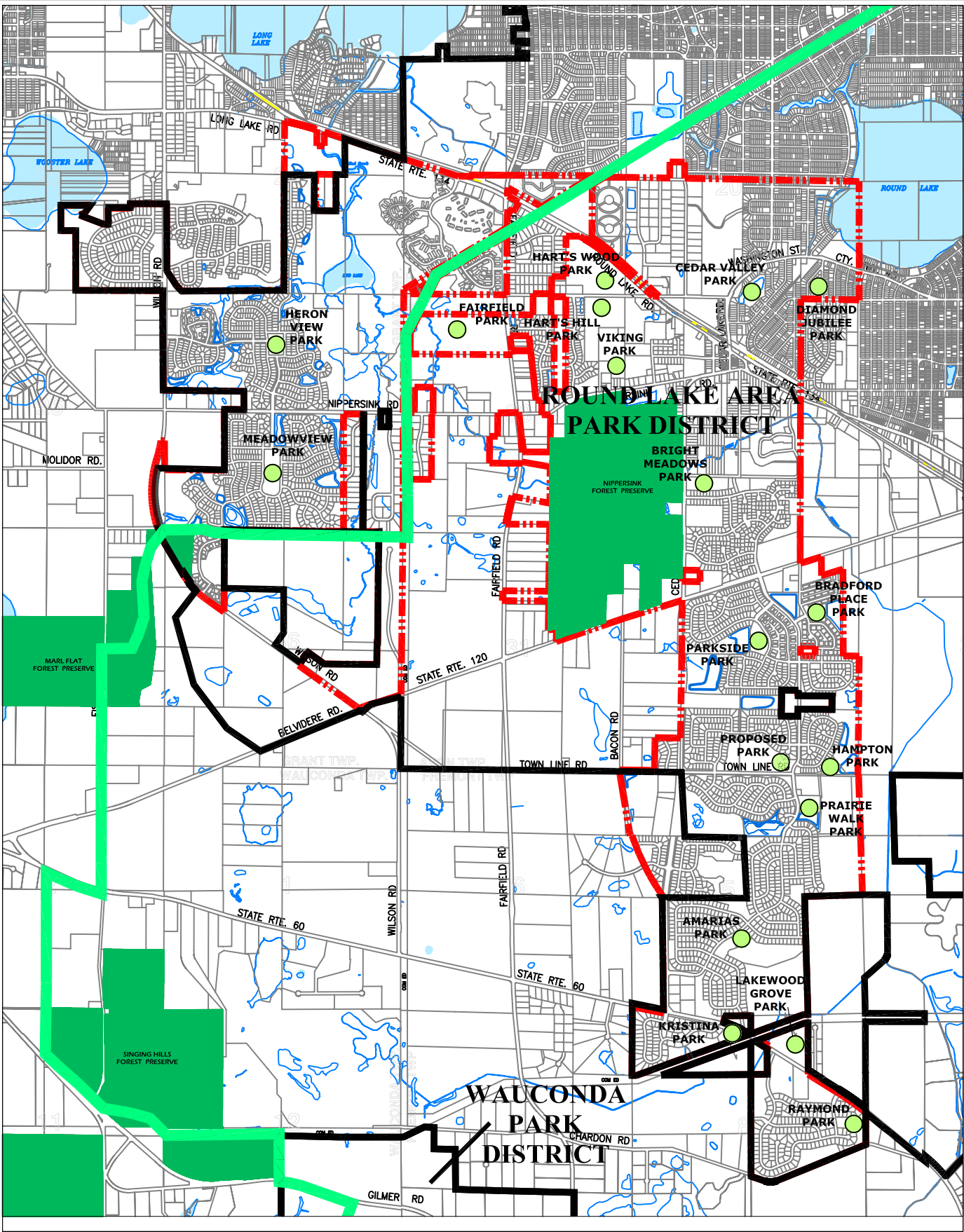
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THE TOWN OF ROUND LAKE IS A VILLAGE OF WASHINGTON COUNTY, ILLINOIS.

## **PARKS**

The Round Lake Area Park District serves a larger area than the Village of Round Lake. The Park District encompasses approximately 550 acres of property including parks, a golf course, and other open space and facilities. Within the Village of Round Lake, the Park District has approximately 170 acres of park and open space areas. The Village of Round Lake has cooperated in expansion of Park District boundaries and its park land and facilities as the Village has considered development proposals (*See Appendix: Round Lake Area Park District – Park Space Policy*). Areas to the south and west of the current Village and/or Park District boundaries that are within the Village’s planning area will be included in these cooperative planning efforts consistent with the Future Land Use Plan Map.

As previously noted the single largest land use category on the Future Land Use Plan Map is the Public/Quasi-Public category of which parks and open space are a major component. In addition to Park District property, other entities may also have land or facilities that are in this category including the Lake County Forest Preserve District, the townships, the Village, homeowners associations, and others. Again, the Village has looked for cooperation in its comprehensive planning efforts to consider all aspects of a proposed development including parks, open space, and recreation opportunities as well as economic development opportunities for the Village and the area. The following map indicates the boundaries for the Round Lake Area Park District and the Wauconda Park District. The map also shows the Park District properties within the Village’s planning area.



Village of Round Lake, Illinois  
Comprehensive Plan Update 2006

### PARK DISTRICT & OPEN SPACE MAP

- LEGEND**
- PARK DISTRICT BOUNDARIES
  - PARKS
  - LAKE COUNTY FOREST PRESERVE DISTRICT
  - GENERAL LOCATION OF THE LAKE COUNTY FOREST PRESERVE DISTRICT REGIONAL MILLENNIUM TRAIL CONCEPT
  - VILLAGE LIMITS

Date: December 2006

Scale: 1" = 3000'

Prepared by Village Planning Consultants:  
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Additional Technical Assistance Provided by Village Engineers:  
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All preserve data is based on the 2006 Lake County Forest Preserve District Map.

