CMAP

Metropolitan Mayors Caucus

THE LAKE COUNTY COMMUNITY FOUNDATION

AN AFFILIATE OF THE CHICAGO COMMUNITY TRUST

MetropolitanPlanningCouncil

Homes for a Changing Region

Phase 3: Implementing Balanced Housing Plans at the Local Level

Year Nine: Hainesville, Round Lake, Round Lake Beach, Round Lake Heights, and Round Lake Park

Unless otherwise specified, all photos are by CMAP staff.

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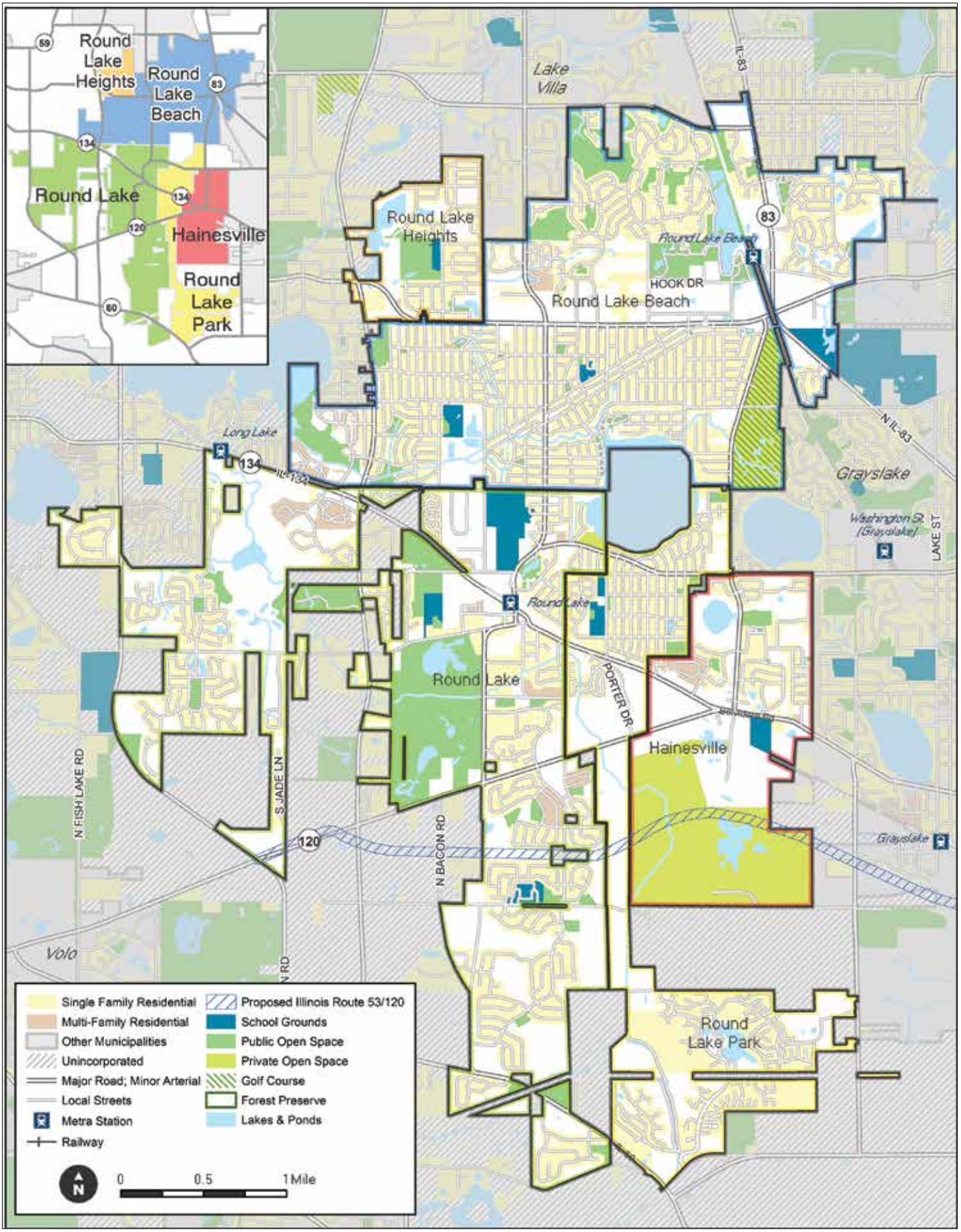
Figure 1. Hainesville, Round Lake, Round Lake Beach, Round Lake Heights, and Round Lake Park participated in this study



Source: Chicago Metropolitan Agency for Planning, 2014.

Introduction

Homes for a Changing Region (Homes) provides technical assistance to municipal leaders by researching housing issues, gathering key data, and working with those leaders to develop long-term housing policy plans.

The communities of Hainesville, Round Lake, Round Lake Beach, Round Lake Heights, and Round Lake Park were awarded assistance to complete a Homes plan through the Chicago Metropolitan Agency for Planning's (CMAP) Local Technical Assistance (LTA) program. Beginning in the fall of 2014, CMAP, the Metropolitan Mayors Caucus (MMC), the Metropolitan Planning Council (MPC), and The Lake County Community Foundation (LCCF) have worked with the five municipalities to identify key challenges and opportunities in the area of housing.

This effort was aided throughout the project by the valuable input and guidance of representatives from Lake County government, local non-profit organizations (including the Affordable Housing Corporation of Lake County (AHC) and Mano a Mano Family Resource Center), as well as a wide variety of residents and other local stakeholders from the five communities.

Key challenges and opportunities

The Round Lake cluster is at an important inflection point in its history. First settled by Elijah Haines in 1836, it remained a farming and vacation area until the 1950s and 1960s when significant residential development began. That development accelerated in the 1990s and 2000s as an additional 18,000 new residents moved into the area — a 46 percent increase. GO TO 2040 projects that the area could grow by an additional 30,000 people by 2040. To capture growth, however, the cluster must face a series of challenges as it looks to its future.

What makes the future promising is that Round Lake communities remain attractive for a variety of reasons. They offer a wide range of housing options and are located reasonably near important job centers in Grayslake and Gurnee. They offer two important rail links which provide direct connection to employment centers in Lake County, Cook County, and downtown Chicago. They also encompass lakes and recreational opportunities which are attractive to families of all age ranges.

Challenges remain, however. Older homes in the cluster, especially those originally built as summer vacation residences, need to be renovated and upgraded. Resources, though, to facilitate wide-scale rehabilitation are not currently available. A significant number of homes are currently being rented as the result of the recent foreclosure crisis. Maintaining the quality of these rental homes and re-converting many of them to owner-occupied residences will be necessary to preserve neighborhood stability.

Apart from housing issues, other challenges and opportunities exist. Additional economic development is needed to reduce reliance on residential property taxes to fund municipal improvements. Such development, in turn, will require expanded transportation access to regional road networks. The long-discussed extension of Route 53 must take place for this to happen.

Last, the residential population of the cluster is changing. All five communities have experienced the significant growth of the Latino population that is occurring throughout the Chicago metropolitan region. This has brought new energy and economic activity to the cluster, while also presenting challenges for some of the communities. Social service resources to meet the Latino community's needs are limited, and schools must cope with a growing bilingual student body. Overall, the municipalities continue to try to integrate the Latino community and other immigrant groups more thoroughly into the civic life of the community, as well as strengthen communication on key issues such as housing.

By working collectively or in sub-groups, the communities in the Round Lake cluster have an opportunity to address these shared challenges and leverage their strengths, working together toward a prosperous future.

Structure of report

This report provides an overview of existing conditions related to housing in the Round Lake cluster, followed by recommendations intended to address the key housing challenges and opportunities identified by the five communities. The recommendation areas are:

- *Work together to seek expanded state, federal, not-for-profit, and private resources to support the rehabilitation or reconstruction of older housing units.*
- *Collaborate to improve the effectiveness of local rental unit regulation and monitoring.*
- *Develop new resources to increase communication between local government and immigrant populations in the cluster, including the Latino community.*
- *Strengthen the cluster's competitive position by improving access to good jobs.*
- *Provide a wide range of housing options and increase livability for seniors.*

Existing Conditions

Recent demographic trends and the current state of the housing market in the Round Lake area underpin many of this plan's recommendations. This section reviews these existing conditions, setting the stage for the recommendations to come.

As seen in Table 1, the total population of the Round Lake cluster (60,074 residents) represents 9 percent of the total population of Lake County. Since 2000, population growth mirrored that in Lake County and more than doubled that of the region. The population grew in all five towns. Despite these broad similarities, the cluster differs from Lake County and the region. The median household income of the Round Lake cluster ($62,681) falls below the median income for Lake County ($77,469). Due to the Great Recession of 2007 and inflation, the median household income in the cluster decreased over the past 13 years, falling by as much as one-third in some communities. Generally, residents in the Round Lake area are younger and more diverse than in other parts of the region (Figure 2). The greater diversity stems from a sizable Latino population, though some communities have reported important growth in other segments, including the Asian population and among those of eastern European descent.

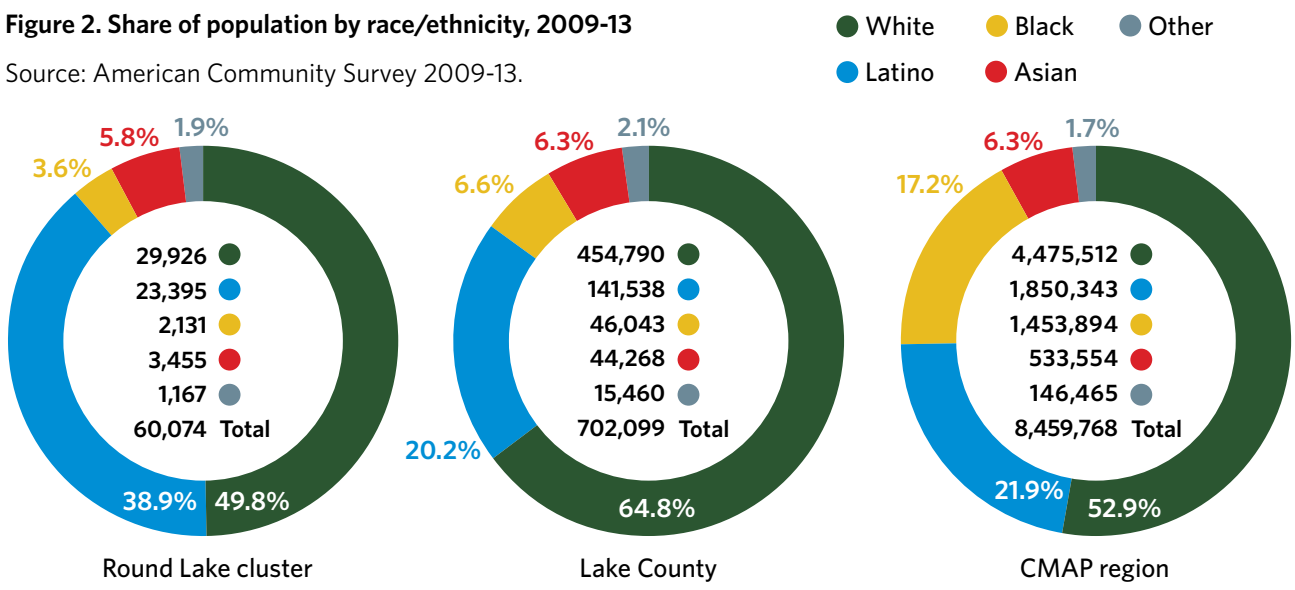
Table 1. General statistics

	Hainesville	Round Lake	Round Lake Beach	Round Lake Heights	Round Lake Park	Round Lake cluster	Lake County	CMAP region
Population, 2013	3,577	18,216	28,114	2,791	7,376	60,074	702,099	8,459,768
Percent change, population, 2000-13	68%	212%	9%	107%	22%	46%	9%	4%
Median age, 2013	34	32	31	32	40	32	37	36
Median household income, 2013	$84,074	$79,574	$59,958	$56,806	$41,179	$62,681	$77,469	$62,447
Percent change, median household incomeadjusted for inflation, 2000-13	-4%	7%	-20%	-17%	-30%	-13%	-7%	-4%

Source: Census 2000; American Community Survey, 2009-13.

Figure 2. Share of population by race/ethnicity, 2009-13

Source: American Community Survey 2009-13.

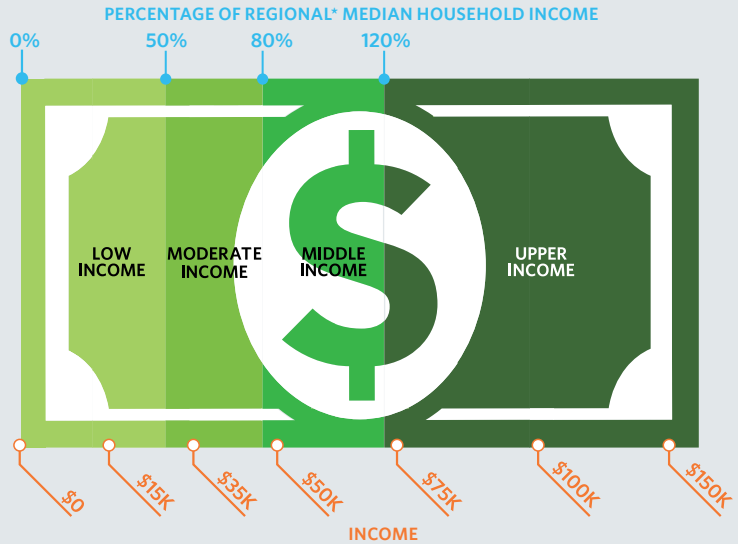


Current Housing Market

Development in the cluster began around the time of incorporation of Hainesville in 1847 and picked up substantially with the arrival of the railroad in the early 1900s. 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. After World War II development accelerated, transforming former vacation areas into new suburban neighborhoods full of single-family homes. These older neighborhoods, containing a mix of both pre-war and homes from the 50s and 60s, are located closest to Round Lake. The 1990s and early 2000s also saw a building boom, with many newer neighborhoods built north of Rollins Road and south of Route 134.

Single-family homes, which account for almost 70 percent of all local units, are typically occupied by owners (Figure 3). Almost half of local renters live in single-family buildings, more than triple the region's share. As highlighted in MPC's Managing Single-Family Rental Homes white paper, many communities are struggling with the surge in single-family rentals. Overall, the cluster's housing is 81 percent owner-occupied and 19 percent renter-occupied, and there is relatively little variation between the five communities. The largest proportion of renter-occupied homes (21 percent) is located in Round Lake. The smallest proportion of renter-occupied homes is located in Round Lake Park (15 percent). It's worth noting that the Village of Round Lake Park is home to a large portion of Saddlebrook Farms, a large (and expanding) over-55 community where residents own their manufactured single-family homes, but not the land under their homes (which they lease instead from DWG Corporation, the developer, builder, and manager of Saddlebrook Farms). Much like the region, the percentage of rental households in the Round Lake cluster falls as income rises (Figure 4). This change is noticeable around the $75,000 threshold. Almost half of owner-households but only 17 percent of local renter households earn more than $75,000.

Income



While household income is discussed throughout the Homes for a Changing Region plan, it's important to understand some of the definitions behind phrases like "low-" and "moderate-income." The U.S. Department of Housing and Urban Development (HUD) has established definitions for how the relationship between an area's median income and the income of an individual household can define what is a low (less than 50 percent of regional median income), moderate (50 percent to 80 percent), middle (80 percent to 120 percent), and upper income household (120+ percent). By comparing each income group to the regional* median household income ($61,045), readers can understand what constitutes low, moderate, middle, and upper income households.

*Region defined as the Chicago-Naperville-Joliet, IL Metropolitan Division.
Source: Chicago Metropolitan Agency for Planning analysis of the American Community Survey 2007-11.

Figure 3. Housing type by owner/renter Round Lake Cluster and the region

Source: American Community Survey, 2009-13.

