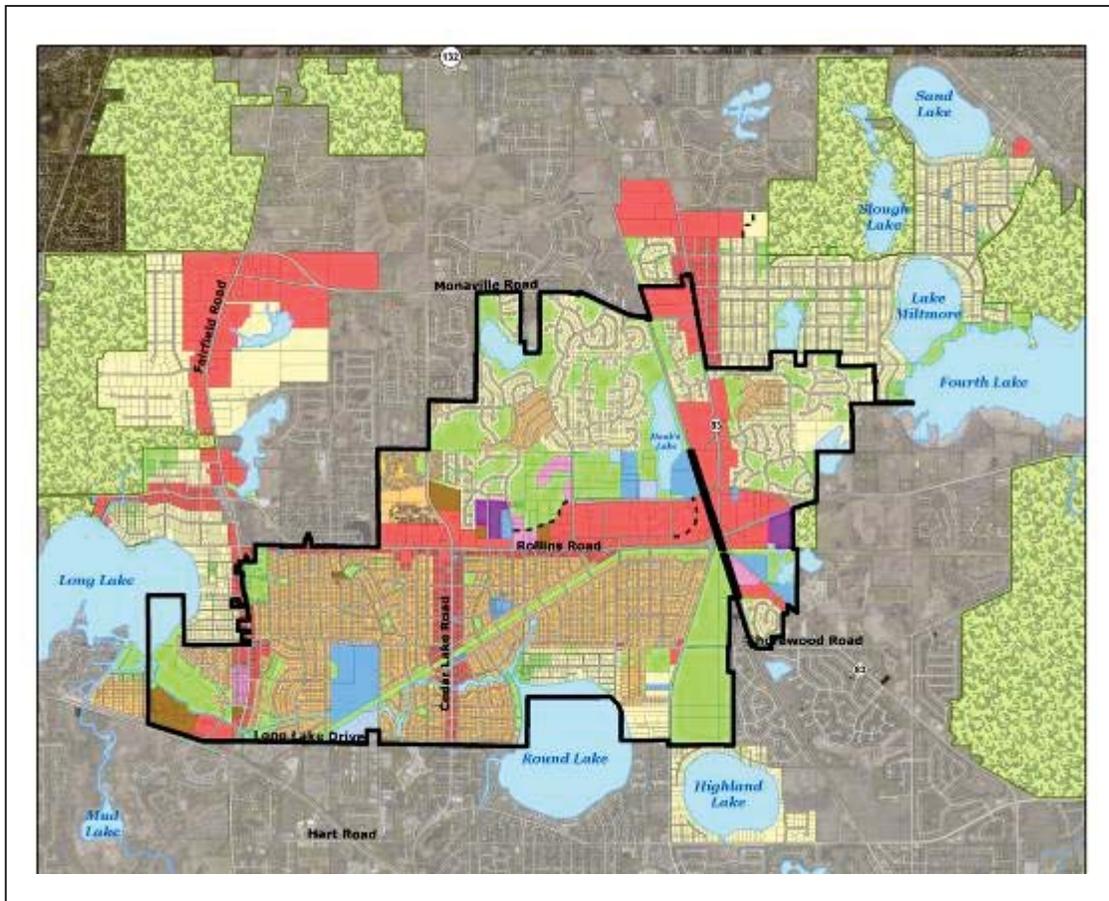




Village of Round Lake Beach
Lake County, Illinois

**COMPREHENSIVE
LAND USE PLAN 2009**



**Adopted by the Village Board
February 9, 2009**

Amended April 8, 2013 Only

For Key Development Area #1 -Western Development Area

Technical Assistance Provided By:

ROLF C. CAMPBELL & ASSOCIATES
A MANHARD CONSULTING DIVISION



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Introduction

History

Development around Round Lake began in the 1920s as a resort attraction for Chicago's working class. Small, wooded lots with summer cottages were available for as little as \$600.00. Owners would live in their cottages during the summer, and board up the windows and doors for the winter. By 1937, Round Lake Beach was incorporated as a village with a population of 200 people. As automobile ownership grew, the Village began to attract year-round residents, who would commute between Round Lake Beach and their jobs in Chicago or nearby suburban communities. By the 1950s, the Village's population continued to grow, primarily south of Rollins Road.

By the 1980s, agricultural land north of Rollins Road was converted to residential and commercial development. In stark contrast to the grid-pattern "postage stamp" style development south of Rollins Road, development north of Rollins Road has occurred in on wider lots that front on curvilinear streets. Since the 1980s, Rollins Road has acted as a boundary between the Round Lake Beach of new and old. One of the underlying principles of the Village's past planning efforts has been to unite these two segments of the Village.

Growth Trends

Within the last three decades, Round Lake Beach has experienced tremendous residential and commercial growth. Between 1970 and 1980, the Village grew 126% from 5,717 to 12,921 residents, and between 1980 and 1995, the population grew over sixty percent (60%) to 20,706, which represented an annual growth rate of approximately three percent (3%). Between 1995 and 2000, the total population growth rate had slowed to approximately twenty-five percent (25%), which resulted in a population of 25,859 residents, and over the last few years, the total population growth of the Village has leveled off at around 29,000 residents.

The rapid rate of housing construction had not only been maintained over time, but it had significantly increased in the 1990s with the development of the Sutton on the Lake, Fox Chase, and Country Walk subdivisions. Whereas the 1970s and 1980s saw housing construction rates of 200 and 130 units, respectively, approximately 250 units were built annually, between 1990 and 1996. While the Village has not had any large residential subdivisions since the late 1990s, the Village has continued to experience infill development in existing residential neighborhoods.

In addition to residential growth, the Village has continued to grow with a variety of other land uses. Since 2000, the Village has seen continued significant growth in



commercial uses. The Village has expanded in terms of large retail uses through the continued development of the Rollins Crossing Shopping Center and the Orchard Lane Marketplace, the recently completed Home Depot completed in 2005, and the newly approved Wal-Mart on the northwest corner of the intersection of Il. Route 83 and Monaville Road. The Village has also had continuing infill commercial development along Il. Route 83, Rollins Road, and Cedar Lake Road.

The most dramatic change in the Village's variety of land uses has been in terms of public and quasi-public uses. Since 2000, the Village has developed its new Village Hall and Police Station, expanded its Metra facilities, and built a new Village Cultural and Civic Center. The Round Lake Area Park District has also expanded its park holdings within the Village and built its district wide Sports Center in the Village's Town Center. The Round Lake Area Fire Protection District also added a new station on Hook Drive just east of Il. Route 83. Lake County also built its North Branch Court for traffic cases on Nicole Lane just north Rollins Road. The combined growth of this variety of land uses has made Round Lake Beach one of the main regional community centers for western Lake County.

The Northeastern Illinois Planning Commission (Now part of the Chicago Metropolitan Agency for Planning (CMAP)) forecasts that the Village's population will approach 30,000 by the year 2030. To achieve this figure, the Village would need to add between 1,000 and 2,000 new residents, or an average of between fifty (50) and one-hundred (100) people per year. The primary growth area for this new population will be through in-fill development/redevelopment in the neighborhood areas south of Rollins Road. The Village also has a few larger vacant parcels that could be developed with new residential subdivisions. Population growth might also occur through the annexation of existing unincorporated, residential neighborhoods on the periphery of the existing Village boundary. If the Village does annex large portions of the available unincorporated territory, the potential exists for even more dramatic growth beyond NIPC's forecasts.

Purpose of the Plan

This Comprehensive Land Use Plan has been developed to show the types, intensity and pattern of land uses envisioned, long-term, for the Village of Round Lake Beach. The Plan establishes a framework within which development decisions can be made, and promotes managed growth, commensurate with the needs of this community. This Plan has been developed with the input of Village staff and officials (See Planning Process, below) and representatives of the community. It includes specific recommendations for implementing key components, to ensure that the Village realizes its goals.

Since its original adoption in 1999, the Village has successfully implemented a number of the Comprehensive Plan's recommendations. These recommendations have resulted in the creating of a community that presently has a greater variety of land uses, an increased economic vitality, and modern community facilities. The purpose of this Plan Update 2009 is to reaffirm those guidelines that have yet to be adopted as well as to provide



refinements based upon new development conditions that have occurred in and around the Village. It is hoped this update will continue and expand upon the successes of the previous version of the Comprehensive Plan.

Planning Process

An eight-member Advisory Committee with three alternate members was established at the onset of the planning process to work directly with the consultant on the comprehensive revision to the Village's existing 1982 Comprehensive Land Use Plan. This Committee included representatives of the Village Board of Trustees, the Plan Commission, the Zoning Board of Appeals, and Village staff. All meetings were open to the public, and citizens attending each meeting were encouraged to provide input and respond to proposals that were presented to the Committee. Representation from municipal officials, staff and the general public ensured that policies and guidelines developed as part of the Plan Update responded to key issues and concerns facing the Village of Round Lake Beach. One of the initial steps in the preparation of this Comprehensive Land Use Plan was to conduct an inventory of the community's needs, opportunities and constraints. This was accomplished by:

- Carrying out a windshield survey of the Village to identify and evaluate existing land uses and conditions affecting the Plan.
- Interviewing the eight-member Advisory Committee, and its alternates.
- Conducting interviews of key persons identified by Village staff, as having a stake in ensuring the continued success of the community.

Individuals that provided input to the Plan included the president of the Round Lake Area Park District, real estate agents, business owners, the director of public works, and citizens of Round Lake Beach.

Information obtained from the windshield survey and interviews was integrated into the goals and objectives and policies and design guidelines prepared for the key development areas. Responses received by the Committee and key persons interviewed are included in Appendix A of this document.

Also, an inventory of existing land use, natural features, transportation systems, community facilities (i.e., schools, parks, public buildings and utilities) and demographic and socio-economic characteristics was carried out. Data collected provided an overview of the existing community, and served as a springboard, in conjunction with the interviews, for determining future land uses and developing goals, objectives, policies, and design guidelines for Round Lake Beach.



The Village supplemented this previous planning process in 2007-08 with a review of the development that has occurred in and around the Village since the adoption of the Comprehensive Plan in 1999. From this review, the Village outlined future planning conditions and concerns to target the continuing development of the Village. The Village has especially hoped to focus on its continuing development of commercial and employment uses, both on undeveloped parcels as well as within existing commercial and employment centers. Overall, the Village has refocused and reaffirmed its commitment to provide for the orderly and balanced development of the community.

Key Development Areas

Detailed planning and design guidelines, as well as recommended land uses, have been developed for key development areas (See text, which follows). These areas are either experiencing development pressures, due to their size, location and market demands, or provide the Village with opportunities to better meet the needs of its residents. The planning and design guidelines prepared for these areas provide more specific detail regarding their use and development than is able to be provided on the land use map, or included in the Village's statement of goals and objectives, which follow.



Annexation & Land Use

Planning Area & Annexation

The previous 1999 Plan determined to focus the Village's planning efforts to areas only located within the existing Village boundaries. That Plan based this condition on the consideration that the surrounding unincorporated areas did not contain large tracts of vacant land for commercial and employment uses. This Plan Update, however, extends the Village's planning area to include a large portion of the unincorporated areas within its mile and a half jurisdictional planning boundary. The Village has based its change in planning area policy on the condition that it envisions the potential for annexing a number of unincorporated areas, when determined appropriate, and the need to provide development guidance on these potentially annexable areas. The Village has also wished to make it clear to other governmental jurisdictions the range and intensity of development it expects for future land uses in these unincorporated areas.

Existing & Future Land Use

Table #1, Existing and Future Land Use, provides an analysis of existing and future land uses within the Village of Round Lake Beach. While this Plan outlines a slight reduction in the relative level of residential uses compared to the whole of the planning area (52% to 49%), the total acreage of residential land uses will increase by over 380 acres, if the all available areas are annexed into the Village¹ (See Figures #1 and #2). The types of dwellings proposed as part of this Comprehensive Plan Update include high-end medium density dwellings, senior housing, and traditional single-family homes. Providing a diverse housing stock allows for residents to remain in the community at all stages of the life cycle.

Almost twenty percent (20%) of Round Lake Beach's total projected land area has been planned for commercial uses, which represents an increase in commercial land of approximately 660 acres (See Table #1 and Figure #2). The Village primarily has planned for the potential to increase its commercial land area through the development of land along the Fairfield Road, Monaville Road, Cedar Lake Road, and Il. Route 83.

¹ Note: A number of existing Village residential subdivisions north of Rollins Road were reclassified from the Medium Density Residential category (as depicted on the Existing Land Use Map) to the Low Density Residential category (as depicted on the Future Land Use Map) based on the condition that the subdivisions combined with dedicated open space maintained densities of four (4) units per acre or less. This condition is the main reason for the difference in the number of existing acres listed on the Existing Land Use Map in the Medium Density Residential category and the reduced amount listed on the Future Land Use Map.



New office park and industrial uses have been planned principally along the corridors of Fairfield and Rollins Roads. Although this use represents a small percentage of the overall distribution of land uses proposed for Round Lake Beach (1.8%), the nearly eighty (80) acres planned for professional office and industrial use development represents an approximately 250% increase over that which existed in 1999 (See Table #1).

Parks and open space are important to Village residents and Village officials. More than twenty-six percent (26%) of its total land area has been set aside as recreation and open space, to ensure that residents have ample land area for both passive and active recreation activities (See Table #1). This Plan also promotes the continued cooperation between the Village of Round Lake Beach and the Round Lake Area Park District to acquire land for open space and recreation and, once acquired, to improve these properties for such purposes.

The Plan shows a balance of land uses that are typical for a community of its size. Village officials believe that the implementation of this land use plan will improve the standard of living for its existing and future residents as well as its image. To ensure the development of compatible and harmonious land uses abutting the borders of its corporate limits, Round Lake Beach plans to participate pro-actively in the public planning process of its neighboring communities.



Table 1 - Existing & Future Land Uses

Land Use Classification	Existing Land Uses within the Village - 1999		Future Land Uses within the Planning Area		Future Land Use Change**
	Acres	Percent	Acres	Percent	Percent Change
Low Density Residential (4 Units per Gross Acre or Less)	119	3.3%	1,410	30.8%	27.5%
Medium Density Residential (4-7 Units per Gross Acre)	1,610	44.8%	800	17.4%	-27.4%
High Density Residential (Greater than 7 Units per Gross Acre)	141	3.9%	45	1.0%	-2.9%
Commercial	213	5.9%	865	18.9%	13.0%
Office/Business Park	0	0.0%	40	0.9%	0.9%
Industrial	23	0.6%	30	0.7%	0.1%
Municipal & Government/Institutional	104	2.9%	150	3.3%	0.4%
Parks & Open Space*	648	18.0%	1,240	27.0%	9.0%
Agricultural	45	1.3%	0	0.0%	-1.3%
Vacant	693	19.3%	0	0.0%	-19.3%
Totals	3,596	100.0%	4,580	100.0%	

*Includes large water body areas.

Existing Land Uses by Planning Resources, 1999.

** See footnote on Page 5 for information on percent changes.

Prepared by Rolf C. Campbell & Associates, Inc.

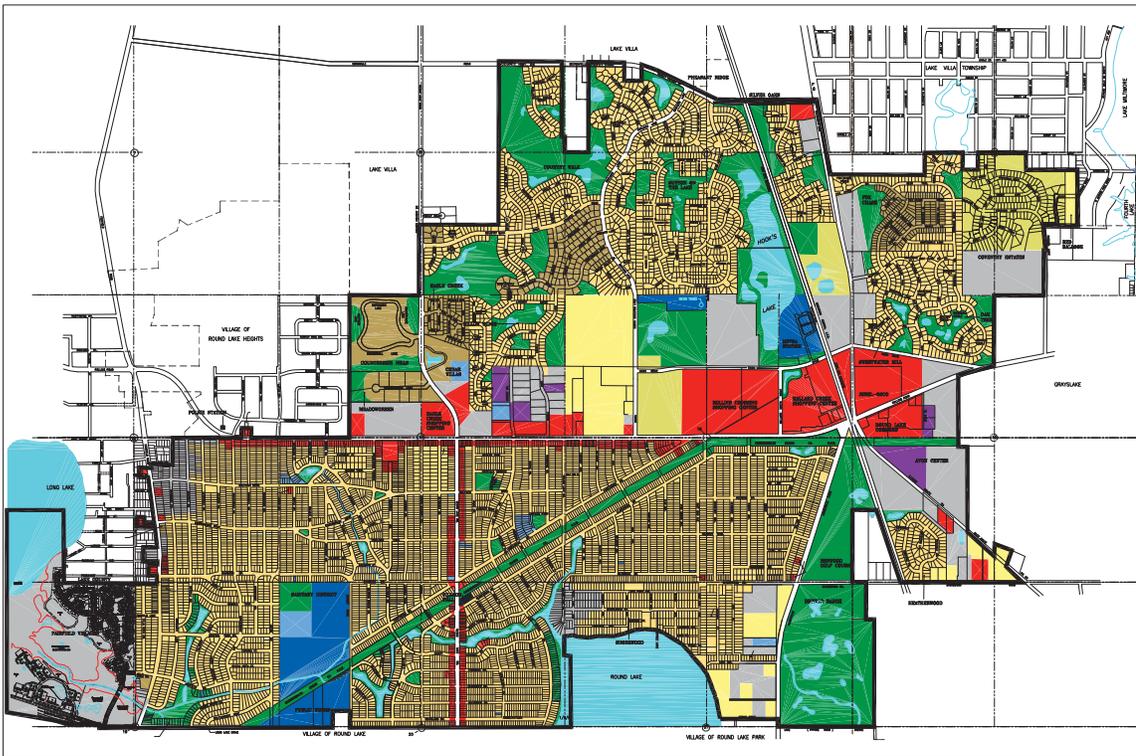
February 2009
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Village of Round Lake Beach Existing Land Use



Legend

- Low Density (4 units per gross acre or less)
 - Medium Density Residential (4-7 units per gross acre or less)
 - High Density Residential (Greater than 7 units per gross acre)
 - Commercial
 - Municipal/Government
 - Industrial
 - Institutional
 - Agriculture
 - Parks & Open Space
 - Water
 - Vacant
- Planned Lake Beach Municipal Demarcation
 - Adjacent Municipal Demarcation
 - Sub-Areas
 - Major Roadways

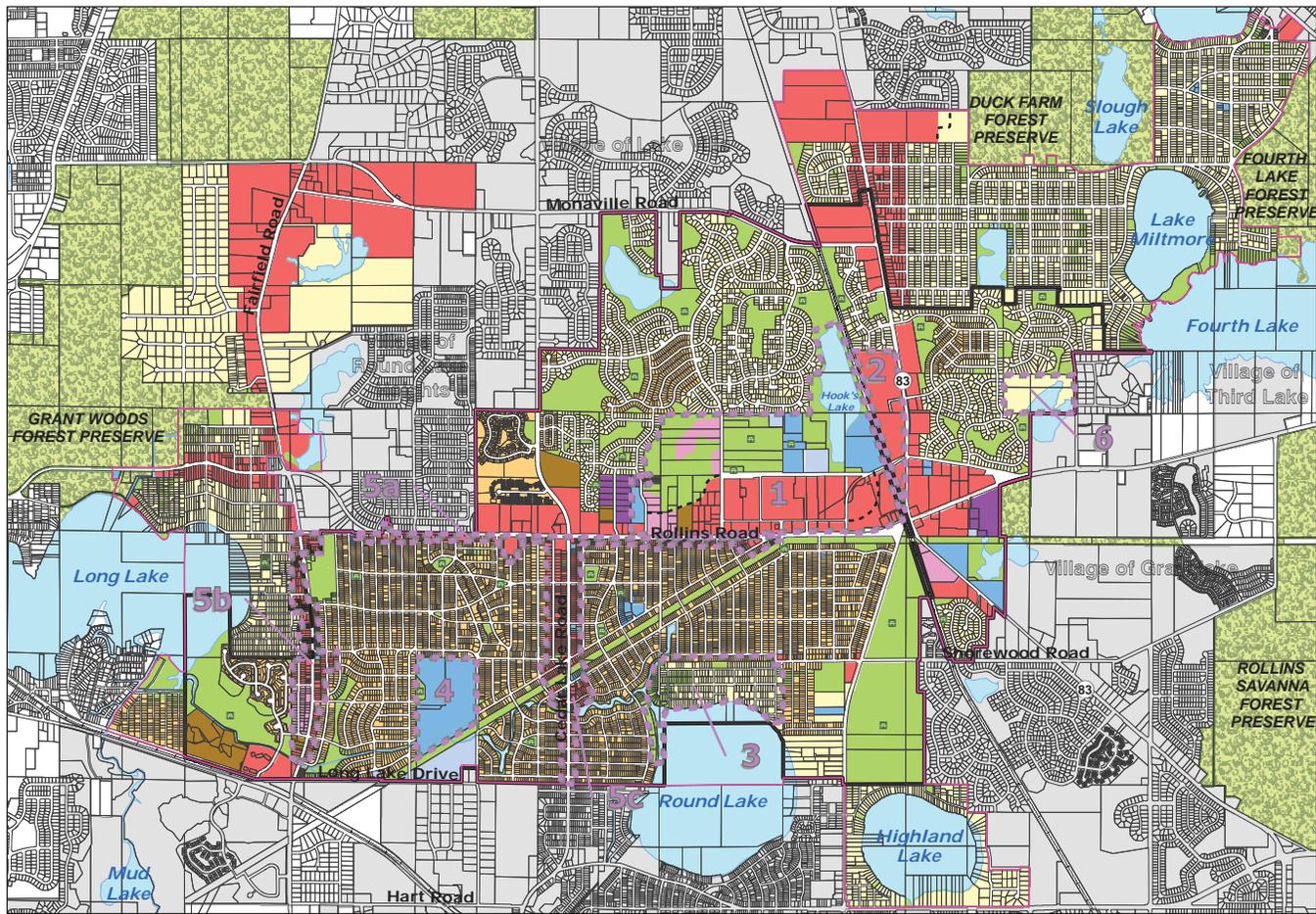


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Figure #1

Village of
Round Lake Beach
Lake County, Illinois
**COMPREHENSIVE PLAN
2009**

**FIGURE #2:
FUTURE LAND USE MAP**



Legend

- Village Boundary
- Surrounding Municipalities
- Planning Boundary
- Key Development Area

Land Uses

- Low Density Residential (4 Units per Gross Acre or Less)
- Medium Density Residential (4 - 7 Units per Gross Acre)
- High Density Residential (Greater than 7 Units per Gross Acre)
- Commercial
- Office/Business Park
- Industrial
- Municipal
- Government/Institutional
- Parks & Open Space
- Park Locations & Facilities
- Water
- Proposed Roadways

Date: 02/09/09
Amended: 04/08/13
1"=2000'

1,000 0 1,000 2,000 Feet

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Base Map Data: Lake County Department of Information Technology - GIS/Mapping Division, January & April 2007.



