

**City of Crystal Lake Economic Development Committee**  
**February 24, 2015 – 7:30 a.m.**  
**Municipal Complex – City Council Chambers Conference Room**

**Call to Order**

The meeting was called to order at 7:30 a.m. by Mr. Fowler.

**Roll Call/Attendance**

Members DeHaan, Haleblian, Leech, Maule, Reece, Saidler, and Fowler were present. Members Dalzell and Affrunti were absent.

James Richter II, Planning and Economic Development Manager, was present from staff.

**Approve Minutes of the January 27, 2015 Meeting**

Mr. Haleblian moved to approve the minutes from the January 27, 2015 EDC meeting as presented. Mr. DeHaan seconded the motion. On voice vote, members Affrunti, DeHaan, Leech, Maule, and Saidler voted aye. Members Haleblian, Reece, and Fowler abstained. Motion passed.

**Public participation**

There was no one present who wished to speak.

**I Shop Crystal Lake social media update**

Mr. Saidler said the “likes” on the City’s social media has been increasing because someone is doing something continuously. Mr. Leech said Ms. Baker attended the last meeting to discuss the City’s social media. Mr. Haleblian asked if Ms. Baker has a contract with the City. Mr. Richter said she does and it runs to the end of April – the City’s fiscal year. He said she posts information staff sends her as well as searches for content on her own. Mr. Leech said she is doing a great job.

**Manufacturer tour / Community Investment Award Update** (Staff)

Mr. Richter said the tour of C-Ideas will be March 3 at 4 p.m. They will also present a Community Investment Award to them.

Mr. Fowler asked what tours will be coming up in April. Mr. Richter said TC Industries is not ready at this time for a tour. They are still getting situated in their new facility.

Mr. Haleblian suggested the temporary welding school. Mr. Reece said it could park right here at City Hall. He added that this is in big demand.

Mr. Fowler asked about the Rita Corporation. Mr. Richter said he spoke with them a few months ago but has not heard from them. He will reach out again.

Mr. Haleblian asked about G & M. Mr. Richter said Staff has visited the site several times to review the sprinklering requirements for the building. He said that issue has been resolved and that they are doing well.

Mr. Fowler suggested touring John Craine. Mr. Haleblian said they should tour Brilliance Honda. Mr. Richter said that tour would be easily arranged. Mr. Fowler suggested they award them a Community Investment Award.

**Digital delivery of EDC agenda packets** (Staff)

Mr. Richter said the Planning and Zoning Commission and the City Council receive their packets through the use of Drop Box. This avoids any issues with the size of the packet either being sent or received. The members agreed that would be a good way to receive their information. Mr. Richter asked the members for the e-mail addresses they would want to use for Drop Box and if they already have one to let him know what the contact information is. He would like to start using this for the next meeting.

**Comments and suggestions from the Committee**

Mr. Leech asked about the former K-Mart site. Mr. Richter explained staff has been working with the property owner, Inland. There is interest in the building.

Mr. Leech asked about the CVS on Route 14. Mr. Richter said they have submitted plans for the site and are moving forward. The petitioner will need to get approval for their road entrances/exits from IDOT and McHenry County. He added that CVS is working with the surrounding property owners for access to the private road.

Mr. Leech asked about the former Toys R Us site. Mr. Richter said that will be taken by Burlington Coat Factory along with the former Marshalls which was adjacent. Also a portion of the former Dominick's will be Fresh Thyme. They will be taking about 30,000 square feet of the building and hope to open in the fall.

Mr. Leech asked about the former WalMart site. Mr. Richter said that building is in disrepair but they have heard there is a contract pending for the property. He said the former Garden Fresh/Cub Foods will be going to auction soon.

Mr. Leech asked about Which Wich. Mr. Richter said they opened yesterday.

Mr. Richter said Kaiser's Pizzeria from Mundelein wants to open a restaurant here as well. They are looking at the site just north of Route 176 and west of Route 31. Mr. Reece said that is difficult to get in and out of that site. Mr. Richter said there was discussion about having an entrance off of Ryland, so people will come in from the back.

Mr. Fowler asked about the wake board park. Mr. Richter said they are moving along but the weather has set them back. Mr. Fowler said there is a parking concern with driving people to the park in order to use the wake board park. A variety of questions ensued regarding who pays for what at Three Oaks and what the intentions are for charging for parking and access to the beach. Mr. Haleblian asked if someone from the City Manager's Office could come to their next meeting to answer questions regarding the wake board park and Three Oaks in general.

Mr. Fowler asked about business anniversaries. He said Home State Bank will be celebrating 100 years. Mr. Richter said they should do that before April. He will add business anniversaries to the next agenda.

Mr. DeHaan asked about updates on the Grant Programs. Mr. Richter reviewed the comments that were made at the last meeting that will be forwarded to the Council for consideration. Mr. Leech said this program has a low failure rate – less than 5%. Mr. Fowler commented that this is especially good for start up businesses. Mr. Richter said he will keep the members informed on the status of the program.

**Organization reports:**

Downtown Crystal Lake (Brian Fowler)

Mr. Fowler said the annual award dinner was held recently. Downtown is going well. Mr. Reece asked about Benedict's and their additional site across the street from the restaurant. Mr. Richter said they are in for permit. He said the County Health Department is involved as well.

McHenry County Economic Development Corporation (Staff)

Mr. DeHaan asked about the Shovel Ready site. Mr. Richter said there have been no inquiries in response to the listings on the website but he believes that the site has not been advertised yet by McEDC.

Chamber of Commerce (Mary Margaret Maule)

Ms. Maule said they went to Springfield and met with the new Commerce Director. She said the state is pushing for a change to the distribution of MFT funds.

Mr. Maule said the Chamber was approached by several business owners to poll the members regarding video gambling. She said the results were very close – 54 in favor and 46 against with a 10% response rate. That information was sent to the Chamber's Government Affairs Committee and they have recommended not to take a position on this. The Board will consider this matter later this month.

City of Crystal Lake (Staff)

Mr. Richter said the owner of Cardinal Pack sent an e-mail to him thanking the City for their help.

**Adjourn**

The meeting was adjourned at 8:35 a.m.