

CMAP



# **Village of Round Lake Heights**

## Comprehensive Plan

### *Existing Conditions Report*



October 31, 2012

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# Section 1

## Regional Context

This section provides an overview of how Round Lake Heights fits into the Northeastern Illinois region. Having a larger perspective of how Round Lake Heights is situated in the region aids in both the understanding of existing conditions and in identifying potential opportunities or issues that may be created with planned capital projects in other communities.

### Regional Setting

Round Lake Heights is located in western Lake County, approximately 50 miles northwest of Chicago and 8 miles south of the Wisconsin border. The villages of Round Lake Beach and Lake Villa form parts of the southern, eastern and northern borders. All land west of the Village is unincorporated, including Grant Woods and the community of Long Lake.

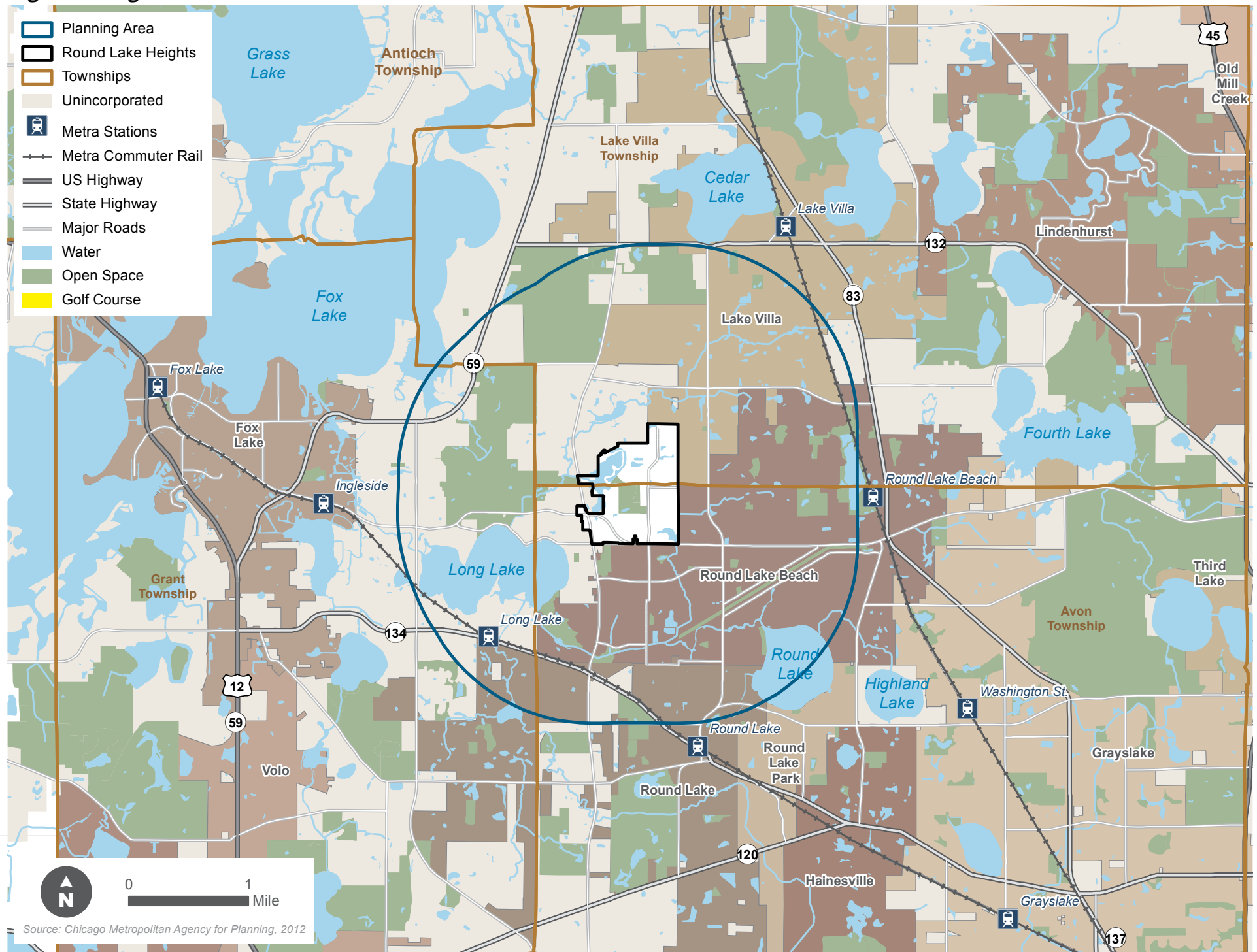
Due to its location in the northwestern part of the region, Round Lake Heights is situated some distance away from the regional transportation hubs and corridors. Chicago O'Hare Airport is 40 miles south; I-94 is 9 miles east; I-90 is 22 miles south. While no Metra commuter rail lines stop in or run through Round Lake Heights, four stations (Long Lake, Round Lake, Round Lake Beach and Lake Villa) along two different lines (North Central Service and Milwaukee District North) are within 3 miles of the Village.

The Central Lake County Corridor project, identified in the GO TO 2040 regional plan, could bring the Village in closer proximity to major regional road corridors. The project consists of two main components: improving and adding a bypass on Illinois Route 120

and extending Illinois Route 53 north to join Route 120. The proposed intersection of Route 120 and Route 53 could be within five miles of the southern edge of the Village.

Rollins Road runs through Round Lake Heights, providing access to a major east-west corridor in Lake County. The majority of commercial development, both within and near the Village, is located along Rollins Road. Major national retailers are concentrated near the Route 83 and Rollins Road intersection in Round Lake Beach.

Areas both within and near the Village are home to many high quality parks and open spaces. The Shagbark Nature Preserve is located in the heart of Round Lake Heights. The clogging of farm drain tiles in the early 1980s created Fairfield Marsh, a lake on the western edge of the Village. Grant Woods, operated by the Lake County Forest Preserve, is located due west of town and smaller parks, created in the late 1990s and early 2000s, exist throughout the Village's residential neighborhoods.

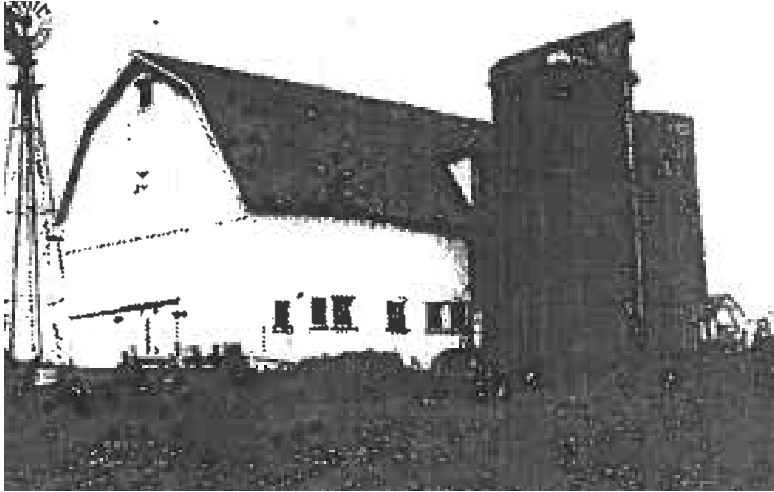
**Figure 1.1 Regional Context**

**Figure 1.2 Aerial**



## History of Round Lake Heights

While early settlers moved into the area as far back as the 18th century, farmers began settling western Lake County in the mid-1800s, recognizing that drained marshland is highly productive agricultural soil. Hunters and fisherman were also drawn to the lakes and marshes which provided a rich habitat for game. Development of the greater Round Lake area began in earnest in the late 1800s as Amarias White pushed for the extension of the Milwaukee Railroad into Avon Township. A train depot was established at Round Lake in the 1890s and in 1901 the Armour Company decided to harvest ice from Round Lake for refrigerator cars. With access by train combined with the numerous lakes, builders such as L. B. Harris established communities like Round Lake Beach and Round Lake Park for vacationing Chicago residents throughout the first part of the 20th century.



On the Grenus Farm property, L. B. Harris developed single-family homes in what would become Round Lake Heights shortly after World War II. Because of the numerous arrowheads found during construction, the area became known as Indian Hill. With the growth of the Indian Hill area throughout the late 1940s and early 1950s, residents began to contemplate incorporation as a separate municipality. While the community initially defeated the first two votes to incorporate, the residents of Indian Hill voted to incorporate in 1960 as the Village of Round Lake Heights.

The young municipality made use of existing buildings to operate: the Village Clerk's office was in her garage, the police department was run out of another garage, and meetings were held at the Indian Hill Social Club. Since its incorporation, Round Lake Heights has undertaken many efforts to provide facilities and services to its residents. A police department was formed in August 1960 and has maintained a 24 hour force since 1995. A former home was purchased in the 1970s for use as the Village Hall and in 2003 a new Village Hall was built, allowing the older facility to be used by WRLR. In the mid-1990s a public works department was created and the Village purchased its water system from Round Lake Beach. In 2002 a building department was created.

Round Lake Heights has grown significantly in size since its incorporation. In 1968 the Village annexed Indian Hill School. Shagbark Nature Preserve was annexed into the Village in 1977, while eighty acres north of Mohawk Drive was annexed into the Village in 1980 and 100 acres north and west of the Village was annexed in 1981. The additional land brought the Village to its present size, presenting an opportunity for the Pasquinelli and Neumann Homes developments in the late 1990s and early 2000s.

## Relationship with the 'GO TO 2040' Regional Comprehensive Plan

The Village's Comprehensive Plan priority should be to provide local guidance and support, and to address community needs and desires in an effort to achieve the community vision. However, the Village is a part of the larger Chicago metropolitan economic region and both influences and is influenced by the area.



The Chicago Metropolitan Agency for Planning is the official regional planning organization for the northeastern Illinois counties of Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will. CMAP developed and now guides the implementation of GO TO 2040, metropolitan Chicago's first comprehensive regional plan in more than 100 years. To address anticipated population growth of more than 2 million new residents, GO TO 2040 establishes coordinated strategies that will help the region's 284 communities address transportation, housing, economic development, open space, the environment, and other quality-of-life issues. The plan contains 4 themes and 12 major recommendation areas:

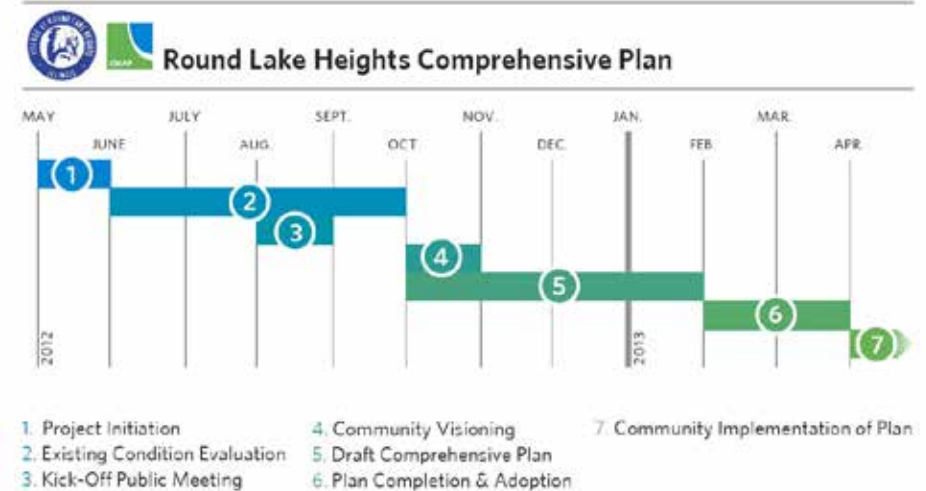
- Livable Communities
  - Achieve Greater Livability through Land Use and Housing
  - Manage and Conserve Water and Energy Resources
  - Expand and Improve Parks and Open Space
  - Promote Sustainable Local Food
- Human Capital
  - Improve Education and Workforce Development
  - Support Economic Innovation
- Efficient Governance
  - Reform State and Local Tax Policy
  - Improve Access to Information
  - Pursue Coordinated Investments
- Regional Mobility
  - Invest Strategically in Transportation
  - Increase Commitment to Public Transit
  - Create a More Efficient Freight Network

The most relevant topics areas for Round Lake Heights are Livable Communities and Regional Mobility, though the interconnected nature of many local issues ensures that Efficient Governance will be important as well. By undertaking a planning process to create a new Comprehensive Plan, Round Lake Heights has taken responsibility for guiding its future, and demonstrated its commitment to helping shape the future of the region as well.

## Planning Process

The planning process to create the Village's Comprehensive Plan includes multiple steps that will last approximately 12 months. The process has been crafted with assistance from the Village and is designed to include public input throughout. The key steps in the planning process are illustrated in Figure 1.2. Assisting CMAP during this effort will be the Steering Committee which is comprised of the Village Board and the Planning Commission.

**Figure 1.3 Timeline**



After the Existing Conditions Report is presented to the Village and Steering Committee for review and discussion, the next step in the process will be to work with the community to create a shared vision, including additional public meetings, the development of recommendations and final synthesis into a Comprehensive Plan. The Looking Forward section of this document outlines major issues and questions to tackle through the visioning process.





## Section 2

# Previous Plans, Studies & Reports

This section analyses the existing plans and studies for the Village and nearby areas, setting the planning context into which the Comprehensive Plan will fit.

The following are the existing plans, studies and reports reviewed in this section:

- Village of Round Lake Heights Comprehensive Plan (1983)
- Lake Villa Comprehensive Plan Map (2004)
- Village of Round Lake Comprehensive Plan (2007)
- Village of Round Lake Beach Comprehensive Land Use Plan (2009)
- Lake County Regional Framework Plan (2004/2007)
- 2010-2015 Transportation Improvement Program (2010)
- GO TO 2040, Central Lake County Corridor Project (2011)

These documents have been reviewed to create an all-encompassing Comprehensive Plan by building upon any relevant findings and recommendations. The planning efforts of the Village's neighbors have an outsized impact on both existing conditions and future planning due to Round Lake Heights' small size, location adjacent to significant unincorporated areas and connections to surrounding communities through various regional entities.

## Village of Round Lake Heights 1983 Comprehensive Plan

As noted previously, the Village completed its last comprehensive planning effort in 1983. This Plan came at a key time for the Village; 80 acres of land to the north had just been annexed and this land would become the subdivisions of Chesapeake Trails and Fox Glen, providing much of the population and household growth between 2000 and today.

The Plan focused on the unique position of Round Lake Heights, straddling the border between suburban and rural development. The Plan identified development patterns and regulations that would maintain this dual character while providing opportunities for growth. Therefore the Plan recommended a mix of housing types (single-family, cluster development, multi-family) combined with minimum open space requirements. The Plan called for the Village to adopt a natural resources protection ordinance to protect wetlands, floodplains and other environmental features. The Village preferred to annex properties west of Round Lake Heights and east of Fairfield Road, followed by properties north of the Village up to Monaville Road and finally by properties west of Fairfield Road.

Outside of the focus on conserving character while promoting development, the Plan also recommended that the Village:

- Consider creating its own water system when northern portions of Round Lake Heights were developed;
- Participate in housing rehabilitation efforts for the existing housing stock for elderly residents; and
- Promote commercial and industrial development.

## Lake Villa Comprehensive Plan Map

Discussions with Lake Villa staff indicate that in 2004 the Village adopted a “Comprehensive Plan Map” to guide future land development without adopting a full comprehensive plan. This map outlines recommended land uses both within Lake Villa and nearby unincorporated areas. While the property due north of the Fox Glen subdivision is identified for agricultural use, the other incorporated properties are identified for lower density residential development. Residential developments at a similar density to those found in the newest areas of Round Lake Heights are identified for the largely agricultural uses near the intersection of Fairfield Road and Monaville Road. “Commercial Recreation” development is recommended for properties on the western side of Fairfield Road south of Monaville Road.

## Village of Round Lake Comprehensive Plan

Adopted in 2007, the Village of Round Lake’s Comprehensive Plan is an outgrowth of the Village’s Downtown Plan. The Comprehensive Plan does not make specific recommendations regarding Round Lake’s downtown, instead recommending that the Village implement the Downtown Plan. This Downtown Plan recommended that Round Lake expand a transit-oriented development concept, focusing office, retail and residential development around the Round Lake Metra station at the intersection of Cedar Lake Road and Round Lake Road.

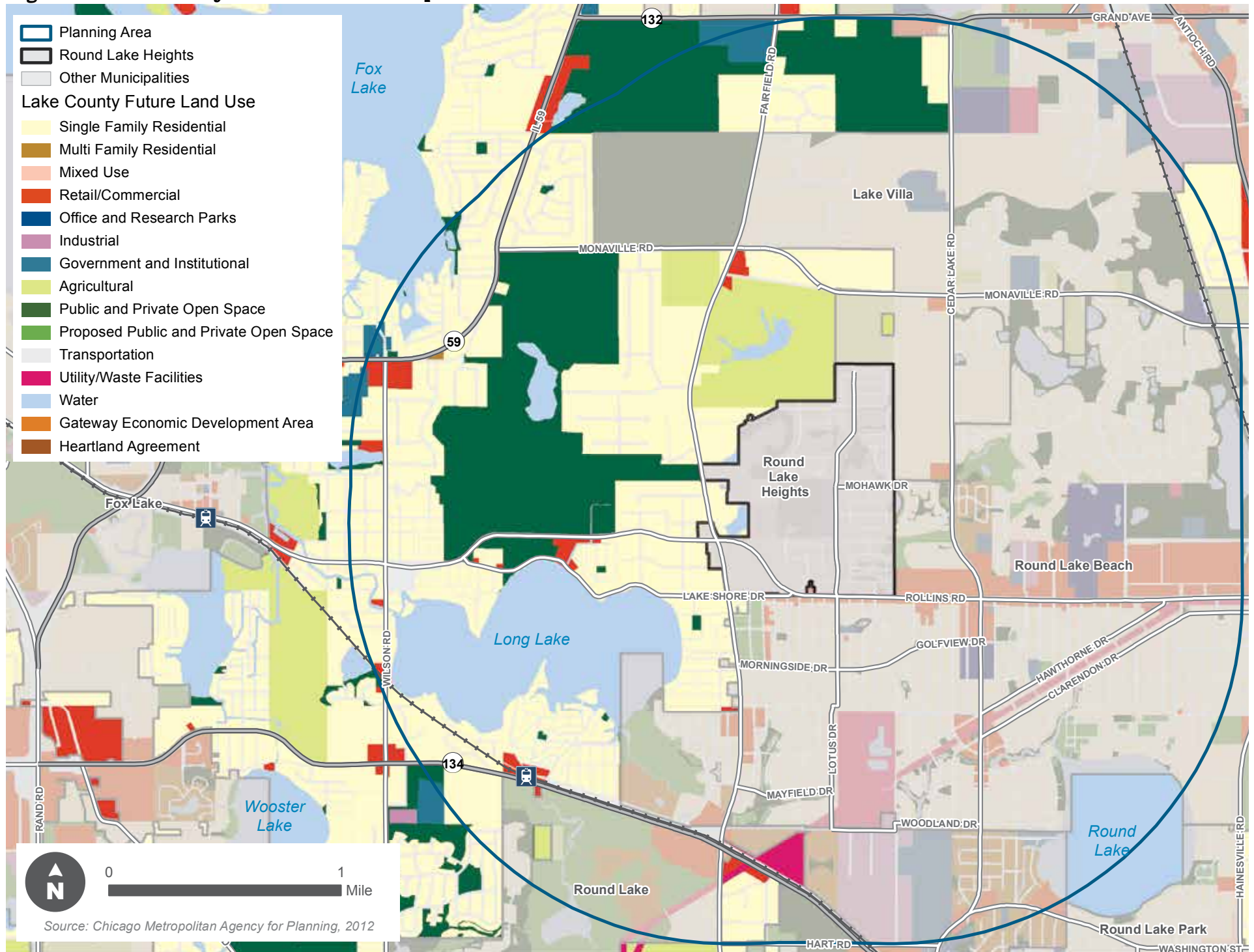
Most of the Comprehensive Plan focuses on future development opportunities to accommodate the projected growth from Northeastern Illinois Planning Commission (NIPC) 2030 population and employment projects. While developable opportunities are found throughout the Village and in surrounding unincorporated areas, the Plan recommends focusing most commercial, employment and mixed use developer opportunities along routes 120 and 60 and along the proposed alignment of the Route 53 extension. These areas are currently in unincorporated Lake County. The Plan also discusses preserving natural resources, including identification of 48 percent of the document’s planning area in the Future Land Use Map for “public/quasi-public” uses which includes open space such as parks, wetlands, floodplains, and lakes; land used for public buildings such as government offices, post office, schools and library; and quasi-public uses such as churches and utilities.

## Lake County Regional Framework Plan

As mentioned in both the 1983 Comprehensive Plan and the Regional Context chapter of this document, planning for the Village should consider the unincorporated areas west of the Village. Therefore, while the Lake County Regional Framework Plan contains recommendations which address housing, land use, transportation and environmental issues throughout the County, the recommendations which have the greatest impact on Round Lake Heights is the Future Land Use Map associated with the Plan.

While the Regional Framework Plan was last amended in 2007, Lake County amended its Future Land Use Map in 2010. This map identifies general land use categories for both incorporated and unincorporated areas of the County. The unincorporated areas north and west of Fairfield Marsh would be developed with a mix of medium density single family development (quarter acre lots and smaller) and agricultural land, with limited retail at the intersection of Fairfield Road and Monaville Road.



**Figure 2.1 Lake County Future Land Use Map**

# Village of Round Lake Beach Comprehensive Land Use Plan

Prepared for the Village of Round Lake Beach in 2009, this document was designed to serve as an update of the 1999 Plan Update, which itself was an update of the 1982 Comprehensive Plan. With a predominate land use focus, the Plan identifies the Village's preferred development pattern for both areas within the Village and unincorporated areas outside of it, in particular those areas in which it has the most long-term interest in annexation. Areas identified for annexation include properties west of Fairfield Road (southeast of Grant Woods Forest preserve). The Plan also identifies a number of large commercial uses for the Fairfield Road and Monaville Road area northwest of Round Lake Heights.

The Village's vision for eight target areas comprises the bulk of the Plan. Of these focus areas, five are noteworthy for Round Lake Heights.

- Area 1- Comprised of the 340 acre area north of Rollins Road and west of the Metra rail line, this target encompasses Round Lake Beach's envisioned town center. Building on governmental, quasi-public developments (Village Hall, the Metra station, a post office, Condell Urgent Care Center and Lake County Traffic Court), the Village envisions the development of both environmentally constrained properties to the west and under-used strip malls to the east into a mix of retail, office, and mixed use developments.
- Area 2- While most of this 40 acre target area north of Rollins Road along Route 83 has been developed with a variety of suburban commercial uses (Home Depot, Jewel, and Office Depot), the Village wants to develop the final 20 acres within this area as a shopping center or a standalone "big box" store.
- Area 5a- Comprising the southern Rollins Road frontage opposite the Village of Round Lake Heights, the Plan identifies this area as lacking in a unified design with poor landscaping and traffic geometry. The Plan recommends that the Village improve the look and feel with design standards that reduce the number of access points and impervious surface coverage while making it clear which parts of the area are in Round Lake Beach.
- Area 5b- Round Lake Beach envisions that Fairfield Road between Rollins Road and Long Lake Drive can serve as a generator for new development opportunities in the Village, in particular a sales tax base, by developing new retail, restaurant and office uses supported by multi-family housing opportunities.

