

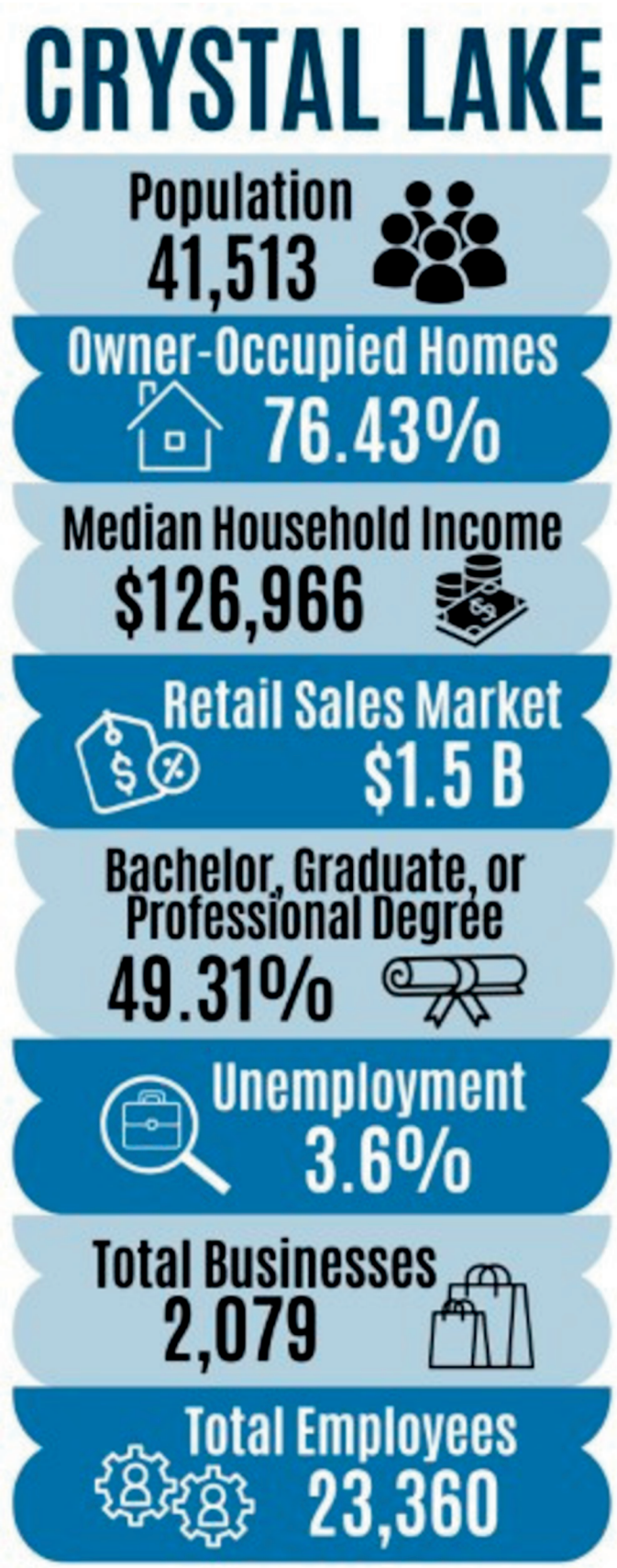
STATE OF THE COMMUNITY

Highlights

- ✓ Value for the Community
- ✓ Business Growth
- ✓ Community Investment
- ✓ Featured Capital Improvement Projects
- ✓ Public Safety
- ✓ Elected Officials and City Staff

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Value for the Community



The City of Crystal Lake continues to be a major economic engine in Northeastern Illinois. The City offers residents and businesses high-quality services at one of the lowest municipal tax rates in the area.

Stable Economic Environment

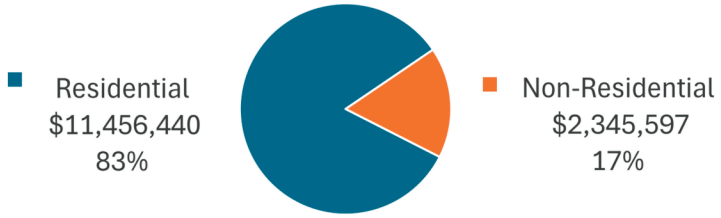
The City enjoys a stable economic environment through strong financial stewardship and long-term planning. The City's budget maintains a healthy fund balance while supporting high quality services for the community. The largest single source of City revenue continues to be the sales tax, which reflects positive economic trends and continued attraction of new retail and restaurants. Growing sales tax revenue allows the City to mitigate property taxes.

Great Service at a Low Price

The Crystal Lake City Council approved the 2025 Property Tax Levy with a tax rate decrease of five percent. The approved 2025 tax levy will supplement funding for the Fire Rescue Department and required pension obligations. The property tax also supports the Crystal Lake Library. When comparing surrounding communities that provide like services, Crystal Lake's property tax bill is among the lowest. Since 1997, the City has not levied a property tax for the General Fund (Police, Public Works, Community Development, Administration).

In 2025, the City added significant new property construction to the tax rolls, further reducing the overall impact of property taxes to existing property owners.

