#2010-30
Camelot School – Congress Parkway
Project Review for Planning and Zoning Commission

Meeting Dates: May 5, 2010

Requests:
1. Final Plat of Subdivision of Crystal Courtyards to create a three-lot subdivision;
2. Final Planned Unit Development to allow two buildings on a zoning lot for Camelot School.

Location: Congress Parkway (201-299 Congress Parkway)

Acreage: Approximately 5 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 (proposed CL Senior Housing)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:
The subject property is approximately 5 acres just southwest of Health Bridge and adjacent to the Post Office. In February, the petitioner received a preliminary planned unit development approval and use variation to allow 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. At the time, the petitioner requested two variations. The first was for a parking lot landscape setback reduction and the second was to allow 71% impervious lot coverage. The petitioner has purchased additional property eliminating the need for the parking lot landscape setback variation. The petitioner is requesting a Final Plat of Subdivision, a Final Planned Unit Development, and a variation for impervious surface coverage to allow the school and dormitory building as presented.

The majority of the conditions established for the Preliminary PUD approval have been addressed. Those conditions not met have been incorporated into the Final PUD conditions.

Land Use Analysis:

ZONING

The site is currently zoned B-2 PUD. B-2 generally permits retail and office uses. The petitioner received a use variation to allow the Camelot School, classified as an Elementary and Secondary School in our Unified Development Ordinance. The school will provide approximately 150 jobs, which will help maintain a high daytime population in the City.

SITE PLAN

The site illustrates two buildings, one is an education building and one is a dormitory building. The majority of the parking is on the west side of the site with additional parking behind the education building. The buildings are arranged in an "L" shape with the dormitory building facing westward and the education building facing north towards Congress. Certain students will remain at the school Monday through Friday and reside at the school. Some students also reside at the school for the entire week fulltime.

The preliminary plan for this property illustrated an emergency cross access to the Crystal Point Shopping Center. This emergency access was not required by the Fire Rescue Department. The petitioner has chosen to remove the emergency access road allowing them to fully fence in their site, providing a safer outside area for the children.

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 an office use. The school requires one parking space for every faculty member and other employee plus one parking space for every four 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 were converted to an office use, the parking is one 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. The petitioner has made changes to the elevations to reflect previous preliminary PUD comments.

TREE PRESERVATION

A complete tree inventory and removal plan was completed and provided by Urban Forest Management. There are existing trees on site, 49 trees will need to be removed, requiring 17 replacement trees. Camelot School's landscape plan illustrates 32 new trees to be planted onsite.

Findings of fact:

Final Planned Unit Development

The petitioner is requesting approval of a Final 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 Variation
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.

Impervious lot coverage
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 were placed on this lot, this variation would not be required. The petitioner proposes a 71% lot coverage which exceeds the allowable 65% lot coverage by 6% or approximately 10,890 square feet.

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. Final Plat of Subdivision (Terra Technology Land Surveying, dated 04/5/05, received 04/13/10)
   C. Landscape Plan (Scheflow Engineering, dated 3/15/10, received 4/23/10)
   D. Final Engineering Plans (Scheflow Engineering, dated 03/15/10, received 04/13/10)
   E. Off Site Engineering Plans (Scheflow Engineering, dated 3/16/10, received 4/23/10)
   F. Stormwater Management Report (Scheflow Engineering, dated 4/23/10, received 4/23/10)
   G. Architectural Plans (K. Peterson Associates, dated 04/19/10, received 04/23/10)

2. Site Plan
   A. Cross-access should be provided with the parcel to the west. The cross-access shall be revised to provide a smooth logical transition between both properties.
   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. Five accessible parking stalls are required for the proposed 136 parking spaces. The accessible stalls should be located as close to the public accessible entrances for both buildings as possible.
   D. The minimum lighting levels are not being met for some areas of the public walkways. The rearrangement or addition of lights may be necessary to meet the minimum requirements.

3. The area of the roof used for mechanical units shall contain exterior materials and screening panels which closely match the color of the roof shingles to better hide the mechanical areas.

4. The amount of parking constructed shall be sufficient for the total number of on-site employees.

5. The following Variation is hereby granted as part of this PUD:
   A. Maximum permitted 65% impervious surface coverage limit to allow 71% impervious surface as illustrated on the site plan, a variation of 6% or 10,890 square feet.

6. 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
Development Application

Office Use Only
File # 2010 - 38

RECEIVED
APR 20 2010
BY:

Project Title: Camelot School of Crystal Lake

Action Requested

__	Annexation	__	Preliminary PUD
__	Comprehensive Plan Amendment	__	Preliminary Plat of Subdivision
__	Conceptual PUD Review	__	Rezoning
X	Final PUD	__	Special Use Permit
__	Final PUD Amendment	X	Variation (1. Use to allow a school and associated dorm facility; and 2. To exceed the maximum 65% impervious coverage limit)
X	Final Plat of Subdivision	__	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.

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 Final Plat which is attached hereto this application and incorporated herein by reference.

PIN Number(s): 19-04-303-008 and 19-04-351-004 (both underlying)

Development Team

Please include address, phone, fax and e-mail

Developer: Dwight Avram, Avram Builders, LLC, 1255 Bond St., Suite 111, Naperville, IL 60563
Ph: 630-848-0320; Fax: 630-848-0130; e-mail: dwight@avrambuilders.com

Architect: Kevin Peterson, K. Peterson Associates, Inc.,315 W. Spring Ave., Naperville, IL 60540;
Ph: 630-548-1315; Fax: 630-548-1345; e-mail: kpai4@yahoo.com

Attorney: Christian T. Laden, Laden Law, P.C.; Ph: 630-341-0492; Fax: 630-587-3123
1255 Bond St., Suite 111, Naperville, IL 60563; e-mail: christian@ladenlawgroup.com

Engineer: Frank C. Cuda, Scheflow Engineers, Inc., 1814 Grandstand Place, Elgin, IL 60123;
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 4/19/10

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 Fred L. Shaw AVP 4/19/10

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.

Camelot

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.

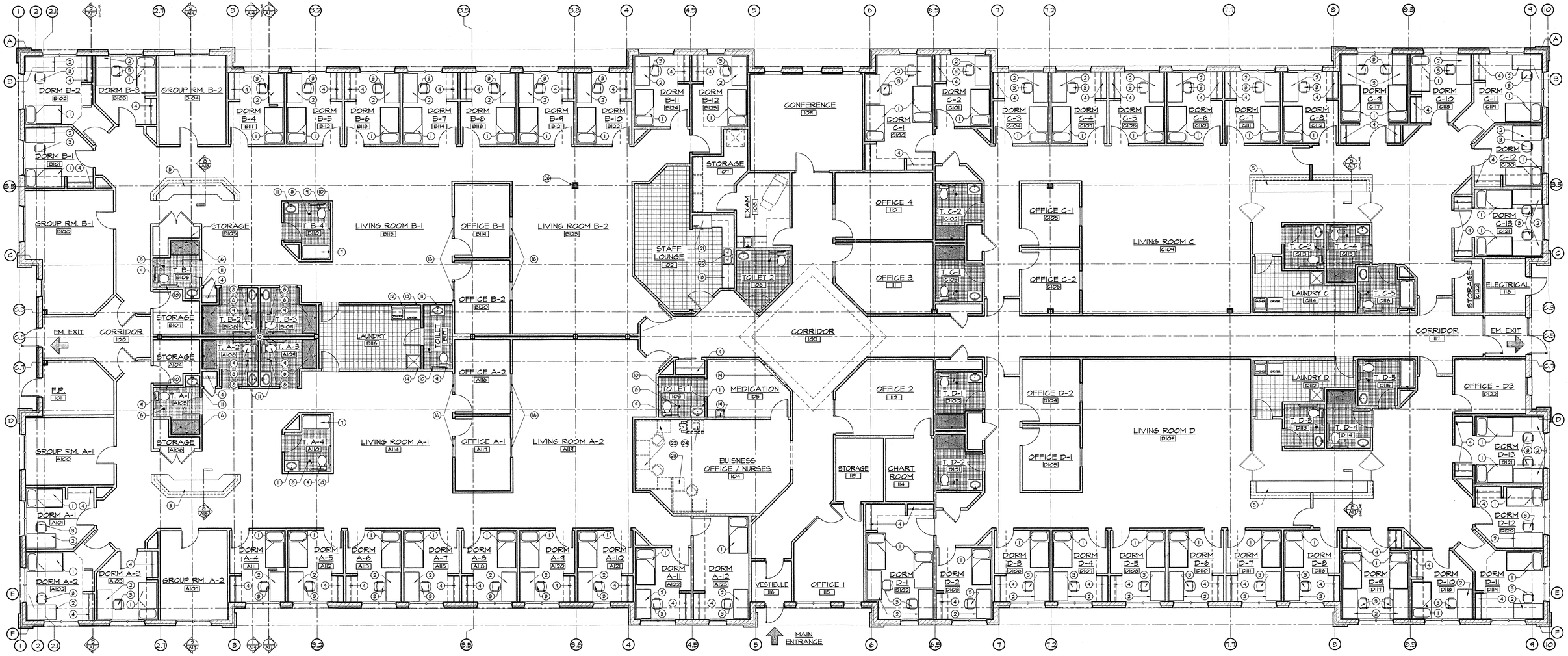
LEGAL NOTICE

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 Final Plat of Subdivision, Special Use Permit Amendment for a Final Planned Unit Development, 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 approval of a Final Plat of Subdivision pursuant to Article 5 Section 5-200 Subdivisions, and a Special Use Permit, to grant a Final Planned Unit Development approval pursuant to Article 4 Section 4-500, Planned Unit Development Standards to allow two buildings on a zoning lot, Variation from Article 3 Section 3-200 B.3. to exceed the maximum 65% impervious coverage limit, 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 May 5, 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 April 19, 2010)



GROUND FLOOR NOTE PLAN

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

NORTH

FLOOR PLAN NOTES:

1. 75"X39" STANDARD TWIN BED AND FRAME AS SELECTED / PROVIDED BY OWNER
2. 30"X60" DESK AS SELECTED / PROVIDED BY OWNER
3. DESK CHAIR AS SELECTED / PROVIDED BY OWNER
4. ROD AND SHELF IN WIDTH AS SHOWN
5. 34" HIGH COUNTER WITH RAISED 42" TRANSACTION COUNTER
6. 60"X30" H.C. ACCESSIBLE WALK-IN SHOWER
7. 60"X30" BATH TUB
8. FLOOR DRAIN
9. TOILETS TO BE SELECTED BY OWNER - ONE SHALL BE INSTALLED PER THE A.D.A. REQUIREMENTS - REFER TO PLAN FOR LOCATION
10. A.D.A. ACCESSIBLE GRAB BARS TO BE PROVIDED AND INSTALLED PER THE MANUFACTURERS SPECIFICATIONS - PROVIDE BLOCKING AS REQUIRED
11. 34" TALL (A.D.A. ACCESSIBLE) COUNTER WITH UNDERCOUNTER MOUNTED SINKS TO BE SELECTED BY OWNER - CORNERS SHALL HAVE A 2" RADIUS.
12. WASHING MACHINE AS SELECTED BY OWNER, INSTALL PER MANUFACTURERS SPECIFICATIONS
13. DRYING MACHINE AS SELECTED BY OWNER, INSTALL PER MANUFACTURERS SPECIFICATIONS
14. MOP SINK TO BE SELECTED BY OWNER
15. TOILET PARTITIONS TO BE SELECTED BY OWNER
16. 3'-0"x4'-0" TEMPERED VIEWING WINDOW WITH 2" H.M. FRAME
17. URINALS TO BE SELECTED BY OWNER - ONE SHALL BE INSTALLED PER THE A.D.A. REQUIREMENTS - REFER TO PLAN FOR LOCATION
18. BASE CABINETS WITH 24" DEEP, PLASTIC LAMINATE COUNTERS
19. SINGLE BASIN, STAINLESS STEEL SINK
20. DOUBLE BASIN, STAINLESS STEEL SINK
21. FREESTANDING, 36" WIDE REFRIGERATOR
22. LATERAL FILE CABINETS AS PROVIDED / SELECTED BY OWNER
23. WORKSTATIONS AS SELECTED BY OWNER
24. COPIER BY OWNER
25. PARTIALLY RECESSED PAPER TOWEL AND TRASH RECEPTICAL, TO BE SELECTED BY OWNER
26. STEEL COLUMN, SEE STRUCTURAL DRAWINGS
27. CUSTOMER SEATING AND FURNITURE AS SELECTED / PROVIDED BY OWNER
28. SLIDING GLASS WINDOW, SEE TYPICAL DETAILS A-18
29. WATER COOLER WITH CUP DISPENSER AS SUPPLIED BY OWNER

ACCESSIBILITY NOTES:

- MEANS OF EGRESS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36".
- DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHTS PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMBTURN DEADBOLTS ARE PROHIBITED, LEVEL OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH (1/2") IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH (1/4") IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSURES SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.
- HOT WATER AND DRAIN LINES UNDER SINKS AND LAVATORIES ARE TO BE INSULATED OR PROTECTED FROM ACCIDENTAL CONTACT.
- HANDICAPPED SIGNAGE AT THE TOILET ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR MEASURED 60" FROM THE CENTER OF THE SIGN TO THE FINISHED FLOOR.
- MIN. 4'-0" x 5'-0" FLAT AREA AT ALL EXTERIOR EXITS.
- CARPENTER CONTRACTOR TO FURNISH AND INSTALL ALL HARDWARE. PROVIDE LEVER-OPERATED MECHANISMS FOR ALL DOOR HARDWARE. DOOR OPENING FORCE TO COMPLY WITH ALL ACCESSIBILITY REQUIREMENTS. ALL DOOR LOCKS SHALL BE OPERABLE IN THE DIRECTION OF EXIT TRAVEL WITHOUT THE USE OF THE KEY OF ANY SPECIAL KNOWLEDGE.
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE OF EGRESS WITHOUT USE OF KEYS, SPECIAL KNOWLEDGE OR EFFORT.
- ALL DOOR ASSEMBLIES IN FIRE RESISTANT RATED CONSTRUCTION SHALL BE FIRE RATED.
- ALL EGRESS DOORS SHALL BE EQUIPPED WITH APPROVED AUTOMATIC-CLOSING DEVICES.
- SELF CLOSING FAUCETS FOR EACH LAV.
- THE DIAMETER OF THE GRAB BARS SHALL BE 1-1/2".
- THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2".
- ROOM IDENTIFICATION AND NUMBERS SHALL HAVE TACTILE CHARACTERS. THEY SHALL BE PLACED ALONG SIDE THE LATCH SIDE OF THE DOOR AND MOUNTED 5'-0" ABOVE THE FLOOR.

EGRESS WIDTH PER OCCUPANT SERVED

OCCUPANCY	WITHOUT SPRINKLER SYSTEM		WITH SPRINKLER SYSTEM	
	STAIRWAYS (INCHES / OCCUPANT)	OTHER EGRESS (INCHES / OCCUPANT)	STAIRWAYS (INCHES / OCCUPANT)	OTHER EGRESS (INCHES / OCCUPANT)
OTHER OCCUPANCIES	0.3	0.2	0.2	0.15
HAZARDOUS: H1, H2, H3, & H4	0.7	0.4	0.3	0.2
INSTITUTIONAL: I-2	NA	NA	0.3	0.2

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BY

GENERAL CONTRACTOR:

AVRAM BUILDERS

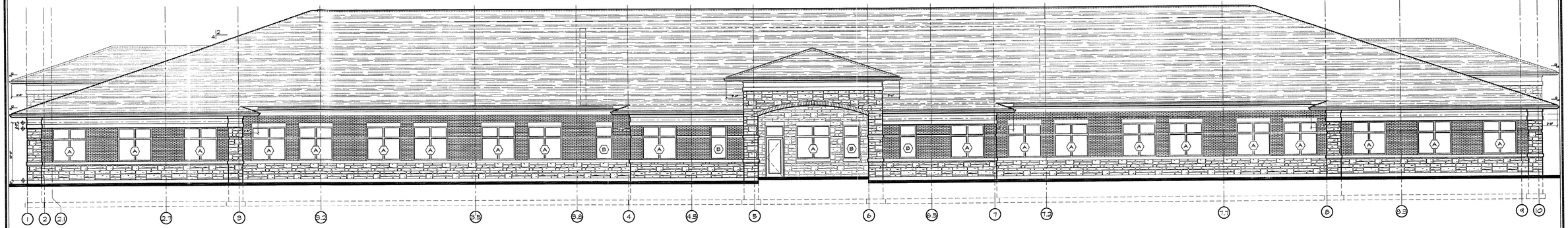
TENANT:

CAMELOT
BELIEVE | TRUST | ACHIEVE

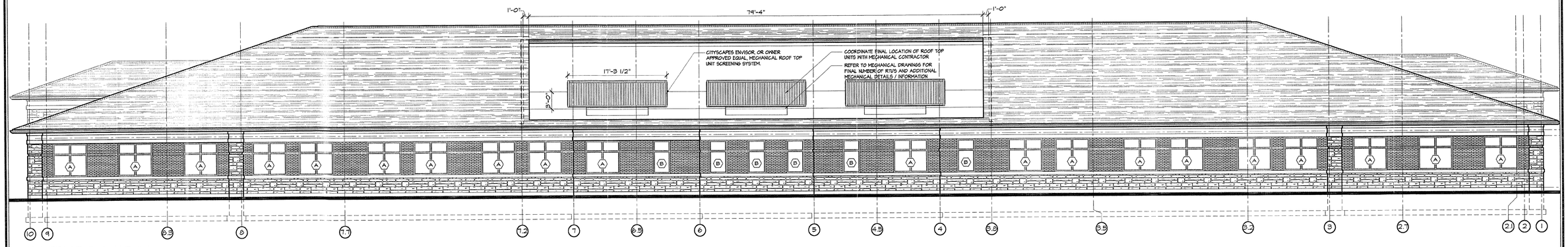
BUILDING:
Dormitory Building
Crystal Lake Campus
Crystal Lake, Illinois

Project 09-150 NEW BUILDING CONSTRUCTION PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)	K. Peterson Associates Architects 315 Spring Ave. Naperville, Illinois 60540 630 548-1315
Date 4-19-10 **Revisions**	**Sheet** 4 OF 29 GROUND FLOOR NOTE PLAN A-4

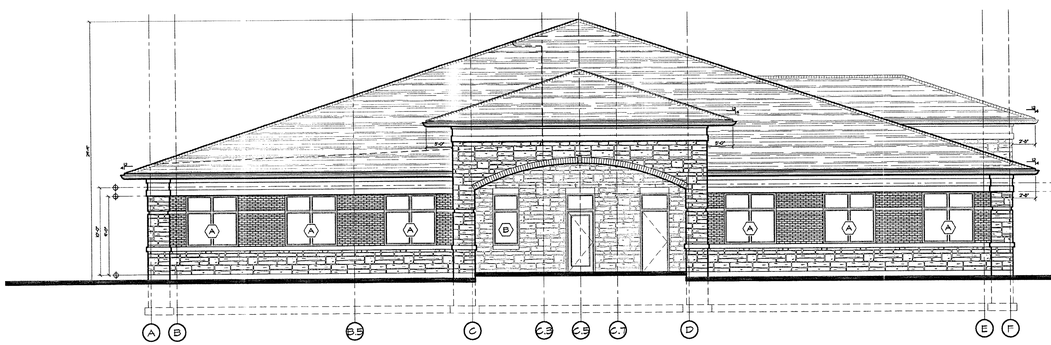
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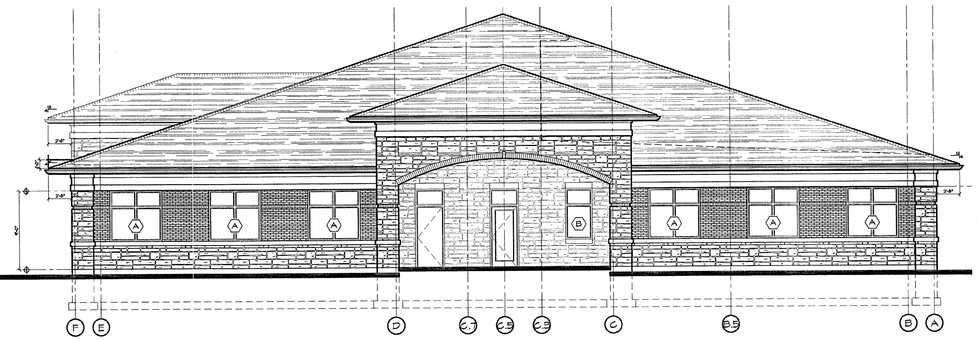
EXTERIOR ELEVATION
SCALE: 1/8"= 1'-0"



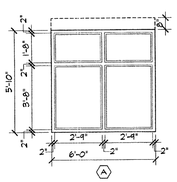
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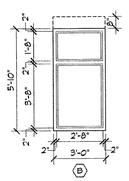
EXTERIOR ELEVATION
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EXTERIOR ELEVATION
SCALE: 1/8"= 1'-0"



PILKINGTON ECLIPSE ADVANTAGE, OR G.C. APPROVED EQUIVALENT, FIXED WINDOWS IN DIMENSIONS AS SHOWN. GLAZING TO BE TEMPERED. PROVIDE A MINIMUM .35 U-VALUE AND .55 SHGC. PROVIDE 18" TEMPERED TRANSOM WINDOW ABOVE. WINDOWS TO BE IN 2" EXTRUDED ALUMINUM STOREFRONT FRAME. OPTIONALLY, PROVIDE 8" HIGH CUT LIMESTONE HEADER.