- Area 5c- Recognizing the unique opportunity offered by Cedar Lake Road's access to Round Lake and its drain, the Plan recommends that Round Lake Beach focus on creating a niche commercial corridor that focuses on small scale specialized retail uses, offices and restaurants.

## Transportation Improvement Program (TIP)

The TIP contains metropolitan Chicago's agenda of surface transportation projects, listing all federally funded projects and regionally significant non-federally funded projects programmed for implementation in the next four years. The TIP helps both the transportation community and the general public track the use of local, state, and federal transportation funds. The TIP also helps municipalities, counties, other transportation implementers and planning organizations establish a transportation program that implements the goals of GO TO 2040.

The 2010-2015 TIP includes one project occurring in Round Lake Heights and four additional projects within the surrounding planning area.

- Shagbark Prairie Acquisition- Sponsored by the Round Lake Park District, the federal Recreational Trails Program is funding the acquisition of a 5 acre parcel in Round Lake Heights located between Shagbark Nature Preserve and Chesapeake Trails Park. Located along Fairfield Marsh, the parcel would connect existing trails in each of the adjoining parks. The Park District approved the acquisition of the parcel in April 2012 and should take ownership this year.
- Cedar Lake Road and Monaville Road- Funded through the Congestion Mitigation and Air Quality Improvement Program (CMAQ), a roundabout will be constructed at the intersection of Cedar Lake Road and Monaville Road. This Lake County Department of Transportation (LCDOT) project will include preliminary and final engineering, right of way acquisition and construction. The project should be completed after 2013.
- Fairfield Road and Monaville Road- Programed by LCDOT, this project will include intersection improvements and the addition of traffic signals for this intersection which is currently signalized with stop signs. No federal funding source is identified for the project at this time.



- Fairfield Road and Route 134- Engineering for intersection improvements and signal improvements are included in the current TIP. Improvements will include work on the portion of Fairfield Road which crosses the Milwaukee District North Line.
- Route 83- As part of a multi-phase project sponsored by the Illinois Department of Transportation (IDOT), Route 83 from Route 120 through Petite Road will be widened. The current TIP includes preliminary engineering for the project.

## GO TO 2040 Comprehensive Regional Plan, Central Lake County Corridor

GO TO 2040 is the region's official comprehensive plan for the Chicago region that includes Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will counties. To address anticipated population growth of more than 2 million new residents, GO TO 2040 establishes coordinated strategies that help the region's 284 communities address transportation, housing, economic development, open space, the environment, and other quality-of-life issues.

The Plan identifies major capital investments that will expand the capacity of regionally significant transportation facilities to support the region's expected growth and improve the quality of transportation service. Through the planning process, the Central Lake County Corridor: IL 53 North and IL 120 Limited Access project was identified as a priority project and included in the GO TO 2040 Plan. The Central Lake County Corridor project consists of two main components:

- Extending IL 53 from Lake-Cook Road to join IL 120 in central Lake County; and
- Widening IL 120 and constructing a bypass at Grayslake.

In 2011, the Illinois Tollway Board of Directors created the Blue Ribbon Advisory Council to develop a regional consensus on the project. Completing its review in 2012, the Advisory Council agreed on the following.

- The Illinois Route 53/120 Corridor project should move forward according to the Advisory Council's requirements.

- The new Illinois Route 53 should be a four-lane, limited access, tolled parkway with a 45 mph maximum operating speed.
- Alternative alignment configurations of Illinois Route 120 should move forward for further study.
- The project should be funded through the use of tolling, as well as the use of local revenue sources and other options developed in coordination with local governments. Those options could include adjusting tolls on the north Tri-State Tollway (I-94) and tolling the existing Illinois Route 53 from Lake Cook Road to the Jane Addams Memorial Tollway (I-90).

The Advisory Council's report outlined five recommended ways to move forward with an Illinois Route 53/120 Corridor project.

- Create a transportation system that preserves the environment and nearby communities and enhances connectivity;
- Design a context sensitive roadway;
- Respect and preserve the land;
- Establish an innovative funding plan for an innovative roadway; and
- Create a corridor plan and implementation strategy.

While this project would occur outside of the Village, it has the potential to decrease north-south travel times for residents and businesses accessing southern Lake County and northern Cook County, creating additional growth pressures in western Lake County.



# Section 3

## Community Outreach

To optimize community engagement throughout the planning process, CMAP staff formulated a public outreach strategy for broad based inclusion of Round Lake Height residents, businesses, and other stakeholders. This approach ensures that the concerns and interests of the Village's diverse community will be reflected in the goals of its comprehensive plan. In particular, the outreach strategy focuses on including youth, senior citizens, local business owners, and the Latino population in the comprehensive planning process.

### Key Findings

#### • Common Strengths

- *Community character:* When asked about the strengths of Round Lake Heights, every single stakeholder group discussed the small town feeling and sense of community of the Village. Many families have been residents of Round Lake Heights for decades and generations, and people feel strongly about this tight-knit community.
- *Parks and open space:* Containing a beautiful network of lakes, wetlands and open space, residents recognize that this location provides good access to family and outdoor amenities.
- *Local and regional services:* Residents commonly referred to the quality of public services and facilities such as the upkeep of streets, fire and police protection, and the park district.

#### • Common Issues

- *Economic growth:* Stakeholders raised concerns about the Village's small tax base and recommended options to develop/ redevelop along Rollins Road (particularly closer to Fairfield Road) and to attract new businesses.
- *Infrastructure improvements:* Stakeholders requested infrastructure improvements, including curbs, gutters and sidewalks in the old section of Village and a Round Lake Heights' controlled water access.
- *Preserve open space:* While the Village is home to the Fairfield Marsh and Shagbark Nature Preserve, residents emphasized the need to preserve open spaces, critical environmental areas and to expand amenities around these areas.
- *Streetscaping:* Many stakeholders shared an interest in improving the Village image through streetscaping and beautification.
- *Residential properties:* Stakeholders also suggested the need for senior housing and services to meet the needs of aging residents.



# Outreach Meetings

CMAF staff conducted and attended various meetings, interviews and events in order to learn about stakeholder issues and opportunities. While the specific questions and activities for each event differed slightly, all focus on answering the following basic questions:

- What is your vision for the Village of Round Lake Heights?
- What do you want Round Lake Heights to be known for in the Chicago region?
- What is Round Lake Heights' greatest asset to be preserved or enhanced?
- What is the greatest challenge facing the Village?

The following subsections provide an overview of each meeting.

## 1<sup>st</sup> Steering Committee Meeting

The Round Lake Heights Comprehensive Plan's Steering Committee is comprised of the Village Board and Planning Commission. The Steering Committee first met the evening of May 15, 2012, and CMAF staff attended this meeting to introduce members to the project and gather input about the Village's current issues and opportunities. Members discussed topics ranging from foreclosures, to the need to expand tax base, drainage and flooding, and lack of infrastructure to accommodate the aging population. Members would like to see a number of infrastructure improvements including locally controlled water access, the addition of curb, gutter, and sidewalks, and Village and population expansion through both existing property and through limited annexation. Committee members also expressed interest in integrating green initiatives into the Village and its comprehensive plan.

## Stakeholder Interviews

In order to gain further insight, CMAF staff conducted interviews on July 12, July 13, and July 17, 2012 with several key stakeholders throughout the community. These individuals represented a wide variety of interests and perspectives, ranging from institutional and community leaders to business owners to elected officials. These stakeholders held many of the same concerns, and in general expressed the desire to preserve the strengths of Round Lake Heights while adjusting to the changing economic and social conditions that exist today. Interviewed stakeholders included:

- Pat Bleck, Village Engineer, Village of Round Lake Heights
- Darrell Blenniss, Jr., Executive Director, Central Lake County Joint Action Water Agency

- Ricky Bueno, Executive Director, Frontline Street Intervention
- Constance R. Collins, Ph.D., Superintendent, Round Lake School District 116
- Carolina Duque, Executive Director, Mano a Mano Family Resource Center
- Mohammed Haque, District Manager, Lakes Region Sanitary District
- John Jonker, Village Historian, Village of Round Lake Heights
- Paul Matlethorpe, Fire Chief, Greater Round Lake Fire Protection District
- Bob Newport, Executive Director, Round Lake Area Park District
- John Van Pelt, Ph.D., Superintendent, Lake Villa School District 41
- Raymond Porten, Assistant Principal, Round Lake Middle School
- Gary Ricci, Pastor, New Hope Christian Community Church
- John Roehlk, Police Chief, Village of Round Lake Heights
- Phil Rovang, Manager, Round Lake Sanitary District

As the planning process moves into its next phase, CMAF staff will continue to conduct targeted stakeholder outreach, following up on comments, suggestions and topics raised through this report and subsequent activities.

## United States Environmental Protection Agency (USEPA) Building Blocks Workshop

CMAF applied for and received technical assistance from the USEPA to work with national experts on a workshop for strategies to protect water quality through land development techniques. Located in an environmentally sensitive area of Lake County, Round Lake Heights expressed interest in participating. On July 17, 2012, a team of



national experts organized by USEPA conducted a one-day technical assistance workshop with local leaders. The discussion included natural resource protection, open space planning, "safe routes to school," context-sensitive street design and redevelopment of brownfield and greyfield sites. Ideas that generated the most interest included balancing preservation with redevelopment along Rollins Road, creating a "state

of the art rural community” and green infrastructure demonstration projects. USEPA will finalize its involvement by creating a next steps memo with recommendations that will be integrated into the Comprehensive Plan.

### Village of Round Lake Heights Annual July Festival

On July 21, 2012, CMAP staff members attended the Village of Round Lake Heights’ Annual Summer Festival to gather feedback from the general public, supplementing input from the public kick-off meeting. The interactive activity included a large Village Map. Passersby were encouraged to place four different color dots on the map.

- A blue dot marked where the person or household lived;
- A green dot marked a place in the community that participants enjoy and like to visit;
- A red dot marked places they dislike; and
- An orange dot marked investment opportunities, a place that with some time and effort could become their favorite place.



Over 60 residents representing Round Lake Heights’ diverse community participated in the mapping exercise. Community residents were particularly concerned with the need for curb, sidewalks and streetlights, as well as the need for traffic control in residential and school areas for public and pedestrian safety. Residents also identified investment opportunities along Rollins Road and around Arrowhead Pond. The most common assets that residents marked as a place they liked revolved around the community’s amenities, from the quality of Village services to its natural open spaces.

### Public Kick-Off Meeting

In addition to meeting with particular groups of stakeholders in Round Lake Heights, CMAP also held a community-wide meeting that was open to the general public. To ensure the meeting was inclusive, Spanish-language materials promoted the public event and Spanish-speaking staff members facilitated discussion during the meeting. Approximately 23 residents, business owners, and community leaders attended this public meeting on the evening of August 7, 2012, in the Round Lake Heights Village Hall. After a brief presentation of the planning process by CMAP staff, participants worked in small groups to discuss issues and opportunities facing Round Lake Heights. Each small group prioritized their major ideas with the help of a facilitator, and then one member of each group reported back to the entire room about the challenges and strengths of the community. Next, the group participated in a live polling exercise, with the real-time results displayed of responses to what their top issues and or concerns were for the Village.

Many thoughtful ideas were shared by participants. Residents were interested in discussing business attraction to the main commercial corridor, specifically the redevelopment of Rollins and Fairfield. Ideas for new business types and amenities in that key location ranged from coffee shops to local mom and pop businesses. Participants also raised concern about the number of vacant homes and suggested diverse housing, including senior housing. From group to group, the meeting participants overwhelmingly agreed upon the Village’s greatest strengths: its small town feeling and sense of community, ethnic and age diversity, and rural and natural areas.







**SHAG BARK  
NATURE PRESERVE**

ROUND LAKE AREA

PARK DISTRICT

OPEN SUNRISE TO SUNSET





# Section 4

## Demographic Profile

To gain insight into the market and demographic dynamics that impact Round Lake Heights, data from the U.S. Census was gathered for analysis. Data discussed in this section comes from three sources collected by the U.S. Census Bureau: the 2000 U.S. Census, the 2010 U.S. Census and the 2006-2010 American Community Survey. For comparisons and trend analysis, data was also gathered for the same periods for Lake County and the Chicago, IL-IN Urbanized Area, which includes all contiguous areas with a population density of more than 1,000 persons per square mile.

### Key Findings

- Round Lake Heights is a growing youthful community.** The Village approximately doubled in size between 2000 and 2010 due to the new subdivisions completed during that time. While Lake County and the region aged more rapidly, Round Lake Heights' median age increased only slightly, from 29.4 to 29.8. More than 80 percent of Village residents are less than 50 years old and approximately 38 percent are less than 20 years old.
- Round Lake Heights' youth results in a larger workforce as a portion of its population than the County and the region.** Due to the high percentage of its population less than 50 years old, the proportion of the labor force as a percentage of the its total population is approximately 55 percent, higher than that of Lake County (53.5 percent) or the region (52.5 percent).
- As Round Lake Heights grew, the community became more diverse. Between 2000 and 2010, the proportion of Latinos, African-Americans and Asians in the Village increased significantly.** With this growth approximately 36 percent of Village residents are Latino and 51 percent are white. As discussed previously, this diversification played a key role in the public outreach efforts undertaken thus far.

# Demographic Analysis

Analysis of U.S. Census and American Community Survey data yields the following findings.

The average household size in Round Lake Heights is significantly larger than that of Lake County and the Chicago region. Per US Census data, the average household size in Lake County decreased from 2.88 in 2000 to 2.82 in 2010. The Village experienced the opposite trend, with the average household size increasing from 3.17 in 2000 to 3.61 in 2010. As a result, Round Lake Heights' average household size is significantly larger than the Lake County or regional averages.

Table 4.1 Population, Households, and Household Size, 2010

	Round Lake Heights	Lake County	Chicago Region
Population	2,676	703,462	8,431,386
Households	741	241,712	3,088,156
Average Household Size	3.61	2.82	2.73

Source - 2010 Census

Round Lake Heights' population experienced a large increase in the last decade. Between 2000 and 2010, the Village's population increased by 98.7 percent, from 1,347 to 2,676 residents. This growth rate is considerably larger than the growth of Lake County or the region.

Table 4.2 Population and Change in Population, 2000 and 2010

	Round Lake Heights	Lake County	Chicago Region
Population, 2000	1,347	644,356	8,146,264
Population, 2010	2,676	703,462	8,431,386
Change, 2000-10	1,329	59,106	285,122
Change as %, 2000-10	98.7%	9.2%	3.5%

Source - 2000 and 2010 Census

Round Lake Heights is becoming a more diverse community. In 2000, whites represented 73 percent of the population in Round Lake Heights. With significant population growth in the Village, whites make up approximately 51 percent of the population in 2010. Throughout the decade, the Latino population increased by approximately 234 percent and now constitutes 36 percent of the total population. Both the African-American and Asian populations increased significantly (approximately 423 percent and 927 percent respectively), though each group comprises less than 6 percent of the Village's total population. Similar diversification occurred in both Lake County and the region, as the white population declined and the Asian and Latino populations increased.

Table 4.3 Race and Ethnicity, 2010

	Round Lake Heights		Lake County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
White	1,371	51.2%	458,701	65.2%	4,486,557	53.2%
Hispanic or Latino*	963	36.0%	139,987	19.9%	1,823,609	21.6%
Black or African American	136	5.1%	46,989	6.7%	1,465,417	17.4%
Asian	154	5.8%	43,954	6.2%	513,694	6.1%
Other**	52	1.9%	13,831	2.0%	142,109	1.7%

Source - 2010 Census

\* includes Hispanic or Latino residents of any race

\*\* includes American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, Some Other Race, and Two or More Races

Table 4.4 Change in Race and Ethnicity, 2000-2010

	Round Lake Heights		Lake County		Chicago Region	
	Change in Population	Percent Change	Change in Population	Percent Change	Change in Population	Percent Change
White	389	39.6%	-14,267	-3.0%	-200,702	-4.3%
Hispanic or Latino*	675	234.4%	47,271	51.0%	414,407	29.4%
Black or African American	110	423.1%	3,409	7.8%	-72,117	-4.7%
Asian	139	926.7%	19,088	76.8%	137,701	36.6%
Other**	16	44.4%	3,605	35.3%	5,833	4.3%

Source - 2000 and 2010 Census

\* includes Hispanic or Latino residents of any race

\*\* includes American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, Some Other Race, and Two or More Races

Round Lake Heights is a younger community, aging more slowly. With almost 38.6 percent of the population less than 19 years old and more than 80 percent of the population less than 50 years old, Round Lake Heights has a median age of 29.8 years. The median age for Lake County is 36.7 years. While the median age in both Lake County and the Village increased between 2000 and 2010, the increase for Round Lake Heights was smaller (29.4 years to 29.8 years vs. 33.8 years to 36.7 years). The overall younger population and slower rate of increase is due to the higher percentage of the Village's population under 19 years.

Table 4.5 Age Cohorts and Median Age, 2010

	Round Lake Heights		Lake County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
Under 19 years	1,034	38.6%	213,592	30.4%	2,346,937	27.8%
20 to 34 years	540	20.2%	123,295	17.5%	1,790,049	21.2%
35 to 49 years	657	24.6%	158,286	22.5%	1,807,886	21.4%
50 to 64 years	333	12.4%	135,196	19.2%	1,534,488	18.2%
65 to 79 years	86	3.2%	52,856	7.5%	679,470	8.1%
80 years and over	26	1.0%	20,237	2.9%	272,556	3.2%
Median Age (2010)	29.8		36.7		N/A	

Source - 2010 Census

Household incomes in Round Lake Heights are lower than that of Lake County as a whole. The median household income for Round Lake Heights is \$64,896, which is slightly lower than Lake County's \$78,948. The primary driver of the difference between household income of the Village and the County are the fewer households making more than \$150,000 (3.8 percent for Round Lake Heights vs. 20.1 percent for Lake County). More than 65 percent of Round Lake Heights' households make between \$25,000 and \$100,000 whereas approximately 50 percent of Lake County households and 53 percent of regional households earn within the same income range.

Table 4.6 Household Income, 2010

	Round Lake Heights		Lake County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	104	12.5%	30,047	12.6%	594,251	19.5%
\$25,000 to \$49,999	189	22.7%	42,916	17.9%	650,102	21.4%
\$50,000 to \$74,999	202	24.2%	40,669	17.0%	553,681	18.2%
\$75,000 to \$99,999	162	19.4%	34,941	14.6%	414,960	13.6%
\$100,000 to \$149,000	145	17.4%	42,692	17.8%	460,697	15.1%
\$150,000 and over	32	3.8%	47,981	20.1%	370,397	12.2%
Median Income (2010)	\$64,896		\$78,948		N/A	

Source - 2006-2010 ACS

There is a gap in the number of Round Lake Heights' residents with higher education degrees when compared to Lake County and the region. Almost 80 percent of Round Lake Heights' residents who are 25 years or over hold high school diplomas. This rate is lower than that of Lake County and the Chicago region. The portion of residents who are 25 years or over which have earned a bachelor's degree in Round Lake Heights is less than half that of either County or the region, at only 17 percent.



Table 4.7 Education Levels, 2010

	Round Lake Heights		Lake County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
Population, 25 years and over	1,607	100.0%	440,297	100.0%	5,450,630	100.0%
High school diploma or higher	1,276	79.4%	389,627	88.5%	4,661,868	85.5%
Bachelor's degree or higher	274	17.1%	181,834	41.3%	1,899,328	34.8%

Source - 2006-2010 ACS

Unemployment rates in Round Lake Heights are higher when compared to the County and the region. Consistent with the youthful population of Round Lake Heights, the portion of its population 16 years and over in the labor force is higher than that of Lake County or the region. Round Lake Heights also has a significantly higher unemployment rate than the County or region, though this may be partially due to the larger number of residents in the labor pool.

Table 4.8 Employment Status, 2010

	Round Lake Heights		Lake County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
Population, 16 years and over	1,959	100.0%	525,981	100.0%	6,481,308	100.0%
In labor force	1,482	75.7%	376,488	71.6%	4,429,414	68.3%
Employed	1,285	86.7%	336,890	89.5%	4,020,137	90.8%
Unemployed	185	12.5%	28,207	7.5%	395,392	8.9%
Not in labor force	477	24.3%	149,493	28.4%	2,051,894	31.7%

Source - 2006-2010 ACS

Manufacturing accounts for the largest job sector among Round Lake Heights' residents. Over 15 percent of the Village's residents work in manufacturing, followed by health care and social assistance, and retail trade. These figures are fairly similar to Lake County averages.

Table 4.9 Employment of Community Residents by Industry Sector, 2010

	Round Lake Heights		Lake County	
	Count	Percent	Count	Percent
Total Employed Population*	773	100.0%	305,655	100.0%
Manufacturing	121	15.7%	39,448	12.9%
Health Care and Social Assistance	97	12.5%	32,987	10.8%
Retail Trade	96	12.4%	35,472	11.6%
Wholesale Trade	70	9.1%	20,996	6.9%
Educational Services	60	7.8%	29,511	9.7%
Administration & Support, Waste Management and Remediation	55	7.1%	20,495	6.7%
Accommodation and Food Services	53	6.9%	21,811	7.1%
Finance and Insurance	33	4.3%	17,005	5.6%
Construction	31	4.0%	9,629	3.2%
Professional, Scientific, and Technical Services	29	3.8%	23,030	7.5%
Other Services (excluding Public Administration)	25	3.2%	10,016	3.3%
Management of Companies and Enterprises	21	2.7%	8,602	2.8%
Arts, Entertainment, and Recreation	21	2.7%	7,551	2.5%
Public Administration	19	2.5%	9,260	3.0%
Transportation and Warehousing	18	2.3%	8,154	2.7%
Information	12	1.6%	6,391	2.1%
Real Estate and Rental and Leasing	10	1.3%	3,816	1.2%
Agriculture, Forestry, Fishing and Hunting	1	0.1%	392	0.1%
Utilities	1	0.1%	1,015	0.3%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	74	0.0%

Source - LEHD

\*Note that the total employment figures reported in Table 4.8 are different from those in tables 4.9 and 4.10 due to the difficulty and variety of methods used to estimate employment from different sources.

Round Lake Heights' residents work in an array of Lake County communities. Of the Village's employed population, 56 percent work within Lake County and an additional 30 percent work in Cook County. While some employees commute to nearby communities (e.g. Round Lake Beach, Round Lake and Grayslake), far more commute to locations south and east of the Village (e.g. Chicago, Waukegan, Gurnee, and Vernon Hills).

