



## #2010-05 Camelot School – Congress Parkway Project Review for Planning and Zoning Commission

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**Meeting Dates:** February 3, 2010

**Requests:**

1. Preliminary Plat of Subdivision of Lot 3 in the Crystal Lake Business Center for a two-lot subdivision;
2. Preliminary Planned Unit Development to allow two buildings on a zoning lot;
3. Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow an Educational Service, Elementary or Secondary School as a Permitted Use in the “B-2” zoning district;
4. Variations from:
  - A. Side yard parking lot setback of 8 feet to allow a reduced parking lot setback of 6.23 feet, a variation of 1.77 feet.
  - B. Maximum permitted 65% impervious surface coverage limit to allow the impervious surface as illustrated on the site plan.

**Location:** Congress Parkway (201-299 Congress Parkway)

**Acreage:** Approximately 13.72 acres

**Existing Zoning:** B-2 PUD General Commercial

**Surrounding Properties:**

North:	B-2 PUD General Commercial (Medical Offices)
South:	B-2 PUD General Commercial (Crystal Point Center)
East:	B-2 PUD General Commercial (Post Office)
West:	B-2 PUD General Commercial (Vacant)

**Staff Contact:** Elizabeth Maxwell (815.356.3615)

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**Background:**

The subject property is almost 14 acres just southwest of Health Bridge and adjacent to the Post Office. A previous planned unit development for an office complex was approved on this site. The petitioner proposes to subdivide the eastern 5 acres from the remaining parcel to allow a lot for Camelot School. Camelot Schools has several locations around the country and they specialize in providing education and treatment to children and young adults who cannot attend traditional schools. The petitioner is requesting a Preliminary Plat of Subdivision, Preliminary Planned Unit Development, Use Variation, and Variation for impervious surface coverage and parking lot landscape setback to allow the school and dormitory building as presented.



propose an emergency connection only from the parking lot of the Crystal Point Shopping Center to the south. The petitioners are requesting that the roadway connection be amended to allow the emergency access only.

#### PARKING

The site is providing 136 parking spaces in the phase one construction. An additional 45 spaces are planned to be constructed if the school needs the additional parking or if the project is converted to office use. The school requires 1 parking space for every faculty member and other employee plus 1 parking space for every 4 auditorium seats. There is no auditorium associated with the school so parking would be based on total number of employees. The petitioner estimates a maximum of 150 employees. The first phase parking will provide 136 parking spaces and phase two parking will provide a total of 181 parking spaces. If the use was converted to office use, the parking is 1 space per 250 gross square feet requiring 200 parking spaces. The petitioner has also stated that the basketball court would be removed if the school vacated the premises and can be converted to parking.

#### ELEVATIONS

Both buildings will be constructed with masonry materials and have a low pitched gable roof. The buildings are designed in a prairie style with the roof overhang and prairie stone around the base. The stone wraps around the entire base of the building up to a stone cap where the brick begins. The entry-way is entirely stone and has two end columns leading to an archway. Four-sided elevations be provided at the final PUD submittal.

#### TREE PRESERVATION

There are existing trees on site, approximately 40 trees will need to be removed for Phase 1. A complete survey and replacement analysis will be provided at the Final PUD request. The petitioner will need to account for the removal inches. Additional trees can be added around the buildings, around the perimeter of the parking lot or within parking lot islands.

#### **Findings of fact:**

##### **Preliminary Planned Unit Development**

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the construction of the two school buildings in the B-2 PUD zoning district. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

*Meets*                       *Does not meet*

2. The use will not be detrimental to area property values.  
 *Meets*             *Does not meet*
3. The use will comply with the zoning districts regulations.  
 *Meets*             *Does not meet*
4. The use will not negatively impact traffic circulation.  
 *Meets*             *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.  
 *Meets*             *Does not meet*
6. The use will not negatively impact the environment or be unsightly.  
 *Meets*             *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.  
 *Meets*             *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.  
 *Meets*             *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.  
 *Meets*             *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.  
 *Meets*             *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 2 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.  
 *Meets*             *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.  
 *Meets*             *Does not meet*
3. PUD's must provide transitional uses to blend with adjacent development.  
 *Meets*             *Does not meet*
4. PUD phases must be logically sequenced.

*Meets*                       *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.

*Meets*                       *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.

*Meets*                       *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.

*Meets*                       *Does not meet*

8. Any private infrastructure shall comply with the city standards.

*Meets*                       *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.

*Meets*                       *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.

*Meets*                       *Does not meet*

### **Planned Unit Development Variations**

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.

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. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

The petitioner is asking for two variations in conjunction with their PUD request. The first is a reduction in the side yard parking lot landscape setback. Due to the dimensions of the site, proposed width of the building and required parking facilities, the petitioners are 1.77 feet short of the required setback along the west side. The parking lot landscape setback will be 6.23 feet along the west side of the main parking area. The second variation is to the impervious coverage limit. The petitioners are expanding an existing off-site detention area for their detention needs. This allows them to purchase the minimum amount of property necessary to accommodate their

use and not account for a large open area for detention, though, this then results in more impervious surface than is typically seen on site. If the required detention was placed on this lot, this variation would not be required.

**Findings of Fact:**

**USE VARIATION**

As illustrated previously in the Land Use Table, this type of school is not a permitted use within the B-2 zoning district. B-2 zoning is intended for general business uses. Camelot school is a private for profit school that will contain offices and provide up to 150 new jobs to the City. The property is also designed to be reused and converted into office property. Camelot Schools brings many of the benefits typically associated with other business uses which are permitted within the B-2 zoning district.

**Recommended Conditions:**

A motion to recommend approval of the petitioner's request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Avram Builders LLC., received 01/13/10).
  - B. Plat of Survey (Smith Engineering, dated 01/24/05, received 01/13/10)
  - C. Preliminary Engineering packet (Schefflow Engineering, dated 01/08/10, received 01/13/10).
  - D. Architectural Plans (K. Peterson Associates, dated 01/07/10, received 01/13/10)
  - E. Front elevations (K. Peterson Associates, dated 01/26/10, received 01/26/10)
2. A complete landscape plan shall be submitted with the final PUD submittal which illustrates the following:
  - A. The species, size and quantity of all selected plant types and a planting detail.
  - B. The plan shall provide for foundation base landscape around the buildings, parking lot landscape and perimeter landscape areas.
  - C. The plan shall provide the required number of trees required from the tree replacement calculations.
3. Site Plan
  - A. Cross access should be provided with the parcel to the west. If possible a single shared entrance off of Congress Parkway should be provided for both parcels.
  - B. Upon development of western parcel, proposed entrance should be converted to a right in-right out or closed. Congress Parkway pavement markings should be changed to a two way left turn lane east of the entrance.
  - C. Sidewalk access should be provided to Congress Parkway.
  - D. 5 handicap parking stalls are required for the proposed 136 parking spaces. The H.C. stalls should be located as close to the public accessible entrances for both buildings as possible.