Demographic & Socio-Economic Analysis

Tables #2 through #6 that follow provide a profile of the socio-economic characteristics of the Village of Round Lake Beach, and identify trends that directly affect land use.

Population

The population of Round Lake Beach has continued to grow at a rapid rate more than doubling between 1980 and 2005 (See Table #2). Between 1990 and 2000, the population grew by more than 9,400 persons, a fifty-seven percent (57%) increase. As outlined earlier, the Village has added another estimated approximately 3,300 persons between 2000 and 2005, bringing the population to approximately 29,000 residents. Currently, the U.S. Census Bureau has estimated the Village's population to be between 28,000 and 29,000 residents.

A noticeable trend in the population growth has been the increasing percentage of residents of Hispanic origin, which has gone from around eight percent (8%) of the total Village in 1980 to an estimated thirty-seven percent (37%) in 2005. Between 1980 and 2005, the relative levels of individual age cohorts has remained relatively stable with only moderate increases in persons thirty-five (35) years and older (See Table #3). In part, this increase represents the overall aging of population with the advancing age of "baby boomers". As previously mentioned, the Village's future population growth and ultimate level will greatly depend on the quantity of unincorporated areas, especially existing residential areas, it annexes in the future.

Employment

Table #5 outlines the employment levels of Village residents by various industry groupings. Compared to Lake County as a whole, the construction and retail trade industries provide slightly higher relative levels of employment for residents. On the other hand, lower rates of employment in the finance, insurance, real estate, and rental and leasing grouping (Traditionally abbreviated FIRE) and the educational, health, and social service industrial grouping balanced those higher rates. This Plan designates additional undeveloped land for the potential development of new office and business park uses in order to attract businesses in these industries to the Village. It is hoped through the development of these additional areas that the Village will provide residents with greater opportunities to find employment in these industries.



Median Family Income/Poverty Level

The median family income has continued to rise dramatically between 1980 and 2000 (See Table #2). Despite this increase, the Village's recent relative growth in total median income level has still been less than Lake County's as a whole. Contrary to this trend, the Village's number of families earning below the poverty level decreased between 1990 and 2000 to a level below that of Lake County as a whole. The potential to add more professional office and other employment uses as detailed in this Plan may help to increase the strength of these trends of rising median family income and decreasing poverty levels.

Housing

Ninety-seven percent (97%) of the total dwelling units were occupied in 2000. Of these, nearly eighty-five percent (85%) are owner occupied (See Table #6). Nearly all of the dwellings built before 1969 were constructed south of Rollins Road (approximately 30%). Since 1969, the community's residential growth has occurred primarily north of Rollins Road, in planned residential subdivisions with curvilinear streets (See Figure #1). This pattern of development is typical of the 1970's and 1980's. Since 1990, the Village has added an additional estimated 3,300 households.

A noticeable feature of the Village has been its relatively high people per household level, which has remained at approximately three and a half (3.5) people per household since 1980 (See Table #2). Lake County as whole has remained around only three (3) people per household since 1990. The Village's affordability of housing units for low- to moderate-income families has most likely been the primary reason for this higher level of people per household. The Village has made it a primary community development effort to maintain and improve affordable housing through its award winning Home Acquisition and Rehabilitation Program (HARP).



Table 2 - Population Characteristics 1980 - 2005

Population Characteristics	Village of Round Lake Beach						Lake County							
	1980		1990		2000		2005		1990		2000		2005	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Population	12,921	100%	16,434	100%	25,859	100%	29,160	100%	516,418	100%	644,356	100%	704,048	100%
Male	6,372	49.3%	8,113	49.4%	13,044	50.4%	14,755	50.6%	261,305	50.6%	324,034	49.1%	354,136	50.3%
Female	6,549	50.7%	8,321	50.6%	12,815	49.6%	14,405	49.4%	255,113	49.4%	320,322	50.9%	349,912	49.7%
White	12,369	95.7%	15,034	91.5%	19,227	74.4%	20,645	70.8%	450,666	87.3%	516,189	80.1%	543,525	77.2%
Black/African American	28	0.2%	169	1.0%	792	3.0%	846	2.9%	34,771	6.7%	44,741	6.9%	52,100	7.4%
American Indian/Eskimo	25	0.2%	60	0.4%	161	0.6%	175	0.6%	1,198	0.2%	1,801	0.3%	2,112	0.3%
Asian/Pacific Islander	57	0.4%	261	1.6%	545	2.1%	612	2.1%	12,588	2.4%	25,413	4.0%	33,794	4.8%
Other	442	3.4%	910	5.5%	5,134	19.9%	6,882	23.6%	17,195	3.3%	56,212	8.7%	72,517	10.3%
Hispanic Origin	985	7.6%	2,347	14.3%	8,084	31.3%	10,818	37.1%	38,570	7.5%	92,716	14.4%	121,800	17.3%
Median Age	24	.	27	.	29	.	29	.	32	.	34	.	34	.
Households	3,582	.	4,902	.	7,349	.	8,245	.	173,966	.	216,297	.	235,425	.
People Per Household	3.55	.	3.33	.	3.52	.	3.54	.	2.85	.	2.98	.	2.99	.
Median Family Income	\$22,928	.	\$39,354	.	\$61,637	.	-	.	\$46,047	.	\$76,424	.	-	.
Per Capita Income	\$6,386	.	\$11,550	.	\$18,113	.	\$21,558	.	\$21,765	.	\$32,102	.	\$37,982	.
Families Below Poverty	135	4.3%	251	6.2%	194	3.2%	-	.	4,995	3.7%	6,590	4.0%	-	.

Source Data: U.S. Census Bureau; Lake County Partners - ESRI Forecasts 2005.
 Prepared by Rolf C. Campbell & Associates, Inc.
 February 2009



Table 3 - Age Distribution 1980 - 2005

Age Distribution	Village of Round Lake Beach						Lake County							
	1980		1990		2000		2005		1990		2000		2005	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Population	12,921	100%	16,434	100%	25,859	100%	29,160		516,418	100%	644,356	100%	704,048	
Total Under 5 years	1,438	11%	1,690	10%	2,924	11%	3,120	11%	43,849	8%	52,978	8%	56,324	8%
Total 5 to 9 years	1,528	12%	1,778	11%	2,678	10%	2,887	10%	41,261	8%	55,785	9%	58,436	8%
Total 10 to 14 years	1,501	12%	1,557	9%	2,223	9%	2,683	9%	36,859	7%	51,861	8%	61,252	9%
Total 15 to 24 years	2,212	17%	2,563	16%	3,655	14%	3,966	14%	76,924	15%	86,233	13%	99,271	14%
Total 25 to 34 years	2,730	21%	3,383	21%	4,891	19%	4,607	16%	92,774	18%	87,983	14%	80,966	12%
Total 35 to 44 years	1,510	12%	2,607	16%	4,519	17%	5,074	17%	87,223	17%	115,530	18%	115,464	16%
Total 45 to 54 years	775	6%	1,279	8%	2,558	10%	3,383	12%	55,608	11%	89,642	14%	104,199	15%
Total 55 to 64 years	628	5%	694	4%	1,220	5%	1,866	6%	38,498	8%	49,355	8%	65,476	9%
Total 65 and over	599	4%	883	5%	1,191	5%	1,574	5%	43,422	8%	54,989	8%	62,660	9%
Median Age	24		27		29		29		32		34		34	

Source Data: U.S. Census Bureau; Lake County Partners - ESRI Forecasts 2005.

Prepared by Rolf C. Campbell & Associates, Inc.

February 2009



Social Characteristics	1980			1990			2000					
	Round Lake Beach		Lake County	Round Lake Beach		Lake County	Round Lake Beach		Lake County			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Total Persons	12,921	100%	440,372	100%	16,434	100%	516,418	100%	23,859	100%	644,356	100%
Native	12,347	96%	410,848	93%	15,060	92%	474,835	92%	20,301	79%	548,820	85%
Foreign Born	574	4%	29,524	7%	1,374	8%	41,583	8%	5,558	21%	95,536	15%
Percent who speak English not well or not at all												
Age 5 to 17		4.1%		12.1%		0.4%		0.3%		8.6%		3.2%
Age 18 and Over		12.2%		15.7%		2.1%		1.8%		13.5%		6.1%
School Enrollment (Population 3 Years & Older)												
Preprimary School	231	.	6,373	.	265	.	7,746	.	1,156	.	28,363	.
Elementary/High School	3,497	.	92,282	.	3,729	.	79,097	.	5,342	.	124,013	.
College	475	.	21,501	.	907	.	11,050	.	1,068	.	32,659	.
Years of School Completed (adults 25 and older)												
Less than 9th grade	894	7%	27,093	6%	681	4%	18,785	4%	1,833	7%	23,819	4%
9th to 12th grade no diploma	1,288	10%	27,926	6%	1,700	10%	29,856	6%	1,718	7%	29,640	5%
High school grad inc. GED	2,722	21%	83,230	19%	3,201	19%	79,832	15%	4,174	16%	85,056	13%
College 1 to 3 years	1,092	8%	45,565	10%	2,007	12%	69,510	13%	4,208	16%	106,024	16%
College 4 or more years	246	2%	61,469	14%	721	4%	101,885	20%	2,284	9%	153,726	24%
Percent High School Graduates		6.5%		7.8%		70%		82%		7.5%		87%

Source Data: U.S. Census Bureau.
 Prepared by Rolf C. Campbell & Associates, Inc.
 February 2009



Table 5 - Employment by Industry 2000

	Round Lake Beach		Lake County	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting, & Mining	42	0.3%	930	0.3%
Construction	894	7.2%	19,081	6.1%
Manufacturing	3,151	25.3%	61,291	19.7%
Wholesale Trade	657	5.3%	15,411	5.0%
Retail Trade	1,796	14.4%	35,571	11.5%
Transportation & Warehousing, & Utilities	461	3.7%	11,020	3.6%
Information	221	1.8%	8,523	2.7%
Finance, Insurance, Real Estate, & Rental & Leasing	803	6.5%	28,496	9.2%
Services	1,459	11.7%	38,920	12.5%
Educational, Health, & Social Services	1,481	11.9%	51,074	16.5%
Arts, Entertainment, Recreation, Accommodation & Food Services	705	5.7%	18,751	6.0%
Other Services	507	4.1%	12,351	4.0%
Public Administration	260	2.1%	8,977	2.9%
Totals	12,437		310,396	

Source Data: U.S. Census Bureau.

Prepared by Rolf C. Campbell & Associates, Inc.

February 2009



Table 6 - Housing Characteristics 1980 - 2000

Housing Characteristics	1980			1990			2000		
	RLB	%	Lake Co.	RLB	%	Lake Co.	RLB	%	Lake Co.
Total Units	3,728	100%	148,309	5,041	100%	183,283	7,566	100%	223,919
Year Structure Built									
Built 1990 - March 2000	2,778	37%	54,682
Built 1980 - 1989	.	.	.	1,541	31%	42,848	1,007	13%	37,671
Built 1970 - 1979	2,005	54%	45,270	1,973	39%	43,027	1,808	24%	41,467
Built 1960 - 1969	301	8%	30,172	329	6%	29,173	584	8%	28,267
Built 1940 - 1939	1,066	29%	45,008	910	18%	44,029	1,025	14%	42,987
Built 1939 or Earlier	356	9%	27,859	288	6%	24,206	364	5%	20,845
Occupied Dwellings	3,612	97%	139,715	4,902	97%	173,966	7,312	97%	216,297
Vacancies	116	3%	8,594	139	3%	9,317	254	3%	9,622
Owner Occupied	3,144	87%	102,442	3,832	78%	129,036	6,431	85%	168,301
Renter Occupied	468	13%	37,273	1,070	22%	44,930	881	15%	47,996
Persons per Room									
1.00 or less	3,396	94%	135,122	4,626	94%	168,372	6,648	91%	206,219
1.01 to 1.50	184	5%	3,448	211	5%	3,523	421	6%	5,433
1.51 or More	32	1%	1,145	65	1%	2,071	243	3%	4,645
Median Home Value	\$49,400	.	\$73,400	\$73,400	.	\$136,700	\$123,000	.	\$198,200

Source Data: U.S. Census Bureau.

Prepared by Rolf C. Campbell & Associates, Inc.

February 2009



Plan Implementation

The Comprehensive Land Use Plan update is intended to be implemented through the work and direction of the Village Board, the Planning and Zoning Commission, and the Village Staff. Some of the strategies that can be used to achieve the goals, objectives, and policies contained in this land use plan are addressed in this section. They include: the amendment of existing ordinances (such as the Zoning Ordinance, Sign Regulations and Subdivision Regulations); the creation of design and development review committees; and the use of the budgetary process to allocate funds. Specific recommendations for implementing land uses, zoning and design guidelines are included for each of the Key Development Areas for which more detailed planning was carried out. These can be found in the section entitled Key Development Areas of this land use plan.

Zoning Regulations

Village officials find that zoning is one of the best tools to implement plans and policies. The Village should continually evaluate Zoning Ordinance standards to ensure their effectiveness in guiding development. The Village should also update its official Zoning Map annually to reflect changes in zoning designations that have occurred. The following summarizes items that have been recommended to be reviewed at this time for potential revisions to the Zoning Ordinance.

- Review and reconcile provisions for detached single-family home uses existing in R-4, Multiple Family Residential districts.
- Review and reconcile R-1, Single Family Residential bulk standards.
- Review and expand aesthetic design standards for commercial districts.
- Review standards for personal wireless telecommunication service facilities and any other new telecommunication infrastructure.



Sign Regulations

The Sign Regulations, revised in 1997 with additional minor refinements afterwards, provide standards for number, area and placement of ground, pole and wall signs. Adopting amendments that further regulate signs can enhance the aesthetics of the Village's major commercial corridors, without compromising business interest. Specific recommendations are included in the strategies for implementation for some Key Development Areas.

Subdivision Regulations

The Subdivision Regulations provide the rules and regulations for the approval of plats, subdivisions and re-subdivisions in the Village of Round Lake Beach. These regulations set minimum standards for the design and development of all new subdivisions, so that existing development will be protected and so that adequate provisions are made for public utilities and other public requirements. The Subdivision Regulations also set the criteria for the collection of impact fees by the Village. The current Subdivision Regulations, updated in 2005, should be reviewed and updated as needed.

Tree Preservation Ordinance

Adopting a Tree Preservation Ordinance will ensure that trees that contribute to the ambiance and character of Round Lake Beach are preserved. This includes trees that are located within the public right-of-way; woodlots and forested lands that surround Round Lake or are located in the Shorewood area; and mature stands of trees that are located on vacant, undeveloped land, or land that is targeted for redevelopment as part of this land use plan.

Property Dedication & Vacation

Property dedication for public roads, utilities, parks, schools and other public facilities is required through the subdivision approval process. The Village's Subdivision Regulations establish the requirements for the amount of property needed to provide public services and facilities. Vacation of street rights-of-way within Key Development Areas could be necessary to accommodate redevelopment options planned for these areas.

Eminent Domain or Condemnation of Property



For certain public purposes listed in Illinois State Statutes, the Village and other agencies may exercise the use of eminent domain to acquire property. These powers can be used by the Village to obtain property for utilities, roadways, and, in some circumstances, redevelopment.

Buying/Selling Property

As a municipal corporation, the Village may own, buy or sell property. The Village owns many parcels used for public buildings and facilities and parks and open space, and additional property may be purchased or leased.

Supplying Public Services & Infrastructure

The Village may provide various public services and infrastructure including: police and fire protection, public works services, water, sanitary and storm sewer services, as a means of encouraging annexation or development.

Economic Development Programs & Tools

Business and TIF District Designations - Due to the competing uses for public funds, development that does not necessarily increase the demand for public services, but provides revenues is highly desirable. Under Illinois law, business and tax increment financing (TIF) districts enable municipalities to take actions that facilitate this type of development. To use a TIF, a municipality begins by establishing a TIF District under state redevelopment law. The district must meet certain criteria, established by the state, for redevelopment and a plan must be formulated. Once adopted, the increase in property tax revenues within the district is available to the municipality to retire debt or pay for the costs incurred under the redevelopment plan. TIF revenues can be applied to uses such as infrastructure, land assembly, parking, and other programs permitted by state redevelopment law. The first redevelopment project area was adopted in 1987, followed by a second project in 1997, and a third project in 1999.

Capital Budget Process - Capital budgeting is the process of prioritizing public infrastructure projects. The capital budget can be a tool for providing the foundation for redevelopment plans.

Other Economic Development Tools - Other economic tools that the Village of Round Lake Beach can investigate for implementing the land use plan include:

- Tax rebates.
- Taxable development bonds.
- Local equity funds.
- Private capital.
- Small business assistance.



- Market assessment and strategic action planning.

Design/Development Review Committees

The Village Board of Trustees, the Planning and Zoning Commission and Village staff will play an important role in ensuring recommendations for land use and design guidelines included in this Plan are carried out. Other groups that can be established to help implement the Plan include a design review committee and development review committee. These groups could be charged with overseeing the quality of development proposed within each of the Key Development Areas, as well as working together to promote recommended land uses and development to developers and financial institutions.

Plan Amendments & Updates

The Comprehensive Land Use Plan update prepared for Round Lake Beach includes text and a land use map that is intended to be used as a tool to guide developers, planners, officials and residents in locating areas suitable for a particular use, and for identifying the type, intensity and quality of development envisioned by community officials. The Plan represents policies, goals and objectives that have been adopted by the Village Board. Generally, the Plan is expected to span a time frame of five (5) to ten (10) years. However, almost inevitably, community development will not unfold exactly as envisioned. Changes that occur may be the result of new markets, new policy makers, or influences that are beyond the community's control and, in many cases, beyond prediction at the time the Plan was adopted by the Village Board.

To ensure that the Plan provides the best representation of Village goals, objectives and policies, the land use plan and map should be reviewed on an annual basis by Village staff. This review should highlight current successful elements of the Plan and maintain notes for potential revisions. At approximately two (2) to three (3) years after the adoption of the Plan, the Village staff should perform a comprehensive review of the Plan. This review should include an evaluation of the success of the various committees that may have been established to implement the Plan (such as the architectural review committee), the effectiveness of the design controls that have been incorporated into the zoning ordinance, and an analysis of markets to determine whether land use proposals specific to Key Development Areas are still viable. Recommendations for changes, as appropriate, should be made to the Planning and Zoning Commission and Village Board of Trustees. The Village should complete a full update of the Plan approximately every five (5) years. In this way, the Plan can be maintained as an effective tool to guide new growth and redevelopment planned for the Village of Round Lake Beach.



Goals & Objectives

Introduction

A plan is an expression of what a community wants to become over the long term. The Comprehensive Plan, if carefully created, can become a policy guide for decision-making and action. The Plan includes statements of goals and objectives, which provide the framework for the land use map and policy statements:

- Goals are long-term, qualitative statements of desirable conditions at ultimate development. They represent ideal situations
- Objectives are more specific steps which can be scheduled, budgeted and accomplished as a means of trying to achieve the long-term goals.

Together, goals and objectives are indicative of what a community wants to accomplish with the Comprehensive Plan, and with other development tools and ordinances. The goals and objectives presented below have been created with the input from the Advisory Committee. They represent priority topics discussed during the update of the land use plan, and comprehensively address the areas of land use; residential neighborhoods; commercial development; industrial parks; parks and recreation; transportation; open space and natural resources; and Village identity and administration.



Land Use

Goal -

To create compatible and efficient land use patterns, while providing a variety of living, working, shopping, and recreational opportunities for residents of Round Lake Beach.

Objectives -

1. Continue the development of the Town Center within the Village's Central Business District to centralize important Village functions and foster social interaction among residents of Round Lake Beach that includes the following uses:
 - Village Hall and police station.
 - Post office.
 - Recreation center.
 - Open space and parks.
 - Commuter train station.
2. Create balanced land use patterns that reduce the need for commuting time between residential land uses and places of employment, shopping and other public spaces.
3. Introduce senior housing in areas that are close to planned commercial, so that senior citizens can walk to obtain goods and services.
4. Construct sidewalks and bicycle paths that provide access between neighborhoods, schools, shopping and employment centers. Coordinate new sidewalks and bikepaths with Sidewalks Program 2008 (See Appendix).
5. Diversify the Village's employment base by setting aside land for professional office and service businesses, in order to introduce "white collar" jobs into the community, thereby increasing the median income level.
6. Increase the retail sales tax base by expanding the commercial base along Rollins Road, Fairfield Road, Cedar Lake Road and Il. Route 83.
7. Encourage the infill of vacant properties in the Village's existing industrial parks.



Residential Neighborhoods

Goal -

To upgrade existing housing south of Rollins Road, and provide a housing inventory throughout the community that is diversified in dwelling unit type, size, and design that supports the local population, accommodates projected growth, and creates a high-quality residential environment.

Objectives -

1. Maintain the predominantly single-family image and character of the Village of Round Lake Beach.
2. Continue to make grants available to residents for property maintenance, and work with local banks to provide low interest loans for home repair and other improvements.
3. Promote new residential housing that is designed to have a variety of housing types and prices.
4. Promote pedestrian access to daily activity areas such as elementary schools, convenience shopping and open space through the construction of sidewalks along both sides of the residential streets, and along major arterial streets. Coordinate new sidewalks with Sidewalks Program 2008 (See Appendix).
5. Provide initiative and support for the preservation of homes in the Shorewood area that contribute to the original resort-like ambiance of that area.
6. Encourage the purchase of lots or vacated properties in neighborhoods south of Rollins Road to create pockets of open space in order to:
 - Reduce the density of dwellings in these areas.
 - Provide close-to-home recreation opportunities in the form of pocket or neighborhood parks.
7. Address the problem of overcrowding in homes by:
 - Providing job opportunities with higher wages in Round Lake Beach.
 - Maintaining options for affordable housing.
8. Protect existing and planned residential areas from dissimilar land uses that might be located adjacent to, or across the street from residential properties through transitional land uses, spatial buffers and landscaped buffer yards.



9. Review and reconcile Zoning Ordinance provisions for detached single-family home uses existing in R-4, Multiple Family Residential districts.
10. Review and reconcile Zoning Ordinance R-1, Single Family Residential bulk standards.



Commercial

Goal -

To promote a system of commercial development that secures the regional significance of Round Lake Beach as retail center, while providing local residents with easily accessible neighborhood commercial facilities.

Objectives -

1. Promote new regional-scale commercial development along Rollins Road, which attracts both residents of Round Lake Beach in addition to those of surrounding communities.
2. Revitalize existing businesses along Rollins Road through landscaping, façade improvements, unified lighting and reduced signage.
3. Encourage the establishment of professional office and service uses to locate in Key Development Areas #1 in order to increase the range of employment opportunities and strengthen and expand the Village's tax and economic base.
4. Discourage the establishment or extension of strip commercial development along Fairfield and Cedar Lake Roads. Instead, encourage the grouping of retail, office and commercial activities in centers of unified design character (including signs, lighting, etc.), according to standards included in Key Development Areas #5b and #5c.
5. Require new commercial buildings to be constructed predominantly of brick, a durable material, in order to reduce maintenance and promote high quality structures that are permanent in appearance.
6. Avoid strongly contrasting or harsh colors that draw attention to a building in the same manner as a sign.
7. Require developers to provide sidewalks along both sides of major arterial streets for pedestrian access to commercial centers, and promote internal pedestrian linkages within commercial developments. Coordinate new sidewalks with Sidewalks Program 2008 (See Appendix).
8. Require owners and proprietors of business and professional properties to provide adequate off-street parking and loading for their respective operations, in accordance with Village codes and ordinances.



9. Promote site planning that addresses the needs of the handicapped according to good planning practice, in addition to state and federal requirements.
10. Update and expand the Zoning Ordinance as necessary to provide the tools necessary to implement the land use components of this Comprehensive Land Use Plan.
11. Consider further amending the Zoning Ordinance possibly to require more detailed standards to be applied to new or redeveloped properties in the following instances:
 - Screen trash bins or dumpsters with masonry enclosures.
 - Screen outdoor storage areas with fences, walls and/or landscaping.
 - Soften paved areas by installing perimeter yard landscaping that includes at least one shade tree for every thirty (30) lineal feet.
 - Promote compatibility between commercial uses and existing or planned residential or institutional properties by installing landscaping screening.
 - Screen off-street parking and loading from public streets and existing or planned residences or institutional uses.



Industrial Parks

Goal -

To develop a light industrial base that ensures a diversified economy, complements other types of local development, strengthens the tax base, and provides employment for Village residents.

Objectives -

1. Direct non-polluting light industrial and heavy commercial land uses to existing industrial parks.
2. Consider further amending the Zoning Ordinance as needed, possibly to require the following more detailed standards:
 - Landscaped setbacks from adjacent streets that are at least twenty-five (25) feet wide.
 - Twenty-foot (20') wide landscaped buffer yards between existing or planned commercial and industrial uses.
 - Landscaped screening where industrial uses abut existing or planned residences. Such screening should be accomplished by installing three- to four-foot (3'-4') tall berms in perimeter yards that are at least twenty-five (25) feet wide and planted with a combination of three-inch (3") caliper shade trees, six-foot (6') to ten-foot (10') tall evergreen trees and understory shrubs.
 - Landscaped screening of parking and loading from public streets and existing or planned residences or institutional uses.
3. Require new buildings constructed in the Village's existing industrial parks to be compatible in form, textures, and colors, in order to unify development within these employment centers.
4. Encourage the development of light industry, assembly, and office/research that maximizes use of the local labor force.



Parks & Recreation

Goal -

To promote adequate, well-designed park and recreational opportunities to serve the needs of all segments of the Village's population.

Objectives -

1. Continue to cooperate with the Round Lake Area Park District in projecting needs, carrying out plans, and coordinating projects.
2. Encourage continued park/school joint use agreements.
3. Adopt a recreational pathway plan that identifies pedestrian and bicycle linkages from residential areas to parks, forest preserves, schools, shopping and employment areas within Round Lake Beach and adjacent communities, and identify grants and other sources of funding to implement the plan.
4. Work with the Park and Forest Preserve Districts to identify and acquire open space and floodplains in the vicinity of Round Lake for the purpose of:
 - Protecting sensitive environmental resources.
 - Providing opportunities for passive recreation, such as bird watching.
 - Constructing multipurpose pathways that link open space and recreational resources throughout the community together.
5. Continue to collaborate with the Round Lake Area Park District in the implementation of its Master Plan and other improvement programs.
6. Work with the Lake County Forest Preserve District on determining the path for the Millennium Trail through the Village that conforms to the Village's open space and transportation goals and plans.
7. Continue to seek improvements to Lakefront Park as outline its Master Plan.
8. Work with the Park District to create a marina in the main channel.



9. Encourage the development of public and private sector recreational uses that provide affordable activities for families and teens. Such facilities or activities could include:
- Roller and ice skating rinks.
 - A YMCA or water park.
 - Parks and playlots those are large enough in size to accommodate ½ basketball courts and softball, soccer or other neighborhood sports.
 - Theme restaurants.
 - Outdoor amphitheater for plays and concerts.
 - Revival of the “after-school club” program.



Transportation

Goal -

To provide and maintain a balanced transportation system that provides for safe and efficient movement of vehicles and pedestrians, reinforces surrounding land development and enhances regional transportation facilities.

Objectives -

1. Work with Pace to add bus lines on Rollins Road to link residents to the train station and other shopping and employment opportunities east of Round Lake Beach.
2. Minimize and consolidate the number of curb cuts provided for by new development along Il. Route 83, Cedar Lake Road, Fairfield Road, and Rollins Road in order to maximize the safety and operational efficiency of these roadways.
3. Promote cross-access agreements between existing and planned commercial properties as a way of minimizing curb cuts.
4. Promote the construction of sidewalks and bicycle trails to provide residents an alternative to driving their cars to schools, shopping, parks and employment centers. Coordinate new sidewalks and bicycle trails with Sidewalks Program 2008 (See Appendix).
5. Evaluate options for connecting streets to improve access to the Shorewood area, in order to decrease emergency response time to properties in this part of the Village.
6. Require all new streets to be constructed according to specifications included in the Subdivision Regulations.
7. Monitor Lake County's plans for the potential development of an underpass and interchange at Rollins Road, Il. Route 83, and the railroad tracks to ensure compliance with the Village's planning for the area.
8. Monitor Lake County's plans for the potential development of an underpass and interchange at Fairfield Road, Il. Route 134, and the railroad tracks to ensure compliance with the Village's planning for the area.



Open Space & Natural Resources

Goal -

To protect and preserve existing natural resources, and plan for future open space needs.

Objectives -

1. Identify, protect, and preserve important natural areas and resources, by setting these areas aside as permanent open space.
2. Maintain the functional value of natural areas, such as wetlands and woodlots, when planning new residential and nonresidential development.
3. Preserve the Village's existing, mature trees, by:
 - Adopting a tree preservation ordinance.
 - Altering development proposals, where possible, to avoid impacts to existing, mature trees.
 - Requiring developers to post bonds to guarantee tree preservation during construction.
 - Enforcing tree protection through regular inspections.
4. Continue to promote the clustering of housing as a way of preserving trees and other important natural resources that exist on a developable site.
5. Prevent urbanization of floodplains and encourage the use of flood prone land for public open space, recreational activities, wildlife habitat, and pedestrian trails.
6. Promote the continued use of Round Lake as an important local and regional open space and recreational resource.
7. Maintain the existing channels that extend between developed properties and protect them from erosion and sedimentation through dredging and revegetation as necessary.
8. Provide convenient access between open space and residential areas through the provision of pedestrian easements, bicycle paths, and open space areas.
9. Coordinate open space plans with township, county, region, state, and federal open space plans and programs.



Technology & Telecommunications

Goal -

To promote and assist with the continuing incorporation and development of technological and telecommunication infrastructure to meet the needs of Village residents and businesses.

Objectives -

1. Encourage utility and telecommunication providers to maintain and improve their local infrastructure to meet increasing demands of services and facilitate eventual upgrades in dependent technology.
2. Review and develop municipal ordinance standards for the location and siting of personal wireless telecommunication service facilities and any other new telecommunication infrastructure.
3. Encourage businesses and public uses to provide “wifi” or similar technology to customers to increase access to the internet.
4. Work with Lake County, other governmental jurisdictions and agencies, and service providers to maintain the Village as part of the regional technological and telecommunication network.



Village Identity & Administration

Goal -

To provide a strong and positive Village image and identity through the creation of a new town center, revitalization of commercial corridors, landscaping, property maintenance code enforcement, and Village sponsored beautification programs.

Objectives -

1. Create well-defined entrances into the Village of Round Lake Beach through special treatments of signage, landscaping, and other streetscape design techniques, including landscaped rights-of-way and building setbacks.
2. Encourage local groups to participate in the beautification of local parks and other public spaces through plantings of flowers trees and shrubs. Recognize these groups by installing plaques or other small signs in these areas.
3. Develop and implement a plan to preserve, replace, and plant trees and other vegetation in public spaces, including public rights-of-way.
4. Implement recommendations for Key Development Areas #1, #3, #5a, #5b and #5c as a way to improve the identity and image of Round Lake Beach by:
 - Enhancing the Town Center in the Village's Central Business District (See text for Key Development Area #1).
 - Continuing to improve Lakefront Park and the lake channel areas.
 - Seeking to upgrade and revitalize properties along Rollins, Fairfield and Cedar Lake Roads (Key Development Areas #5a #5b and #5c).
5. Continue to monitor and refine the Village's Sign Regulations to enhance the residential, business, and light industrial climate of the Village of Round Lake Beach, by promoting the reasonable, orderly and effective display of signs.
6. Initiate an "adopt-a-highway" program to keep streets clean and free of debris.
7. Promote the Village of Round Lake Beach as a culturally diverse community. Hold special events and festivals that celebrate the heritage of the community's population, including its ethnic and racial groups.
8. Support the Round Lake Area Gang Task Force, and work with schools and other social service organizations to address the problem of gangs and crime.



9. Maintain up-to-date development controls that will provide for future growth in accordance with desired type, intensity illustrated on the land use map.
10. Work with the local school districts to enhance the quality of education in order to attract families to the Village of Round Lake Beach.
11. Continue to work with local school districts, as necessary, to assist with the expansion of existing schools and the locating of new of schools within the Village. As feasible, collaborate with these school districts on the development of their respective facilities plans.
12. Continue to enforce property maintenance codes, thereby improving the appearance of properties in some of the community's residential neighborhoods (i.e., removal of weeds and "junk" cars).
13. Continue to upgrade existing roads and utilities throughout the Village, and promote the relocation of existing overhead utilities along the Village's arterial streets to: eliminate conflicts between utility lines and existing or proposed trees to enhance the appearance of Village streets and improve the reliability of power.
14. Provide and maintain a high level of municipal services, including: police and fire protection; water and sewer services; and other governmental functions.
15. Work with other taxing districts to maintain a high level of services and facilities to enhance the community atmosphere of the Village.



Key Development Areas

Detailed planning and design guidelines, as well as recommendations for specific land uses, zoning, and design have been developed for the following areas in the Village of Round Lake Beach (See Figure #2, Future Land Use Map). These areas are experiencing either development pressures due to their size, location and market demands, or vacant and large enough in size to promote new development that is commensurate with the type, intensity and quality envisioned by Round Lake Beach. The planning and design guidelines that follow provide a level of detail for each of these areas that is greater than that which is able to be provided by either the Village's Future Land Use Map or the goals and objectives. The text that follows is intended to serve as a tool for developers, Village staff, the Plan Commission and Village Board as specific projects for new development, revitalization, or redevelopment of underutilized properties are presented to the Village of Round Lake Beach.

Key Development Area #1 - Central Business District

Location -

North of Rollins Road, south of the Country Walk and Silver Oaks subdivisions, between the Soo Line Railroad and Nicole Lane (See Figure #2 & #3)

Estimated Size -

Approximately 340 acres

Existing Conditions -

Much of the development that occurred within Key Development Area #1 over that past approximately ten (10) years was guided by the previous 1999 Plan. One of the most significant portions of this development was the establishment of the Village's Town Center, which contains a variety of community facilities including the Village Hall, the Police Station, the Village Cultural and Civic Center, the Post Office, Round Lake Area Park District's Sports Center, and a Metra station. The Village also recently transferred the property immediately north of the Village Hall to the Park District for the provision of additional open space. The Park District has also bolstered the community facilities in the area by developing a skate/BMX Park as well as its Teen Center at North Shore Park.

In addition to these community facilities, the area has also seen an expansion of commercial uses along Rollins Road which has included the build-out of Rollins Crossing Shopping Center and the development of Orchard Lane Marketplace. This build-out has included both the development of anchor stores as well as the outlots fronting Rollins Road. In addition to retail commercial uses, the Key Development Area has also become home to a number of office/service uses including an Advocate Condell Medical Center, the Lake County North Branch Court along Nicole Lane and Rollins Road, and a recently approved branch bank.

Village of
Round Lake Beach
Lake County, Illinois
**COMPREHENSIVE PLAN
2009**

**FIGURE #3:
KEY DEVELOPMENT
AREA #1**

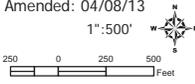
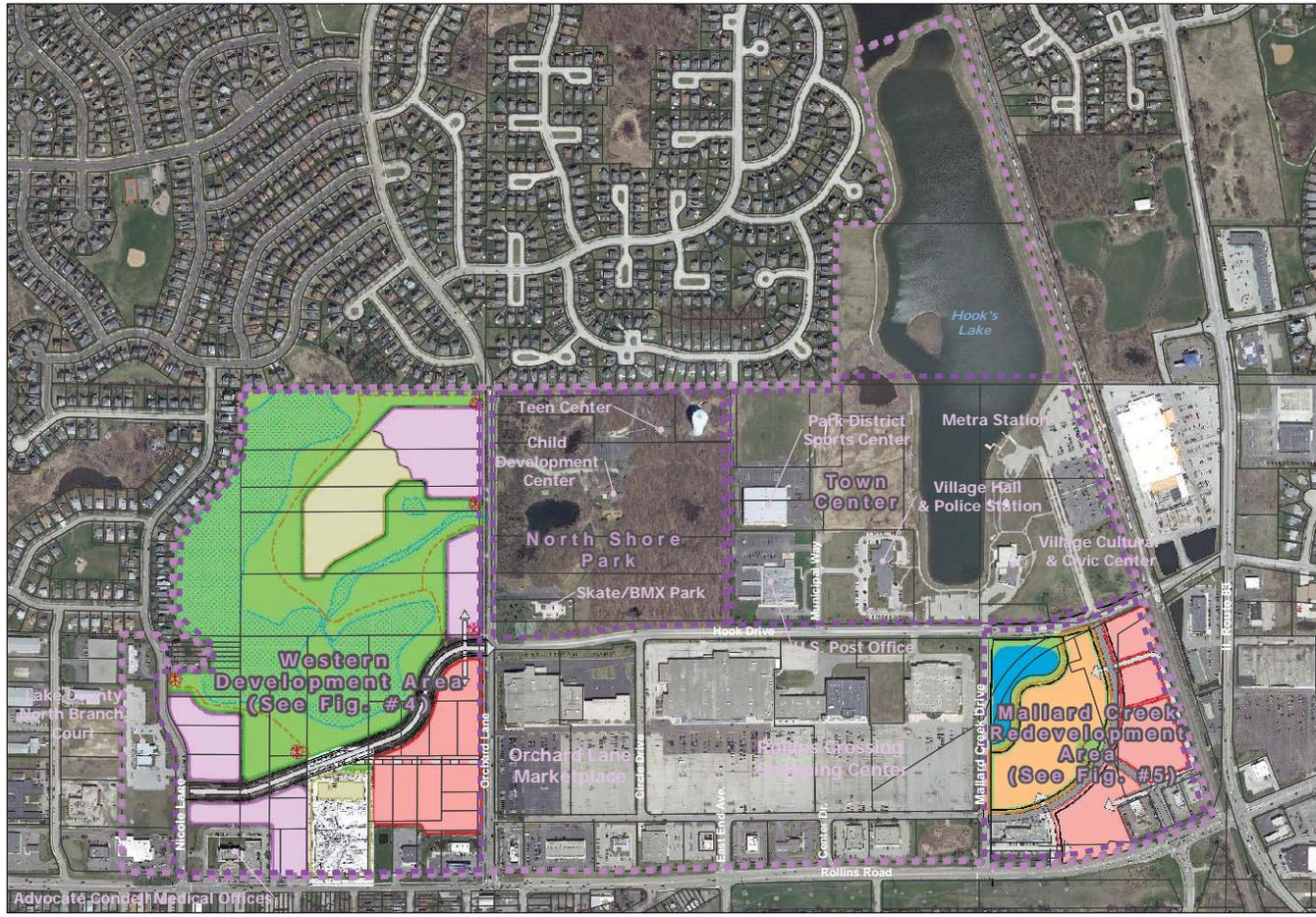
Legend

-  Key Development Area
-  Major Sub-Areas

Future Land Uses

-  Retail Commercial
-  Office/Service
-  Senior Housing/Office/Service
-  Mixed Use
-  Open Space
-  Water

Date: 02/09/09
Amended: 04/08/13
1"=500'

Base Map Data: Lake County Department of Information Technology - GIS/Mapping Division, April 2010.

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In addition to these newly developed areas, the Key Development Area still has a primarily vacant area of approximately ninety (90) acres located between Nicole Lane and Orchard Lane left for development. This Western Development Area contains an approximately twenty-two (22) acre wetland in the central and northwest portions. Interspersed throughout this area are also existing large lot single family homes, and an automobile service station with a car wash occupies the southeast corner of the site. A new multi-story supportive senior living facility fronting Rollins Road in the south central area was built in 2011. As part of this new development, a portion of the new east-west roadway (Hook Drive extension) was built and dedicated. A new branch bank was recently approved for the property adjacent to this supportive senior living facility, and an older building has already been demolished to prepare the site for development. Presently, the majority of the southern portion has C-2B and C-3 zoning, and the northern portion has E-R, R-1, and R-3 zoning. The area is bound by C-2B district to the east and C-3 and I-1 districts to the west.

In 2011, the Village enacted TIF District #4, which includes the Cedar Lake Road corridor south of Rollins Road, areas to the east of this corridor south of Rollins Road and north of Hawthorne Drive, and most of the Western Development Area. Overall, the TIF District and its Redevelopment Plan are tool through which the Village can bolster and implement the goals and objectives outlined for the development of this area as outlined this section. The Redevelopment Plan specifically states that it is intended to support a number of goals and objectives of the Comprehensive Plan. For this Key Development Area, it also provides objectives to facilitate infrastructure investments for development and replacement in the area and to assist with the removal of blighting conditions and impediments to allow for future development of the area as a whole. Utilization of the TIF District and its provisions will be vital in achieving the successful implementation of this Key Development Area's objectives.

While the primary area for new development will be the above described vacant ninety (90) acre area, the potential for redevelopment opportunities may arise for the Mallard Creek Shopping Center. The center currently has C-2 zoning, and on its east, west, and north sides C-2, C-2A, and C-3 zones border it. Across Rollins Road, an R-3 zoning district borders it, but the Com-Ed R.O.W. buffers the nearest homes. The shopping center is currently experiencing a transition in its anchor retail tenants, as well as, considerations by Lake County for an underpass/interchange at Rollins Road and the train tracks. These two (2) factors may make it feasible and beneficial to redevelop the center with a more modern and sustainable development model. This model may be able to help sustain smaller and medium size retail commercial establishments through the addition of residential uses that are situated to take advantage of the retail commercial uses, Town Center amenities, and the Metra station.



Proposed Land Uses -

Mixed use area, consisting of open space, institutional uses and commuter rail station (Town Center), retail commercial, professional and medical offices, senior housing, and mixed use structures

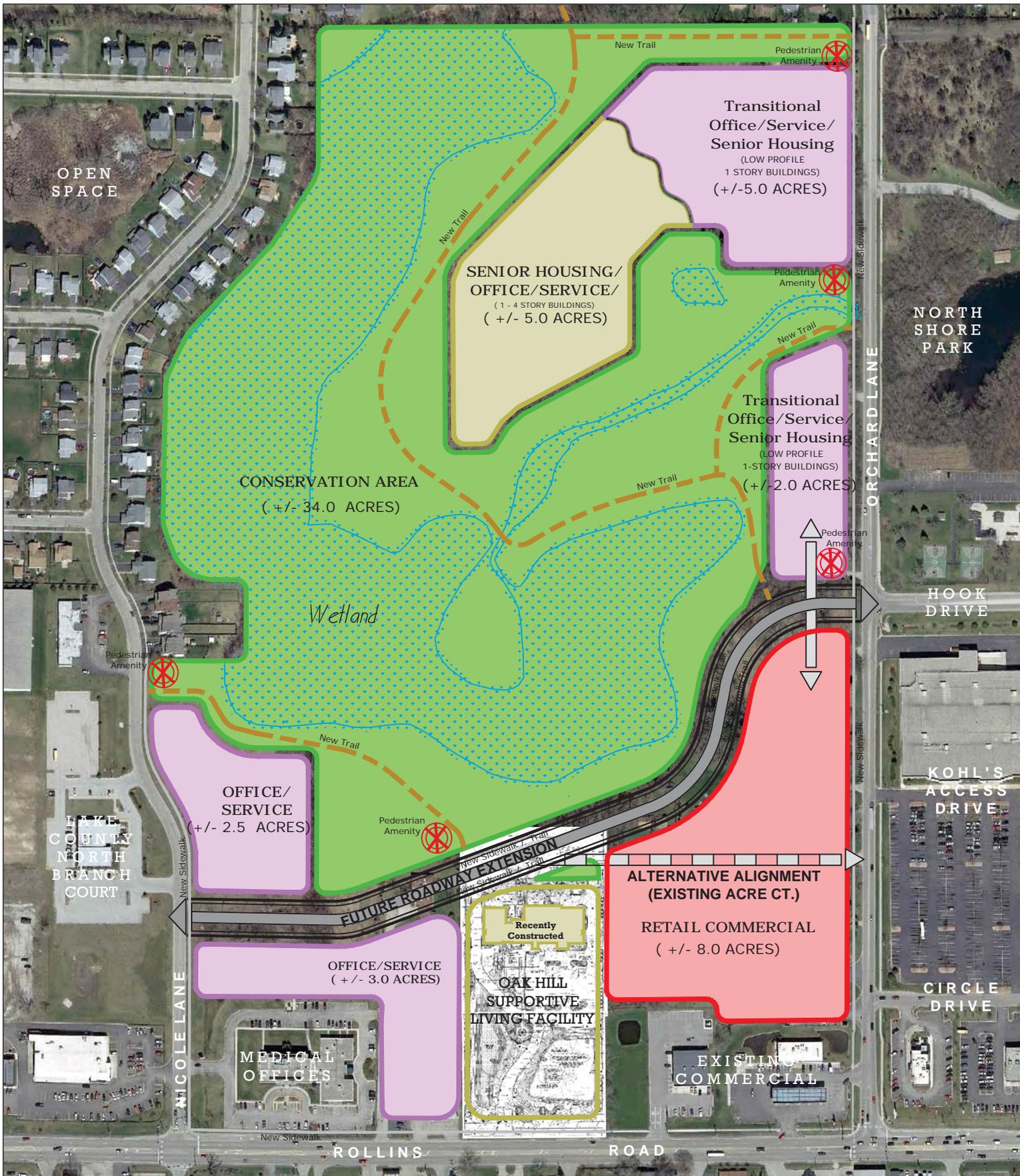
Policy Statement -

This 340-acre Key Development Area functions as the Village's central business district. It contains the Village's regional-scale shopping facilities and the majority of its governmental and other public uses. The development of this Key Development Area provides the Village with a distinctive focal point and geographical identity within the greater surrounding region. Overall, the area presently functions as the most significant component of its retail tax base as well as the community's primary hub for social and cultural events. This Plan envisions the developed areas to maintain these features in the future and strengthen their functions as the Village matures to its ultimate build-out size.

The continuing development of the Town Center is contingent on the collaboration amongst a variety of interests, including the Village, the Park District, and Metra. The Village wishes to make it a special point to work with the Park District on the continuing enhancement of Hook's Lake as a community wide, open space amenity. These efforts would include a continuing dialogue between the Village and Park District about ways in which the area could be used in conjunction with other open space amenities in the vicinity to attract Village residents to enjoy the active and passive recreation the area affords.

The Village also wishes to expand upon its successes from the previous 1999 Plan and now focus its attention primarily on the largely vacant Western Development Area and the Mallard Creek Shopping Center described previously (See Figure# 3). The direction for the development/redevelopment of these two (2) areas is to expand the availability of retail commercial and office-service uses as well as potentially residential uses that will enhance the long-term vitality and viability of the area.

The following describes the planned uses for these two (2) areas:



Base Map Data: Lake County Department of Information & Tech. - GIS/Mapping Division, April 2010.

FIGURE #4:
WESTERN DEVELOPMENT AREA
KEY DEVELOPMENT AREA #1

Date: 02/09/09; Amended 04/08/13

Scale: 1"=300'





Western Development Area (See Figure #4)-

Retail Commercial Uses:

The Plan anticipates that the roadway frontages in the east and southeast portions of the focus area along Rollins Road and Orchard Lane south of Hook Drive will provide the ideal visibility for the development of significant retail commercial uses. Furthermore, the proximity to Orchard Lane Marketplace to the east should provide the needed synergy to support this new commercial development. As was done with the development of the senior supportive living facility, the Village may support mitigation of any minor wetland conditions located in this area in order to expand commercial uses into this area. The Plan envisions the architectural design and materials as well the site design and landscaping to be at or above the levels of developments to the east. These provisions would include the incorporation of brick and masonry products into facades, well landscaped parking areas, decorative building and street light fixtures, and site sensitive color and aesthetic appearance elements.

Office/Service Uses:

The Plan designates two (2) pods for office/service uses within the southwest portion of the Western Development Area. The planned uses for the pods could be similar to the Advocate Condell Medical Center and the recently approved branch bank, as well as other professional office and employment uses located west of the area. Ideally, the Plan envisions that these pods could be occupied by uses that have a significant number of employees that will generate customers for the retail uses in the area. This Plan would consider allowing buildings of approximately one (1) to three (3) stories in the office/service use pods depending on their potential relationship to surrounding uses and the provision of unique, high-quality architectural design and materials.

Transitional Office/Service/Senior Housing:

The Plan designates two (2) pod areas in the northeast portion of the Western Development Area for a mixture of office, service, and possibly senior housing uses. The planned design for developments in these pods should be mindful of the adjacent residential and open space land uses and function as a transition area from the more intensive commercial uses in the south to the less intensive residential uses to the north. To this end, the architecture and uses would transition from smaller one-story residential style buildings, including pitched roofs, shingled roofs, masonry facades, and other similar elements, with appropriate landscape screening and buffering treatments. In terms of scale, the buildings closer to Orchard Lane generally should be low-profile one-story buildings. Towards the interior of this development area adjacent to the proposed conservation area, the potential exists for buildings to increase in height at most up to four-stories dependent on the topography and provision of exceptionally high-quality architecture and design.



The types and styles of senior housing units in this area should be designed to address the various activity and support levels preferred and/or required for senior residents to age in place. To reflect these conditions, the housing units located along and closer to Orchard Lane are envisioned as being detached single-family, duplex, and/or townhome units of one or two stories in height for independent active seniors. To the west of these units, the next group of units would be housed in small scale buildings of two to three stories in height that act as senior supportive or congregative living facility, which include a range of services to support daily living needs as well as activities. Finally, the furthest west areas could contain buildings up to four stories for a sheltered care and/or nursing home type facilities.

The Plan anticipates that the distribution of uses among office and service uses and senior housing will be determined primarily by market conditions, but it is strongly encouraged that the development find ways to contribute to the professional office employment opportunities available in the Village.

Conservation Area:

Due to its size and relatively high quality, the Plan intends for the majority of the interior central wetland and surrounding natural areas to be conserved and enhanced as open space. As identified in reviews conducted by Conserve Lake County and the Lake County Stormwater Management Commission in 2012, the wetland is of high-quality, has a discernible connection to the Fox River, and supports a number of significant vegetation areas in and around it, which include an area of native prairie remnant. This proposed Conservation Area will also act as a buffer area for the existing residential uses located northwest of the Western Development Area. In addition, the Plan envisions enhancement of the area with improvements such as sidewalk/trail connections, benches, educational signs/placards, water fountains, public restroom facilities and/or access to facilities in neighboring developments, and other pedestrian friendly elements that will promote the use of the area as an open space amenity for relaxation, reflection, and serenity.

The Village will need to explore and review options to facilitate the creation of the Conservation Area including outlining policies and procedures for required dedications and contributions and outline responsibilities of the public and private sectors for facilitating and protecting the area. The Village as well will need to determine best management practices for the Conservation Area and delegate the management of the area to an organization capable of guaranteeing its sustainability. This organization may be an existing governmental or not-for-profit agency or a newly created organization specifically tasked with the management of this area. As part of this review process, the Village will also need



to determine and adopt standards and measures for surrounding developments to limit any adverse impacts they may have on the Conservation Area in order to preserve its role, quality, and function. In order to provide some small scale parking opportunities for visitors and users of the area, the Village can review ways possibly to reserve public parking spaces in private developments adjacent to the area, consider possible sites for and development of small public parking areas, or some combination thereof. These parking areas are to be compatible with the environmental character of the area, are not envisioned as being large scale parking lots, and should be connected to the area pathway system. While intended to be small in scale, some potential parking accommodations could be included for a limited number of large vans or buses to facilitate access for educational field trips by schools and other groups

Mallard Creek Redevelopment Area (See Figure #5)-

Retail Commercial Uses:

The Plan envisions that any potential redevelopment will maintain the primary function of the area as a destination shopping area for Village and surrounding area residents. The center currently includes a small multi-tenant commercial building, two (2) fast food restaurants, and an automobile service use that may be preserved and incorporated into the function of the redeveloped portions. Due to their visibility, the remaining areas fronting Rollins Road and along the train tracks are well suited for redevelopment with new commercial building placement of the buildings should be closer to the proposed main collector with parking placed towards Rollins Road or the train tracks. This alignment should improve accessibility between the new commercial buildings and the potential mixed use structures to the west, especially in terms of pedestrian traffic. The commercial uses in the pods should be a mixture of types that require both local and regional market areas. Those local market uses could include coffee shops, restaurants, delis, ice cream shops, drug stores, and other such uses. Ideally, these local market uses would draw upon routine shopping opportunities provided by daily commuters at the Metra station.



Base Map Data: Village of Round Lake Beach Zoning Map, 2008; Lake County Department of Information & Tech. - GIS/Mapping Division, April 2010.

FIGURE #5:
MALLARD CREEK
REDEVELOPMENT AREA
KEY DEVELOPMENT AREA #1

Date: 02/09/09

Scale: 1"=200'



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Mixed Use Area:

The Village would like to explore the potential for a mixed use area, similar to what is shown on Figure #5, that would provide a main focal point for the redevelopment of the center. The development of such an area could create a distinct and recognizable component of the Village. The final considerations of allowing mixed use buildings on the site will be contingent on the final considerations of the Village for the appropriate distribution of uses in the area. The Village, however, envisions the potential may exist for the redevelopment of the area with two (2) to four (4) story buildings containing commercial retail uses on the ground floor and condominiums in the upper stories. The layout of the buildings should be situated around a plaza with a central open space amenity. The plaza area should contain decorative features such as gardens, fountains, public art, gazebos, and other such elements. Restaurants and cafés should incorporate outdoor seating areas within the plaza area for seasonal use. Buildings should be of unique designs and incorporate primarily masonry facades. The number of residential units allowed in upper stories should be of a sufficient amount to aid with supporting the sustainability of the retail commercial uses in the redevelopment area, but it should not exceed twelve (12) units per gross acre for the entire redevelopment area. Residential units should provide a range of bedroom mixes from one (1) to three (3) bedrooms with a sufficient number of units designed to accommodate the needs of senior aged residents. When feasible, parking, especially for residential units, should be underground to open up additional space for landscaping and public areas.



Strategies for Implementation –

1. Coordinate with the Park District on the continuing enhancement of Hook's Lake through the addition of further functional and aesthetic improvements, when feasible, that will attract more users to enjoy active and passive recreation opportunities. These efforts should pursue to make the area more functional for individuals on a daily basis as well as for community festivals.
2. Retain all properties currently zoned for C-2B and C-3 and change areas within these zoned districts between each category, as needed, to reflect planned development.
3. Rezone E-R, R-1, and R-3, as needed, to C-2B and C-3 to encourage and attract retail commercial and office/service developments to designated areas.
4. Consider reviewing zoning ordinance provisions for allowing mixed use developments in commercial districts to accommodate the potential redevelopment of the Mallard Creek Shopping Center.
5. As development occurs, require dedications and provisions for the extension of Hook Drive to Nicole Lane as generally depicted on Figure #4.
6. As development occurs in the Western Development Area, require north-south circulation access drives and aligned vehicular ingress/egress points between the various development pods as generally depicted on Figure #4.
7. In the Mallard Creek Redevelopment Area, require the development of a collector drive that connects the Rollins Crossing Shopping Center with Hook Drive similar to what is depicted in Figure #5.
8. Continue to promote a unified design for the undeveloped portions of the Key Development Area to reflect existing development taking into consideration:
 - Install ornamental street lights that are similar to those already in place in the Town Center area along public rights-of-way and in parking lots. Ensure that the light fixtures used focus light down toward the pavement. Encourage the display of colorful banners from these poles.
 - Landscape public rights-of-way with shade trees spaced thirty (30) feet on center.



- Pursue the construction of sidewalks at the time of property development along both sides of Orchard Lane, Nicole Lane, the proposed extension of Hook Drive, and within the Mallard Creek Redevelopment Area in conjunction with the Village's Sidewalks Program 2008 (See Appendix).
 - Introduce brick pavers as a common theme at key locations, to tie the parts of the Town Center visually together. Examples of areas where pavers should be encouraged or required are as follows:
 - i. Around the base of the ornamental light poles.
 - ii. As accents in walkways and pedestrian areas and at the front entryways of new buildings.
 - Install high-branched shade trees and low-growing shrubs or perennials in parking lot, landscape islands. Encourage developers to provide such parking islands in the range of one (1) for each fifteen (15) to thirty (30) parking spaces. The Village may consider opportunities to increase areas of consolidated green islands by allowing the combination of parking lot islands to provide for more flexibility in development.
9. Require new structures to be constructed primarily of masonry materials (brick is preferred). Also, encourage the design of buildings in each development to be architecturally compatible with existing or proposed buildings, as well as with buildings that have already been constructed at other locations in this Key Development Area:
- Promote subtle changes in color styling between buildings within individual development areas.
 - Discourage the use of brightly colored materials or surfaces.
 - Encourage the use of cedar, where siding is proposed, rather than aluminum or vinyl.
10. Explore the redevelopment of the Mallard Creek Shopping Center with mixed use buildings. Overall, the area would require a unique design and distinct architecture in order to facilitate mixed use buildings. Such a design and architecture would:
- Layout structures in a manner that creates a public plaza area.
 - Incorporate outdoor seating areas, gardens and landscaping, and public amenities (fountains, gazebos, public art, etc.) within the development.



- Provide for direct and efficient pedestrian and non-motorized path connections to surrounding areas, especially to the Town Center and Metra station to the north.
 - Improve the existing storm water detention pond in the northwest corner of the area so it functions as an outdoor amenity.
 - Include buildings in the range of two (2) to four (4) stories tall based on considerations for unique building designs and high-quality building materials.
 - Require multiple story buildings to have reduced floor area and recessed façades as building heights increase to soften the mass of structures.
 - Review allowing for a number of residential units that will provide routine, daily customers for the retail commercial uses in the area, but the number of units should not exceed twelve (12) units per gross acre over the entire redevelopment area.
 - Incorporate sustainable building elements, such as green roofs, where feasible.
 - Seek to incorporate parking for mixed used buildings below structures to increase landscaping and public space areas.
 - Ensure that a sufficient number of condominium units have “senior friendly” designs to facilitate the growing needs of an overall aging population.
11. Promote the introduction of thirty-foot or more landscaped perimeter yards, with three (3) to four (4) foot tall berms, along Rollins Road and Orchard Lane. Berms should be planted with a combination of deciduous, ornamental and evergreen trees and shrubs to provide seasonal color and interest, and screen views of parked cars.
12. Require ample landscape screening and buffering where developments are abutting residential uses.
13. Highlight vehicular entrances to each development area with landscaping and masonry monument signs that are of the same architectural style as the primary buildings. Install landscaping around the base of each sign to help these structures blend in with the development.



14. Require all areas where trash is stored, compacted, or otherwise handled to be enclosed with structures that are constructed of masonry to match the primary building. Self-closing wood or metal gates should be installed on these enclosures to screen views of trash bins.
15. Require roof-top equipment proposed on buildings to be screened on all four (4) sides of the building. Where possible, screening should be accomplished by extending the parapet wall of individual buildings.
16. Review and take steps to preserve and restore the highest quality natural resources in the central and northwest portions of the Western Development Area as a consolidated Conservation Area:
 - Review and establish policies for creating (e.g. dedications, contributions, etc.) and regulating the Conservation Area and provide direction on how and by what parties it will be owned, managed, and funded and the roles and responsibilities of the private and public sectors for facilitating its creation, management and sustainability..
 - Review and amend Villages ordinances and codes to accommodate the creation and management of the Conversation Area.
 - As already being done by the Village, preserve as much of the twenty-two (22) acre wetland area and the other significant environmental features in the northwest corner of the area through continued acquisition of property and reservations via the development approval process .
 - Review and identify drainage patterns and how developments might incorporate sustainable stormwater drainage systems (e.g. rain gardens, natural vegetation water quality filtration systems, etc.) that will limit the impact of stormwater runoff on the condition of the natural resource preservation areas.
 - Preserve and restore, where possible, significant trees, woodland groves, and vegetation areas through reservations as implemented during the development approval process.
 - Actively protect flora and fauna in the area while realizing that the area is completely surrounded by a developed community. Such activities could include the installation of bird habitat structures for native species.
 - Consider improvement and restoration of the Conservation Area by additions to it such as a possible wetland development bank area or planting of locally endangered native botanical species.



- Continue to explore potential grant or not-for-profit foundation funding for acquisition, preservation and/or enhancement of the high quality natural resources in this area.
 - Explore developing a program that will allow local companies and organizations to adopt portions to have an active and/or contributory role in the maintenance of the Conservation Area. Such a program could include naming rights sponsorship for particular areas.
 - Seek to reserve public parking spaces in adjacent private developments, review the possible development of a specific public parking lot, or some combination thereof for use by visitors to the Conservation Area via pathway connections. Review providing some larger parking spaces for vans and buses to facilitate access to the area for educational field trips by schools and other such groups.
17. Build upon the natural resources in the area as a key amenity about which to incorporate and complement private sector development in the Western Development Area.
- Develop walks/trails that provide linkages to the natural resource areas, new surrounding developments, and existing network linkages , such as those recently developed as part of the Oak Hill Supportive Living Facility. These linkages should incorporate both public and private connections in order to build a comprehensive and easily accessible network.
 - Develop pedestrian amenities (e.g. benches, gazebos, water fountains, etc.) and possibly interpretive/educational elements (kiosks, identification signs, etc.) throughout the Conservation Area and the overall Key Development Area #1 that encourage use by local residents, students/school groups, and area workers as a place for learning, relaxation, and serenity.
 - Review providing restroom facilities and/or making arrangements for access to restroom facilities in adjacent developments.
 - Require both public and private sector developments to provide transition areas adjacent to the Conservation Area that incorporate native plantings that mimic those located in the Conservation Area.
 - Encourage development patterns and architecture elements that are oriented in ways to take advantage of the vistas provided by the Conservation Area that will enhance the experience of the occupants and workers in these developments.



18. Build upon the continuing development pattern of the Western Development Area as a unique place in the Village that incorporates office/service, medical service, retail commercial, senior housing, and conservation area uses in a land use scheme as reflected in Figure #4.

- Build upon the existing medical service and other service uses in the southwestern portion of the area by encouraging similar development on adjacent parcels and eliminating and replacing the existing substandard driveway access to Rollins Road located along the eastern portion of the existing medical office building with new and improved access opportunities to the proposed future east-west collector roadway.
- Encourage the development of office/services uses and/or specialty senior type housing in low profile one-story residential style architecture along Orchard Lane north of Hook Drive while also consider taking advantage of topographic elements towards the interior of the area that may allow for taller one to four story buildings of high architectural quality and overall design.
- Continue to expand upon the retail commercial development in the southeast portion of the area to build upon the success of and bolster the commercial development to the east.
- Develop a Conservation Area with the elements described in other strategies while maximizing development of the remaining portions of the area.
- Pursue the goals and objectives of the Village's TIF District #4 Redevelopment Plan for the area.
- Continue the incremental development of the future east-west roadway extension (possible Hook Drive extension) through the central portion connecting Orchard Lane to Nicole through public and private means as a key element that ties the area together as a focal point with driveway, sidewalk, and trail access connections to each area bordering it as well as cross access arrangements for areas not bordering it.



Key Development Area #2- Regional Retail Center

Location -

Between the Soo Line Railroad and Il. Route 83, north of Hook Drive (See Figure #2)

Estimated Size -

Approximately 40 acres

Existing Conditions –

In 2004, approximately half of the forty (40) acres of the Key Development Area was developed by Home Depot just north of Hook Drive, including a Chase Bank outlot south of the Il. Route 83 and Millstone Drive intersection. Just north of the Chase Bank and splitting the site in half, an access drive intersects Il. Route 83 and Millstone Drive for a signalized full-access intersection.

North of the access drive, the remaining half of the Key Development Area is currently farmed, but it has zoned C-3, General Business District. The property lies along the western frontage of Il. Route 83 just north of the regional retail centers along Rollins Road, and abuts the Soo Railroad right-of-way to the west and Single-Family residential (Silver Oaks Subdivision) to the north.

Proposed Land Uses -

Retail Commercial Center

Policy Statement –

In 1999, the Comprehensive Plan identified this Key Development Area as a potential unified business center with professional offices and small-scale retail uses. As the economic market and development patterns changed, the east side of Il. Route 83 actually became a destination for these types of office and retail uses. With the recent development of the southern half of this Key Development Area with a Home Depot and Chase Bank and recent developments along Il. Route 83 corridor having added more retail uses such as a Wal-Mart, an Office Depot, and a small retail-shopping center (Sweetwater Crossings), conditions have arisen to provide the Village with an ideal opportunity to expand its retail commercial efforts with the development of the northern half of the area. With limited space available in other portions of the Village for large-scale commercial (“Big-Box” or retail shopping center) developments, the remaining undeveloped approximately twenty (20) acres of Key Development Area #2 has generated the unique potential to have a large-scale commercial single “Big Box” use or shopping center. This type of development would strengthen the Village by combining



with the other developments in the Il. Route 83 corridor to create a regional retail node that improves the Village's economic base and employment opportunities.

Strategies for Implementation -

1. Maintain the existing C-3 zoning classification of this Key Development Area, but require development in this area to be processed as a planned development or special use.
2. In addition to the Village's architectural design guidelines and following the thematic design scheme of the other recent developments in the Key Development Area, review establishing the following design standards specifically for this area:
 - Buildings to be set back sixty (60) feet or more from Il. Route 83.
 - Twenty-foot (20') landscape and berming setback along Il. Route 83 to screen views of parked cars and create aesthetically pleasing sight lines.
 - Forty-foot (40') building setbacks and twelve-foot (12') wide, landscaped parking setbacks from interior streets.
 - Separation between interior sides of buildings that is one and half (1.5) times the height of the building or forty (40) feet, whichever is greater.
 - Landscaped perimeter yards along the side and rear lot lines that are ten (10) feet, except where they abut, or are across the street from residential properties. In this instance, these yards should increase to twenty-five (25) feet.
 - Trees and shrubs to be installed in perimeter yards at a ratio not less than one (1) tree and six (6) shrubs for each thirty (30) lineal feet. Review variations to this standard only when allowing for the opportunity for creative landscape design.
 - Install high-branched shade trees and low-growing shrubs or perennials in parking lot, landscape islands. Encourage developers to provide such parking islands in the range of one (1) for each fifteen (15) to thirty (30) parking spaces. The Village may consider opportunities to increase areas of consolidated green islands by allowing the combination of parking lot islands to provide for more flexibility in development.



- Outdoor storage to be screened from public view by a combination of fencing, walls or landscaping to achieve a year-round opacity of seventy-five percent (75%).
 - All roof-mounted mechanical equipment must be completely screened from public view on all four (4) sides and should appear as an architectural feature of the building façade.
 - Require signs to conform to Zoning Code provisions as well as:
 - i. Prohibit box, or “can” signs.
 - ii. Monument signs made from the same masonry material as buildings.
 - iii. Visible address(es) or address ranges lettering on all monument signs.
 - Trash bins and compactors to be screened with masonry enclosures, designed to match the principal building, that are as tall as, or taller than the tallest bin.
 - Off-street loading areas to be interior to the building or fully screened from public view by landscaping and decorative fencing.
3. Prepare a development prospectus that describes the assets of the property and the proposed uses, and market to developers.
4. Adopt design standards that will be uniformly applied to all buildings:
- Allow buildings to range from one to three (3) stories in height, with a maximum height of forty (40) feet.
 - Require buildings to be constructed of brick, or a combination of brick and other decorative masonry materials.
 - Install decorative pole lighting within the twenty-foot landscape setback and parking lot areas matching the Village’s theme as well as the thematic lighting styles of other recent developments in Key Development Area #2.
 - Construct sidewalks within the twenty-foot (20’) landscape setback, unless otherwise designated, and/or connected with the existing sidewalks from neighboring developments. Coordinate new sidewalks with Sidewalks Program 2008 (See Appendix). In addition, sidewalk connections within the site are encouraged and should enable pedestrian travel between each use in Key Development Area #2.



- Establish guidelines for color styling, so that windows and entry doors are highlighted by contrasting colors and overhead loading doors painted to match the adjacent walls.
5. Limit the number of right-in/right-out access points to one (1) or two (2) between the Millstone Drive intersection and the northern boundary of the property. The primary access drive and signalized intersection at Il. Route 83 and Millstone Drive divides in half the south and north area of Key Development Area #2, while also providing the main access to the entire commercial center. As a result of the signalized intersection on Il. Route 83, as well as, a right-in/right-out outlet onto Hook Drive, sufficient access already exists within the Key Development Area to limit the number of new access points in the northern portion. Informing potential developers of the desire to limit new access points can be beneficial in maintaining a realistic development schedule and facilitates the process of discussing shared access opportunities. In addition, limiting new access points will ensure safe and efficient movement of cars and trucks across Il. Route 83, between the two developments. Also, it will minimize the number of points of conflict along Il. Route 83, as vehicles enter and exit the property, thereby maintaining the safety and operational efficiency of traffic along this arterial street.
 6. Direct businesses that have needs for off-street loading to properties that abut the railroad right-of-way.
 7. Require street trees in parkways along interior streets to be spaced no further than forty (40) feet apart.
 8. Encourage the use of stormwater detention and retention ponds as recreational amenities, by:
 - Landscaping with trees, shrubs and perennials that provide seasonal color and interest
 - Constructing pedestrian paths that extend from public walks to these areas
 - Installing benches or picnic tables for employee use and enjoyment.
 9. Incorporate unified sign standards for tenant signage which controls the size, style, materials and method of illumination for all signs.
 10. Require the installation of curb and gutter throughout the site to improve stormwater management, maintenance and aesthetics.



Key Development Area #3 – Shorewood & Lakefront Park

Location -

Shorewood Neighborhood and Lakefront Park (See Figure #2)

Estimated Size -

56 acres

Existing Conditions -

Shorewood was annexed into the Village of Round Lake Beach in 1998, and classified E-R, Estate Residence. This district classification requires lots to be 40,000 square feet or more in area, which made all lots in this area nonconforming. Residences are served by individual well and septic. However, both public water and sewer are readily available, and can be extended by the Village of Round Lake Beach to serve this area. The Village's public beach is located along the west side of the lake, and is accessible from Round Lake Drive, which abuts the western edge of Shorewood. Expanded improvements to Lakefront Park are also in this area. The private swimming beach and lake access located at Lake View and Oak is owned by a homeowners' association.

Proposed Land Uses -

Single-Family Residential/Recreational

Policy Statement -

This subdivision was initially developed as a resort area, offering opportunities for Chicago area residents to build cottages on small lots next to Round Lake. Most of the homes have been converted to year-round residences. The area was initially platted with lots typically averaging around 7,000 square feet in area and fifty (50) feet in width. In tune with these conditions and the directives of the Previous 1999 Plan, the Village rezoned the area E-R, Estate Residential, to the R-2, Single-Family Residence District with minimum standards of 7,000 square foot lot and fifty-foot (50') lot width. Some of the existing homes have occupied two (2) or three (3) lots. However, many of the homes in this area were constructed on individual lots, creating a crowded development pattern, typical of resort communities. Residents of this area have not always been able to afford to maintain these dwellings, and many of these show signs of disrepair. Some homes have been abandoned, creating both eyesores and safety hazards. Grants made available to residents of this area for major home repairs (i.e., roofing, siding, furnaces, etc.) are positively contributing toward the improvement of properties in this area. Shorewood offers residents of Round Lake Beach affordable housing, and an atmosphere and identity that substantially differ from the newer development that has taken place north of Rollins



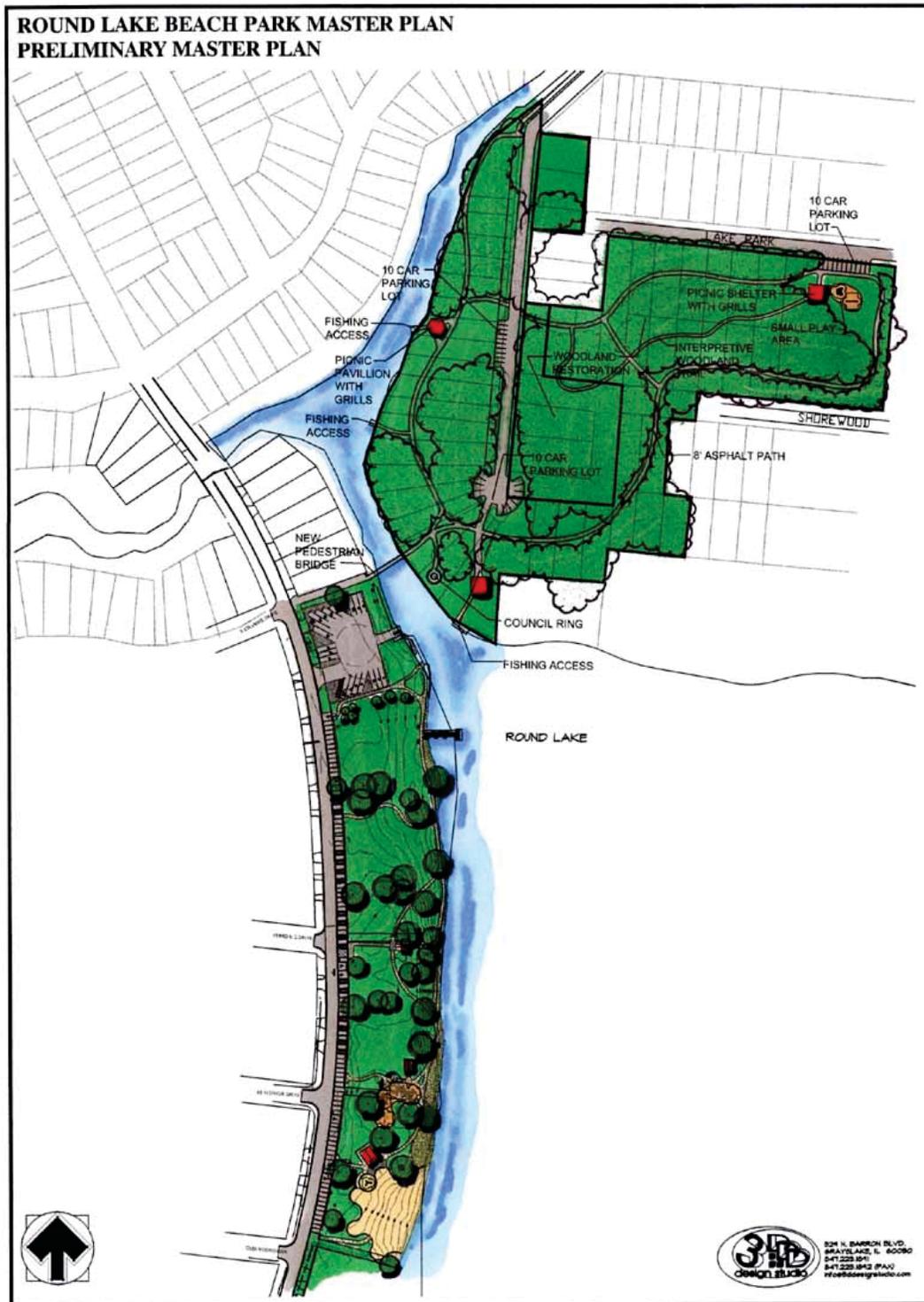
Road. Village officials recognize that this area, with its older homes, mature trees, woodlots, and proximity to the lake, can be reclaimed to create an ambiance that is distinctive, building upon the resort setting that still exists.

Strategies for Implementation -

1. Continue to implement the provisions of the recently adopted Lake Overlay District that promote minimum lots of 10,000 square feet with seventy-five (75) feet of street frontage along with architectural review requirements for various intensities of development or redevelopment. The increase in lot size from that which was originally platted will help reduce the intensity of development in this area, as homeowners upgrade existing properties, by increasing the size of the property associated with individual lots.
2. Continue to apply Municipal Code provisions adopted for the consolidation of adjacent commonly-owned tax parcels.
3. Remove all housing that has been abandoned and burned. Assemble properties as needed to allow for development to take place on lots that are 10,000 square feet in area, or more.
4. Continue to make available grants for property maintenance. Work with local banks to provide low-interest loans for maintenance and other home improvements.
5. Continue efforts to improve and maintain the existing open space and woodlots, which provide recreational opportunities in this densely developed subdivision, and improve these areas for wildlife habitat and resident use as follows:
 - Remove brush and re-establish the understory in wooded areas by clearing and initiating a burn management program.
 - Develop interpretative trails through and between the network of open space that lead pedestrians to the lake. Improve these trails with signs, bird houses, bird watching areas, and benches.
 - Add playground equipment in areas that are not already wooded for the use and enjoyment by children in the area. Provide benches and landscaping.
 - Encourage the Homeowners' Association to seek grants to purchase these open spaces areas, in order to protect them from future home construction.



Figure #6 – Lakefront Park Master Plan – Key Development Area #3





6. Evaluate ways to capitalize on the existing channels that extend from Round Lake as a recreational resource and Village amenity. Initiate the following as part of an overall rehabilitation program:
 - Dredge the channels that extend from Round Lake, and remove all debris. Involve Village residents in the overall clean-up of these channels as a way to promote the overall area as a neighborhood that has amenities and character that positively contribute to the identity of Round Lake Beach.
 - Encourage residents to plant existing slopes along these channels with ornamental grasses and colorful perennials to control erosion and enhance these areas.

7. Promote the public beach and park as a community/regional facility:
 - Continue to upgrade the existing beach and park according to the Lakefront Park Concept Plan (See Figure #6). This plan takes advantage of the lakeshore by creating trails along the lake and promotes the upgrading of the existing beach, parking lot, and playground.
 - Construct an arched bridge over the channel to provide access between the east and west components of Lakefront Park. This bridge is critical for tying these recreational resources together. If it is not constructed, pedestrians will need to travel north, from the beach on Lakeshore Drive to Channel Drive, and then to Round Lake Drive where access to the park is available. This five-block travel route will discourage use of these resources as a single-amenity.
 - Identify Round Lake Drive as the major route for access to Round Lake and to Lakefront Park:
 - i. Install thematic directional signs that capture the resort history and character of this community.
 - ii. Install street trees and specialty lighting.
 - iii. Create a striped bicycle lane on one side of the street.
 - iv. Install sidewalks, to provide safe access to the lake by those walking from other parts of the Village.
 - Provide bicycle linkages from the existing multipurpose trail constructed in the Commonwealth Edison right-of-way to Lakefront Park. Install signs along the Commonwealth Edison path that direct pedestrians and bicyclists to recreational resources and activities on Round Lake.
 - Work with the Round Lake Area Park District to create a marina in the channel west of the new park that includes piers and docking/storage of small water craft.



Key Development Area #4 - Lagoons Facility Area Enhancement

Location -

The Round Lake Sanitary District and Ellis Elementary School and Park properties north of the Commonwealth Edison right-of way (Com-Ed R.O.W.) between Lotus Drive and Sunset Avenue. (See Figure #2)

Estimated Size -

55 acres

Existing Conditions -

Located in the southwest portion of the Village just north of the Village's Public Works Department property, Key Development Area #4 is zoned E-R, Estate Residential and abuts R-3, Single Family Residential districts on all sides. In terms of land uses, single family homes surround the property on its east, north, and west sides, and the Com-Ed R.O.W. borders its southern edge. A discontinued sanitary sewer treatment facility owned by the Round Lake Sanitary District occupies the majority of the Key Development Area. This facility includes three (3) former treatment lagoons and ancillary facilities. Presently, the Sanitary District uses the facility for compensatory storage as needed. The northwest corner of the Key Development area contains Ellis Elementary School and a neighborhood park owned by the Round Lake Area Park District. Access to the school is provided from Ronald Terrace and Central Park Drive off of Lotus Drive.

Proposed Land Uses -

Enhanced lagoons facility area, expanded open space facilities, and elementary school

Policy Statement -

In the 1999 Comprehensive Plan, the Village reviewed the potential for the development of this Key Development Area with senior housing/assisted living uses. In recent years, the Sanitary District has continued to utilize the lagoons facility area to maintain the integrity of its system. Additionally, the Village's Public Works Department with the consent of the Sanitary District has been able to use the site for some limited storage. Due to the continuing utilization of the lagoons facility area for these public services, the Village in conjunction with the Sanitary District has been reviewing the future use and enhancements of the property.



Based on these discussions, this Plan envisions the future use of this Key Development Area to entail a less radical change than the previously proposed senior housing/assisted living uses. In order to be responsive to the continuing use of the lagoons facility area for public services, this Plan advocates the enhancement of that site with aesthetic improvements to soften its appearance to surrounding uses. This Plan also sees the potential for the addition of some additional neighborhood park space in the northeast corner of the area. Figure #7 represents the conceptual plan for the enhancements to the area. The Village knows that any improvements to this area will be in conjunction with Sanitary District's policies and planning for the facility. The Village would also expect to coordinate the continuing use and development of the area with Round Lake Area Schools District 116 and the Round Lake Area Park District.



Base Map Source: Lake County Department of Information Technology - GIS/Mapping Division, April 2007.

FIGURE #7:
LAGOONS FACILITY
AREA CONCEPT PLAN
KEY DEVELOPMENT AREA #4

Date: 02/09/09

1"=200'



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Strategies for Implementation –

1. Add decorative iron fencing around the perimeter of the lagoons facility area that will enhance its appearance, provide some screening of the interior of the site, and limit access to the site.
2. Provide distinctive new decorative gates that correspond to the decorative fencing.
3. Add landscaping around the perimeter of the lagoons facility area to facilitate screening and softening the area's visual appearance. Landscaping should be coordinated with decorative iron fence to maximize the benefit of both.
4. Plant street trees at fifty-foot (50') intervals along Sunset Avenue in the northeast corner of the Key Development Area.
5. Add landscaping to the interior of the lagoons facility area to present a more park-like setting and bolster existing vegetation areas.
6. Provide signage that clearly delineates the site and any necessary precautions.
7. Develop an interior roadway system to provide better access to facilities.
8. Connect Public Works Department site to lagoons facility area to provide direct access between the two (2) areas and to limit the need to use surrounding roadways for access.
9. Add decorative lighting at gate areas and around lagoons to enhance safety and security provisions. Limit illumination to levels that will not spill light onto adjacent properties.
10. Trim and fill unused filtration structures in the south central portion of the lagoons area.
11. Replace existing utility structures in the lagoons facility area with decorative utility buildings that mimic residential architecture with pitched roofs and decorative brick, stone, or cedar façades.



12. In conjunction with the Round Lake Area Park District, develop the northeast corner of the Key Development Area as a neighborhood park potentially containing:

- Decorative landscaping
- Recreational and playground facilities.
- A small parking lot

13. Review with Round Area Lake Schools District 116 the construction of a north/south drive that connects Mayfield Drive with the existing parking and vehicle circulation areas of Ellis Elementary School. The additional drive may alleviate any problematic traffic conditions by providing alternatives routes for parent drivers and school busses.



Key Development Area #5a - Rollins Road Corridor

Location -

Rollins Road, between East End Avenue on the east and Fairfield Drive on the west, primarily the south Rollins Road frontage (See Figure #2)

Estimated Size -

Not Applicable

Existing Conditions -

The majority of the properties along this arterial street are zoned C-3, General Business. This Key Development Area contains a number of small lot commercial and service uses, many taking direct access off Rollins Road. These commercial and service uses include automobile service and repair shops, automobile sales, car washes, pharmacies, restaurants, and convenience stores. Although zoned for commercial uses, a number of lots contain single-family and multi-family homes.

Proposed Land Uses -

Commercial

Policy Statement -

This Key Development Area is a primary commercial corridor that provides regional shopping opportunities and services for residents of Round Lake Beach and neighboring communities. The existing C-3 zoning permits most types of business and commercial enterprises, including retail shopping centers, offices, personal and business services (i.e., dry cleaners, banks, etc.) and automobile services (car washes, gasoline stations, etc.). Businesses along Rollins Road serve wider markets than those along Cedar Lake and Fairfield Roads.

Most of the land along this arterial street has already been developed (or is in the process of being developed) with strip centers or individual lot developments. This Plan has re-established its goal to continue to have uses in this Key Development Area that serve customers from Round Lake Beach as well as residents outside of the Village's planning jurisdiction. This condition will reinforce the Rollins Road corridor as the primary commercial corridor in the Village of Round Lake Beach, thereby providing a diversity of goods and services for consumers, and maintaining the identity of this arterial street as a major shopping district.



At the present time, this Key Development Area does not have any elements that unify this area as a shopping district, nor does it have distinguishing characteristics that give identity that is specific to Round Lake Beach. Parking lots frequently extend to the public right-of-way, eliminating areas that could otherwise be landscaped. Businesses frequently occupy buildings that were not constructed for the existing use, resulting in additions that do not relate to the architectural character of the original structure. Wall signs and ground-mounted or pole signs compete with one another, both in number and size. Also, signs advertise products and pricing, thereby detracting from their ability to identify businesses. The number of access points that exist along this arterial reduces the efficient flow of traffic along Rollins Road, as vehicles slow and stop to allow cars to enter and exit strip centers or individual businesses that have multiple points of access, resulting in traffic congestion and the potential for accidents.

This Plan strives to create an identity for this Key Development Area as a major commercial center in Round Lake Beach, as well as to maximize the efficiency and safety of traffic movements along Rollins Road. These two (2) objectives are important in order to ensure the success of existing and planned businesses. Therefore, the recommendations that follow are aimed at upgrading existing properties and providing guidelines for new development.