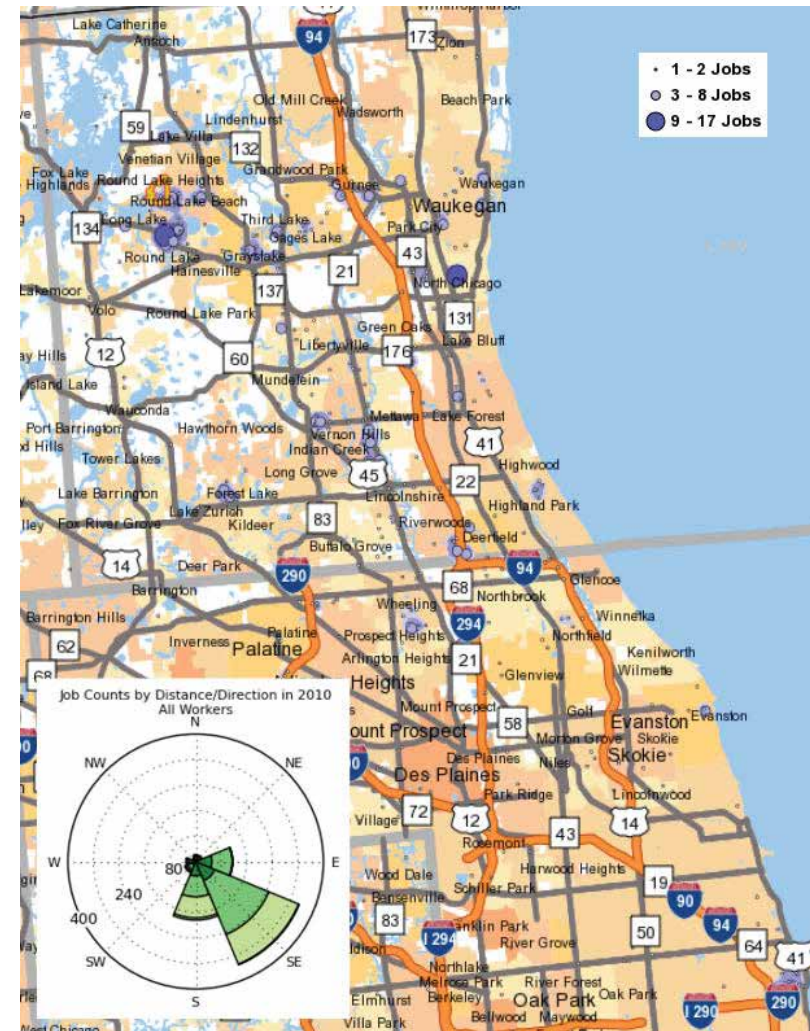
Table 4.10 Employment Location of Community Residents, 2010

	Count	Percent
Total Employed Population	773	100.00%
Chicago	60	7.80%
Waukegan	40	5.20%
Round Lake	36	4.70%
Gurnee	32	4.10%
Grayslake	30	3.90%
Round Lake Beach	26	3.40%
Libertyville	24	3.10%
Vernon Hills	22	2.80%
Schaumburg	19	2.50%
Lake County Remainder	223	28.80%
Cook County Remainder	153	19.80%
McHenry County	39	5.00%
DuPage County	25	3.20%
All Other Locations	44	5.70%

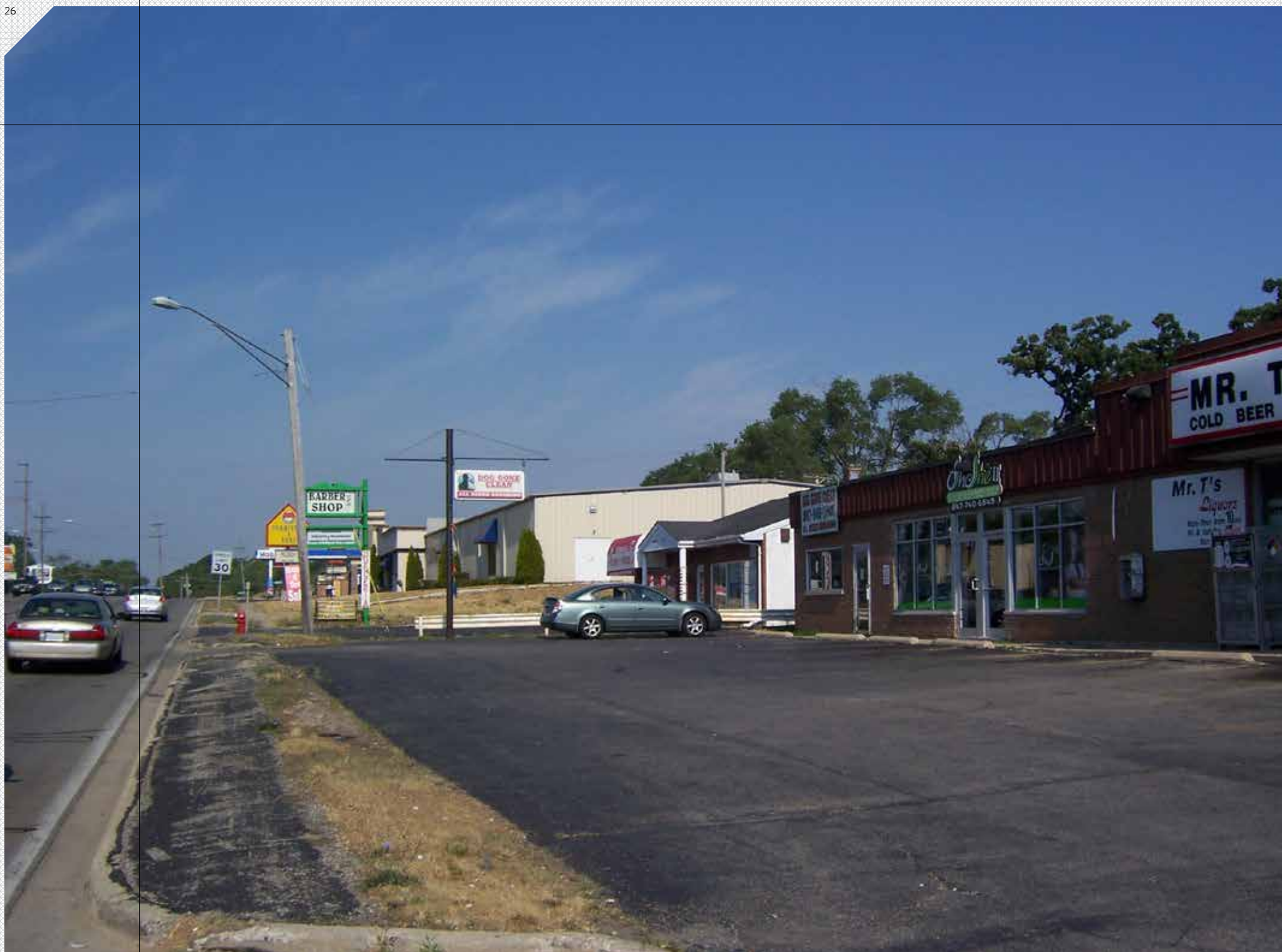
Source - LEHD

The following map describes where Round Lake Heights' residents work. Greater concentrations of darker colored purple circles in Figure 4.1 correspond to areas where more community residents work. Please note that this map does not depict the full extent of where the Village's residents work, but it does depict all major concentrations and the majority of workers.

**Figure 4.1 Employment Location of Community Residents, 2010**



Source - LEHD On The Map





# Section 5

## Economic Assessment

Economic health is critical for any community. This section examines key economic and market indicators in Round Lake Heights such as employment trends, dominant industries, equalized property values, and commercial property trends. Various data resources were utilized and analyzed in assembling this assessment, including the Illinois Department of Security, U.S. Census Bureau Longitudinal Employment-Household Dynamics (LEHD), Illinois Department of Revenue, and CoStar Data.

### Key Findings

- **While Round Lake Heights' employment base grew since 2002, there remains a paucity of jobs within the Village.** Round Lake Heights' private sector employment base – workers who work in Round Lake Heights, irrespective of where they live – grew by 29 percent between 2002 and 2010.
- **Round Lake Heights' jobs are heavily concentrated in the education and health care sectors.** These two industries make up more than 70 percent of the jobs in the Village. However, this is primarily due to low employment numbers, rather than the presence of any significant industry cluster.
- **Residential properties account for an overwhelming majority of property value in Round Lake Heights.** According to data from the Illinois Department of Revenue, 90 percent of Round Lake Heights' total property value came from residential properties in the Village.
- **Round Lake Heights generates substantially less revenue from retail sales on a per capita basis compared to the County and region.** In 2010, Round Lake Heights generated approximately \$7 million in general merchandise retail sales, or less than \$2,700 per resident.

# Employment Trends

Round Lake Heights’ employment base grew between 2002 and 2010. Round Lake Heights’ employment base – workers who work in Round Lake Heights, irrespective of where they live – grew by 29 percent between 2002 and 2010. According to data from the U.S. Census Bureau’s Local Employment Dynamics database, during that time Round Lake Heights added 51 jobs, giving it a total of 225 jobs in 2010. Over the same period jobs in Lake County increased by less than two percent, and were virtually unchanged for the seven-county region.

balance of local employment is generally within small businesses specializing in services, such as social assistance, auto repair, cleaning services, and retail.

Round Lake Heights’ concentration of jobs in the aforementioned sectors is unique. The Village has more than four times as many educational services jobs on a percentage basis as the County and region (both at 10 percent), and more than twice as many service jobs than that of the County (just under three percent) or the region (nearly four percent). This distribution likely reflects the lack of jobs in other industries, rather than an actual cluster of such jobs in Round Lake Heights.

Table 5.1 Employment Estimates

	Round Lake Heights	Lake County	Chicago Region
Employment, 2002	174	283,787	3,509,361
Employment, 2010	225	288,264	3,510,403
Change, 2002-10	51	4,477	1,042
Change as %, 2002-10	29.3%	1.6%	0.0%

Source: U.S. Census, Local Employment Dynamics

However, there is a paucity of jobs in Round Lake Heights. Even when accounting for the Village’s small size Round Lake Heights lacks jobs within its boundaries. On a jobs-per-household basis the Village contains far less than one job per household. Within the County and the region, there tend to be more jobs than households.

Table 5.2 Total Jobs per Household

	Round Lake Heights	Lake County	Chicago Region
2010	0.30	1.19	1.14

Source: U.S. Census, Local Employment Dynamics

Round Lake Heights’ jobs are heavily concentrated in the education, health care, other services, retail, and public administration sectors. Nearly 90 percent of all of Round Lake Heights’ jobs are in the above stated sectors, with the balance scattered among several other industries. Educational services represent 47 percent of all Round Lake Heights’ jobs, by far the largest employment sector. According to data gathered by CMAP, Round Lake Heights’ top employer is Round Lake School District #116, which employs more than 100 teachers and administrators at Indian Hill Elementary and Round Lake Middle schools. The schools comprise nearly half of the employment within the Village. The

Table 5.3 Employment of Workers by Industry Sector, 2010

	Round Lake Heights Count	Round Lake Heights Percent	Lake County Percent	Chicago Region Percent
Educational Services	106	47.1%	9.8%	10.1%
Health Care and Social Assistance	55	24.4%	10.3%	12.7%
Other Services (excluding Public Administration)	16	7.1%	2.6%	3.5%
Retail Trade	12	5.3%	14.1%	10.7%
Public Administration	12	5.3%	2.7%	3.8%
Real Estate Rental and Leasing	9	4.0%	1.0%	1.5%
Construction	4	1.8%	3.2%	3.4%
Administration and Support, Waste Management and Remediation	3	1.3%	6.2%	6.6%
Accommodation and Food Services	3	1.3%	5.8%	7.1%
Finance and Insurance	3	1.3%	5.1%	5.9%
Professional, Scientific, and Technical Services	1	0.4%	5.9%	7.5%
Information	1	0.4%	1.7%	2.3%
Manufacturing	0	0.0%	16.4%	10.4%
Wholesale Trade	0	0.0%	8.2%	5.7%
Transportation and Warehousing	0	0.0%	1.5%	4.4%
Arts, Entertainment, and Recreation	0	0.0%	2.5%	1.8%
Management of Companies and Enterprises	0	0.0%	2.0%	2.0%
Utilities	0	0.0%	0.5%	0.5%
Agriculture, Forestry, Fishing and Hunting	0	0.0%	0.5%	0.1%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0.0%	0.0%
Total	225	100.0%	100.0%	100.0%

Source: U.S. Census, Local Employment Dynamics; Illinois Department of Employment Security

## Property Values

Residential properties account for the vast majority of property value in Round Lake Heights. According to data from the Illinois Department of Revenue, nearly 90 percent of Round Lake Heights' total property value came from residential properties. The remaining EAV comprises commercially and industrially designated properties.

Table 5.5 Round Lake Heights Equalized Assessed Value (EAV) by Property Type, 2010

Property Type	Estimated EAV
Industrial EAV	\$192,392
Residential EAV	\$44,013,962
Commercial EAV	\$5,534,171
Railroad EAV	\$0
Farm EAV	\$0
Mineral EAV	\$0
Total EAV	\$49,740,525

Source: Illinois Department of Revenue

Table 5.6 illustrates how Round Lake Heights compares on a per capita basis with the County and region. Overall, the Village's total per capita property value is roughly one-half that of the County and region.

Table 5.6 Estimated EAV per Capita by Property Type, 2010

	Round Lake Heights	Lake County	Chicago Region
Industrial EAV	\$72	\$1,252	\$3,430
Residential EAV	\$16,448	\$31,094	\$24,639
Commercial EAV	\$2,068	\$5,532	\$7,130
Railroad EAV	\$0	\$14	\$30
Farm EAV	\$0	\$0	\$2
Mineral EAV	\$0	\$7	\$126
Total EAV	\$18,588	\$37,899	\$35,357

Source: Illinois Department of Revenue



# Retail Sales

Round Lake Heights generates substantially less revenue from retail sales on a per capita basis when compared to the County and region. In 2010, Round Lake Heights generated approximately \$7 million in general merchandise retail sales, or about \$2,600 per resident. The per capita rate of retail sales is far below that for Lake County (\$14,200) and the region (\$9,700).

Table 5.7 Total Retail Sales, 2010

	Round Lake Heights	Lake County	Chicago Region
Retail sales	\$7,072,722	\$9,998,102,475	\$81,925,804,488
Retail sales per capita	\$2,643	\$14,213	\$9,717

Source: Illinois Department of Revenue

# Commercial Property

Round Lake Heights contains a limited amount of commercial space. According to data from Co-Star and the Lake County Assessor’s Office, the Village has approximately 95,000 square feet of commercial space. On the Village’s 59 commercially zoned parcels there are 23 commercial buildings, with about 61,000 square feet used for retail purposes (64 percent) and about 34,000 square feet utilized as industrial space (36 percent of the total). There are no primary office commercial spaces in Round Lake Heights. The Village did experience an increase in the commercial space vacancy rate between 2006 and 2012, largely due to the closure of the Ashley Furniture store on Rollins Road. Due to the very limited amount of commercial space, vacancy rates in the community can fluctuate significantly from year to year as individual businesses open or close.

Table 5.8 Commercial Real Estate Square Footage and Vacancy by Type, 2011 4Q

	Round Lake Heights		Far North Central Submarket*		Region**	
	Total RBA	Vacancy Rate	Total RBA	Vacancy Rate	Total RBA	Vacancy Rate
Retail	60,871	42.9%	3,743,197	13.7%	504,800,967	8.4%
Industrial	34,343	0.0%	2,458,144	5.8%	1,188,006,642	10.4%
Office	-	-	599,256	14.1%	457,134,759	14.6%
Total Commercial Real Estate	95,214	16.2%	6,800,597	10.9%	2,149,942,368	10.8%

Source: CMAP Analysis of CoStar data

\*Submarket Includes Round Lake Beach, Lindenhurst, Lake Villa, Fox Lake, Long Lake, Round Lake Heights as well as other communities.

\*\* CoStar’s Chicago region includes portions of Northwest Indiana and southwest Wisconsin

Table 5.9 Retail Vacancy Rates, 2006 and 2012 (2Q)

	Total Retail SF, 2006	2006 Vacancy Rate	Total Retail SF, 2011 (4Q)	2012 (2Q) Vacancy Rate
Retail Space	60,871	7.9%	60,871	25.3%

Source: CoStar; Lake County Assessor’s Office

Table 5.10 Industrial Vacancy Rates, 2001 and 2011 (4Q)

	Total Industrial SF, 2001	2001 Vacancy Rate	Total Industrial SF, 2012 (2Q)	2012 (2Q) Vacancy Rate
Industrial Space	34,343	7.9%	34,343	0.0%

Source: CoStar









# Section 6

## Land Use & Development

This section describes the existing land use and development conditions within and near Round Lake Heights, focusing how its combination of land uses and zoning standards create both community character and opportunities for improved land use planning within the Village. Data and analysis comes from a combination of CMAP's Geographic Information System (GIS) database and visual assessments of the community undertaken by the project team.

### Key Findings

- **The simplicity of the existing zoning ordinance is both a strength and a weakness.** The small number of zoning categories allows developers and property owners great flexibility. However, the small number of zoning categories do not allow for a nuanced approach to how the Village feels key areas, such as the Rollins Road corridor, should develop.
- **The current performance and design standards focus on health and safety impacts of business and industrial developments.** These regulations leave the Village without an identified vision of how to handle important issues such as parking, landscaping and design.
- **Many zoning designations do not match well with the underlying land uses.** In particular, the predominance of residential zoning obscures the unique open space assets of Round Lake Heights and conflicts with those areas identified by the public and stakeholders for future development or redevelopment.
- **The future of the Village's main commercial corridors is intertwined with the planning of other governmental agencies.** For example, development of southern Fairfield Road as a commercial corridor is anticipated by Round Lake Beach and Round Lake Heights, but not by Lake County's Regional Framework Plan. Also, Round Lake Beach and Lake County are key partners in the future of the Rollins Road corridor.

# Land Use

The Village of Round Lake Heights is 404 acres, characterized by its wealth of open space and single-family homes. While single-family residential is the largest single land use category, the combined totals of wetlands, open space and water (35.9 percent) highlights that the Village contains almost as much environmentally critical land as it does residential. The 15 percent of land area devoted to transportation (consisting largely of roads) emphasizes the central role of infrastructure in a well-developed community.

Table 6.1 Land Use in Round Lake Heights

Land Use Category	Acres	Percent
Single Family Residential	147.9	36.6%
Multi-Family Residential	1.4	0.3%
Government/Institutional	8.2	2.0%
Transportation	60.7	15.0%
Agricultural	0.1	0.0%
Retail/Commercial	15.4	3.8%
Industrial	2.8	0.7%
Public/Private Open Space	89.0	22.0%
Wetlands	11.9	2.9%
Water	45.0	11.1%
Vacant	21.6	5.3%
Total	404.0	100.0%

Source: CMAP and Lake County

## Residential

As discussed further in the Housing Section, Round Lake Heights’ housing stock is 92 percent single-family detached. This finding is consistent with Figure 6.1 and Table 6.1, both of which show that single-family housing is by far the largest land use in Round Lake Heights. These homes fall into two primary categories. The area south of Mohawk Drive was built in the 1940s, 1950s and 1960s, part of the original Indian Hill subdivision. The area north of Mohawk Drive is comprised of two subdivisions (Fox Glen and Chesapeake Trails) built in the late 1990s and early 2000s. While the age differences result in differing home appearances, the use of cluster residential development in the newer areas created

lots which are similar in square footage to those found in the older areas. The Village’s few multi-family structures are clustered on the northern side of Rollins Road in three apartment buildings.

## Commercial

Commercial uses are primarily clustered along Rollins Road, interspersed by multi-family, industrial and private open space. Uses include restaurants, stores and other convenience uses with no anchor development or use. Most buildings have small footprints and feature a range of architectural styles. Most properties are auto-oriented, with parking placed between the street and the building. Little landscaping is provided within the public right-of-way or on private property.

The underlying parcels vary substantially in size, with the smallest and shallowest parcels located on the eastern end of Rollins Road and parcels becoming larger on the less developed western end. The smallest parcels are approximately 8,000 s.f. in size, with a typical lot size of 60 ft. x 140 ft. To increase building size and provide parking or other on-site amenities, many of these lots have been consolidated.

## Industrial

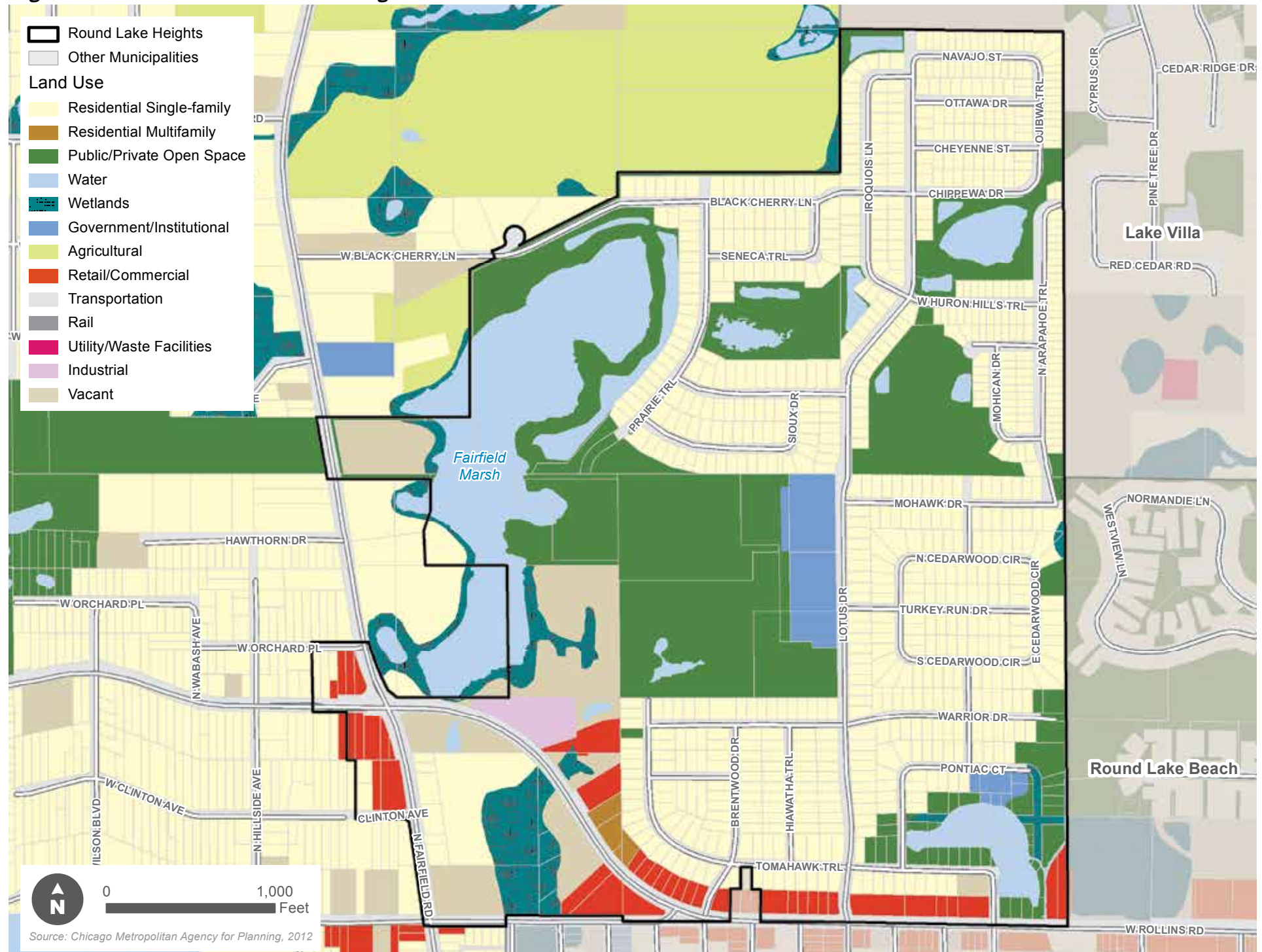
Only one property in the Village is used for quasi-industrial purposes; Safeway Storage. As discussed later on in this section, other areas are zoned for light industrial use, but the current uses of these properties are not industrial.