PILKINGTON ECLIPSE ADVANTAGE, OR G.C. APPROVED EQUIVALENT, FIXED WINDOWS IN DIMENSIONS AS SHOWN. GLAZING TO BE TEMPERED. PROVIDE A MINIMUM .35 U-VALUE AND .55 SHGC. PROVIDE 18" TEMPERED TRANSOM WINDOW ABOVE. WINDOWS TO BE IN 2" EXTRUDED ALUMINUM STOREFRONT FRAME. OPTIONALLY, PROVIDE 8" HIGH CUT LIMESTONE HEADER.

WINDOW TYPES
SCALE: 1/8"= 1'-0"

GENERAL CONTRACTOR:

AVRAM BUILDERS

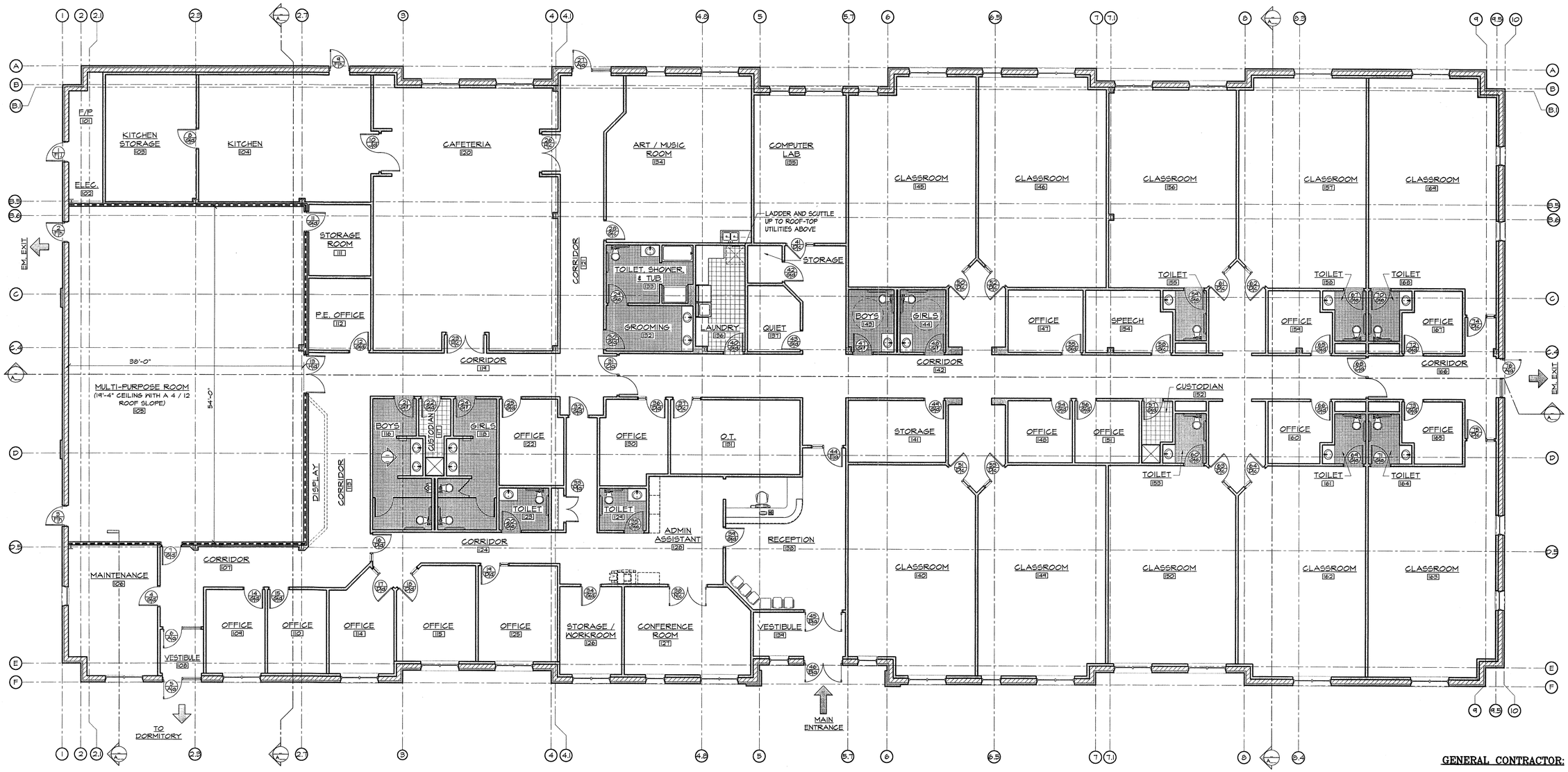
TENANT:

CAMELOT
BELIEVE | TRUST | ACHIEVE

BUILDING:
Dormitory Building
Congress Parkway
Crystal Lake, Illinois

Project 09-150 NEW BUILDING CONSTRUCTION PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)	**K. Peterson Associates** Architects 315 Spring Ave. Naperville, Illinois 60540 630 548-1315
Date 4-19-10 **Revisions**	**Sheet** 16 OF 29 EXTERIOR ELEVATIONS A-16

