



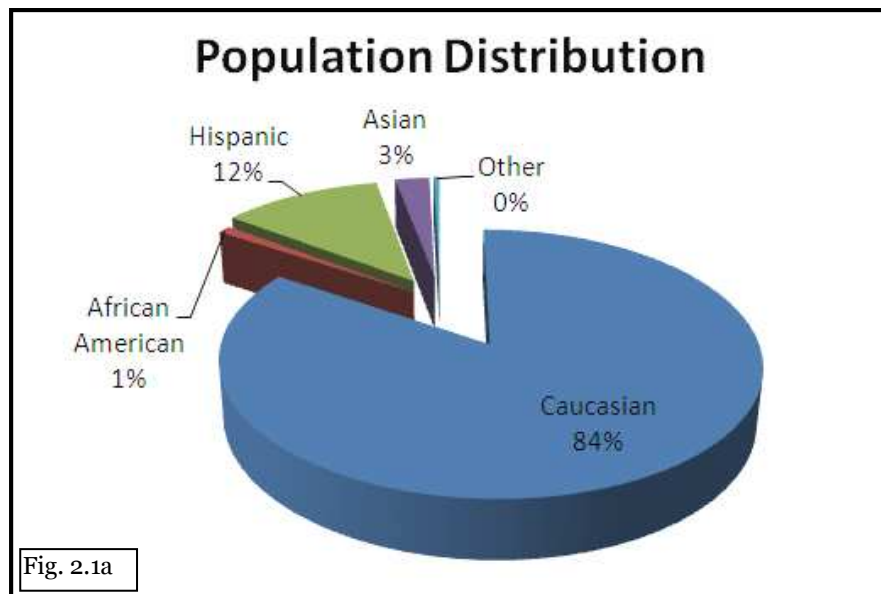
# Chapter two

## Community Profile

### 2.1 Demographic Information

#### City Population

The City of Crystal Lake has a total population of 40,743 based on the 2010 Census. This population is expected to continue to slowly rise as more people discover this beautiful area and relocate here. The City still has available land which can be developed as residential land uses. In addition, many older areas are prime for redevelopment and infill development. The following chart illustrate the current distribution of the City population.



Household Information

The City has a total of 14,894\* housing units, the majority of which are owner occupied single family houses. The rental units are a combination of single-family, duplex, apartment and condominium units. The chart below shows there are about two-thirds the number of single-family owner occupied housing as rental housing.

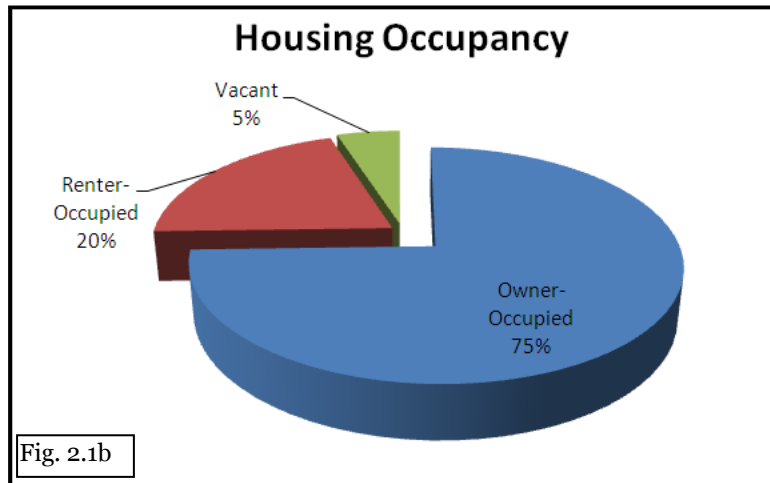


Fig. 2.1b

Crystal Lake’s median household income is \$74,663 ◻. This is above the median income for McHenry County and for the State of Illinois. Crystal Lake’s higher median income level is key to attracting retail tenants. The income level also points to the value of homes in the area.

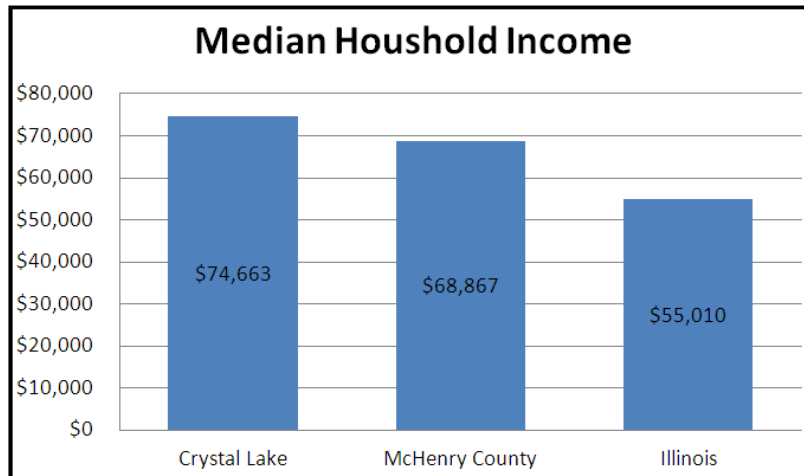
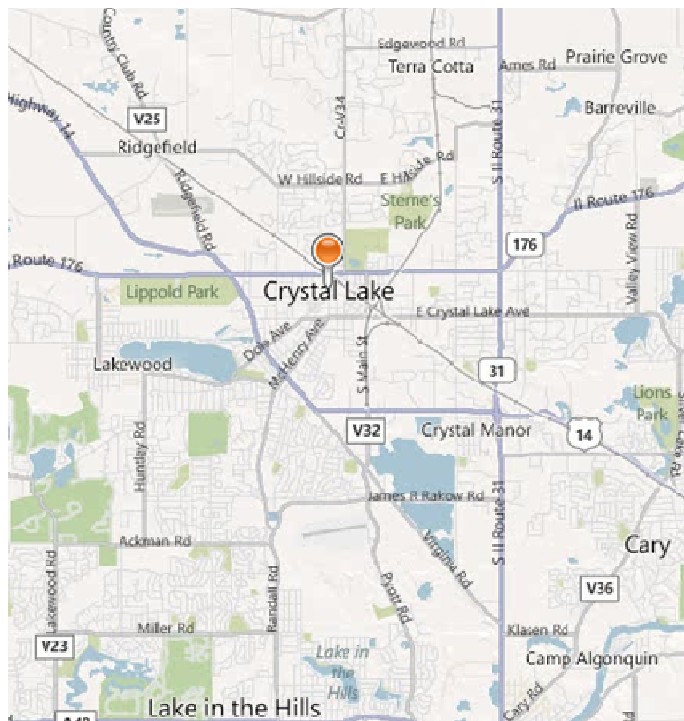