Strategies for Implementation -

1. Maintain the existing C-3 zoning classification of properties along Rollins Road. Continue to apply special use criteria for drive-through businesses and other uses listed as permitted special uses in this district. This will ensure that uses that are high trip generating uses, or uses that may negatively affect a neighboring residential property (i.e. noise, hours of operation, etc.) are evaluated according to statutory criteria.
2. Adopt the following guidelines that will be uniformly applied to all new developments:
 - Require centers to be constructed primarily of masonry materials, including brick, stone, or a combination of decorative concrete block and brick. Discourage the use of vinyl or aluminum which is not as durable.
 - Adopt standards that regulate the style and pitch of rooflines and style of windows and shutters (if any). Require all facades that are visible to the public or neighboring residents to be designed as “fronts” of buildings.
 - Discourage the use of harsh or brightly colored materials or surfaces that attract attention to the premises in the same manner as a sign.
 - Require screening of roof-mounted mechanical equipment to be provided by the roof structure or parapet wall. Structures such as flues, stacks, intake



and exhaust hoods, which may not be required to be screened, should be painted to blend with the building.

- Require trash to be screened by masonry enclosures, designed to match the primary building, and outdoor storage areas to be screened with walls, fencing and landscaping. Each type of enclosure should have self-closing wood or metal gates.
- Install high-branched shade trees and low-growing shrubs or perennials in parking lot, landscape islands. Encourage developers to provide such parking islands in the range of one (1) for each fifteen (15) to thirty (30) parking spaces. The Village may consider opportunities to increase areas of consolidated green islands by allowing the combination of parking lot islands to provide for more flexibility in development.
- Establish criteria for perimeter yard landscaping, which could include:
 - i. Twenty-foot (20') minimum perimeter yards, along Rollins Road, that include berming and landscaping with one (1) shade tree, one (1) ornamental or evergreen tree, and six (6) shrubs for each forty (40) lineal feet.
 - ii. Fifteen-foot (15') minimum perimeter yards where properties abut residences. These yards should be landscaped with deciduous and evergreen trees and shrubs to provide a minimum seventy-five percent (75%) opacity. Also, fences and walls should be installed in addition to landscaping to provide separation and screening from parking, loading, and service drives.
 - iii. Landscaping around the base of development identification signs and outlots, to ensure that structures blend into the landscape.
 - iv. Annuals and perennials in landscaped beds along Rollins Road and in planters or beds in front of stores to provide seasonal color and interest.
- Require signs to conform to Zoning Code provisions as well as:
 - i. Prohibit box, or “can” signs.
 - ii. Monument signs made from the same masonry material as buildings.
 - iii. Visible address(es) or address range lettering on all monument signs.
- Encourage the use of decorative parking lot lighting that is the same as that used in the Town Center. Require recessed or “flush” lenses, rather than allow lenses to extend beyond their housing. This will eliminate glare that



may otherwise be visible to motorists traveling along Rollins Road, or by residents of adjacent properties.

3. Encourage the removal of all pavement that does not support parking, and plant these areas with trees, shrubs and groundcover. This includes asphalt that extends to the public right-of way or to the side lot line or building entrance. Installing landscaping in these areas will soften the hardscape created by buildings, parking lots and signs, and help disburse pollutants.
4. Consolidate curb cuts on individual lots wherever possible, and promote cross-access between properties through easement agreements. This will minimize the number of curb cuts along Rollins Road, and reduce the number of trips on this arterial street that are currently required to travel between businesses.
5. Pursue the possibility of constructing five-foot (5') wide, concrete sidewalks along both sides of the Rollins Road for pedestrians. Coordinate new sidewalks with Sidewalks Program 2008 (See Appendix).
6. Discourage the use of brightly-colored siding on commercial buildings. Instead, promote the use of neutral colors, while allowing accent colors to be applied to doors, windows or trim. This will reduce the visual competition between businesses that currently exists. Also, it will help enhance the readability of signs, by minimizing distractions.
7. Prohibit pole signs, which dominate the street, and adopt standards for monument signs. Amortize non-conforming signs, so that existing signs are brought into compliance with new regulations whenever there is a new tenant or use.
8. Amend the zoning ordinance to require rooftop and ground building equipment screening, perimeter landscaping, and foundation plantings.
9. Install banners along Rollins Road that are designed to unify the development. Change banners seasonally, or to promote special events
10. Work with utility companies to initiate a comprehensive program for relocating overhead utilities underground. This will allow trees to be planted without concerns for how they might affect utility lines, in the event of a storm. Also, their relocation underground will remove another source of visual clutter, thereby enhancing the appearance of the street. Require new development to pay its pro-rata share of these costs.



Key Development Area #5b - Fairfield Road Corridor

Location -

Fairfield Road, between Long Lake Drive and Rollins Road (See Figure #2)

Estimated Size -

Not Applicable

Existing Conditions -

Properties along this arterial street are zoned C-3 General Business District, R-3, Single-Family Residential District, and R-4, Multiple-Family Residential District. A number of parcels along the western frontage of Fairfield Road north of Beacon Street are presently in unincorporated Lake County. In terms of major developments in the area, Fairfield Villages, a mixed use residential planned development is located south of Oakwood Drive and west of Fairfield Road. This zoned R-3/C-3 PUD includes multiple-family residences and commercial uses. Only the commercial uses associated with this PUD have frontage on Fairfield Road, south of Mayfield Drive. The majority of this corridor is developed with single-family homes with individual curb cuts. Commercial uses are scattered along both sides of Fairfield Road. A number of vacant parcels exist on both sides of Fairfield Road between Norelius Avenue and Stub Avenue.

Lake County and the Round Lake Area Park District in conjunction with the Village have made significant improvements to areas located just east of this Key Development Area. The County with guidance from the Village restored the creek and wetland areas between Long Lake Drive on the south and Ronald Terrace on the north, and between Hillwood Circle on the east and the Barberry Lane on the west. The Park District with the help of the Village has been continually acquiring property southeast of the intersection of Rollins Road and Hillside Road to develop a large park of approximately fifteen (15) acres. These two (2) open space uses add to the diverse mix of land uses in and around this Key Development Area.

Proposed Land Uses-

Mixed use area, consisting primarily of retail commercial, restaurants, and office/business park uses

Policy Statement -

Fairfield Road is a primary north/south route through the Village of Round Lake Beach. Village officials believe that the Fairfield Road corridor offers the Village an opportunity to expand the retail sales tax base; develop quality, sit-down restaurants; increase



employment opportunities with office/business parks uses; and maintain diversity in housing unit types. It also allows the community the opportunity to create a unified streetscape, through land use and design control, thereby enhancing the community's image (See design guidelines included in Strategies for Implementation, which follows).

The number of curb cuts that currently exist would be dramatically reduced, since new commercial uses and office/business park uses can connect to each other with cross access arrangements to provide unified access points onto Fairfield Road as well as to existing east/west roadways. This will positively contribute to the safety and operational efficiency of this arterial street. The retail commercial and restaurants desired for this Key Development Area will serve residents on the west edge of town, including Fairfield Villages. It is expected that the uses in these planned centers will include dry cleaners, coffee shops, hair stylists, drug stores, and bakeries. Other potential uses that may be viable at this location include wine and cheese shops, florists, card shops and other specialty retail stores.

These types of uses may be most marketable, given the constraints associated with surrounding development and the lack of vacant parcels large enough to attract and accommodate larger retail stores (food store, furniture store, building supplies store, etc.). Properties located west of Fairfield Road, between Mayfield Drive and Emerald Lane, have been planned for professional office development. Village officials believe that setting aside this area for office development will diversify the employment base for residents of Round Lake Beach, providing higher paying jobs than retail or restaurant uses. The resulting increase in wages benefits area-wide businesses, thereby contributing toward the economic vitality of Round Lake Beach.

Village officials find that there is a market demand for offices in the Village of Round Lake Beach, because there are so few areas in this community that are devoted to this use. The planned redevelopment of residential or vacant parcels with commercial, office/business park, and restaurant uses helps to make this concept viable. However, Village officials recognize that it is likely that the Village may need to provide financial assistance to developers, in order to see redevelopment occur as planned.



Sheet # **1**

Sheet Title
Preliminary Design Plan

Issues & Revisions

#	Date	Description
1	04-10-07	Client Review
2	04-23-07	Client Review

North Project #: B07020

Scale: 1" = 50'

Project & Client Name

Round Lake Area Sports Complex
Round Lake Area Park District

BDG
Brusseau Design Group, LLC

Landscape Architecture • Site Design • Recreational Planning & Design
2975 Pridemore Avenue, Hoffman Estates, IL 60139
(224) 950-6470 (224) 293-6777 Fax



Figure #9 – Channel Restoration Project – Key Development Area #5b





Strategies for Implementation -

1. Prepare a development prospectus that markets residential, office and commercial components of the Future Land Use Map (See Figure #2), and actively market the corridor to developers.
2. Pursue unified development, instead of incremental, piecemeal development. Encourage the following guidelines be performed before permitting development:
 - Assemble one (1) or more acres as part of a comprehensive development proposal, before petitioning the Village of Round Lake Beach.
 - Require provisions for and depict cross access arrangements and points for adjacent lots on all site plans.
 - Make arrangements for the closure of onsite curb cuts to Fairfield Road as more appropriate and coordinated curb cuts become available on adjacent lots accessed through cross access points (See Figure #11).
 - Show how their proposal is compatible with the Future Land Use Map (See Figure #2), as well as with existing properties that are not being redeveloped.
 - Present time frames for construction and redevelopment of subsequent phases.
3. Promote office development that is designed to be compatible in scale and design with existing adjacent residential areas:
 - Limit the number of access points along Fairfield Road to two (2), and provide supplemental access to this area from Mayfield Drive and Emerald Lane.
 - Locate parking behind, rather than in front of, the office buildings, to continue the pedestrian-scale streetscape.
 - Encourage an integrated architectural style between commercial, office and residential uses.
 - Install ornamental lighting and banners in parking lots, and install high-branched shade trees and low-growing shrubs or perennials in parking lot, landscape islands. Encourage developers to provide such parking islands in the range of one (1) for each fifteen (15) to thirty (30) parking spaces. The Village may consider opportunities to increase areas of consolidated green



islands by allowing the combination of parking lot islands to provide for more flexibility in development.

- Design an entry monument sign that relates in proportions of scale and design proposed for the office buildings with address(es) or address range clearly visible on it. Install landscaping around the base of the sign, to help it blend into the landscape.
 - Allow individual monument signs on the interior of the development to provide business identification. Require the consolidation of the names of businesses in a building onto one (1) sign.
 - Provide a landscape screen between planned office development and residences to the west that were constructed as part of Fairfield Villages. This screen should include evergreen trees and shrubs, as well as ornamental and deciduous trees for multilevel screening.
4. Develop architectural guidelines for commercial and restaurant uses to make them compatible with other uses that are planned for this corridor. Adapt franchise architecture to the unique circumstances of the corridor and be considerate of the neighboring residential uses. Minimize the number of curb cuts required to serve businesses from Fairfield Road, by requiring cross-access. Also:
- Set aside at least fifteen (15) feet along Fairfield Road to install a planted landscape setback to screen views of parked cars.
 - Require the design of restaurants and commercial buildings to include detailing and articulation, typical of the front facade, on elevations that will be visible by adjacent residences.
 - Require all roof-mounted mechanical equipment to be screened by the roof or parapet wall.
 - Require properties to install ornamental lighting in the parking lot, to promote compatibility of these commercial properties with planned residential and office development.
 - Install high-branched shade trees and low-growing shrubs or perennials in parking lot, landscape islands. Encourage developers to provide such parking islands in the range of one (1) for each fifteen (15) to thirty (30) parking spaces. The Village may consider opportunities to increase areas of consolidated green islands by allowing the combination of parking lot islands to provide for more flexibility in development.



- Require views of off-street loading and rear service drives to be completely screened from public view by landscaping that includes evergreen trees and shrubs, as well as ornamental and shade trees for multilevel screening. The Village may allow the substitution of decorative fencing for some plantings.
5. Improve the right-of-way along Fairfield Road, so that this arterial street promotes character and identity, and functions as a primary pedestrian link through the western edge of Round Lake Beach. Work with developers to pay their fair share of costs associated with Fairfield Road improvements, which include:
- Constructing five-foot (5') wide, concrete sidewalks in the public right-of-way, ten (10) feet from the back of curb, so that street trees can be installed on forty-foot centers. Coordinate new sidewalks with Sidewalks Program 2008 (See Appendix).
 - Relocating existing overhead utilities underground.
 - Planting street trees in the front yard of properties along this arterial, at forty-foot intervals.
6. Consider replacing existing street lights with ornamental light fixtures to help unify the design of this area.



Key Development Area #5c - Cedar Lake Road Corridor

Location -

Cedar Lake Road between the Village's south boundary and Rollins Road (See Figure #2)

Estimated Size -

Not Applicable

Existing Conditions -

Cedar Lake Road in general is flanked on both sides by properties, one (1) lot deep, that are zoned C-3 General Business. To the rear of this one (1) lot depth area, Single-family residences that are zoned R-3 abut the rear of the commercially-zoned lots. The Commonwealth Edison right-of-way and bike path crosses this corridor between Hawthorne Drive and Clarendon Drive. Cedar Lake Road also crosses one (1) of the two (2) channels that flow into Round Lake. In general, the lots fronting Cedar Lake Road contain a mixture of residential and non-residential uses developed on a site-by-site basis. Businesses that exist along this route range from neighborhood commercial to auto body and repair shops. A number of public/quasi-public uses also exist within the corridor, including churches, a fire station, and Lake County facilities. Residential uses are primarily detached single family homes, but a few sites have multiple family apartment buildings. Residential and non-residential lots have individual curb cuts, creating constant points of conflict as vehicles enter and exit businesses and homes. Also, individual lots are not large enough in size to meet C-3 zoning standards, and thus, multiple lots must be combined to support developments. All these combined conditions create little opportunity for landscape amenities and screening along roadways and between residential and non-residential uses.

Proposed Land Uses -

Mixed use area, consisting of commercial, office, restaurants, and existing residential uses

Policy Statement -

Cedar Lake Road extends north/south through the Village of Round Lake Beach and is one (1) of the primary north/routes through the community. This roadway intersects with Il. Route 134 to the south, and provides good access to major shopping centers and businesses in Round Lake Beach for residents in the adjacent communities of Round Lake Park and Round Lake. Village officials find that individuals entering the



community from the south form their first impression of Round Lake Beach as they travel north along this roadway to shop or conduct business along Rollins Road.

The uncoordinated, site-by-site development that exists along this corridor creates a negative first impression that Village officials would like to correct. Village officials believe that the opportunity exists to capture on redevelopment potentials along in this entire corridor, and focus new retail commercial into this part of the Village to meet resident need and provide sales tax revenues.

Based on these thoughts from Village officials, the Village had a Cedar Lake Road Corridor Study conducted in 2005 to analyze the potential for the incremental redevelopment of existing residential properties in the corridor. The study evaluated the condition of housing units at that time and the potential for combining them with adjacent lots for commercial or mixed-use development. The study also provided guidance for the implementation of redevelopment in terms of financial incentives, zoning ordinance revisions, and example site design plans (See Figure #10). In conjunction with the previous 1999 Plan, this study has provided additional support for the policies promoted for this Key Development Area in this Plan.

New development is proposed along both sides of Cedar Lake Road, with land area large enough to accommodate planned uses. The Plan provides this adequate room by designating the lots to the rear of those fronting Cedar Lake Road, north of Hawthorn Drive for commercial uses. The complete area around the channel also has a primarily commercial land use designation, with the exception of those existing public/quasi-public uses in the area. Lots fronting Cedar Lake Road south of North Channel Drive only have the commercial land use designation for one (1) lot depth to provide for a transition in land use intensity towards the edge of the Village. The expected scale of development in the corridor and its proximity to adjacent residential homes provide an opportunity for the development of a pedestrian-scale, mixed-use area with convenience retail and service uses as well as professional offices. Specialty retail uses, such as wine and cheese shops, cigar shops, book stores, and gift shops are envisioned to draw customers to this corridor from the adjacent neighborhoods and surrounding communities. Also, it is expected that coffee shops, delicatessens, and bakeries would be able to draw area residents, shoppers, and individuals walking or bicycling along the bike trail. A number of these described uses could locate on the first floor of mixed-use structures with the upper floors containing office and residential uses.

The central area surrounding the channel between Hawthorne Drive and Ferndale Drive provides the ideal place to establish a focal point for the corridor. Such a focal point could contain pedestrian and cultural amenities, such as public art, gazebos, and outdoor seating areas, which would make it a distinct and recognizable gathering area for Village residents and shoppers. Restaurants could provide outdoor seating adjacent to the channel areas to provide attractive dining environments in the warmer months. A sports or bicycle shop that rents bicycles, roller blades or cross-country skis (as well as bicycle repair)

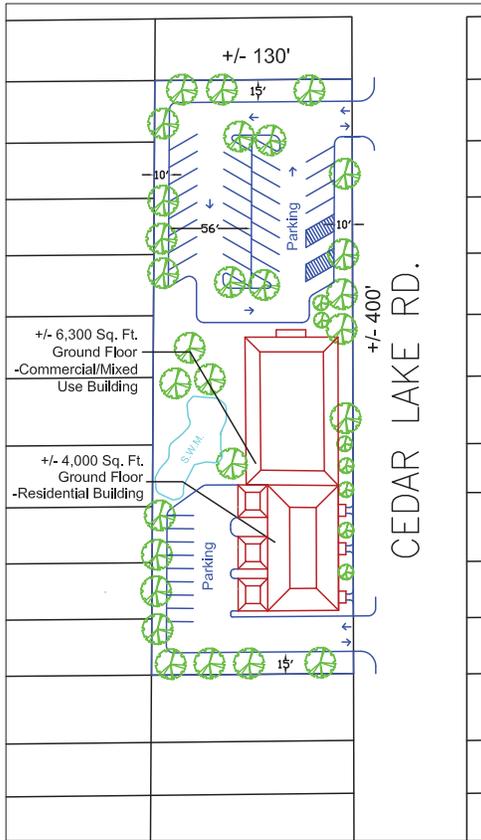


would be another viable use at this location, given the fact that this development is proposed to be located along the bike path.

The provision of parking adequate to meet the needs of the commercial and office uses in the corridor is key to its success. The combination of lots may provide the opportunity to locate shared parking lots between uses. Parking might also be possible to the rear of structures. The coordination of new developments and their parking lots will be an important undertaking for the Village since a need will exist to consolidate curb cuts along Cedar Lake Road to ensure safe and efficient traffic movements. Landscaping should be used to screen parking lots along Cedar Lake Road and from adjacent residential uses.

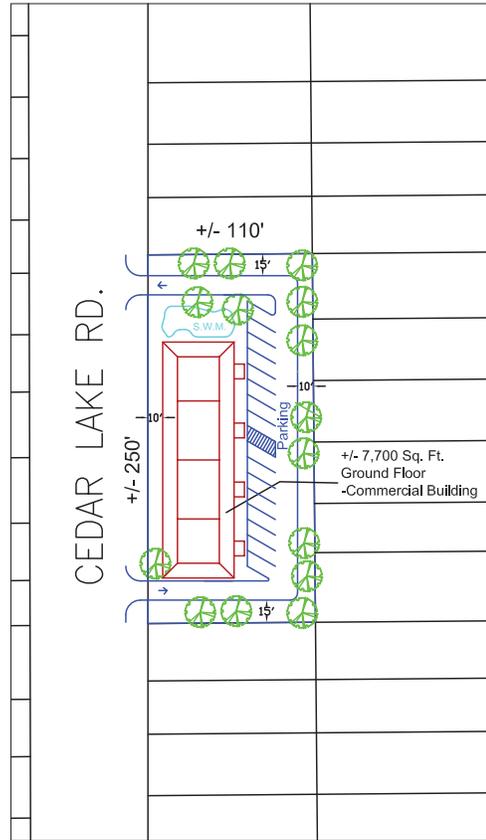
Flexible Use Site:

- 1) Potential two-story multiple use structure.
- 2) Potential 3 to 4 townhome/condominium units per floor in the southern building.
- 3) Separate parking area for residential uses.



Commercial Use Site:

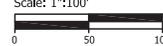
- 1) Potential 4 unit commercial building.
- 2) Parking in rear for more pedestrian friendly streetscape.
- 3) Circular drive alignment provides efficient and safe ingress/egress traffic movements.



Base Map Data: Village of Round Lake Beach, Cedar Lake Road Corridor Study, August 2005.

