

BURJ PLAZA
505-515 W. Roosevelt Road, 1210 Finley Road, Lombard, DuPage County, Illinois
Permanent Index Nos. 06-19-100-015, 06-19-100-025, and 06-19-100-029

LEGAL DESCRIPTIONS

**Commonly known as: 505 W. Roosevelt Road, Lombard, DuPage County, Illinois
Permanent Index No. 06-19-100-029**

LOT I OF RINCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FINLEY-ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1977, AS DOCUMENT R77-08166, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THAT PART OF LOT 1 OF RINCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FINLEY-ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED FEBRUARY 3, 1977 AS DOCUMENT R77-08166, IN DUPAGE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 1 AS MONUMENTED AND OCCUPIED; THENCE ON AN ASSUMED BEARING OF NORTH 02 DEGREES 18 MINUTES, 10 SECONDS WEST 232.00 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER; THENCE CONTINUING ALONG THE SAME BEARING OF NORTH 02 DEGREES 18 MINUTES 10 SECONDS WEST 15.00 ALONG SAID EAST LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 87 DEGREES 42 MINUTES 46 SECONDS WEST 15.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER, THENCE SOUTH 47 DEGREES 17 MINUTES 42 SECONDS EAST 21.21 FEET TO THE POINT OF BEGINNING.

Commonly known as: 1210 Finley Road, Lombard, DuPage County, Illinois
Permanent Index No. 06-19-100-025

LOT 2 IN RINCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF
FINLEY-ROOSEVELT ASSESSMENT PLAT OF PART OF THE NORTHEAST
QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1977, AS DOCUMENT R77-
08166, IN DUPAGE COUNTY, ILLINOIS.

FOR RELATED PROPERTY NOT FORMALLY WITHIN ZONING PETITION

Commonly known as: 513 and 515 W. Roosevelt Road, Lombard, DuPage County, Illinois
Permanent Index No. 06-19-100-015

LOT 1 IN FINLEY"ROOSEVELT ASSESSMENT PLAT, BEING A SUBDNISION OF
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
MARCH 14, 1972, AS DOCUMENT NO. R72"12515, IN DUPAGE COUNTY,
ILLINOIS.

BURJ PLAZA—505 W. ROOSEVELT ROAD (MULTI-TENANT)
505 W. Roosevelt Road, Lombard, DuPage County, Illinois
Permanent Index No. 06-19-100-029

REQUEST FOR CONDITIONAL USE AND EXISTING CONDITION VARIATIONS
Drive Through Accessory to Restaurant

PROJECT NARRATIVE

BURJ PLAZA LLC (“Petitioner”), on its own behalf as the owner of the acreage that includes 505-515 West Roosevelt Road and 1210 Finley Road (referred to herein as the “shopping center”) and for the purposes relating to operations of an entity related to B2B LOMBARD LLC (a prospective tenant) in the existing building at 505 W. Roosevelt Road (P.I.N. 06-19-100-029) (referred to as the “Property” or the “Subject Property”) respectfully seeks approval of:

1. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to allow a drive through accessory to a restaurant (see Section 155.417(G)(2)(b)(iv));
- 2.
3. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to recognize existing off-site parking throughout the shopping center (R1972-041405) and allow the use of parking spaces situated at 505 West Roosevelt Road to support use at 1210 Finley Road and 515 W. Roosevelt Road in conformance with Section 155.602(A)(3)(b) while also allowing shopping center cross-parking as covenanted in 1972 (see Section 155.417(G)(2)(c)(ii)); and
4. Variations pursuant to Section 155.103(C) of the Zoning Ordinance to allow the several existing conditions to remain with many improved.

ABOUT BURJ PLAZA

Several months ago, Mohammad Yaqoob was before the Village on several requests relating to his effort to open a thriving Chicago restaurant named Usmania in a restaurant and banquet concept near the west end of the Village’s two-mile long B4A Roosevelt Road Corridor District. At the time, he was working to fit a valuable use onto a site, but interest rates and financing structure changed dramatically between application and approval. When Mohammad shifted to the new plan there were several community members and business owners as well as many Village officials who were disappointed in the loss of the project.