Fig. 2.1c

\*Population, household and income demographic information has been obtained through the US Census Bureau 2010 American Fact Finder data.  
 ◻ Household income information was obtained through the US Census Bureau 2006-2008 American Community Survey 3-year estimates.

## 2.2 City Limits / Boundary Line Agreements

Crystal Lake has established boundary line agreements with the neighboring communities including Woodstock, Lakewood and Lake in the Hills. Our current City limits abut Cary on the southeast and Prairie Grove to the northeast. Bull Valley is a few miles north of the City.



## 2.3 Quality of Life

The City of Crystal Lake is committed to continuing the high quality of life enjoyed by the citizens and businesses of the Crystal Lake community.

Crystal Lake is located 50 miles northwest of Chicago, a short drive from O'Hare International Airport and near several major highways and interstates. The Union Pacific rail line provides easy access to Chicago. As a result, Crystal Lake residents enjoy the many employment, cultural and recreational opportunities of a major metro city, yet live in a pleasant, friendly, small-town atmosphere.

Beginning in the 1970's, Crystal Lake experienced significant changes in both its residential and business population. The population has grown from 14,000 in the early 1970's to over 40,000 today.

The local job market continues to expand. With this expansion, citizens have access to excellent educational, recreational and cultural activities. Crystal Lake boasts two of the very best public school systems in the region - Elementary School District 47 and Community High School District 155. Citizens are also served by the parochial grade schools and the ever-expanding McHenry County College is on Crystal Lake's northern border.

Crystal Lake is truly a great place to live and work and it's also a great place to play! One of Crystal Lake's greatest attractions is its public parks system. This includes over 1,400 acres of parks and open space as well as 230-acre Crystal Lake for fishing, boating, swimming, skating in the winter...it's truly year-round fun! The City also owns and operates Three Oaks Recreation Area, a 500-acre spring fed lake, with a marina, lake house, picnic grove, sled hill and natural area and trails.

The City staff and elected officials are dedicated to continuing to make Crystal Lake one of the premier communities in northern Illinois.

## Goal and Objectives

### 2.3 Quality of Life



Historic Dole Mansion today.



Dole Mansion, photo taken in 1983 prior to Charles Doles' daughter's wedding on the property. [www.lakesidelegacy.org](http://www.lakesidelegacy.org).

**Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.**

	Supporting Actions	Success Indicators
2.3a	Foster the cultural arts.	Support for Lakeside Legacy Arts Park. Support for the Raue Center for the Arts. The establishment of a City art program.
2.3b	Cooperate with Main Street Crystal Lake, the Park District and other service organizations in the promotion of events that highlight Crystal Lake's heritage and cultural resources.	The City's support of annual events such as, the Johnny Appleseed Festival, Heritage Trolley Tour, Lakeside Festival, Cardboard Cup Regatta, and similar events.
2.3c	Encourage, monitor and promote a variety of recreational opportunities within the community.	Support the Park District's Master Plan. The City's maintenance of Three Oaks Recreation Area. The number of new open space sites created in new developments.
2.3d	Promote Crystal Lake as a good and safe location for high quality educational facilities.	Support District 47 and District 155 as well as MCC and their activities. Support private educational facilities.
2.3e	Attract businesses that provide a diversity of employment opportunities and customer services.	Number of new business occupancies. The support of job training facilities. Number of new jobs created.

## Snapshot

### Crystal Lake, Illinois

**Location:** McHenry County

50 miles from the City of Chicago

34 miles from O'Hare International Airport



**Population:** 40,743 people

**Households:** 14,894

**Average Household Income:** \$74,663

**Schools:** 12,390 children enrolled in the schools

- District 47 Elementary and Junior High 13 schools
- District 155 High School 3 schools

**Crystal Lake Park District:** 42 park areas

1,400 acres

**Retail:** \$1.9 mil demand

Average household spends \$35,873 annually.



**Employment:** Within the City there are a variety of employment opportunities, listed are the top 5 employers.

1. Curran Group (paving, industrial) 1500 employees
2. Crystal Lake District 47 788 employees
3. Crystal Lake Park District 492 employees
4. Crystal Lake District 155 409 employees
5. Covidien (healthcare) 402 employees

[www.currancontracting.com](http://www.currancontracting.com)

