



# Village of Round Lake Beach Economic & Community Development

*2018 Annual Report*

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# Introduction

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

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

# Key Objectives

*The Economic & Community Development Department was driven by four primary objectives in 2018:*

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

# Staffing

## Economic Development

*Consultants through Rolf Campbell Associates*

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

## Community Development

- Department Head – Lisa Pugliese
- Director of Inspections – Mark Karaszewski
- Building Inspector – Margaret Sparr
- Building Inspector – Amias Turman
- Property Maintenance Insp. – Kiley Gardner
- Code Coordinator – Rose Hollingsworth

# Department Philosophy

We will:

- Recognize & respect our touch on the community
- Strive for compliance (vs. fines & liens)
- Do it today
- Say "Yes"
- Value every team member & every department
- Commit to the good of the whole
- Adhere to systems and procedure that render our large scope manageable (8,000 housing units, 300 businesses)

## Invest in Housing & Neighborhoods

A healthy housing stock and attractive, well-tended neighborhoods make Round Lake Beach a community its residents are proud to call home. The Community & Economic Development Department nurtures strong, stable neighborhoods and advances residential improvements to strengthen the Village as a whole.

# Eliminating Blight

- Concluded a 4-year effort to acquire abandoned properties
- 44 properties in total demolished or rehabilitated
- Leveraged \$675,000 in IHDA grant funding
- Creative use of ILCS65 (the "Abandonment Statute")
- Partnerships with two not-for-profit organizations
  - *Fuller Center Lake County*
  - *Affordable Housing Corporation of Lake County*



# Housing Activity

## Demolished

317 W. Hawthorn Drive

1315 Woodridge Drive

1508 Woodbine

906 Cedar Lake Road\*

## Rehabbed & Resold

1413 Regency Drive

201 W. Hawthorn Drive

318 Woodland Drive

*\*Converted from residential to commercial use*



# Expanding Parks & Recreation

The Village fulfilled a long-term strategic effort to expand its beautiful Lakefront Park through the acquisition & demolition of two properties:

- 1127 Lake Shore Drive
- 1131 Lake Shore Drive



# Innovation at Work

1413 Regency demonstrated a confluence of innovative strategies that worked together to benefit all parties involved, especially the neighborhood and its residents.

- Property was abandoned & vacant for 11 years
- Previously owned by a hoarder; property mouse-infested and packed with goods & debris at acquisition
- VRLB acquired through Abandonment Petition
- Partnered with Affordable Housing Corporation of Lake County, a nonprofit organization





## Innovation at Work, continued

- Transferred property to AHCLC for clean-out, rehab & resale
- Village obtained quality service at an excellent price
- Village & AHCLC both generated unrestricted income
- Property will soon be owner-occupied & on tax rolls



# Shared Service Initiative



- Cooperative effort with Greater Round Lake Area Fire District
- Off-duty firefighters contracted to perform inspections for VRLB's Residential Rental Certification Program
- Inspections identify/remedy property maintenance & life safety issues
- FPD used opportunity to:
  - Install 154 smoke detectors & 25 carbon monoxide detectors to homes without working instruments
  - Better learn RLB neighborhoods & housing stock
  - Document fire hazards & ingress/egress at individual houses
- Significant savings to building owners & taxpayers
- *Project awarded LCML First Responder Innovation Award*

## Insure Buildings are Safe & Sound

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

# Proactive Code Enforcement

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

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

# Commercial & Residential Permits

Permitting programs insure new construction & renovations are done in accordance with Village codes and that the building stock remains safe for many years to come. Inspections address life safety, mechanical, plumbing, electrical, exterior maintenance and fire safety.

Residential Permits:

1,238 permits issued

2,803 inspections

659 plan reviews

Commercial Permits:

78 permits issued

305 inspections





# Code Enforcement Programming

- Occupancy Transfers: 486 permits issued  
581 inspections
- Rental Certification Program: 1,562 certificates issued  
2,739 inspections
- Business License Program: 417 licenses issued  
661 inspections
- Vacant Property Registry: 287 properties registered

# Property Maintenance

Inspectors routinely patrol the Village in search of property maintenance issues that undermine the health, safety and attractiveness of our neighborhoods—including a systematic exterior inspection of every residential property annually.

