#2025-22
VASA – Commons Shopping Center PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: March 5, 2025

Request: Final Planned Unit Development Amendment to allow changes to the exterior façade and a sign variation to add 461.25 square feet of signage for a red accent tower

Location: 6120 Northwest Highway

Acreage: Approximately 63,120 square feet

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial
South: B-2 PUD General Commercial
East: B-2 PUD General Commercial
West: B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The Commons Shopping Center previously had Toys R Us and Marshalls department store filling this end big box space. As those closed, Burlington Coat Factory took both spaces. Burlington has since moved to Crystal Point Center at 5786 Northwest Highway.
- The Toys R Us and Marshalls were granted 150 square feet of signage each on the front façade. Toys R Us was granted another 128 square feet for the side. Burlington was allowed to use this same square footage. VASA is allowed the same square footage.

Development Analysis:

Land Use/Zoning

- The site is zoned B-2 PUD General Commercial Planned Unit Development. This is the appropriate zoning for the fitness facility.
- The land use map shows the area as Commerce. This is an appropriate land use designation for the fitness facility.
- The project was approved as a planned unit development. Changes to the approved architecture, as well as variations from the UDO require a PUD amendment.

Architecture/Elevations:

- The current façade is framed on both ends by a red brick. This is the same brick on the posts and other facades that reoccur through this side of the shopping center.
- The center portion was refaced with tan and cream stucco and brick columns for Burlington.
- Renovations to a building comprising 50% or more of the façade area shall meet the design standards.



- The proposed changes include painting the EIFS to a grey color scheme. There is also a red horizontal stripe. They are retaining the natural brick on both ends.
- The main center façade will Fiber Cement Panels colored Graphite. The storefront below will have Iron Ore painted brick columns and Grizzly Grey EIFS.
- The VASA Red strip helps break up the façade and draws the eye to the red tower element.
- By retaining the brick on both ends and the side elevation, retaining the storefront, creating the base, middle, and top and creating the entry feature they are meeting the design standards.

Signage:

- The entire tenant space signage is 332.9 square feet of text and 461.25 square feet of the red color, totally 794.15 square feet.
- The main sign “VASA Fitness” is 165.6 square feet. The accessory signs are 40.4 square feet. Even with the “V” the front façade is at 257.38 square feet. This is below the 300 square feet allowed.
- The side elevation contains 126.9 square feet. This is below the 128 square feet allowed.
- Since the red tower element is considered signage, this surface area of 461.25 square feet and so requires a sign variation for this additional square footage.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow the changes to the elevations and add a 461.25 square foot red tower, which is considered signage. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of

land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal.

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development proposed by the Petitioner includes the following variation from the UDO:

A) Article 4-1000 Signs to allow the 461.25 square foot red tower.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial and service uses. The following goals are applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the City, as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain, and attract businesses that provide a diverse tax base.

Success Indicators: The number of new "chain store" occupancies.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (VASA Fitness, received 02/12/25)
   B. Elevations (Farnsworth Group, dated 02/12/25, received 02/12/25)

2. Replace any dead or dying landscape in the parking lot area.

3. The petitioner must address all of the review comments and requirements of the Fire, Public Works and Engineering, and Community Development Departments.

PIQ MAP
6120 Northwest Highway



City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: VASA Fitness, LLC

Address: 6501 E Belleview Ave

Englewood, CO 80111

Phone: 910.209.3061

E-mail: yury.dyachenko@vasafitness.com

Project Name & Description: VASA Fitness

Interior tenant build out of an existing commercial retail space into a fitness center, including exterior building improvements.