- E. The planned roadway connection shall be provided, extended from the Sam's Club property through this site to Congress, which will require the shifting of the dormitory building to the west side of the lot.
- 4. Architecture
    - A. Complete four-sided elevations shall be provided with the final PUD submittal.
    - B. The petitioner shall work to incorporate the suggestions from staff, which include
      - i. To lower the roof pitch from a 5/12 to a 4/12 pitch.
      - ii. To bring the prairie stone block up the corners of the end columns on the dormitory building.
      - iii. Increase the wall plane stagger on the education building from a 1 foot recess to a 2 foot recess.
  - 5. The amount of parking constructed shall be sufficient for the total number of on-site employees.
  - 6. The following Zoning Ordinance Variations are hereby granted:
    - A. Side yard parking lot setback of 8 feet to allow a reduced parking lot setback of 6.23 feet, a variation of 1.77 feet.
    - B. Maximum permitted 65% impervious surface coverage limit to allow the impervious surface as illustrated on the site plan.
  - 7. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.



# City of Crystal Lake

## Police Department

### PUD REVIEW

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Reviewed By: **Cmdr. Dziewior**  
Returned To: **Elizabeth Maxwell**  
Site Address: **Congress Parkway**  
Project Name: **Camelot School**

Review Date: **1/22/2010**  
Review No.:  
Review Type: **PUD**

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#### REVIEW STATUS:

<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Approved with Conditions (see below)
<input type="checkbox"/>	Not Approved: Re-submittal Required
<input type="checkbox"/>	Complete:
<input type="checkbox"/>	

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#### MISC. INFORMATION:

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#### ITEMS REVIEWED (DESCRIPTION / DATE):

- Application
- Preliminary Plat
- Architectural Plans

#### RECOMMENDED CONDITIONS FOR STAFF REPORT OR PERMIT:

A.

#### COMMENTS:

1. No concerns at this time





# City of Crystal Lake

## PLAN REVIEW

## Fire Prevention Bureau

Reviewed By:	Jerry Larsen	Review Date:	1/26/10
Returned To:	Elizabeth Maxwell	Application No.:	2010-05
Site Address:	Congress Parkway	Review No.:	1
Project Name:	Camelot School	Review Type:	PUD

### REVIEW STATUS:

<input type="checkbox"/>	Approved
<input type="checkbox"/>	Approved with Conditions (see below)
<input checked="" type="checkbox"/>	Not Approved: Re-submittal Required
<input type="checkbox"/>	
<input type="checkbox"/>	

<p>Crystal Lake Fire Rescue Department  100 W. Woodstock St.  Crystal Lake, IL 60014  (815) 356-3640  (815) 477-2568 Fax</p>
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MISC. INFORMATION: PRELIMINARY PLANNED UNIT DEVELOPMENT AND USE VARIATION TO ALLOW A SCHOOL BUILDING AND A DORMITORY BUILDING.

### Items Reviewed (Description / Date):

- Application
- Plan Site / 1-08-10
- Plan Architectural / 1-7-10
- E-mail from Liz Maxwell / 1-22-10
- Plan Truck Maneuvering Plan / no date

### Conditions:

1. Building or portions of buildings exceeding 30 feet in height above the lowest level of fire department vehicle access require aerial fire apparatus access, 2006 IFC D105.
  - a. **IFC D105.2 Width**, requires access roads to be 26 feet unobstructed width.
  - b. **IFC D105.3 Proximity to Building**, requires the access road to be located within a minimum of 15 feet and a maximum of 30 feet from the building and positioned parallel to one entire side of the building.
2. A fire hydrant is required within 100 feet of each fire department connection and not closer than 1 ½ times the height of the building, IFC 903.3.7.1 as amended.
3. The emergency access road will need to be 20 feet in width. IFC 503.2.1.
  - a. A gate or chain can be placed across the entrance, IFC 503.6. Please provide plan details on type and proposed width. A Knox brand pad lock can be used with the Fire Rescue Departments lock cylinder or a Knox brand lock box and be placed on the gate for access.

4. Provide documentation of the type of truck used to prepare the Truck Maneuvering Plan, see attachment for proper dimensions.

Comments:

1. An approved NFPA 13 sprinkler system is required in all use groups except 1 and 2 family homes, IFC 903.2 as amended.
2. An approved NFPA 72 fire alarm system is required in all use groups except 1 and family homes. Manual pull stations are required at exits, IFC 907.2.
3. A Fire Protection Room with exterior access is needed in each building, IFC 915.1 as amended. Specific requirements can be obtained on the City's Web-site.
4. Exterior doors will need to be keyed alike (per building), IFC 506.2.1 as amended. Provide a Knox Box brand key lock box to allow access to fire protection equipment and for use during emergency situations.
5. Doors can be locked from exterior and access can be obtained by using keys supplied in the key box for emergency purposes only. If egress doors will be locked to prevent egress further details will need to be provided to the Building Division and Fire Rescue Department.

Please contact the Fire Prevention Bureau at (815) 459-2020 ext. 4147 with any questions or concerns regarding this review.

# City of Crystal Lake Development Application

Office Use Only

File # **2010-05**

Project Title: Camelot School of Crystal Lake

JAN 18 2010

## Action Requested

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                   | <input checked="" type="checkbox"/> Preliminary PUD  |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision   |
| <input type="checkbox"/> Conceptual PUD Review        | <input type="checkbox"/> Rezoning  |
| <input type="checkbox"/> Final PUD                    | <input type="checkbox"/> Special Use Permit  |
| <input type="checkbox"/> Final PUD Amendment          | <input checked="" type="checkbox"/> Variation (USE TO ALLOW SCHOOL, LANDSCAPE ISLAND AND PARKING SETBACK (WEST PROPERTY LINE)) |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other   |

## Petitioner Information

Name: Avram Builders, LLC Attn: Dwight Avram

Address: 1255 Bond St., Suite 111  
Naperville, IL 60563

Phone: 630-848-0320

Fax: 630-848-0130

E-mail: dwight@avrambuilders.com

## Owner Information (if different)

Name: Elgin Bancshares, Inc., Attn: Fred Shaw

Address: 101 E. Chicago St.  
Elgin, IL 60120

Phone: 847-888-7500

Fax: 847-888-2662

E-mail: flshaw@unbelgin.com

## Property Information

**Project Description:** Two (2) buildings approximately 25,000 sq. ft. each for a residential treatment center and therapeutic day school. Both buildings shall be used and occupied by a single tenant, The Camelot Schools, LLC. The buildings will be comprised of (a) a school building consisting of approximately 25,000 square feet, and (b) a residential treatment center comprised of approximately of sixty (60) beds. Please see attached informational materials regarding the tenant, The Camelot Schools, LLC and its proposed use of the property.