After more than six years of trying to locate his concept in Lombard, in December 2025, Mohammad acquired the former Dania furniture store and warehouse site as well as the two lots at the southwest corner of the intersection of Roosevelt Road and Finley Road. The site was long overdue for new energy in a concept that offered Lombard more. Petitioner is the owner of the Subject Property, 505 W. Roosevelt Road, and the managing entity of the much larger 515 W. Roosevelt Road which is titled in two related entities solely owned by Mr. Yaqoob due to the structure utilized for the acquisition.

Petitioner is repurposing the shopping center by improving the buildings, parking and drive areas, reducing blight and underutilization, and enhancing the use of the shopping center to provide for a significant experiential environment that allows for a sense of place rather than the impacts of site planning in the 1960's and 1970's with massive parking fields and a design that is excessively automobile oriented. Already underway, but pending a number of Village actions, the initial phase of the project involves remodeling and redesigning the north storefront areas and the northern portion of the east storefront areas to allow for various tenancies to allow some stabilization of the shopping center. The initial phase will include demolition of a freestanding automotive service use near the new daycare in the southeast portion of the shopping center. The next phase entails repurposing the use of the vacant bank and related teller drive through facility to a multi-tenant building with a restaurant and drive through as well as conversion of another automobile service use at the Subject Property to a smoking establishment in a single-tenant building. Petitioner will also be working on subsequent phases that include bring Usmania restaurant to the shopping center and the addition of a large banquet facility. Finally, immediately west of the two corner lots that are seeking conditional uses in February and March 2025, Petitioner intends to pursue two additional buildings in an outlot format.

Petitioner provides this background so that the Plan Commission and the Village Board are aware of both the immediate circumstances and future plans for development which have been several months in the works. The factors relating to conditional uses and variations apply to the instant application notwithstanding the goals noted above, and they play an important role even though there should soon be an application for planned development that follows along and encompasses the entire shopping center in a unified planning effort. This narrative relates only to the proposal to convert the existing former bank drive through to a drive through that will serve a restaurant on the Subject Property.

ABOUT B2B LOMBARD AND THE DRIVE THROUGH

Petitioner and B2B propose a multi-lane drive through with two lanes dedicated to orders placed initially at the menu board and a third lane available to remote orders. The conditional use under Section 155.417(G)(2)(b)(iv) involved the standard planning for a drive through and exceeds the stacking requirement by providing nine (9) spaces.

The prospective drive through tenant is Bumper 2 Burger (bumper2burger.com). The tenant has experience operating a drive-through at its current location in Lombard (715 South Main Street). The proposed drive through and existing site have substantial differences, but operations from the existing site have allowed Bumper 2 Burger (referred to as the "tenant" for the remainder of this discussion) to plan the Burj Plaza location as one that will operate more efficiently and without risk of congestion in interior drives or on the public streets. At present, there is only one drive through at the Main Street location and this can cause peak service time conflicts if the lane includes remote-order customers and menu board orders.

The tenant has four principal means of service: (1) dine in; (2) drive-through following an initial order placed at the menu board; (3) remote order; and (4) delivery service orders. Remote orders can arise via Internet order, telephone or the use of an application designed for this purpose. Delivery service orders have become commonplace, and the dine-in and menu board orders similarly need little explanation. The drive through design accounts for all styles of ordering and pickup for those who will not dine in. There will still be designated spaces for delivery service drivers, 60-70% of which tend to enter the restaurant so they can confirm orders before delivery.

The proposed drive through operation will have three lanes: Lane 1 at the window lane, Lane 2 as the middle lane, and Lane 3 as the outside lane. Lane 1 and Lane 2 will always be available for menu board orders and B2B will staff peak hours to always allow for service in Lane 1 and Lane 2 with staff trained to recognize when to direct orders from the menu board to Lane 2. Lane 1 and Lane 2 would not be used for orders placed elsewhere. Lane 3 will be used for smaller remote orders. Larger orders and delivery service orders will park and retrieve orders from inside the restaurant. Lane 3 is likely to be primarily for bypass. For a period, the tenant will also have the option to use parking spaces directly west of the drive through for orders, but with new buildings coming, there are ample spaces available on the Subject Property to relocate these between 2026 and 2029. These parking spaces are not expected to be a permanent part of the drive through operation even though delivery service vehicles will have dedicate spaces on a more permanent basis.