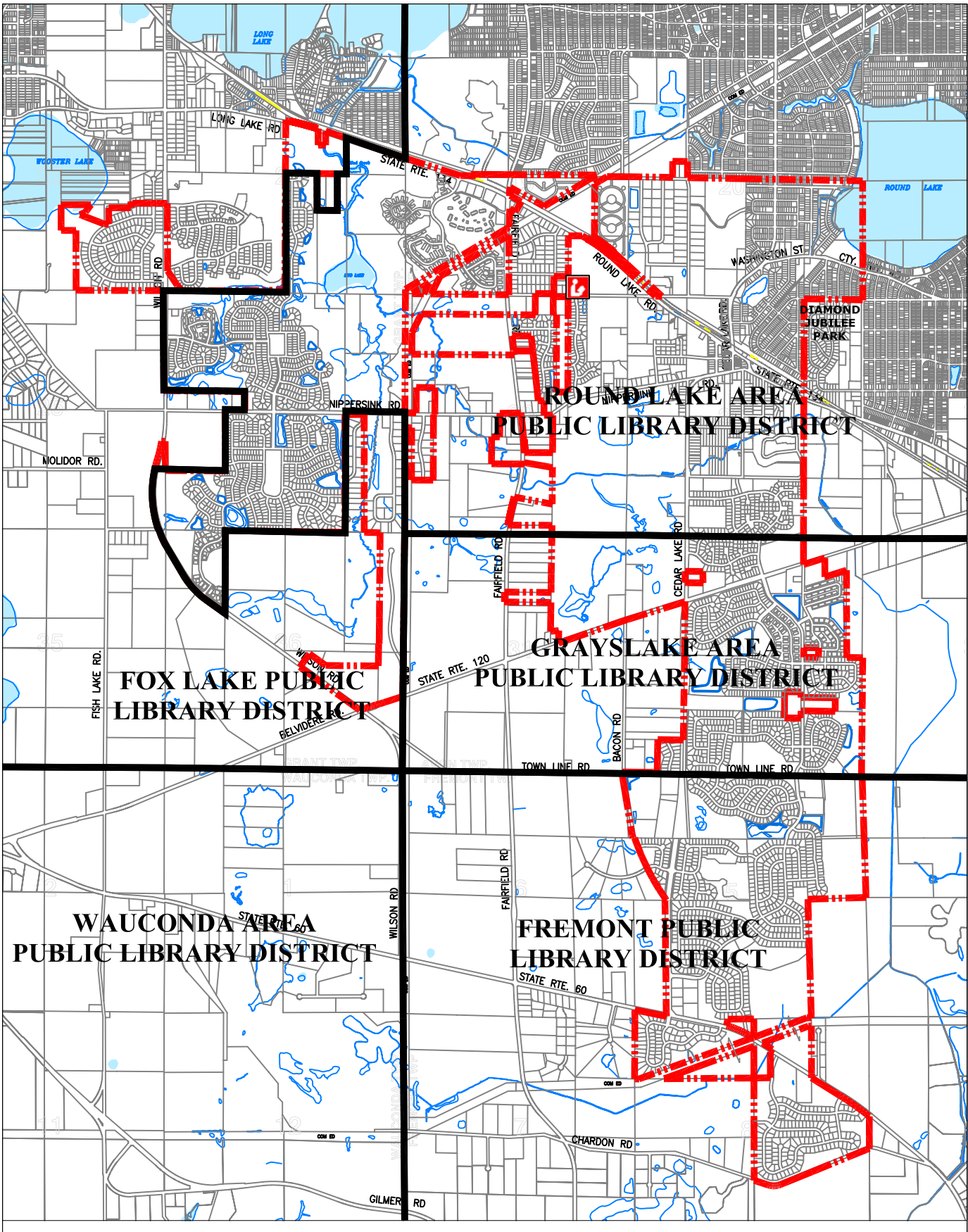
## **LIBRARY**

The Village's Planning Area overlaps with five (5) different library districts:

Fox Lake Public Library District  
Fremont Public Library District  
Grayslake Area Public Library District  
Round Lake Area Public District  
Wauconda Area Public Library District

*(See Library District Map for boundaries.)*

Traditionally, the Round Lake Area Library District has served as the primary library district for Village residents, and currently, it is the only library district with a building located in the Village of Round Lake. The building is located on Hart Road in close proximity to the community park facilities of both Hart's Wood Park and Hart's Hill Park. Facilities for the other library districts are located more towards the traditional centers of those districts. The library districts are part of the North Suburban Library System and reciprocal borrowing of most library materials is cooperatively supported.



Village of Round Lake, Illinois  
Comprehensive Plan Update 2006

**LIBRARY DISTRICT MAP**

**LEGEND**

- LIBRARY DISTRICT BOUNDARIES
- LIBRARY
- VILLAGE LIMITS

Date: December 2006  
Scale: 1" = 3000'

Prepared by Village Planning Consultants:  
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**Baxter & Woodman, Inc.**



**TRANSPORTATION  
PLAN**

**COMPREHENSIVE PLAN YEAR 2006**

***Rolf C. Campbell & Associates, Inc.***

# TRANSPORTATION PLAN

## **STREETS**

There are four primary categories of streets shown traversing the Village of Round Lake on the Transportation Plan: 1) major arterials, 2) collector roads, 3) local roads, and 4) proposed roadways.

### **MAJOR ARTERIALS**

The major arterials include Wilson Road, Fairfield Road, and Cedar Lake Road in the north-south direction, and Illinois Route 134, Illinois Route 120, Illinois Route 60, and Gilmer Road in the east-west direction. These arterials form the backbone of the Village's highway system and provide access for motorists through town and between various parts of the Village. These arterials are generally spaced at one mile intervals and carry between 14,000 and 30,000 vehicles per day. Typically, these are two, three, or four-lane roads. Parking along major arterials is discouraged and access along these routes should be limited to approximately quarter-mile intervals, with signalization approximately every half-mile. Generally, right-of-way requirements for major arterials are between 100 and 120 feet.

Illinois Route 120 is designated by the Illinois Department of Transportation as a Strategic Regional Arterial (SRA) route, and as such access and signalization will be controlled by rather strict SRA standards. Right-of-way requirements for SRAs may exceed 120 feet in some areas.

Based on timely reviews and planning, major arterials should be upgraded and improved to accommodate larger traffic flows. These expansions and improvements should be coordinated with the approval of new developments to ensure that they are constructed in time to handle any additional traffic created by new developments.

### **COLLECTOR ROADS**

Collector roads are designed to carry traffic through the community between individual destinations and provide linkage to the major arterial roadway network. Examples of collector roads in Round Lake include Nippersink Road, Curran Road, and Town Line Road. Collector roads are generally two lanes in width with additional turning lanes at intersections where necessary and are designed to carry between 3,000 and 7,000 vehicles per day. Parking on collector roads is discouraged but may be appropriate in lower density residential areas or within the context of Downtown commercial areas. Right-of-way requirements for collector roads range between seventy (70) and eighty (80) feet.

### **LOCAL ROADS**

Local roads are designed to circulate small volumes of traffic through neighborhoods and commercial areas and provide linkage to the collector roads and major arterials. Local roads are two lanes in width and generally carry less than 3,000 vehicles per day. Right-of-way requirements for local roads are generally sixty (60) to sixty-six (66) feet. On-street parking is generally permissible on local roads with

exceptions concerning overnight parking. Where possible, traffic calming design methods should be used for all new local neighborhood roads and implemented in existing neighborhoods when necessary.

## **PROPOSED ROADWAYS**

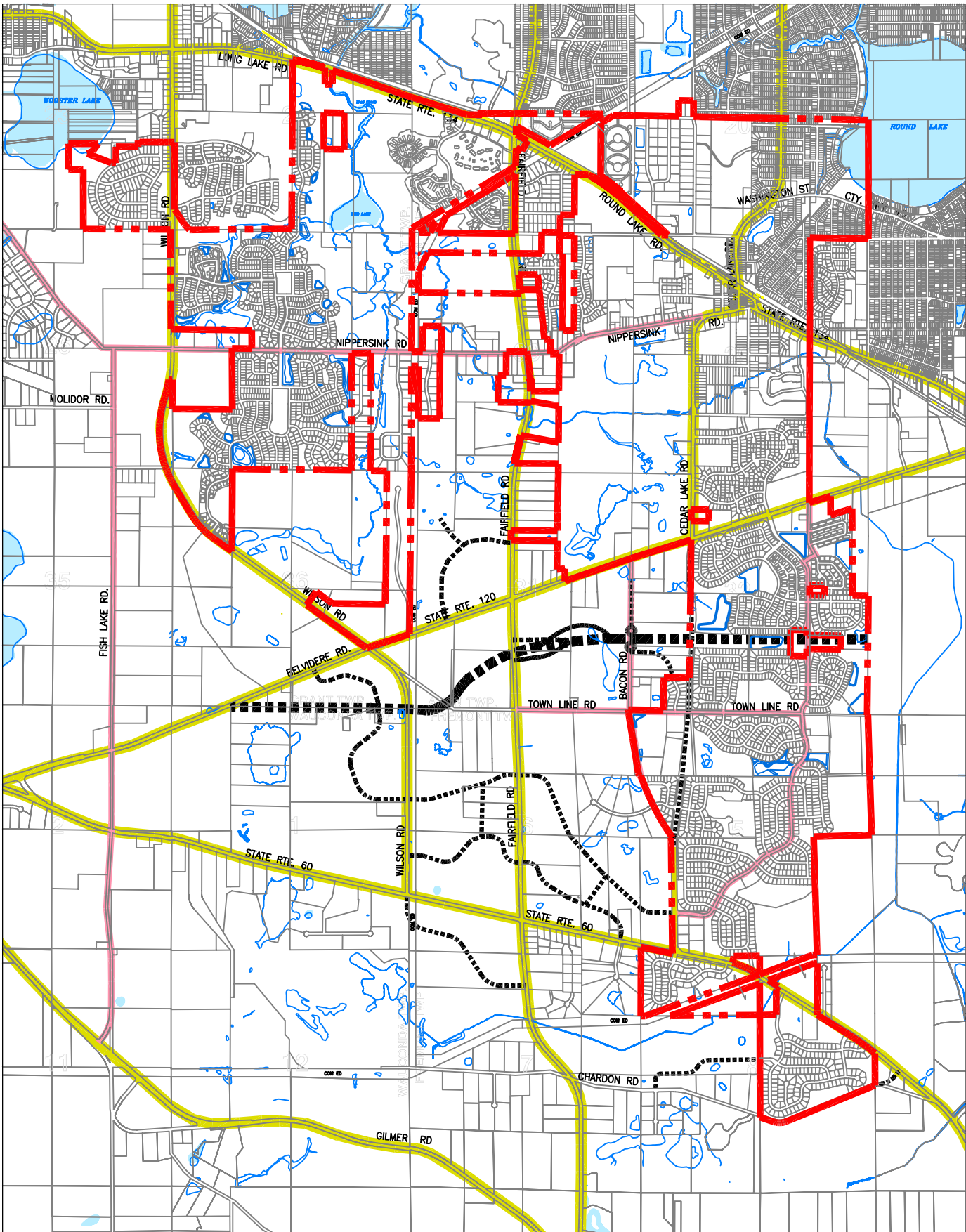
### **PROPOSED ROUTE 120 BYPASS**

The State, County, and surrounding municipalities are currently in the process of forming plans for the development of the Illinois Route 120 Bypass. The Village is playing an active role in the formation of these plans through the Route 120 Corridor Planning Council. Currently, a Phase-1 review of the plans is tentatively scheduled to be commission and funded in 2007. The Roadway Classification Map and the Future Land Use Plan Map both depict the Village's preferred concept option (FAP 342-IL Route 120 Connector). The Bypass represents an opportunity for the Village to capitalize on the advantages presented by a major regional transportation corridor. These advantages include higher regional visibility and increased transportational mobility. The Village believes these advantages will provide commercial and employment uses with the benefits they require to be successful on both a local and a regional level.

