

Note: These minutes are not official until approved by the Economic Development Committee at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.

DeKalb County Government
Sycamore, Illinois

**Economic Development Committee Minutes
June 3, 2014**

The DeKalb County Economic Development Committee met on Tuesday, June 3, 2014 at 7:00 p.m., in the Administrative Building's Conference Room East. Chairman Whelan called the meeting to order. Members present were Mr. Brown, Mr. Oncken, Mr. Pietrowski, Mr. Metzger, and Mr. Reid. Mr. Deverell was absent. A quorum was present.

Others present were Gary Hanson, Christine Johnson, Mr. Anthony Cvek and Mayor Ken Mundy.

APPROVAL OF THE MINUTES

It was moved by Mr. Oncken, seconded by Mr. Pietrowski, and it was carried unanimously to approve the minutes from May 6, 2014.

APPROVAL OF THE AGENDA

Moved by Mr. Pietrowski, seconded by Mr. Oncken and it was carried unanimously to approve the agenda.

COMMUNITY PRESENTATION – CITY OF SYCAMORE, MAYOR KEN MUNDY

Ms. Christine Johnson introduced Mayor Ken Mundy to the Economic Development Committee. She shared that Mayor Mundy has been the Mayor of the City of Sycamore since 2005 and gave a brief background on what Mr. Mundy did prior to becoming Mayor.

Mayor Mundy thanked the Committee for allowing him to come and speak and he added that it was not difficult to talk about the place you grew up and love. He continued that in the mid 90's John Lewis and Carol Zar conducted eight focus groups within the City of Sycamore for the goal of identifying what kind of community Sycamore truly was. Some of the focus groups were: retail, agriculture, industry, taxing bodies and citizens at large. Three common threads were established between the focus groups: Professional Management for the City, green space, and jobs. Mayor Mundy continued to give an overview of how the City's local Government was formed and how the City became a Home Rule Community. From an economic development standpoint having a professional City Hall and becoming a Home Rule Community got the City of Sycamore on their way in the 90s into real serious economic development through the present.

The Mayor continued to share with the Committee information regarding the remodeling of the downtown area and Sycamore's Business Parks. Mayor Mundy provided a handout to the Committee and shared information and history about Sycamore's Prairie Business Park and the businesses that are located within that park and also the Sycamore Industrial Park.

Mayor Mundy also mentioned that retention is the primary and first item on any economic development agenda or should be. He described how DRIV-LOK became employee-owned and has been able to keep the company in the City of Sycamore and also how Ideal Industries is making a commitment with keeping their roots in Sycamore by passing the company through generations of family members. The Mayor also touched on the Workforce Retention Program which is something that was agreed upon by DCEDC, N.I.U, Kishwaukee College, and the local high schools. The program is to engage Juniors and Seniors in high school to get better acquainted with what is right here in the community and to help develop skilled and qualified individuals who are ready to work in local manufacturing companies.

Mr. Metzger shared that he recently went over the City's new comprehensive plan and liked the idea of trying to attract more "mom & pop" shops to the downtown area. Mayor Mundy added that there is an increased interest right now in those kinds of shops. He also mentioned because they have such a strong Chamber, word-of-mouth really has increased the downtown areas promotional opportunities and the economy has continued to help keep residents wanting to shop more locally.

Ms. Johnson asked if the Mayor would briefly share about the construction happening on Bethany Road. He explained the construction there and also some other street projects that will be happening within the City. The new gaming money that is being generating is paying for sidewalk replacement and repair and creation of sidewalks where there are currently none.

Mr. Pietrowski asked what the Economic Development Committee can do to help the City or any programs he would like to see the County do. The Mayor shared the one thing that can be done to help the whole area is to help support the Workforce Retention Program Initiative because in the long run he feels it will be a real fruitful program. He added that sometimes it is not just finances but having support from other taxing bodies and governmental bodies to help collaborate a more unified approach to a program is more of a help than anything.

The Committee and the Mayor spoke about the tourism and events that are held annually within the City of Sycamore and Mr. Cvek asked how reopening Exchange Street into a two-way street again would help facilitate downtown events. Mayor Mundy answered that having Exchange Street opened up as a two-way street from Sabin Street to N. Cross Street would really open up the neighborhoods and stated that he would welcome any kind of joint effort to open Exchange Street back up into a two-way street.

