

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Site Plan Approval – 2720 S. Highland Avenue (City View at the Highlands)

March 20, 2017

Title

SPA 17-02

Petitioner

City View at the Highlands
2720 S. Highland Avenue
Lombard IL 60148

Property Owner

CH Realty VII City View LLC
Marquette MF Chicago
401 S. Main Street
Naperville IL 60565

Property Location

2720 S. Highland Avenue
(Trustee District #3)

Zoning

B3PD

Existing Land Use

Multi-family apartments

Comprehensive Plan

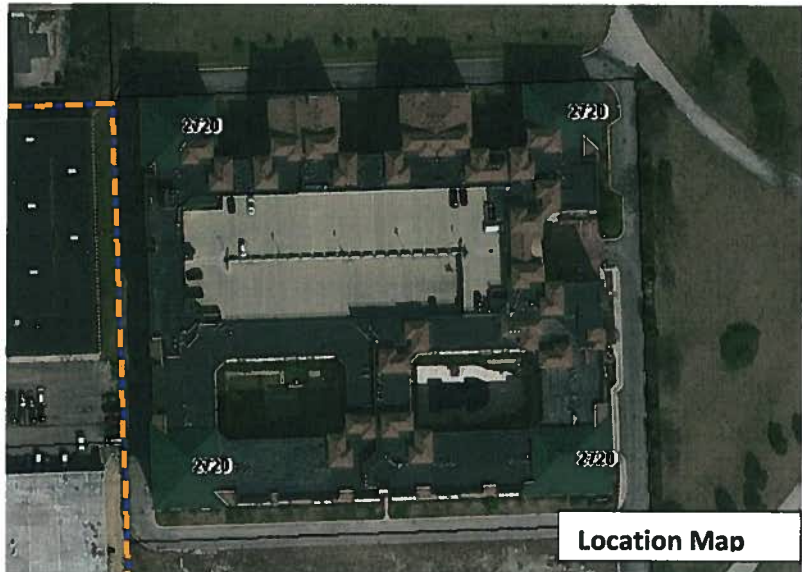
High Density Residential

Approval Sought

Site Plan Approval

Prepared By

Jennifer Ganser, AICP
Assistant Director



PROJECT DESCRIPTION

The petitioner requests that the Village grant site plan approval for proposed paint color changes. As the colors were discussed by the Plan Commission in PC 00-48, staff is bringing the item before the Plan Commission for approval. No building materials are changing and no variances are being requested.

EXISTING CONDITIONS

The subject property is currently improved with a multi-family apartment building.

PROJECT STATS

Lot & Bulk

Parcel Size 5.00 acres

Submittals

1. Petition for Public Hearing;
2. Elevations, prepared by Color Design Concepts, undated;
3. ALTA/NSPS Land Title Survey, prepared by Edward J. Molloy & Associates, dated 08/15/2016;

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

The Fire Department has no comments.

Private Engineering Services (PES):

PES has no comments.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	CRPD	Allerton Ridge Cemetery
South	B3PD	Apex 41 apartments
East	CRPD	Allerton Ridge Cemetery
West	M2 – Downers Grove	Oak Grove Center for Commerce

The subject property is located in the Highlands of Lombard Planned Development. The proposed use is compatible with the surrounding uses and the planned development.

2. Comprehensive Plan Compatibility

The use of an apartment building is consistent with Comprehensive Plan of high density residential. The paint colors will not change or impact the use.

3. Highland of Lombard Planned Development

The Planned Development and PC 00-48 discussed the building materials and colors. However, there are no specific colors of approval or required colors. The building materials are not changing, only the colors are proposed to change.

PC 00-48

Asphalt Shingle Roofing:	forest green and shakewood (brown)
Brick Masonry:	Chicago red
Base Course Block:	limestone
Accent Banding Split Faced Brick:	Hillstone series white
Portland Cement:	Four shades of beige/peach colors
Metal Railings:	mansard stone (grey)
Anodized Aluminum door/window frames:	natural aluminum
Metal Copings:	peach and red (to match brick)

SPA 17-02

Trim, Patio Doors	SW 6154 Nacre
Body, Storage Doors	SW 7067 Cityscape
Accent	SW 7649 Silverplate
Railings	SW 7674 Peppercorn

Statement of Compatibility

The following statement was provided, in accordance with the Planned Development.

“Color Design Concepts was hired by Marquette Management to select new exterior paint colors for City View at the Highlands. In doing so, we have selected colors accent the brick and stone architectural elements on the building. The new paint colors will also update the face of the community, by giving it a more modern-urban curb appeal for years to come. These colors will invite all demographics to the community. The color palates selected in light and mid-tone grays compliment the building and the neighborhood, and is a very subtle palate that is in keeping with the community ambiance.”

SITE HISTORY

Planned Development

The Planned Development was approved in 2000 and allowed for multi-family residential with a conditional use permit.

PC 00-48

Conditional use approval for City View at the Highlands

FINDINGS & RECOMMENDATIONS

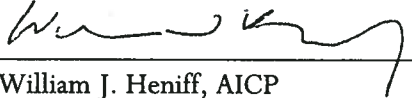
Staff finds SPA 17-02 to be consistent with the objectives of the Highlands of Lombard Planned Development.

As such, the Inter-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of SPA 17-02.

Based on the submitted petition and the testimony presented, the plans do comply with the standards required by the Village of Lombard Zoning and that granting said request is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and **approve** SPA 17-02, subject to the following condition:

1. The petitioner shall be authorized to modify the building exteriors in accordance with the plans elevations prepared by Color Design Concepts, undated, submitted as part of this request.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner