



Village of Round Lake Beach Economic & Community Development

2020 Annual Report



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Key Objectives

The Economic & Community Development Department was driven by four primary objectives in 2020:

- Improve the Village's Neighborhoods
- Ensure Buildings are Safe & Sound
- Enhance the Local Economy
- Further Planning & Land Use Goals

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Overarching Responsibilities

The Economic & Community Development Department has a wide range of responsibilities that encompass:

- Comprehensive planning to further the best and highest land use of every available parcel in order to meet the commercial, residential, and recreational needs of the Village and its residents, now and in the future
- Ordinance interpretation related to buildings, land use, zoning, planning and development
- Review & approval of building use, construction, and renovation
- Inspections to assure code compliance for all commercial & residential buildings
- Improvement and maintenance of neighborhoods & the housing stock

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Staffing

Economic Development

Consultants through Rolf Campbell Associates

- Chris Heinen (Team Lead)
- Al Maiden
- Kate Portillo
- Kris Bean

Community Development

- Department Head – Lisa Pugliese
- Director of Inspections – Mark Karaszewski
- Building Inspector – Margaret Sparr
- Building Inspector – Lukasz Lisowski
- Property Maintenance Insp. – Chris Bain
- Code Coordinator – Rose Hollingsworth

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Department Philosophy

We will:

- Recognize & respect our touch on the community
- Strive for compliance (vs. punitive measures such as fines)
- "Do it today" as part of our pledge to responsiveness
- Embrace cooperation & "Say Yes" when asked for support
- Value every team member & every department
- Commit to the good of the whole
- Adhere to systems & procedures that render our large scope of work manageable (8,000 housing units, 300 businesses)

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Ensure Buildings are Safe & Sound

Code enforcement is the key tool we use to protect the residential and commercial building stock. This, in turn, protects the residents, consumers and employees that occupy and visit those properties. The Economic & Community Development Team is dedicated to providing property owners the education and support they need to be code-compliant.

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Proactive Code Enforcement

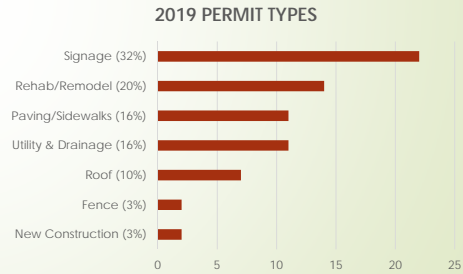
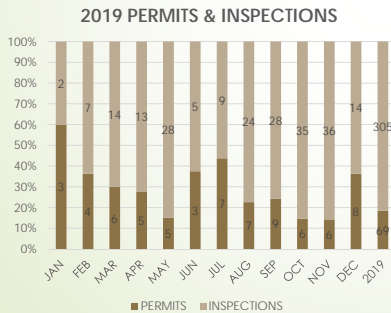
VRLB goes far beyond responding to complaints & managing permits. Proactive code enforcement programming empowers the Village to identify and communicate with owners, educate owners about Village codes, inspect properties, & enforce property maintenance guidelines.

- Commercial & Residential Permitting
- Occupancy Permits
- Residential Rental Certification Program
- Business Licensing Program
- Property Maintenance Programs
- Vacant Property Registry

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Commercial Permits

Permitting ensures new construction & renovations are done in accordance with Village codes and that the building stock remains safe for many years to come. In 2019, 69 commercial permits were issued requiring a total of 305 inspections. Permit types ranged from new construction to fencing to signage.

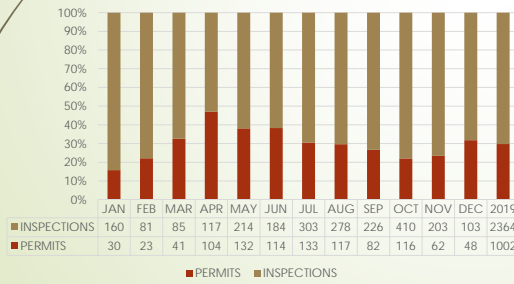


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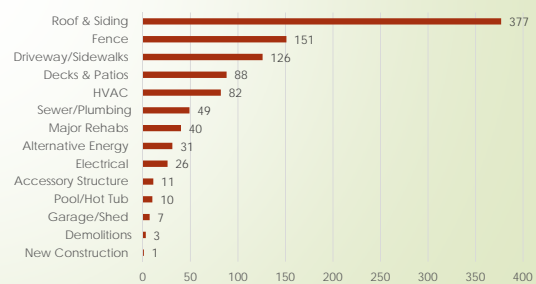
Residential Permits

As with commercial buildings, residential permitting is required to ensure our housing stock and neighborhoods are safe, healthy, and attractive. In 2019, a total of 1,002 permits were issued requiring 2,364 inspections and 980 plan reviews. Inspections address life safety, mechanical, plumbing, electrical, exterior maintenance and fire safety.

2019 PERMITS & INSPECTIONS



2019 PERMIT TYPES



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Rental Certification Program

As nearly 20% of our housing stock is rented, the vast majority of which are single family homes, this program provides a key resource for neighborhood stability and improvement. The RCP empowers the Village to identify rentals, communicate with owners, and insure properties meet building & life safety standards. In 2019:

- 1,385 rental properties were certified
- 1,120 inspections were conducted

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Business Licensing Program

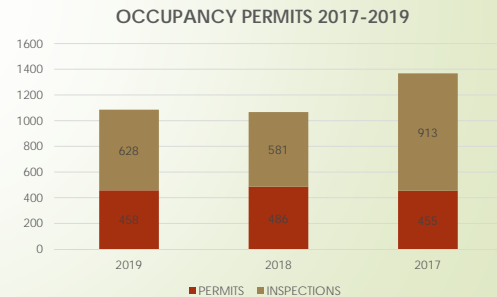
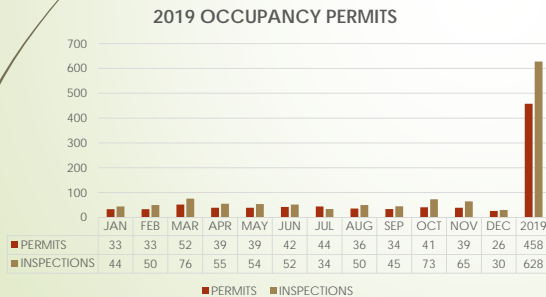
Round Lake Beach is proud to be home to a thriving commercial district that benefits business owners, residents and consumers. The Business Licensing Program provides a mechanism to communicate with business owners and property managers, as well as to inspect properties and promote building safety.

- 367 businesses were licensed
- 575 inspections were conducted

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Occupancy Permitting

Occupancy permitting empowers the Village to track home sales and creates an opportunity to inspect properties at the time of property transfer. Home sales have been remarkably steady in recent years, hovering around 40 every month. In 2019, the Village issued 458 OPs and conducted 628 related inspections.



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Property Maintenance Goals

Property maintenance programs are designed to ensure our commercial districts and residential neighborhoods are:

- Adhering to building & life safety codes
- Maintaining aesthetic standards by controlling trash, debris, overgrowth, graffiti, unregulated signage, and the like
- Managing vacant & abandoned properties

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Property Maintenance Programs

The Village utilized four tools to proactively carry out its property maintenance goals:

- General property maintenance programming includes daily proactive patrols throughout residential neighborhoods & commercial districts, as well as responding to requests for service
- Our Systematic Inspection Program (SIP) provides for the annual exterior inspection of all properties
- The "Tall Grass" program is a seasonal enforcement effort to control weeds & overgrowth
- The Vacant Property Registry empowers the Village to identify, monitor & inspect vacant properties

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Property Maintenance Activity

	GENERAL PROPERTY MAINTENANCE	SYSTEMATIC INSPECTION PROGRAM (SIP)	TALL GRASS	VACANT PROPERTY REGISTRY
JAN	225	7	0	18
FEB	158	36	0	17
MAR	259	28	0	11
APR	291	128	0	12
MAY	233	38	210	21
JUN	217	19	320	19
JUL	217	1624	416	35
AUG	282	2722	210	10
SEP	244	3436	96	20
OCT	260	183	62	8
NOV	190	295	1	11
DEC	162	30	0	1
TOTALS	2738	8566	1315	183

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Enhance the Local Economy

The Economic & Community Development Department helps new and existing businesses become established and expand in Round Lake Beach—and supports those businesses over time with facility renovations and improvements.

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New Businesses of 2019

Alianza Latina de Servicios
111 W Rollins Road



Ecycle Solutions, Inc
1800 Circuit Drive



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New Businesses of 2019

El Gris Auto
1425 Fairfield Road



Fox Pest Control
1880 Circuit Drive, Unit B



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New Businesses of 2019

Grand Appliance
110 E Rollins Road



Boost Mobile
318 W Rollins Road



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New Businesses of 2019

Miller Auto Body
Carstar Factory Finish
1725 Wood St



NorthShore University Health System
1000 E Rollins Road



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New Businesses of 2019

Rey Del Pollo
322 W Rollins Road



Sweet Dreams Hand Made Soaps
629 W Rollins Road



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New Businesses of 2019

Studio Hair Cut
731 W Rollins Road



First Midwest Bank
1777 Cedar Lake Road



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Remodeled Businesses of 2019

Avon Dental
23 W Rollins Road



Metro Self Storage
880 E Rollins Road



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Remodeled Businesses of 2019

Shorewood Foods
400 Shorewood Drive



TBD
904-906 Cedar Lake Road



Consumer Credit Union
2626 IL Route 83



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Further Planning & Land Use Goals

The Comprehensive Land Use Plan along with building & zoning ordinances---and their interpretation---are driving forces in making land use decisions. As times & needs change, these documents are continually reviewed and consideration is given to making exceptions and/or updates. The Community & Economic Development Department works with all existing and prospective property owners on land use matters; from guiding a business that wants to establish in the Village to consideration of alternative energy options.