**Project Address/Location:** No common address. Location: The eastern +/- 5 acres of Lot 3 - Main Street and Congress Parkway, more specifically located in the vicinity of the intersection of Commonwealth and Congress Ave., in the City of Crystal Lake, Illinois, as further set forth and described on the Preliminary Plat which is attached hereto this application and incorporated herein by reference.

**PIN Number(s):** 19-04-303-0008 and 19-04-351-004 (both underlying)

**Development Team**

Please include address, phone, fax and e-mail

Dwight Avram, Avram Builders, LLC, 1255 Bond St., Suite 111, Naperville, IL 60563

**Developer:** Ph: 630-848-0320; Fax: 630-848-0130; e-mail: dwight@avrambuilders.com

Kevin Peterson, K. Peterson Associates, Inc., 315 W. Spring Ave., Naperville, IL 60540;

**Architect:** Ph: 630-548-1315; Fax: 630-548-1345; e-mail: kpai4@yahoo.com

Christian T. Laden, Laden Law, P.C.; Ph: 630-341-0492; Fax: 630-587-3123

**Attorney:** 1255 Bond St., Suite 111, Naperville, IL 60563; e-mail: christian@ladenlawgroup.com

Frank C. Cuda, Scheflow Engineers, Inc., 1814 Grandstand Placc, Elgin, IL 60123;

**Engineer:** Ph: 847-697-7095; Fax: 847-697-7099; e-mail: frank@schefloweng.com

**Landscape Architect:** \_\_\_\_\_

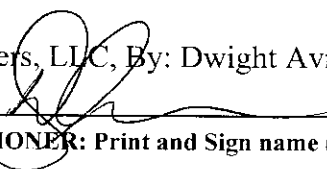
**Planner:** \_\_\_\_\_

**Surveyor:** \_\_\_\_\_

**Other:** \_\_\_\_\_

**Signatures**

Avram Builders, LLC, By: Dwight Avram, Manager



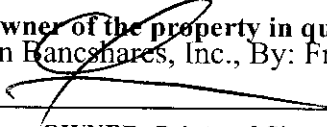
January 7, 2010

**PETITIONER: Print and Sign name (if different from owner)**

**Date**

**As owner of the property in question, I hereby authorize the seeking of the above requested action.**

Elgin Bancshares, Inc., By: Fred L. Shaw, AVP



January 7, 2010

**OWNER: Print and Sign name**

**Date**

NOTE: If the property is held in 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 Dwight Avram, with Avram Builders LLC, on behalf of Fred Shaw with Elgin Bancshares, Inc.

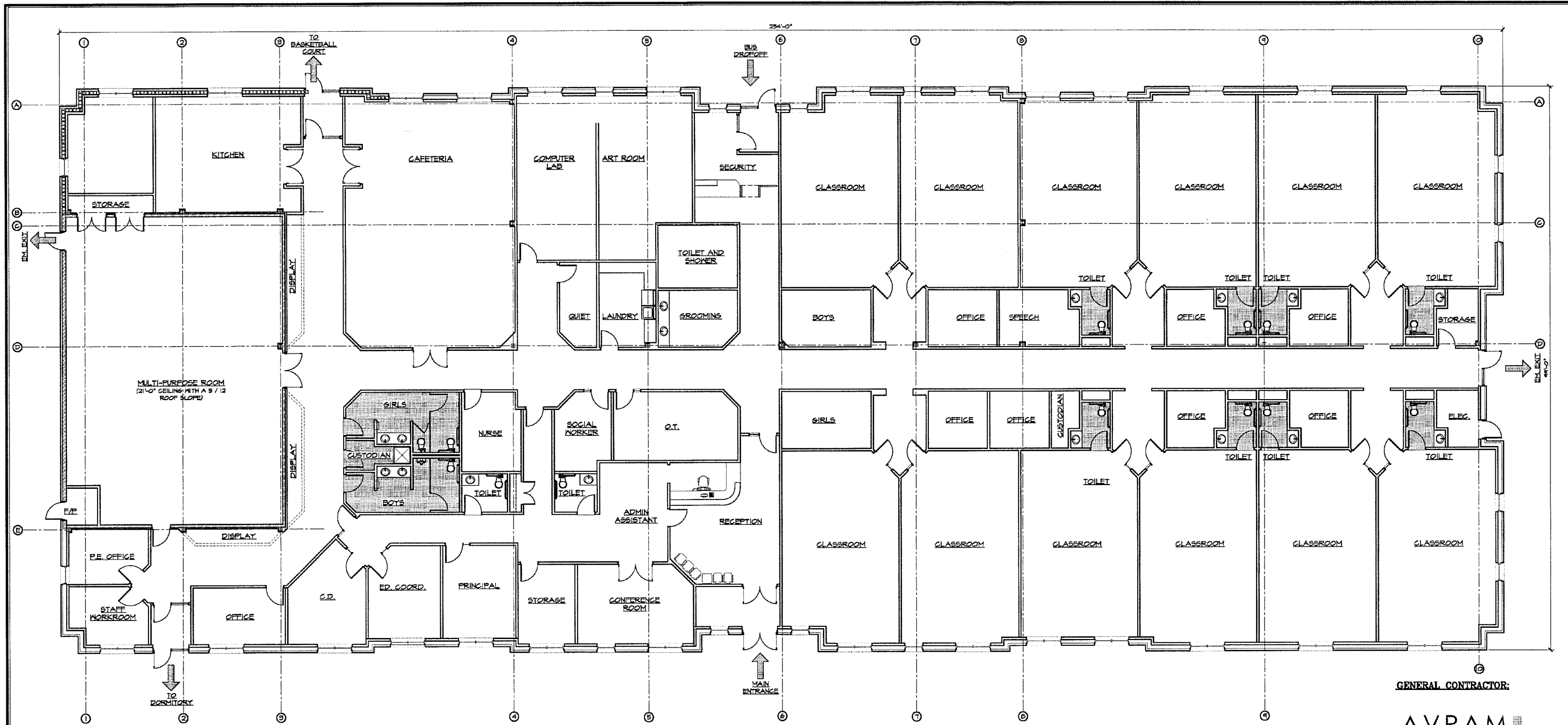
**LEGAL NOTICE**

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 of the City of Crystal Lake upon the application by Dwight Avram with Avram Builders, LLC on behalf of Elgin Bancshares, Inc., for a Special Use Permit Amendment for a Preliminary Planned Unit Development, Use Variation and bulk regulation Variations relating to the following described real estate commonly known as Congress Parkway east of Main Street, Crystal Lake, Illinois 60014, PIN: 19-04-303-008 and 19-04-351-004, and more specifically located south of Congress Parkway and east of Commonwealth Drive, Crystal Lake, Illinois.

