



Key Development Area #3 – Shorewood & Lakefront Park

Location -

Shorewood Neighborhood and Lakefront Park (See Figure #2)

Estimated Size -

56 acres

Existing Conditions -

Shorewood was annexed into the Village of Round Lake Beach in 1998, and classified E-R, Estate Residence. This district classification requires lots to be 40,000 square feet or more in area, which made all lots in this area nonconforming. Residences are served by individual well and septic. However, both public water and sewer are readily available, and can be extended by the Village of Round Lake Beach to serve this area. The Village's public beach is located along the west side of the lake, and is accessible from Round Lake Drive, which abuts the western edge of Shorewood. Expanded improvements to Lakefront Park are also in this area. The private swimming beach and lake access located at Lake View and Oak is owned by a homeowners' association.

Proposed Land Uses -

Single-Family Residential/Recreational

Policy Statement -

This subdivision was initially developed as a resort area, offering opportunities for Chicago area residents to build cottages on small lots next to Round Lake. Most of the homes have been converted to year-round residences. The area was initially platted with lots typically averaging around 7,000 square feet in area and fifty (50) feet in width. In tune with these conditions and the directives of the Previous 1999 Plan, the Village rezoned the area E-R, Estate Residential, to the R-2, Single-Family Residence District with minimum standards of 7,000 square foot lot and fifty-foot (50') lot width. Some of the existing homes have occupied two (2) or three (3) lots. However, many of the homes in this area were constructed on individual lots, creating a crowded development pattern, typical of resort communities. Residents of this area have not always been able to afford to maintain these dwellings, and many of these show signs of disrepair. Some homes have been abandoned, creating both eyesores and safety hazards. Grants made available to residents of this area for major home repairs (i.e., roofing, siding, furnaces, etc.) are positively contributing toward the improvement of properties in this area. Shorewood offers residents of Round Lake Beach affordable housing, and an atmosphere and identity that substantially differ from the newer development that has taken place north of Rollins



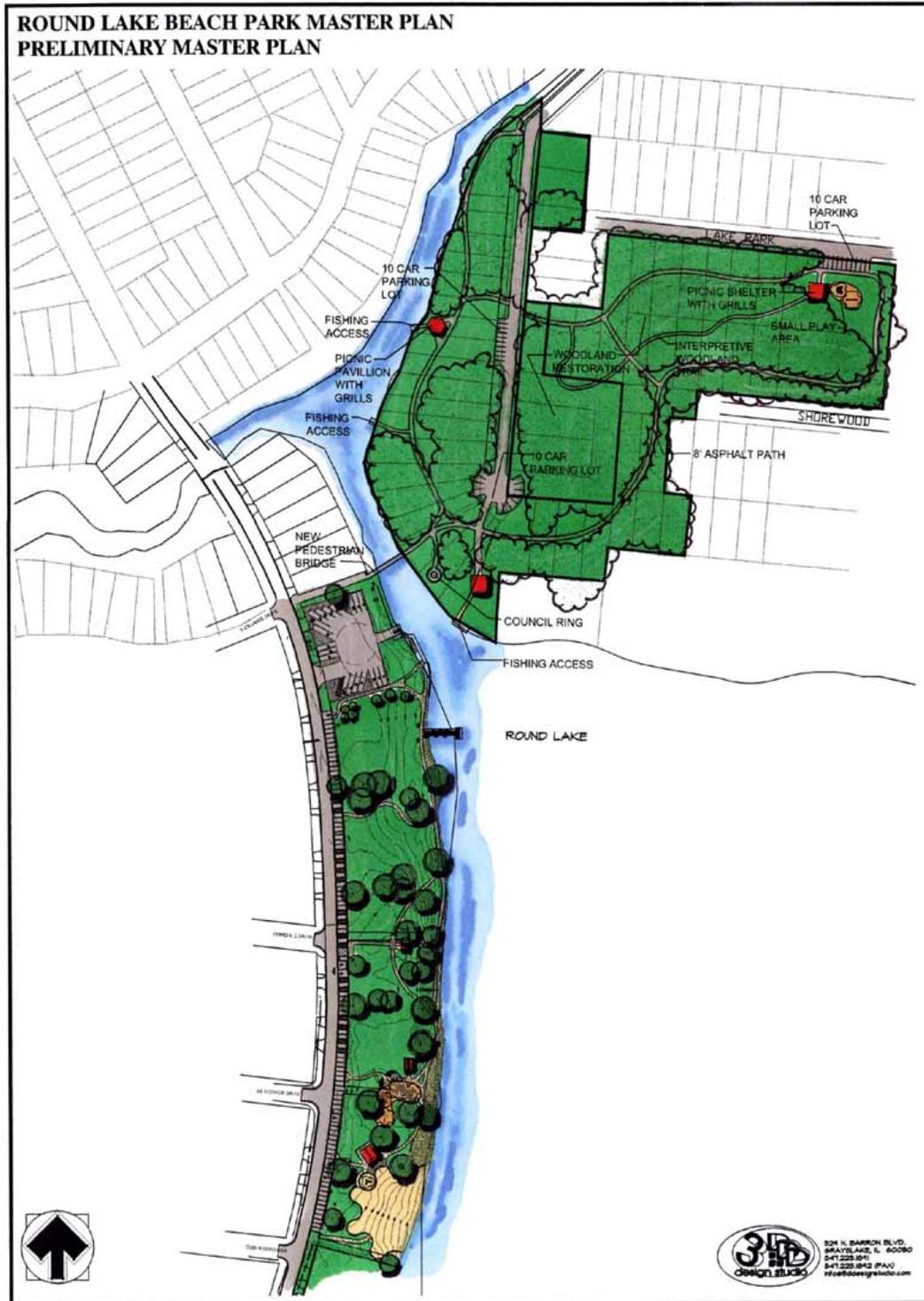
Road. Village officials recognize that this area, with its older homes, mature trees, woodlots, and proximity to the lake, can be reclaimed to create an ambiance that is distinctive, building upon the resort setting that still exists.