The City's total estimated EAV increased nine percent, from tax year 2024, to $1.8 billion. The below graph shows the expected $13.8 million increase from new development to the City's Equalized Assessed Valuation (EAV) in 2025.



Business Growth

New businesses that opened in 2025, or will be opening soon. These businesses either joined Crystal Lake, expanded, or changed location within City limits.



Lake Roots Cafe Market & Bar
475 W. Virginia Street

Daiso
5548 Northwest Highway

Michaels
5540 Northwest Highway

Cilantro Taco Grill
1145 S. Illinois Route 31

Poke West
5150 Northwest Highway

Starbucks
1341 Randall Road

Florio's Italian
1540 Carlemont Drive

Black Market Bakery
86 N. Williams Street

Freundly Designs
30 N. Williams Street, Unit G

Curated by Laney Boutique
30 N. Williams Street, Unit G

Coco's Boutique
48 Brink Street

VASA Fitness
6120 Northwest Highway

D1 Sports Training
6107 Northwest Highway

European Sports
1275 N. Randall Road, Unit 102

The Ellery
406 W. Woodstock Street

Tacos & Tequila Bar
540 E. Terra Cotta Avenue, Unit L

2 Hours of Freedom
6250 Northwest Highway

Coming Soon

First Watch
5869 Northwest Highway, Unit A

BBQ King
570 Waters Edge Boulevard, Unit B

Menchie's
570 Waters Edge Boulevard, Unit D

CAVA
5689 Northwest Highway

7Brew
6280 Northwest Highway

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Community Investment

Water's Edge



Water's Edge, Crystal Lake's newest and largest redevelopment project is currently underway. This mixed-use development will offer new commercial establishments in 2026 and beyond. The new development is being led by Heartland Real Estate Partners and will bridge the natural beauty of Three Oaks Recreation Area with the vibrancy of the Northwest Highway key commercial corridor.

Downtown Gathering Spaces



Plaza at Gates and Main Street

Depot Park will come to life in 2026. The enhancements create a place for residents and visitors to enjoy the businesses and beauty of Downtown Crystal Lake. The park will include a versatile stage, raised seating, fountain, benches and native plantings.

Additional seating and future public art will also be added to the Plaza at Gates and Main Streets in 2026 to extend the Downtown streetscape.



Depot Park

For additional information about the City of Crystal Lake's Downtown enhancements, please visit https://www.crystallake.org/your-government/departments/community-development/downtown-enhancement.

Featured Capital Projects



Three Oaks Recreation Area Lake Loop Trail (Open Spring 2026)

- Deep Well 19 Well House Project
- Three Oaks Road/Lutter Drive/Sands Road
- Three Oaks Recreation Area Water Level Control Project
- Oak Street/IL Route 176 Intersection Improvement
- Pingree Road/Grandview Drive Pedestrian Enhancements
- Roundabout Art (Congress Pkwy/Exchange Dr.)
- Water's Edge Art Panels
- Public Art Benches

Three Oaks Road/Lutter Drive/Sands Road Improvements (Complete Spring 2026)





Public Art Benches



Restoring Natural Flow of Crystal Creek (2026-2027)

For additional information about the City of Crystal Lake's ongoing capital projects, please visit https://www.crystallake.org/our-community/construction-projects.



Public Safety



The Police Department responded to 24,543 calls for service in 2025.

The Fire Rescue Department responded to 7,862 calls for service in 2025.

Elected Officials and Administration

ELECTED OFFICALS

Mayor	Haig Haleblian
Councilmember	Ellen Brady
Councilmember	Brett Hopkins
Councilmember	Cameron Hubbard
Councilmember	Ian Philpot
Councilmember	Denise Smith
Councilmember	Natasha Teetsov

ADMINISTRATION

City Manager	Eric Helm
Deputy City Manager	Nick Hammonds
Director of Finance	Jodie Hartman
Director of Community Development	Kathryn Cowlin
Director of Human Resources	Julie Meyer
Director of Public Works & Engineering	Michael Magnuson
Chief of Police	James Black
Chief of Fire Rescue	Craig Snyder
Director of Information Technology	Daniel Davis

Online City Services

Over the last few years, the City has experienced significant growth. In addition to investments in infrastructure and utilities, we are streamlining our municipal processes and enhancing services, including the implementation of online applications so residents can complete many City services in the comfort of their own home.

EzAPP, the City's 24/7 online portal, is convenient for residents, increases transparency, and reduces the amount of paper waste. The online portal provides access to building permits, fire permits, development applications, property maintenance information, and soon liquor and other licensing.

These investments will not only improve the quality of life but make the community more accessible and attractive to developers and employers.

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Connect with us at www.crystallake.org or through:

CITY OF Crystal Lake ILLINOIS

100 W. Woodstock Street
Crystal Lake, IL 60014
(815) 459-2020
Hours: 8AM - 5PM M-F

CONTACT US:

Economic Development Manager	(815) 356-3737
City Manager's Office	(815) 459-2020, Option 5
Community Development Department	(815) 356-3605
Finance Department	(815) 459-2020, Option 0
Public Works Department	(815) 356-3614
Fire Department (non-emergency)	(815) 356-3640
Police Department (non-emergency)	(815) 356-3620