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GROUND FLOOR NOTE PLAN

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

GENERAL CONTRACTOR:

AVRAM BUILDERS

TENANT:

CAMELOT
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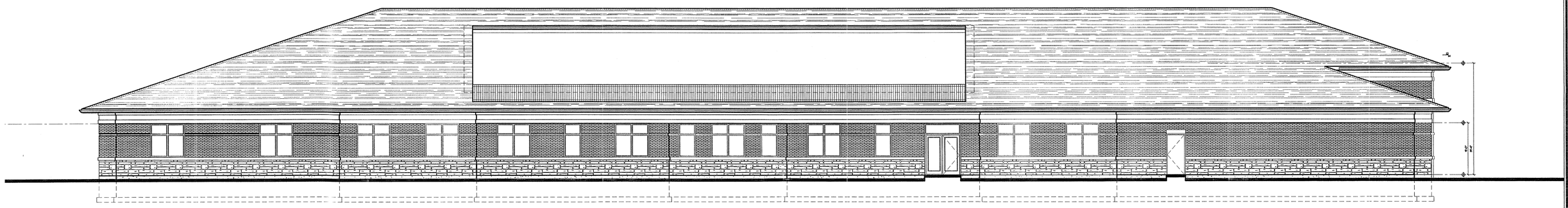
BUILDING:
School Building
Congress Parkway
Crystal Lake, Illinois

Project 09-150 NEW BUILDING CONSTRUCTION PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)	**K. Peterson Associates** Architects 315 Spring Ave. Naperville, Illinois 60540 630 548-1315
Date 4-19-10 **Revisions**	**Sheet** 20 OF 29 GROUND FLOOR NOTE PLAN A-20

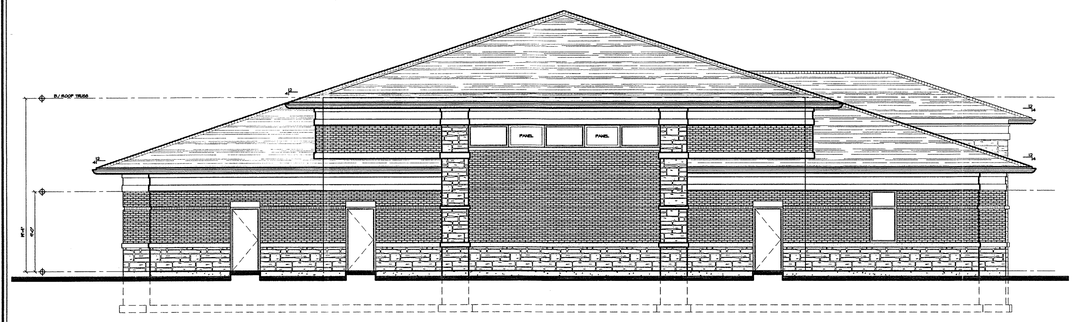
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NORTH ELEVATION
SCALE: 1/8"= 1'-0"



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



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



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

GENERAL CONTRACTOR:

AVRAM BUILDERS

TENANT:

CAMELOT
BELIEVE | TRUST | ACHIEVE

BUILDING:
School Building
Congress Parkway
Crystal Lake, Illinois

Project NEW BUILDING CONSTRUCTION PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)	**K. Peterson Associates** Architects 315 Spring Ave. Naperville, Illinois 60540 630 548-1315
Date 4-19-10 **Revisions**	**Sheet** 27 OF 29 EXTERIOR ELEVATIONS A-27

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CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 3, 2010
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Jouron, McDonough, Skluzacek, and Greenman were present. Members Goss and Hayden were absent.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Greenman stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

2010-05 CAMELOT SCHOOL – S. Congress Pkwy; E. Main Street – PUBLIC HEARING
This petition was continued from the January 20, 2010 PZC meeting.
Preliminary Plat of Subdivision, Preliminary Planned Unit Development and variations for a Camelot School.

Mr. Greenman stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Greenman waived the reading of the legal notice without objection.

Christian Laden, attorney, Dwight Avram, Avram Builders, Theresa Smith and Joseph Carter, with Camelot School, and Frank Cuda, engineer, were present to represent the petition. Mr. Laden said they are requesting to subdivide off 5 acres of the approximate 15 acre site adjacent to the post office for a school and dormitory. They are also requesting variations for the parking setback and also the impervious surface coverage. Mr. Laden said they are also requesting that the connection to the south property be an emergency access only and not a roadway. The property is zoned "B-2" and the buildings would be designed to look like office buildings. The proposed elevation is a masonry building with a shingle roof. They would have between 60-75 employees on-site at one time.

Mr. Greenman asked how different the proposed elevation is from the one shown. Mr. Avram said the rendering presented is the same design but a smaller building. The architect was not able to complete the drawings in time for this meeting.

Mr. McDonough asked about the open roof. Mr. Avram said it is to screen the HVAC. They will have the complete drawing at City Council. He said staff wants the roof line reduced and there will be dormers on the end of the building for the gym. Mr. Avram said they will add the stone corners to the building and will increase the stagger in the building.

Mr. Cuda showed the site plan. He said the detention will be shared by all of the lots. There will be a shared access point for the lots. Mr. Cuda added that they would like to leave the proposed access as a

right in right out for the bus traffic.

Mr. McDonough asked about the number of parking spaces. Mr. Cuda said they have over 200. Mr. McDonough asked what would trigger the Phase 2 parking. Mr. Avram said if the school ceases and the buildings convert to office it would trigger the additional parking.

