City of Crystal Lake

MEDIA RELEASE

Contact: Nick Hammonds, Deputy City Manager **Email:** nhammonds@crystallake.org

Phone: (815) 356-3675 **Department:** City Manager's Office

City Purchase of 200 E. Congress Parkway
(Dated: October 21, 2026)

Crystal Lake, IL – In April 2026, the City signed a purchase and sale agreement with Northern Illinois Medical Center for the purchase of 200 E. Congress Parkway and two vacant parcels. The contract included a six-month due diligence period. During the last six months, the City assessed the facility, created potential development concepts, and received comments from the public. The City also received feedback from the Crystal Lake Public Library. Library representatives expressed concerns over the maintenance of their current facility and the need for a more flexible, accessible, and technology-ready building. Conceptual floor plans and construction costs were presented at the public open house and on the City's website.

The evaluation process discovered several advantages to purchasing the property and reusing the building. First, the negotiated purchase price offers value when compared to the property's appraised value. Second, while renovations are needed, the building is structurally sound and most major components of the building are serviceable. Third, the building's large floor plan provides an opportunity for the building to be used for various purposes, including community gathering spaces and other services to the public.

Finally, City staff compared the cost of renovating the building to the cost of constructing a new, similarly sized building. It was discovered that renovating the building at 200 E. Congress Parkway provides value and cost savings versus constructing a new building. The development concepts have evolved over the last six months, and the building concepts may change throughout the design development process.

Running parallel with the evaluation of the property at 200 E. Congress Parkway, City staff also evaluated the City's Fire Rescue Stations and identified future needs related to Fire Rescue operations. The current concepts show reuse of the building could be beneficial as a community center/library facility. The re-use of the building could also address other municipal needs, including the needs of the Fire Rescue Department.

At the October 20, 2026 City Council meeting, the City Council determined that, based on the property evaluations, community needs assessments, and the still-developing long-term vision for this centrally located property, proceeding with the purchase is beneficial. Future concepts will center around creating more community gathering spaces, library functions, and meeting Fire Rescue Department space needs. Efforts would also be made to provide space for indoor walking. At the October 13, 2026 Library Board meeting, the Library voted unanimously to further pursue the use of 200 E. Congress Parkway for a new library facility.

In the future, the City will continue to look for ways to reduce construction costs and creatively use the facility for the benefit of the public. The concepts presented to date provide a framework for moving forward. The next step in the process could include future design development, refined cost estimates, and additional public engagement.

# # #