### **OTHER PROPOSED ROADWAYS**

In addition to the Illinois Route 120 Bypass, the Village has envisioned the need for additional roadway improvements. As its second major proposed roadway project, the Village has planned to continue with the development of Cedar Lake Road southward. Over the past six (6) years as the Village annexed developments southward, the Village has worked in conjunction with Lake County to acquire rights-of-way for the expansion of Cedar Lake Road. Currently, the Village has helped to secure a continuous right-of-way from Illinois Route 60 to Illinois Route 120. When this roadway expansion is completed, it will effectively connect the southern portions of the Village with a direct route to the Village's Downtown area. The County currently plans to construct Stage-1 extending Cedar Lake Road southward to Town Line Road through 2007, and then to proceed to construct Stage-2 extending the road to Illinois Route 120 in 2009.

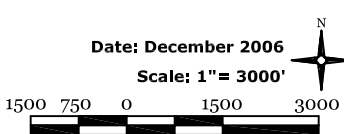
The Village also expects the need for a number of roadways to service new developments, especially south of Illinois Route 120. The Roadway Classification Map and the Future Land Use Plan Map depicts the general layout of these potential roadways. These depicted locations are expected to be conceptual more than prescriptive. The main purpose of the proposed roadway concepts is to integrate new developments into the existing Village roadway network to insure a connectivity of neighborhoods. These proposed roadways are also contingent on the alignment of the proposed Illinois Route 120 Bypass. If this alignment should change, the other proposed roadways would need to be reevaluated based on these changes. The Village also intends these roadways to be built to the standards necessary to meet the demands of the developments they service and their role within the Village's roadway network.



Village of Round Lake, Illinois  
 Comprehensive Plan Update 2006

# ROADWAY CLASSIFICATION MAP

- LEGEND**
- MAJOR ARTERIALS
  - COLLECTOR ROADS
  - - - - PROPOSED ROADWAYS
  - - - - VILLAGE LIMITS



Prepared by Village Planning Consultants:  
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## **PEDESTRIAN AND BICYCLE TRAILS**

The corridors of open space shown on the land use plan offer an excellent opportunity to link significant areas of open space together, as well as provide access between homes, shopping, schools, parks, and transit stations. Multi-purpose pedestrian and bicycle trails can be implemented within these corridors over time with private and public funds to create alternative transportation routes for pedestrians and bicyclists. A well-used multi-purpose trail system can reduce traffic congestion and improve air quality and public health. Such a system also invites the community into open spaces by providing passage into and through the natural areas.

The Lake County Forest Preserve District has been completing an expansive trail system to connect its largest holdings throughout the County. Named the Millennium Trail, this system will provide a pathway for runners, hikers, bicyclers, equestrian riders, and cross country skiers to traverse the scenic open space features of the County (*See Park District & Open Space Map*). Within the Village's planning area, the Forest Preserve District has planned to connect the Singing Hills and Marl Flats Preserves with a portion of the trail running in a northwesterly direction and thence, the trail will head back northeastward with a crossing at Illinois Route 134 and Fairfield Road. The Village has been committed to assist the Forest Preserve District with the completion of this trail when mutual beneficial arrangements can be made with respect to both entities.

## **RAILROADS/METRA COMMUTER SERVICE**

The northern part of the Village is bisected by Metra's Milwaukee District North Rail Line. The rail line provides commuter rail service to Downtown Chicago. Two Metra stations service the Village: the Round Lake Station in the Village's Downtown at the intersection of Cedar Lake Road and Illinois Route 134 and the Long Lake Station at the intersection of Long Lake Drive and Illinois Route 134. The predominant commuting pattern is for residents in the Round Lake area to commute to jobs in Chicago's loop. However, there are an increasing number of residents using the train to commute out from the City to access jobs in the suburban area. Ridership has been increasing in recent years driven by higher automobile commuting costs and the residential growth of the Village.

The increase in ridership has severely limited the availability of parking for both stations in the Village. At the Round Lake Station, the Village added forty (40) additional spaces in 2003 as well as around thirty-five (35) temporary spots in the past year. In the near future, Metra will convert the Village's old Public Works Facility site to parking, which will add an extra approximately 155 spaces. This new parking will raise the total parking at the train station to approximately 515 spaces. Likewise, the Village has coordinated with Metra to provide room for additional parking at the Long Lake station by purchasing the land for Valley Lakes Neighborhood Thirteen (13). Metra has planned to construct an additional 310 parking spaces in the new area, which would increase parking to approximately 350 spaces at the station. These increases in parking have been part of the long term planning efforts of the Village to provide community facilities to meet the demands of Village residents. Based on these successes, the Village has committed itself to monitoring the potential need to pursue other expansions to these Metra facilities.

## **AIRPORTS**

The Campbell Airport is situated in the southeast corner of the planning area. It consists of an east-west runway and a second cross-wind runway oriented in a northeast-southwest direction. The airport is privately owned and frequented by relatively few private, single-engine aircraft. Presently, the airport poses little or no adverse affects on the Village. Future expansion of the airport to accommodate more or larger aircraft would generally be discouraged by the Village, but the upgrading and provision of better access to current facilities might be supported by the Village. These potential upgrades might be supported if they were necessary for further economic development of the area, especially for the expansion of large employment uses such as Baxter Laboratories. Studies, however, would be necessary to determine the long-ranging factors that could create potential negative impacts on existing and future residential developments in the area, particularly considering noise related issues.



**IMPLEMENTATION**

**COMPREHENSIVE PLAN YEAR 2006**

***Rolf C. Campbell & Associates, Inc.***

## IMPLEMENTATION

The Comprehensive Plan Year 2006 provides a guide towards the orderly development of the Village of Round Lake for the promotion of the health, safety, and general welfare of its existing and future residents. To implement the plan development process, the Plan Commission will be holding public hearings regarding the update and making recommendations to the Village Board of Trustees. The Comprehensive Plan will then be submitted to the Village Board of Trustees for their consideration.

A major purpose of the Comprehensive Plan is to serve as a guide for development within the community and its broader planning area. The update sets forth the planning goals and objectives of the Village to the public and potential land developers. The Plan also provides the guidance necessary to determine whether proposed development projects in Round Lake will assist the Village in reaching its long-range goals.

The Comprehensive Plan's Future Land Use Plan Map designates the recommended land uses for the entirety of the Village and its planning area. Much of the Comprehensive Plan is general in its approach. The primary purpose of the Comprehensive Plan is to be an overall guide to future land use, rather than to provide lot-by-lot standards for development. Therefore, the concepts and recommendations of the Plan must be fine tuned as Village Officials, residents, and developers interpret and make specific land use decisions regarding its recommendations. Thus, the comprehensive plan is not self-enacting. To have relevance it must be a basis for making specific land use decisions regarding annexations, zoning (including map and text amendments), special uses, variations, subdivision improvements, the placement of public buildings, and other public improvements.

Action steps that follow the adoption of the Plan include:

1. Routine utilization and consulting of the plan in day-to-day activities of the Village. While the Plan primarily is used to address land use issues, it may also serve as a basis for preparing and updating capital improvement plans or appearance standards tied to land use.
2. Promotion of the Plan by Village residents following public understanding and acceptance of the Plan proposal. Strong civic leadership is needed on a continued basis to publicize the Plan, emphasize its value and encourage its acceptance as a guide to sound community development.
3. Review of the Village's regulatory ordinances, site plan review policies, and site development standards by the Village Plan Commission and Planning Consultant with ultimate adoption of amendments by the Village Board.
4. Coordinate this Comprehensive Plan with other Village planning documents, specifically the Village's Downtown Plan, to realize the complete vision of all the documents.
5. Continue to review and to update the Plan at approximately five (5) year intervals.



**APPENDIX**

**COMPREHENSIVE PLAN YEAR 2006**

**TABLE 4: Population and Forecasted Population, Village of Round Lake  
 Three Scenarios For Future Village Population Growth**

Category	Census 1970	Census 1990	Census 2000	Special Census 2003	Forecast 2030	Total Change 1970-2000	Average Annual Change 1970-2000	Total Change 1990-2000	Average Annual Change 1990-2000	Total Change 2000-2030	Average Annual Change 2000-2030
Low Growth Scenario	1,531	3,549	5,842	10,097	25,000	4,311	144	2,293	229.3	19,158	639
Moderate Growth Scenario	1,531	3,549	5,842	10,097	27,300*	4,311	144	2,293	229	21,458	715
High Growth Scenario	1,531	3,549	5,842	10,097	30,000	4,311	144	2,293	229	24,158	805

Prepared by Rolf C. Campbell & Associates, Inc.  
 December 2006

\*The Moderate Growth Scenario represents the forecast by the Northeastern Illinois Planning Commission with the 2030 forecasted population rounded to the nearest 100 persons. *NIPC 2030 Forecasts of Population, Households, and Employment by County and Municipality (as endorsed September 30, 2003).*

**TABLE 5: Housing Units and Forecasted Housing Units, Village of Round Lake.  
 Three Scenarios For Future Village Residential Growth**

Category	Census 1970	Census 1990	Census 2000	Special Census 2003	Forecast 2030	Total Change 1970-2000	Average Annual Change 1970-2000	Total Change 1990-2000	Average Annual Change 1990-2000	Total Change 2000-2030	Average Annual Change 2000-2030
Low Growth Scenario	1,352	471	2,129	3,787	8,000	777	26	1,658	166	5,871	196
Moderate Growth Scenario	1,352	471	2,129	3,787	8,900*	777	26	1,658	166	6,771	226
High Growth Scenario	1,352	471	2,129	3,787	10,000	777	26	1,658	166	7,871	262

Prepared by Rolf C. Campbell & Associates, Inc.  
 December 2006

\*The Moderate Growth Scenario represents the forecast by the Northeastern Illinois Planning Commission with the 2030 forecasted households rounded to the nearest 100 persons. *NIPC 2030 Forecasts of Population, Households, and Employment by County and Municipality (as endorsed September 30, 2003).*

**TABLE 6: Households and Population per Household 1970 to 2030, Village of Round Lake**

Category	Census 1970	Census 1980	Census 1990	Census 2000	Special Census 2003	Forecast 2030*
Number of Households	471	911	1,352	2,029	3,434	8,895
Persons per Household	3.25	3.48	2.6	2.9	2.9	3.1

Prepared by Rolf C. Campbell & Associates, Inc.  
 December 2006

\*Forecast by the Northeastern Illinois Planning Commission. *NIPC 2030 Forecasts of Population, Households, and Employment by County and Municipality (as endorsed September 30, 2003).*

