

2010 Annual Report
Economic Development Department

Village of Round Lake Beach



Table of Contents

	<u>Page</u>
Department Ethics.....	3
Introduction.....	4
Inspection Activities Summary.....	5
Building Permit Activity Summary.....	6
Business Certification Program.....	7
Residential Rental Certification Program.....	7
Systematic Inspection Program (SIP) in neighborhood areas.....	7
Re-Building Together.....	8
Home Acquisition Rehabilitation Program (HARP).....	9
Planning & Zoning Commission.....	10
Future Development of the Village.....	10
Development Projects.....	11
Department Team Members.....	13
Daily Goals.....	14

DEPARTMENT ETHICS

**APPROACH EVERY
SITUATION WITH A POSITIVE
ATTITUDE AND RESPECT FOR
OTHERS**

-

**ACHIEVE SUCCESS
THROUGH COMPLIANCE**

-

**TREAT OTHERS AS YOU
WOULD LIKE TO BE TREATED
IN A SIMILAR SITUATION**

INTRODUCTION

An overriding purpose of the Economic Development Department is to help foster the long-term economic vitality and beneficial use of the Village's:

Residential Housing Stock



Business Environment



and

Land Areas



Supporting this overriding purpose are programs and activities designed to promote public health and safety; and to promote future development of the community.

Some of the Department's programs and activities are proactive in nature, including:

- Business Certification Program;
- Systematic Inspection Program (SIP) within neighborhood areas;
- Residential Rental Certification Program;
- Home Acquisition Rehabilitation Program (HARP);
- Re-Building Together; and
- Comprehensive Land Use Plan.

Other Department activities are generated by service inquiries and requests for various permits. Commonly, this will include permit review and issuance, consultations and follow up with property owners, inspectional services, and facilitation of the planning and zoning process with the Planning and Zoning Commission (PZC).

INSPECTION ACTIVITIES SUMMARY

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Building Inspections	3,843	6,936*	3,433
Business Inspections	643	965	467
Business Certificates	339	325	312
Rental Inspections	980	814	758
Occupancy Permits	373	805	687
Property Maintenance	3,317	3,780	3,607
Systematic Inspection Program	994	929	1,588
Overgrowth Inspections	2,219	1,812	1,901
Resident Inquiries	1,461	309	774
<u>Emergency Call-Outs</u>	<u>157</u>	<u>87</u>	<u>92</u>
Totals	14,326	16,762	13,619

*(Note: Inspection increase attributable to combination of factors: Walmart construction; residential re-roofing, re-siding, decks, driveways, fences, and follow ups on open expired permits.)

BUILDING PERMIT ACTIVITY SUMMARY

Building permit activities deal with human occupancy and use of the built environment. Oftentimes this will involve evaluation of: structural sufficiency; mechanical systems (plumbing, electrical, heating, ventilation, and air conditioning) and fire safety measures. On the outside of properties, this may involve the placement of new buildings and structures as well as the appropriate location of uses that are compatible with their surroundings.

<u>Categories</u>	<u>Permit totals for the Year</u>		
	2008	2009	2010
<u>COMMERCIAL</u>			
New Construction	6	0	2
Alterations	43	31	21
Signs	45	32	29
Demos	0	0	0
Electrical	17	2	6
HVAC	0	0	0
Commercial Paving	0	5	3
Fences	0	1	1
Roofing	0	2	1
Plumbing/Sewer Repairs	1	2	0
<u>RESIDENTIAL</u>			
Multi-Family Dwellings	0	0	0
Single Family Dwellings	1	1	0
Additions	6	1	2
Alterations	212	108	135
HVAC	8	7	24
Garages	2	3	2
Driveways	81	63	59
Fences	108	97	94
Pools	9	5	13
Demos	4	5	3
Electrical	11	9	10
Plumbing/Sewer Repairs	36	42	76
Decks	38	31	33
Patios	28	24	29
Shed	9	6	5
Roofing	325	153	270
Siding	181	95	125
Basement Remodels	1	4	5
Totals	1172	729	948

BUSINESS CERTIFICATION PROGRAM

Through this program, the Village is able to physically review occupied business structures on an annual basis. A major part of the effort is working together with property owners to identify and solve minor issues before they may grow into larger issues. Certificates are renewed on April 30th of each year and/or are issued at the time a new business is started. Renewal efforts and inspections start in the preceding February each year.

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Business Certificates Issued	339	325	312
Business Inspections	643	965	467

RESIDENTIAL RENTAL CERTIFICATION PROGRAM

This program allows the Village to work with rental unit owners on a yearly basis to verify occupancy and condition of the units, as well as to facilitate corrective action when needed. Certificates are renewed on January 1st each year and/or are issued at the time a unit becomes a rental. Renewal efforts and inspections start in November of the preceding year. In addition, landlords train with the Police Department through the Crime Free Housing Program to become aware of things to look for and to access resources to resolve issues.

	<u>2008</u>	<u>2009</u>	<u>2010</u>
Rental Certificates Issued	675	729	729
Rental Inspections	980	814	758

SYSTEMATIC INSPECTION PROGRAM (SIP) in neighborhood areas

In 2002 the Village began the SIP program which reviews exterior property and housing maintenance matters within a specified area of the Village each year. The Village was portioned into ten (10) distinct sections to be reviewed on a rotating basis. Initial inspections start in April with homeowner follow up meetings in May of each year.