The proposed drive through is designed to allow orders at the menu board using traditional counterclockwise stacking, with the ordering location situated at the driver's side of the fifth stacked car and three additional stacking spaces behind the fifth car. The window will open from left (south) of the center of the drive through window area, with food preparation to the right (north). The only direct connection from the inside of the business to the drive through customer is in the window lane.

The Lane 1 will be the primary location for delivery of food to the drive-through customer placing an order at the menu board. There will be a door situated on the west elevation of the building that connects to the kitchen and drive through area, and staff will have the option of using this door to deliver food to customers placing orders at the menu board, but pulling forward from the menu board area into Lane 2. Additionally, staff will use this door to deliver remote orders to the vehicle of the ordering in Lane 3. Remote orders will not be directed to Lane 1 or Lane 2. The drive through also features a direct entrance from the north into the middle and third lane, but Lane 3 will be clearly marked for remote orders.

All businesses pay attention to their peak demand periods. B2B is no different. The use of the middle Lane 2 is going to be frequent during the midday peak and the evening peak periods. B2B has considered the drive through design and intends that the middle lane be part of its daily use for orders initially placed at the menu board. Between 11 AM and 1:30 PM and 5:30 PM and 6:30 PM, the middle Lane 2 will be staffed as an active second lane for menu board orders. The

primary lane for app, phone or Internet orders will always be Lane 3. Those with large orders and delivery services will be told to visit the interior to retrieve their order or have the order brought to their vehicle in a parking space.

The drive through will enter from an interior drive aisle that is well-removed from the public rights of way. The ability to use Lane 1 and Lane 2 should avoid stacking onto Finley Road or into the driveway area at the North Finley Road entrance. The exit will lead into the main parking field for the shopping center where traffic will disperse to one of the other driveways onto either Roosevelt Road or Finley Road. Directional signage will assist drivers looking for the entrance to the drive through (which will be readily visible from each abutting right of way). Sufficient radii exist for turn movements into the drive through ordering area. Directional signage at the exit will indicate that Finley Road traffic should turn south (left). During peak times, this movement is likely to be the more common movement for vehicles that wish to use southbound Finley Road or westbound Roosevelt Road. Direct left turns onto westbound Roosevelt Road are possible at all hours, but more difficult in the afternoon peak hours. The availability of protected turns at the intersection of Roosevelt Road and Finley Road allows some confidence that the stoplight may be a preferred option during peak or other busy times if one desires northbound Finley Road or westbound Roosevelt Road travel.

The menu board is likely to feature fixed and digital components, with an audio system for communication that will be managed as they are customarily.

Time from order to delivery can range from two minutes to slightly under five minutes, depending on the time of day and nature of the order. Customers with special or particularly large orders will be directed to parking spaces, away from the main window Lane 1 and the middle Lane 2. Typically, large orders are placed remotely and planned for pickup and the original placement of a large order in the drive through is quite uncommon.

Appropriate striping for lanes, crosswalk areas and stacking is planned. However, the Village should note that the door for delivery of food by foot to the vehicle is planned for south of the drive through window. The staff person using this door will be able to observe all vehicles in the three lanes on his or her approach. The return route will be in a striped area well within view of the drivers in the lanes.

Pedestrian routes near and across drive throughs are common. In this instance, the accessible route from two accessible spaces is marked in a location prior to the first necessary drive through turn movement for a vehicle entering from Finley Road or the interior south portion of the shopping center. Additionally, a striped pedestrian walk will connect the north parking to the main entrance.

Although the tenant does not intend to place an employee outdoors for receiving orders, any drive through operator must have a contingency plan for this in the event that there is an

equipment malfunction. The tenant could place an employee in the lane for receiving two orders at once, but this has not been necessary previously.

The main tenant entrance will be on the north elevation (continuing the entrance trends that have existed at the site), but it will have frontage on both the east and north elevations. Consideration was given to having an entrance on both the north and east elevations, but there is an existing full growth tree the owner intends to preserve and the north entrance aligns with a larger number of practical parking spaces even though the sidewalk around the west elevation is continuous.

Lastly, one north wall sign element intends to identify the drive through location.

