

FOR SALE: Prime Location 2.52 Acres in Crystal Lake

900 Cog Circle
Crystal Lake, IL



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Colliers

Executive Summary



Property Overview

The subject property is a 2.52-acre site in Crystal Lake, strategically positioned adjacent to Portillo's, making it an ideal opportunity for commercial development. Its proximity to major chains such as Chick-fil-A, Jersey Mike's, Outback Steakhouse, Texas Roadhouse, and Dunkin' enhances its attractiveness to additional commercial users. In recent years, Crystal Lake has expanded its development efforts, leading to significant residential growth, which further enhances the community's appeal for businesses looking to establish a presence in this vibrant area.



Property Specs

Address	900 Cog Circle	
City, State	Crystal Lake, IL	
County	McHenry	
Acres	2.52	
Zoning	B-2 PUD (General Commercial)	
Traffic Counts	Route 31	33,500
	Northwest Hwy	30,800
APN	19-03-378-013 & 19-03-379-004	
Taxes (2023)	\$15,206.02	
Sale Price	Subject to Offer	
Highlights	<ul style="list-style-type: none">• Neighbors include Portillo's, Chick-Fil-A, Texas Roadhouse, Noodles & Company, Dunkin', Chuck E. Cheese, Outback Steakhouse, and Jersey Mike's• Zoned for commercial	

Proposed Site Plan

Final Plat of Subdivision

Soils Report



Demographics

3 Miles

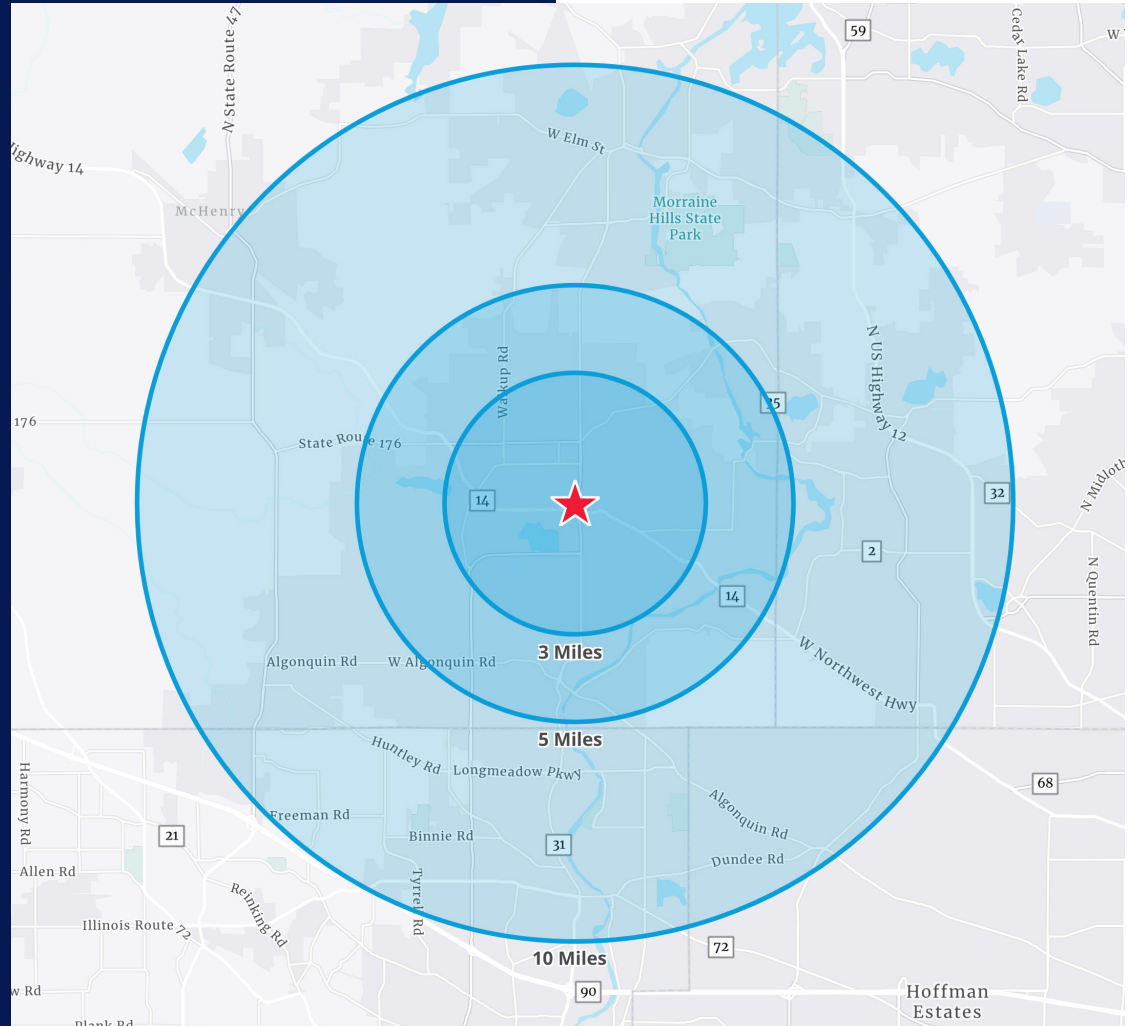
Population	45,998
Median Age	40.7
Avg. Income	\$100,688
Median Home Value	\$310,962