## Institutional

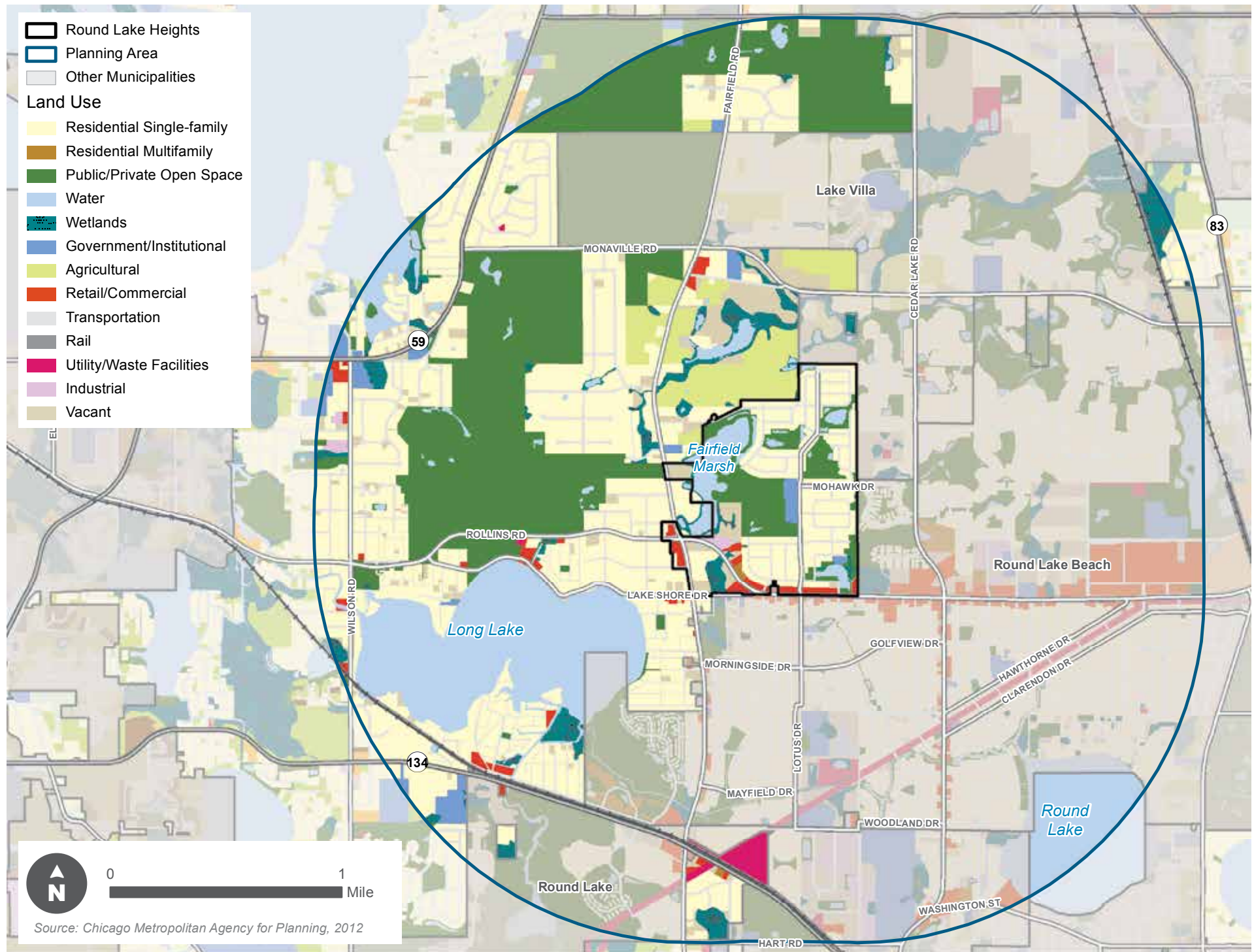
Most of Round Lake Heights’ institutional uses are educational and governmental facilities. Indian Hill Elementary School and Round Lake Middle School are located off of Lotus Drive. Village Hall is located at the eastern end of Pontiac Trail, overlooking Arrowhead Pond.

## Open Space

The Village has an interesting mix of both public and private open spaces throughout the Village. Public open spaces are generally in the eastern part of the Village, centered on resources such as Shagbark Nature Preserve and stormwater facilities established as part of cluster residential developments in the subdivisions north of Mohawk. Private open spaces are in the southwestern parts of the Village, clustered around the wetlands associated with Fairfield Marsh. Section 9 of this report contains an extensive discussion of the parks and open spaces in Round Lake Heights.

**Figure 6.1 Land Use in Round Lake Heights**



**Figure 6.2 Regional Existing Land Use**

# Zoning

Since the adoption of the Round Lake Heights zoning ordinance in 1991, the Village has amended the standards twice, most recently in 2006. These amendments, addressing occupancy permits and non-conforming uses, left the bulk of the 1991 ordinance intact. The Village is zoned into four broad zoning districts: SF Single-Family, MF Multi-Family, B Business and I Limited Light Industrial.

More than 85 percent of the Village is zoned SF Single-Family. While primarily a zone for detached single-family dwellings, it also permits a variety of community service related uses, including schools, fire stations, hospitals, nursing homes and community centers. This zone encompasses the older Indian Hill subdivision, the newer developments of the late 1990s and early 2000s along with various one-off residential units. Therefore, the SF zone is a mix of requirements designed to govern rehabilitation, expansion and new development with the same zone. Standards for lot area and density include different requirements for lots created before and after January 1, 1990 (prior the proposal of new development north of Mohawk) and March 27, 1991 (date of adoption for the current zoning ordinance). Newer developments are intended to be less dense than those created prior to the early 1990s. Unit bulk and size is mostly controlled through a 30 ft. height requirement and a .35 floor area ratio (FAR).

Adopted prior to the construction of Chesapeake Trails or Fox Glen, the ordinance acutely reflects the primary land use issues facing the Village at that time. Echoing the recommendations of the 1983 Master Plan, the SF zone includes the option for cluster residential development to allow the preservation of key natural features in exchange for smaller lot sizes than would generally be permitted. Both of the new subdivisions used this requirement, creating lot sizes relatively similar to those found in the rest of the Village while also creating open space and parks within the neighborhoods.

Only a small portion of the Village, along the northern side of Rollins Road (less than 1 percent of its land area), is zoned for multi-family development. As discussed earlier, this area contains three apartment buildings which are the only multi-family structures in Round Lake Heights. While the ordinance permits the creation of townhomes, condos and all uses permitted in the SF zone, new apartments are explicitly prohibited within the MF zone. Apartments are only allowed as replacements of current structures. This zone also permits cluster residential development. The lot area and density requirements of the

zone ensure that while allowing development which is multi-family in form, the per acre unit output from any new development would be similar to that found in the SF Single-Family zone.

The second largest zoning district in the Village is the B Business District, comprising slightly more than 10 percent of Round Lake Heights. Encompassing most of the frontage properties along Rollins Road and Fairfield Road, this zone permits a wide range of general business uses, allowing a mix of restaurants, stores and professional offices. The zone includes few bulk standards outside of setback requirements, including the creation of a 10 ft. landscape perimeter on all sides. The ordinance instead focuses on controlling the differences between business and industrial uses by establishing that no structure may use more than 40 percent of its floor area for industrial or storage purposes within the B zone.

The Village has zoned two areas for industrial development, a property north of Rollins Road, located between Fairfield Marsh and Shagbark Nature Preserve, and a pair of lots along Clinton Avenue west of Fairfield Road. As a result, only approximately 3 percent of the Village is within the LI Limited Light Industrial District. Of these two sites, only the property along Clinton Avenue is developed. The other property is undeveloped, but is in common ownership with Safeway Storage along Rollins Road. The current owner of Safeway Storage has expressed interest in the future development of the adjacent industrial zoned property for boat and RV parking.

The LI zone permits an eclectic mix of storage, industrial and service uses on a minimum lot area of 40,000 s.f. While the zone is subject to a number of general performance requirements, only the buffering requirements from a residential zone are specific to the LI zone. All developments which abut a residential zone are required to have a 50 ft. side yard setback and all lot lines adjacent to a residential zone must contain a screen (solid wall, fence or landscape buffer) that is at least 6 ft. high and able to conceal at least 50 percent of the view at all points along the screen.

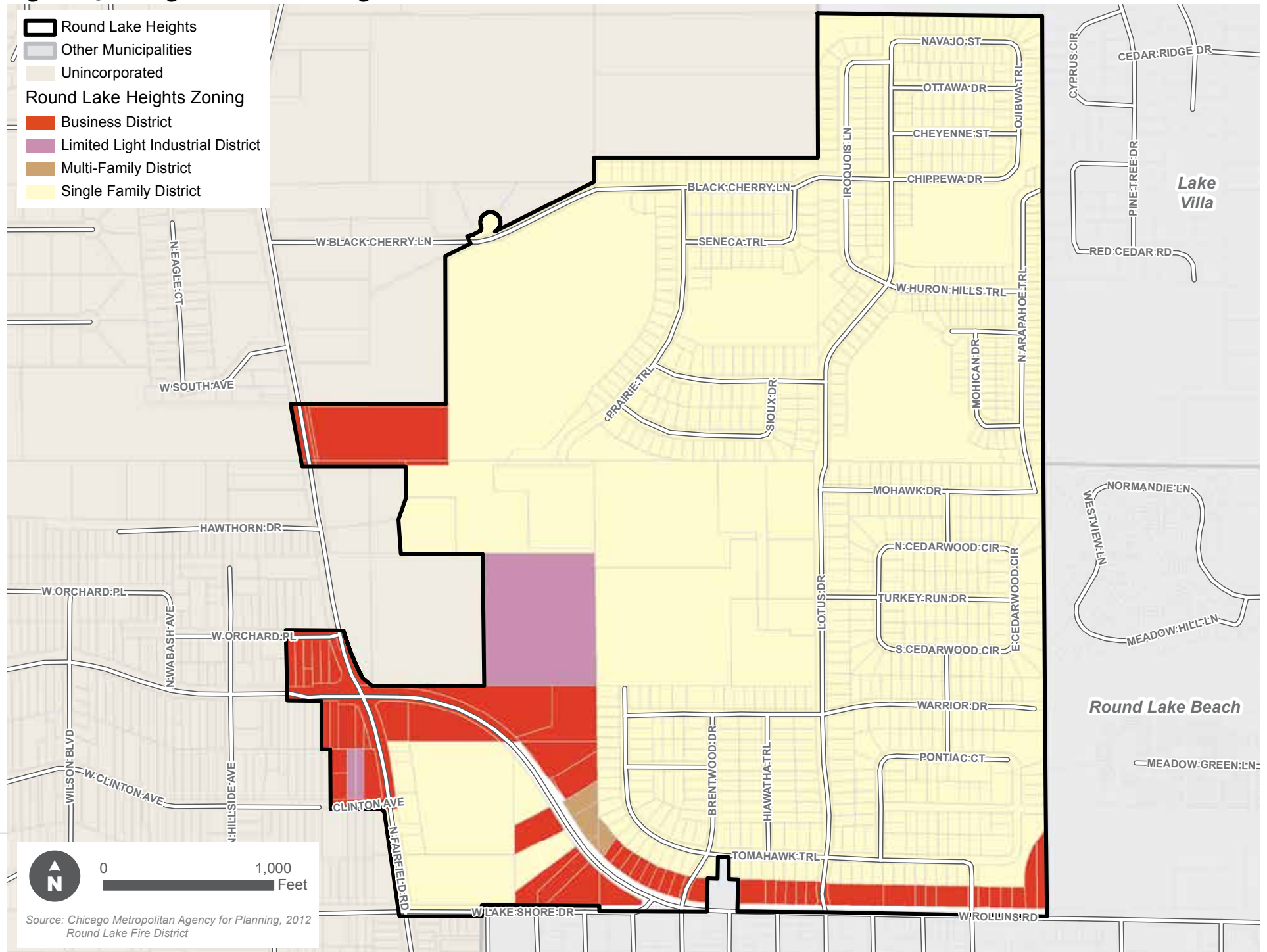
**Figure 6.3 Zoning in Round Lake Heights**



Table 6.2 Key characteristics of major zoning districts in Round Lake Heights

<b>Residential Zoning Classification</b>	<b>Examples of Permitted Uses</b>	<b>Minimum Lot Area</b>	<b>Density (dwelling units per acre)</b>	<b>Floor Area Ratio (FAR)</b>	<b>Height</b>
SF Single-Family District	single-family dwellings, churches, municipal buildings, temporary buildings, incidental accessory uses	10,000 s.f. for non-corner lots; 11,700 s.f. for corner lots established after March 27, 1991.	4 d.u./ac. for post January 1, 1990 subdivisions, 6 d.u./ac. for pre January 1, 1990 subdivisions	0.35	30 ft.
MF Multi-Family District	all uses within the SF Single-Family District, townhomes and condominiums; new apartments are explicitly prohibited	16,900 s.f.	4 d.u./ac.; 2 d.u. per appropriately zoned lot	n/a	35 ft.
<b>Non-Residential Zoning Classification</b>	<b>Examples of Permitted Uses</b>	<b>Minimum Lot Area</b>	<b>Floor Area Ratio (FAR)</b>	<b>Height</b>	<b>Design Standard</b>
B Business District	delicatessen, florists, hardware stores, banks, cleaners, hotels and motels, parking lots, accountants, dental offices, theaters, nursing homes, libraries, meeting halls	n/a	n/a	45 ft.	10 ft. landscape perimeter required on all sides
LI Limited Light Industrial District	bakeries, sheet metal shops, warehouses, wholesale establishments, auto repair, car washes, taverns, boat sales/rentals/storage/repair, farms	40,000 s.f.	2.0	45 ft.	10 ft. landscape perimeter required on all sides

Source: Round Lake Heights

Beyond standards for individual zones, the ordinance includes performance and design standards. Most of these requirements are found in Section 8-4-5 and apply only to the LI and B zones. Standards address undesirable externalities from operations, such as sound, light and air pollution. Regulations related to stormwater management, covered in more detail in Section 9, are through local adoption of the County's Watershed Development Ordinance. The Village Zoning Ordinance does not regulate parking or landscaping.

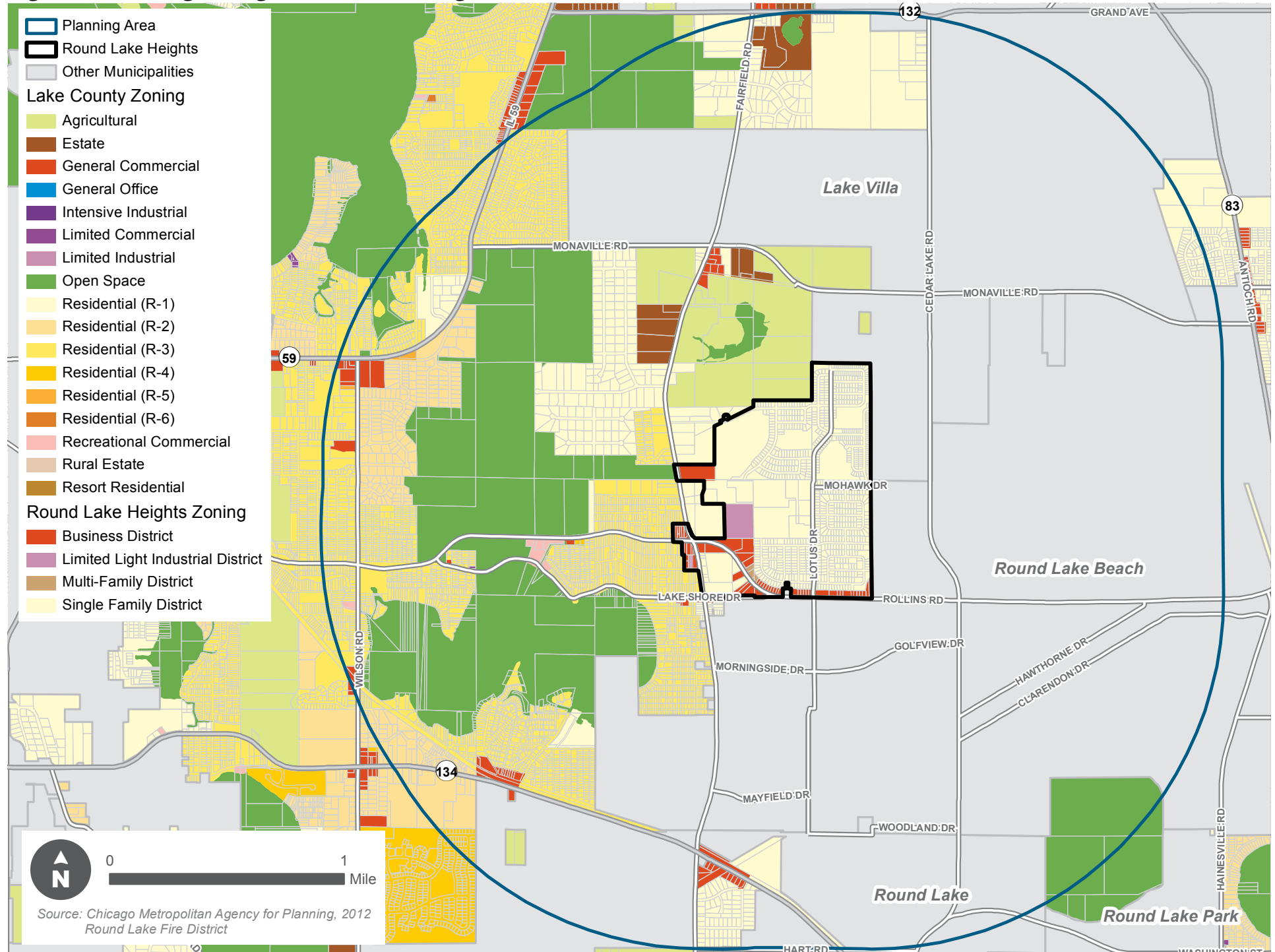
# Planning Area

While much development has occurred since 1983, the Village's land use and zoning relationship to surrounding areas remains similar, with the northern and western portions of the Village standing on a boundary between developed and undeveloped areas.

The bulk of the shared border between Round Lake Beach and Round Lake Heights is along Rollins Road and Lake Shore Drive. The uses and zoning along both sides of the boundary are relatively similar, consisting of a mix of auto-oriented general commercial uses/zoning along Rollins Road transitioning to residential and open space uses/zoning along Lake Shore Drive. The biggest difference is the presence of Fairfield Sports Complex south of Lake Shore Drive, opposite an area of wetlands within Round Lake Heights.

While most of the border between Lake Villa and Round Lake Heights is developed, two key properties, one along Monaville Road and one along Cedar Lake Road are lightly developed and partially wetland constrained. Both of the properties are opposite areas developed as single-family homes. Lake Villa's zoning ordinance calls for continued agricultural use for the property to the north and residential development for the property to the east.

Lake County has zoned properties west and north of the Village as a mix of agricultural, estate, small lot, medium lot and large lot residential zones. General commercial is permitted at the intersection of Fairfield Road and Monaville Road. Therefore, the County's zoning approach to undeveloped or lightly developed properties surrounding Fairfield Marsh is similar to that of Round Lake Heights (zoned for residential development), though Round Lake Heights' zoning of properties along Fairfield Road for commercial development is different.

**Figure 6.4 Existing Zoning within the Planning Area**





# Section 7

## Housing

This section describes the key characteristics of the housing stock within Round Lake Heights. Data discussed in this section comes from the U.S. Census (2000 U.S. Census, the 2006-2010 American Community Survey, and the 2010 U.S. Census), Lake County, the Woodstock Institute, Trulia and the Village of Round Lake Heights.

### Key Findings

- **Round Lake Heights' housing stock is predominantly detached single-family homes.** As a result, the majority of the rental housing opportunities within the Village are also single-family homes. Approximately 25 percent of the occupied rental units are found within the three apartment complexes along Rollins Road.
- **Round Lake Heights' housing stock is younger than Lake County and the region.** Because 51 percent of the housing stock was built after 1990, the median housing age in the Village (1991) is younger than that of Lake County (1979). Slightly less than 25 percent of the housing stock was built between 1940 and 1960.
- **While housing units in Round Lake Heights are less costly than Lake County averages, housing affordability has decreased in the past decade.** The median house value in Round Lake Heights is \$200,300, \$87,000 less than Lake County. However, affordability is based on both income and housing value. More than 50 percent of both renters and owners spend greater than 30 percent of their household income on housing costs.
- **Round Lake Heights' foreclosure auction rate is higher than the County average.** Tied into the housing affordability issue, the Village's foreclosure auction rate is 2.3 percent, higher than the Lake County figure of .6 percent through the first two quarters of 2011.



# Housing Stock Statistics

More than 94 percent of all housing units in Round Lake Heights are occupied, a higher percentage than found in Lake County or the region. Similarly, more than 84 percent of the units are owner occupied, also a higher percentage than Lake County or the region. While the amount of rental housing is relatively small, the presence of 116 renter occupied units is noteworthy because the sites typically associated with rental development in the Village (the three apartment complexes along Rollins Road) account for approximately 25 percent of the occupied rental units. This distribution underlines that most rental units in Round Lake Heights are single-family homes.

Table 7.1 Housing Occupancy

	Round Lake Heights		Lake County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied	741	94.6%	241,712	92.9%	3,088,156	91.6%
Vacant	42	5.4%	18,598	7.1%	284,601	8.4%

Source: 2010 Census, U.S. Census Bureau

Table 7.2 Housing Tenure

	Round Lake Heights		Lake County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
Total occupied units	741	100.0%	241,712	100.0%	3,088,156	100.0%
Owner-Occupied	625	84.3%	185,213	76.6%	2,022,176	65.5%
Renter-Occupied	116	15.7%	56,499	23.4%	1,065,980	34.5%

Source: 2010 Census, U.S. Census Bureau

As was noted in Section 4, Round Lake Heights’ population approximately doubled between 2000 and 2010 while the average household size increased from 3.17 persons to 3.61 persons. Consistent with that change, 51 percent of the housing stock was built after 1990 and almost 40 percent of has been built since 2000. This recent construction burst is one of two periods of rapid development in the Village. Slightly less than 25 percent of the housing stock was built between 1940 and 1960. The amount of construction in the past decade heavily influences the median housing age in the Village (1991), making its housing stock younger than that of Lake County (1979).