THE SHOPPING CENTER AND SUBJECT PROPERTY

Burj Plaza is situated at a western gateway into the Village of Lombard on the south side of Roosevelt Road/Illinois route 38 approximately 1/2 mile east of Interstate 355 (opened in 1989). At the southwest corner of the intersection of Roosevelt Road and Finley Road, the shopping center area has carried substantial, but unrecognized, potential since the 1970's. Lucky Stores (a grocer that once operated in the area) planned for large box retail operations along with automotive service uses and overly expansive parking fields that still dominate the site like many that were developed in the 1970's. The planning theory behind the center is outdated today, leaving a tract exceeding 11 acres with an over-abundance of parking, underutilized parking fields and other areas (even when businesses were open), and an appearance of obsolescence that has extended a few decades.

Currently operating primarily in the western United States, Dania furniture wound down, then ceased, operations at its Lombard location. The largest building in the center tract was the Dania furniture store and warehouse and the smallest was an auto repair facility east of the store and warehouse and north of a newly developed childcare center. The Dania store and warehouse are not capable of re-use for retail or service or for food and beverage purposes without substantial investment and retrofitting. The two smaller corner lots at the southwest corner of the intersection of Roosevelt Road in Finley Road (also developed in the 1970's) have also been vacant for quite some time. Outdated and incompatible structures on these lots are not capable of re-use in their existing forms.

Topographic elevations across the shopping center vary greatly from one portion of the center to another and from the centerline of Roosevelt Road to the primary storefront along the north elevation of the existing large retail building. The north end of the property is nearly 20 feet higher than Roosevelt Road and between six and 10 feet higher than Finley Road. Planning even within the two corner lots requires attention to changes in grade from both rights of way and between each of these smaller lots.

Roosevelt Road/Illinois Route 38 is a major arterial highway under the jurisdiction of the Illinois Department of Transportation. Finley Road is a minor arterial and carries vehicles between portions of Glen Ellyn and Lombard south to Downers Grove and Woodridge (named Belmont Road south of Ogden Avenue). It is a regional alternative to Interstate 355 and Illinois Route 53, and has reasonable connectivity with I-355, I-88, U.S. Routes 34 (Ogden) and 64 (North), Illinois Routes 38, 53, and 56, as well as County Highways 2 (Finley/Belmont), 3 (Warrenville), and 34 (Oak Brook Road).

The Illinois Department of Transportation reports average daily traffic along Roosevelt Road east of I-355 extending across much of Lombard in excess of 34,000 vehicles per day with a slight increase east of Main Street when compared to areas west of Main Street. Finley Road south of Roosevelt Road has an average daily traffic volume of 18,700 vehicles per day while Finley Road north of Roosevelt Road sees 6,800 vehicles per day.

The Illinois Department of Transportation rates the entire stretch of Roosevelt Road in the Village of Lombard. Finley Road north and south of Roosevelt Road is rated as being of minimal safety concern. Eastbound Roosevelt Road, at points between Lombard Toyota and Finley Road, is rated as being a minimal safety concern. The entire stretch of westbound Roosevelt Road west of the stoplight for the Mariano's center is rated as being of low traffic safety concern. Areas west and east, where there are more driveways or street intersections without traffic control devices are rated medium or high safety concerns (not uncommon).

The shopping center has always had a single full-access driveway connection on Roosevelt Road/Illinois Route 38 and a single full-access driveway connection on Finley Road, with various easements for access. Nothing related to the use of these driveways will change as a function of the initial construction and renovation within the primary building in the shopping center or as a result of the conditional uses for the corner lots. The shopping center offers three driveways with connections to Finley Road. The two north driveways were planned at different times for limited access due to the median within Finley Road which not only has an increased volume of traffic since the early 1970s but also has seen multiple lane expansions (from three lanes to five lanes) over the past few decades. Right of way planning and modifications did not consider sidewalks along the center property until the 2000's when the Roosevelt Road sidewalk was constructed. There has never been a sidewalk along Finley Road and the Village did not require a sidewalk extension as part of the day care improvement.

Traffic along Finley Road and Belmont Road has spurred a higher level of development for residential, commercial and industrial purposes in the last few decades. However, the Subject Property has fallen behind the curve in comparison to other areas.