- Systematic Inspection Program: 9,544 inspections
- Tall Grass: 592 inspections
- General Property Maintenance: 4,879 inspections

## Enhance the Local Economy

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

# New Businesses of 2018

**Allstate**  
**920 Rollins Road**



Campos Income Tax  
1427 N Cedar Lake Road



# New Businesses of 2018

Cricket Wireless  
718 E Rollins Road



Gears for Years  
1880 Circuit Drive, Unit D





# New Businesses of 2018

Go Healthy

629 N. Rollins Road, Unit 4



Jersey Mike's

536 E. Rollins Road



# New Businesses of 2018

Julie's

912 E. Rollins Road



La Michoacana Special

913 W. Rollins Road



# New Businesses of 2018

Papo's Express Car Wash  
207 W. Rollins Road



North Shore Medical Center  
1000 W. Rollins Road





# New Businesses of 2018

Mr. Telefono

731 E. Rollins Road



Phix Carz

1321 N. Fairfield Road



# New Businesses of 2018

Re/Max American Dream  
1616 Cedar Lake Road



Smokes & Such  
902 E. Rollins Road



# New Businesses of 2018

Sprint

305 W. Rollins Road  
(inside Walgreens)



Wing Stop

708 E. Rollins Road





# Relocated Businesses of 2018

Modern Grooming Barber Shop  
823 W. Rollins Road



Property Pros Maintenance  
1840 Circuit Drive, Unit C



# Remodeled Businesses of 2018

**Aldi**  
74 W. Rollins Road



**Arby's**  
776 E. Rollins Road



**Thorton's Inc.**  
180 E. Rollins Road



## Further Planning & Land Use Goals

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

# Planning & Zoning Commission

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

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

## 2018 Board of Commissioners

- Chairman Mark Bailey
- Patrick Vargo
- Steve Vaughn\*
- George Steinberg
- Audrie Parker
- Hal Davis
- Dick Barr\*
- Lee Benedict

*\*Resignations*



# PZC Reviews & Recommendations

## Requests for Special Use

- Cedar Lake Auto Exchange
- Polar Wire
- Civic Center Sign
- El Gris Auto
- Phix Carz
- 400 Shorewood Drive

## Requests for Variances

- SACS Investment Group, LLC
- AC Home Design
- Mireya & Tomas Gomez

## Zoning Requests & Reviews

- AC Home Design – LOD Review
- Rezoning of Dayan Properties

## Ordinances & Text Amendments

- Alternative Energy Ordinance
- Zoning for Temporary Uses

# Cedar Lake Auto Exchange

1610 Cedar Lake Road

*Request to amend existing special use permit for automotive use*



# Polar Wire

1655 Wood Street

*Request for a special use permit to allow a residence on the premises*

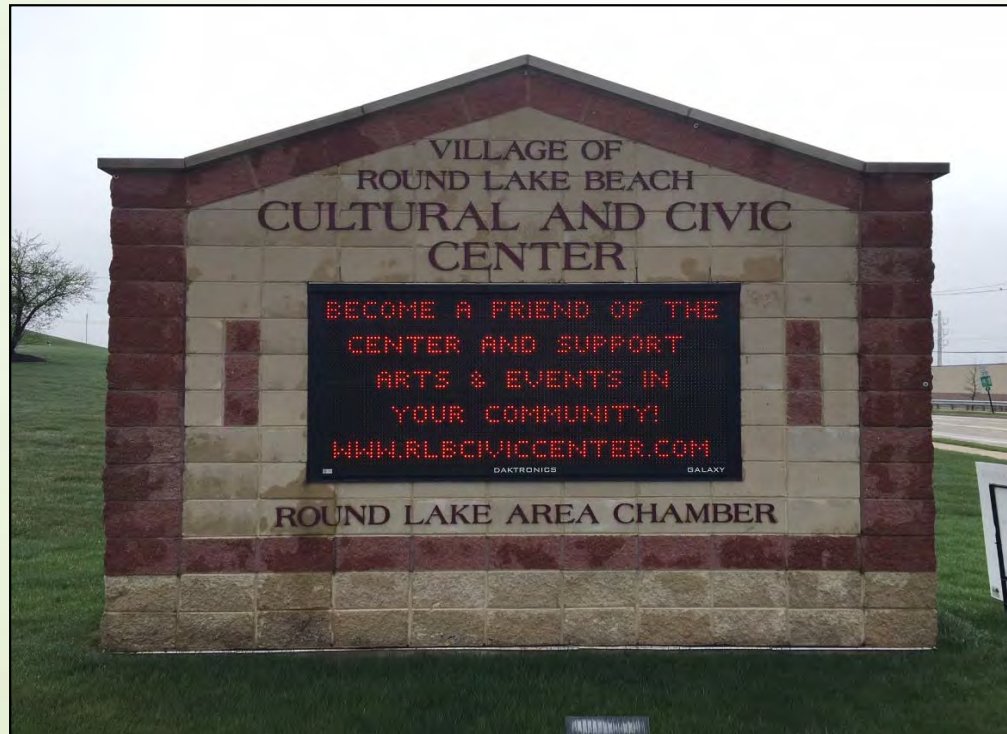




# RLB Cultural & Civic Center

0 Hook Drive

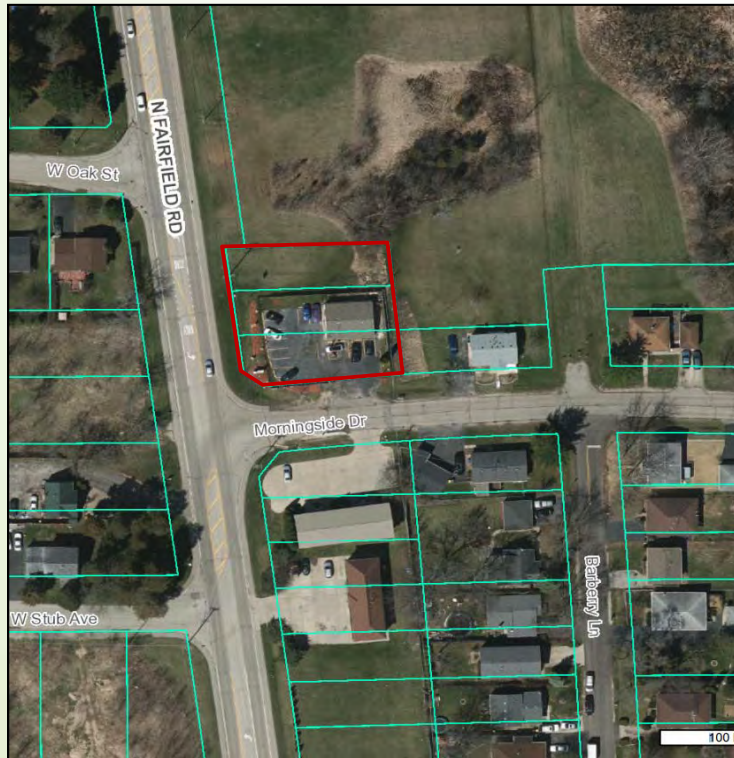
*Request for special use permit to allow a ground-mounted digital sign*



# El Gris Auto

1427 N. Fairfield Road

*Request to amend an existing special use permit to allow an auto repair facility*



# Phix Carz

1321 Fairfield Road

*Request for a special use permit to allow an auto repair facility*





# Carniceria Y Fruteria La Michoacana

400 E. Shorewood Drive

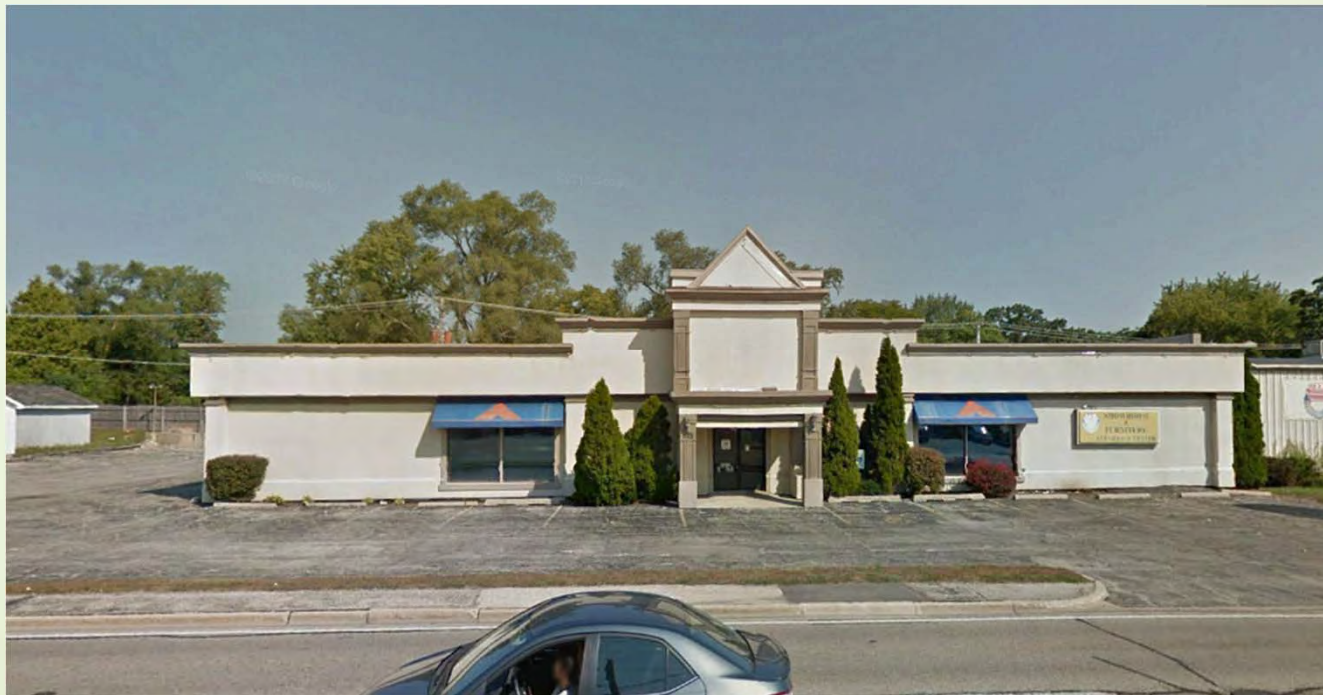
*Request for a special use planned development to allow for the redevelopment of an existing commercial property*