Project Address/Location: 6120 A Northwest Hwy, Crystal Lake, IL 60014

Signature

2/11/25

Owner: Print and Sign name Date

NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF
VASA Fitness LLC

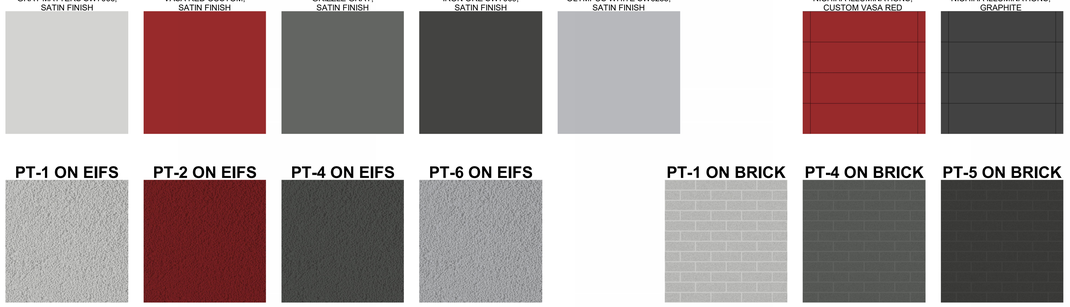
LEGAL NOTICE
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by VASA Fitness LLC, on behalf of Centro Bradley Crystal Lake for a Final Planned Unit Development Amendment and Variation, relating to the property at 6120 A Northwest Highway in Crystal Lake, Illinois 60014. PIN: 19-05-477-003.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the elevations and a variation to allow an additional 461.25 square feet of signage for a red tower and any other changes as presented at the hearing, pursuant to Article 4 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday March 5, 2025, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

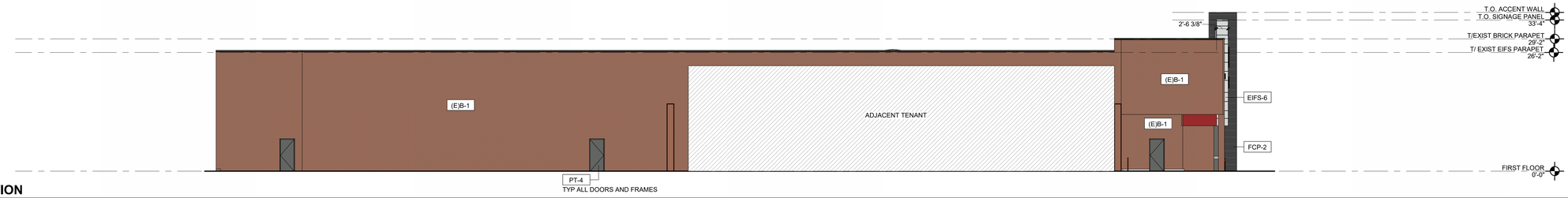
Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in Northwest Herald February 14, 2025) 2225842