NEARBY DEVELOPMENT, CURRENT ZONING AND TREND OF DEVELOPMENT

Retail development did not extend to the intersection of Roosevelt Road and Finley Road until the early 1970s. but the Glen Ellyn hotel arrived in 1962. The larger building in the

shopping center was constructed in 1971 and 1972. Construction of the building at 1210 Finley Road concluded in 1977. Constructed in 1974-1975, the corner building hosted a restaurant before being converted to a drive through banking facility in the 1980s. Both corner lots have been vacant for several years, with minimal activity over the past 12 years. The redevelopment of this shopping center follows the 2016-2017 redevelopment of the Mariano's site which injected new life to the area but left the outdated center bookended by newer developments (Lombard Toyota, 1990's and expanded in the early 2000s).

The entire shopping center is classified as part of the Village's B4A Roosevelt Road Corridor District that extends across the Village along Roosevelt Road. The Glen Ellyn municipal boundary lies along the north side of Roosevelt Road west of Finley Road, and all of the Glen Ellyn frontage is classified C3 Service Commercial. East of Finley Road, the B4A district has substantially less depth on the north side of Roosevelt Road, but it continues to provide substantial opportunities for business. Directly east of the shopping center on the opposite side of Finley Road is the large B4A planned development that includes Mariano's grocery and other amenities. Southeast, south and southwest of the shopping center are several multiple family residential dwellings situated in the Village's R5 General Residential District, and all of this residential development currently benefits from Village planned development authorization. Directly west of the shopping center along Roosevelt Road is another B4A planned development that hosts Lombard Toyota.

Uses in the area include a mix of corridor commercial development, surrounded by multiple family residential use that eventually transitions to single-family residential use under either Lombard, Glen Ellyn, or DuPage County jurisdiction. The Glen Ellyn side of Roosevelt Road features a blend of retail, office and hotel use, with the Crowne Plaza hotel (originally constructed in 1962 and remodeled and retrofitted a few times since) drawing visitors into the neighborhood regularly. The Crowne Plaza is one of two or three hotels in the area that are popular for families and parents of students that attend courses and functions at College of DuPage and at the DarusSalam campus situated at North Avenue and Swift Road. Automotive service, restaurant and retail uses line the Lombard frontage along Roosevelt Road, with Mariano's and Lombard Toyota anchoring the retail tax generation intended within this part of the Roosevelt Road corridor. South and west of the shopping center is the 36-acre International Village apartment complex, offering residential opportunities in eleven multi-family residential buildings. Southeast of the development lies in another smaller multiple family development featuring four four-story buildings in a condominium format. None of the common recreational areas for these multi-family developments have direct views to the shopping center, but outdoor parking and garages line the west and south property lines of the shopping center.

The intersection of driveways at the southwest corner of the shopping center is a direct concern for owners and occupants on more than 41 commercial and residential acres and an indirect concern for a much larger area of Downers Grove, Lombard, Oak Brook and Oakbrook Terrace that relies on Finley Road for access from the south and east to Roosevelt Road. Parallel full access drives on the east side of Finley Road continue to oppose the full access driveway for

the shopping center on the west side of Finley Road. Despite the increase in demand and capacity of Finley Road over the last few decades, traffic controls for these driveways have been limited to stop signs and conflicted turn movements which, though historical, present difficulties for drivers as uses in the area modernize. The condominium owners and Mariano's customers have alternative driveways, but the Finley Road driveways are still popular. Planning for this area cannot be accomplished as part of the conditional use planning, but it is a subject of discussion between staff and Petitioner. Three other driveways remain readily available to patrons on the two corner lots in the center.

STANDARDS FOR CONDITIONAL USE

The Village allows several uses as conditional uses if they meet the standards under Section 155.103(F) of the Zoning Ordinance. Essentially, a conditional use is one that the Village deems legislatively appropriate in a zoning district, but characteristics of the use require review in order to avoid potential adverse impacts from the use at a particular location when compared to other locations within the zoning district, neighborhood or block. The review typically entails a determination that no unique characteristic of the use at the location will cause an undue impact on neighboring land and land uses. (For example, the Village's traffic consultant and planning staff will be interested in knowing that Lane 1 and Lane 2 are dedicated to menu board orders in order to keep vehicles moving through the drive through and avoid excessive stacking into the drive aisle at the entry to the drive through.)

