PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

College Preparatory School of America (CPSA) – 331 W. Madison Street

May 16, 2022

SPA22-01

(pertaining to PC 16-15)

Petitioner/Property Owner

College Preparatory School of America (CPSA)
331 West Madison Street
Lombard, IL 60148

Property Location

331 West Madison Street
Lombard, IL 60148

(Trustee District 6)

Zoning

R2PD Single Family Residence District, Planned Development

Existing Land Use

Private Educational Institution

Comprehensive Plan

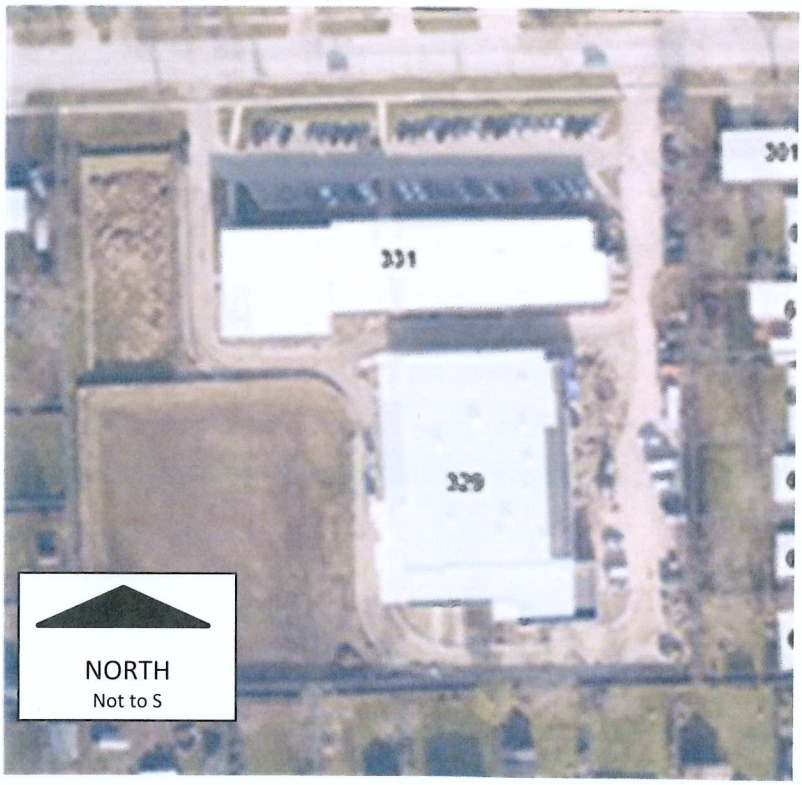
Public and Institutional

Approval Sought

CPSA requests the Village approve a minor change to the approved exterior paint color scheme to their recently completed school.

Prepared By

William J. Heniff, AICP
Director



PROJECT DESCRIPTION

The College Preparatory School of America (CPSA) received zoning entitlements for a new school building in 2016 (PC 16-15) on the subject property (331 W. Madison existing school and 329 W. Madison new school) to accommodate the increased student population. The new school project was under constructed throughout the 2017-2021 period pursuant to the approved plans. With the project being finalized, CPSA is seeking approval of an alternate exterior paint color scheme from the approved light red masonry paint colors that was envisioned as part of the original approval process. In the alternate, they are proposing to incorporate various grey tones colors to be painted onto the existing precast panels that were erected as part of the school project.

EXISTING CONDITIONS

The subject property is currently improved with an older parochial school (former Green Valley School) that provides elementary school classroom space. The new school completed in 2021 provides for classroom space for day care and high school students.

PROJECT STATS

Submittal

1. Proposed alternate color scheme submitted to the Village, May 4, 2022.

In lieu of the light red/peach colored tones originally envisioned as part of the 2016 approval, CPSA is seeking an alternate paint scheme for the new building to incorporate versus grey shades. CPSA does not want to match the old school building, for differentiation purposes, and in case they decide to modify or replace the old school building. They also expressed secondary issues pertaining to maintenance of the color and that their new school is intended to be more "state of the art" and a modern facility.

Submitted for Village consideration are color illustrations depicting the proposed paint scheme that were shared with the CPSA School Board and which they would not to proceed upon. The changes would substitute the proposed red tones with a darker grey banding along the parapet wall and other grey tones within the open expanses of the exterior precast panels. The existing mullions embedded into the precast panels will be accented in a gold color.

The erected precast panels have elaborate detail which differentiates it from a traditional industrial building. The color differentiation will also make the precast inlays more prominent from the building exterior. It will also be easier to maintain in the long term. The stamped masonry component, previously sought by the Village, would remain as-is.

The proposed modifications qualify as minor changes to the planned development under Section 155.504 of the Lombard Zoning Ordinance. Minor changes to an approved planned development can be administratively approved by staff. However, in light of the project history and given the nature of the proposed change, staff believes that the changes are substantial enough to warrant greater review rather than beyond simple approval by the Community Development Director. Although not required by the Zoning Ordinance, staff has elected to bring the change to the Plan Commission for consideration and approval as set forth in Subsection 155.504(B) of the Zoning Ordinance. Moreover, the CPSA planned development approval also granted Site Plan Approval authority to review such elements. Other than the exterior building color change, no other amendments are being requested.

For reference, such exterior color change requests are not uncommon. For example, utilization of grey tones in lieu of beige tones were approved as part of the Sam's Club (never constructed) and LPFC/Westin projects. The Jared Jeweler store at Fountain Square received approval for a darker paint tone, consistent with its corporate branding.