5 Miles

Population	122,018
Median Age	41.3
Avg. Income	\$107,146
Median Home Value	\$323,259

10 Miles

Population	349,817
Median Age	41.0
Avg. Income	\$105,690
Median Home Value	\$329,873

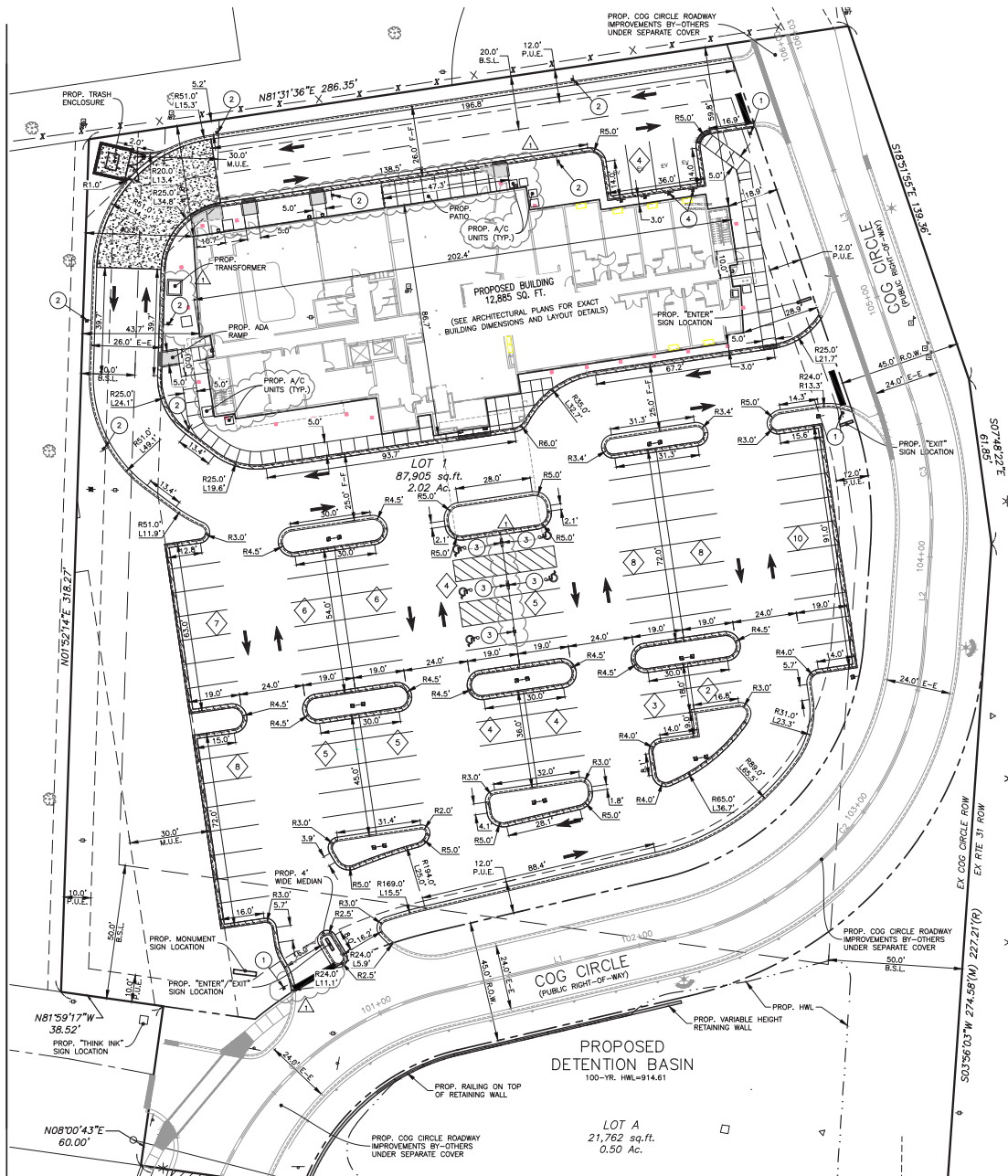


[Click for Details](#)

Location Overview



Proposed Site Plan



SITE DATA: LOT 1	
•	LOT SIZE: 2.02± ACS. (87,905± SQ. FT.)
•	BUILDING FOOT PRINT: (12,885± SQ. FT.)
•	NUMBER OF REGULAR PARKING STALLS: 80
•	NUMBER OF ELECTRIC VEHICLE STALLS: 4
•	NUMBER OF HANDICAP STALLS: 5
•	TOTAL NUMBER OF STALLS: 89
•	TYPICAL PARKING WIDTH FOR 90° STALLS: 9'
•	TYPICAL PARKING LENGTH FOR 90° STALLS: 19'
•	TYPICAL ISLE WIDTH (VARIES) 24' TYP

LOT 1 IMPERVIOUS AREA	
•	LOT SIZE: 2.02± ACS. (87,905± SQ. FT.)
•	PREVIOUSLY APPROVED IMPERVIOUS AREA 64,178 SQ.FT. (73.0%)
•	PREVIOUSLY APPROVED PERVIOUS AREA 23,727 SQ.FT. (27.0%)
•	PROPOSED LOT IMPERVIOUS AREA 65,899 SQ.FT. (75.0%)
•	PROPOSED LOT PERVIOUS AREA 22,006 SQ.FT. (25.0%)
•	IMPERVIOUS AREA CREDIT 2,057 SQ.FT.
•	IMPERVIOUS AFTER CREDIT APPLIED 63,842 SQ.FT. (72.8%)
•	PERVIOUS AFTER CREDIT APPLIED 24,063 SQ.FT. (27.1%)
TOTAL IMPERVIOUS AREA DIFFERENCE = 336 SQ.FT.	
NOTE: THE SIDEWALK ALONG COG CIRCLE WAS REMOVED WHICH ADDED A CREDIT OF 2,057 SQ.FT. OF IMPERVIOUS AREA BACK INTO THE OVERALL WATERSHED FOR THE PROPOSED DETENTION BASIN. THEREFORE THERE IS AN OVERALL IMPERVIOUS SURPLUS OF 336 SQ.FT.	

HATCH LEGEND	
	DENOTES NEW STANDARD PAVEMENT SECTION
	DENOTES REVERSE (SPILLING) CURB & GUTTER
	DENOTES CONCRETE CURB & GUTTER (CATCHING)
	DENOTES AREA OF DEPRESSED CURB AND GUTTER.
	DENOTES PROP. SIDEWALK
	DENOTES AREA OF DEPRESSED SIDEWALK
	DENOTES AREA TO UTILIZE TRUNCATED DOMES
	DENOTES AREA OF PROPOSED CONCRETE SECTION
	DENOTES AREA OF HEAVY DUTY PAVEMENT SECTION

SIGN LEGEND:	
SIGN LOCATION AS NOTED ON PLAN	
1	DENOTES "TOP" SIGN LOCATION 30"x30" (TYP.)
2	DENOTES "NO PARKING, FIRE LANE" SIGN LOCATION 24"x30" (TYP.)
3	DENOTES "HANDICAPPED PARKING" SIGN (12"x18" AND 12"x6") LOCATION AS NOTED ON PLAN (SEE DETAIL)
4	DENOTES "ELECTRIC VEHICLE PARKING" SIGN LOCATION 24"x30" (TYP.)

PROJECT NOTES:	
•	ALL CONSTRUCTION WITHIN PUBLIC R.O.W., EASEMENTS AND/OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH DOT AND THE CITY OF CRISTAL LAKE STANDARD CONSTRUCTION SPECIFICATIONS.
•	AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W., EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT DOT AND THE CITY TO OBTAIN APPLICABLE VILLAGE PERMITS.
•	INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
•	ALL CONCRETE CURB & GUTTER SHALL BE 8-6.12 UNLESS OTHERWISE NOTED ON THE PLANS.
•	ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
•	ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.
•	ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY

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0531

Vimesh Patel FAIRFIELD INN & SUITES BY MARRIOTT OVERALL SITE PLAN

RIVETNA ARCHITECTS.		
Drawn By	Reviewed	Date
MRJ	JVF	09/20/2019
1" = 20'	Scale	Project Number
		0531

FAIRFIELD INN & SUITES BY MARRIOTT



C100



FOR BID

FOR SALE: Prime Development Location

2.52 Acres Available

900 Cog Circle
Crystal Lake, IL

CONTACT US

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Site

2.02
Acres

0.5
Acres

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