FIGURE #10:
POTENTIAL SITE DESIGN EXAMPLES
FOR EXISTING RESIDENTIAL SITES
KEY DEVELOPMENT AREA #5c

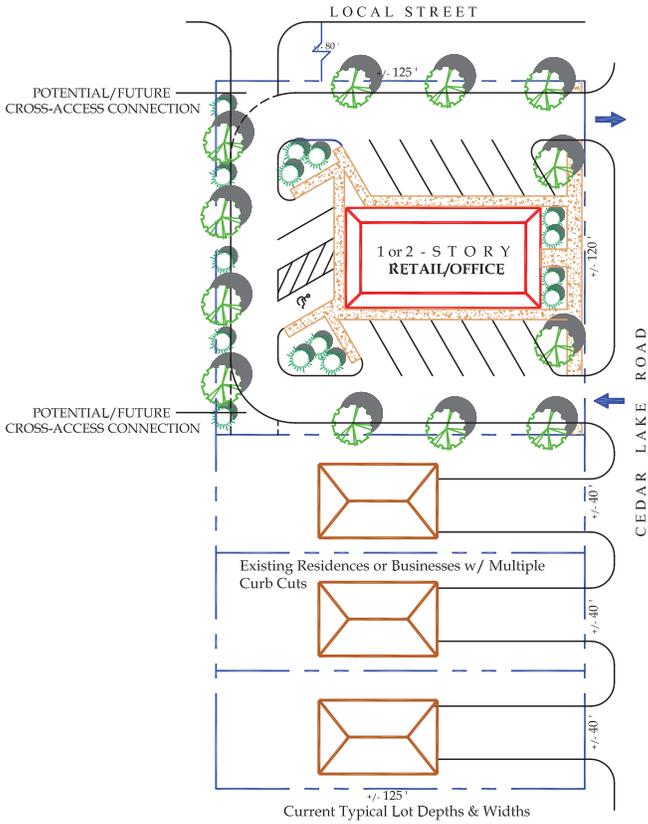
Date: 02/09/09
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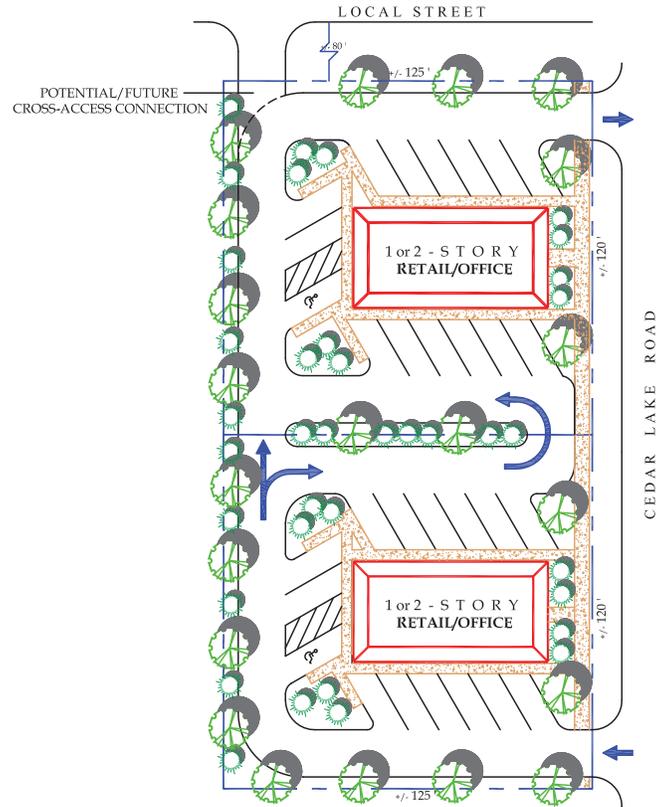
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EXAMPLE OF LONG RANGE GOALS TO REDUCE THE NUMBER OF CURB CUTS ALONG CEDAR LAKE ROAD

EXISTING CONDITIONS AND INTERIM ACCESS PLAN



INTENDED FUTURE CONDITIONS AND ACCESS PLAN



Base Map Data: Village of Round Lake Beach, Cedar Lake Road Corridor Study, August 2005.

FIGURE #11:
ACCESS PLAN EXAMPLE
KEY DEVELOPMENT AREA #5b & #5c

Date: 02/09/09

Scale: 1"=50'



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Strategies for Implementation -

1. Adopt revisions or an overlay district to the Zoning Ordinance that would make the development of the corridor as described previously feasible.
2. Prepare a development prospectus that markets commercial, office and residential components of the Future Land Use Map (See Figure #2), and actively market the corridor to developers.
3. Avoid incremental, piecemeal development. Promote development in units or pods and encourage the following guidelines be performed before permitting development:
 - Assemble two (2) or more acres as part of a comprehensive development proposal before petitioning the Village of Round Lake Beach for a planned development special use permit.
 - Require provisions for and depict cross access arrangements and points for adjacent lots on all site plans.
 - Make arrangements for the closure of on-site curb cuts to Cedar Lake Road as more appropriate and coordinated curb cuts become available on adjacent lots accessed through cross access points (See Figure #11).
 - Show how their proposal is compatible with the future land use map (See Figure #2) and policies prepared for this Key Development Area, as well as with existing properties that are not being redeveloped.
 - Present time frames for construction and redevelopment of subsequent phases.
4. Encourage the development of the central area as a single entity. Select an architectural theme for the entire project, and apply it to the design of all businesses and restaurants, including those franchise businesses that may already have an individual identity. Allow upper story offices or personal service or business service uses (i.e., tanning salons, travel agencies, real estate agents, etc.) to increase the critical mass of businesses in this area, as a way to ensure its success and make it economically viable. Consider allowing upper story residential uses in order to sustain commercial uses in the area by placing more residents in close proximity to them. Guidelines for development should include the following:
 - Require the use of high-quality façade materials, such as brick, stone, and cedar.



- Consider the use of architectural shingles, such as slate or concrete tile, to provide texture and interest, and to differentiate this area from surrounding development. The type of shingle that is selected should relate to the established architectural style.
- Orient the buildings so that they face one and another and Cedar Lake Road, and construct brick paver walks and landscaped plazas, with outdoor seating and eating areas between structures.
- Permit buildings up to two (2) stories, and consider allowing three (3) stories for unique buildings that provide the central area with a distinct character, are respectful of surrounding uses, and support the redevelopment of the area.
- Locate off-street parking and service areas behind buildings in the central area, maintaining the space in the front and on the sides for pedestrians.
- Install ornamental lighting, with hanging flower baskets and/or banners to attract attention to the area, promote its identity, and make the area festive for customers.
- Provide landscaped beds of ornamental grasses, shrubs, perennials, and annuals next to benches, tables, and other outdoor furniture for customer enjoyment.
- Establish design guidelines for signs that promote compatibility in business identification between tenants and enhance the shopping experience:
 - i. Prohibit the installation of pylon signs. Instead, provide center identification on up to two (2) monument signs, designed to match the theme of the center (materials, colors and shape).
 - ii. Establish maximum sign areas and letter heights to ensure that signs are large enough to be legible to pedestrians, but do not visually dominate the area.
 - iii. Require individually-applied letters, rather than box signs. Letters could be internally illuminated, or back-lit.
 - iv. Require signs to be installed on sign friezes, designed for such purposes. Prohibit roof signs, and signs that are painted on buildings.
- Screen all mechanical equipment with landscaping, if on the ground, or with the roof structure or parapet, if placed on the roof. Units should be fully enclosed on all sides, so that they are not visible to the public.



- Design trash enclosures so that they appear to be an extension of the building, rather than free-standing structures. Install self-closing decorative gates that match the architectural detailing and trim used for the principal buildings.
 - Install landscape screening along the perimeter of all parking and service areas. Plant a combination of evergreen, deciduous, and ornamental trees and shrubs for seasonal color and multi-level screening. The Village may consider the substitution of decorative fencing for reduced planting requirements.
 - Install high-branched shade trees and low-growing shrubs or perennials in parking lot, landscape islands. Encourage developers to provide such parking islands in the range of one (1) for each fifteen (15) to thirty (30) parking spaces. The Village may consider opportunities to increase areas of consolidated green islands by allowing the combination of parking lot islands to provide for more flexibility in development.
 - Provide a minimum of ten-foot (10') planted landscape setback areas for the screening of lots adjacent to zoned residential uses.
5. Establish architectural design guidelines for commercial buildings, offices, and mixed uses buildings similar to or the same as what will be used for all buildings constructed in the central area described previously.
- Limit the number of stories to two (2), to be compatible with adjacent dwellings.
 - Require the use of brick or other decorative masonry on façades, to create structures that are permanent in appearance. Prohibit the use of vinyl or aluminum siding, which is not as long-lasting as stone or brick.
 - The same façade treatment should be applied to all four (4) sides of a building since they will be visible from adjacent residential uses.
 - Require foundation plantings around buildings, and install high-branched shade trees and low-growing shrubs or perennials in parking lot, landscape islands. Encourage developers to provide such parking islands in the range of one (1) for each fifteen (15) to thirty (30) parking spaces. The Village may consider opportunities to increase areas of consolidated green islands by allowing the combination of parking lot islands to provide for more flexibility in development.
 - Require a minimum ten-foot (10') wide landscaped buffer along Cedar Lake Road to screen off-street parking.



- Screen all mechanical equipment with landscaping, if located on the ground, or the parapet or roof, if roof-mounted.
 - Select an ornamental light fixture that provides low-level lighting for the security of employees and visitors, and complements the character of the development.
 - Provide a minimum of ten-foot (10') landscape setback screening areas for lots adjacent to zoned residential uses.
6. Improve the right-of-way along Cedar Lake Road, so that this arterial street promotes the Village's distinct character and identity. Work with developers to pay their fair share of costs associated with Fairfield Road improvements, which include:
- Constructing five-foot (5') wide, concrete sidewalks in the public right-of-way, ten (10) feet from the back of curb, so that street trees can be installed on forty-foot (40') centers. Coordinate new sidewalks with Sidewalks Program 2008 (See Appendix).
 - Relocating existing overhead utilities underground.
 - Planting street trees in the front yard of properties along this arterial street, at forty-foot (40') intervals.
7. Consider replacing existing street lights with ornamental light fixtures to help unify the design of this area.



Key Development Area #6 - Estate Single Family Homes

Location -

Approximately a quarter ($\frac{1}{4}$) mile north of Rollins Road between Sheldon Road on the east and Oaktree Subdivision on the west.

Estimated Size -

Approximately 30 acres

Existing Conditions: -

The Key Development Area consists of four (4) parcels and currently has E-R, Estate Residential zoning. The eastern half of the lot contains approximately eleven (11) acres of a larger wetland that extends to the parcels to the south. The area also contains a large mature tree stand in its northeast corner.

Proposed Land Uses -

Estate Single Family Homes

Policy Statement -

As the Village approaches its final build-out, vacant areas for providing a variety of housing units are also decreasing. This condition is most prevalent with the ability to allow for the development of large-lot, single-family homes. The Village views this Key Development Area as the place for these types of homes that will provide Village residents looking to purchase larger homes the opportunity to do so and remain in the Village at the same time. The Village views the eventual development of this Key Development Area as a subdivision with custom-built homes on half ($\frac{1}{2}$) and one (1) acre lots. The subdivision should be respectful of the existing environmental features onsite and incorporate them as amenities that bolster its appeal.

Strategies for Implementation –

1. Permit the development of the Key Development Area with between thirty (30) and forty-five (45) detached single-family homes on larger lots, ideally between half ($\frac{1}{2}$) to one (1) acre in size. Consider a cluster subdivision arrangement if a gross density under two (2) units per acre is maintained.
2. Seek to allow the development of unique, custom-built homes with high quality façade materials, such as brick, stone, and cedar.



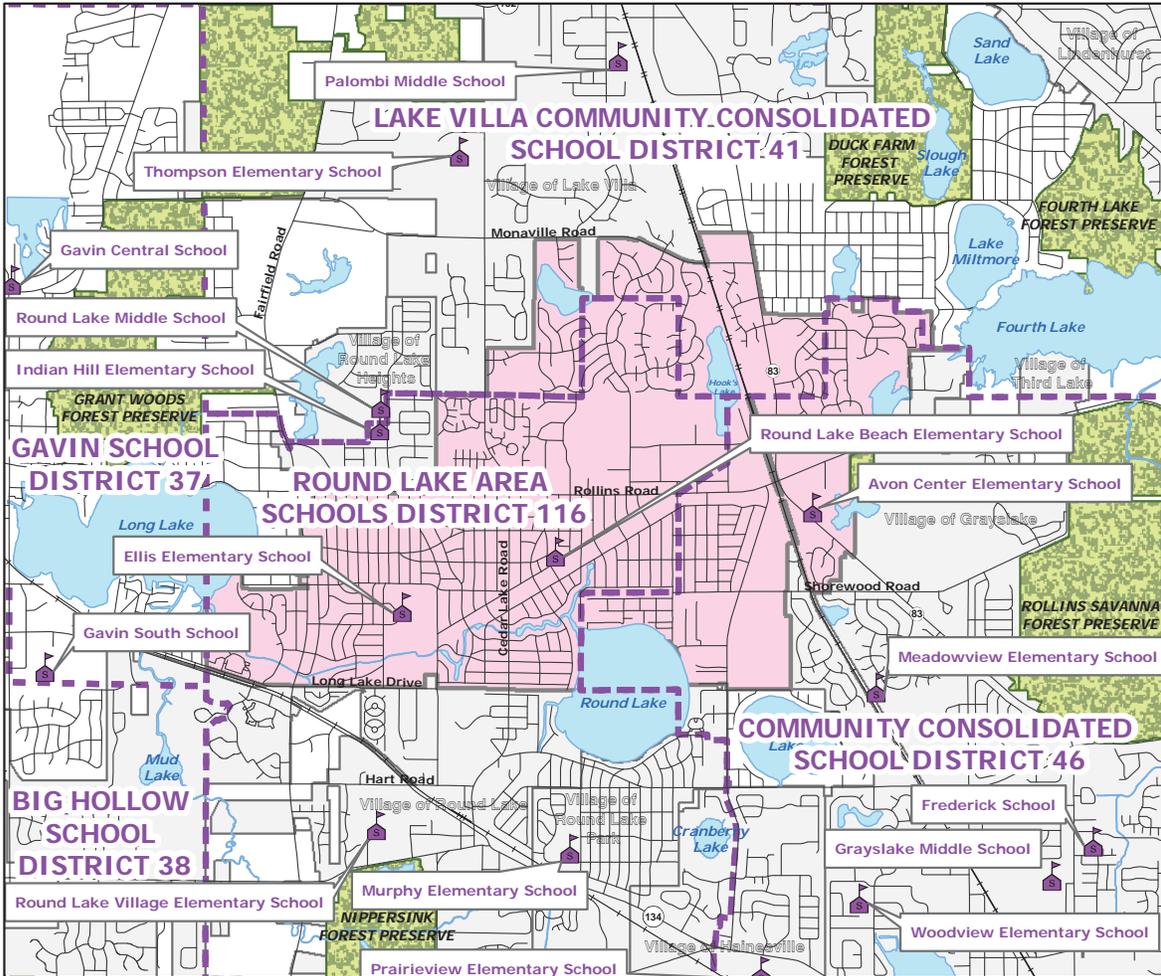
3. Provide at least two (2) external roadway connections: one (1) that connects to Sheldon Road to the east and one (1) that aligns with Oak Leaf Lane to the west.
4. Require the development of five-foot (5') wide sidewalks that connect with adjacent developments so it contributes to the connectivity of the Village. Coordinate new sidewalks with the Sidewalks Program 2008 (See Appendix).
5. Plant trees in the R.O.W. at forty-foot (40') intervals.
6. Provide sufficient storm water detention facilities onsite to meet the impact of the development.
7. Require the dedication of a neighborhood park to the Round Lake Area Park District.
8. Conduct a tree survey of the site, especially of the mature tree stand, to determine the best trees to preserve. Seek to preserve the best portions of the mature tree stand either as a conservation area or as part of a neighborhood park.
9. Maintain the integrity of the wetland area onsite and preserve it as amenity for the subdivision. Consider mitigation of the wetland, if it is feasible and provides for a better subdivision design.



Appendix

Village of
 Round Lake Beach
 Lake County, Illinois
**COMPREHENSIVE PLAN
 2009**

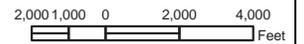
**PRIMARY SCHOOL
 DISTRICTS MAP**



Legend

- Village Area
- Surrounding Municipalities
- Primary School District Boundary
- S School

Date: 02/09/09

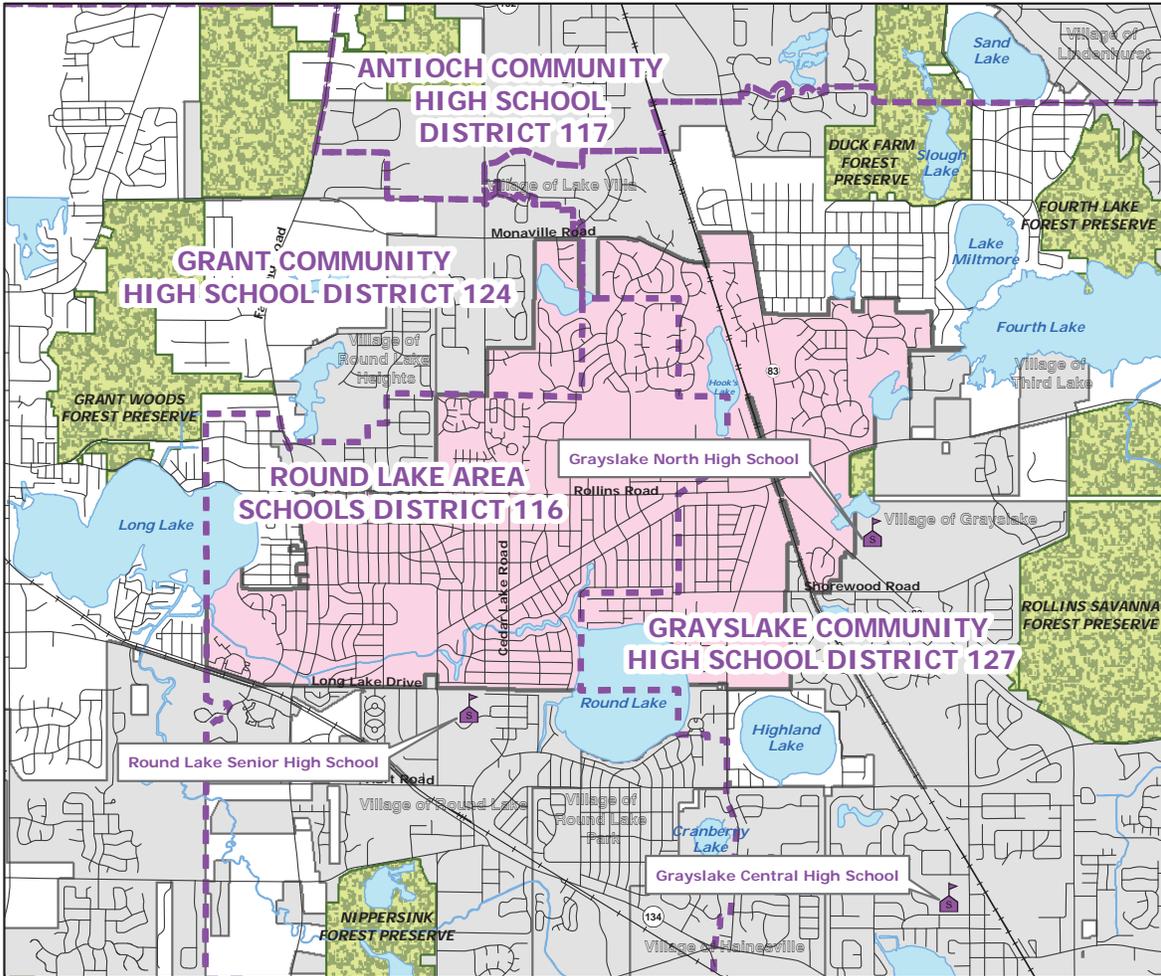


Base Map Data: Lake County Department of Information Technology - GIS/Mapping Division. January & April 2007.

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Village of
Round Lake Beach
Lake County, Illinois
**COMPREHENSIVE PLAN
2009**

**HIGH SCHOOL
DISTRICTS MAP**



Base Map Data: Lake County Department of Information Technology - GIS/Mapping Division. January & April 2007.

Legend

- Village Area
- Surrounding Municipalities
- High School District Boundary
- S School

Date: 02/09/09

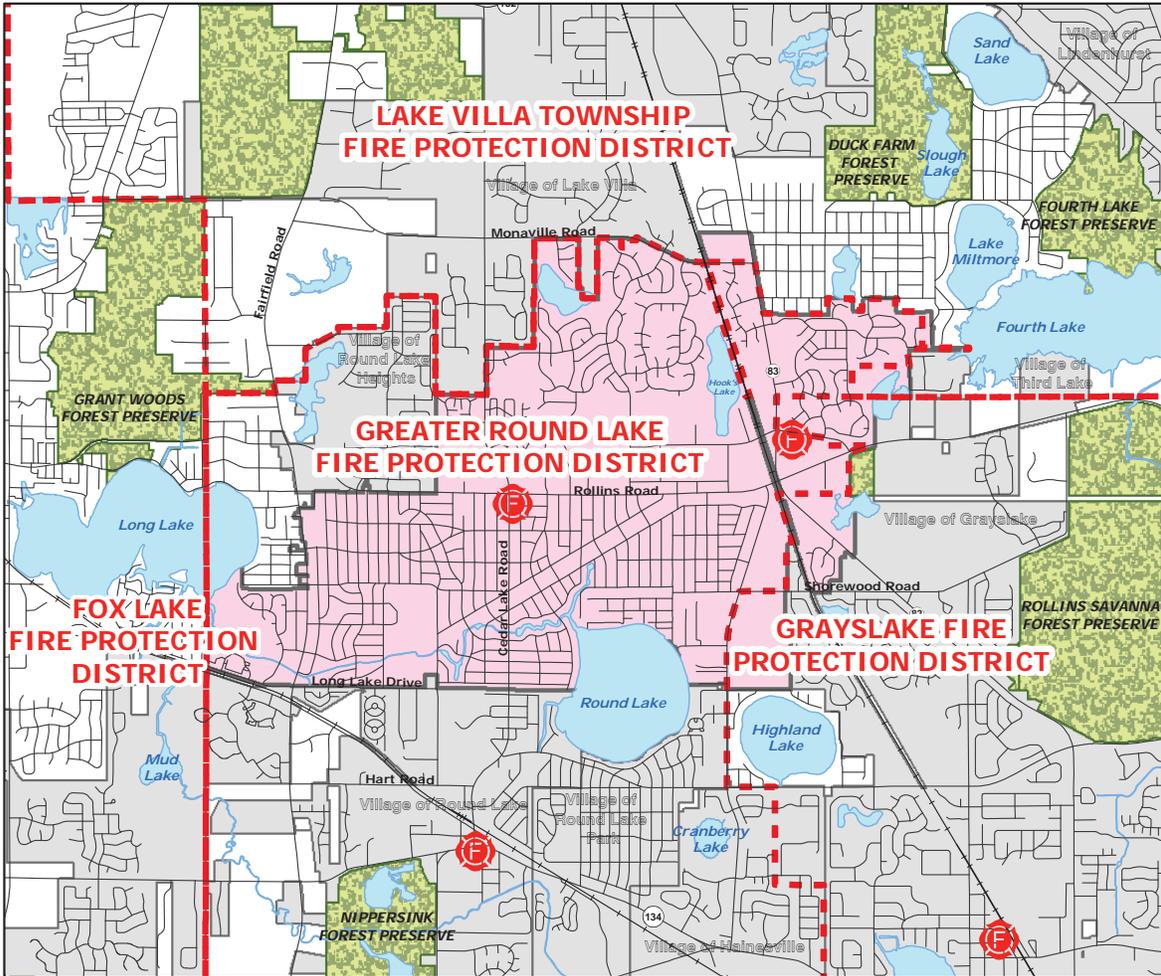
1" = 4000'

Scale bar: 0, 2,000, 4,000 Feet

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Village of
 Round Lake Beach
 Lake County, Illinois
**COMPREHENSIVE PLAN
 2009**

**FIRE PROTECTION
 DISTRICTS MAP**

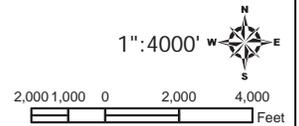


Legend

- Village Area
- Surrounding Municipalities
- Fire Protection District Boundary
- Fire Station

Date: 02/09/09

1" : 4000'

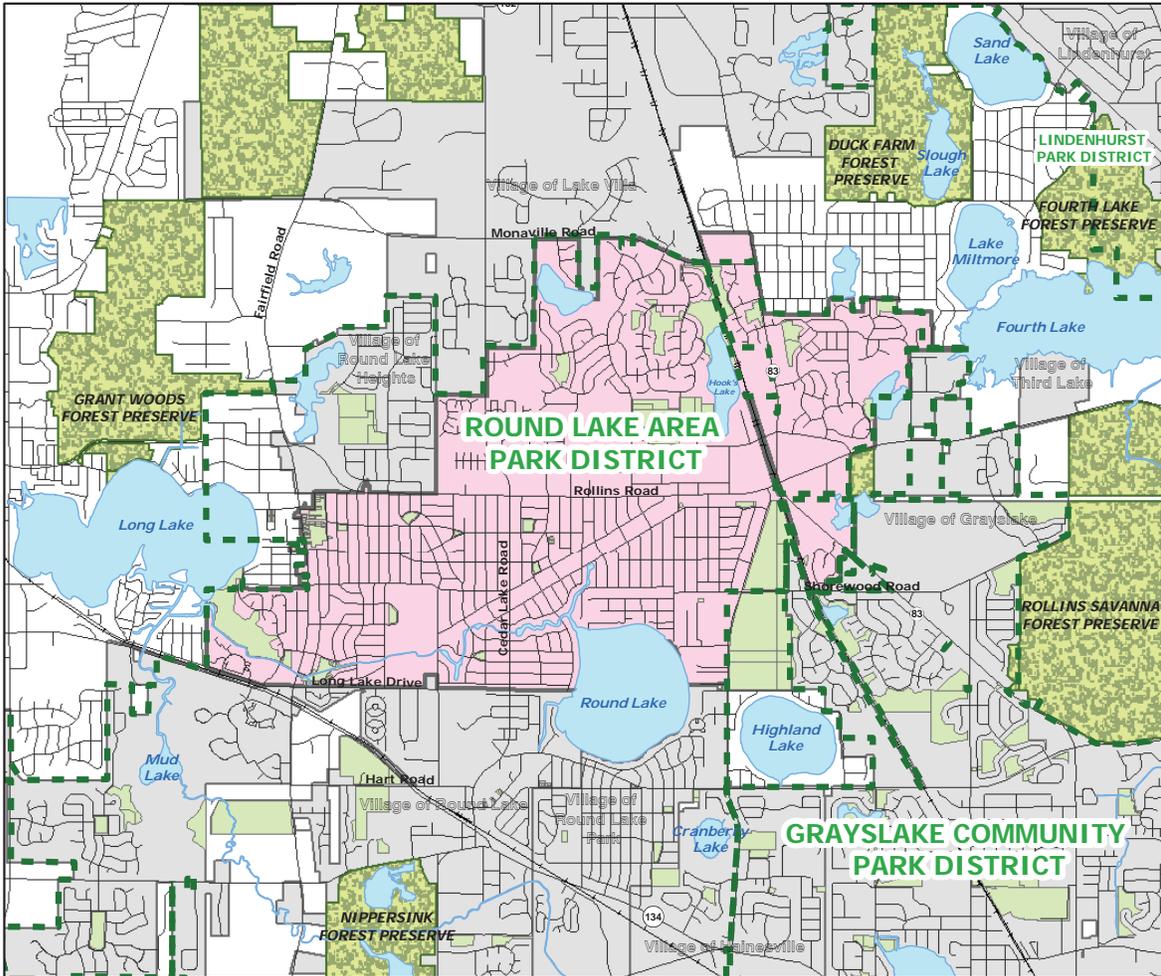


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Village of
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 Lake County, Illinois
**COMPREHENSIVE PLAN
 2009**

**PARK
 DISTRICTS MAP**

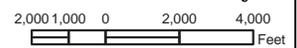


Base Map Data: Lake County Department of Information Technology - GIS/Mapping Division. January & April 2007.

- Legend**
- Village Area
 - Surrounding Municipalities
 - Park District Boundary
 - Park District Properties

Date: 02/09/09

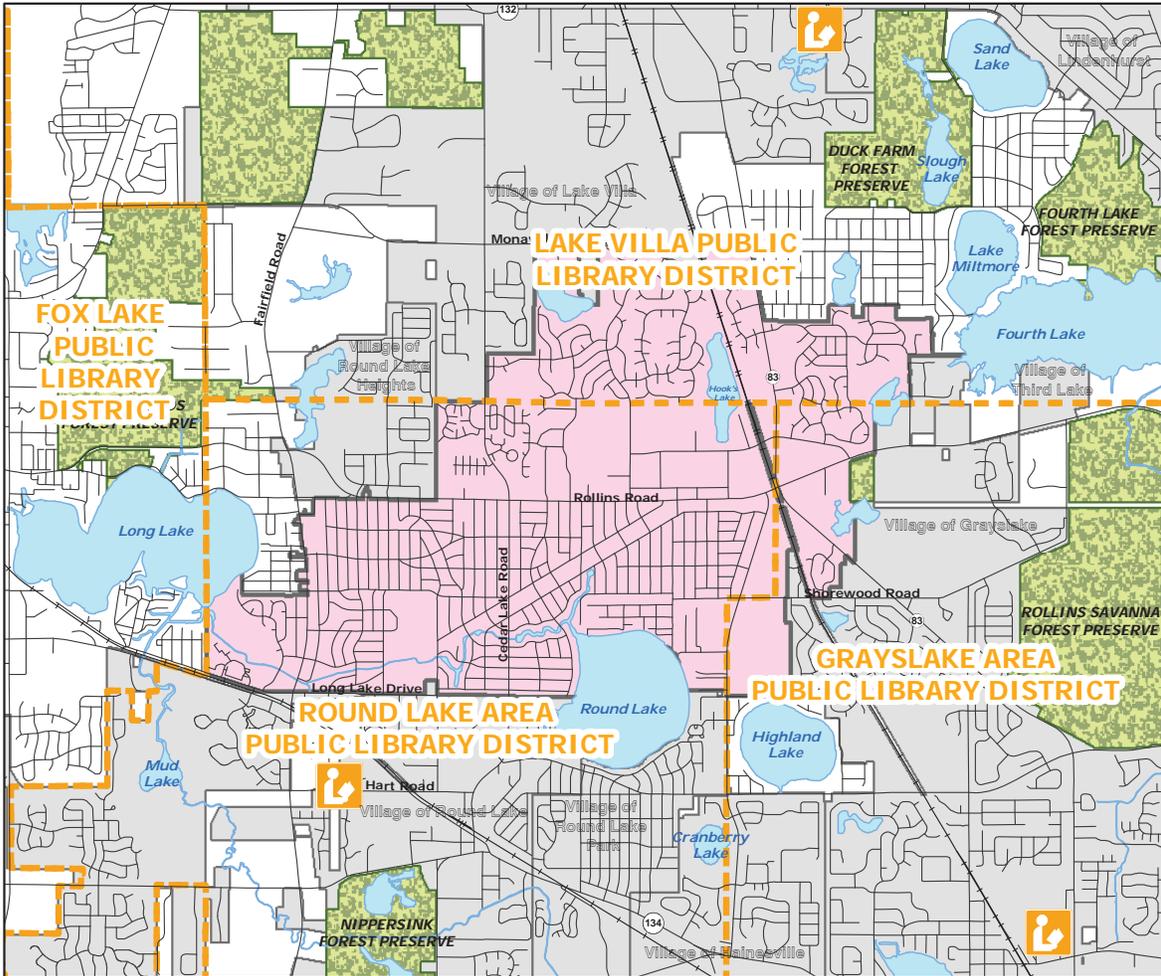
1" = 4000'



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Village of
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Lake County, Illinois
**COMPREHENSIVE PLAN
2009**

**LIBRARY
DISTRICTS MAP**



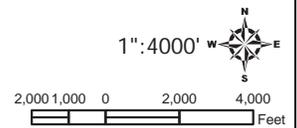
Base Map Data: Lake County Department of Information Technology - GIS/Mapping Division. January & April 2007.

Legend

-  Village Area
-  Surrounding Municipalities
-  Library District Boundary
-  Library Location

Date: 02/09/09

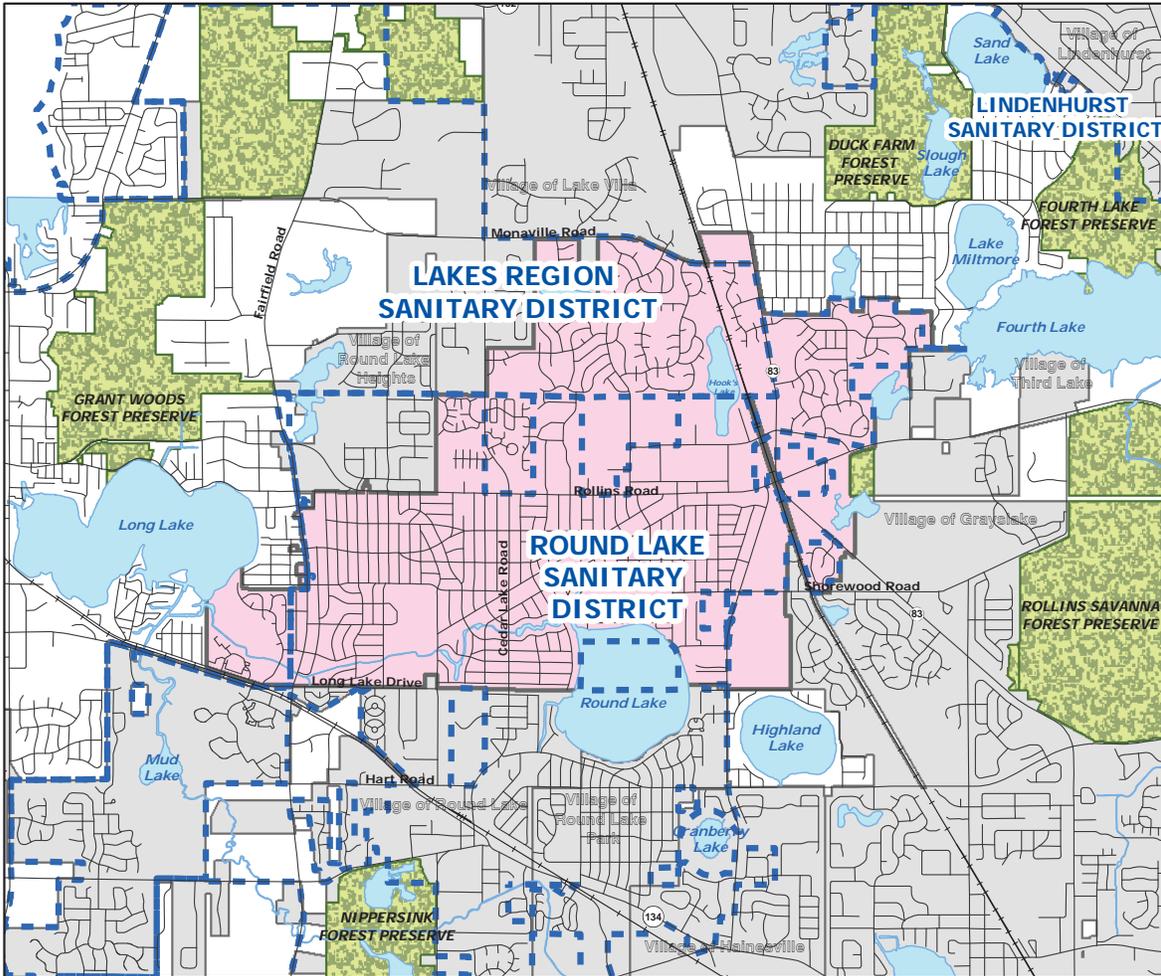
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Village of
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 Lake County, Illinois
**COMPREHENSIVE PLAN
 2009**

**SANITARY DISTRICTS
 MAP**



Base Map Data: Lake County Department of Information Technology - GIS/Mapping Division. January & April 2007.

- Legend**
- Village Area
 - Surrounding Municipalities
 - Sanitary District Boundary

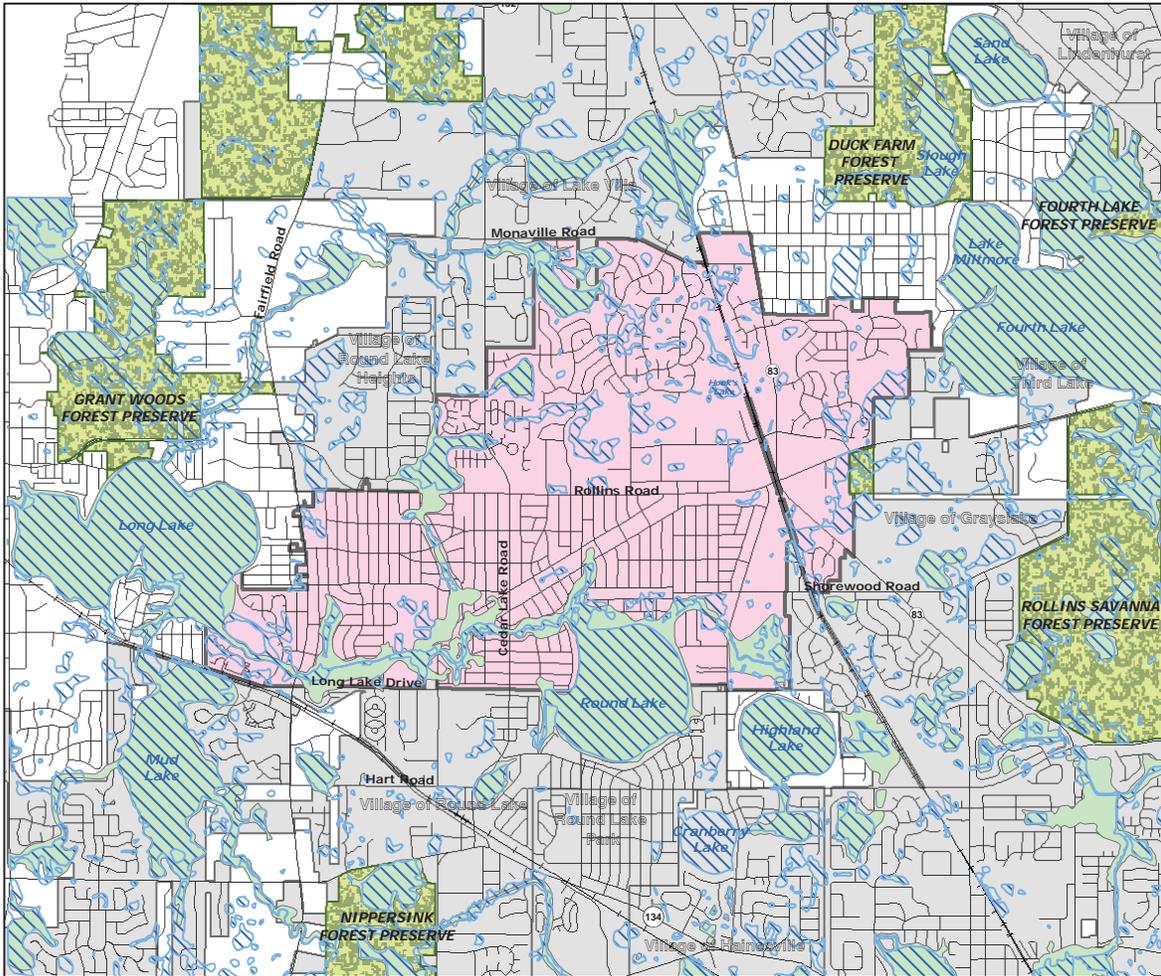
Date: 02/09/09

1" = 4000'

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Village of
Round Lake Beach
 Lake County, Illinois
**COMPREHENSIVE PLAN
 2009**

**ENVIRONMENTAL
 FEATURES MAP**

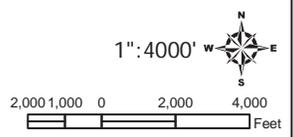


Base Map Data: Lake County Department of Information Technology - GIS/Mapping Division. January & April 2007.

- Legend**
- Village Area
 - Surrounding Municipalities
 - Wetlands
 - 100-Year Floodplain

Date: 02/09/09

1" : 4000'



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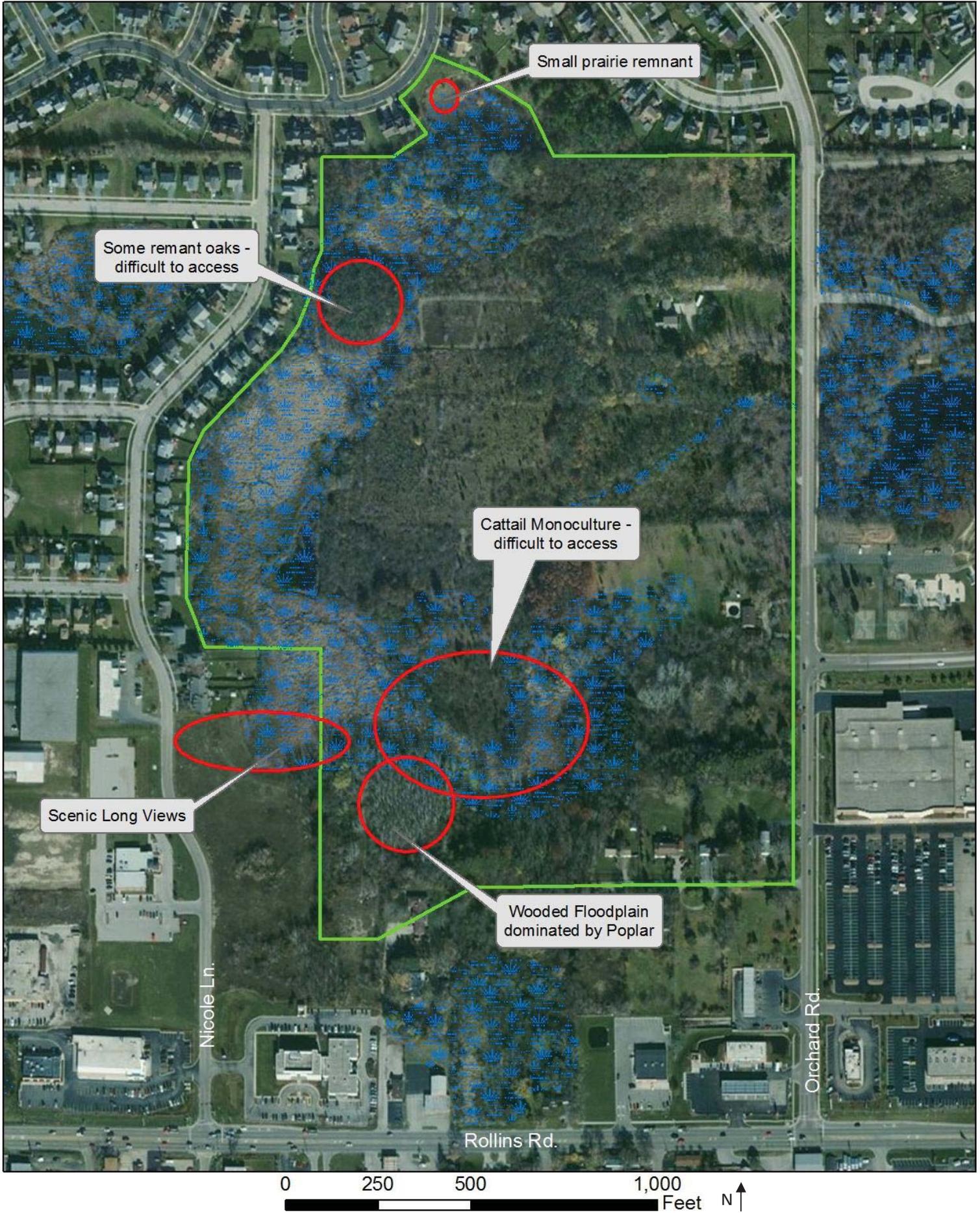


Key Development Area #1 Conservation Area Environmental Elements

The following map highlights existing environmental elements in Key Development Area #1 within the Western Development Area as determined through reviews conducted by Conserve Lake County and the Lake County Stormwater Management Commission in 2012. These elements highlight some features that are worth preserving as well as some challenges that must be met to establish a successful Conservation Area. Of distinctive note are a number of vegetation stands of oaks and native prairie as well as potential vistas created by rolling topographic conditions, which can be seen further in the Key Development Area #1 Conservation Area Exhibit of this Appendix.

Orchard Road Properties Conservation Values - 2010

66 acres



Source: Conserve Lake County. 2012.

Topographic Contours



LakeCounty
Geographic Information System

Lake County Department
of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 10/12/2012



-  Lake County Border
-  Municipalities
-  Tax Parcels
-  Trails
-  Water

Disclaimer

The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.