Mr. Pietrowski asked the Mayor that now that the County is the owner of Evergreen Village Mobile Home Park what he would like to see done with that area once the trailers are removed. The Mayor answered with a chuckle, empty. He also added that it is a miracle and he is thankful that no one was ever lost throughout the years there with the flooding and he would only see the land as a recreational opportunity for just some trails and benches.

The Committee thanked Mayor Mundy for coming and speaking with them and everyone noted that they look forward to working together more in the future.

Mr. Brown noted that while he had been looking through some literature that gets delivered to his home, he noticed that there are a lot of cooperators with their Economic Development Program. He brought some publications to share with the Committee that all included local economic development and they all promoted DeKalb County. Mr. Brown shared publications from: Kishwaukee College, the Farm Bureau, Wall Street Journal, Resource Bank, Orange Peel Gazette, and the Daily Chronicle's "Made in DeKalb County" edition.

NEXT MEETING DATE

Chairman Whelan announced that the next meeting date will be August 5th and that they will not be meeting in July because the County Board is in summer recess. He added that they August Economic Development Committee Meeting will be held out at the Community Outreach Building in the Five Seasons Room where they will be meeting with a special guest, Jason Anderson who is the Executive Director for the Greater Rochelle Economic Development Cooperation. He is expected to share some information about Team Rochelle and all of the things that they have been doing in Rochelle. Ms. Johnson also mentioned that subsequently they are discussing doing a little bus trip over to Rochelle sometime in September.

ADJOURNMENT

It was moved by Mr. Oncken, seconded by Mr. Pietrowski and it was carried unanimously to adjourn the meeting.

Respectfully submitted,

Chairman Jeff Whelan

Tasha Stogsdill, Recording Secretary



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Sycamore Prairie Business Park is a 235 acre commercial site dedicated to a diversified corporate use. Protective covenants are in place to ensure that the appearance of the park is always well maintained, the land values always preserved, and the investment of current and future occupants stringently protected. The park is fully serviced with water, sewer, natural gas, electric and high volume data communication services.

Situated in Sycamore, Illinois, near the I-88 Research and Development Corridor and the I-39 Logistics Corridor, Sycamore Prairie Business Park is in close proximity to the Chicagoland Metropolitan Area. I-88 is within five minutes, I-39 within 15 minutes, and I-90 less than 30 minutes away. Located close to transport facilities employing all modalities including highways, railroads and airports.



Sycamore Prairie Business Park blends in smoothly with the surrounding suburban environment, providing our occupants with an unparalleled access to community amenities. It enjoys congestion-less traffic in a campus-like setting while providing an integrated infrastructure all in one location.

The site is zoned, approved and build-ready with fully improved lots for multiple corporate use. Sycamore Prairie Business Park is a master-planned development designed to accommodate manufacturing, assembly and logistics occupants as well as research and development facilities; professional, medical, and corporate offices; and distribution and data centers.

Sycamore Prairie Business Park is adjacent to the growing DeKalb-Sycamore Health Care Corridor and is home to the nation's oldest and largest county farm bureau. The area is known for its rich soil and agri-research history.

The nearby resources of Northern Illinois University and Kishwaukee College provide access to an educated work-force and outstanding

technical assistance for enhanced operations.

If the location fits there's not a better corporate community in northern Illinois.



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 December 2011: Fullco has announced an expansion of their facility in Sycamore [...]