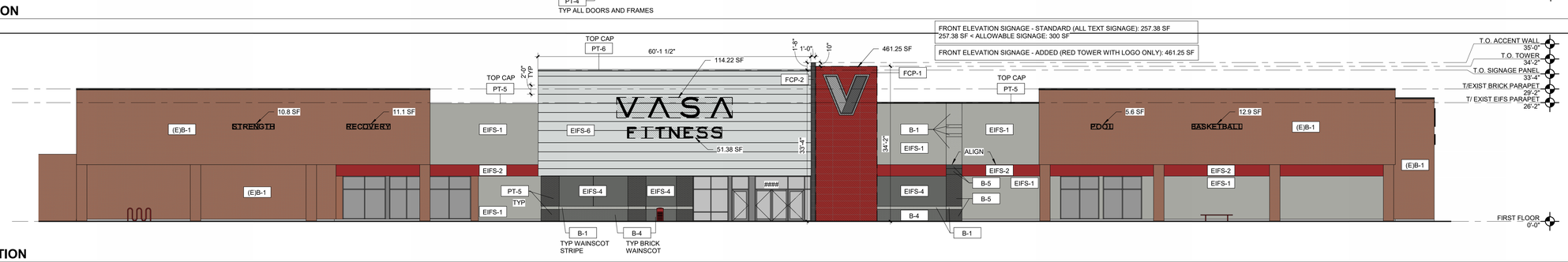


MATERIAL AND FINISH SCHEDULE - EXTERIOR

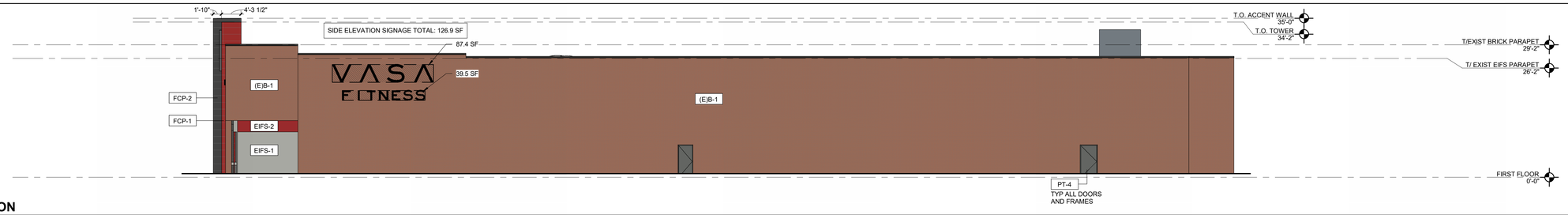
MARK	DESCRIPTION	MANUFACTURER	MODEL #	COLOR	REMARKS
BRICK					
(E)B-1	BRICK	EXISTING	EXISTING	EXISTING	EXISTING BRICK TO REMAIN
B-1	BRICK	SHERWIN WILLIAMS	SW7066	GRAY MATTERS	PAINT ON EXISTING BRICK
B-4	BRICK	SHERWIN WILLIAMS	SW7068	GRIZZLE GRAY	PAINT ON EXISTING BRICK
B-5	BRICK	SHERWIN WILLIAMS	SW7069	IRON ORE	PAINT ON EXISTING BRICK
EIFS					
EIFS-1	EIFS	SHERWIN WILLIAMS	SW7066	GRAY MATTERS	PAINT ON EXISTING EIFS
EIFS-2	EIFS	SHERWIN WILLIAMS	CUSTOM	VASA RED	PAINT ON EXISTING EIFS
EIFS-4	EIFS	SHERWIN WILLIAMS	SW7068	GRIZZLE GRAY	PAINT ON EXISTING EIFS
EIFS-6	EIFS	SHERWIN WILLIAMS	SW6253	OLYMPUS WHITE	PAINT ON NEW EIFS
FIBER CEMENT PANEL					
FCP-1	FIBER CEMENT PANEL	NICHIHA	ILLUMINATION	CUSTOM VASA RED	FIBER CEMENT PANELS, 18" x 72"
FCP-2	FIBER CEMENT PANEL	NICHIHA	ILLUMINATION	GRAPHITE	FIBER CEMENT PANELS, 18" x 72"
PAINT					
PT-1	PAINT	SHERWIN WILLIAMS	SW7066	GRAY MATTERS	EXTERIOR PAINT
PT-2	PAINT	SHERWIN WILLIAMS	CUSTOM	VASA RED	EXTERIOR PAINT
PT-3	PAINT	SHERWIN WILLIAMS	SW7006	EXTRA WHITE	EXTERIOR PAINT
PT-4	PAINT	SHERWIN WILLIAMS	SW7068	GRIZZLE GRAY	EXTERIOR PAINT
PT-5	PAINT	SHERWIN WILLIAMS	SW7069	IRON ORE	EXTERIOR PAINT
PT-6	PAINT	SHERWIN WILLIAMS	SW6253	OLYMPUS WHITE	EXTERIOR PAINT



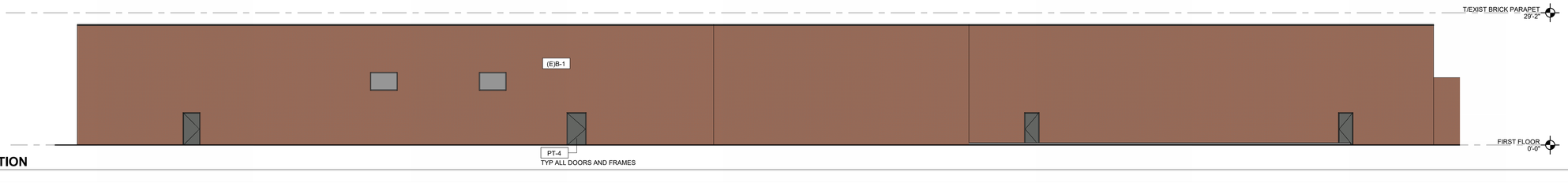
4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

Farnsworth GROUP
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(303) 692-8838 / info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

PERMIT SET

PROJECT:

VASA FITNESS

VASA Crystal Lake

6120 A Northwest Hwy Crystal Lake, IL

DATE:	2/12/2025
DESIGNED:	SM
DRAWN:	SM/LW/EM
REVIEWED:	NAME

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

X201

PROJECT NO.: 0241287.00

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Farnsworth
GROUP

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PERMIT SET

PROJECT:

VASA Crystal Lake

6120 A Northwest Hwy Crystal Lake, IL

DATE:	2/12/2025
DESIGNED:	SM
DRAWN:	SM/LW/EM
REVIEWED:	SM

SHEET TITLE:

EXTERIOR RENDERS

SHEET NUMBER:

X202

PROJECT NO.: 0241287.00

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