While much of the Village’s housing stock is very young, the lack of large developable parcels within Round Lake Heights has reduced the supply of new housing. The development of Chesapeake Trails and Fox Glen represent the last sizable new developments; current development opportunities are through infill and rehabilitation without the annexation of additional land. No annexation agreements exist between the Village and its neighbors.

Table 7.3 Housing Age

	Round Lake Heights		Lake County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 and after	351	39.6%	37,579	14.6%	350,664	10.5%
Built 1990 to 1999	106	12.0%	49,636	19.2%	347,516	10.4%
Built 1980 to 1989	26	2.9%	37,769	14.6%	301,291	9.0%
Built 1970 to 1979	65	7.3%	42,210	16.4%	474,801	14.2%
Built 1960 to 1969	91	10.3%	26,801	10.4%	408,344	12.2%
Built 1950 to 1959	103	11.6%	29,017	11.2%	464,267	13.8%
Built 1940 to 1949	110	12.4%	10,225	4.0%	223,884	6.7%
Built 1939 or earlier	35	3.9%	24,734	9.6%	781,626	23.3%
Median age, 2010	1991		1979		N/A	

Source: 2006-10 American Community Survey, U.S. Census Bureau



The vast majority of the housing stock in Round Lake Heights is single-family detached housing, forming a significantly higher percentage of units in the Village than is found in Lake County or the region. This breakdown is consistent with the Round Lake Heights zoning scheme, where only a small portion of the Village along Rollins Road is zoned for multi-family development.

Table 7.4 Housing Type (Units)

	Round Lake Heights		Lake County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
Total	887	100.0%	257,971	100.0%	3,352,393	100.0%
Single, detached	820	92.4%	174,096	67.5%	1,668,716	49.8%
Single, attached	15	1.7%	29,184	11.3%	252,984	7.5%
2 Units	22	2.5%	7,022	2.7%	249,178	7.4%
3 to 4 Units	0	0.0%	7,627	3.0%	282,452	8.4%
5+ Units	30	3.4%	35,317	13.7%	870,930	26.0%

Source: 2006-10 American Community Survey, U.S. Census Bureau

While the median number of rooms in the Village may be smaller than the County or the region (Table 7.5), the number of bedrooms in the Village is more than that of Lake County or the region. More than 82 percent of Round Lake Heights' housing units contain more than 3 bedrooms versus 68 percent for Lake County and 56 percent for the region. The greater number of bedrooms in the typical Village housing unit is directly attributable to the completion of two large single-family subdivisions in the northern portion of Round Lake Heights.

Table 7.5 Housing Size

	Round Lake Heights	Lake County	Chicago Region
Median rooms, 2010	6.1	6.3	N/A
Median rooms, 2000	6.0	6.2	N/A

Source: 2006-10 American Community Survey, U.S. Census Bureau

Table 7.6 Housing Size (Number of Bedrooms) 2006-2010

		Round Lake Heights	Lake County	Chicago Region
0-1 Bedroom	Count	32	22,743	538,438
	Percent	4%	9%	16%
2 Bedrooms	Count	126	60,705	961,386
	Percent	14%	24%	29%
3 Bedrooms	Count	436	89,517	1,133,003
	Percent	49%	35%	34%
4 Bedrooms	Count	250	68,120	567,092
	Percent	28%	26%	17%
5 Bedrooms	Count	43	16,886	152,474
	Percent	5%	7%	5%

Source: 2006-10 American Community Survey, U.S. Census Bureau

## Housing Market

According to the U.S. Census, Round Lake Heights' median housing value is approximately 30 percent less than that of Lake County. The lower median values in Round Lake Heights are due in part to the concentration of values in the \$100,000-\$300,000 range; approximately 90 percent of all homes in Round Lake Heights fall within this price range. Comparatively, the distribution of housing values in Lake County are spread evenly, with significant amounts of housing in all value cohorts from \$100,000 to above \$750,000. In contrast, Round Lake Heights has very few homes that are valued at over \$300,000. Please note these statistics are from the U.S. Census, which is self-reported data; while it may not be entirely accurate based on current market conditions, it is still useful for comparative purposes.

Based on real estate market data from Trulia, sales prices have depreciated 19.9 percent over the last 5 years in Round Lake Heights, a rate which is less than that found in nearby communities such as Round Lake Beach (57.5 percent), Round Lake (57.2 percent) or Lake Villa (27.7 percent). Current sales in the Village remain stable, at approximately 4 to 6 units per month, though sales prices vary widely depending on the quality of units sold.

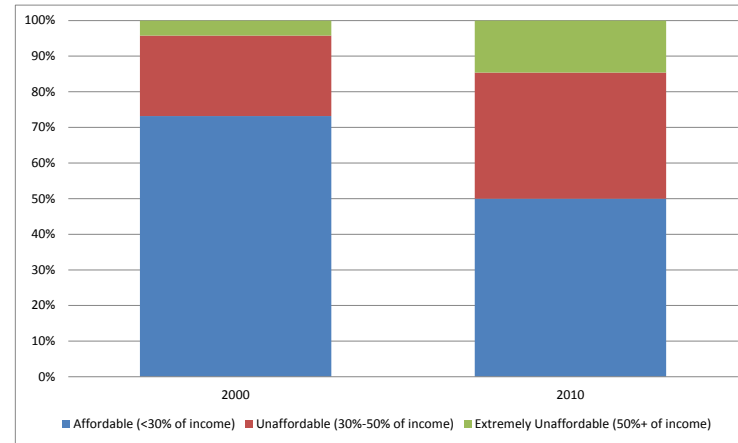
Table 7.7 Housing Value

	Round Lake Heights		Lake County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$100,000	45	6.4%	8,244	4.4%	113,707	5.5%
\$100,000 to \$149,999	154	21.8%	15,917	8.5%	177,951	8.7%
\$150,000 to \$199,999	153	21.7%	30,830	16.4%	316,893	15.4%
\$200,000 to \$249,999	190	26.9%	25,970	13.9%	326,106	15.9%
\$250,000 to \$299,000	135	19.1%	17,112	9.1%	249,048	12.1%
\$300,000 to \$399,999	26	3.7%	28,696	15.3%	390,494	19.0%
\$400,000 to \$499,999	0	0.0%	18,433	9.8%	192,274	9.4%
\$500,000 to \$749,999	0	0.0%	23,770	12.7%	178,620	8.7%
\$750,000 or more	3	0.4%	18,480	9.9%	107,562	5.2%
Median value, 2010	\$200,300		\$287,300		N/A	

Source: 2006-10 American Community Survey, U.S. Census Bureau

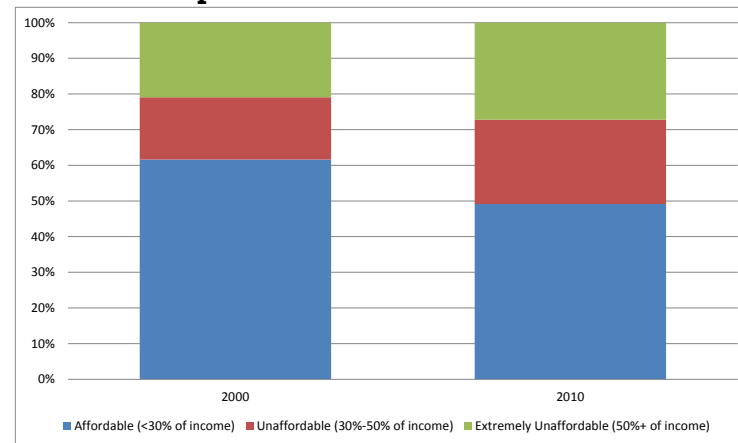
While the housing values in Round Lake Heights suggest that housing is more affordable than that found in Lake County or the region, affordability is also a function of the incomes of those who occupy the unit. In general terms, a unit is affordable if a household spends less than 30 percent of its income on housing costs. Between 2000 and 2010 the percentage of Round Lake Heights' housing which is affordable fell for both renters and owners. More than 50 percent of both the owner occupied and renter occupied housing stock in the Village is unaffordable to those who occupy it.

**Figure 7.1 Affordability of Round Lake Heights Housing-Owner Occupied**



Source: 2000 Census and 2006-10 American Community Survey, U.S. Census Bureau

**Figure 7.2 Affordability of Round Lake Heights Housing-Renter Occupied**



Source: 2000 Census and 2006-10 American Community Survey, U.S. Census Bureau



When compared to both nearby communities and Lake County as a whole, Round Lake Heights has a higher rate of foreclosure auctions per 1,000 homes. While the trend in Lake County was for reduced action in 2011, some of that decrease can be traced to a pause in filings until new systems were put into place in response to “robo-signing.” The growing number of Village homeowners who occupy unaffordable housing can help to explain the number of foreclosures in Round Lake Heights.

Table 7.7 Foreclosure Auction Rate per 1,000 homes

	Round Lake Heights	Round Lake Beach	Round Lake	Lake Villa	Lake County
2009	16.6	19.8	10.5	2.8	7.8
2010	19.2	24.0	11.6	6.9	9.5
2011*	23.0	15.4	6.3	5.7	6.0

\* Figures are only through the 2nd quarter.

Source: Woodstock Institute and 2010 Census, U.S. Census Bureau



**Legend:**

- Round Lake Heights (Black outline)
- Other Municipalities (Gray background)
- Housing Assistance Locations (Blue squares)
- Residential Single-family (Yellow background)
- Residential Multifamily (Brown background)

**Map Labels:**

- Streets:** W Crabtree Ln, N Eagle Ct, W South Ave, W Black Cherry Ln, Hawthorn Dr, W Orchard Pl, Wabash Ave, N Wabash Ave, W Clinton Ave, N Hillside Ave, N Fairfield Rd, W Lake Shore Dr, W Rollins Rd, W Huron Hills Trl, W Black Cherry Ln, Seneca Trl, Prairie Trl, Sioux Dr, Iroquois Ln, Navaajo St, Ottawa Dr, Cheyenne St, Chipewa Dr, Ojibwa Trl, Cypress Cir, Cedar Ridge Dr, Pine Tree Dr, Red Cedar Rd, Westview Ln, Meadow Hill Ln, N Cedarwood Cir, Turkey Run Dr, S Cedarwood Cir, Warrior Dr, Pontiac Ct, Tomahawk Trl, Hiawatha Trl, Brentwood Dr, Lotus Dr, Mohican Dr, Mohawk Dr, N Cedarwood Cir, Turkey Run Dr, S Cedarwood Cir, Warrior Dr, Pontiac Ct, Tomahawk Trl, Hiawatha Trl, Brentwood Dr, Lotus Dr, Mohican Dr, Mohawk Dr.
- Water Bodies:** Fairfield Marsh, Arrowhead Pond.
- Neighboring Areas:** Lake Villa, Round Lake Beach.

**Scale and Orientation:**

- Scale: 0 to 1,000 Feet.
- North Arrow pointing up.

**Source:** Chicago Metropolitan Agency for Planning, 2012

# Governmental Housing Efforts

Beyond summary statistics on the housing market of Round Lake Heights, public and non-profit activities undertaken at the local and regional level also influence the Village's housing stock and market.

## Round Lake Heights Efforts

In September 2006 Round Lake Heights adopted a “crime free housing” ordinance requiring that the owner of any residential rental property attend a “crime free multi-housing program seminar.” Landlords are also required to include a “crime free lease addendum” in all rental contracts so that criminal activity by a lessee on the rental property or within Round Lake Heights is a violation of the lease terms and can result in eviction.

Since 2009, Round Lake Heights has purchased two homes from HUD: 909 Warrior Drive and 712 Mohawk Drive. Each unit was purchased as part of HUD's Dollar Home initiative. Dollar Homes are single-family units acquired by the Federal Housing Administration (which is part of HUD) as a result of foreclosure actions. Single-family properties are made available through the program whenever FHA is unable to sell the homes for six months. In each case the Village has spent money to rehabilitate the unit and subsequently resold the property for a profit, using the return on a variety of programs to benefit residents.

## Lake County Programs

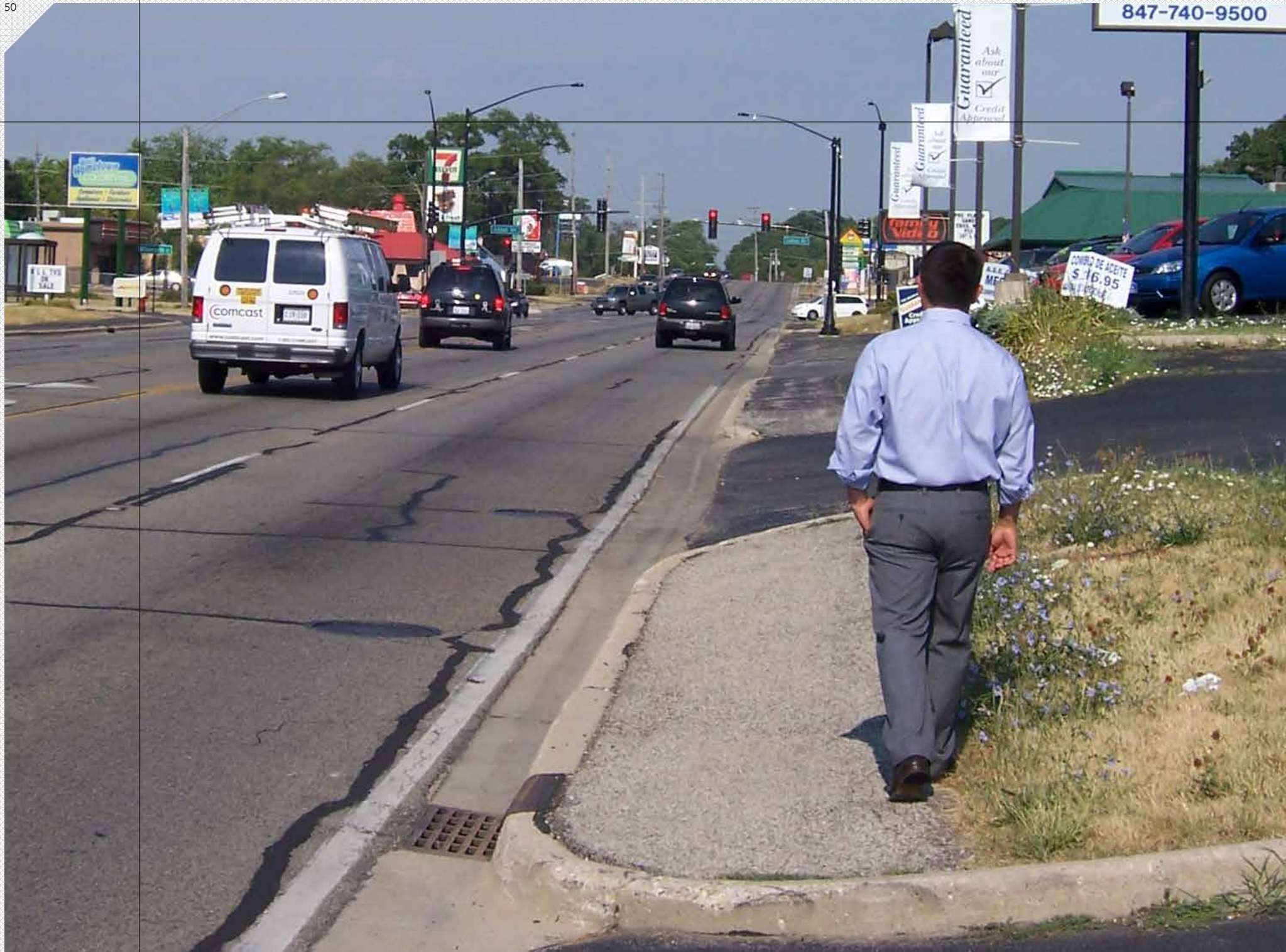
Lake County has a long history of assisting Round Lake Heights' residents. The 1983 Comprehensive Plan states that from 1977-1982 the Village was a “target community” for the County's Community Development Block Grant (CDBG) funded housing rehabilitation program.

In more recent years, the bulk of federal housing assistance invested in Round Lake Heights has come through the HOME Investment Partnership Program (HOME). Lake County has received HOME funds each year since 1992. In that time, the County has funded downpayment assistance for eight homebuyers. The bulk of the assisted homes are found within the older areas of the Village south of Mohawk Drive. No units in the Village have received HOME funds since 2009. While eight units is only a fraction of the more than 2,000 HOME assisted units throughout the County, those eight units represent slightly less than 1 percent of the Village's housing stock, making it the 8<sup>th</sup> most assisted community in Lake County in percentage terms.

Through the Housing and Economic Recovery Act of 2008, Lake County received \$4.6 million in Neighborhood Stabilization Program (NSP 1) funding. In 2010, Lake County received \$1.37 million in Neighborhood Stabilization Program (NSP 3) funding from the Dodd-Frank Wall Street Reform Act. The intent of both rounds of funding is to purchase and rehabilitate abandoned and foreclosed residential properties in Lake County for resale or rental to income qualified individuals and families. Congress directed that funds be targeted to areas of the County based on the number/percent of home foreclosures, sub-prime mortgages and mortgage defaults and delinquencies. NSP 1 funds targeted areas of Round Lake Heights and one property within the Village has been purchased, rehabilitated and resold.









# Section 8

## Transportation & Circulation

This section provides information on the existing transportation system within Round Lake Heights with a focus on street, public transit, pedestrian and bicycle infrastructure. The information in this section was obtained from the Illinois Department of Transportation (IDOT), Regional Transportation Authority (RTA), Metra, Pace, Lake County, the Village of Round Lake Heights and visual assessments of existing conditions in the community.

### Key Findings

- **Round Lake Heights’ residential sidewalk network is incomplete and varies in quality.** The oldest parts of the Village have little network while newer subdivisions contain a high quality complete system.
- **The width, traffic volume, and design of Rollins Road creates a physical barrier which reduces access to areas both along and south of Rollins Road.** Poor pedestrian and bike facilities on the road combined with few signalized intersections reduces non-automotive traffic to businesses in both Round Lake Heights and Round Lake Beach.
- **Transit ridership is low, likely due to limited Pace bus service, low residential densities along the bus corridor and limited Metra service.** However, Round Lake Heights does have higher carpooling rates than the region and nearby counties.
- **Both existing and proposed bicycle routes are near Round Lake Heights, but no routes currently go through the community.** The Village occupies a key location between the Grant Woods network and the Millennium Trail and could provide the “missing link” to connect these resources.
- **The presence of both Indian Hill Elementary School and Round Lake Middle School within the middle of the Village’s residential neighborhoods will impact both current and future transportation planning.** A number of children and staff live within walking and biking distance of the schools.

# Streets

## Functional Classification and Thoroughfare Type

Thoroughfares provide space for three vital components of a community: mobility, commerce and civic life. Street design dictates how much of each component they provide. The functional classification of a road describes the character of the road in terms of mobility. Other classifications systems, such as thoroughfare type, address the design characteristics of the road and, along with the surrounding context, the physical configuration of the streetside, travel way and intersections. The following is a breakdown of roadways by functional classification based on IDOT’s analysis and then a further review of the roads based on their context and existing design features. Figure 8.1 identifies the location of the different street types in Round Lake Heights.

**Minor Arterials:** Both of the major County roads within Round Lake Heights (Rollins Road and Fairfield Road) are minor arterials. While both roads have an 80 ft. right-of-way, Rollins Road carries significantly more traffic (almost twice the average daily traffic count). This road consists of four travel lanes, two in each direction, along with a center turn lane or paved median. Fairfield Road is largely a two-lane rural road, expanding to include left and right turn lanes at signalized intersections.

**Collectors:** Round Lake Heights has two collector streets: Lotus Drive and Lake Shore Drive. While Lake Shore Drive is more rural (lacking sidewalks, curbs and gutters) than Lotus Drive, both routes serve a similar purpose, pooling traffic from surrounding neighborhoods to access the arterial road network.

**Local Roads:** The remaining roads in Round Lake Heights are local streets and provide access to private property. The travel speeds and traffic volumes are low and mostly consist of one moving lane in each direction. These roads most closely resemble either a street or rural road thoroughfare type depending on the presence or absence of sidewalks, curbs and gutters.

Table 8.1. Jurisdictions significant of non-local roads, 2012

Road Name	Jurisdiction	Right-of-Way	ADT
Fairfield Road	County	80	5,900
Rollins Rd	County	80	23,000
Monaville Rd*	County	80	10,800
Cedar Lake Road*	County	80	6,950

\*Located outside of Round Lake Heights but within the planning area.

Source: CMAP

# Transit

## Metra

While there are no Metra commuter lines or stations within the Village, there is one station within the planning area (Long Lake) and two other stations (Round Lake and Round Lake Beach) which are just outside of the area (see Figure 8.1.) This collection of stations provides access to two different Metra lines. Of area stations, Round Lake has the greatest number of boardings and Round Lake Beach has the highest parking availability, according to utilization statistics from 2011. While driving is the primary mode of access for all three stations, walking is an important way of accessing the Long Lake station.