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1. **DeKalb County Farm Bureau** occupies a key corner lot in the Park. It occupies an architecturally significant building of about 45,000 square feet where it provides a wide variety of services to the agriculture community as well as making its facility available for a variety of civic and philanthropic organizations.
2. **Tate & Lyle** is a world wide producer of food additives. It occupies a 100,000 square foot building with land for expansion.
3. **U.S. Praxis** owns a corner site in the Park. The Company makes tree stump removal equipment as well as other outdoor implements and is expected to build another lot to facilitate expansion.
4. **Encap** is an environmental engineering company that works on landscaping and civil engineering jobs throughout the Northeast Illinois region.
5. **Der Holtzmacher** is a specialty millwork shop with a unique building in the Park.
6. **Superior Equipment Company** is a sales and service company for manufacturers of specialty pumps.
7. **Ample Supply**, also a distributor of fasteners and tools is located on Prairie Drive.
8. **Suter Foods**, a Sycamore based packaged foods company of long standing built its first phase expansion in the Park off Bethany Road in 2007. Subsequent phases will likely have Suter Foods move all its operations to Sycamore Prairie Business Park.
9. **Burlington Development** built a 40,000 square foot speculative business condominium building that has been sold to a variety of local businesses.
10. **Schwans Frozen Foods** purchased a large lot in the Park on which they developed a new distribution center for the DeKalb area.
11. **Combined Development** of Hinsdale has constructed a number of buildings for rent or sale.
12. **Ismail Construction Consultants** will soon occupy a new 15,000 square foot building in the Park.
13. **Fullco Industries** Headquartered in Sycamore, Illinois, Fullco Industries conducts administration, sales, purchasing, accounting, engineering, quality assurance, packaging and warehousing operations from its ISO 9001: 2000 registered facility.
14. **SK Hand Tool** will now be headquartered in Sycamore Prairie Business Park and building is underway for its new facility.
15. **IDEAL Industries, Inc.** built their new distribution center in the Park in 2004.

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Business Park

Ideally situated one hour west of Chicago, IL, the Sycamore Industrial Park (SIPA) is in close proximity to several major Mid-West markets, without the high cost associated with a major metropolitan area. One-third of the US and Canadian population is within 500 miles of the Park. The Park's premier location allows for congestion-free travel and a significantly lower cost of doing business.



SIPA currently offers more than 650,000 sq. ft. of manufacturing/distribution space, and 20,000 sq. ft. of office space. SIPA is a self-sufficient manufacturing facility with a highly efficient infrastructure, extremely competitive services, and exceptional amenities including:

- 17' clear ceilings
- truck docks
- heavy electrical power
- parking for 900+ cars
- gas forced air heat
- heavy floor capacity

If you are in need of 30,000 sq. ft. or more of prime industrial space suitable for manufacturing or distribution contact us and take the first step towards calling the Sycamore Industrial Park your home.

A Warm and Inviting City

The Sycamore Industrial Park is located in the warm and inviting city of Sycamore, IL. A civic minded community with excellent resources for business, education, recreation, worship, arts and entertainment opportunities. The natural beauty of the region, and some of the most affordable housing in the United States combine to provide the ideal place to build a business and raise a family.

Talented Labor Pool

The Sycamore area has a talented labor pool fed by over 22,000 current college students at Northern Illinois University. One of the premiere universities in the state, NIU is but minutes away from the Park.

Excellent Access and Infrastructure

Close to the major markets of the Midwest and Canada, major highways and Railways provide efficient access to major cities to the east and west.

Relatively Low Cost-of-Living

The cost of living and doing business in Sycamore is significantly lower than in any major metropolitan areas in the United States. Residential real estate is both plentiful and affordable. Local businesses enjoy reasonable operating costs because of our lower taxes and affordable labor rates.

THE SYCAMORE INDUSTRIAL PARK



**PRIME MANUFACTURING OR DISTRIBUTION SPACE FOR LEASE
ONE HOUR WEST OF CHICAGO, IL**

421 N. California St.
Sycamore, IL 60178
T: 815.895.3400
E: info@sipainc.com
W: sipainc.com

THE SYCAMORE INDUSTRIAL PARK

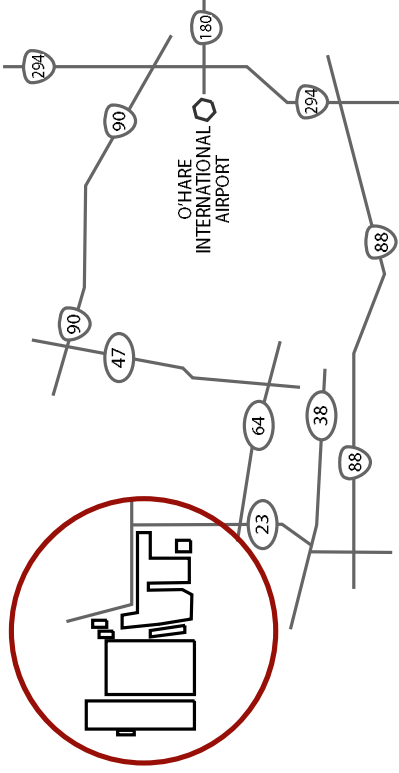
421 North California Street
 Sycamore, Illinois 60178
 T: 815.895.3400 E: info@sipainc.com W: sipainc.com

GENERAL PROPERTY INFORMATION

- Land: 32 acres
- Building: approximately 650,000 sq. ft.
- Offices: 20,000 sq. ft.
- Heat: gas
- Power: 13.2 KV primary
480 V 3-phase secondary
- Water: city
- Sewer: city - sanitary and storm
- Sprinklered: All but part of building 5
- Ceiling Height: most 17' clear height
- Floors: Most 8" reinforced concrete
- Bay Sizes: 25'x100' and 60'x40' most
- Docks: 37 interior and exterior
- Parking: 10 drive-in doors
- Lighting: 900+ spaces
Fluorescent

GENERAL LOCATION INFORMATION

- 7 miles from Northern Illinois University
- 9 miles from I-88 (connected via express truck route)
- 40 miles from Rockford, Illinois
- 57 miles from O'Hare International Airport
- 585 miles to Toronto, Canada



BUILDING NO.	AREA 1000 SQ FT	CEILING HEIGHT	COLUMN SPACING	SPRINKL	TRUCK DOCKS	INDOR	DOCKS	CENTRAL OFFICE	BASEMENT	COMMENTS
1 Bsmt	4.5	8'-3"	NA	X				X		
1st FL	4.87	10'6"	NA	X				X		
2nd FL	4.87	10'-6"	MA	X				X		
2A	22	11'-3"	20/20	X	X	3				
2B	8.7	12'-1"	20	X	X	1				
3A	7.7	12'-3"	NONE	X	O					
3B	10	13'-6"	NONE	X	O					
4A	14.9	11'-0"	16/15	X	X					
4B	13.3	11'-0"	VARIES	X	O					
5A	12.2	13'-0"	33/25	X	X					
5B	30.6	14'-8"	33/25	P	X	2				
5C	75.5	14'-8"	30/25	X	X					
6A	11.7	14'-9"	60/50	X	X					
6B	7.5	14'-9"	NONE	X	X					
7A	12	11'-2"	NONE	X	X					
7B	11.8	16'-0"	NONE	X	X					
8A	25.9	17'-0"	NONE	X	X	2				
8B	65.5	17'-0"	100/20	X	X					
8C	39.2	17'-0"	NONE	X	X					
8D	60	17'-0"	100/20	X	X	1				
9A	33.5	17'-0"	60/40	X	X	4				
9B	29.1	17'-0"	60/40	X	X	3				
9C	46.1	17'-0"	40	X	X	3				
9D	30.9	17'-0"	40	X	X	2				
9E	48	17'-0"	60/40	X	X					



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Telephone: 815.895.3400

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Sycamore Industrial Park currently offers more than 650,000 square feet of industrial space, and 20,000 square feet of office space. Sycamore Industrial Park is a self-sufficient manufacturing facility with highly efficient infrastructure, extremely competitive services, and exceptional amenities such as: 17' clear ceilings; many truck

docks; heavy electrical power; parking for 900+ cars; gas forced air heat; and heavy floor capacity.

The area of Sycamore has a storied business history that has been redefined in more recent years by the addition of many high tech as well as research and development firms. These companies are recognizing the benefits of the synergy created by nearby [Northern Illinois University](#), [Kishwaukee College](#) and the businesses located along the I-88 Research and Development Corridor.

General Property Information

Land: 32 acres

Building: approximately 650,000 sq. ft.

Offices: 20,000 sq. ft.

Heat: gas

Power: 13.2 KV primary

480 V 3-phase secondary

Water: city

Sewer: city – sanitary and storm

Sprinklered: All but part of building 5

Ceiling Height: most 17' clear height

Floors: Most 8" reinforced concrete

Bay Sizes: 25'x100' and 60'x40' most

Docks: 37 interior and exterior

10 drive-in doors

Parking: 900+ spaces

Lighting: Fluorescent

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