**TABLE 7: Number of Retail Establishments, Village of Round Lake: 1980, 1986, 1988, 1990, 2000, and 2005**

1980	1986	1988	1990	2000	2005
64	80	99	103	191	249

Prepared by Rolf C. Campbell & Associates, Inc.  
 December 2006

Source: Report of Sales Tax Receipts, Illinois Department of Revenue

**TABLE 8: Retail Establishments in Round Lake per 100 Residents**

1980	1986	1988	1990	2000	2005*
2.01	1.62	2.38	2.90	3.27	1.66

Prepared by Rolf C. Campbell & Associates, Inc.  
 December 2006

\* Based on 2005 Census Bureau Population Estimate: 15,000 Residents.  
 Source: Report of Sales Tax Receipts, Illinois Department of Revenue

**TABLE 9: Estimated Retail Sales for Selected Years by Category: 1988, 1990, 1998, 2000, and 2005**

Year	General Merchandise	Food	Drinking & Eating Sales	Apparel	Furniture & Household Goods	Lumber, Building Supplies, & Hardware	Automotive & Gas Stations	Drugs/ Medicine & Other Retail	Misc.	Manufacturing	Total Estimated Sales
<b>1988</b>											
Sales	\$2,200,000	\$4,000,000	\$2,800,000	\$6,000	\$450,000	\$7,800,000	\$4,260,000	\$2,600,000	\$300,000	\$1,600,000	\$26,016,000
Percent	8.5%	15.4%	10.8%	0.0%	1.7%	30.0%	16.4%	10.0%	1.1%	6.1%	100.0%
<b>1990</b>											
Sales	\$713,000	\$24,314,000	\$2,159,000	\$4,000	\$188,000	\$8,406,000	\$6,850,000	\$1,960,000	\$346,000	\$2,037,000	\$46,758,000
Percent	1.5%	52.0%	4.6%	0.0%	0.4%	18.0%	14.2%	4.2%	0.7%	4.4%	100.0%
<b>1998</b>											
Sales	\$878,000	\$713,000	\$1,731,000	\$46,000	\$208,000	\$10,035,000	\$4,048,000	\$1,615,000	\$591,200	\$1,877,000	\$27,063,000
Percent	3.2%	2.6%	6.4%	0.2%	0.8%	37.1%	15.0%	6.0%	21.8%	6.9%	100.0%
<b>2000</b>											
Sales	*	\$1,894,000	\$1,524,000	*	\$303,000	\$11,018,000	\$8,531,000	\$2,228,000	\$6,399,000	\$180,000	\$32,077,000
Percent		5.9%	4.8%		0.9%	34.3%	26.6%	6.9%	20.0%	0.6%	100.0%
<b>2005</b>											
Sales	\$632,000	\$1,907,000	\$3,923,000	\$139,000	\$174,000	\$7,318,000	\$10,156,000	\$4,064,000	\$3,477,000	\$207,000	\$32,197,000
Percent	2.6%	5.9%	12.2%	0.4%	0.6%	22.7%	31.5%	12.6%	10.9%	0.6%	100.0%

Prepared by: Rolf C. Campbell & Associates, Inc.  
December 2006

\*Data not reported by the State of Illinois Department of Revenue for these categories in 2000.  
Source: Report of Sales Tax Receipts, Illinois Department of Revenue

**TABLE 10: Per Capita Income for the Village of Round Lake:  
 1980, 1990, 2000, and 2005**

1980	1990	2000	2005*
\$6,911	\$13,626	\$21,585	\$30,000

*Prepared by Rolf C. Campbell & Associates, Inc.*

December 2006

Source: U.S. Bureau of the Census

\*Estimated based on recent economic and demographic data.

**TABLE 11: Retail Sales Potential and Retail Capture Rate,  
 Village of Round Lake: 1980, 1990, 2000, and 2005**

Category	1980	1990	2000	2005
Population	3,174	3,549	5,842	15,000*
Per Capita Income	\$6,911	\$13,626	\$21,585	30,000*
Total Village Income**	\$21,936,000	\$48,359,000	\$126,100,000	\$450,000,000
Percentage of Income for Retail Expenditures	0.3	0.3	0.3	0.3
Total Retail Sales Potential	\$6,580,800	\$14,508,000	\$37,830,000	\$135,000,000
Estimated Retail Sales	\$17,300,000	\$46,758,000	\$32,077,000	\$32,197,000
Capture Rate***	2.63	3.22	0.85	0.24