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Planning & Zoning Commission

The PZC is a body of appointed residents that is responsible for considering land use requests and making recommendations to the Village Board.

- The Commission considers all rezoning issues, special use permits, planned unit developments, zoning variations, sign variations & zoning ordinance amendments as specified in Illinois compiled state statutes and Round Lake Beach Codes
- Membership of 7 is appointed by the Mayor and Board of Trustees for five-year terms
- Conducts public hearings
- Village Board has final action on all PZC recommendations

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2019 Board of Commissioners

- ▶ Former Chairman Mark Bailey
- ▶ Patrick Vargo
- ▶ George Steinberg
- ▶ Audrie Parker
- ▶ Hal Davis
- ▶ Lee Benedict
- ▶ Jim Fisherkeller

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PZC Reviews & Recommendations

Requests for Special Use

- ▶ Dave's Transmission
- ▶ True North Development
- ▶ Snap Fitness
- ▶ Gages Auto on Fairfield Road

Requests for Variances

- ▶ ATI Building

Zoning Requests & Reviews

- ▶ Village Owned Parcel Rezoning
- ▶ 189 Lake Overlay District Review

Ordinances & Amendments

- ▶ Alternative Energy Amendment
- ▶ Recreational Cannabis

Final Plats

- ▶ Village Hall Lot Consolidation
- ▶ Lakefront Lot Consolidation
- ▶ Cedar Café Lot Consolidation
- ▶ ATI Subdivision

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Village Owned Parcel

310 South Channel Drive

Request to rezone property from R-3 to C-3.



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Village Hall Lot Consolidation

1937 Municipal Way

Consolidation of lots around the Village Hall site.

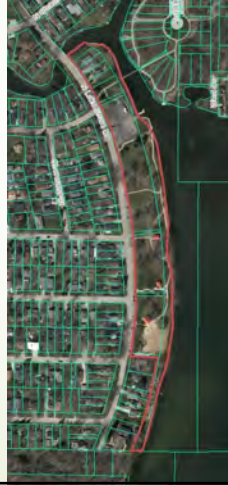


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Lakefront Plat

Lakefront of Round Lake

Request to consolidate lots along Lakefront Park.



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Cedar Café Plat

NWC of South Channel Drive and Cedar Lake Road

Request for a plat of consolidation of lots for Cedar Café.



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True North

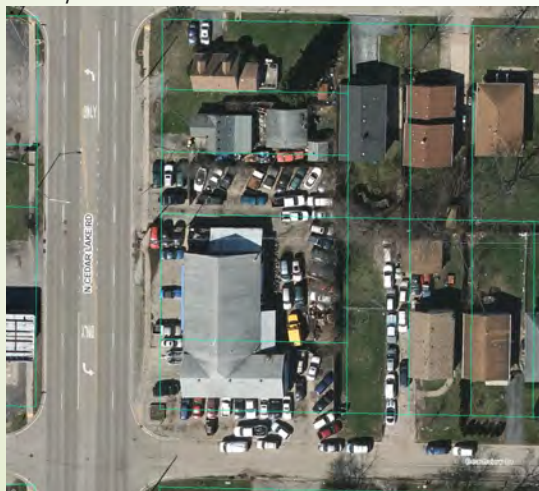
NEC of Illinois Route 83 and Hook Drive
Request for a special use for a gas station.



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Dave's Transmission

1011 North Cedar Lake Road
Request for an amendment to an existing Special Use.



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Snap Fitness

821 West Rollins Road

Request a special use for a fitness center.



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ATI Building and Plat

Near the northeast corner of Civic Center Parkway and Rollins Road

Request for variances for a new building and a plat of subdivision.



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Gages Lake Auto

1327 Fairfield Road

Request for a special use for an auto repair facility.



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Ordinance & Text Amendments

- Petition request to consider a text amendment to modify language regarding Alternative Energy Systems.
- Petition request to consider a text amendment to possibly create a new Article regarding Recreational Cannabis.

Thank You

The Economic & Community Development Team thanks all of those that worked with us to make the Village of Round Lake Beach a better place to live, work, shop, and recreate in 2019:

- RLB Residents
- Mayor & Village Board of Trustees
- Business Community
- Community Partners
- Our Staff and Colleagues