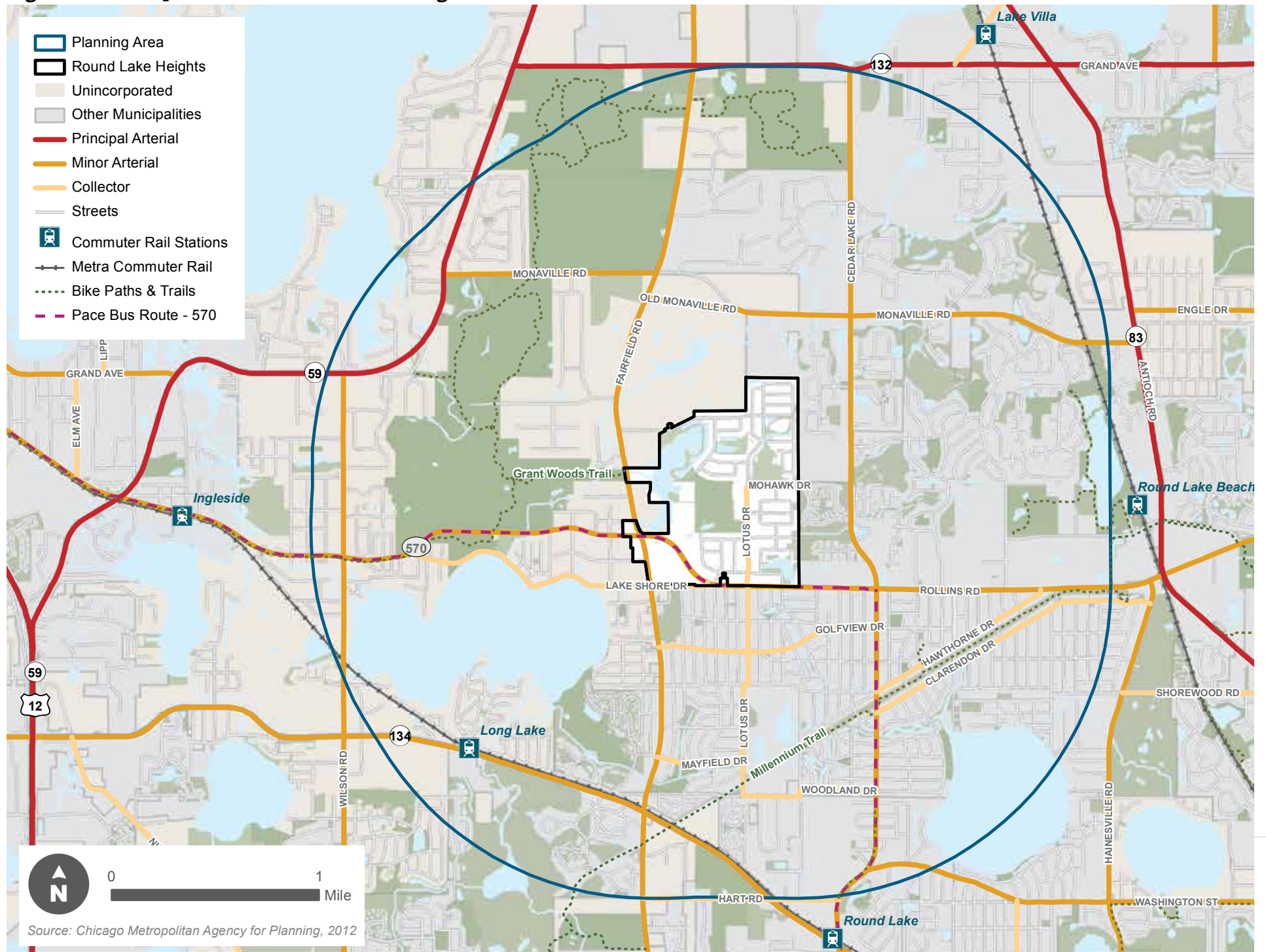
**Figure 8.1 Transportation in Round Lake Heights**



Table 8.2 Metra boardings and parking, 2006-2008

Station	Rail Line	Average Weekday Boardings, 2006	Parking Capacity, 2011	Parking Utilization, 2011
Long Lake	Milwaukee District North Line	45	49	78%
Round Lake	Milwaukee District North Line	710	489	55%
Round Lake Beach	North Central Service	154	358	29%

Source: Regional Transportation Asset Management System



Table 8.3 Metra mode access, 2006

Station	Walked	Drove Alone	Dropped Off	Carpool	Bus	Bike	Other
Long Lake	15%	66%	16%	2%			
Round Lake	5%	67%	20%	5%	1%	2%	1%
Round Lake Beach	8%	61%	26%		1%	4%	

Source: Regional Transportation Asset Management System

## Pace Bus

One Pace bus route serves Round Lake Heights. Route 570 connects the Fox Lake Metra station with Gurnee Mills. Running roughly east-west across the County, this route provides residents links to the Round Lake Metra station, Eagle Creek Plaza and the College of Lake County. Approximately 348 persons per day ride this route on weekdays and approximately 212 persons on weekends. The bus stops at Lotus Lane/Rollins Road and Brentwood Drive/Rollins Road.

Table 8.4 Pace ridership, 2012

PACE Route number and name	Weekday Ridership	Saturday Ridership	Sunday Ridership
570 Fox -Lake- Gurnee Mills Via CLC	348	212	N/A

Source: Regional Transportation Asset Management System

## School Transportation System

Because the Village is within two different school districts, the methods of student transportation differ significantly between each area. Neighborhoods north of Mohawk Drive are in Lake Villa District 41; no schools for this district are within 1.5 miles of Round Lake Heights. Therefore, elementary and middle school students in this district are predominantly bussed or driven to school. Neighborhoods south of Mohawk Drive are in Round Lake District 116; both Indian Hill Elementary School and Round Lake Middle School are district facilities. Therefore, elementary and middle school students within this district typically walk or are driven to school because the catchment area of each comprises the southern half of Round Lake Heights along with areas of Round Lake Beach.

# Walking and Bicycling

## Sidewalks

The quality and availability of sidewalks within Round Lake Heights varies by the age and location of surrounding development. The oldest residential areas of the Village (south of Mohawk Drive) have an inconsistent network of sidewalks, with pedestrian facilities provided along portions of Warrior Drive and Brentwood Drive. Newer subdivisions to the north have an extensive sidewalk network connecting all residential units to neighborhood parks.

As the “main street” which runs through most of Round Lake Heights’ residential neighborhoods, Lotus Drive includes sidewalks along its entire length, connecting schools, residents, parks, jobs and services. As one of two signalized intersections along Rollins Road within the Village, Lotus Drive also provides a key pedestrians access point for the area south of Rollins Road. Numerous students from both Round Lake Heights and Round Lake Beach use Lotus Drive to access Indian Hill Elementary School and Round Lake Middle School. The intersection includes crosswalks, drop curbs and pedestrian activated signals. Along major regional roads such as Fairfield Road and Rollins Road, a 4-5 ft. paved asphalt strip is provided on each side of the street. Pedestrian facilities are frequently interrupted by curb cuts, lights and signs. Few intersections are handicap accessible. Parking lots and driveways separate many buildings from the adjacent sidewalk.



Shagbark Nature Preserve has a nature trail. With the purchase of the Shagbark Prairie property to the west, this trail will connect to a walking path on the northern and western sides of Fairfield Marsh. This trail will link Blackcherry Lane with Lotus Drive.

## Bike Routes and Trails

At this time, there are no on-street bike routes or off-street bike trails within Round Lake Heights. However, the Village is close to two existing/proposed regionally significant bike facilities.

- **Grant Woods Trail System-** Managed by the Lake County Forest Preserve, this park includes more than 6 miles of trail. Southern portions of the Grant Woods trail link to the Chain-o-Lakes bike path that parallels Rollins Road west of Long Lake. The portion of Round Lake Heights zoned for commercial development on the western side of Fairfield Marsh is across Fairfield Road from one of the trailheads.
- **Millennium Trail-** This 35 mile trail will connect central, northern and western Lake County communities. The trail starts along Route 176 in Mundelein, curving through the western parts of Lake County before coming back east through Round Lake and Round Lake Beach. Completed portions include bike trails along Hawthorne Drive and Hook Drive in Round Lake Beach.

## Potential Regional Transportation Projects

The Central Lake County Corridor project, identified in the GO TO 2040 regional plan, could give the Village better access to major regional corridors. As discussed in Section Two, the project consists of two main components:

- Improving the existing IL Route 120 and constructing a 9-mile bypass from Almond Road on the east to Wilson Road on the west.
- Extending IL Route 53 approximately 12 miles from Lake-Cook Road to join a new IL Route 120 Bypass in central Lake County.

While these transportation investments would occur outside of the Village, the project has the potential to decrease north-south travel times for residents and businesses accessing southern Lake County and northern Cook County. Given the southeasterly

location for many jobs held by Village residents, improved connections in this direction will benefit local quality of life, but also will lead to additional pressure for growth.

# Transportation Indicators

Tracking key transportation measures provides insight on how Round Lake Heights’ residents move around and how much they spend on transportation. The following tables summarize how Round Lake Heights compares with the rest of the Chicago region on a number of important transportation metrics. Table 8.5 shows that the number of miles driven annually by local households is higher than that of the region, but lower than that of Lake County. This includes travel for work as well as travel for other daily activities.

Mode share indicates what percentage of trips are taken using a specific type of transportation, such as driving alone or transit. While the vast majority of Round Lake Heights’ residents drive alone, a higher proportion of residents chose to carpool on their way to work than the rest of the region. A higher proportion of residents also walk to work (2.1 percent) than the Lake County average. Transit ridership, at 1.6 percent, is very low.

Currently, job accessibility from Round Lake Heights is quite low. Only 3 percent of the region’s jobs are accessible with a 45-minute drive, and 6.6 percent are accessible within a 75-minute transit trip. Both figures are less than that of the County or the region, but given Round Lake Heights’ location at the northern edge of the region near some rural areas, the job access figures are not surprising. Job access from Round Lake Heights will increase dramatically if the proposed Central Lake County Corridor project comes to fruition.

Traditional measures of affordability have focused on the percentage of a household’s income devoted to housing costs. As discussed in Section 7, more than 50 percent of both renters and owners spend greater than 30 percent of their household income on housing costs. In recent years, affordability measures have begun to incorporate the transportation costs associated with the location of the home with housing costs. This improved metric gives a more complete picture of the financial demands of housing choice and location. As a result, affordability has been redefined as a combined housing and transportation cost of no more than 45 percent of household income. Table 8.8

shows that a household making the region’s median income would spend 50.54 percent of their incomes on the combined costs of housing and transportation. The impact of transportation costs makes Round Lake Heights a less affordable location, but more affordable than for Lake County as a whole.

Table 8.5 Total Annual Vehicle Miles Traveled (VMT) per Household (HH)

Round Lake Heights	Lake County	Chicago Region (MSA)
21,241 Annual Miles	21,393 Annual Miles	18,272 Annual Miles

Source: Center for Neighborhood Technology, “H+T Affordability Index” website: <http://htaindex.cnt.org/map/>. Primary dataset used is 2005-2009 American Community Survey, U.S. Census Bureau

Table 8.6 Mode Share, as Percentage of Commuting Workers

	Round Lake Heights	Lake County	Chicago Region (compiled from workers in the seven counties)
Total Workers	1,279	329,888	3,844,599
Worked at Home	36	21,600	181,715
Total Commuting Population	1,243	308,288	3,662,884
Drive Alone	84.2%	83.5%	72.8%
Carpool	10.2%	8.8%	9.1%
Transit	1.6%	4.2%	12.8%
Walk	2.1%	1.8%	3.4%
Other	1.9%	1.7%	1.8%

Source: 2010 American Community Survey 1-Year Estimates (for County and region figures); 2006 - 2010 American Community Survey 5-Year Estimates (for municipal figures). U.S. Census Bureau

Note: Mode shares are expressed as percentages of the working population excluding those who work from home.



Table 8.7 Access to Jobs in the Region, by Travel Mode

	Round Lake Heights	Lake County	Chicago Region
Regional Jobs Accessible by Automobile (commute time of 45 minutes or less)	3.0%	7.2%	15.9%
Regional Jobs Accessible by Transit (commute time of 75 minutes or less)	6.6%	9.5%	20.9%

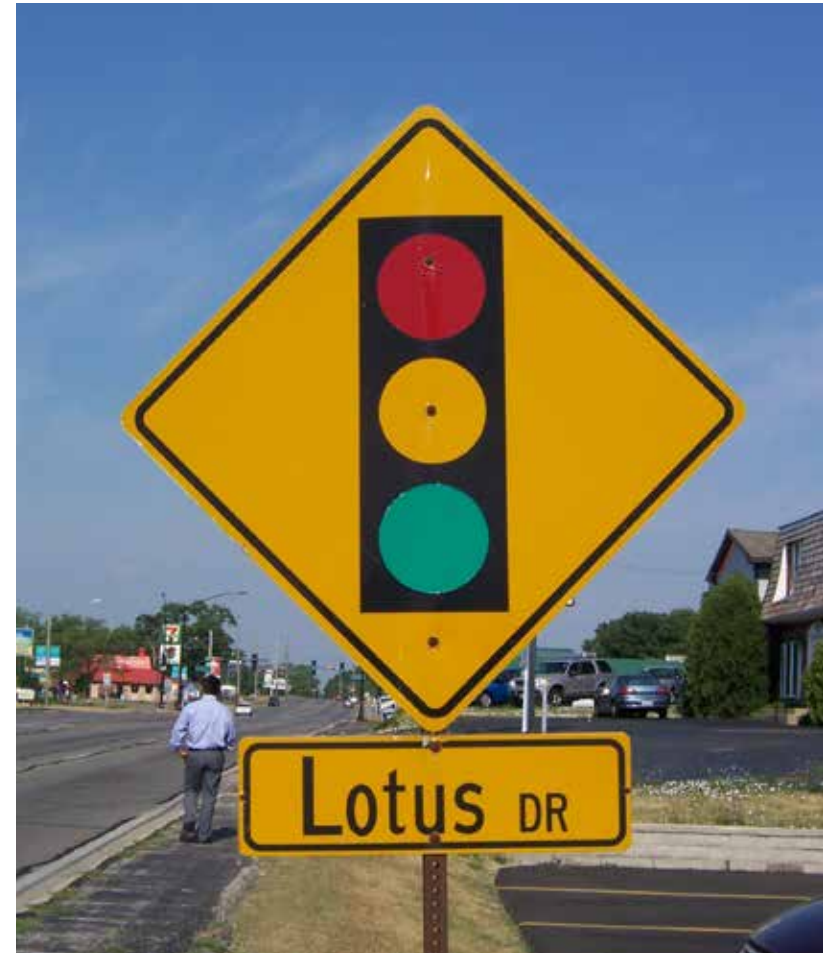
Source: Chicago Metropolitan Agency for Planning, weighted travel model for roadway and public transportation

Table 8.8 Housing &amp; Transportation Costs as Percent of Income per Household

	Round Lake Heights	Lake County	Chicago Region (MSA)
Housing Costs as percent of income	26.08%*	36.43%	28.15%
Transportation Costs as percent of income	24.47%	24.61%	21.82%
"H+T" Costs as percent of income	50.54%	61.05%	49.97%

Source: CNT, "H+T Affordability Index": <http://htaindex.cnt.org/map/>.  
Primary dataset used is 2005-2009 American Community Survey, U.S. Census Bureau

\*Source for CNT affordability figure (2005-2009 ACS) is different than that found in Section 7 of this report (2006-2010 ACS)







# Section 9

## Natural Environment

This section provides information on the existing land, water and agricultural resources in Round Lake Heights, also referred to as its green infrastructure system. The information in this section was obtained from a variety of resources including the Illinois Department of Natural Resources (IDNR), Illinois Environmental Protection Agency (IEPA), and a visual assessment of existing conditions.

### Key Findings

- **Water infrastructure has been and remains a major issue for the Village.** The unique structure of Round Lake Heights' access to its Lake Michigan water allocation (lack of storage and a direct connection to a regional water main) increases water costs within the Village.
- **The Village is proactive and creative in improving its water and stormsewer infrastructure.** The use of CDBG and other grant sources has allowed the Village to rebuild much of the aging water infrastructure in the oldest parts of the Village along with addressing flooding in the area around Arrowhead Park.
- **The partnerships built among some governmental entities created a strong network of parks, open space and preserved areas.** The Village, the Round Lake Area Park District, the Round Lake Area School District and the Lake County Forest Preserve created and operate facilities which serve Round Lake Heights.
- **Some of the most often identified “developable” sites for the Village west and south of Fairfield Marsh, along Fairfield Road and Rollins Road, are also constrained due to wetlands and other unique environmental features.** Because these properties are privately owned and include a mix of uplands and wetlands, an important consideration for the Village will be how to balance development potential and preservation within the context of wetland regulations and community vision.
- **Flooding issues in the Village are isolated to a few key locations.** The primary location for improved flood control measures is the area around Arrowhead Pond.



# Water

## Water Source and Infrastructure

As a member of the Central Lake County Joint Action Water Agency (CWCJAWA), Round Lake Heights receives all of its drinking water from Lake Michigan. The Village has received Lake Michigan water since 1992. The Illinois diversion of Lake Michigan water is limited by a 1967 U.S. Supreme Court Decree to around 2.1 billion gallons of water per day. The Illinois Department of Natural Resources (IDNR) is responsible for the management of this resource and its use for approximately 200 systems through an allocation program. CWCJAWA is an intergovernmental body which provides water to 12 municipalities in Lake County from the Paul M. Neal Water Treatment Facility in Lake Bluff. Round Lake Heights is a member of the organization as part of a consortium with Round Lake Park.

Unique among the CWCJAWA communities, Round Lake Heights does not have direct access to water supplied by the agency. The nearest regional water main is along Route 83 at its intersection with Rollins Road. The Village's water is supplied by passing through Round Lake Beach infrastructure. The Village maintains no storage capacity of its own and relies upon water storage facilities in Round Lake Beach. Therefore, water costs in Round Lake Heights include both the water charge from CWCJAWA along with a transmission and storage fee charged by Round Lake Beach. All water coming into the Village from the regional system is metered at the point of entry (off of Arapahoe Lane). Users within the Village are individually metered and charged based on usage. The Village of Round Lake Heights maintains a well (off of Cedarwood Circle) for emergency use.



The state of the water infrastructure within the Village is based largely on when the surrounding area was developed. Areas north of Mohawk Drive contain new water infrastructure created in the late 1990s and early 2000s. Areas south of Mohawk Drive contain a system from the early 1950s. Recognizing that the older system posed health and safety problems (lack of fire hydrants along with inconsistent water pressure), the Village has focused much of its capital improvement funds over the last decade on rebuilding the water system in this area. With help from Community Development Block Grant (CDBG) funds, Round Lake Heights has replaced the vast majority of the water system south of Mohawk Drive. The system for buildings along Rollins Road is largely separate; users are supplied from a water main in Rollins Road, portions of which are similar in age to the oldest sections of Round Lake Heights.

While Round Lake Beach and Round Lake are also members of CWCJAWA, Lake Villa and the unincorporated areas north and west of Round Lake Heights use well water. Lake Villa is one of ten communities in northern and western Lake County which received a Lake Michigan water allocation in 2011. These communities are currently exploring options for using this allocation, including creating a joint action water agency or joining with an existing water facility/group.

## Water Quality

The United States Environmental Protection Agency (USEPA) requires the CWCJAWA to produce an annual water quality report. The latest posted report is for 2011 (<http://www.clcjawa.com/water-quality/waterq>). No violations were found in this report.

## Wastewater Treatment

The Village is divided along township lines into two sanitary districts. The portion of Round Lake Heights in Avon Township is in the Round Lake Sanitary District; the portion in Lake Villa Township is in the Lakes Region Sanitary District. Functionally, this distinction matters little. The older and newer portions of the Village both tie into the existing sanitary main underneath Lotus Drive (owned and maintained by the Village) and served through a common system where wastewater is treated at the Northwest Regional Water Reclamation Facility (NWRWRF). Located in Fox Lake, this facility is currently undergoing expansion to increase capacity from 9.0 million gallons per day (mgd) to 12.0 mgd. Most of the areas west of the Village are within sewer service areas, with the exception of some properties along Fairfield Road.

## Stormwater Management

Stormwater runoff in the Village is either handled by surface flow via roadside ditches or via underground stormwater infrastructure. Stormwater in newer areas is handled through a curb and gutter system along with a series of detention ponds scattered throughout the neighborhood. Stormwater also creates isolated areas of flooding, including the lower school parking lot along Lotus Drive and the area around Arrowhead Pond. The need to improve stormwater infrastructure throughout the older neighborhoods was discussed frequently by stakeholders and the public.

In Lake County, stormwater management is overseen by the Stormwater Management Commission which created the Watershed Development Ordinance. Local communities which adopt the WDO as part of their code, amongst other requirements, can be certified by the County to perform local administration. Round Lake Heights is a certified community.

## Watershed

Round Lake Heights is located wholly within the Upper Fox River watershed and the Squaw Creek sub-watershed. This sub-watershed includes most of central-western Lake County, extending from Lake Villa to Hawthorne Woods. Since the Village is located at its northern end, many of its most significant water bodies in the watershed are to the south. North and west of Round Lake Heights, Eagle Creek is the stream into which Fairfield Marsh flows on its way into Long Lake. The Round Lake Drain, which primarily connects Round Lake with Long Lake, also includes a northern tributary which flows from the boundary of Round Lake Beach and Round Lake Heights (northeast of Arrowhead Park) before passing south of Rollins Road and connecting with the Round Lake Drain just west of Sunset Avenue. The area also includes Long Lake, Round Lake and Fairfield Marsh.

The Illinois Environmental Protection Agency (IEPA) collects water quality information for Illinois streams and lakes, identifying them as ‘impaired’ if the water quality of the stream or lake does not support its intended use. Similarly, the Illinois Department of Natural Resources (IDNR) assesses the biological quality of streams, rivers, and terrestrial natural areas of the state. Neither Eagle Creek nor Round Lake Drain Tributary have been assessed for water or biological quality by the IEPA or the IDNR.

Only three lakes are within the Round Lake Heights planning area: Round Lake, Long Lake and Fairfield Marsh. Two of these lakes have been assessed for water quality (Table 9.1) and both were found to be aesthetically impaired, largely due to suspended solids in the water. Some lakes are naturally plant-rich and, particularly if the lakes are supporting aquatic life, abundant plant life is not necessarily a bad thing from a biological perspective.

Table 9.1 Impaired waterbodies in the Round Lake Heights Planning Area

Water body name and segment	Impaired Use	Cause(s)
Long Lake (IL-RTJ)	aesthetic quality	total suspended solids, aquatic plants
Round Lake (IL-RTH)	aesthetic quality	total suspended solids

Source: Illinois Integrated Water Quality Report and Section 303(d) List, 2012

The Lake County Stormwater Management Commission produced the “Squaw Creek Watershed Management Plan” in 2004. This Plan recommends a number of flood, water quality and environmental habitat improvements for the entire sub-watershed. Recommendations with a specific impact on Round Lake Heights include the following.

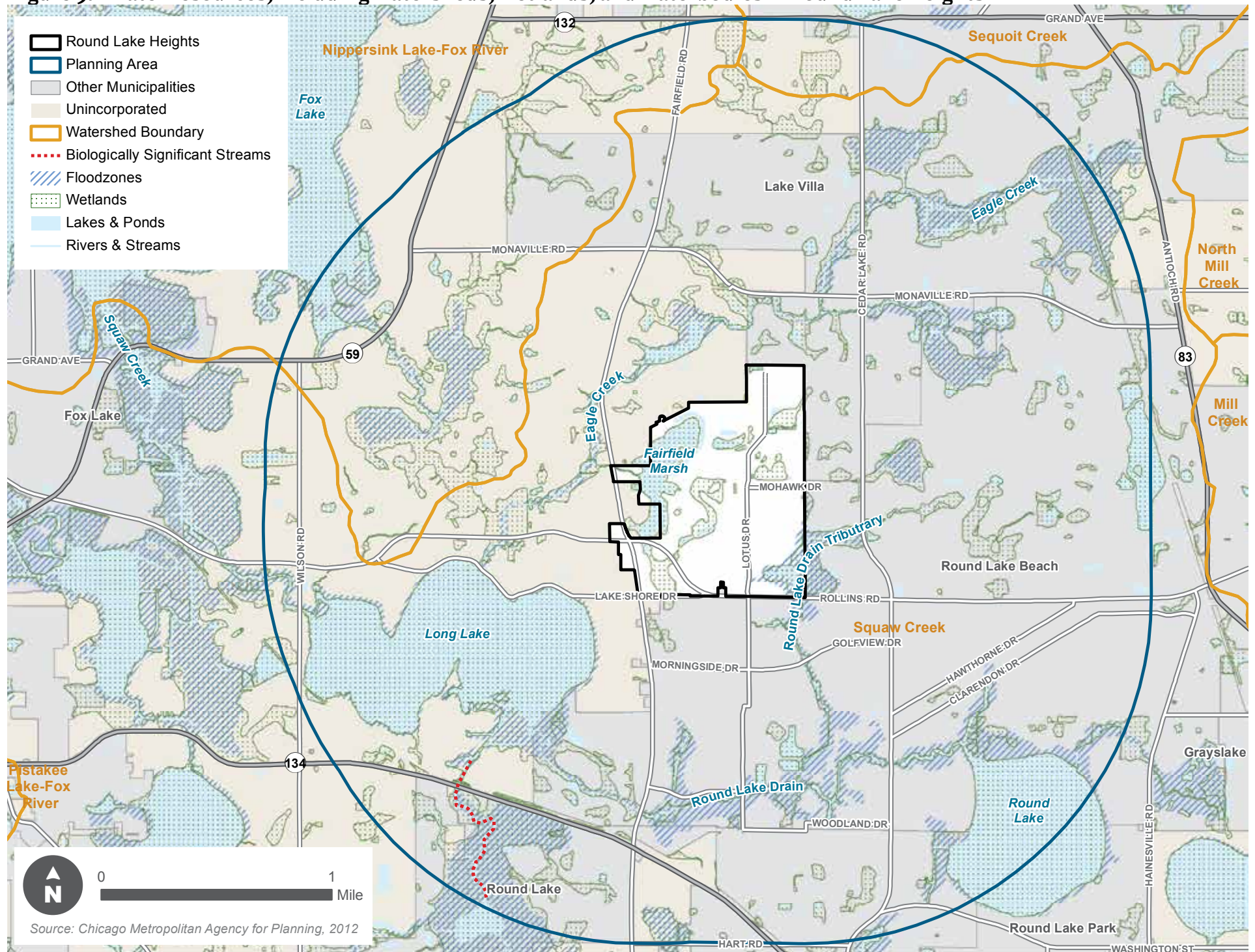
To increase storage capacity for water within the area, locations for additional storage and/or mitigation wetlands are identified, including land around the Eagle Creek southwest of the intersection of Old Monaville Road and Fairfield Road.