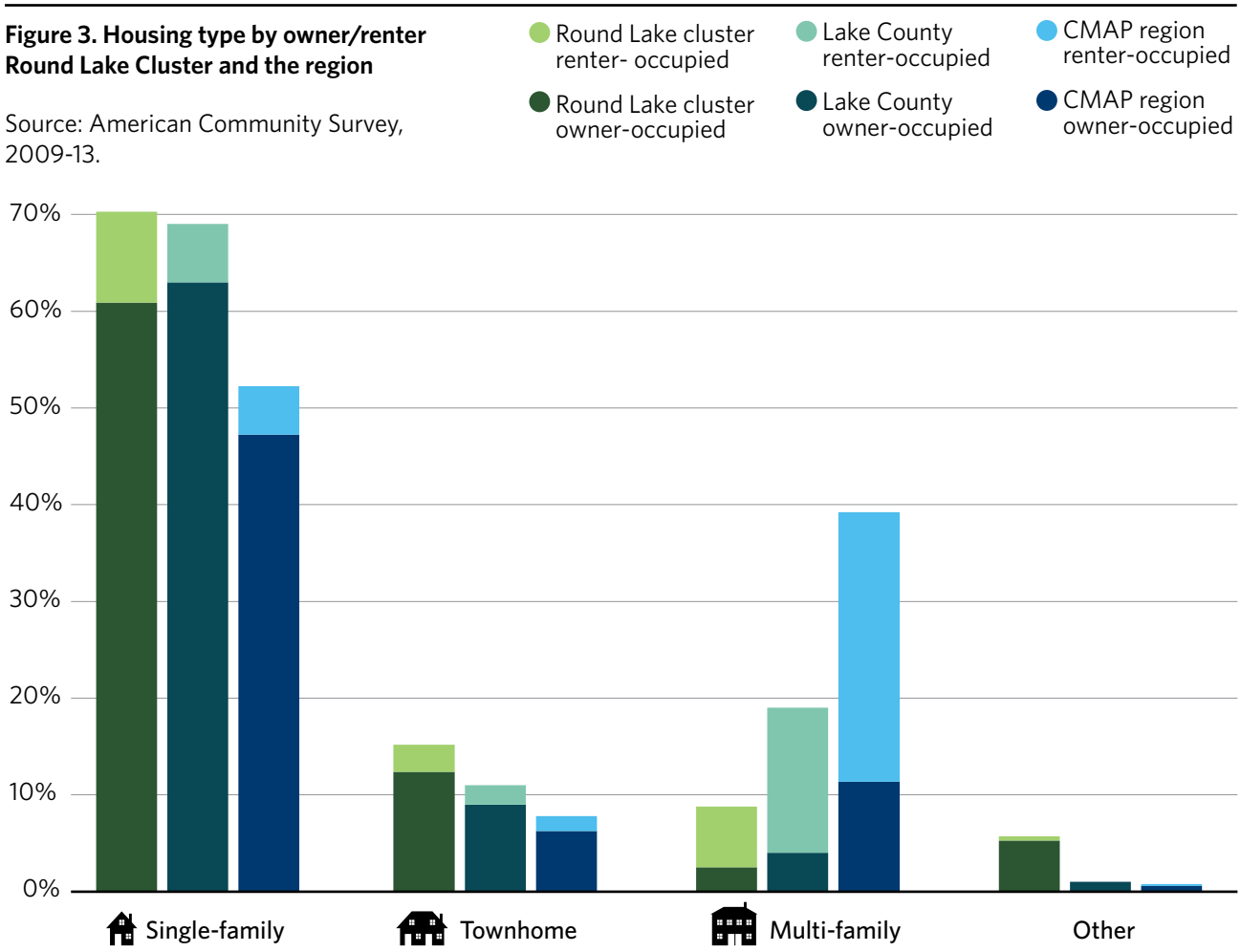
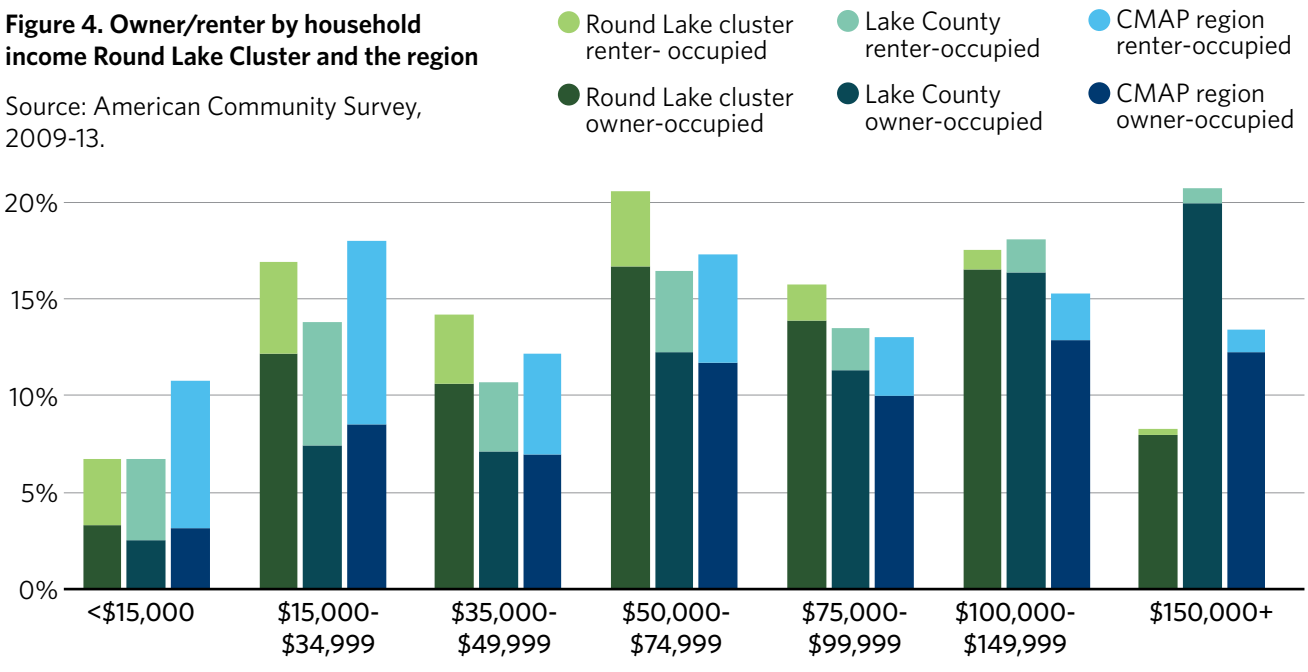


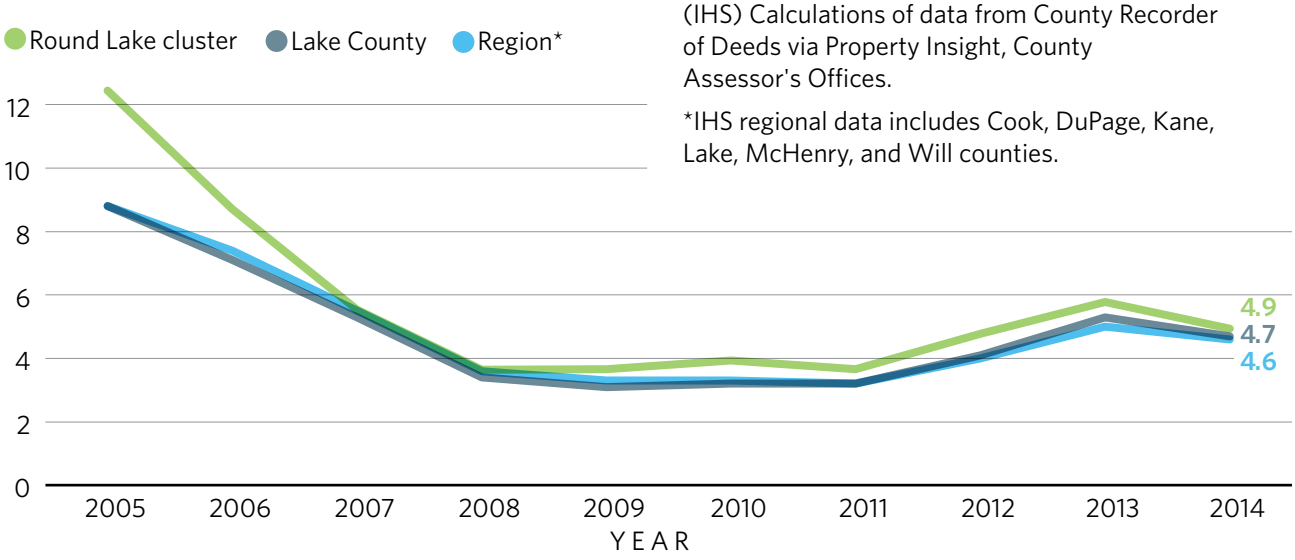
Figure 4. Owner/renter by household income Round Lake Cluster and the region

Source: American Community Survey, 2009-13.



The local housing market continues to struggle with reverberations from the recession. The median home sale prices in the cluster have rebounded some since 2010, though unevenly. Prices increased in Round Lake Heights by 14 percent, Round Lake by 10 percent, and Round Lake Beach by 8 percent, while they declined in Hainesville by 20 percent and Round Lake Park by 3 percent. Sales activity in the cluster has closely tracked regional figures since the recession (Figure 5). Yet the types of transactions and buyers are very different. The share of sales that are distressed remain elevated, particularly in relation to other areas (Figure 6). The share of sales to business buyers increased markedly since 2005, rising from less than five percent to more than 15 percent (Figure 7). Finally, the share of sales purchased with cash remains elevated (Figure 8). These findings are unsurprising given the higher rates of foreclosure filings and real estate and bank owned properties in the cluster.

Figure 5. Sales activity per 100 residential parcels, 2005-14



Source: Chicago Metropolitan Agency for Planning analysis of Institute for Housing Studies (IHS) Calculations of data from County Recorder of Deeds via Property Insight, County Assessor's Offices.

*IHS regional data includes Cook, DuPage, Kane, Lake, McHenry, and Will counties.

Figure 6. Shares of sales that were distressed, 2005-14

Source: Chicago Metropolitan Agency for Planning analysis of Institute for Housing Studies Calculations of data from County Recorder of Deeds via Property Insight, County Assessor's Offices, Record Information Services, Midwest Real Estate Data (MRED).

Note: This indicator is calculated excluding bulk sales data and therefore the universe of data is different from total sales figures. Distressed sales mean properties purchased that were either in the foreclosure process or have completed the foreclosure process and become lender real estate owned (REO).

*IHS regional data includes Cook, DuPage, Kane, Lake, McHenry, and Will counties.

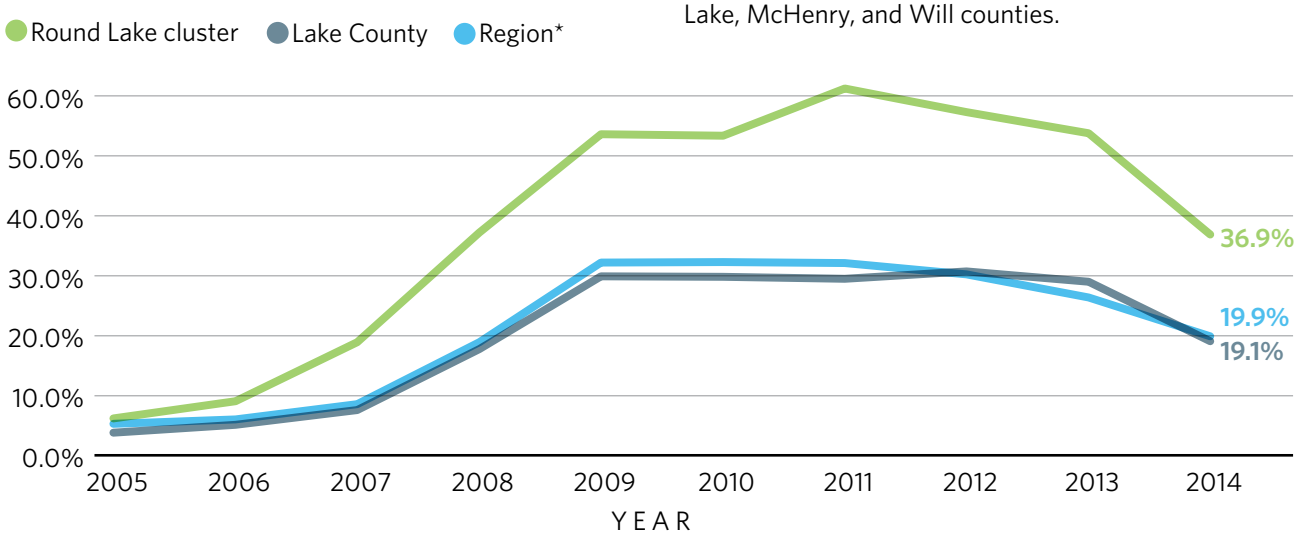


Figure 7. Share of buyers that are businesses, 2005-14

Source: Chicago Metropolitan Agency for Planning analysis of Institute for Housing Studies Calculations of data from County Recorder of Deeds via Property Insight, County Assessor's Offices.

*IHS regional data includes Cook, DuPage, Kane, Lake, McHenry, and Will counties.

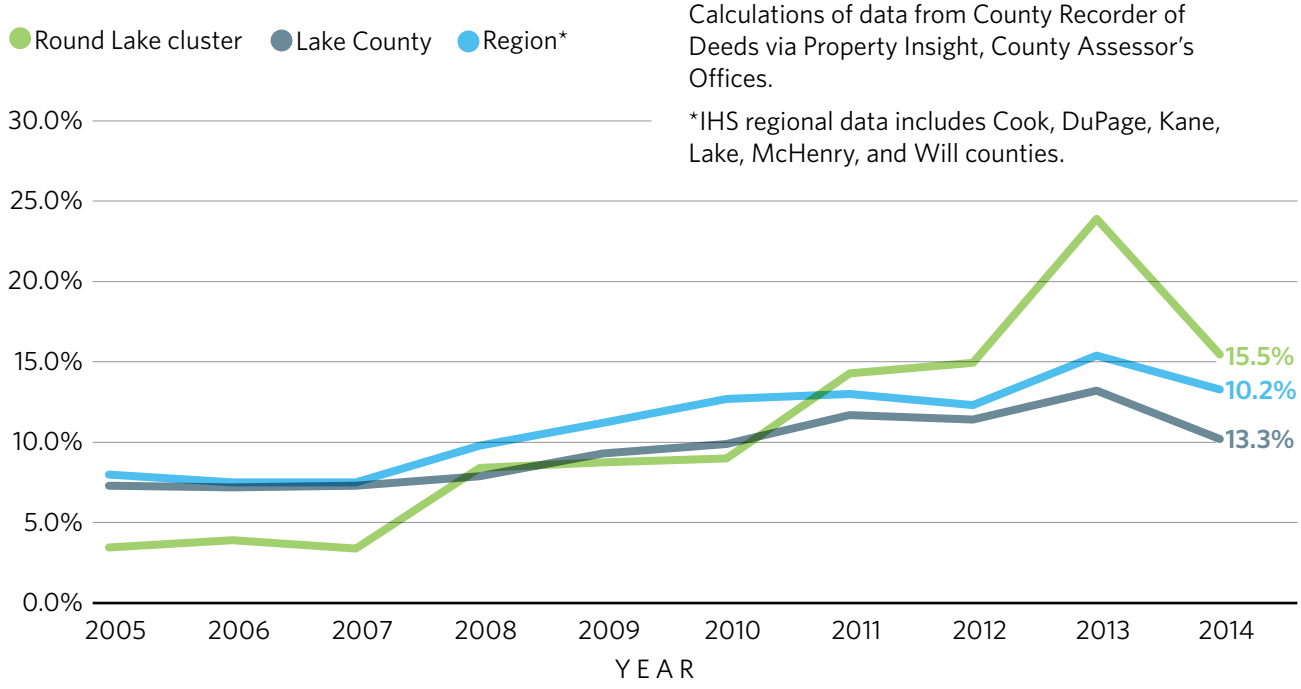
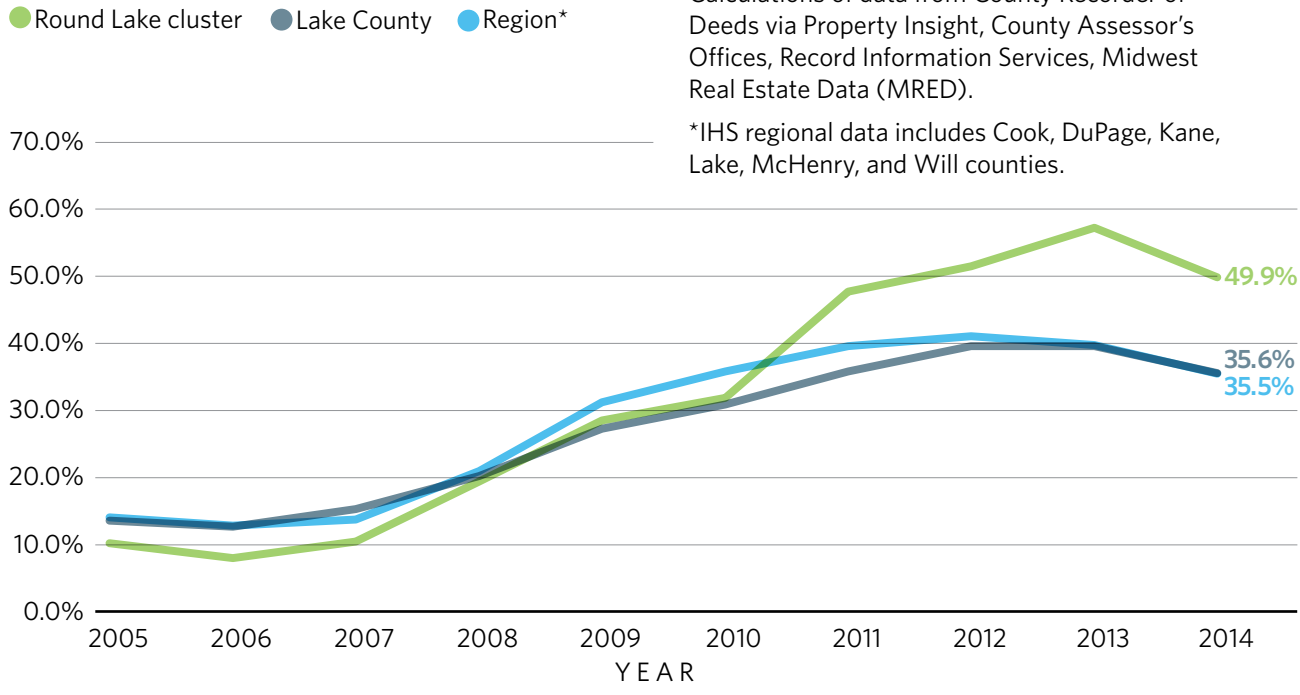


Figure 8. Share of sales purchased with cash, 2005-14

Source: Chicago Metropolitan Agency for Planning analysis of Institute for Housing Studies Calculations of data from County Recorder of Deeds via Property Insight, County Assessor's Offices, Record Information Services, Midwest Real Estate Data (MRED).

*IHS regional data includes Cook, DuPage, Kane, Lake, McHenry, and Will counties.



Housing Affordability

Affordability is an essential element in understanding a local housing market. What constitutes "affordable housing" varies from household to household, as the measure is relative. An affordable housing unit is typically considered one that a family can own or rent for no more than 30 percent of its total income. This spending includes both housing (rent or mortgage) and housing-related costs, such as property taxes, insurance, and utilities. This time-tested standard is reflected broadly, from the underwriting standards of private lenders to data from the U.S. Census Bureau.