*Prepared by Rolf C. Campbell & Associates, Inc.*

December 2006

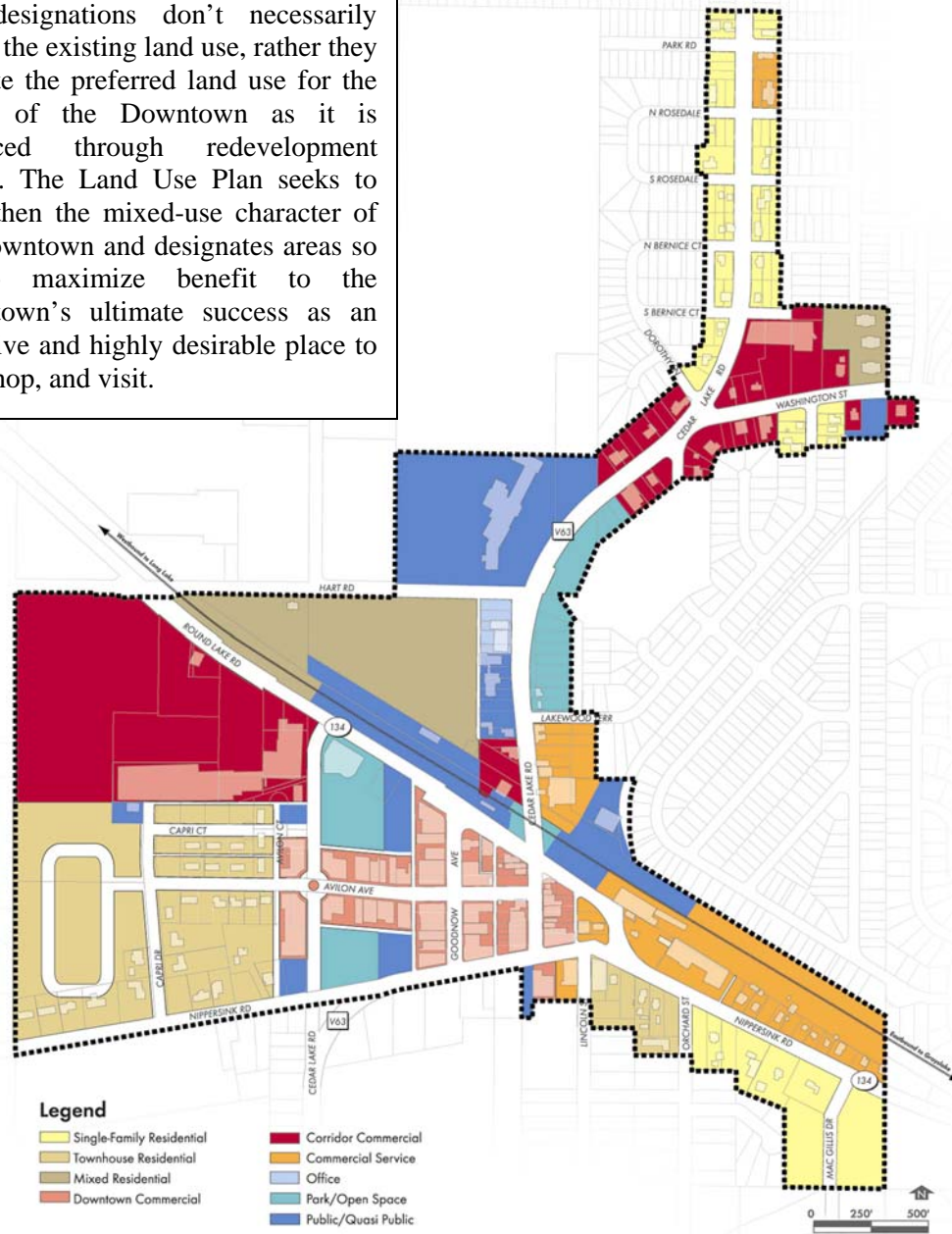
\*Estimated based on recent economic and demographic data.

\*\*Rounded to the nearest 1,000.

\*\*\* Capture Rate = Estimated Retail Sales/ Total Retail Sales Potential

## **DOWNTOWN LAND USE PLAN MAP**

The Downtown Land Use Plan identifies several proposed land uses for the Downtown and designates a specific land use for every parcel. Land Use designations don't necessarily reflect the existing land use, rather they indicate the preferred land use for the future of the Downtown as it is enhanced through redevelopment efforts. The Land Use Plan seeks to strengthen the mixed-use character of the Downtown and designates areas so as to maximize benefit to the Downtown's ultimate success as an attractive and highly desirable place to live, shop, and visit.



**Downtown Plan Village of Round Lake**

**HOUSEAL LAVIGNE**  
 ARCHITECTS

## **ROUND LAKE AREA PARK DISTRICT – PARK SPACE POLICY**

The following policy is included on the recommendation of the Plan Commission per the request of the Round Lake Area Park District. This policy document is intended to be used as a reference, and any questions concerning its applicability should be made with the Round Lake Area Park District.

## ROUND LAKE AREA PARK DISTRICT

### CRITERIA FOR LAND AND CASH IMPACT FEE DONATIONS

The following guidelines set forth the minimum requirements for the preferred characteristics of land to be donated to the Round Lake Area Park District in compliance with a developer's and/or subdivider's impact fee requirements. Further, this policy sets forth the formula for determining the acreage required and, alternatively, the cash and/or capital improvements to be donated in lieu of land.

#### Land Donations.

1. The total land donation attributable to each dwelling unit shall be calculated by multiplying: (a) the number of persons generated for each type of dwelling unit as set forth in Exhibit A, Table of Estimated Ultimate Population Per Dwelling Unit (1996); and (b) the minimum density for park and recreational land (15 acres per 1000 population).

Example: 75 - 4 BR Detached Single Family Residences  
Population = 75 D.U. \* (3.764 Pop./D.U.) = 282.3 Pop.  
Land Donation = 282.3 Pop. \* 15 acres/1000 Pop. = 4.23 acres

2. No park donation sites shall be comprised of less than three (3) acres unless it has unique ecological, historic or recreational value, as determined by the Board of Park Commissioners in its sole discretion. In the event the required land donation pursuant to paragraph one is less than three (3) acres, the donation shall be made in cash in lieu of land as described below.

- a) All park land donations shall be properly graded and seeded consistent with plans approved by the District's staff.
- b) All land donations shall be conveyed by warranty deed. The developer shall pay for the provision of an owner's title insurance policy on ALTA Form 1992 with extended coverage and a ALTA/ASCM survey of the subject property.
- c) Developer shall be liable for all taxes that have accrued up to the date of closing for the donation. For all taxes that are not yet due and payable, the District shall receive a credit at closing equal to 105% of the most recently ascertainable taxes prorated to the day prior to closing.

3. All land donations shall be segregated from adjacent residential lots by fencing installed by the developer. Split rail fencing is the minimal type fencing permitted, but developers are encouraged to install fencing in a style that is compatible with surrounding uses.