Ms. Smith showed a Power Point presentation. They provide therapy and resident care for autistic and special needs children. Their schools are accredited by the Joint Commission. Ms. Smith said they have many locations throughout the country with 5 day schools in Illinois and 1 resident treatment center. She said the residential program has 135 employment opportunities and many children require one on one teaching. There will be 60 employees in the day school. Ms. Smith added that the school can accommodate up to 60 residential children who stay from 3 months to a year. Mr. Avram said the rooms are mostly single occupancy but there are a few double rooms.

Mr. Laden said this use is very beneficial to the community as well as to the retail and medical facilities in the area.

Mr. McDonough asked the number of students per class. Ms. Smith said there will be 10 children per class as well as the support staff for each child.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. McDonough asked about landscaping. Mr. Avram said it is not complete but it will be ready for Final. Mr. McDonough asked if the kids go outside. Ms. Smith said yes but not alone. Mr. McDonough asked if the residents stay 7 days a week. Ms. Smith said yes and their stay is from 3 month to 1 year. They do have an admissions policy.

Mr. McDonough asked why this is a good site. Ms. Smith said the City has a lot to offer and in a good location. This is a good service for the community. Mr. McDonough asked if the Hoffman Estates site has residence. Ms. Smith said that is a day school only. Mr. McDonough asked about the hours for the school. Ms. Smith said from 8:15 a.m. to 2:45 p.m.

Mr. Greenman said this property is landlocked with not much outdoor space. Ms. Smith said the children don't all go outside at the same time. She said they have an adaptive PE program, art therapy and music therapy. They are not the traditional PE, art and music classes.

Mr. McDonough asked why they didn't purchase a little more property so there would not be any variations needed. Mr. Laden said it was the property owner who determined it.

Mr. Batastini said the best part about this particular business park is that there is a lot of landscaping and open areas. Mr. McDonough said he would almost prefer to have the detention area located on the property so there would be more open space. He is not sure he would like this use in a business park. He said the City doesn't have many business parks.

Mr. Batastini said this school/business will create a good number of jobs and with family coming to visit the residents they will need to be close to hotels, food, etc. which is available nearby.

Mr. McDonough feels there needs to be a use variation for a group dwelling not just for a school. Mr. Esposito said when they were discussing dormitories it was mostly thought of as halfway houses and not dormitories for schools.

Mr. Skluzacek said he doesn't have a problem with the variations. He asked if the petitioner had any concerns with the conditions especially 3E regarding the road connection to the south. Mr. Avram said they are requesting that the connection to the south be an emergency access only. Mr. Batastini asked why staff wants a road there. Ms. Maxwell said Council wanted a road connection many years ago from the Sam's Club property. Mr. Batastini asked if it would be wise to have a road connection next to the school. Mr. McDonough said it would help people get to the school. Mr. Batastini said he would prefer an emergency access. Mr. Avram said they would not want the roadway because of the children. Mr. Skluzacek asked where the connection would be made to. Mr. Avram said they would prefer the access be from the shopping center and not Sam's Club. Ms. Maxwell said a cross access agreement would be needed. Mr. Avram said they are working on the agreement.

Mr. Jouron asked about the roof. Mr. Avram explained the roof line.

Mr. McDonough asked about the bus circulation on site. Mr. Avram showed the circulation on the site plan. Mr. Batastini added that he would prefer closing the proposed entrance when the other lots develop because Congress Parkway curves in that area. Mr. McDonough asked how many buses are used. Ms. Smith said some children come in taxis and the buses that are used are the smaller buses.

Mr. Batastini asked about the fencing. Mr. Avram said they have contacted several fence companies and they will get the information to staff shortly. He said it will be a metal fence but not chain link.

Mr. Batastini said this plan does not have a lot of open area and is concerned that in the future others will want the same thing. Mr. Skluzacek said this can be converted to office in the future.

Mr. Greenman is excited about the use but concerned with the lot coverage and approving the variations. He believes others will request the same. He is also not sold on the space for the children to play but they know their students. Mr. Greenman would prefer the petitioner go back to the property owner for a small amount of land so there won't be a variation because he doesn't see a hardship for the variation. Mr. Laden said there is off-site detention. Mr. McDonough said if they would need 7 to 8 acres not 5 if the detention were on-site.

Ms. Maxwell said they can send it to the Council without the variation since the petitioner will need to come back for Final. Mr. Avram said that will allow them time to speak with the property owner.

Mr. Batastini moved to approve a Preliminary Plat of Subdivision of Lot 3 in the Crystal Lake Business Center for a two-lot subdivision; a Preliminary Planned Unit Development to allow two buildings on a

zoning lot; and the 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 for Camelot School located east of Main Street and south of Congress Parkway 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 (Scheflow 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 closes 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.~~ **An emergency access from the property to the south shall be provided as illustrated with the ultimate goal to "T" into the Sam's Club property from Crystal Point Center.**

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.

Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

Mayor Shepley reminded everyone about the upcoming drumming event at the Raue Center on February 20th, sponsored by the Crystal Lake Strikers and highlighting drummers from all District 155 high schools. He noted that proceeds from the event would go to supporting the Raue Center and to the Strikers' Scholarship Fund.

City Council Reports
None.

Consent Agenda
Councilwoman Brady Mueller moved to approve a Consent Agenda 9a and b, with the addition of Items 10, 11, 17 and 20. Councilman Thorsen seconded the motion. On roll call, all voted yes. Motion passed.