U.S. Census data for 2013 indicates that nationally the number of households paying more than 30 percent of income for housing declined for the third consecutive year in 2015. Almost all of this improvement came on the homeowner side, where income gains and interest-rate-driven reductions in mortgage costs—along with foreclosures among some of the most distressed—pushed the shares of both moderately and severely cost-burdened owners to the lowest levels in a decade. Even so, more than one in four homeowners still paid over 30 percent of income for housing and about one in ten paid over 50 percent, both figures higher than in 2000. In contrast, the number of cost-burdened renters (over 30 percent of income) now comprises just under half of all renter households (49 percent). Although the number of severely burdened renters edged down slightly (to 27 percent), the number of moderately burdened renters (between 30 and 50 percent) climbed by a larger amount.[1]

In the Round Lake cluster, over 39 percent of owners (up from 29 percent in 2000) paid over 30 percent of income for housing, and 16 percent (up from 7 percent in 2000) paid over 50 percent of their income on housing (Figure 9). However, these rates mirrored those of the region (37 percent at over 30 percent and 15 percent at over 50 percent).

Among renters, the Round Lake cluster was fairly consistent with national trends, with 56 percent of renters (up from 35 percent in 2000) paying over 30 percent of income for housing and 28 percent (up from 14 percent in 2000) paying over 50 percent of their income on housing (Figure 10). As with rates for owners, these rates for renters closely resembled those of the region (53 percent at over 30 percent and 28 percent at over 50 percent).

What is affordable housing?

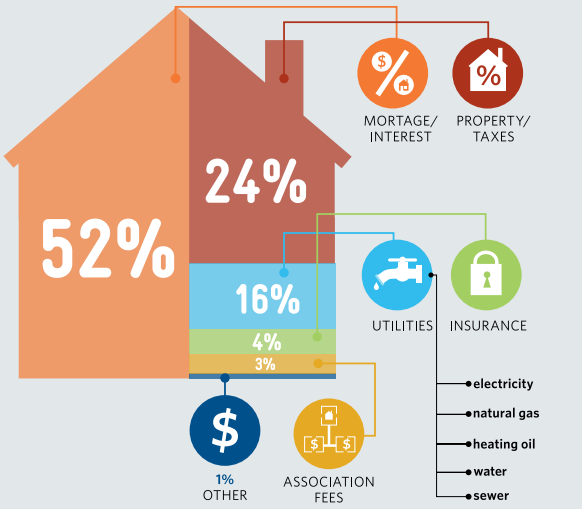
One of the most essential elements in understanding local housing dynamics is housing affordability. What constitutes "affordable housing" varies from household to household, as the measure is relative.

- "Affordable housing" is housing that costs no more than 30 percent of household income (including utilities, insurance, and taxes.)
- "Unaffordable housing" is housing that costs between 30 and 50 percent of household income.
- "Severely unaffordable housing" is housing that costs more than 50 percent of household income.

This time-tested standard is reflected in everything from the underwriting standards of private lenders to date from the U.S. Census Bureau.

What is included in monthly owner costs?

Average monthly costs for renters in Chicago metropolitan area, 2009

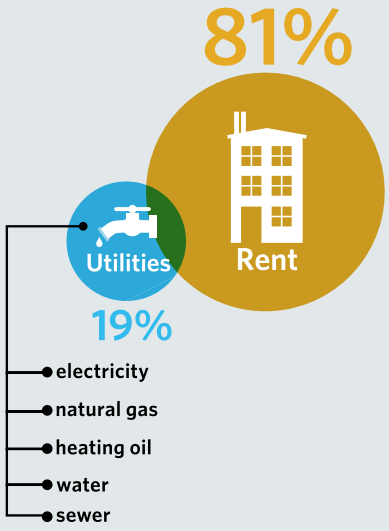


Source: Chicago Metropolitan Agency for Planning analysis of the 2009 American Housing Survey (AHS).

The 2009 AHS data includes Cook, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will Counties in the metropolitan area.

What is included in gross rent?

Average monthly costs for renters in Chicago metropolitan area, 2009



Source: Chicago Metropolitan Agency for Planning analysis of the 2009 American Housing Survey (AHS).

The 2009 AHS data includes Cook, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will Counties in the metropolitan area.

[1] Joint Center for Housing Studies. *State of the Nation's Housing 2015.* (June, 2015). Harvard University.

Figure 9. Percent of owner-occupied households paying more than 30 percent of income on monthly owner costs, 2000 and 2013

Source: American Community Survey, 2009-13.

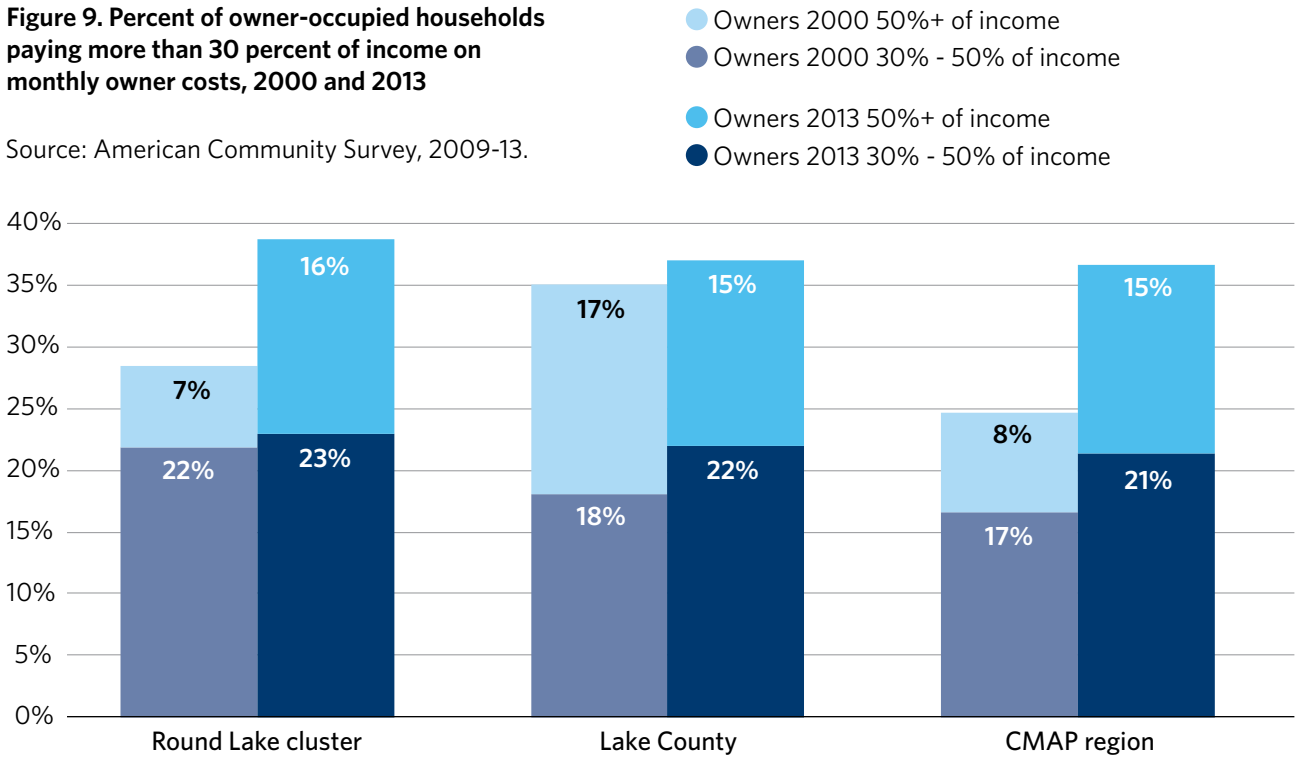
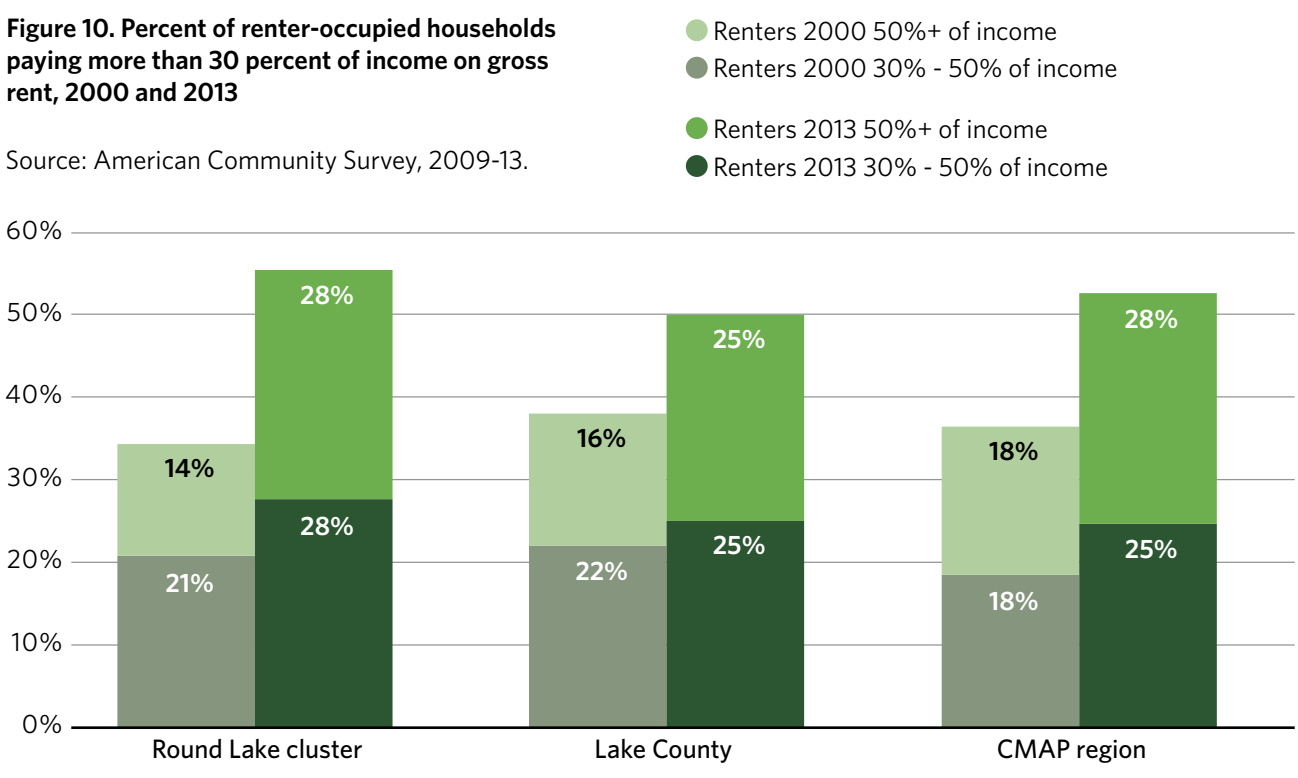


Figure 10. Percent of renter-occupied households paying more than 30 percent of income on gross rent, 2000 and 2013

Source: American Community Survey, 2009-13.



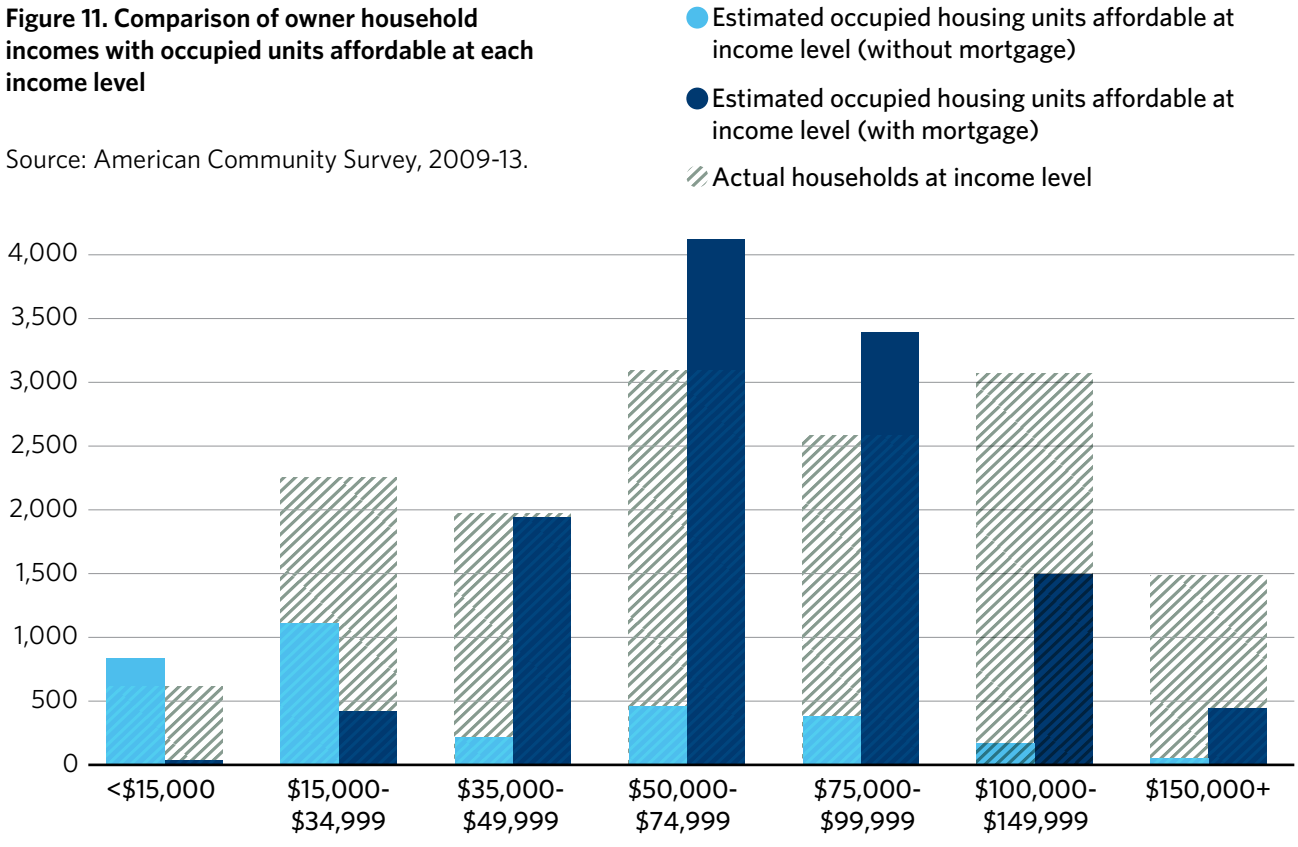
Current Ownership Housing Market

The supply of housing in the cluster and the price points at which it is offered directly relate to local affordability trends. As seen in Figure 11, the Round Lake cluster's ownership housing market currently has a significant surplus of housing units affordable to families whose income ranges between $50,000 and $100,000 (38 percent of owners), a very modest surplus for incomes $15,000 (4 percent of owners). Housing is balanced for incomes between $35,000 and $50,000 (13 percent of owners). At the same time, it has a shortage of units for families whose income ranges between $15,000 and $35,000 (15 percent of owners) and over $100,000 (30 percent of owners). In regard to the apparent shortage of units for higher income families, it is quite likely that many residents in the Round Lake cluster prefer to live in homes that cost less than what they can afford and use the savings for other purposes.

Mortgage and interest payments made up approximately 52 percent of the average regional owner's monthly housing costs in 2009. Therefore, it is unsurprising that unit affordability depends greatly on whether a home is mortgaged. In the cluster, ownership units affordable to households earning less than $35,000 are typically not mortgaged. Intuitively, this makes sense. Owners who do not carry a mortgage usually pay less in total housing costs. The likelihood of owning a home with or without a mortgage depends, in part, on age. The bulk of owner units in the cluster affordable to households earning less than $35,000 per year are occupied by seniors, while the working age population occupies units affordable to households earning more than $35,000 per year. As these unmortgaged units are sold, many will no longer be affordable to low- and moderate-income households.

Figure 11. Comparison of owner household incomes with occupied units affordable at each income level

Source: American Community Survey, 2009-13.

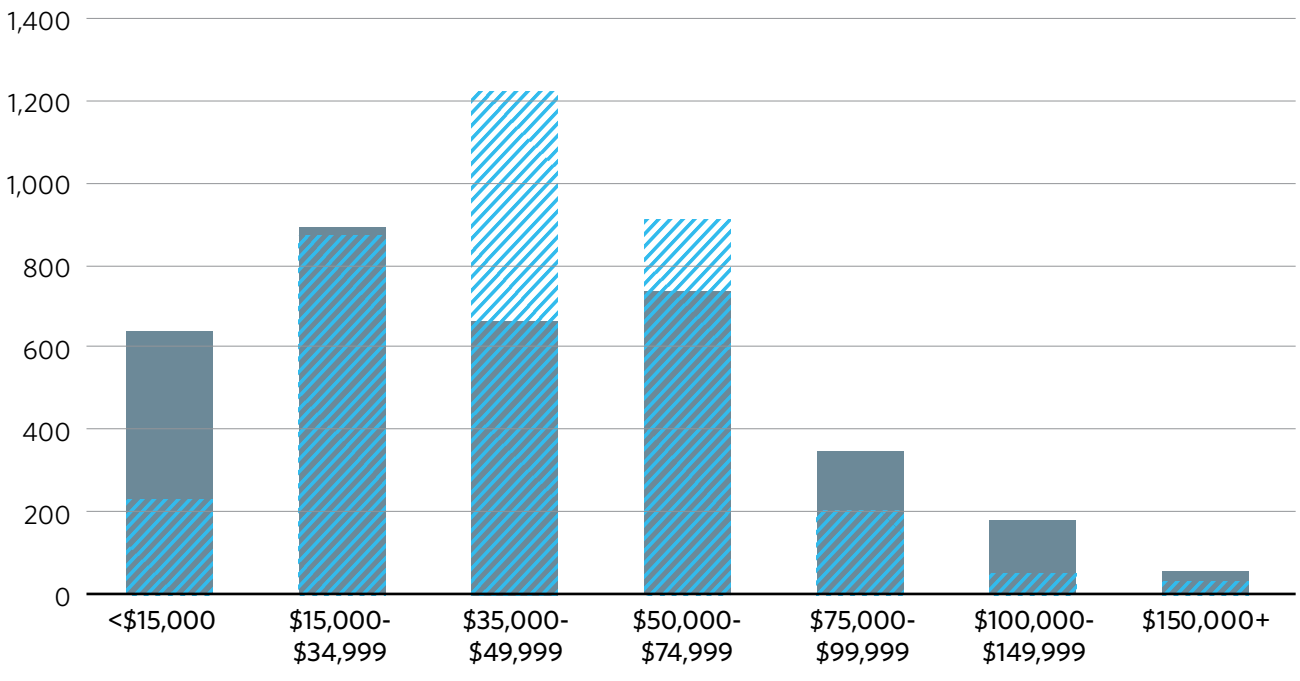


Current Rental Housing Market

The rental market in the Round Lake cluster bears some resemblance to the ownership market (Figure 12). There is a surplus of rental units affordable to moderate- and middle-income families, between $35,000 and $75,000 (40 percent of renters). But units affordable to families whose incomes fall below $35,000 (44 percent of renters) are in short supply. Families with incomes below $35,000 are likely living in somewhat more expensive units and paying more than 30 percent of their incomes on housing and housing related costs. As with owners, upper-income renters may be choosing to rent less costly units and using the savings for other purposes.

Figure 12. Comparison of rental household incomes with occupied units affordable at each income level

Source: American Community Survey, 2009-13.



RECOMMENDATIONS

Recommendation Area 1:

Partner to target the application of public, non-profit, and private resources toward supporting the rehabilitation or reconstruction of dilapidated units.

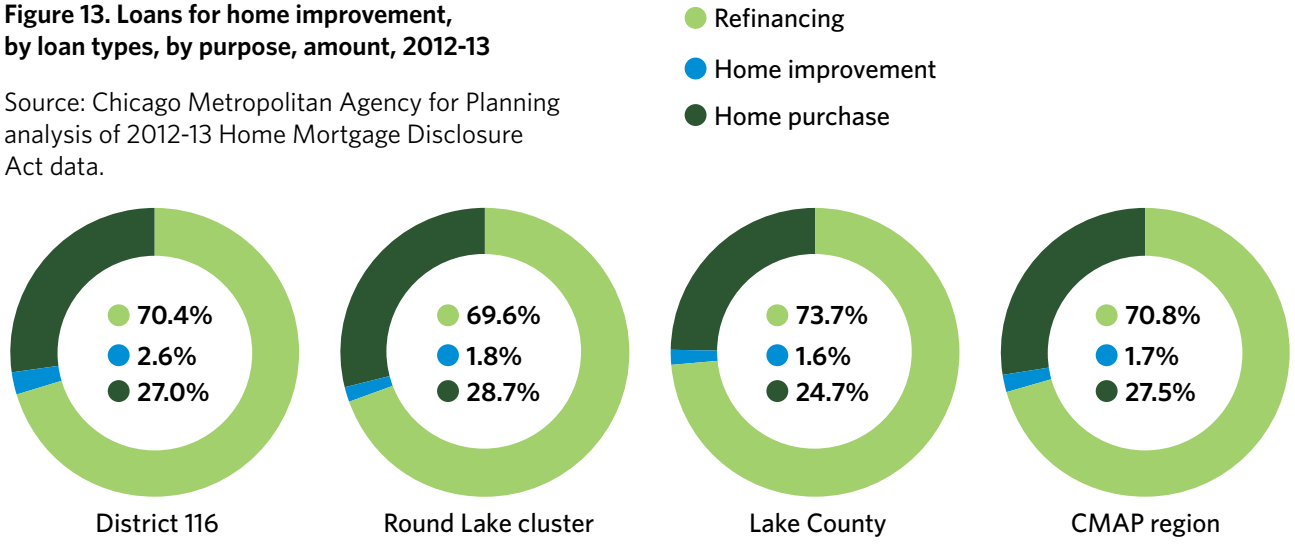
Perhaps the most widely shared challenge facing communities in the Round Lake cluster concerns the need to rehabilitate older, abandoned, or vacant homes. It was an issue that arose in every one of the separate conversations conducted with each community, as well as a challenge that all five municipalities eagerly discussed together as a group in project Steering Committee meetings and with other stakeholders in a workshop held mid-way through the project.

Each municipality in the cluster has unique challenges when it comes to the rehabilitation or reconstruction of dilapidated units. A common theme was concern for homeowners, especially seniors, who cannot afford to rehabilitate their homes, either to improve their living conditions or to increase the value of their properties for sale to new owners. Not only do many of their residents not have the funding to complete key improvements to their homes, there is doubt as to whether the improvements would be worthwhile, especially when the properties are smaller than what many potential buyers are looking for, especially young families. A significant number of homes in the Round Lake cluster were originally intended as summer vacation properties, not year-round homes for larger families; this is particularly noticeable in Round Lake Park, where over 60 percent of homes are two bedrooms or less.

Part of each community in the Round Lake cluster is located within Round Lake School District 116. The areas within School District 116 share more than just schools: many of the homes in each municipality that need rehabilitation are also located within the geographic boundaries of the school district.

Figure 13. Loans for home improvement, by loan types, by purpose, amount, 2012-13

Source: Chicago Metropolitan Agency for Planning analysis of 2012-13 Home Mortgage Disclosure Act data.



Affordable Housing Corporation of Lake County

AHC provides forgivable grants of up to $30,000 for low-income households to make necessary home repairs and accessibility improvements. The zero percent interest grants have no monthly payments and are forgiven after 5-10 years in the home, depending on the amount of assistance provided. AHC also offers a low-interest (3 percent) amortized loan of up to $10,000 for additional repairs or aesthetic improvements. The forgivable grants are funded through Lake County entitlement funds such as Community Development Block Grant (CDBG) or HOME Investment Partnerships Program. The amortized program is funded through a dedicated investment from Wintrust. AHC is also using National Foreclosure Settlement funding through the Illinois Attorney General's office and Neighborhood Stabilization Program funding to acquire, rehabilitate and re-sell foreclosed, blighted properties in Round Lake Beach. AHC has completed approximately 16 acquisition-rehabilitation-resale homes in the past 24 months.

As previously noted, availability of private funds to pay for rehabilitation is a concern as well. Private and Federal Housing Administration (FHA) insured rehabilitation loans funded more than $4 million in housing rehabilitation in 2012 and 2013 in the cluster. Over those two years, most loan activity was for refinancing rather than home purchase or home improvement. A slightly greater share of loans originating in 2012-13 within School District 116 was home improvement loans, as compared to the cluster as a whole, the County, or the region (Figure 13). While there are more home improvement loans in School District 116 than in the Round Lake cluster as a whole, the average value of the loan is less: $14,000 in School District 116 compared to $43,000 in the Round Lake cluster. Discussions with communities revealed that the lower loan amounts may be tied more to concerns about home value and creditworthiness, and less to the actual need for rehabilitation.

The five municipalities have been active in efforts to improve the local housing stock. In some cases, individual municipalities have provided direct financial assistance to homeowners to rehabilitate a property. In other cases, individual municipalities have purchased, rehabilitated, and resold homes. Round Lake Beach has occasionally sought to acquire adjoining parcels, with the aim of demolishing and redeveloping the combined parcels with housing that is more in-line with market demand (i.e. larger and with more bedrooms).

Local non-profits active in Lake County, such as AHC, have used County entitlement funds on rehabilitation or homeowner assistance throughout the Round Lake cluster.

School District 116

As discussed earlier, part of each municipality is located within School District 116, and these areas generally also have a significant number of homes in need of rehabilitation. The overall demographics of residents in these areas include distinctive characteristics as well. A significantly higher proportion of households within School District 116 are lower-income than in the Round Lake cluster as a whole (Figure 14), along with a higher proportion of residents who are Latino (Figure 15).

Figure 14. Household income, comparison of School District 116 to entire Round Lake cluster

Source: American Community Survey, 2009-13.

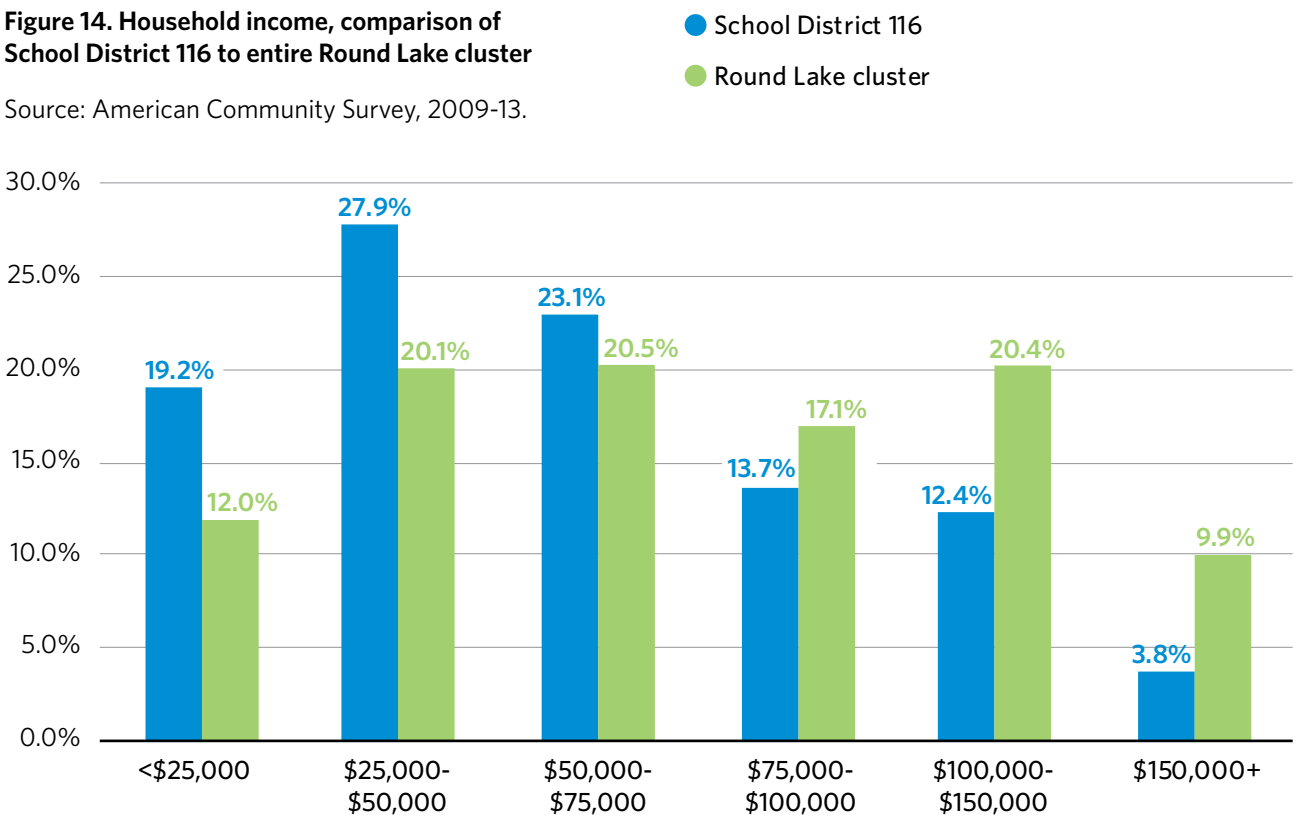
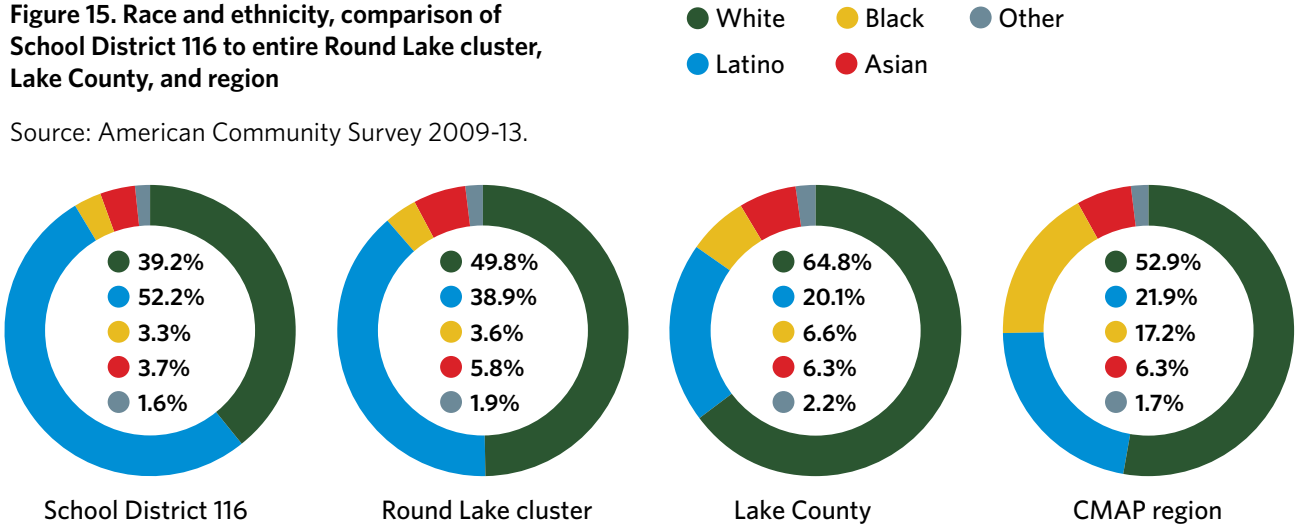


Figure 15. Race and ethnicity, comparison of School District 116 to entire Round Lake cluster, Lake County, and region

Source: American Community Survey 2009-13.



As can be seen in Figure 16, approximately 44 percent of owner-occupied households within School District 116 are paying over 30 percent of their income on monthly housing costs, more than the proportion for the entire Round Lake cluster (39 percent); 51 percent of renters in School District 116 are paying more than 30 percent of income on monthly housing costs, slightly less than the proportion in the overall Round Lake cluster (56 percent).

As can be seen in Figure 17, the vacancy rate is slightly higher in School District 116 (8 percent) compared to the Round Lake cluster as a whole (7 percent). A greater proportion of occupied units are occupied by renters in School District 116 (25 percent) than in the overall Round Lake cluster (18 percent).

Figure 16. Owners and renters paying more than 30 percent of income on monthly housing costs, comparison of School District 116 to entire Round Lake cluster

Source: American Community Survey, 2009-13.

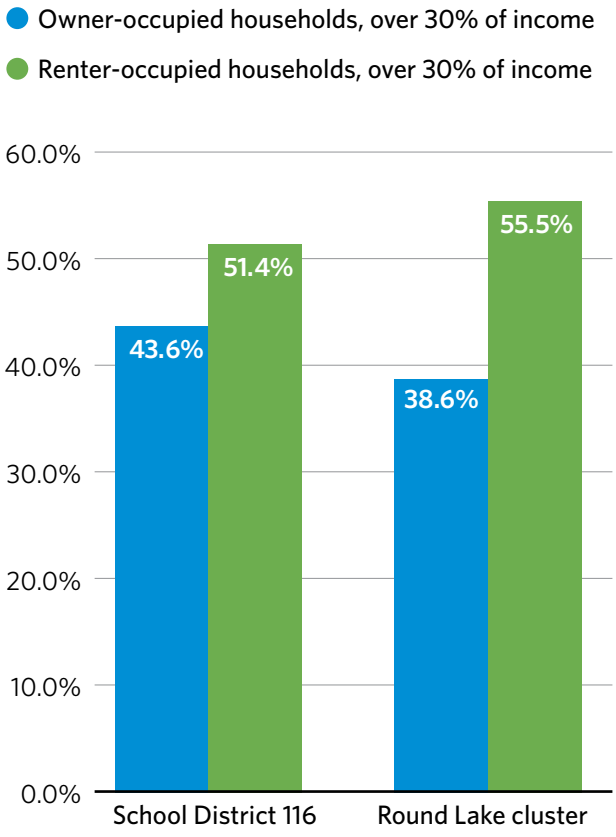
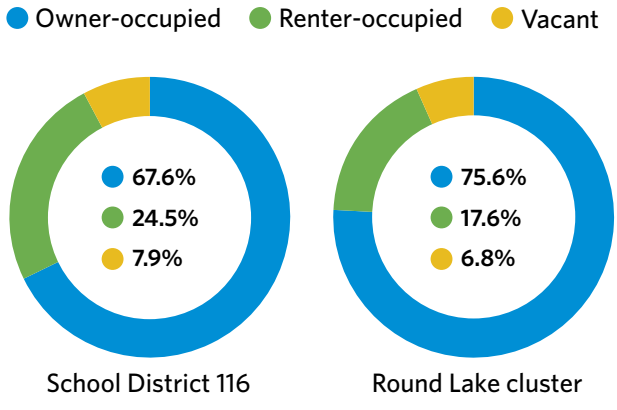


Figure 17. Proportion of housing units that are owner-occupied, renter-occupied, or vacant, comparison of School District 116 to entire Round Lake cluster

Source: American Community Survey, 2009-13.



Housing in School District 116 is distinctive as well. School District 116 has more multi-family housing (14 percent) than the Round Lake cluster as a whole (10 percent) (Figure 18). While the proportion of two or three bedroom housing in School District 116 is similar to the Round Lake cluster, the proportion of studio or one-bedroom housing in School District 116 is larger, and the proportion of housing with four or more bedrooms is smaller (Figure 19). As seen in Figure 20, the proportion of homes built before 1940 in School District 116 (8 percent) is approximately double that of the entire Round Lake cluster (4 percent), and the proportion of homes built between 1940 and 1969 is 50 percent higher in the school district (21 percent) than in the cluster (14 percent). While the proportion of housing in the school district built between 1970 and 1999 is almost identical to that in the cluster, the proportion of housing built since 2000 is lower—22 percent in School District 116, compared to 34 percent in the overall Round Lake cluster. Last, a higher proportion of housing in School District 116 is estimated to be valued at less than $150,000 (62 percent), compared to the entire Round Lake cluster (44 percent) (Figure 21).

Figure 18. Housing type, comparison of School District 116 to entire Round Lake cluster

Source: American Community Survey, 2009-13.

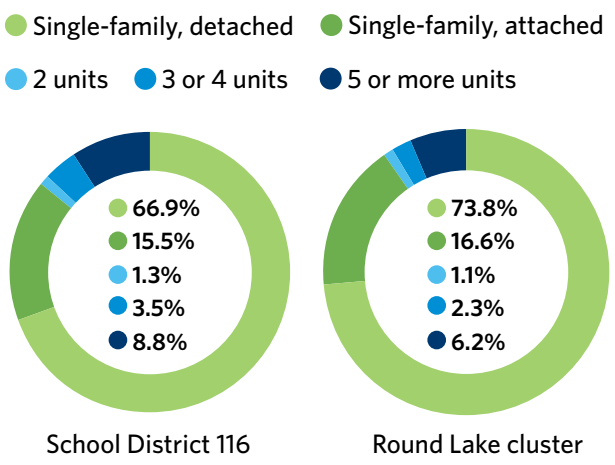


Figure 19. Number of bedrooms, comparison of School District 116 to entire Round Lake cluster

Source: American Community Survey, 2009-13.

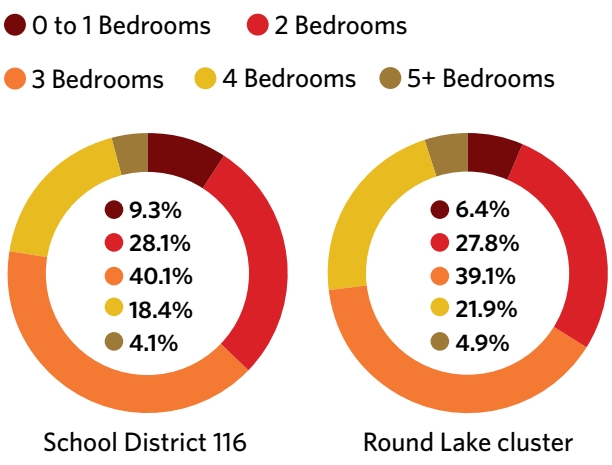


Figure 20. Housing age, comparison of School District 116 to entire Round Lake cluster

Source: American Community Survey, 2009-13.

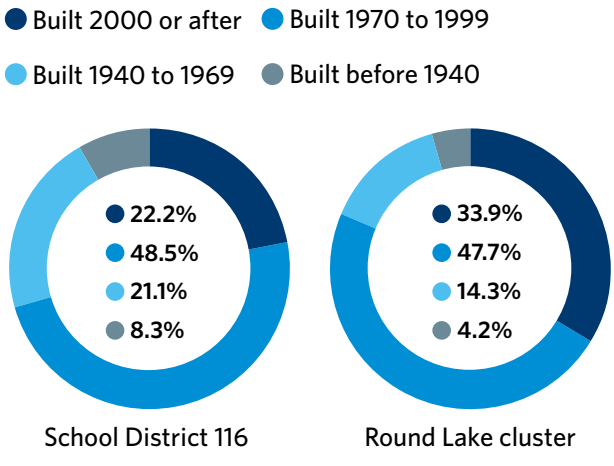
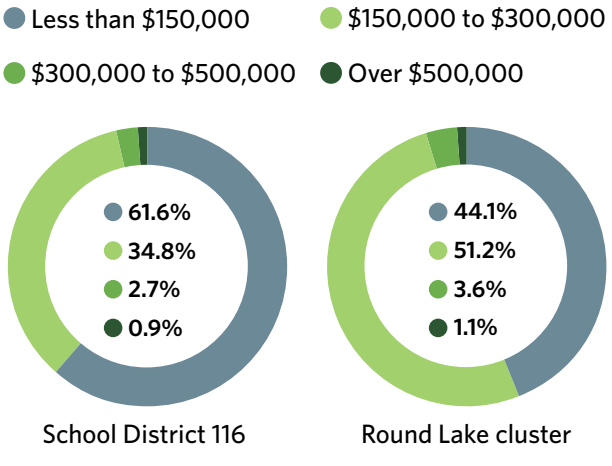


Figure 21. Housing value, comparison of School District 116 to entire Round Lake cluster

Source: American Community Survey, 2009-13.



Subregional Recommendations

Agree on where to focus rehabilitation efforts

This plan is an opportunity to develop a common vision for those funds already coming to the area and to use that vision to try and bring more funds to address needed housing rehabilitation. That said, to undertake this activity, the communities will need to agree on a geographic target area and non-profits must feel confident that the program design will be effective in that location. Developing a consensus on where to focus rehabilitation efforts is vital; the decision will impact important factors such as program design.

Part of each municipality in the Round Lake cluster is located in District 116, and these areas are often —but not always—the same areas in greatest need of housing rehabilitation. While each municipality will need to retain local autonomy to decide exactly which properties in their community most need rehabilitation, the cluster should work together — and in partnership with area non-profit organizations and Lake County—to focus rehabilitation efforts within District 116. By focusing rehabilitation activity within this shared target area, municipalities in the cluster can assemble an interjurisdictional effort that is greater than the sum of its parts, amplifying the potential return on investment of rehabilitation activity in each community to the benefit of the entire cluster. In addition, by coordinating efforts within a shared target area, individual municipalities in the cluster can increase their capacity to secure additional funds from potential federal, state, and local funding sources.

Support a common rehabilitation effort

If the communities in the Round Lake cluster want to focus on rehabilitation and coordinate activities to strengthen capacity, it will be important to understand what role each municipality can play in support of the effort. While a non-profit organization can administer such a program, the most successful rehabilitation/ reconstruction efforts include the active involvement of municipalities.

Funding the rehabilitation or acquisition of units

There are a handful of potential ways that each municipality could support a common rehabilitation effort, but perhaps the most important would be to develop a coordinated program aimed at directly funding the rehabilitation or acquisition of units. This type of funding could take many forms, including grants or low-cost loans. Funding could also serve as a pool of ready cash so that a non-profit can move quickly on acquisition, with funds to be repaid from other sources.

Municipalities in the cluster have already pursued similar strategies on their own, in some cases working with area non-profits such as AHC. There seems to be agreement among the communities in the cluster that a larger effort is needed in order to make a real difference in addressing the problem, especially in communities with fewer resources to support such programs. By agreeing to work together and focus rehabilitation efforts within a shared target area of obvious need (District 116), the cluster is likely to improve its competitive position for existing funding. But this will not be enough to make substantial progress. To do so will require the cluster to leverage additional funds for rehabilitation from federal, state, or local funding sources (including local banks), and this will demand participating municipalities to invest their own dollars to demonstrate that they "have some skin in the game."

During the development of the plan, when communities were asked whether they were willing to consider investing actual dollars into a rehabilitation fund as part of a joint effort, some expressed concern regarding whether their municipality would receive a corresponding return on their investment. Not only did they want to be certain that participation would be worthwhile for their municipality, they wanted to be certain that the Village would receive a direct benefit that was in proportion to what the community had put into the fund.

This is clearly an understandable concern, and one which would need to be addressed for the fund to work. If each municipality provides a separate pool of ready cash that a non-profit partner can use when working in that municipality, each community will know that its funds benefit actions inside of its boundaries. Yet, through an agreed upon target geography, common non-profit program operator, and common solicitation for outside resources to support rehabilitation, the communities can also benefit from joint action.

Other collaborative initiatives to support rehabilitation

While it is clear that the greatest need involves securing additional funding to support the direct rehabilitation or acquisition of units, there are additional collaborative initiatives that the Round Lake cluster should pursue together, working with Lake County and non-profit partners in the area and the larger metropolitan region. For example, some communities in the cluster should develop special permitting policies when trying to incentivize rehabilitation, perhaps by offering shorter review periods or reduced permitting fees. Another goal of the cluster could be to agree on a common set of code standards around rehabilitation; while individual municipalities may need to retain a level of autonomy with regard to some specifics of their community's code standards, working together toward a greater degree of consistency could allow rehabbers working across multiple jurisdictions to work more efficiently and quickly.

Municipalities in the cluster demonstrated interest in learning more about the policies, codes, and approaches of their neighbors, working together to identify and explore best practices that may have relevance and be useful to the communities of the Round Lake cluster. MMC, MPC, and CMAP can help connect the cluster with other partners and resources that can provide expert guidance and technical assistance in these areas

Recommendation Area 2:
Collaborate to improve the effectiveness of local rental unit regulation and monitoring.

A number of stakeholders brought up the importance of ensuring effective rental unit regulation and monitoring, but enforcement can require significant resources. Efforts by the five communities to monitor rental units differ greatly depending on capacity and legal authority. As a home rule community, Round Lake Beach has the most robust program, inspecting and certifying units annually. The other four communities use a mixture of occupancy permits, crime free housing, and water permitting to monitor units. The five municipalities in this cluster should work together on the following issues related to rental unit regulation.

Subregional Recommendations

Share best practices on rental regulation

Despite sharing similar housing markets and rental unit issues, the five communities employ different approaches to rental regulation. The five communities should meet annually to discuss the operation of their programs, recent changes, and even problem landlords. Such meetings would be the basis for the communities to work towards developing a common approach to rental regulation in the cluster. Such collaboration could involve the Homes team bringing in experts on best practices for rental regulation.

For example, MMC is currently working with the Center for Community Progress, a national technical assistance provider, on developing a number of best practice strategies for municipal policies on rental regulation. The team recently published two documents that provide recommendations for municipalities on the topics of rental registration and licensing, inspections, property information systems, landlord engagement and training, and landlord incentives. *Drafting Rental Regulation Ordinances in Illinois Municipalities: A Short Guide for Local Officials* outlines how to draft a performance-based rental regulation ordinance for both home rule and non-home rule municipalities. *Raising the Bar: A Short Guide to Landlord Incentives and Rental Property Regulation* outlines various municipal strategies including licensing, creating a rental housing information system, and implementing a performance-based regulatory system. Reviewing these documents could be the first topic on the agenda of a joint meeting of the municipalities.

Consider implementing a uniform rental inspections program

One possible end goal of the discussions on rental regulation best practices would be for the municipalities to consider creating a uniform rental inspections program. A uniform policy on rental inspections would make it easier for landlords to understand local requirements and may increase compliance. All but one of the municipalities in the sub-region are non-home rule. Although non-home rule municipalities are unable to license landlords as a means to monitor the local rental market, there are still a variety of effective strategies these communities can implement to better support the quality and longevity of their rental housing stock.

A rental housing inspection program is one such tool that a municipality can use to hold property owners accountable to specific maintenance standards in the local building code. A fee may be charged to cover the municipality's expenses administering the program. Both the inspections and fee must be reasonable and rationally-based on a legitimate government interest (i.e. public health and safety). To protect tenant rights, the inspection schedule must be constrained by neutral, reasonable legislative and administrative standards (i.e. passage of time, nature of the building, etc.). These programs ensure that landlords remain in compliance with municipal code, protecting tenants and surrounding communities from the harms associated with neglect and disinvestment.

Evaluate crime free rental housing ordinances

Crime free rental ordinances are common throughout the region. Unfortunately, well-intentioned crime free rental ordinances can have unintended consequences, sometimes disproportionately affecting families with children, minorities, individuals with disabilities, and victims of domestic or sexual violence through their application. The five towns should work together to review their existing crime free rental ordinances to ensure that they meet current standards for best practice, including:

- Holding annual landlord training seminars and encouraging landlords to attend, possibly by offering incentives.
- Offering protections and methods of redress for tenants and property owners.
- Ensuring that ordinances allow the victims of crime the option of remaining on a lease.

Furthermore, municipalities should review Public Act 099-0441 to ensure they are in compliance. This act, recently signed into law, prohibits municipalities from enacting or enforcing ordinances that penalize tenants or landlords based on police calls that were intended to prevent or respond to domestic or sexual violence or that were made on behalf of an individual with a disability, or based on incidents of actual or threatened domestic or sexual violence or related criminal activity.

Jointly operate educational programming

Some municipalities in the cluster operate landlord trainings. None appear to operate tenant education programs. Partnering to operate landlord education programs would allow the communities to conduct trainings more frequently and capture more potential operators. Expanding education efforts to include tenants ensures that renters are aware of their rights and the obligations of landlords, lending municipalities an ally in identifying bad landlords.

Recommendation Area 3:

Develop new resources to increase communication between local government and immigrant populations in the cluster.

Municipalities in the Round Lake cluster recognize the importance in civically engaging all local residents, regardless of race, ethnicity, or immigration status. Such a focus is particularly important due to the cluster's diversity. Over a quarter of residents across the five towns are foreign born, higher than Lake County or the region (Table 2). More than seven in ten of those foreign born in the cluster are Latino.

Moreover, as described earlier, the Round Lake cluster is more diverse in part due to a sizable Latino population. Latinos represent 39 percent of residents in the cluster, ranging from 18 percent in Hainesville to 50 percent in Round Lake Beach. The Latino population more than doubled since 2000 in four of the five municipalities. The Latino population in the fifth community, Round Lake Beach, increased by a smaller percentage (74 percent) but added the most new Latino residents (6,010).

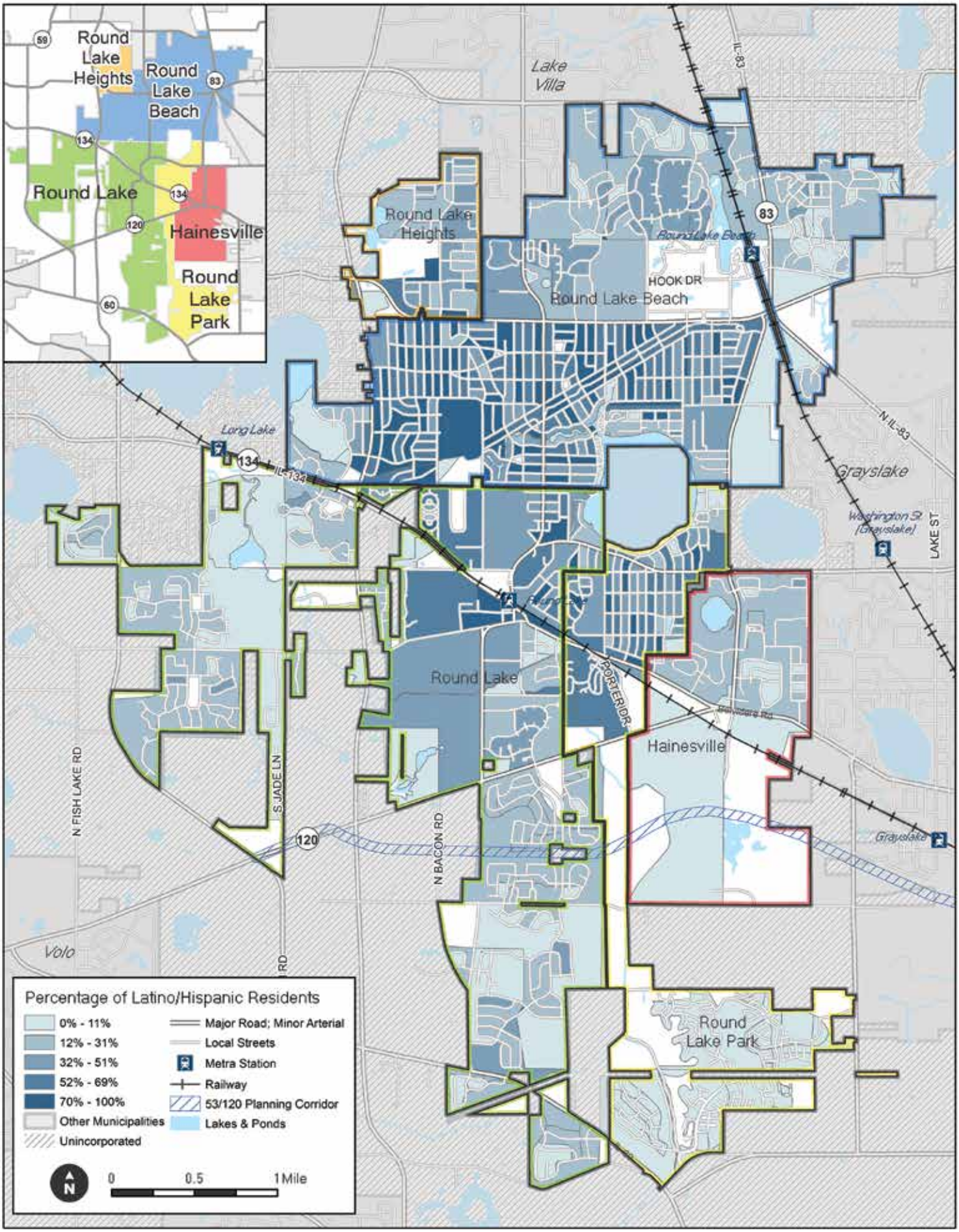
In each of the five communities, the median age of Latino residents is considerably younger than the median age of all residents, especially in Round Lake Park, where the median age for Latino residents is 22, compared to 40 for all residents. The median household income of Latino residents is approximately $10,000 less than the overall median household income of all households, except in Round Lake Park, where the median household income of Latino residents is $3,356 higher than that of all households. Approximately 74 percent of Latino households in the Round Lake cluster are owner-occupied, with 26 percent renting.

Table 2. Foreign-born and Latino residents, 2009-13

	Round Lake Cluster	Lake County	CMAP Region
Share of the population that is foreign born	27%	18%	19%
Share of foreign born population that is Latino	71%	50%	46%
Percentage of residents who are Hispanic/ Latino 2013	39%	20%	22%

Source: American Community Survey, 2009-13.

Figure 22. Where are Latino residents living/concentrated?



Source: Chicago Metropolitan Agency for Planning, 2015.

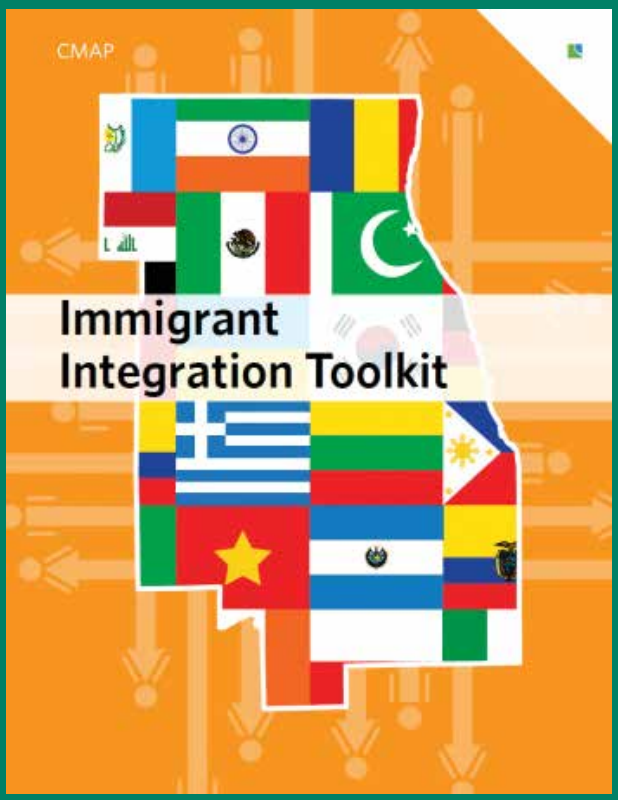
Housing challenges and immigrant groups in the cluster

Several stakeholders observed that the housing challenges shared by the five communities in the Round Lake cluster can have especially serious consequences for Latino residents and other ethnic populations, particularly recent immigrants. In particular, immigrants often struggle with fewer housing choices. This places strains on individuals and families, and also affects the future economic viability of entire communities and the region.

It can be particularly difficult to identify and address these issues, because of a lower level of communication that often exists between local government and immigrant populations and other residents for whom English is not their first language. For example, it is common for Latino residents, especially recent immigrants, to be wary of interaction with government, generally stemming from issues involving immigration and/or bad experiences with government and law enforcement in their countries of origin. Even more, it is estimated that approximately 41 percent of Latino residents in the Round Lake cluster speak English less than "very well." All of this can complicate the already difficult task of connecting residents with the local resources that may be able to help them address their housing-related challenges.

Immigrant Integration Toolkit

Metropolitan Chicago is home to a number of immigrant communities that contribute to the region's economic prosperity and high quality of life. But municipalities across the region sometimes find themselves ill-equipped to address the needs of their changing demographics. To help, CMAP, the MMC, and the Latino Policy Forum have created the Immigrant Integration Toolkit, which examines some of the most common challenges associated with immigrant integration at the local level (including housing) and presents a variety of strategies, local examples of best practices in action, and other resources that municipalities can use.



Subregional Recommendations

Formalize a partnership with an established local organization to support and expand municipal communication with all of its residents

The Round Lake cluster communities should work with each other, Lake County, and local non-profit organizations to identify and implement effective strategies to foster the full civic participation of all of its residents. Considering the size of the cluster's Latino community, it makes sense to first focus effort on increasing communication between municipalities and Spanish-speaking residents, but this could serve as the basis of a broader initiative to bridge the gap between local government and all residents in the Round Lake cluster, especially those with limited English proficiency. Similarly, while increased communication on a variety of municipal topics could be the goal, by addressing housing challenges, municipalities can improve individual and community quality of life, increase neighborhood stability, and promote economic growth.

As the municipalities continue to update local plans and regulations, they will need to solicit input and feedback from all residents. In addition, municipalities depend on a significant amount of day-to-day communication with residents to ensure community stability and quality of life for all. However, like communities throughout the region, municipalities in the Round Lake cluster have experienced significant challenges engaging Latino residents in municipal affairs. Given that Latinos represent 39 percent of all residents in the cluster, this is an important problem.

As discussed earlier, this lack of engagement with the Latino community can be attributed to many challenges including cultural, historical, racial, and language barriers. To address this problem and make progress, it will be necessary for municipalities to work in partnership with a local service organization that is well-known and has the trust of residents in the cluster's Latino community. Mano-a-Mano Family Resource Center already provides a range of services and space for public meetings to Latino families in the area. The municipalities should identify this or another organization which hosts classes and meetings that can serve as a venue for presentations and discussions about municipal planning and policy efforts.

Bilingual information workshops for residents

The identified service organization should periodically host information workshops for residents that are easily accessible and bilingual. These workshops would also be attended by appointed liaisons from each municipality, along with representatives from schools, churches, or community organizations, and cover a variety of topics, including housing and Village-wide programs, services, regulations, and ordinances. In the long run, this organization could spearhead the creation of an area wide Latino Advisory Board, composed of engaged residents and community leaders—but open to all—which could meet regularly with liaisons from each municipality to discuss relevant issues that the municipalities are facing, bring community issues to the attention of the municipalities, and encourage people in their communities to participate in public meetings and events.

Overall, this effort could provide an effective means of reaching Latino residents by assisting with the translation of municipal information, as well as resident questions and feedback, ultimately creating a comfortable, consistent venue for this two-way exchange of information that is known and recognized by both the cluster's Latino community and its municipalities.

Bilingual day-to-day assistance for residents

A more day-to-day component of this partnership between an organization such as Mano a Mano and the cluster's municipalities could be achieved by building the capacity in the organization to help address resident questions about practical topics such as housing regulations and programs administered by the municipalities. This would essentially serve a "triage" role, providing bilingual assistance for residents with the answers and guidance they need while helping to ease the burden on municipalities, saving them time and resources.

Funding sources to support these strategies

These recommendations rely heavily on the capacity of a non-profit organization to provide resident outreach services on behalf of local governments. As described above, this organization would essentially serve as a bilingual "help desk," answering resident questions about municipal regulations and public services. It would also conduct bilingual information workshops with liaisons from the cluster's municipalities, scheduled at regular intervals during the year, which could be aimed at helping all residents but first targeted at engaging the Latino community.

Implementation of this recommendation would likely require the chosen organization to hire a new, full-time staff member to oversee and lead this effort. Sufficient funding will be needed to cover the cost, which is roughly estimated at $50,000 per year. The municipalities should consider working together to leverage their combined funds by contributing financial resources to the organization on an ongoing basis in return for the provision of these services as described. This funding could be used as a local match to support an intergovernmental application to a philanthropic foundation, such as LCCF. A funding request to support this effort would likely fall within the funding guidelines of the Foundation; proposals based on intergovernmental collaboration have been increasingly competitive. The municipalities would still need to contribute the majority of funding, as the Foundation will not serve as a sole funder. If successful, the proposal could receive funding from LCCF, potentially covering approximately 30-40 percent of program costs. Therefore, approximately 60-70 percent of funding necessary for program costs would need to be covered by the participating municipalities.

Considering that some municipalities in the cluster have larger populations of residents who may utilize the services provided by the organization—particularly Latino residents—it would be reasonable to expect that these municipalities would contribute a larger amount to cover the overall municipal portion of the costs. Similarly, it would be necessary to determine a system of allocating time and assistance proportional to each municipality's contribution.

Last, given that this would be a new initiative, it would be natural for municipalities to be cautious. Therefore, municipalities in the cluster and the chosen organization could agree to the first year as a pilot year, initially committing to one year of municipal funding with the expectation that the initiative could be extended into the future following evaluation by all parties after one year.

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Recommendation Area 4:

Strengthen the cluster's competitive position by improving access to good jobs.

The Round Lake region, thanks to its ample supply of affordable dwelling units, has a workforce which can meet the needs of a wide variety of businesses. To improve the employability of that workforce, the region needs to expand transportation access to regional job centers. Two clear-cut opportunities can expand access: the extension of Illinois Route 53 to Route 120 and the enhancement of Route 120 itself.

The percentage of regional jobs accessible by either car within 45 minutes or transit within 75 minutes is lower in the cluster than in Lake County and the region (Table 3). This lack of access impacts the area's affordability as borne out in data from the U.S. Department of Housing and Urban Development's Location Affordability Index. Under the index a household should not spend more than 45 percent of income on housing and transportation costs combined. A moderate income household in the Chicago metropolitan statistical area—a three person household with one commuter and an annual income of $49,094—would typically spend between 56 and 58 percent of income on such costs in the cluster. While this is lower than elsewhere in Lake County, owing to less costly housing, it is a little higher than the region due to transportation costs (Table 4).

Table 3. Percentage of regional jobs accessible by mode of transportation

	Hainesville	Round Lake	Round Lake Beach	Round Lake Heights	Round Lake Park	Round Lake Cluster	Lake County	Region
Percentage of regional jobs accessible by auto within 45 minutes, for average household	4%	4%	3%	3%	4%	4%	9%	29%
Percentage of regional jobs accessible by transit within 75 minutes, for average household	9%	8%	9%	9%	9%	8%	12%	30%

Source: Chicago Metropolitan Agency for Planning.

Table 4. Housing and transportation costs for a moderate income household*

	Hainesville	Round Lake	Round Lake Beach	Round Lake Heights	Round Lake Park	Lake County	Chicago region (MSA)
Housing costs (percent of income), moderate-income family	36%	36%	36%	37%	35%	39%	37%
Transportation costs (percent of income), moderate-income family	22%	22%	22%	21%	21%	21%	19%
H+T costs (percent of income), moderate-income family	58%	58%	57%	58%	56%	61%	56%

* Data from this source could not be calculated for the cluster. Regional data is provided for the metropolitan statistical area (MSA). The Chicago-Naperville-Elgin, IL-IN-WI MSA is a 14-county area that includes all of the CMAP region, plus parts of Indiana and Wisconsin.

Source: U.S. Department of Housing and Urban Development Location Affordability Index.

Subregional Recommendations

Coordinate planning to maximize the potential benefits of Illinois Route 53/120

The proposed extension of Illinois Route 53 north to Illinois Route 120, and improvements to Route 120 itself, would add a significant amount of transportation capacity and improve access to the Round Lake cluster. The cluster can maximize the potential benefits by implementing the recommendations of the corridor land use strategy recently prepared for areas located within two miles of Illinois Route 53/120.

Anticipated benefits to the 53/120 Corridor

The extension of 53/120 is expected to fundamentally improve the competitive position of areas near the limited access highway—including the five municipalities within the Round Lake cluster—becoming a catalyst for economic development. Similarly, the access provided by the highway and a projected increase in population in Lake County will enhance the attractiveness of the corridor for residential development. Overall, future development in the corridor is anticipated to bring approximately 65,000 new residents, and 40,000 additional jobs in offices, industry, and retail to the 53/120 corridor by 2040.

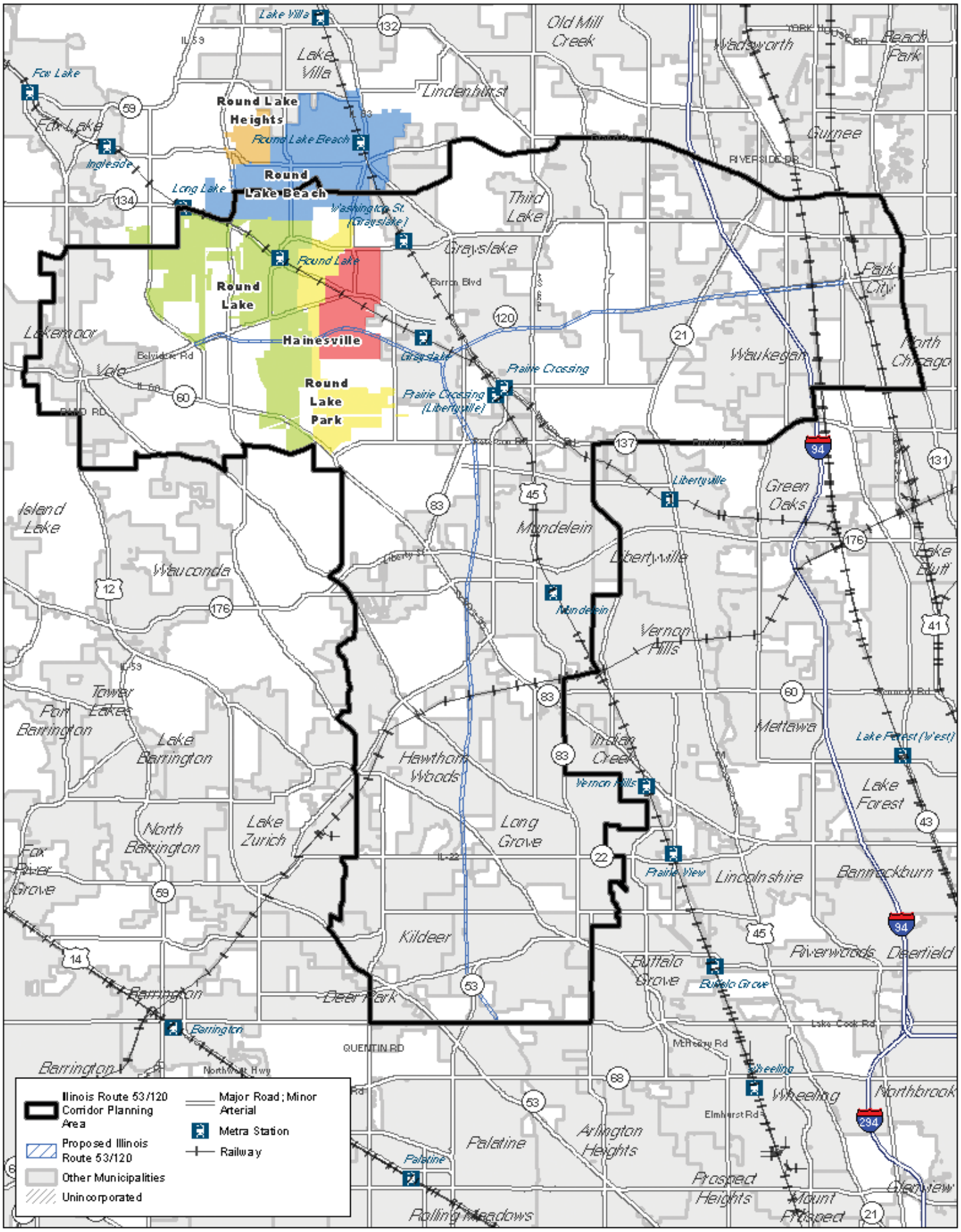
This boost in development potential will be generated by decreasing travel times within the County, enhancing access to Interstate 94 and Lake-Cook Road, creating new highway interchanges with high visibility to passing traffic, and improving connectivity to employment centers in Schaumburg, O'Hare International Airport, and downtown Chicago.

Illinois Route 53/120 Corridor Land Use Strategy

While the proposed extension will provide additional road capacity to north and central Lake County, complementary planning is needed to address growth in a balanced and unified way that reduces traffic congestion, stimulates economic development, increases access to transportation options, fosters a diversity of housing options, expands and enhances open space, and improves access to jobs, goods, and services. This is the objective of the Illinois Route 53/120 Corridor Land Use Strategy, which seeks to provide market-driven recommendations to achieve a sustainable balance of residential and non-residential development.

Most of the Round Lake cluster is located within the overall planning corridor for the Illinois Route 53/120 project (Figure 23), which includes areas located within two miles of the limited access highway. Hainesville, Round Lake, and Round Lake Park have directly participated in the development of the 53/120 Corridor Land Use Strategy because the new corridor passes through their boundaries. Yet, the strategy's implementation is likely to benefit all of the communities in the Round Lake cluster. The strategy places particular emphasis on the need for sufficient and diverse housing options to meet projected future demand, observing that a lack of planning for residential development may push development out of the corridor into surrounding communities. As accessibility improves with the extension of Illinois Route 53/120, the communities in the cluster should work together to ensure that the area can provide a diversity of housing appropriate for all types of workers earning a range of salaries. By aligning local plans and regulations with the recommendations in the 53/120 Corridor Land Use Strategy, the cluster can strengthen its competitive position within the region, and progress towards a balanced land use mix that is sustainable and profitable over the long-term.

Figure 23. Corridor Land Use Study Area, 53/120 Corridor Land Use Strategy



Source: Chicago Metropolitan Agency for Planning, 2016.

Strategy "Planning Zones"

The 53/120 Corridor Land Use Strategy seeks to provide municipalities and others with useful and applicable information for future planning decisions within four multi-jurisdictional planning zones (Figure 24). A balanced land use approach for each zone has been calibrated to the specific character, development potential, and natural resources for that zone. As the strategy states:

> ***As a result of this diversity in communities, land use goals cannot be uniformly applied across the entire Corridor, but should instead be calibrated to smaller land use zones with similar characteristics. This use of land use zones will allow for coordinated planning and balanced land use on a smaller scale than the entire Corridor, and will allow a few communities to work together to achieve common goals and outcomes for each zone.***

Zone boundaries were defined based on several factors, including major gravity centers for office, retail, and industrial uses, as well as an effort to promote cooperation and to be less prescriptive about assigning development potential to each community. While each municipality is categorized within only one zone, the strategy acknowledges that "the boundaries of these zones are permeable, i.e., development potential can and should flow across boundaries in response to market factors and the ability of communities to attract development appropriate to specific locations." The parts of the cluster fall into two different zones with different recommendations.