The plan also calls for a comprehensive study of the Round Lake Drain, of which the wetlands system along Arrowhead Park is part, to address flooding and inadequate drainage capacity. As discussed later on in this section, flooding afflicts this area of Round Lake Heights.

## Floodplains and Wetlands

Like much of western Lake County, Round Lake Heights has numerous wetlands and flood plains. Flood zones are primarily in the eastern part of the Village extending out from the tributary of the Round Lake Drain. Flood zones reflect the severity of flooding



**Figure 9.1 Water resources, including watersheds, wetlands, and waterbodies in Round Lake Heights**



in an area based on FEMA definitions of flood risk. Due a variety of factors, including the condition and design of infrastructure along with impacts from developments in surrounding areas, residents around Arrowhead Pond have struggled with flooding. Round Lake Heights has worked to mitigate flooding through CDBG funded infrastructure improvements, the creation of Arrowhead Pond and the demolition of flood-prone homes to create Arrowhead Park.



Consistent with the southern and western flow of groundwater within this area, wetlands exist in two primary bands running northeast to southwest through Round Lake Heights. Wetlands exist in the flood zone along the southeastern section of the Village. Many of the wetlands in this area, also the site of Arrowhead Pond, are peat bogs. Due to the use of cluster development, isolated wetlands remain within the subdivisions north of Mohawk Drive. A network of wetlands extends from within Shagbark Nature Preserve and the areas around Fairfield Marsh south of Rollins Road.

## Parks, Open Spaces and Green Infrastructure

The community and surrounding areas contain a diverse mix of neighborhood parks, open spaces and preserved environmental features. All of the neighborhood facilities operated in Round Lake Heights are maintained by either the Round Lake Area Park District or the Village, often a combination of the two. The Park District maintains three playgrounds: Chesapeake Trails, Fox Glen and Tomahawk Trail. The last of these parks was created as a joint project with the Village.

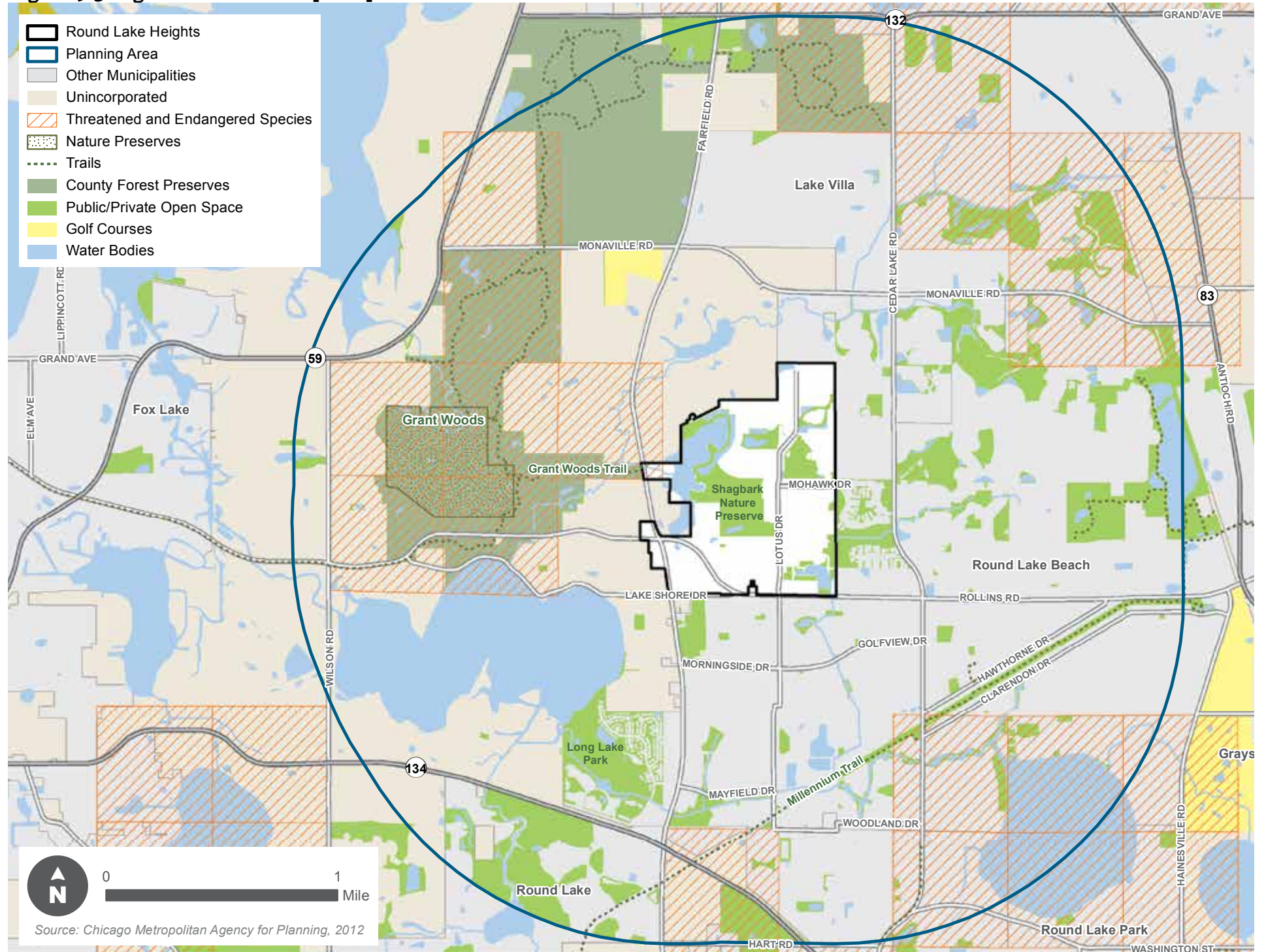
The Village operates Arrowhead Park and Arrowhead Pond. Located on opposite sides of Pontiac Drive, these facilities provide open space which can flood in heavy rains along with a mixture of whimsical wooden play equipment. The Village also owns a series of open spaces within the neighborhoods north of Mohawk; all of these facilities are wetlands, forests or stormwater detention facilities.

While these neighborhood facilities provide open spaces within the newer subdivisions, the two largest areas within the Village are Shagbark Nature Preserve and Fairfield Marsh.

- Shagbark Nature Preserve is a multi-jurisdictional success story. The first park created by the Round Lake Area Park District in the mid-1970s, this facility sits next to Indian Hill Elementary and Round Lake Middle School. While the western part of the park is largely a nature preserve containing a mix of forests and wetlands, the front part of the park has been used in concert with the adjoining schools since its inception. Tennis courts, playgrounds and outdoor field space are used by both the schools and residents. The Park District and School District 116 partnered to expand the school facilities to include a gym. As part of the current TIP, Round Lake Heights and the Park District worked to acquire the Shagbark Prairie property to connect the existing park with Chesapeake Trails Park and the trail which runs around part of Fairfield Marsh.
- Long a series of farm fields, stopped drain tiles in the 1980s created Fairfield Marsh as water drained into the area and pooled. Because of Fairfield Marsh's unique history, no one entity owns the whole Marsh. Round Lake Heights owns portions on the northern end while abutting property owners own parts to the south and west.





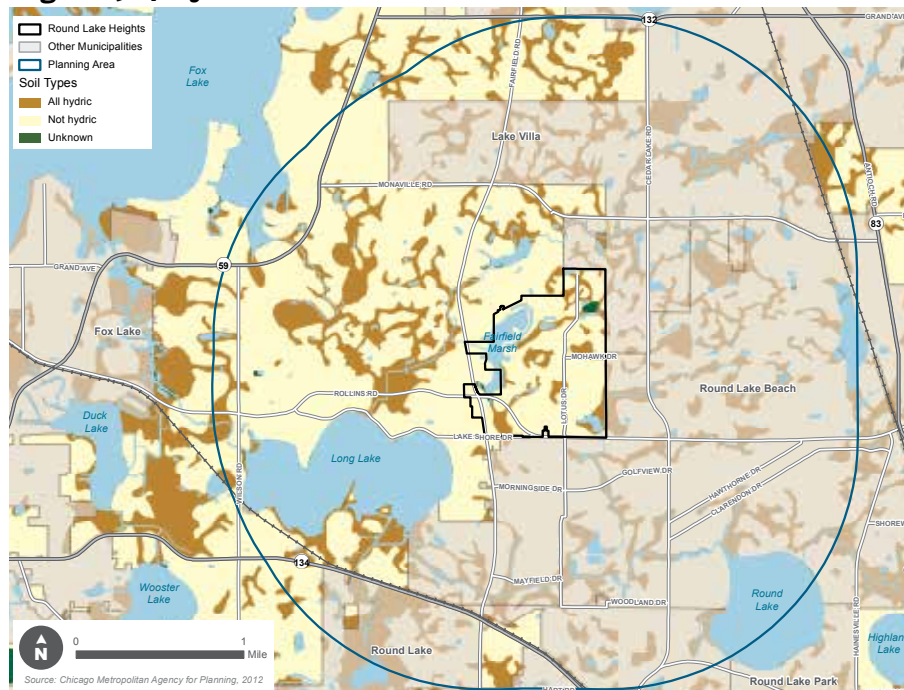
**Figure 9.3 Regional Parks and Open Space**



While none of the public spaces in Round Lake Heights are known to contain threatened or endangered species, a portion of Round Lake Heights on Fairfield Road, opposite Grant Woods, is identified. This parcel is a key link between Lake County Forest Preserve's 1,070 acre Grant Woods and Fairfield Marsh, as the Marsh drains into Eagle Creek through this area. Grant Woods includes a mixture of prairie, forest and wetlands which link critical environmental areas with Long Lake. The park includes more than 6 miles of trails; one trail head is located along Fairfield Road.

Between Round Lake Heights and the Round Lake Area Park District, there are 89 acres of open space in the Village. With 2,676 residents, this amount of open space equates to a ratio of 33.3 acres per 1,000 people. The GO TO 2040 plan recommends at least 4 acres per 1,000 people in the densest areas of the region and 10 acres per 1,000 for less dense areas; Round Lake Heights significantly exceeds this standard. All residential areas within the Village can access parkland or open space within a short walk.

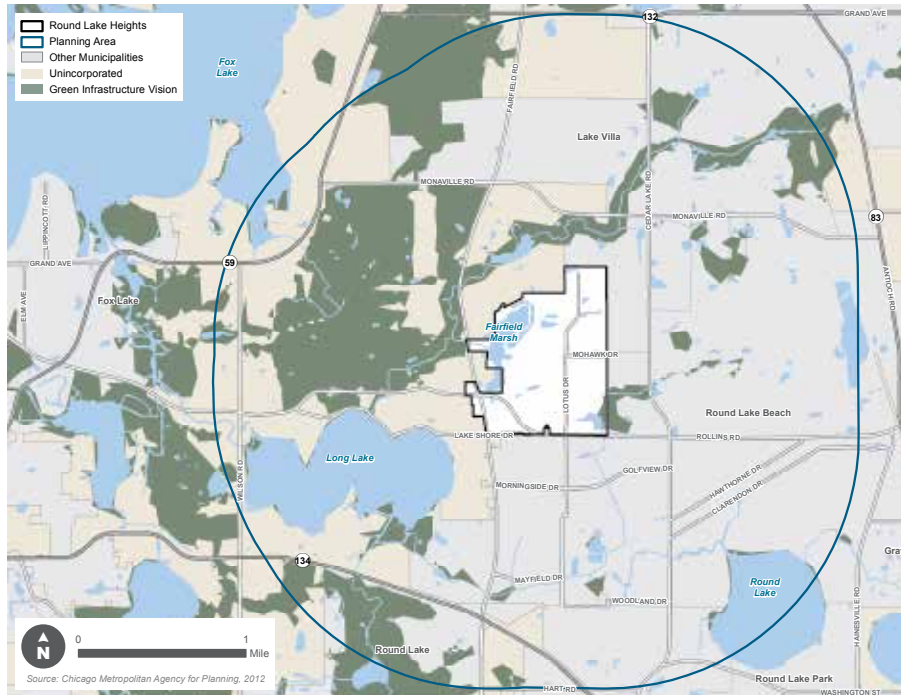
**Figure 9.4 Hydric Soils**



Hydric soils play an important role in the sustainability of groundwater resources and the proper balance of ecosystems. In their natural state, hydric soils are often poorly drained soils, or well-drained soils that are saturated due to a high water table, typically associated with wet prairies, wetlands, and streams. Hydric soils are those soils that have been saturated, flooded, or ponded long enough to create unique conditions that favor the growth and regeneration of wetland vegetation. These areas may be prone to flooding or otherwise wet conditions if the infrastructure that drains the soil (tiles and ditches) is not maintained. Areas that contain hydric soils and wetlands include privately owned areas east and south of Fairfield Marsh.

While high-quality in isolation, Round Lake Heights' parks, wetlands and natural areas require connections to reach their maximum potential. In 2004, the nonprofit coalition Chicago Wilderness developed a Green Infrastructure Vision (GIV) for the region. In this vision, natural areas and their surrounding landscapes will be developed and managed with mutual benefits in mind as the region grows. The GIV identifies many acres of land that can be restored, protected or connected through conservation and thoughtful, sustainable development practices. The GIV guides the protection and development of an accessible, interconnected network of healthy ecosystems that contribute to economic vitality and quality of life for all the region's residents.

Chicago Wilderness and CMAP recently facilitated an update to the Green Infrastructure Vision (titled GIV 2.0), highlighting areas of the region where the intersection of environmental features creates green infrastructure which should be preserved, protected and enhanced. Areas for protection, preservation and enhancement near Round Lake Heights include much of the area between Long Lake and Antioch which contains Grant Woods along with Eagle Creek. This area borders the northwestern edge of Round Lake Heights and represents a key regional green infrastructure network into which the Village's most critical and beloved natural features (Fairfield Marsh and Shagbark Nature Preserve) can connect. Within the Village, GIV 2.0 identifies Arrowhead Pond along with its associated wetlands in Round Lake Beach as an important component of the regional system.

**Figure 9.5 Green Infrastructure**

## Agricultural Resources

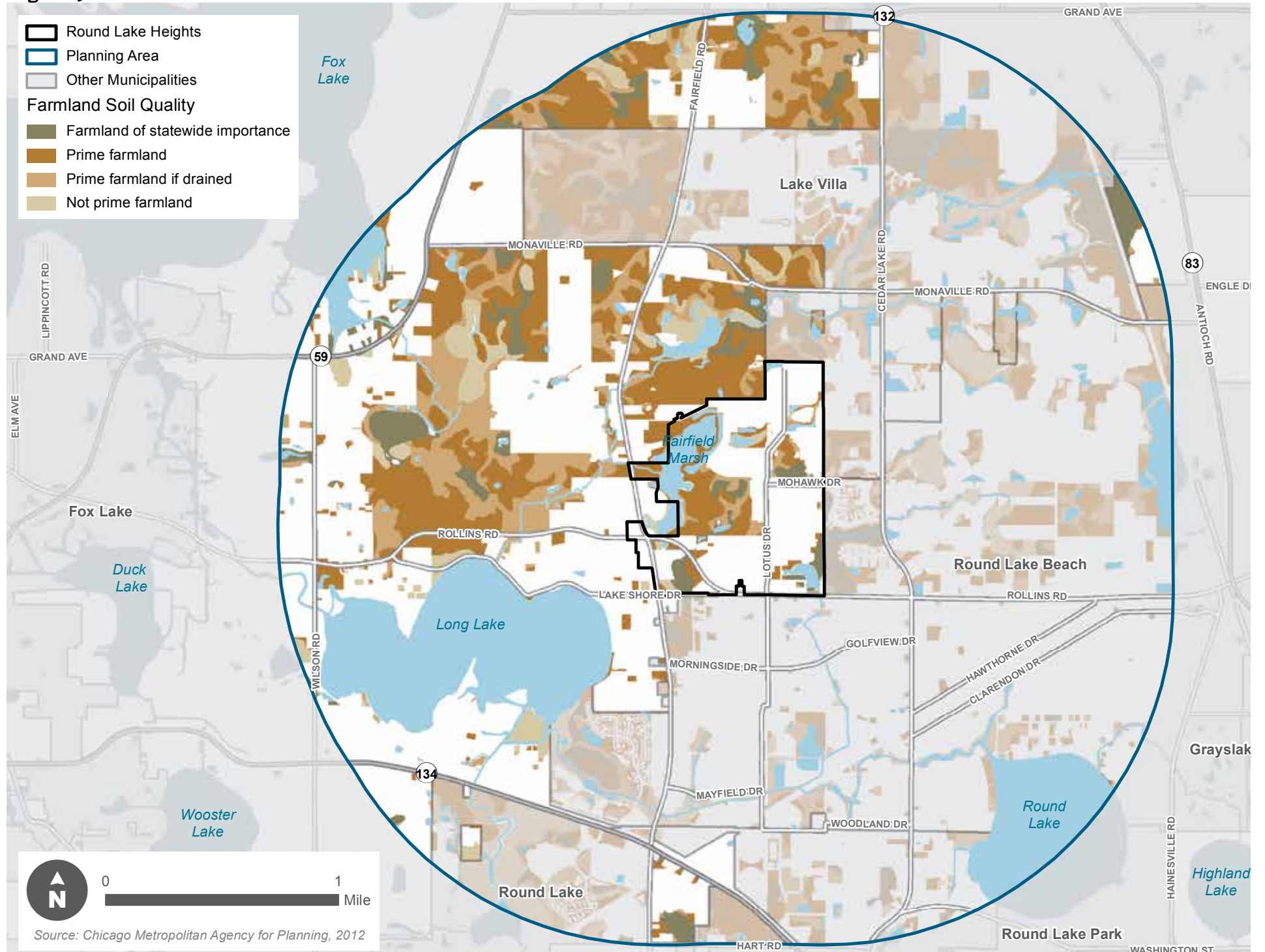
No land in Round Lake Heights is used primarily for agricultural purposes. Within the surrounding area, properties northwest of Round Lake Heights in unincorporated Lake County are farms. Many of these properties along with some undeveloped properties in Round Lake Heights are identified by the USDA soil survey to be Prime Farmland, either as it stands or with modification such as draining. Figure 9.6 illustrates the extent and location of prime soils.

The preservation of an agricultural component near the community, including its value as a historic and cultural resource, aesthetic resource, component of the local economy, or simply to preserve high quality, productive soils, should be considered by the community. Moreover, such land provides the opportunity for local food production, a regional priority as well as a national trend with moderate economic and employment potential for communities with agricultural land. The viability of agricultural use is highly dependent on a number of factors, economic and otherwise, that determine whether agricultural businesses are able to remain active either through the open market or through strategies that preserve agricultural use. CMAP is working on a project to examine the benefits, viability, and barriers to a strong local food system in Lake County. Existing agricultural land should be considered a valuable asset for the community.

The nature and intensity of agricultural use also impacts other valuable resources in the community. For example, some agricultural practices can result in the introduction of pollutants into the environment, significant consumption of groundwater resources for irrigation, contamination of groundwater resources by chemicals, the loss of topsoil and erosion into local waterways, and the degradation of water resources such as streams, wetlands, and lakes.





**Figure 9.6 Prime Soils**



# Energy and Greenhouse Gas Emissions

Round Lake Heights' energy and emissions profile was analyzed as part of the Municipal Energy Profile Project for the seven-county Chicago Metropolitan Area. This information can be used to provide baseline metrics as well as indicators of where to target strategies to reduce energy use and emissions.

Electricity and natural gas consumption per household in Round Lake Heights is significantly lower than Lake County, as shown in Table 9.2. Factors that affect the amount of electricity consumed include the size of the house; the behavior of the occupants; and the efficiency and use of air conditioning, lighting and other appliances. Natural gas is commonly used to heat homes in Northern Illinois and the amount used is often related to the building size and age as well as the efficiency of the building envelope, furnace and water heater.

Table 9.2 Electricity (kWh) and Natural Gas Consumption (Therms), 2007

	Round Lake Heights	Lake County
Total electricity consumption	10,550,617	7,621,886,605
Residential electricity consumption	6,749,885	2,712,001,587
Commercial electricity consumption	3,800,732	4,909,885,018
Residential electricity consumption per household*	7,624	11,524
Annual electricity cost per household	\$820	\$1,240
Total natural gas consumption	958,235	458,801,717
Residential natural gas consumption	781,536	289,179,708
Commercial natural gas consumption	176,699	169,622,009
Residential natural gas consumption per household	883	1,229
Annual natural gas cost per household	\$784	\$1,316

\*885 households in Round Lake Heights, 235,330 households in Lake County in 2007

Source: Center for Neighborhood Technology, Municipal Emissions Profile

Different sources of energy yield different amounts of greenhouse gas emissions. Electricity, often produced by coal, emits more greenhouse gas emissions than natural gas. The emissions from each type of energy source are calculated for Round Lake Heights using methods developed by the United Nations Intergovernmental Panel on Climate Change. The emissions from the six major greenhouse gases were calculated and converted into a standard metric known as carbon dioxide equivalent, or CO<sub>2</sub>E, see Table 9.3.