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011 estimate</u>
SIP Inspections	994	929	1,588*	
Addresses Involved	640	388	1,787*	1,309

*(Note: Part of 2010 area included Fairfield Villages & Courts of Fairfield which contain numerous buildings with multiple addresses in each. Inspections are tallied by building.)



Rebuilding Together was on Saturday, April 24th. The volunteer workers met at Village Hall for a brief coordination meeting and then went off to the sites. The homes that were assessed and qualified to be worked on included:

1529 Walnut- all exterior, painting and yard work;

204 South Channel - windows, exterior painting and yard work; and

25 E Wildwood- interior had started to be remodeled by homeowner, (retired couple and husband is disabled), unable to complete job due to husband's health - effort was to finish the work that was started. Home required skilled labor that was provided by members of Faith Baptist Church.



HOME ACQUISITION REHABILITATION PROGRAM (HARP)



1416 Juneway: BEFORE 1,370 sf AFTER 1,760 sf

Purchased 2009. Rehabilitation finished and put on market November 2010. \$145,900 list price.



315 Glenwood: Purchased 2009. Village working on plans for rehabilitation of 840 sf home.

PLANNING & ZONING COMMISSION

The Planning and Zoning Commission (PZC) is a recommending body to the Village Board. PZC members are appointed by the Village Board from among residents within the community. By state statute and local ordinance, the PZC conducts public hearings on matters related to the zoning code and the comprehensive plan, including: variations, text amendments, zoning map changes, and special use permits.

Department staff serves a liaison role with the PZC, interested property owners and developers to help facilitate and prepare matters going before the Commission.

In 2010, the PZC conducted public hearings and forwarded recommendations to the Village Board on the following matters:

<u>Subject</u>	<u>Purpose</u>
❖ Great Lakes Credit Union Subdivision	New 30,700 sf commercial lot
❖ 1416 Juneway	Variations for rehabilitation of home
❖ Cellular Phone Towers & Antennas	Code amendments for location and height
❖ Merriwood on the Lake Subdivision	3-lot residential subdivision on lakefront
❖ Supportive Living Facility 76 E. Rollins	Zoning and Planned Development
❖ Amateur (HAM) Radio Towers & Antennas	Code amendments for location and height
❖ Lagoons Area Redevelopment District	Code amendments for future development
❖ SAC Clearwire 730 Golfview	Special use for cellular phone antennas
❖ 3 W. Rollins Road	Special Use for auto repair shop
❖ Laundromat 1030 Cedar Lake Rd.	Variations for signage

FUTURE DEVELOPMENT OF THE COMMUNITY

A primary land use goal of the Village is to achieve a balance in the amount of residential uses and business uses so that there is a variety of quality housing opportunities available, and so that there are viable businesses available to offer needed goods, services and job opportunities to residents. Balance of use in the community is also important to financing the wide range of public services that are provided by the Village and that are provided by the other taxing bodies servicing residents (School Districts, Park District, Fire Protection District, Library District, Townships, Lake County and the Lake County Forest Preserve District). Future development of the community is a continuing work effort that can foster widespread benefits and impacts.

DEVELOPMENT PROJECTS



Goodwill Industries and Discount Tire both opened in 2010 and represent part of the overall redevelopment plan for the former Frank's Nursery property on Route 83. Another 10,000 square feet of commercial building potential is also available on the property.



Mid Lakes Clinic expansion, Lake County Health Department, 224 W. Clarendon Drive



24 Hour Laundry Depot, 1030 Cedar Lake Road. This new facility is a redevelopment of the entire commercially-zoned block area on the west side of Cedar Lake Road between South Channel Drive and Ferndale Drive that previously contained two residential homes.



3 W. Rollins Road. Property and building approved in 2010 to be refurbished in 2011 for re-use as an automobile repair shop.



Oak Hill Supportive Living Facility, 76 E. Rollins Road. Preliminary plans and zoning approved in 2010. Proposed is a 94-unit residential building for low to moderate income persons 55 years of age and over.

DEPARTMENT TEAM MEMBERS



From left to right: Mark Karaszewski, Building Inspector; Ana Reyes, Department Clerk; Margaret Sparr, Director of Inspection Services; Jon Wildenberg, Director of Economic Development; Brian Fragassi, Building Inspector; Yvonne Steward, Property Maintenance Inspector.



DAILY GOALS

- ✓ Continue to achieve positive attitudes in and for the Village of Round Lake Beach.
- ✓ Continue to keep our village a safe and healthy environment by being proactive in our inspection programs.
- ✓ Assist developers and builders to expand our commercial growth by expanding the economic vitality of the commercial corridors.
- ✓ Increase the use of the Village Center including Village Hall, Civic Center, Hook Lake, Metra Station and Sports Complex.
- ✓ New parks, walking paths, sidewalks and bicycle paths.
- ✓ Work with landlords, residents and businesses in keeping properties clean and safe for everyone.
- ✓ Education, training and certifications to be the best that we can be at our jobs.
- ✓ Continue educating residents on code compliance through our Systematic Inspection Program, rental program, building permit and property maintenance inspections.
- ✓ Work to achieve common goals with all Village Departments.
- ✓ Continued efforts in making our department resident friendly by making customer service and communication a priority.