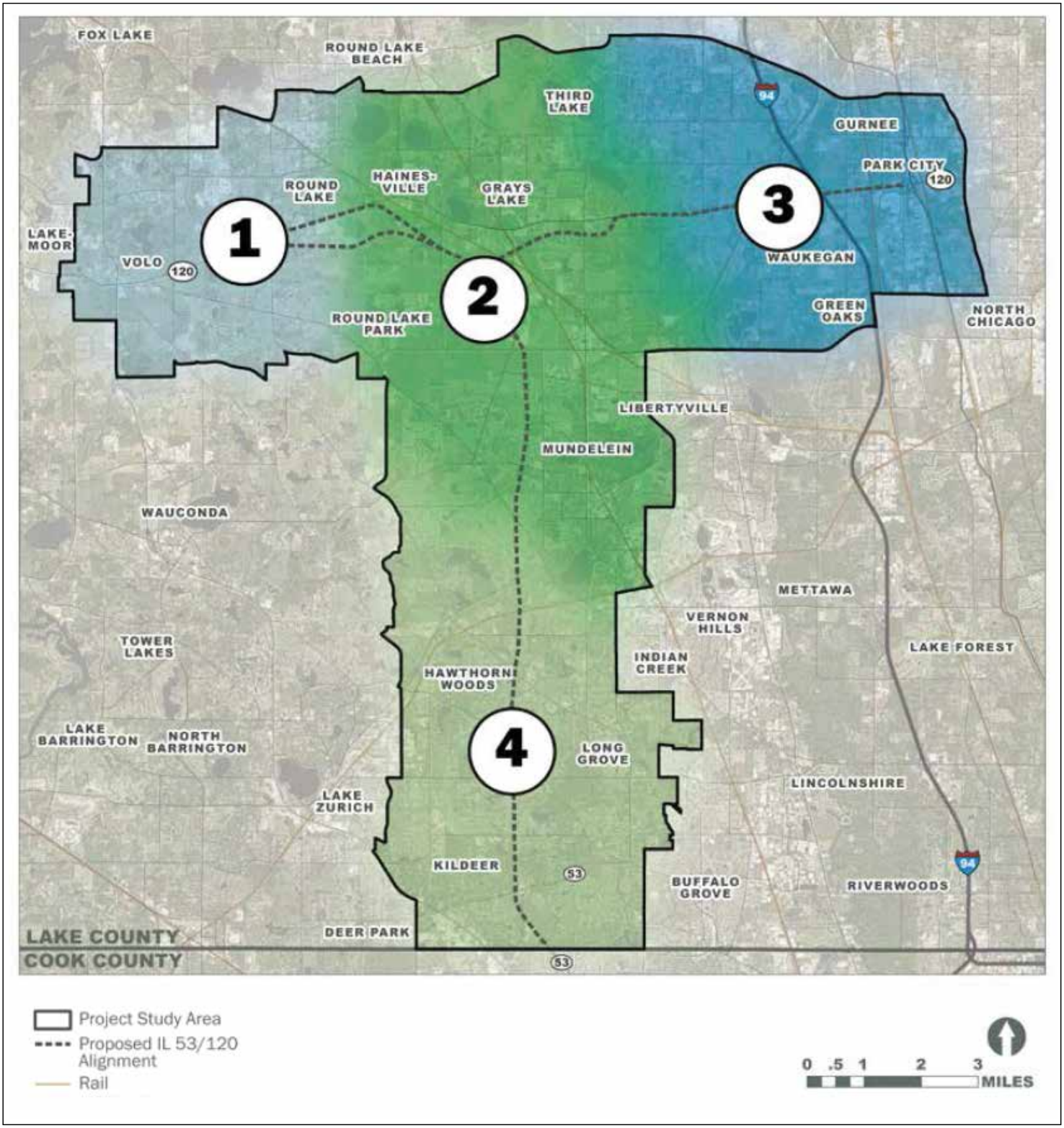
Zone 1

The Village of Round Lake is included in "Zone 1," which covers the northwest portion of the 53/120 corridor. This zone has the largest amount of undeveloped land within the 53/120 corridor. Significant land use change is anticipated along major corridors in Zone 1, including Route 120, which passes through the heart of the Village of Round Lake. The 53/120 Corridor Land Use Strategy analyzed future land use maps from municipal comprehensive plans in Zone 1, and found that the majority of these lands are being identified for commercial uses. The market analysis conducted for the development of the 53/120 Corridor Land Use Strategy suggests a large opportunity for this portion of the corridor to grow in population and attract a sizeable amount of commercial development and new retail centers. Growth opportunities for new industrial uses exist as well. However, while the strategy's suggested future land use mix for 2040 accommodates the market forecast for retail and industrial uses, it focuses on ensuring appropriate residential development to support those uses by increasing the share of land devoted to residential.

The 53/120 Corridor Land Use Strategy suggests that these new residential units in zone one could include a range of densities and product types. However, it is anticipated that the predominant type is likely to be single-family homes. The 53/120 strategy observes that while homes can be provided at a range of densities, 3.3 dwelling units per acre gross is a recommended goal for the average density across this zone—a goal which is comparable to the current average density in the zone. In the Village of Round Lake, however, the current density is lower, at 1.77 dwelling units per acre. The market forecast of the 53/120 strategy recommends planning for other housing opportunities, including townhomes and multi-family units, to respond to the preferences of young professionals and empty-nesters, two demographic cohorts projected to increase in the next 25 years.

To some extent, Round Lake is prepared for anticipated residential growth in this zone. During the development of the Homes for a Changing Region plan for the Round Lake cluster, an analysis of Round Lake's capacity to add additional housing units was conducted. The analysis considered how the Village could grow over the next 30 years based on current land use regulations, development approvals, and key development sites. The analysis found that the Village can accommodate approximately 1,700 additional dwelling units, most of which are multi-family (Figure 25). Preparing for the 53/120 extension may mean finding opportunities for the additional local residential development, particularly townhomes, needed to support desired non-residential development.

Figure 24. Corridor Land Use Zones, 53/120 Corridor Land Use Strategy



Source: 53/120 Corridor Land Use Strategy.

The 53/120 Corridor Land Use Strategy spotlights Round Lake's Metra station as one of only five in the entire corridor with potential to attract new riders based on the anticipated location of development and activity clusters (the other stations were Long Lake, Grayslake, Prairie Crossing, and Mundelein). Highlighting its development potential, the 53/120 strategy designates the area around Round Lake's station as one of eleven detailed planning areas in Zone 1 (area 1.F in Figure 26). It recommends three typologies that could be good models for the future development of this area around Round Lake's station:

- **"Village Center,"** which are mixed-use centers often linked to a community central business district, commuter rail stop, or a concentration of cultural amenities that can support vertical mixing of uses, with commercial uses on the ground floor and residential or other uses on higher floors.
- **"Neighborhood Commercial,"** which has smaller building footprints than other commercial development typologies and is located at key transportation nodes. There is a strong opportunity to co-locate commercial and residential uses for the Neighborhood Commercial and Walkable Residential typologies.
- **"Higher Density Neighborhood,"** which are residential areas that follow traditional neighborhood design standards including an interconnected street network, common community open spaces, and smaller residential lots. The higher density neighborhoods will have a mix of single-family homes, attached residential products like rowhomes or townhomes, and multi-family residential products like apartments, condominiums or senior housing.

The 53/120 strategy also identifies three best practices recommended for future development in this specific planning area: "Encourage infill development," "Consider mixed-use development," and "Encourage transit supportive development." All of these recommended strategies would appear to be in line with the Village of Round Lake's existing development priorities for its station and downtown area.

Figure 25. Existing capacity for additional dwelling units in Round Lake compared to forecasted capacity of all of Zone 1

Source: Chicago Metropolitan Agency for Planning analysis of the Round Lake's zoning ordinance and Lake County assessor data, compared with forecasts from the 53/120 Corridor Land Use Strategy.

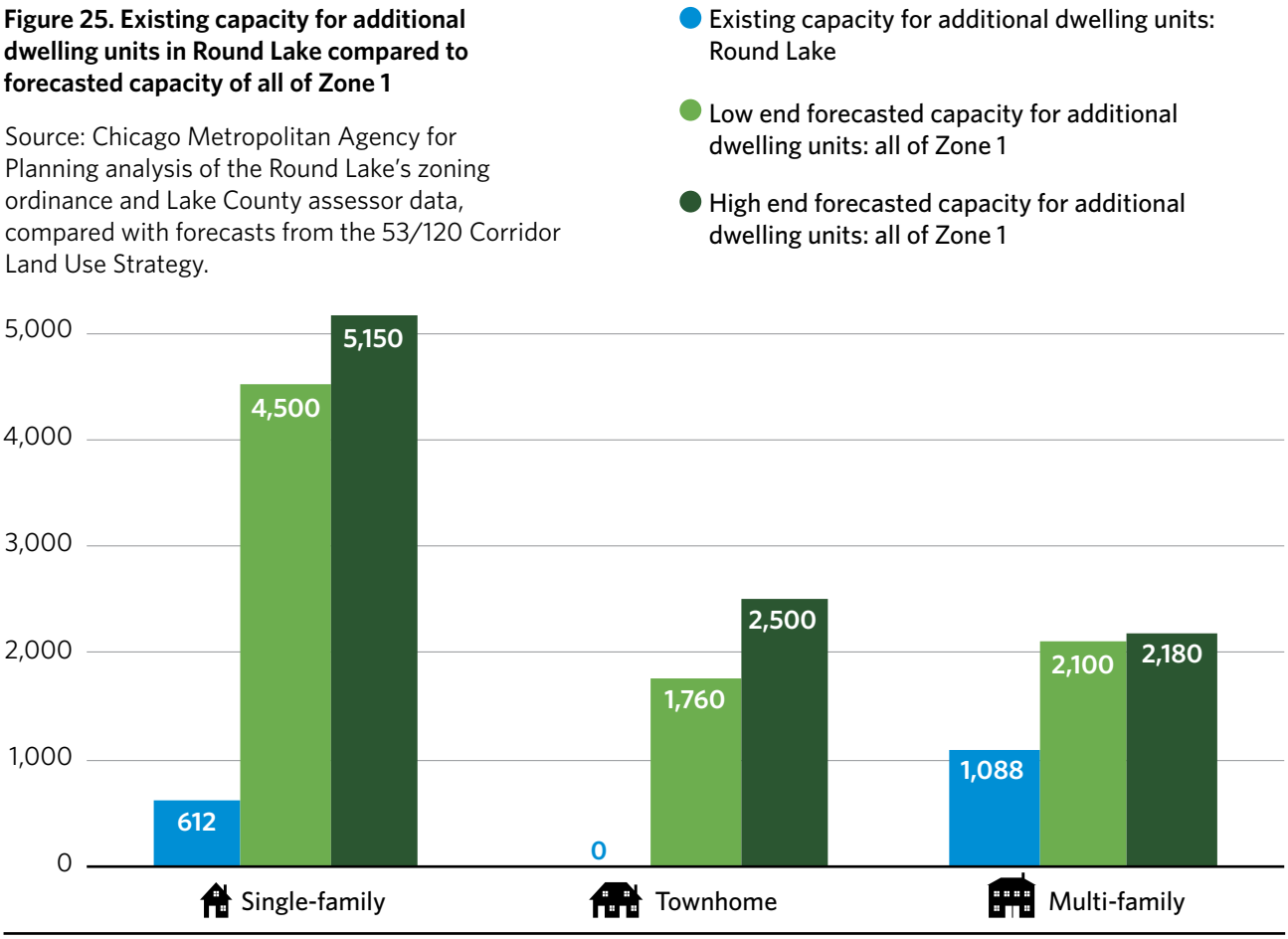
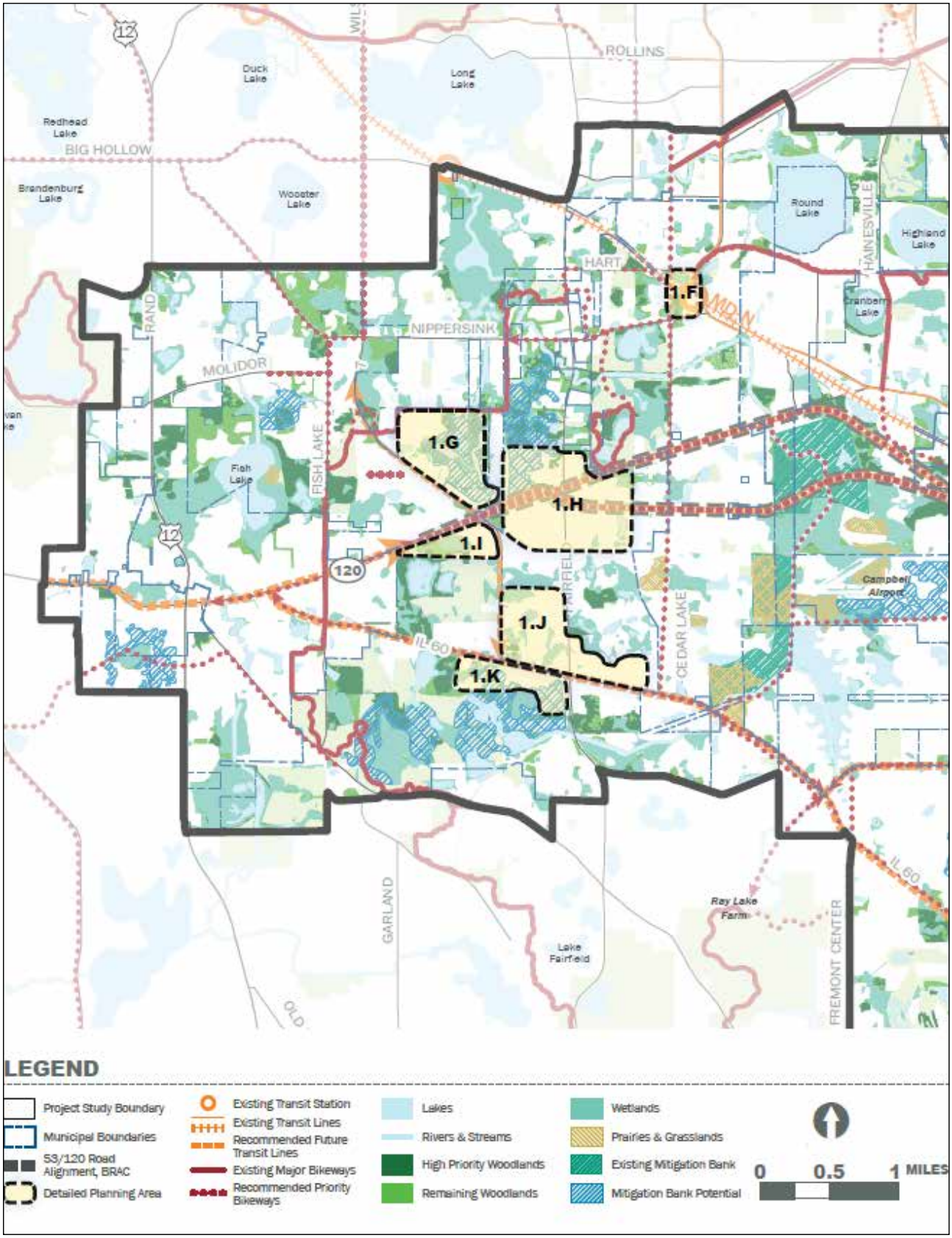


Figure 26. Zone 1: Detailed Planning Areas, 53/120 Corridor Land Use Strategy



Source: 53/120 Corridor Land Use Strategy.

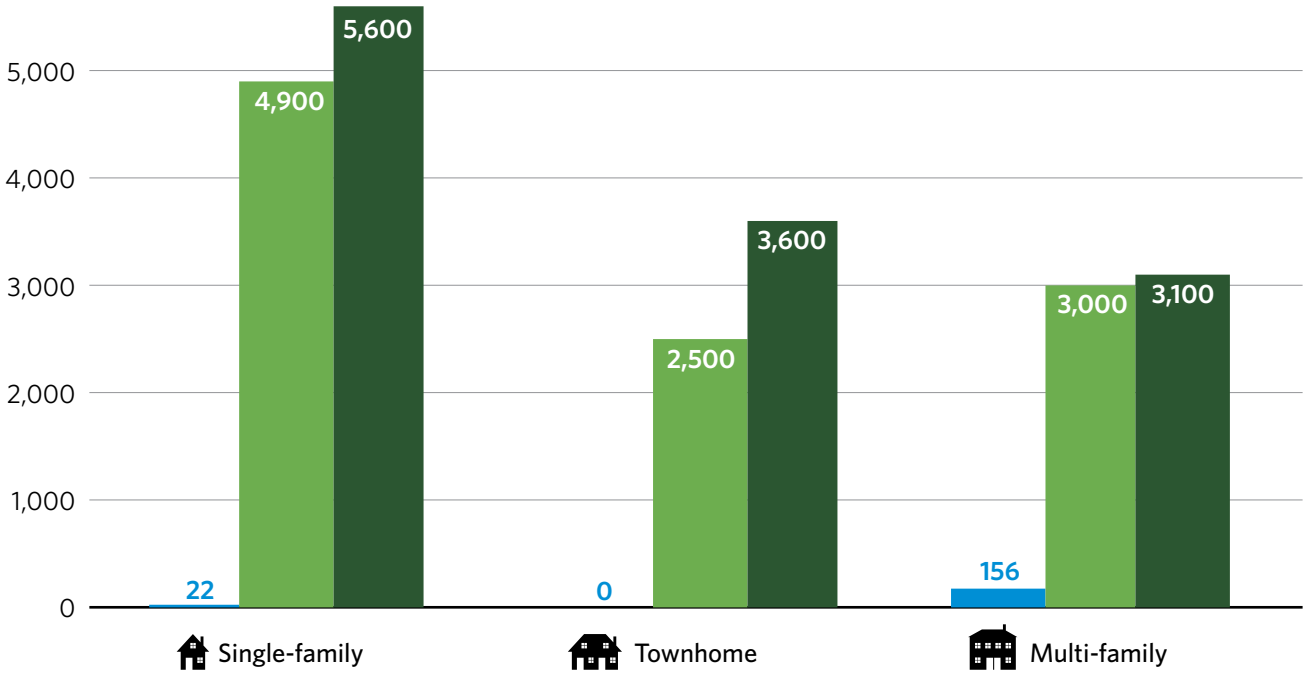
Zone 2

Hainesville and Round Lake Park are both included in "Zone 2," which covers the north central portion of the 53/120 corridor. Approximately 20 percent of the land in Zone 2 has been identified as areas where land use change is anticipated.

The market analysis prepared for the 53/120 Corridor Land Use Strategy identifies the potential for significant population growth in Zone 2. As in Zone 1, while the strategy's suggested future land use mix for 2040 accommodates the market forecast for retail and industrial uses, it focuses on ensuring appropriate residential development to support those uses, including increasing single-family residential. The recommended residential uses include a range of densities and product types, with single-family homes expected to remain the predominant type, representing an increase of 6 percent from the existing to future land use mix. The 53/120 strategy notes that while these homes can be provided at a range of densities, a recommended goal is for the average density across this zone to be 3.0 dwelling units per acre gross. In Hainesville and Round Lake Park combined, the current density is lower, at 1.76 dwelling units per acre. Other product types, including townhomes and multi-family, are encouraged to provide for the projected changes in demographics that show growth in the young professional and empty-nester segments of the population that have more of a desire for these types of products.

Figure 27. Existing capacity for additional dwelling units in Hainesville and Round Lake Park (combined) compared to forecasted capacity of all of Zone 2

Source: Chicago Metropolitan Agency for Planning analysis of the Round Lake's zoning ordinance and Lake County assessor data, compared with forecasts from the 53/120 Corridor Land Use Strategy.



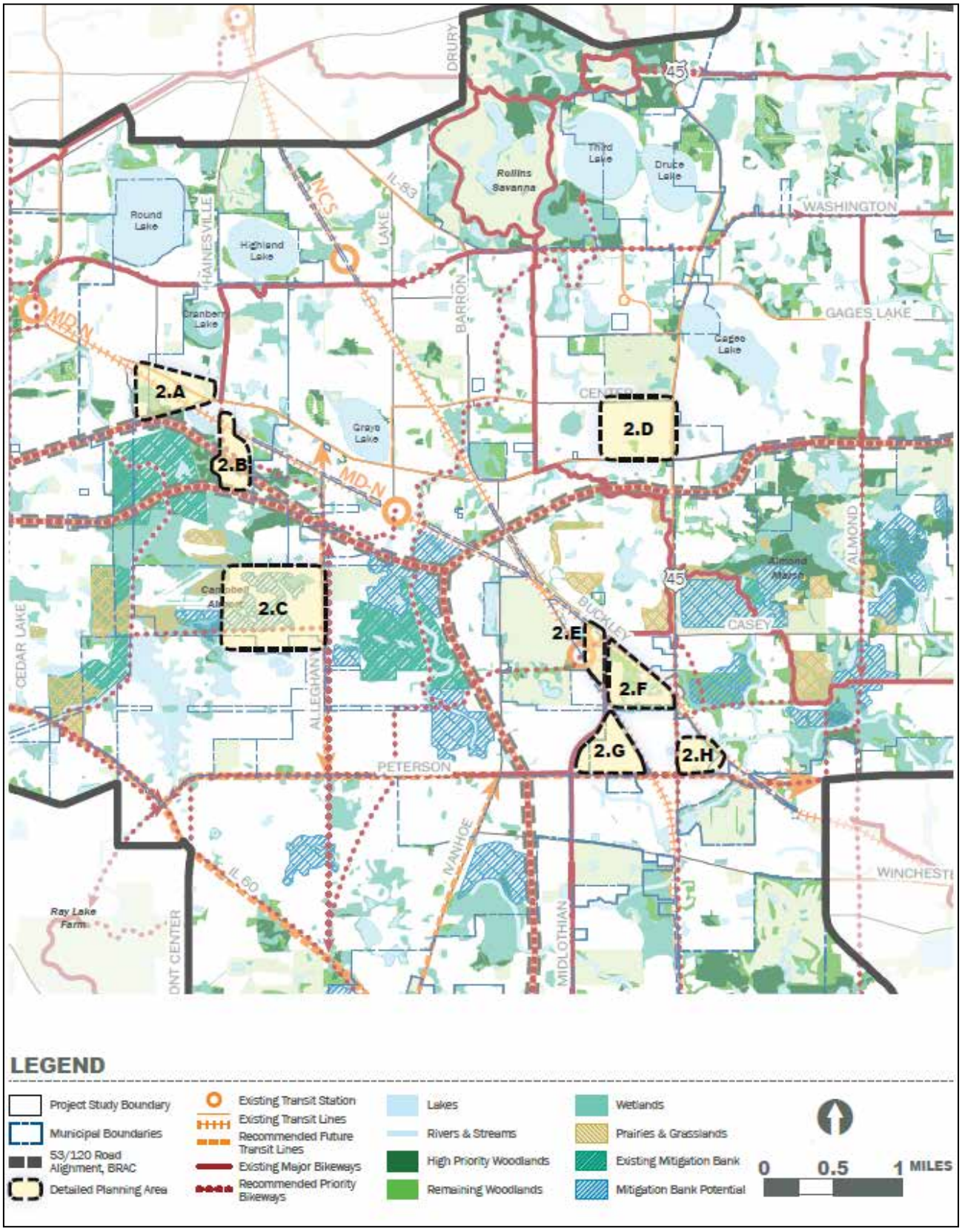
The Homes for a Changing Region plan capacity analysis of Hainesville and Round Lake Park (to add additional housing units over the next 30 years) found that together the two communities can accommodate only about 178 additional dwelling units (Figure 27). In order to capture the residential growth that is projected with the proposed extension of Route 53 and improvements to Route 120—and needed to support associated commercial development—will require the identification of areas for new residential development, of all unit types, in both communities.

The 53/120 Corridor Land Use Strategy designates three locations in Hainesville as detailed planning areas deserving particular attention (2.A, 2.B, and 2.C in Figure 28). It recommends the following typologies as good models for future development in these areas:

- **"Neighborhood Commercial"** See previous description. (Detailed planning areas 2.A, 2.B)
- **"Industrial Park,"** which are made up of larger manufacturing and office buildings, potentially 50,000 to 500,000 square feet on a single floor. They have fewer employees relative to their size so parking is not as large a factor. However, truck traffic and loading are a larger consideration. (Detailed planning areas 2.A)
- **"Corridor Commercial,"** which has larger building footprints than Neighborhood Commercial, is located in larger clusters, and buildings are more likely to have a single tenant. (Detailed planning areas 2.A, 2.C)
- **"Higher Density Neighborhood"** See previous description. (Detailed planning areas 2.C)
- **"Lower Density Neighborhood,"** which are residential areas that follow traditional neighborhood design standards including an interconnected street network, common community open spaces, and smaller residential lots. These lower density neighborhoods may consist of single-family homes or a mix of single-family with attached residential such as rowhomes or townhomes. (Detailed planning areas 2.C)

In addition to noting special natural features recommended for preservation or enhancement for areas 2.A and 2.B, the 53/120 strategy also recommends the best practice of "Encourage transit supportive development" for area 2.C.

Figure 28. Zone 2: Detailed Planning Areas, 53/120 Corridor Land Use Strategy



Source: 53/120 Corridor Land Use Strategy.

Recommendation Area 5:

Provide a wide range of housing options and increase livability for seniors.

The Round Lake cluster needs to plan for the growing population of senior residents (65 or older). Today, seniors represent 8 percent of all residents in the Round Lake cluster, and 11 percent of all heads of households (Table 5). Since 2000, the senior population has grown 77 percent in the Round Lake cluster, compared to 39 percent in Lake County and 13 percent in the region. The senior population has grown in each community in the Round Lake cluster, from a 29 percent increase in Round Lake Beach to 311 percent increase in Hainesville. Round Lake Park, home to a large portion of Saddlebrook Farms, has the largest senior population in cluster—1,813—representing 25 percent of the Village's total population.

The vast majority of seniors in the Round Lake cluster are owners (86 percent), a higher proportion than in Lake County or the region (Table 6).

Table 5. Seniors (65 and older), 2000 and 2013

	Round Lake Cluster	Lake County	Region
Number of seniors, 2013	4,775	76,516	985,965
Percentage of residents who are seniors, 2013	8%	11%	12%
Number of seniors, 2000	2,703	54,989	875,187
Percentage of residents who are seniors, 2000	7%	9%	11%
Percent change, 2000-13	+77%	+39%	+13%

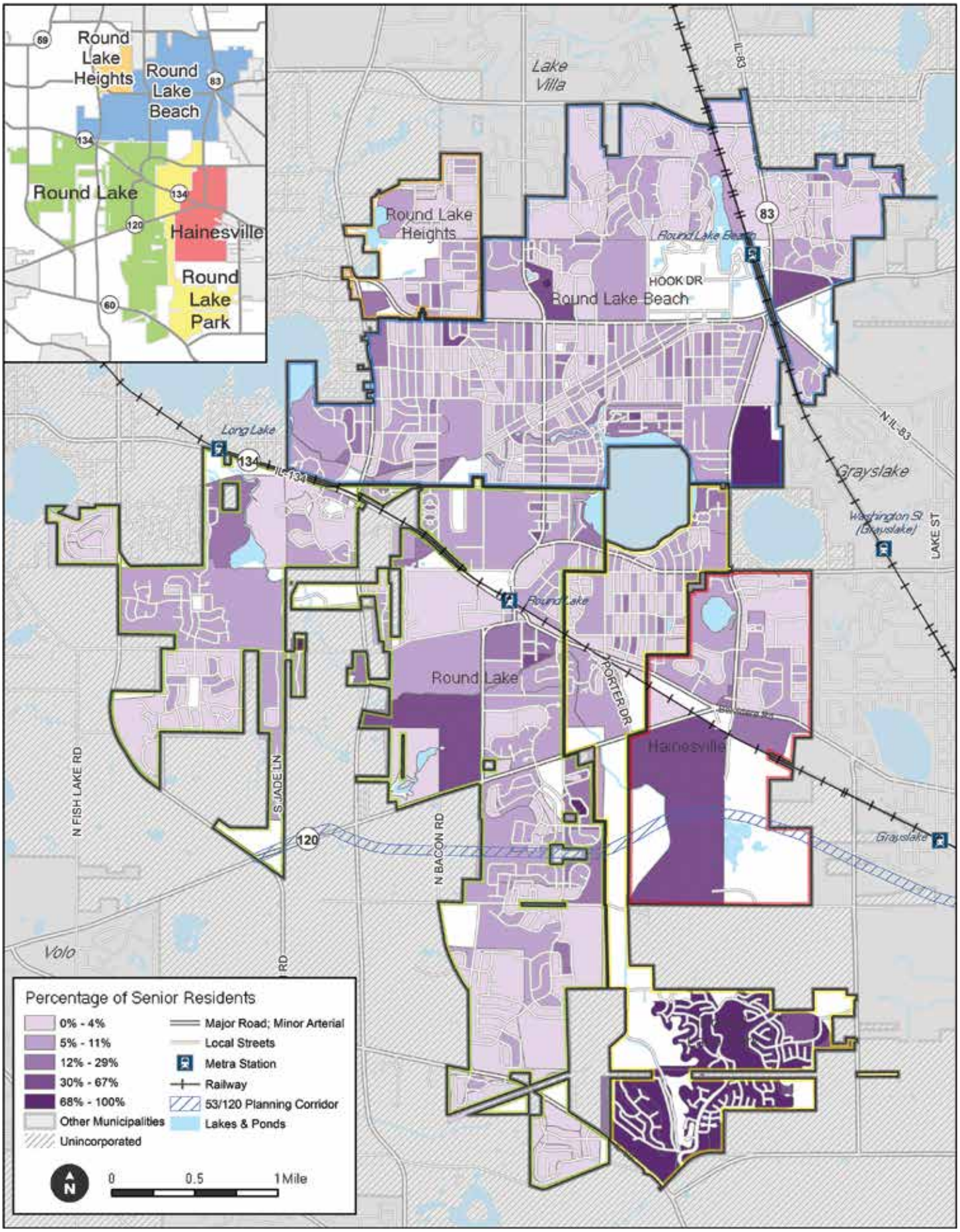
Source: Census 2000; and American Community Survey 2009-13.

Table 6. Owners and renters, seniors (65 and older), 2013

	Round Lake Cluster	Lake County	Region
Percentage of seniors that are owners, 2013	86%	83%	78%
Percentage of seniors that are renters, 2013	14%	17%	22%

Source: American Community Survey 2009-13.

Figure 29. Where are senior residents living/concentrated?



Source: Chicago Metropolitan Agency for Planning, 2015.

This segment of the population is expected to grow substantially in the coming years throughout the region and the nation. Municipalities in the Round Lake cluster, along with nonprofit partners working in the area, recognize the importance of ensuring that senior residents have a safe, healthy, and affordable place to live, with sufficient access to resources and services—preferably in the home and community where they live already (see inset Aging in Place).

The cluster already offers some housing and services to meet the needs of seniors. In addition to Saddlebrook Farms, senior communities, such as Bradford Place Clubs and Oak Hill Supportive Living Community currently provide different housing options for seniors. The Round Lake Area Park District has a senior center that offers various activities and services for seniors, including inexpensive lunches twice a week provided by Catholic Charities, an AARP Driver Safety Program, and monthly health screenings. Pace also offers the Dial-a-Ride program through Avon Township. However, one recurring theme during the community engagement process was that many seniors are not aware of the variety of programs, resources, and services currently available to address the needs of seniors.

As the senior population increases, the cluster will need to expand its efforts to ensure sufficient housing and services for seniors.

Subregional Recommendations

Identify and market areas that are ideal for new senior housing

Municipalities in the Round Lake cluster should work together to help seniors who own their home improve their properties, while also identifying opportunities for expanded and new housing options for senior residents. While the cluster has a substantial supply of housing that is affordable to many senior residents, much of it is in need of rehabilitation, a burden for current owners and unattractive to potential new owners or renters, including those over the age of 55. Working with Lake County and nonprofit partners, municipalities in the cluster need to find ways to help current owners afford needed improvements (see Recommendation Area 1).

Municipalities in the cluster should also consider innovative strategies to generate new senior housing as part of a larger initiative aimed at the rehabilitation of existing housing stock in the Round Lake cluster. All of the communities in the cluster have areas with lower housing values and smaller, two-bedroom homes in need of rehabilitation. The communities could explore opportunities to comprehensively identify these areas and market them to potential redevelopers, touting their potential to satisfy the needs of seniors seeking smaller, single-level homes. Coupled with the thoughtful coordination of services for seniors, blocks currently burdened by dilapidated houses could become areas of economic revival and newfound stability.

The Round Lake cluster already offers three successful senior communities that provide a variety of housing options for older residents with different needs. These communities are highly-valued by the municipalities in which they are located, and are said to be thriving. In particular, the expansion of Saddlebrook Farms, where residents own their home but not the lot on which it sits, has been especially robust; while this type of 55+ community might not be the right fit for every municipality in the Round Lake cluster needing additional senior housing, Saddlebrook Farms' apparent popularity suggests that it is a model worthy of consideration.

Aging in Place

Planning for the needs of seniors is a key priority and challenge for the region. The country's population of older residents has grown significantly over the past several decades and is projected to continue growing, with the number of residents who are 65 and older expected to more than double by 2040. In keeping with national trends, by 2040 seniors are expected to represent 18 percent of the overall population in metropolitan Chicago, with seniors over 75 representing 10 percent of the population (up from 11 percent and 5 percent, respectively, in 2010).

Much of this population growth is projected to occur in parts of the region where residences, services, and commercial areas are currently more spread out and not well-served by public transit, creating difficulties for those who have limited mobility and cannot drive. This phenomenon will have major impacts on future housing, land use, and transportation demand. Communities will need to plan proactively to prepare for these changes, and to protect the rights and well-being of vulnerable residents.

The Center for Disease Control and Prevention defines aging in place as "the ability to live in one's home and community safely, independently, and comfortably, regardless of age, income, or ability." Planning strategies that promote aging in place include creating healthy, safe, and walkable communities that offer housing and transportation choices, as well as ensure access to schools, jobs, services, and basic needs.

Planning for an aging population is an investment in the well-being of all community members, as it benefits people of all ages and abilities, creating healthy, sustainable places ideal for both "growing up and growing old." To put it simply, planning for aging in place is good planning.

Jointly promote area programs and services for seniors

Many seniors are not aware of the variety of programs, resources, and services currently available to address the needs of seniors, including rehabilitation of their homes. For example, ElderCARE runs a grant program called Accessible, Safe Homes for Elders, which makes available up to $2,000 for home modifications. There are other resources that can help seniors "age in place." Pace offers a Dial-a-Ride program and Catholic Charities also offers a transportation program, both of which can help seniors who need transportation to such things as doctor appointments, activities, or other services, all of which can be difficult to access without a car.

Most of the programs and services for seniors in the Round Lake cluster are provided by a small group of organizations, such as the Round Lake Park District, Catholic Charities, and ElderCARE. If funding is available, a common resource guide should be developed that would list all the resources available in the Round Lake cluster. The Northwest Suburban Housing Collaborative has developed a senior resource guide for its five member communities that could serve as a model. This guide could be promoted jointly through each community's newsletter or water bill. In addition, the Round Lake cluster can better leverage existing resources through increased coordination and collaboration, working with partners such as The Alliance for Human Services, a coalition of health and human service providers who are dedicated to continuously improving the delivery of human services in Lake County.

Acronyms

AHC Affordable Housing Corporation of Lake County

CMAP Chicago Metropolitan Agency for Planning

LCCF Lake County Community Foundation

LTA Local Technical Assistance

MMC Metropolitan Mayors Caucus

MPC Metropolitan Planning Council

Chicago Metropolitan Agency for Planning
233 South Wacker Drive, Suite 800
Chicago Illinois 60606
312-454-0400
info@cmap.illinois.gov

www.cmap.illinois.gov

Funding Acknowledgment
The Chicago Community Trust, the Harris Family Foundation, and the Office of the Illinois Attorney General.

This project was supported through CMAP's Local Technical Assistance (LTA) program, which is funded by the Federal Highway Administration, Federal Transit Administration, U.S. Department of Housing and Urban Development, Illinois Department of Transportation, Office of the Illinois Attorney General, Harris Family Foundation, and the Chicago Community Trust.

FY16-0095