FINDINGS & RECOMMENDATIONS

The proposed minor change does not deviate from the original use that was approved. While the proposal exterior building color differs from what was originally approved, the proposed change is intended to meet the intent of the building design in an architecturally compatible manner. As such, does not object to the proposed change, provided that all other conditions of the original approval and in the site plan approval are met.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motions recommending approval of this petition:

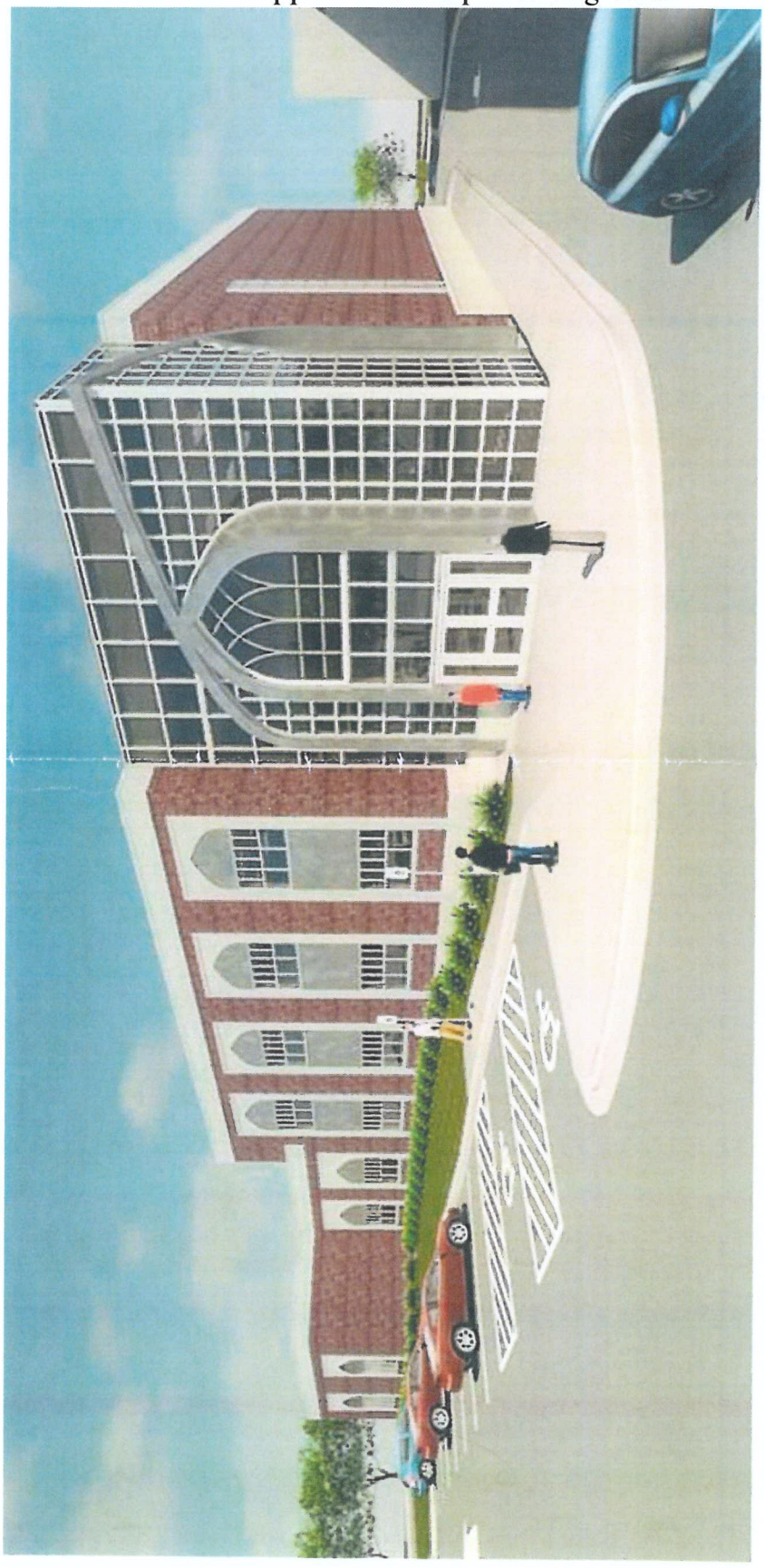
> Based on the submitted petition and the testimony presented, the proposed minor change to the Planned Development complies with the provisions within the Lombard Zoning Ordinance and is consistent with the intent of the previously approved planned development. Therefore, I move that the Plan Commission concur with the Community Development Director recommendation and approve the minor change to the Planned Development associated with SPA 22-01; subject to the following condition:
>
> 1. That the exterior colors for the new CPSA School building shall be in accordance with the planned alternate color palate submitted by CPSA and made a part of this request.

Inter-Departmental Review Committee Report approved by:

William J. Heniff, AICP
Director of Community Development

c. Petitioner

2016 Approved Concept Building Color



East Elevation

Existing Photos of Subject Property







Proposed Color Scheme





✔ FEATURED IN SCENE

SW 7622
Homburg Gray
Locator Number: 238-C7

✔ FEATURED IN SCENE

SW 7660
Earl Grey
Locator Number: 238-C6



✔ FEATURED IN SCENE

SW 7622
Homburg Gray
Locator Number: 238-C7

✔ FEATURED IN SCENE

SW 7660
Earl Grey
Locator Number: 238-C6

✔ FEATURED IN SCENE

SW 6904
Gusto Gold
Locator Number: 131-C1