In this instance, Petitioner (as it did for LY-LA) seeks approval the drive through plus an additional conditional use for off-site parking authorization that has been part of the shopping center since 1972. Section 155.417(G)(2)(b)(iv) requires conditional use authorization.

Petitioner respectfully submits that, following public hearing, it will be clear that the conditional uses meet the standards in Section 155.103(F)(8). The proposed findings of fact are recited in bold and italics below with the supporting explanation in plain text thereafter.

The establishment, maintenance, or operation of the conditional uses will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. As set forth in the table of compliance, the planning for the Property complies with the terms of the ordinance to the extent new installations are involved. The above drive through operation description and site planning reflects that the drive through should not be a detriment. The drive-through is convenient and necessary. The drive through is properly planned with two lanes to facilitate as many as ten cars (Ppetitioner uses nine due to the sharp, but available, turn into Lane 2 by a third stacked vehicle.) There should not be stacking near the drive way connection to the head of the drive through or near and onto Finley Road. Cars will be able to exit the drive through to the west.

The conditional uses will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and

impair property values within the neighborhood in which it is to be located. The most proximate driveways are restricted access (right-in, and right-out on Finley Road). Peak demand in the evening should be towards the end of the peak traffic hour on Roosevelt Road. The full access driveways entries are planned as they were in 1972 which involved consideration of more than 700 spaces for a large grocery store, diner, two auto repair uses and a dry cleaner. The use will lead to an attractive, modernized building that is well-lit and signed tastefully. The main entrance to B2b is distinct from the retail unit. Those entering B2B will be familiar with the drive through and the route of access across the well-marked pedestrian lane. However, B2B also has two dozen parking spaces available to the south of its store. The use will offer an amenity to Lombard residents and present a use available to hotel guests at the Crowne Plaza, providing a reason to visit and spend time (and money) in Lombard upon only a short walk.

The establishment of the conditional uses will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The shared cross-parking has existed 53 years. Although not directly relevant to the conditional uses, Petitioner has presented a phased approach to redevelopment of the 11-acre tract. Nothing relating to the B2B drive through imposes an excessive or untimely demand on drive aisle circulation or the use of driveways connecting to public streets. B2B will rely on the same interior access planning that has existed for decades, but it is not required by code to have so much parking. Since early January, the drive through has been the subject of discussions between Petitioner and B2B, and the planning appropriately avoids excessive stacking.

Adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided. This site has always had adequate public services and utilities. Preliminary engineering supports the conclusion that stormwater planning across the Property and its neighbor to the north can be managed.

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Petitioner addressed peak demand periods for the use and peak roadway use above. Waste hauling is planned with a consolidated enclosure to avoid excess structures and maintenance concerns as well as duplication of loading operations for the two corner lots. Multiple restricted access and full access driveways are available to serve drive through customers. The cross-parking demand was planned at the same time as the current driveway arrangement (minus the northern Finley Road driveway that arose in the 1980s).

The proposed conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Lombard. The 11 acres that include the Property did not appear in the areas of concern addressed in the 2014 Comprehensive Plan. However, a review of the attributes of the areas noted indicates that today's circumstances at the shopping center would have led to it being listed as a priority. Indeed, since 2014, the Village has not only provided planning permissions and incentives for new development in this vicinity, but it has also assisted with the vast expense of redevelopment and land improvement in the B4A corridor where

necessary to drive redevelopment that builds the economic base and adds to the fabric of the Village or resolves a significant need. The proposed use meets the recommended actions noted in Page 27 of the comprehensive plan. The remodeling of the interior and exterior of the existing building is in continuing scale to the surroundings and will strongly compliment uses in, adjacent, and nearby the shopping center. As called for on Pages 41-45, the proposed use respects the classification and planning of the Village's streets and it will contribute to a vast improvement of the appearance of the west side of Finley Road on a key route viewed by more than 100,000 drivers weekly even before redevelopment of the shopping center. Notably, this effort is the result of direct interaction and efforts by elected and appointed officials to pursue the objectives on Pages 55-56 of the comprehensive plan. Through these efforts, the Village maintained the interest of business owners from across the Chicago metro area who are assembling their efforts at the shopping center. In fact, B2B found an answer to its Lombard planning needs at the Subject Property. The approval of the drive through and continued shared parking will retain a valuable business in the Village. Shared parking to avoid overparked areas is consistent with the plan.