Strategies for Implementation -

1. Continue to implement the provisions of the recently adopted Lake Overlay District that promote minimum lots of 10,000 square feet with seventy-five (75) feet of street frontage along with architectural review requirements for various intensities of development or redevelopment. The increase in lot size from that which was originally platted will help reduce the intensity of development in this area, as homeowners upgrade existing properties, by increasing the size of the property associated with individual lots.
2. Continue to apply Municipal Code provisions adopted for the consolidation of adjacent commonly-owned tax parcels.
3. Remove all housing that has been abandoned and burned. Assemble properties as needed to allow for development to take place on lots that are 10,000 square feet in area, or more.
4. Continue to make available grants for property maintenance. Work with local banks to provide low-interest loans for maintenance and other home improvements.
5. Continue efforts to improve and maintain the existing open space and woodlots, which provide recreational opportunities in this densely developed subdivision, and improve these areas for wildlife habitat and resident use as follows:
 - Remove brush and re-establish the understory in wooded areas by clearing and initiating a burn management program.
 - Develop interpretative trails through and between the network of open space that lead pedestrians to the lake. Improve these trails with signs, bird houses, bird watching areas, and benches.
 - Add playground equipment in areas that are not already wooded for the use and enjoyment by children in the area. Provide benches and landscaping.
 - Encourage the Homeowners' Association to seek grants to purchase these open spaces areas, in order to protect them from future home construction.



Figure #6 – Lakefront Park Master Plan – Key Development Area #3





6. Evaluate ways to capitalize on the existing channels that extend from Round Lake as a recreational resource and Village amenity. Initiate the following as part of an overall rehabilitation program:
 - Dredge the channels that extend from Round Lake, and remove all debris. Involve Village residents in the overall clean-up of these channels as a way to promote the overall area as a neighborhood that has amenities and character that positively contribute to the identity of Round Lake Beach.
 - Encourage residents to plant existing slopes along these channels with ornamental grasses and colorful perennials to control erosion and enhance these areas.

7. Promote the public beach and park as a community/regional facility:
 - Continue to upgrade the existing beach and park according to the Lakefront Park Concept Plan (See Figure #6). This plan takes advantage of the lakeshore by creating trails along the lake and promotes the upgrading of the existing beach, parking lot, and playground.
 - Construct an arched bridge over the channel to provide access between the east and west components of Lakefront Park. This bridge is critical for tying these recreational resources together. If it is not constructed, pedestrians will need to travel north, from the beach on Lakeshore Drive to Channel Drive, and then to Round Lake Drive where access to the park is available. This five-block travel route will discourage use of these resources as a single-amenity.
 - Identify Round Lake Drive as the major route for access to Round Lake and to Lakefront Park:
 - i. Install thematic directional signs that capture the resort history and character of this community.
 - ii. Install street trees and specialty lighting.
 - iii. Create a striped bicycle lane on one side of the street.
 - iv. Install sidewalks, to provide safe access to the lake by those walking from other parts of the Village.
 - Provide bicycle linkages from the existing multipurpose trail constructed in the Commonwealth Edison right-of-way to Lakefront Park. Install signs along the Commonwealth Edison path that direct pedestrians and bicyclists to recreational resources and activities on Round Lake.
 - Work with the Round Lake Area Park District to create a marina in the channel west of the new park that includes piers and docking/storage of small water craft.