This application is filed for the purposes of seeking a Special Use Permit, to grant a Preliminary Planned Unit Development approval pursuant to Article 4 Section 4-500, Planned Unit Development Standards to allow two buildings on a zoning lot, a Use Variation from Article 2 Section 2-300 Permitted Land Uses to allow an elementary and secondary school in the B-2 zoning district, Variation from Article 3 Section 3-200 B.3. to exceed the maximum 65% Impervious coverage limit, Variation from Article 4 Section 4-400 F from the minimum required 8 foot landscape setback to allow 6.23 feet, and any other variations as necessary to approve the plans as presented; as stated in the Unified Development Ordinance. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday February 3, 2010, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake  
(Published in the Northwest Herald  
January 19, 2010)



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

GENERAL CONTRACTOR:

**AVRAM BUILDERS**

TENANT:

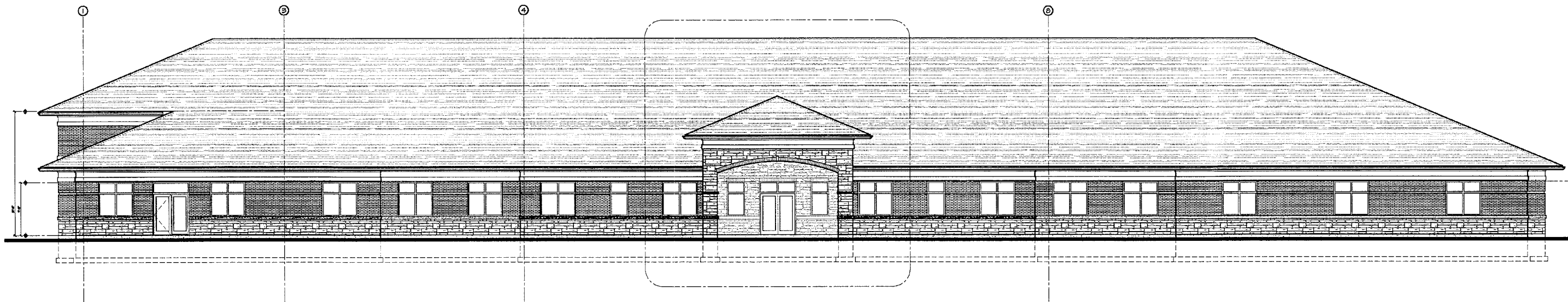
**CAMELOT**  
BELIEVE | TRUST | ACHIEVE

2010-05

**BUILDING:**  
School Building  
Crystal Lake Campus  
Crystal Lake, Illinois

Project 04-100	<b>K. Peterson Associates</b> Architects 315 Spring Ave. Naperville, Illinois 60540 630 540-1515
Date 1-7-10	Sheet 1 OF 2
Revisions	DD-1

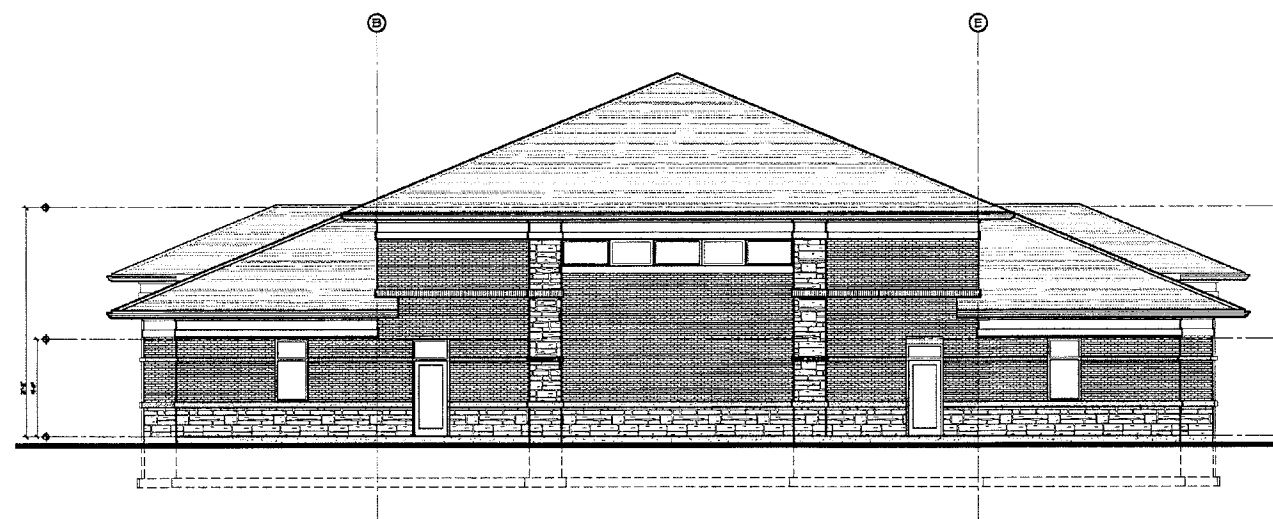
COPYRIGHT 2010 KPM Peat Marwick & Associates Inc.



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



PARTIAL ENLARGED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

GENERAL CONTRACTOR:

**AVRAM**  
BUILDERS

TENANT:

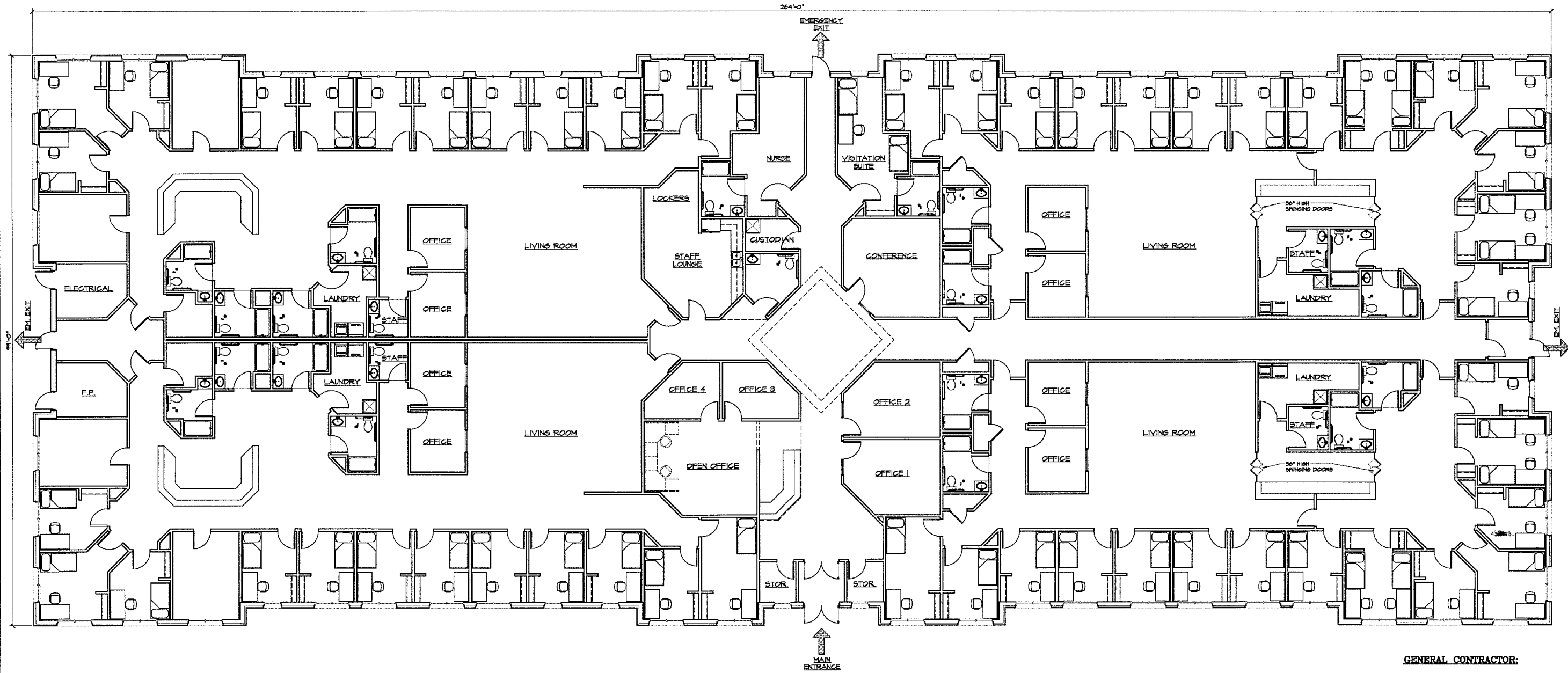
**CAMELOT**  
BELIEVE | TRUST | ACHIEVE

BUILDING:

School Building  
Crystal Lake Campus  
Crystal Lake, Illinois

Project 04-100	K. Peterson Associates Architects
Date 1-7-10	Sheet 2 OF 2
Revisions	DD-1

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GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



GENERAL CONTRACTOR:

**AVRAM**  
BUILDERS

TENANT:

**CAMELOT**  
HEALTHY | FRESH | FORTUNE

BUILDING:  
Dormitory Building  
Crystal Lake Campus  
Crystal Lake, Illinois

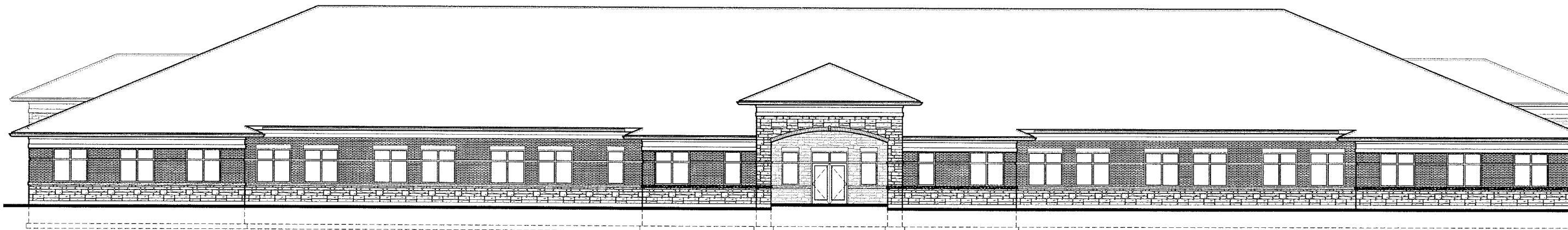
Project	04-150	<b>K. Peterson Associates</b> Architects
Date	1-7-10	218 Spring Ave. Naperville, Illinois 60540 630 648-1316
Revisions		Sheet 1 of 1
		SK-3

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NORTH ELEVATION - SCHOOL BUILDING  
SCALE: 1/8" = 1'-0"



WEST ELEVATION - DORMITORY BUILDING  
SCALE: 1/8" = 1'-0"

GENERAL CONTRACTOR:

**AVRAM**  
BUILDERS

TENANT:

**CAMELOT**  
UNIVERSITY STUDENT CENTER

BUILDING:

Crystal Lake Campus  
Crystal Lake, Illinois

Project 04-150	<b>K. Peterson Associates</b> Architects 315 Spring Ave. Naperville, Illinois 60540 630.246.1313
Date 1-26-10	Sheet
Revisions	

RECEIVED  
1/26/10

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HEALTH BRIDGE FITNESS

City of Crystal Lake  
Existing Zoning B-2 PUD

**LEGAL DESCRIPTION**  
 PARCEL 1: Lot 3 of Crystal Lake Business Center Unit 1, Resubdivision of Lot 9 being a Resubdivision of Lot 9 in Crystal Lake Business Center Unit 1, Part of the Southwest Quarter of Section 4, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof in McHenry County, Illinois, Also:  
 PARCEL 2: being that part of the Southwest Quarter of Section 4, Township 43 North, Range 8 East of the Third Principal Meridian described as Follows: Commencing at the Southwest corner of said Southwest Quarter of Section 4; thence North 0 degrees 54 minutes 29 seconds West along the West line of said Southwest Quarter, a distance of 1044.58 feet to the Southwest corner of Crystal Lake Business Center Unit No.1 according to the plat thereof recorded July 5, 1988, as Document No. 88R0019918 in McHenry County, Illinois; thence North 82 degrees 30 minutes 03 seconds East along the South line of said Crystal Lake Business Center Unit 1, distance of 472.19 feet for a p. point of beginning; thence continuing North 82 degrees 30 minutes 03 seconds East along the last described course, a distance of 306.72 feet; thence South 82 degrees 41 minutes 08 seconds East along said South line of Crystal Lake Business Center Unit 1, a distance of 741.16 feet to the Northeast corner of lands described in Document No. 787732, as recorded January 21, 1980; thence South 00 degrees 14 minutes 13 seconds East along the monumented East line of said lands described in Document No. 787732, for a distance of 106.23 feet; thence North 82 degrees 55 minutes 25 seconds West; a distance of 261.27 feet; thence North 05 degrees 22 minutes 22 seconds East; a distance of 64.97 feet; thence North 84 degrees 13 minutes 15 seconds West, a distance of 481.54 feet; thence South 86 degrees 30 minutes 46 seconds West, a distance of 307.18 feet; thence North 01 degrees 17 minutes 58 seconds West, a distance of 33.89 feet, to the point of beginning, in McHenry County, Illinois. All containing 15.66 acres, more or less.