4. No hazardous materials, utility equipment, pumping or lift stations, manholes, model homes, construction machinery or any other equipment will be placed on land donation sites.
5. Wetlands, open water, drainage easements and stormwater control ponds will not be accepted as part of a park land donation without the express written consent of the Board of Park Commissioners.
6. Commercial recreational facilities shall not be considered as a credit towards the required park land donation calculated above. Private recreational facilities available only to a limited class of people, such as by residence, ownership or membership, shall not be considered as a credit towards the required park land donation without prior express written approval of the Board of Park Commissioners.
7. The park land donation relative to its estimated service area shall be reasonably accessible, as determined by the park district, to all residential dwelling units and, if possible, centrally located. The District shall discourage any park land donation which requires the residents to be served by such park to cross a major arterial road.
8. All land donations shall meet the guidelines for the function and classification of such land as set forth in the Park District's Master Plan dated October 2003.
9. All land donations shall be conveyed no later than the time when the development/subdivision reaches 90% occupancy, unless otherwise permitted to by mutual agreement.
10. No donations shall be required for property developed exclusively for commercial or industrial uses.

Cash/Capital Donations.

1. In the event cash shall be donated in lieu of land, the amount of cash to be donated shall be calculated by multiplying: (a) the total land acreage required to be donated, as calculated above; and (b) the fair market value of property at the time of the donation. As a benchmark, the Board of Park Commissioners has determined that the fair market value of real property in the Round Lake Area as of January 1, 2004, is \$80,000 per acre.

Example: 75 - 4 BR Detached Single Family Residences  
4.23 acres \* \$80,000/acre = \$338,400.

2. Cash donations shall be payable upon the issuance of a certificate of occupancy for each dwelling unit for which a donation is required. Upon payment of a cash donation the developer may present to the District a release of lien to be executed and recorded applicable to the property for which the donation was paid.

3. The developer may request a donation of in-kind capital improvements in lieu of cash of an equivalent value as calculated in paragraph 1 above. In this event, the developer must submit for approval to the Board of Park Commissioners a detailed plan depicting the improvements, including, where applicable, architectural drawings, engineering plans and a survey. Fences and the provision of grading and seeding shall not be considered in-kind donations.

4. In each case where a developer is granted authority to make an in-kind donation of capital improvements, the following conditions must be satisfied:

- a) Developer must provide a performance and payment bond in an amount equal to 110% or more of the cost of the proposed improvements;
- b) Developer shall indemnify, defend and hold the Park District, its officers, employees, agents and volunteers (the "Protected Group") harmless from and against any claim, liability, damage, judgment or cost arising either directly or indirectly from the Developer's construction of the proposed improvements;
- c) At all times when the developer is performing construction of any kind on property that is owned by or shall be conveyed to the District, it shall maintain commercial general liability insurance with limits of not less than \$1,000,000 per occurrence, and \$2,000,000 aggregate. Developer shall provide District with a certificate of insurance evidencing such coverage with an endorsement naming the Protected Group as primary, non-contributory additional insureds and which requires 30 days advance written notice of any change, modification or cancellation of such insurance.
- d) Developer shall covenant and agree not to suffer or permit any mechanics' lien to be placed against the subject property with respect to work or services claimed to have been performed for or materials claimed to have been furnished to Developer. In case any such lien attaches, or claim for lien is asserted against the District or against any monies, bonds or warrants due or to become due from the District, Manager covenants and agrees to cause such bond claim, lien or claim for lien to be immediately released and removed of record.
- e) In the event such lien or claim of lien is not immediately released or removed, the District, at its sole option and in addition to any other available rights or remedies, may take all action necessary to release and remove such lien or claim for lien (it being agreed by Developer that the District shall have no duty to investigate the validity thereof) and Developer shall within 7 days of written notice reimburse the District for all sums, costs and expenses (including reasonable attorneys fees) incurred by the District in connection with defending against or removing such lien. In the event Developer fails to reimburse District as provided herein, such amount shall be added to the value of the donation required to be made by Developer.

- f) All capital improvements shall be conveyed to the Park District by a customary bill of sale and shall be free from all encumbrances, liens and claims of creditors.

Developer Impact Fee Donation Agreements.

1. Regardless of whether the applicable donation is to be in the form of land, cash or in-kind capital improvements, the terms of each donation shall be set forth in writing in a Developer Impact Fee Donation Agreement containing provisions substantially in compliance with this Policy. All Impact Fee Donation Agreements shall be recorded with the Lake County Recorder of Deeds.

2. In the event of a conflict between this Policy and a Developer Impact Fee Donation Agreement, the terms of the Agreement shall control.

Table of Estimated Ultimate Population Per Dwelling Unit

Type of Unit	Pre-School	Elementary	Junior High	Total K-8	High School	Adults	Total Per Dwelling Unit
<b>Detached Single Family</b>							
2 bedroom	.113	.136	.048	0.184	.02	1.7	2.017
3 bedroom	.292	.369	.173	0.542	.184	1.881	2.899
4 bedroom	.418	.530	.298	0.828	.36	2.158	3.764
5 bedroom	.283	.345	.248	0.593	.3	2.594	3.77
<b>Attached Single Family (townhouse, rowhouse, etc.)</b>							
1-bedroom	0	0	0	0	0	1.193	1.193
2 bedroom	.064	.088	.048	0.136	.038	1.752	1.99
3 bedroom	.212	.234	.058	0.292	.059	1.829	2.392
4 bedroom	.323	.322	.154	0.476	.173	2.173	3.145
<b>Apartments</b>							
Efficiency	0	0	0	0	0	1.294	1.294
1 bedroom	0	.002	.001	0.003	.001	1.754	1.758
2 bedroom	.047	.086	.042	0.128	.046	1.693	1.914
3 bedroom	.052	.234	.123	0.357	.118	2.526	3.053

Source: Illinois School Consulting Service/Associated Municipal Consultants, Inc. (1996)