# SACS Investment Group LLC

832 W. Rollins Road

*Request for variances related to setbacks, parking & signage to  
redevelop an existing building*





# AC Home Design

1030 Hainesville Road – located in Lake Overlay District

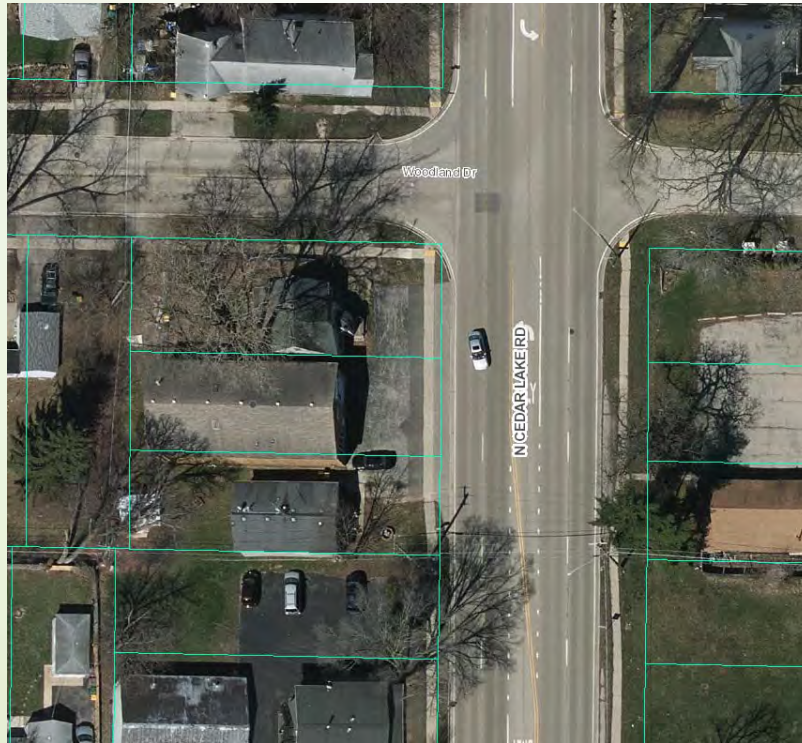
*Request a variance to the side yard setbacks AND review of building elevations within the Lake Overlay District*



# Mireya & Tomas Gomez

904 Cedar Lake Road

*Request for variance of certain bulk requirements to allow for the commercial redevelopment of an existing building and parking lot*





# Dayan Properties Rezoning

NW of Orchard Lane & Rollins Road

*Request to rezone to a General Business District to better market the property for potential end users*



## Ordinance & Text Amendments

- Petition request to consider a text amendment to modify language regarding Temporary Uses within Section 600.5 of the Zoning Code
- Petition request to consider a text amendment to possibly create a new Article regarding Alternative Energy within the Zoning Code

# Thank You

The Economic & Community Development Team thanks all of those that worked with us to make the Village of Round Lake Beach a better place to live, work, shop and recreate in 2018:

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