9a. 12th Annual Woods Creek Feet Meet - Authorizing the closure of Alexandra Boulevard from an area west of Dogwood Drive to an area east of Driftwood Lane for the start of the 12th annual Woods Creek Feet Meet on Sunday, April 25th.

9b. Crystal Lake Rowing Club - Waived the Boat Sticker requirements for rowing shells and regatta motorboats for the Greater Chicago Area Junior Rowing Championships to be held on May 1st and other scrimmages/race dates as approved by the Park District, and approved the closure of Lake Shore Drive between the Main Beach boat ramp entrance and Dole Avenue from 6:00 a.m. to 9:00 a.m. and from 3:00 p.m. to 6:00 p.m. on May 1st.

10. Autumn Leaves, 415 Alexandra Boulevard – Approved a Unified Development Ordinance Sign Variation request to install an off-premise and additional temporary sign at 415 Alexandra Boulevard.

11. Bartley Square Development, southwest corner of Bard and Huntley Roads – Approved an extension of the Final Planned Unit Development and Final Plat of Subdivision approval to March 3, 2011.

17. Illicit Discharge and Connection Ordinance - Adopted an ordinance amending Chapter 595 of the City Code and adopted the revised Storm Water Management Ordinance including Article XI, Illicit Discharge and Connection.

20. Adopted a Resolution authorizing execution of a Cooperative Fishery Management Agreement with the Illinois Department of Natural Resources for the Three Oaks Recreation Area.

Camelot School, Congress Parkway – Preliminary Plat of Subdivision of Lot 3 in the Crystal Lake Business Center for a two-lot subdivision; Preliminary Planned Unit Development to allow two buildings on a zoning lot; 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; Variation from side yard parking lot setback of 8 feet to allow a reduced parking lot setback of 6.23 feet; and Variation from the maximum permitted 65% impervious surface coverage limit to allow 71% impervious surface.

Christian Laden, attorney, described the proposed project, and stated that their only objection to the Planning and Zoning Commission recommendations concerned the impervious surface coverage, noting that they believed that 71% was proper because of the offsite detention area, which, if calculated, would put the project in the 65% range as specified by ordinance. He stated that the Planning and Zoning Commission had understood that, but were concerned that future buyers of vacant lots would also want to use the detention area in their calculations.

Frank Cuda, engineer, described the site and the detention basin, stating that the preliminary engineering report puts the project more than within 65% for the 15 acres of the site. He stated that it did not make sense from an engineering standpoint to expand the existing detention area, and he had consulted with City staff on that conclusion. Victor Ramirez, Director of Engineering and Building, stated that the detention area was adequate, but the technicality was whether or not a variation would still be required, because from an engineering standpoint, the development could accommodate the detention and not negatively affect the development of the other properties. The City Attorney stated that he did not believe a variation was required if the area was provided nearby, but it would depend on the final numbers provided at Final PUD.

Mr. Laden provided information about the school, stating that it was for autistic children and children with learning disabilities, with operations in 8 states, and would bring taxes and jobs to the area.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

The Council discussed the matter, with all agreeing that the school would be a benefit to the community, and focusing on the detention question. The Council determined to wait until Final approval to see if the matter was still an issue at that point. Councilwoman Ferguson noted that she has worked with Camelot schools on a professional basis for many years and had no objection to the proposal, noting that she was also glad that they had not included an internal road in the development. Councilman Dawson stated that he approved of having the recreation area at the back of the school. Councilman Dawson asked about the recommendation to change the roof pitch from 5/12 to 4/12, and Michelle Rentzsch, Director of Planning and Economic Development, stated that was so less of the roof would be visible. Mayor Shepley stated that the school would support the needs of a very important part of the City's population and the Council welcomed it.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations, eliminating 4B1 to lower the roof pitch, approving the Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Use Variation, and adopting an ordinance granting a land use variation and Preliminary Planned Unit Development for Camelot School on Congress Parkway. Councilwoman Ferguson seconded the motion. Councilwoman Brady Mueller added that although it was not part of her motion, it was understood that the Council had no objection to the impervious surface coverage, and the Council agreed. On roll call, all voted yes. Motion passed.

ORDINANCE NO. 6534
FILE NO. 316

AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT AND VARIATIONS FOR CAMELOT SCHOOL

WHEREAS, pursuant to the terms of the Petition (File #2010-05) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary Planned Unit Development to allow two buildings on a zoning lot; 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; and 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; and B. Maximum permitted 65% impervious surface coverage limit to allow the impervious surface as illustrated on the site plan for Camelot School located south of Congress Parkway and east of Main Street; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Unified Development Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Preliminary Planned Unit Development to allow two buildings on a zoning lot; 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 be granted as requested in said Petition,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That a Special Use Permit be granted to permit a Preliminary Planned Unit Development to allow two buildings on a zoning lot; 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 for the property located south of Congress Parkway and east of Main Street, Crystal Lake, Illinois.

SECTION II: That the Special Use Permit be granted 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 (Scheflow 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 closes to the public accessible entrances for both buildings as possible.
E. An emergency access from the property to the south shall be provided as illustrated with the ultimate goal to "T" into the Sam's Club property from Crystal Point Center.

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 bring the prairie stone block up the corners of the end columns on the dormitory building.
   ii. 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 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.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED at Crystal Lake, Illinois, this 16th day of February, 2010.

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.