The conditional uses shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission. Please note the zoning compliance table. Maintenance of existing conditions on the Property and requiring compliance with the intent of the zoning ordinance with respect to new improvements makes planning sense. Although some might prefer to see an adaptation that adds substantial landscaping east of the building, it is important to note that visibility to buildings is important for traffic purposes, particularly when the Subject Property relies on one or two restricted access driveways. The building is attractive and plans for articulation above that demanded by the Village on other projects. The limited number of variations noted below serve only to preserve important existing conditions.

STANDARDS FOR VARIATION

Petitioner requests variations to allow existing conditions to continue since 1972 improvements cannot feasibly be altered to comply with the Zoning Ordinance in every respect even though many new trees are planned. The addition of the drive through actually led to more landscaping than before. Section 155.103(C)(7) provides standards for variation. The standards appear in bold below, with the normal text response following each standard.

Section 155.103(C) Standards

Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner will result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be applied. In this instance, the location of the right of way lot lines are existing conditions that cannot be resolved. Roosevelt Road expanded. Finley Road grew busier and added two lanes over time. Not unlike

dozens of areas in DuPage County, 1970's planning placed a lot of parking at or very near lot lines—leaving little room for landscaping or setbacks.

The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification. The particular issue causing the variations is not common to many other parcels even though it is a feature of many centers developed in the 1970s. Power poles and lines limit landscaping on the perimeter, and there is no sufficient planting area along either abutting street. The conjunction of Roosevelt Road and Finley Road and their increased usage and width or lanes cause the additional pressure. Some of the conditions extend within the shopping center, but an entity related to the Petitioner in this instance was able to comply further east in the B4A corridor when *new construction* was proposed. It simply is not able to meet setbacks or landscaping requirements where existing buildings are being repurposed.

The purpose of the variation is not based primarily upon a desire to increase financial gain. The primary basis for the variation arises from the changes in regulation since 1972, changes in land planning since 1972 and existing conditions. Applicant does not seek the landscape variations solely for the purpose of increasing its financial gain.

The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property. The platting and development between 1972 and 1978, with a taking of land by IDOT, led to the condition. Petition did not own the Subject Property until 2024. Nothing in the design causes the need for the variations related to existing conditions.

The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. The absence of the regulatory parking lot screening occurs along two frontages that carry several hundred thousand vehicles per week and that is entirely commercial in character and, in fact, was planned with no parking setbacks similar to those that exist today. The substantial other landscaping will avoid the effects of not being able to screen along the perimeter.

The granting of the variation will not alter the essential character of the neighborhood. For the last 54 years, the area was planned for a substantial commercial development amid other commercial developments. These developments were vehicle-centric, and they still are. The only difference is that so much parking is not required today. The landscape screen does not exist for several hundred feet and the frontage even west of the Shopping Center is not in compliance with today's code standards. (Lombard Toyota is a planned development with less frontage landscaping and screening.)

The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or

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PROJECT NARRATIVE

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endanger the public safety, or substantially diminish or impair property values within the neighborhood. The variations have no impact related to any of the subjects in this standard.

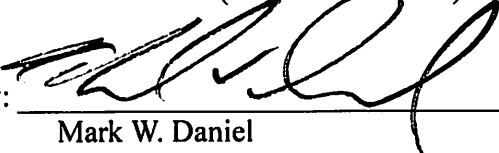
CONCLUSION

Burj Plaza LLC and B2B Lombard LLC respectfully ask that you recommend and approve the conditional uses and the variations under Section 155.103(C) and Section 155.103(F). Thank you for your attention to this important project.