City of Crystal Lake  
Existing Zoning B-2 PUD

City of Crystal Lake  
Existing Zoning B-2 PUD

City of Crystal Lake  
Existing Zoning B-2 PUD

City of Crystal Lake  
Existing Zoning B-2 PUD

Lot 3

**Proposed Zoning  
Special Use**

Lot D  
5.00 Acres  
217,800 SF

Outlot A1  
0.67 Acres  
29,353 SF

Existing Outlot A  
54,487 S.F.

Parcel 2

City of Crystal Lake  
Existing Zoning B-2 PUD

COMMONWEALTH DRIVE

CONGRESS PARKWAY

UNITED STATES POST OFFICE

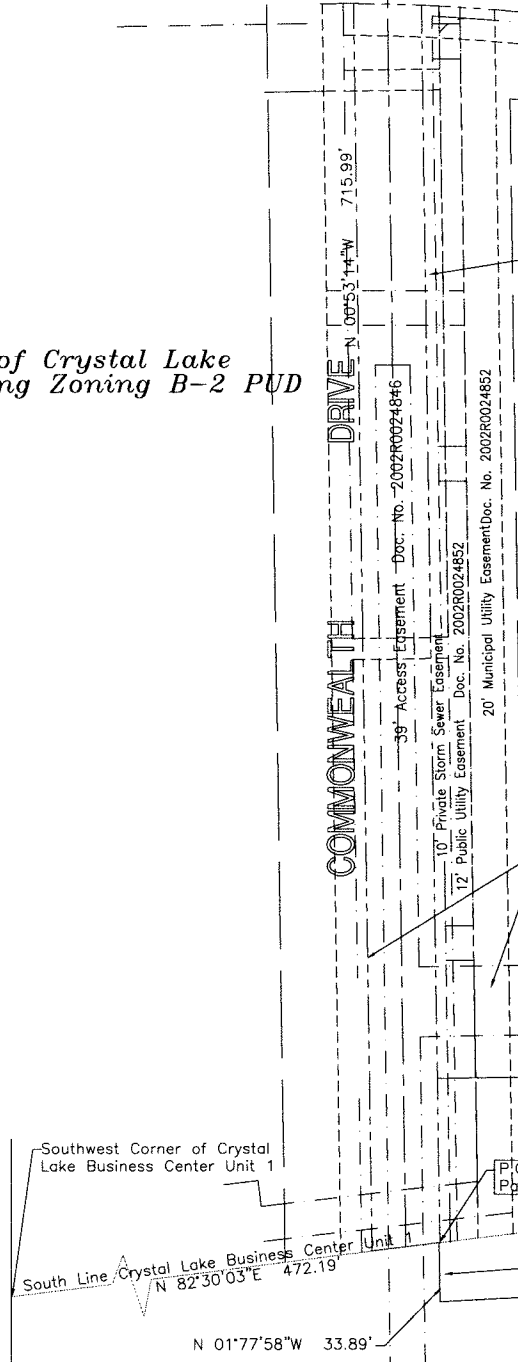
2010-05

JAN 13 2010



SAMS CLUB

City of Crystal Lake  
Existing Zoning B-2 PUD



DATE	REMARKS

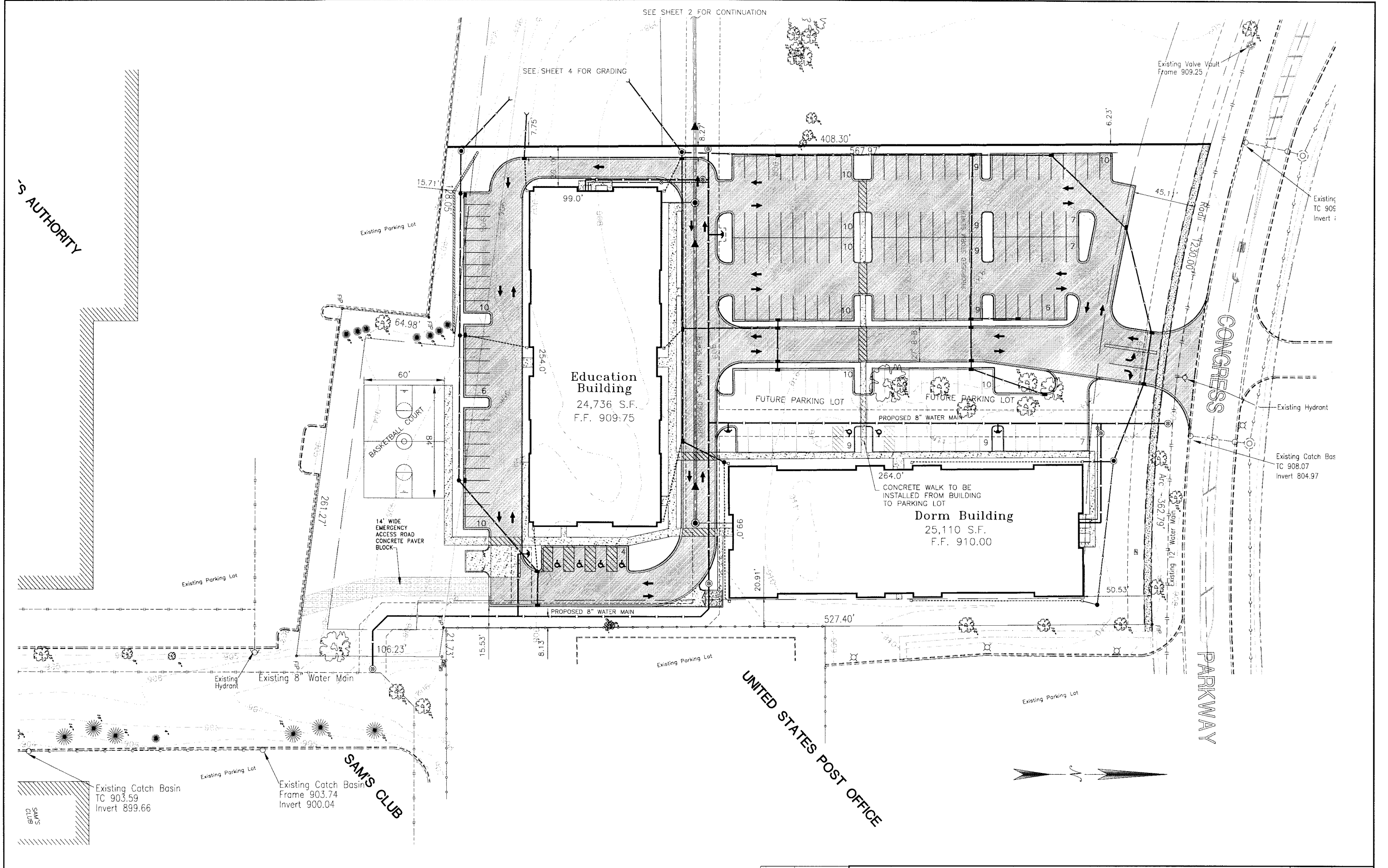
**S**  
**SCHEFLOW**  
 engineers

1814 GRANDSTAND PLACE  
 ELGIN, ILLINOIS 60123  
 phone 847.697.7095  
 fax 847.697.7099  
 schefloweng.com  
 Firm License No. 184-001104

Crystal Lake,  
 Camelot School  
 Congress Parkway  
**Preliminary Plat**

SCALE	DATE
1"=50'	1-08-10
DRAWN BY E.K.M.	JOB NO. 4530
CHECKED BY F.C.C.	SHEET NO. 1 of 4





SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR GRADING

S AUTHORITY

CONGRESS

PARKWAY

SAM'S CLUB

UNITED STATES POST OFFICE

**Education Building**  
24,736 S.F.  
F.F. 909.75

**Dorm Building**  
25,110 S.F.  
F.F. 910.00

BASKETBALL COURT  
60' x 98'

FUTURE PARKING LOT

PROPOSED 8" WATER MAIN

CONCRETE WALK TO BE INSTALLED FROM BUILDING TO PARKING LOT

Existing Catch Basin  
TC 903.59  
Invert 899.66

Existing Catch Basin  
Frame 903.74  
Invert 900.04

Existing Catch Bas  
TC 908.07  
Invert 804.97

Existing  
TC 909  
Invert :

Existing Hydrant

Existing Valve Vault  
Frame 909.25

DATE	REMARKS

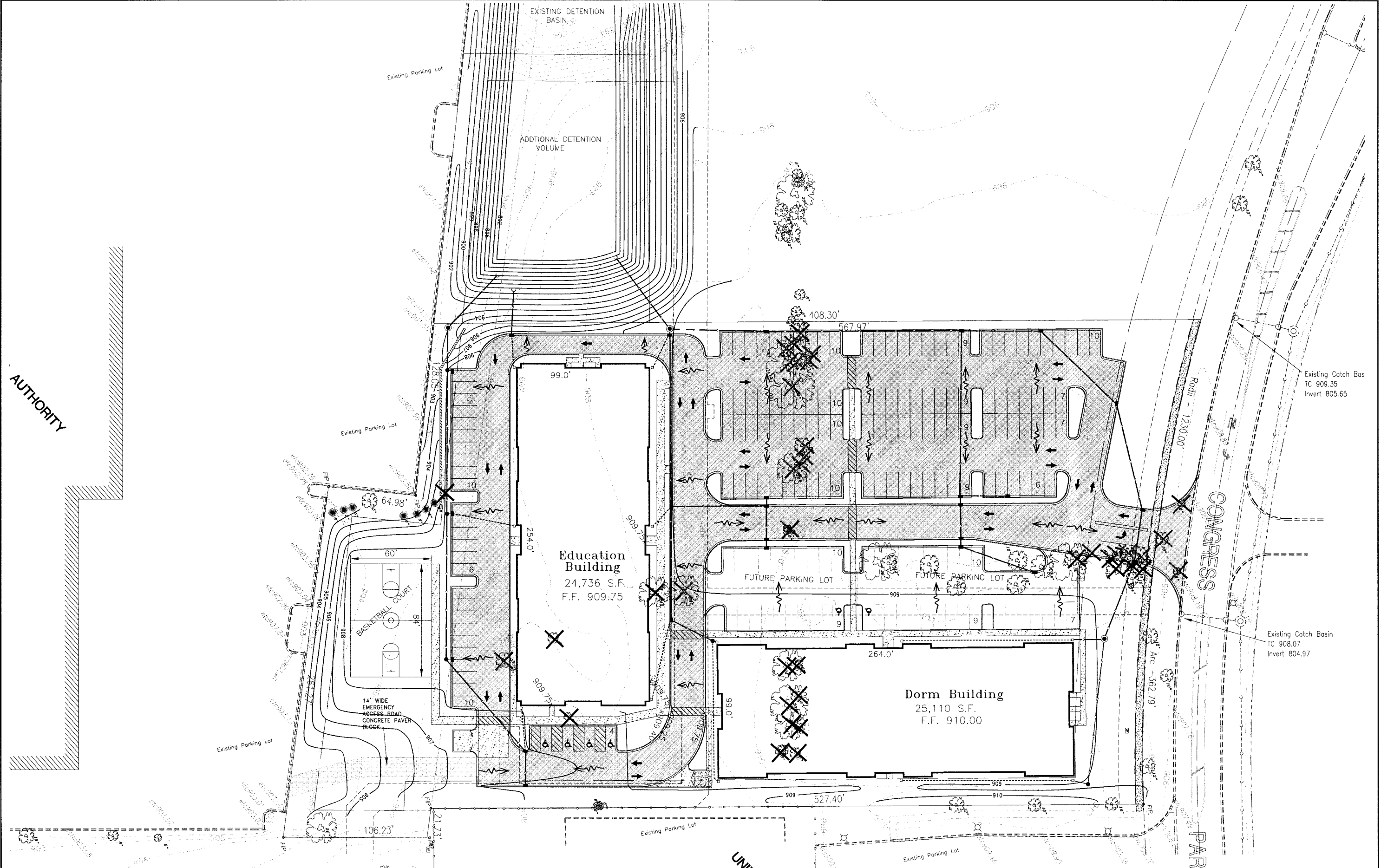
**SCHEFLOW**  
engineers

1814 GRANDSTAND PLACE  
ELGIN, ILLINOIS 60123  
phone 847.697.7095  
fax 847.697.7099  
schefloweng.com  
Firm License No. 184-001104

Crystal Lake,  
Camelot School  
Congress Parkway  
**Preliminary Site Engineering**

SCALE 1"=50'	DATE 1-08-10
DRAWN BY E.K.M.	JOB NO. 4530
CHECKED BY F.C.C.	SHEET NO. 3 of 4

AUTHORITY



UNIT

#	DATE	REMARKS

**S**  
**SCHFLOW**  
engineers

1814 GRANDSTAND PLACE  
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fax 847.697.7099  
scheffloweng.com  
Firm License No. 184-001104

Crystal Lake,  
**Camelot School**  
Congress Parkway  
**Preliminary Site Grading**

Illinois	SCALE 1"=50'	DATE 1-08-10
	DRAWN BY E.K.M.	JOB NO. 4530
	CHECKED BY F.C.C.	SHEET NO. 4 of 4

## Our Mission

Camelot has a visionary approach to helping extraordinary children achieve their full potential.

## Our Services

Camelot, Des Plaines Campus is a provider of psychiatric services to children and adolescents for Residential Treatment, Group Home Care, Autism Program and Therapeutic Day School.



## Affiliates

Illinois:

Residential Treatment Center  
1150 N. River Road, 100 Quigley  
Des Plaines, IL 60016  
847.391.8000 - 866.847.5600  
Contact: Wallace Hamlin, Executive Director

## Schools

**Des Plaines Campus**  
1455A Prairie, Des Plaines, IL 60016  
847.391.8036

**Dekalb Campus**  
509 Oak Street, Dekalb, IL 60115  
815.787.4144 - 866.787.4144

**Naperville Campus**  
1220 Bond Street, Ste. 136, Naperville, IL 60563  
630.355.0200 - 866.355.0277

**Hoffman Estates Campus**  
799 S. McLean, Elgin, IL 60123  
224.402.7406

**Rella Peeler, School Superintendent**  
630.897.4321

**Kingston, Tennessee**  
183 Fiddlers Lane, Kingston, TN 37763  
865.376.2296

**Philadelphia, Pennsylvania**  
The Camelot Schools of Penn.  
The Daniel Boone Remedial Disciplinary School  
Excel Academy Alternative School  
215.684.5080



**Camelot**  
1150 N River Road  
100 Quigley  
Des Plaines, IL 60016  
866.847.5600  
847.391.8000  
Fax 847.391.8001  
[www.camelotforkids.org](http://www.camelotforkids.org)

## Residential Treatment Center

- Accredited by the Joint Commission on Accreditation of Healthcare Organizations
- 100-acre picturesque campus setting
- Specializing in treatment of severe child and adolescent psychiatric conditions
- Intensive Autism Program, Specialized Aspergers unit
- Treatment of children and adolescents ages 6 through 21
- Child and Adolescent Psychiatrist
- Dual diagnosis treatment available for substance abuse with a certified addiction counselor
- Behavior Modification Treatment Model (Behavior-based level system)
- Comprehensive treatment designed to meet individual needs
- Psychiatric evaluation and follow-up
- Family therapy
- Individualized therapy
- Group therapy
- Special needs, mental illness, developmental disability unit
- Recreational activities
- Accredited education service provided
- Discharge planning based on individual's needs
- Sensory Diet based on individual needs

## Autism Program

- Residential & Community School program
- Utilizes eclectic approach to maximize independent functioning
- Adapted instructional activities
- Small group instruction with one-on-one capability
- Student-initiated interactions
- Teacher directed interactions
- Individual Treatment Plan targets the needs of each student
- Introduce readiness skills for lower functioning students in academic areas
- Build academic skills for the higher functioning students
- Increase socialization/participation skills
- Develop independence in areas of self-help skills, activities of daily living and personal hygiene
- Develop appropriate behaviors in all settings
- Develop picture communication systems (sign-language, augmentative devices and alternative communication equipment)
- Techniques include Applied Behavior Analysis, Discrete Trials, Developmental, Individual Differences, Relationship-Based approach (DIR), P.L.A.Y. Project/Therapy, TEACCH
- Adjunctive resource needs encompass music, speech and occupational therapy

## Therapeutic Day School

- Accredited by the Illinois State Board of Education
- North Central Association Accredited
- Joint Commission on Accreditation of Healthcare Organizations Accredited
- Treatment services for children and adolescents age 5 through 21
- Assessment of current academic functioning
- Comprehensive educational treatment services designed to meet individual needs
- Vocational Programming
- Collaboration with home school districts to address student needs and success
- Focused efforts with family and school district to return student to home school
- Individual therapy
- Group therapy
- Family therapy
- Speech and Occupational Therapy (some include Hippotherapy)
- Parent Support groups
- Intramural therapeutic sports program
- Student activities (newspaper; student government)



## CAMELOT THERAPEUTIC DAY SCHOOL

# DES PLAINES, ILLINOIS

Established in 1984, Camelot is approved and recognized by the Illinois State Board of Education and accredited by the North Central Association of Colleges and Schools. At Camelot we believe in the promise of every child. By providing plenty of one-on-one support and attention, we are able to help each and every child create a future they could not imagine or achieve on their own.

The Camelot Therapeutic Day School at Des Plaines provides therapy & academic instruction for children and adolescents, ages 5 to 21, with extraordinary needs including:

- Autism Spectrum Disorders
- Learning Disabilities
- Orthopedic Impairment
- Developmental Delay
- Social/Emotional Disabilities
- Traumatic Brain Injury
- Other Health Impairments

## FACILITIES / AMENITIES

- Administrative Wing
- Recreation Hall
- Kitchen
- Large Dining Room
- Offices
- Occupational Therapy Room
- Art/Music Center
- Autism Center

## PHYSICAL EDUCATION

Access to neighboring Camelot Residential School amenities including:

- Gym
- Pool
- Baseball field
- Basketball courts
- Soccer field

What if  
we saw the  
potential  
in every  
child?

We Do.



## STAFF

A low student-to-teacher/counselor ratio is essential to a child's progress. Our experienced and highly skilled staff works closely with each child to develop their full potential for academic achievement and mastery of critical life skills.

- 10 classrooms – Kindergarten through Grade 12
- Maximum of 10 students per room
- One certified special education teacher per classroom
- At least one classroom counselor with a bachelor's degree per classroom
- One social worker or therapist for approximately every fifteen students
- Individual assistants provided per IEP
- Physical Education Teacher
- Recreational Therapy
- Art Therapy
- Music Therapy
- Occupational Therapy
- Speech Therapy
- All staff members are trained in TCI – Therapeutic Crisis Intervention

Camelot recognizes the importance of family involvement and provides numerous opportunities to become involved in your child's education and therapy. Support systems include parent counseling and quarterly parent groups.

Scholarships, financial assistance and payment plans are available. For more information, please contact:

## ACADEMIC PROGRAM

Students follow an academic program in compliance with Illinois Learning Standards providing courses in:

- Math
- Language Arts
- Science
- Social Studies
- Fine Arts
- Electives
- Social Skills, Problem Solving and Organization
- Physical education program coordinated with the Chicago Area Alternative Education League (CAEL)

Students at the junior and high school levels participate in vocational courses and opportunities including:

- Technology Courses
- Cooking Courses
- Vocational Education
- Campus / Community Work
- Work Assessment
- Job Shadowing Opportunities

## SOCIAL/EMOTIONAL DISABILITIES PROGRAM

Programs tailored specifically to each child's individual needs include:

- Visual Supports
- Structure Learning
- Communication Systems
- Behavioral Strategies
- Sensory Diets
- Natural Environment Training

The Des Plaines autism program uses an eclectic approach, tailoring the most effective therapies and treatments to each child.

- Programming from TEACCH
- Discrete Trial
- RDI (Relationship Development Intervention)
- DIR (Developmental, Individual Differences, Relation-Based Therapy)
- Floor Time

## CONTACT

Sheila Deal, Principal, CAMELOT SCHOOL DES PLAINES

1455 A Prairie St., Des Plaines, IL 60067

TELEPHONE: (847) 391-8035 | FACSIMILE: (847) 759-0362

EMAIL: [sdeal@camelotforkids.org](mailto:sdeal@camelotforkids.org)