Table 9.3 Greenhouse Gas Emissions by Sector, 2007

Sector	Emissions Share	
	Round Lake Heights	Lake County
Electricity	25.0%	47.2%
Natural Gas	17.9%	21.6%
Transportation	46.4%	25.4%
Other	3.6%	5.8%
Emissions per capita	9.98 (MT CO <sub>2</sub> E*)	16.02 (MT CO <sub>2</sub> E*)

\* Metric Tons

Source: Center for Neighborhood Technology, Municipal Emissions Profile

Transportation, based on how many vehicle miles Round Lake Heights' residents travel each year, accounts for the largest portion of energy use and greenhouse gas emissions followed by electricity. For Lake County, the greatest percentage of CO<sub>2</sub>E stems from electricity, accounting for nearly half of the greenhouse gas emissions in the County. The amount of driving is influenced by access to jobs, proximity of businesses and amenities, availability of public transit and general walkability. The Village's emissions per capita are significantly less than those of Lake County.

# Waste

Much like energy consumption and greenhouse gas creation, the Village's method for addressing waste represents a critical piece of the local environmental system. The amount of waste generated by a community reflects how efficiently its inhabitants utilize resources. The way that products and food are produced, consumed and disposed significantly impacts greenhouse gas emissions.

Round Lake Heights is a member of the Solid Waste Agency of Lake County (SWALCO). Representing 85 percent of the County's population and 41 members municipalities, waste from SWALCO communities is hauled to either Countryside Landfill (in Grayslake) or Zion Landfill (in Zion). Both facilities are likely to reach capacity by 2019 and 2022, respectively, without expansion. In 2008 Round Lake Heights generated 2,385 tons of residential waste. Widely recognized as a leader in the region and beyond in the field of waste management, SWALCO and the County have committed to achieve a 60 percent recycling rate by 2020. In 2008, only 18.2 percent of the Village's residential waste was diverted from landfills for recycling, scraping or composting. Not only is this figure below the 2008 County average of 27.8 percent, but this figure is also among the lowest for SWALCO members. Reducing the amount of waste that is landfilled reduces associated costs while also making most of the space available in landfills, which have finite capacity.







# Section 10

## Community Services & Health

This section inventories public services and facilities and identifies gaps, if any, that need to be filled going forward.

### Key Findings

- **Round Lake Heights is within a number of governmental jurisdictions.** Split by two townships, a number of local services, including education, change depending where a person lives within the Village.
- **The Village is a member of a number of regional service collaborations, such as the Round Lake Area Park District and the Greater Round Lake Fire Protection District.** Due to these collaborations, Village residents receive more and better services while sharing the costs of operation.

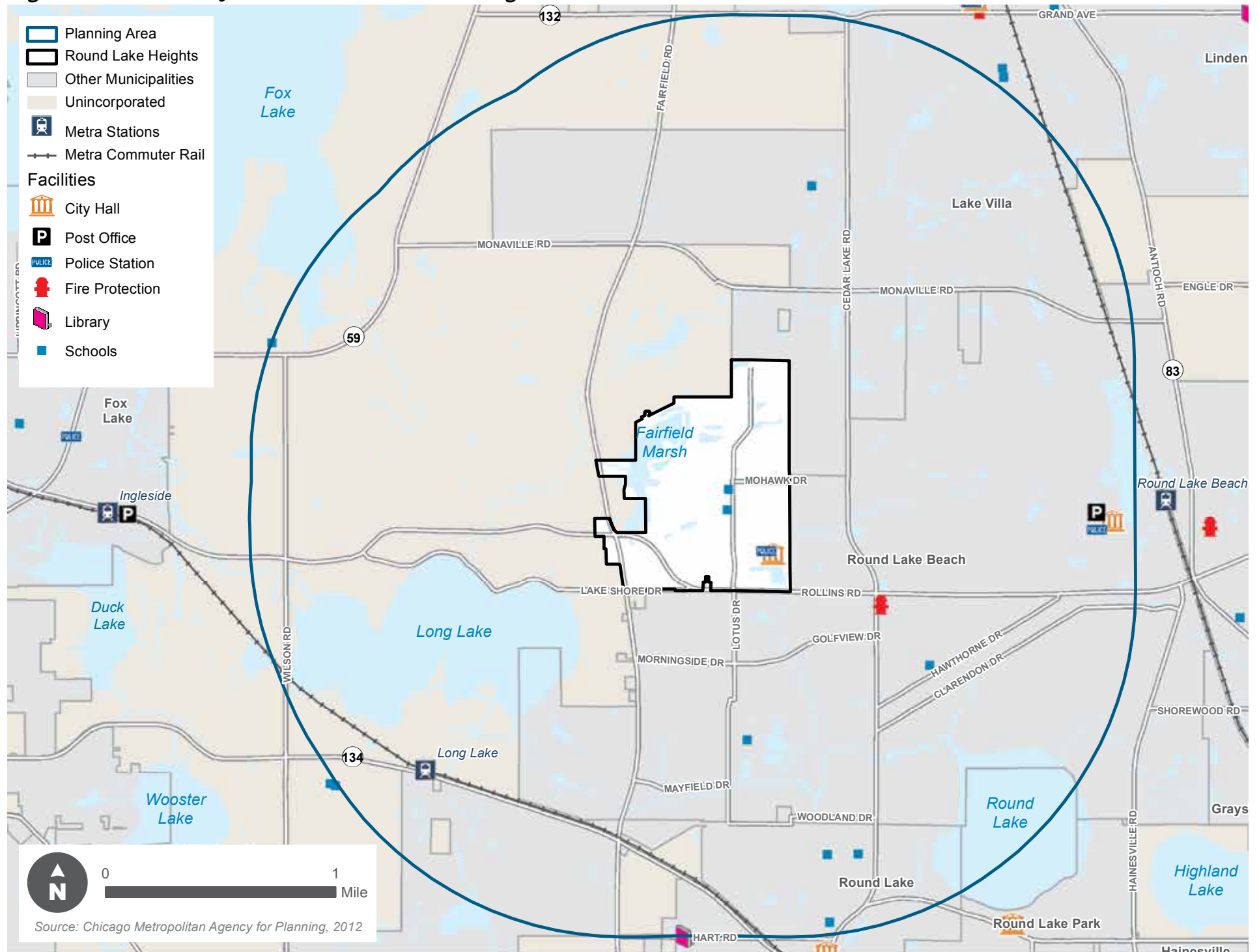
### Community Services and Facilities

#### Village Services

Despite its small size, the Village of Round Lake Heights has worked to expand the number of local services provided to residents since its inception. Currently local services include management of a water and sewer system, a public works department, a building department and an engineer. A police department was formed in August 1960 and has maintained a 24 hour force since 1995. The police department maintains five full time staff along with 3 vehicles. The middle school generates the plurality of police service calls.

While the Village owns a number of properties, most of these parcels are deeded open space or stormwater parcels from residential developments. All of the above mentioned services are provided from Village Hall, which is located at the end of Pontiac Court. This facility was built in 2002.



**Figure 10.1 Community Services for Round Lake Heights**



## Fire Protection

All fire protection within the Village is provided by the Greater Round Lake Fire Protection District. The district includes Round Lake Beach, Round Lake, Round Lake Park, Hainesville, Grayslake and portions of unincorporated Lake County. The nearest fire station is at 1623 N. Cedar Lake Road in Round Lake Beach. Due to its proximity and the design of the Village's street system, all of the community is covered with good response times.

## Library

Round Lake Heights is in two library districts. The portion in Avon Township is in the Round Lake Area Library District. The district maintains one library on Hart Road in Round Lake. This facility is adjacent to the main offices of the Round Lake Area Park District, creating a governmental campus in the area. The portion in Lake Villa Township is in the Lake Villa Library District, with the library located off of Grand Avenue.

## Educational Institutions

Like many other services, education in Round Lake Heights is split along township lines; therefore, local students may attend one of three school districts depending on age and residence.

Students located in Avon Township are in the Round Lake Area School District #116. Schools in District #116 which serve Village residents include Indian Hill Elementary School and Round Lake Middle School (both located in Round Lake Heights); Round Lake High School is located in Round Lake. Students located in Lake Villa Township are within two school districts. Younger students attend Thompson Elementary School (off of Cedar Lake Road) and Palombi Middle School (near downtown Lake Villa) which are part of Lake Villa School District 41. High school students attend Grant Township Community High School, located on Grand Avenue in Fox Lake.

Table 10.1 School Enrollment in School Districts serving Round Lake Heights, 2009-2010

District	Total Schools	Total Students	Student-Teacher Ratio
District 41(Lake Villa)	5	3,211	18.6
District 116 (Round Lake)	9	7,127	22.5
District 124 (Grant)	1	1,816	19.45

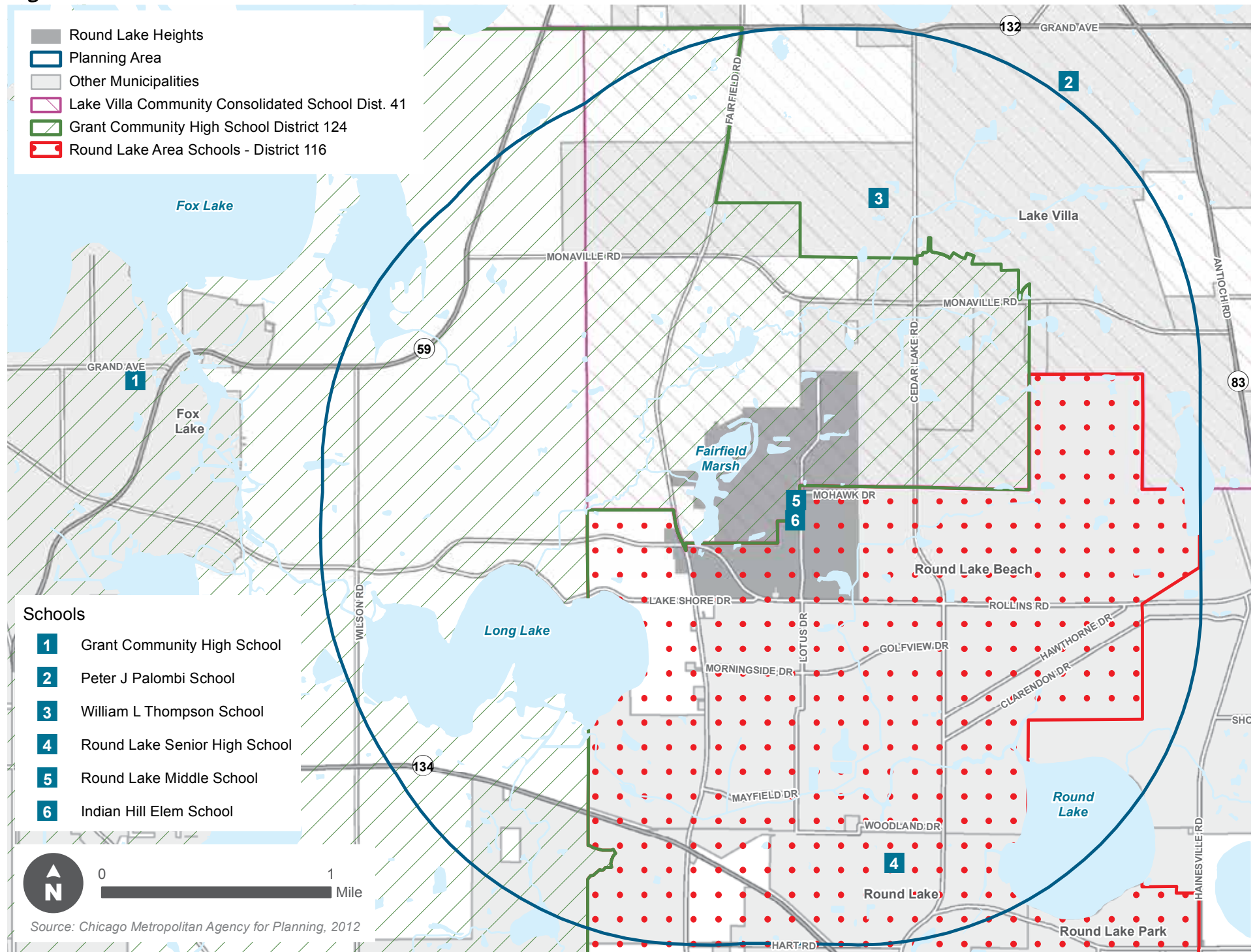
Source: Illinois Interactive Report Card

Table 10.2 School Enrollment for Schools serving Round Lake Heights, 2009-2010

District / School	Enrolled Students
District 41 (Lake Villa)	
Thompson Elementary School	622
Palombi Middle School	789
District 116 (Round Lake)	
Indian Hill Elementary School	611
Round Lake Middle School	963
Round Lake High School	1,945
District 124 (Grant)	
Grant Community High School	1,816

Source: Illinois Interactive Report Card



**Figure 10.2 Area School Districts**

## Non-Profit Organizations

While there are many County-wide organizations which offer services, stakeholder and public feedback outlined two local organizations which seem to be the most active within the planning area, particularly as it relates to the growing diversity of Round Lake Heights.

Founded in 2000, Mano a Mano Family Resource Center serves the rapidly increasing Latino population of the greater Round Lake area. Services include health education, language classes, employment assistance, kindergarten readiness and general information/referrals. Offices are located in Round Lake Park, but services are provided throughout the area, including through partnerships with the Round Lake Area School District. Of the services provided, Village residents most often use those for legal assistance, employment assistance and English language classes.

Nicasa is a behavioral health, substance abuse prevention and treatment agency operating through six facilities in Lake County. The closest facility to Round Lake Heights is the headquarters off of Fish Lake Road near Volo. Focus areas include youth, adult and family services.

## Community Health

While there are no hospitals in Round Lake Heights or the planning area, such services are located in areas to the north, east and south, including Lake Villa, Grayslake and Gurnee. The closest healthcare facility is the Condell Urgent Care Center off of Rollins Road in Round Lake Beach. This facility provides treatment for minor illnesses and injuries, in-house X-ray and laboratory services, and physicals and occupational health services.

While there is no specific data on health issues which disproportionately impact Round Lake Heights' residents, three of the most common issues within Lake County and in the region are obesity, diabetes and heart disease. According to the Centers for Disease Control, the burden of diabetes in the United States has increased with the increasing prevalence of obesity. The modifiable risk factors for Coronary Heart Disease include behaviors (such as inactivity, and improper nutrition), health status (such as hypertension, overweight, or diabetes), and policies (such as smoking policies in restaurants and worksites). While many of the factors which influence each of these conditions relate to genetic issues, it is also important to understand that local planning decisions, including pedestrian and bike infrastructure, neighborhood design and open space provision can impact the lifestyle factors which influence these health issues.





# Section 11

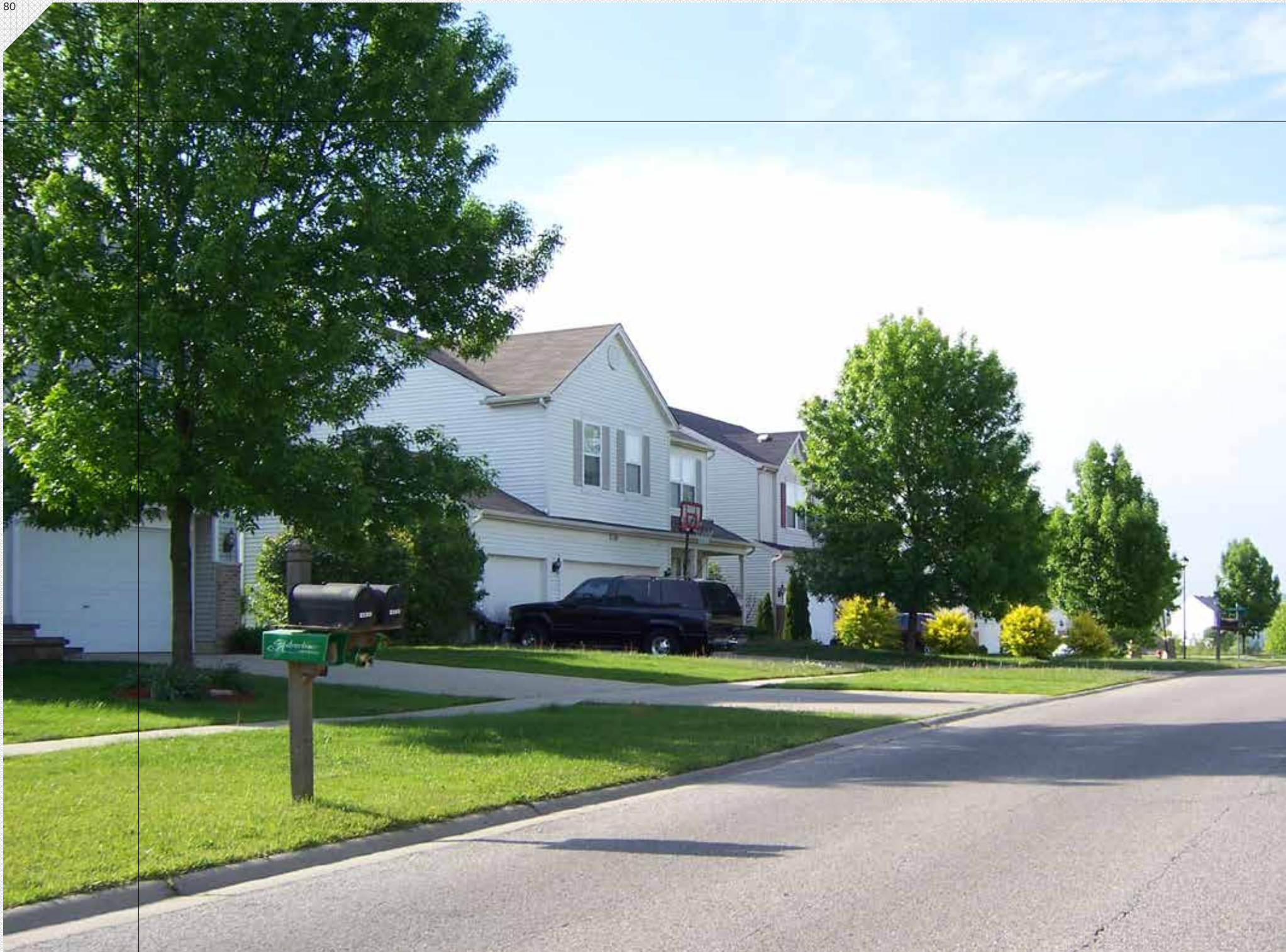
## Image and Identity

Beyond considering current facts and figures for Round Lake Heights, it is also important to consider how residents view the Village. Throughout the outreach process, residents and stakeholders have been asked to identify what first comes to mind when they think of Round Lake Heights. The most common answers have been small community and open space. While these responses accurately correspond to the size and land uses of the Village (see sections 4 and 6), it is also a reflection of what the residents views as central to the identity of Round Lake Heights.

Not surprisingly, both of these responses focus on a strong sense of community. Throughout the process, residents discussed the numerous ways they feel a strong sense of community in Round Lake Heights, reinforcing the small close-knit feeling. Village public works staff plow snow from the driveways of seniors. Neighbors talk of walking a short distance from home to explore nature in Shagbark Nature Preserve or play on the playgrounds behind Indian Hill Elementary School. The Village is home to a very active Dollars for Scholars program that has provided many Round Lake Heights children with scholarships since its inception in 2000. The Village hosts seasonal resident events, including a summer festival, Halloween party/pig roast and a holiday party/tree lighting. These events, actions and comments emphasize that Round Lake Heights is a small community oriented place to live.

These comments also reflect how people perceive Round Lake Heights. During a mapping exercise at the Village Festival, residents were asked to identify both their favorite places in Round Lake Heights and places that they feel could become great with some investment and work. Many of the “favorite” (green) dots were placed on the park, school and open space complex in the center of the Village. Many of the investment dots were clustered around the flooding from Arrowhead Pond or the intersection of Rollins Road and Lotus Drive. While the placement of dots in these areas is not surprising given other findings in this report, it is important to consider that few residents placed dots in the southwestern areas of the Village, particularly along Rollins Road west of Brentwood Drive. Containing the bulk of the Village’s developable land and un-preserved environmental areas, the future balance between development and preservation in this sector will significantly impact both the internal and external perception of what is Round Lake Heights.







# Looking Forward

Round Lake Heights stands at a key moment in its history. Since its formation in 1960, the Village and its residents have worked hard to provide good public services and infrastructure within the fiscal realities of a small community. At critical moments in the past the Village was able to use annexation and development to improve services and infrastructure while preserving the rural character and small town charm that residents love most about the community.

Consistent with the Village's history, the findings of this report and extensive feedback from stakeholders, three broad issues confront Round Lake Heights.

- **Fiscal and Economic Health:** The top issue identified at the August 7<sup>th</sup> public meeting was the Village's tax base. As discussed in Section 5 of this report, the Village is far more dependent on residential property taxes than many other communities in the region. When combined with the small number and scale of commercial properties along Rollins Road (Section 6), it is understandable why this topic was raised at every outreach event.
- **Infrastructure:** Infrastructure issues have long been a driving force in Round Lake Heights. Residents first sought to incorporate in part due to poor water quality and service. Stakeholders focused on improvements to water, pedestrian and stormwater infrastructure.
- **Open Space and Natural Feature Preservation:** Open spaces, parks and natural areas are at the core of the Village's identity. With privately owned natural areas on the western side of the Village, numerous stakeholders discussed the need to preserve these areas as part of Round Lake Heights' small town rural character.

Not surprisingly these three subjects are wholly intertwined. The search for economic sustainability will directly impact the Village's ability to address the infrastructure concerns of residents. Expanding the non-residential tax base can threaten critical environmental areas depending on the design and type of development. Knowing these three broad categories, the next phases of this planning process will attempt to simultaneously address these issues by considering the following questions.

- What is the community's vision for the lightly-developed southwestern portion of Round Lake Heights?
- Should the primary environmental features in and around the Village be preserved, and if so, how?
- What is the community's vision for the existing developed areas of Rollins Road?
- What types of commercial and office development are economically feasible in Round Lake Heights given the regional market?
- Should the Village attempt to annex nearby unincorporated areas and, if so, which areas?

- Should Round Lake Heights develop pedestrian and bicycle connections to other regional corridors like Grant Woods and the Millennium Trail, and if so, how?
- How best should the Village provide a diversity of housing types?
- What is the best method to improve Village's water infrastructure, including its storage capacity and connection to the regional system?
- How should the pedestrian and stormwater infrastructure of the southern areas of the Village be improved?
- As the Village grows and ages, are current infrastructure and services designed to handle the change?
- How can the Village build its relationships with Lake Villa and Round Lake Beach to:
  - Improve transportation connections,
  - Preserve critical environmental features,
  - Reduce flooding at key locations in the area, and
  - Redevelop Rollins Road?
- Should the Village partner with any other organizations to reduce service costs and improve service provision, and if so, what services?
- How should Round Lake Heights' vision of itself and the future be reflected both internally and externally?

The Chicago Metropolitan Agency for Planning (CMAP) is the region's official comprehensive planning organization. Its GO TO 2040 planning campaign is helping the region's seven counties and 284 communities to implement strategies that address transportation, housing, economic development, open space, the environment, and other quality of life issues. See [www.cmap.illinois.gov](http://www.cmap.illinois.gov) for more information.





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