

City of Crystal Lake Economic Development Committee
March 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 Affrunti, Dalzell, DeHaan, Haleblian, Leech, Maule, and Fowler were present. Members Reece and Saidler were absent.

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

Approve Minutes of the February 24, 2015 Meeting

Mr. Affrunti moved to approve the minutes from the February 24, 2015 EDC meeting as presented. Ms. Maule seconded the motion. On voice vote, members DeHaan, Haleblian, Leech, Maule, and Fowler voted aye. Members Dalzell and Affrunti abstained. Motion passed.

Public participation

There was no one present who wished to speak.

Manufacturer tour / Community Investment Award Update (Staff)

Mr. Richter said they have set up a tour for C-ideas on April 28th at 4 p.m. Please let us know if you will be able to attend.

Mr. Richter stated that at the last meeting it was suggested that we reach out to Rita Corp. He said it was very good timing. They are planning to expand their facilities and are in the early stages. He will keep the members posted on this.

Mr. Richter heard from G & M yesterday. Building Division is on board with the use of the additional building and Fire/Rescue is helping out with the determination of a sprinkler. They want to be sure the use for that additional building is ok without being required to add sprinklers.

Business Anniversaries Update (Staff)

Mr. Richter presented a list of businesses and their anniversary milestones. We have contacted Home State Bank, Friendship House, and Kalck's to present their awards at the April 21st City Council meeting.

Ms. Maule said she would send us the list the Chamber had since they recently presented awards to businesses. She said Andy's Restaurant, Northwest Herald and Baird and Warner were 45 years, and Ormsby Motors is 30 years. Mr. Richter said the City will contact the owners. He added that the businesses appreciate the recognition at the Council meetings.

McEDC Shovel Ready Sites Update (Jeff DeHaan)

Mr. Richter showed the McEDC website that has been updated and the certified sites link is working. He added that several additional sites will be sent to McEDC to be included in the site. The certified sites have details such as incentives, surveys, utility information, etc. There was a discussion about possibility including several sites. Mr. Richter said this website is for manufacturing/industrial sites and not retail such as the former Walmart site.

The members suggested other sites to be added to the certified site website such as the former Oak Industry building at the southeast corner of Main Street and Crystal Lake Avenue, parcels in the Crystal Lake Business Center, and parcels in the Terra Cotta Business Center.

In response to questions from the EDC, Mr. Richter reviewed other possible projects within the City for sites that would not be considered as a certified site. The former Dominick's space will be divided into three spaces and the largest of the three will be used by Fresh Thyme. Permits for the new Aldi location have been issued and they are waiting for the weather to break to start construction. CVS is moving forward and has submitted for entitlements. Bucky's gas station and convenience mart is currently in for their final approval for the site at the southeast corner of Rakow and Pyott. They are also looking at two other sites within the City.

Ms. Maule said Black Diamond wants to expand. Mr. Richter said he has been working with them. He added that the autism school on Route 31 also wants to do a significant expansion. Mr. Richter said they are looking at several sites for the school.

Mr. Richter said the former Honda dealership on Route 31 will be marketed shortly.

Mr. Richter suggested that possibly the EDC host a developer/property owner/real estate/contractor forum like they had in the past. Also invite possible manufacturers to the meeting. Ms. Maule said there are business associations for different manufacturing groups. She said if they were all invited, the City would be forefront in their mind when people ask them questions about opposable sites. Mr. Richter said they could be given a tour of the City. Mr. Fowler said they could use the computer map that they used during this meeting to show the various sites, give information and answer questions.

I Shop Crystal Lake social media update

Mr. Richter said there is nothing new to report. The consultant is doing a great job.

Comments and suggestions from the Committee

The members did not have any additional questions.

Organization reports:

Downtown Crystal Lake (Brian Fowler)

Mr. Fowler said the City's parking lot on Brink Street will be redeveloped. The grading will be redone to comply with ADA requirements. Also the reconfiguration will allow for an additional 9 parking spaces. He said that half of the parking lot will be done at one time. Mr. Leech asked when the parking lot construction will start. He is concerned with the Beetles Blast that he holds annually. Mr. Richter said he would check on the possible start date.

Mr. Richter said there is a petition pending before the City to convert 95 Grant Street from offices to a 6-unit apartment building. They would also remove the metal storage structure in the rear and add parking. This use would require only 9 parking spaces versus the 23 required for office uses.

Mr. Richter said the roof of the former Carl's Furniture building has been repaired and there has been interest in the site.

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McHenry County Economic Development Corporation (Staff)

Ms. Maule said McEDC is pulling together a meeting between the municipalities and the State regarding economic development.

Chamber of Commerce (Mary Margaret Maule)

Ms. Maule said the surveys have been returned regarding the question of gaming in bars. There will be a meeting with interested bar and restaurant owners scheduled soon. Also the business expo is this weekend at Crystal Lake South High School.

City of Crystal Lake (Staff)

Mr. Richter said there was nothing additional to report.

Adjourn

The meeting was adjourned at 8:40 a.m. to Brilliance Honda for a Community Investment Award Presentation