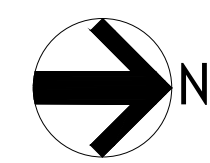
Dated: January 30, 2025

Respectfully submitted,

BURJ PLAZA LLC (for itself and B2B)

By: 

Mark W. Daniel
DANIEL LAW OFFICE, P.C.
17W733 Butterfield Road, Suite F
Oakbrook Terrace, Illinois 60181
(630) 833-3311
Fax: (630) 833-3511
mark@thedaniellawoffice.com



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PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

GARBAGE TRASH ENCLOSURE:
EXISTING GARBAGE DUMPSTER IS
LOCATED AT THE BACK (SOUTH-WEST)
SIDE OF THIS BUILDING

ELECTRIC PANEL(S)
PROPOSED DOOR FOR DELIVERY ONLY

EXISTING SIDEWALK, REFER TO THE
CIVIL DRAWINGS FOR THE PATIO
NON-GENDER SPECIFIC SINGLE
OCCUPANCY RESTROOMS (2 ADA+
1 REGULAR)

MOP SINK, WATER HEATER AND
HEAVY DUTY BROOK RACK

1 HR TENANT SEPARATION WALL

REPAIR ALL EXISTING SIDEWALKS, REFER
TO CIVIL DRAWINGS FOR EXTENT

PROPOSED FIXED ALUMINUM
STOREFRONT WINDOWS

PROPOSED ENTRY FOR
RETAIL STORE

DRIVE
THRU

DOCUMENT RECORD

ISSUED	DESCRIPTION
01-21-2025	ISSUED FOR CONDITIONAL USE APPROVAL- STAFF REVIEW
01-24-2025	ISSUED FOR CONDITIONAL USE APPROVAL- STAFF REVIEW- REV. 1

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www.purohitarchitects.com

Proposed adaptive reuse for:
Burj Plaza- Phase 2
Drive thru QSR+ Candy Retail Store (Multi-Tenants)
505 Roosevelt Rd. Lombard, IL

Issue Date: JANUARY 24, 2025
Drawn By: PAI

Sheet:
PROPOSED
FLOOR PLAN

A2

PAI PROJECT NUMBER
24141.00

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[illegible]

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1



2

Proposed adaptive reuse for:
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 Drive thru QSR+ Candy Retail Store (Multi-Tenants)
 505 Roosevelt Rd. Lombard, IL

Issue Date:	JANUARY 24, 2025
Drawn By:	PAI
Sheet:	
BUILDING ELEVATIONS <h1 style="margin: 0;">A3</h1>	
PAI PROJECT NUMBER <h2 style="margin: 0;">24141.00</h2>	

DOCUMENT RECORD

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01-24-2025	ISSUED FOR CONDITIONAL USE APPROVAL - STAFF REVIEW-REV.1

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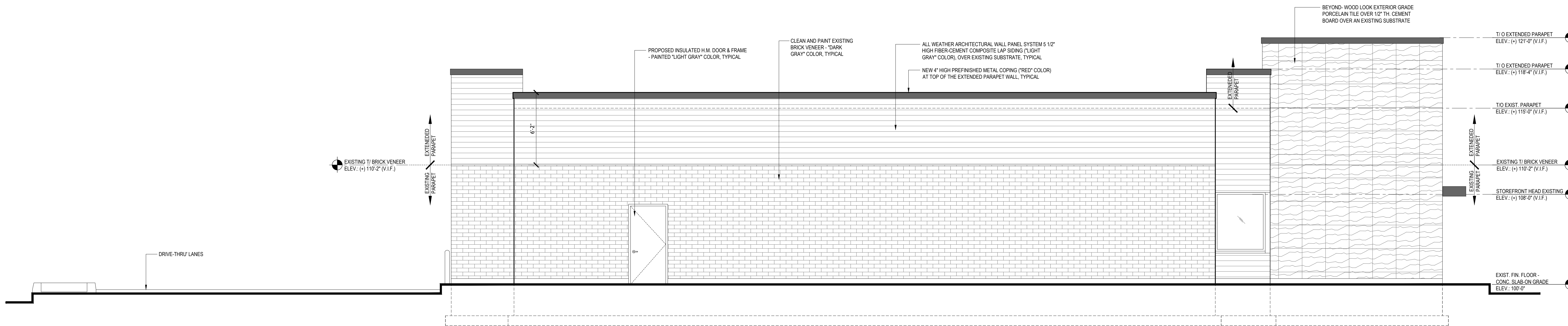
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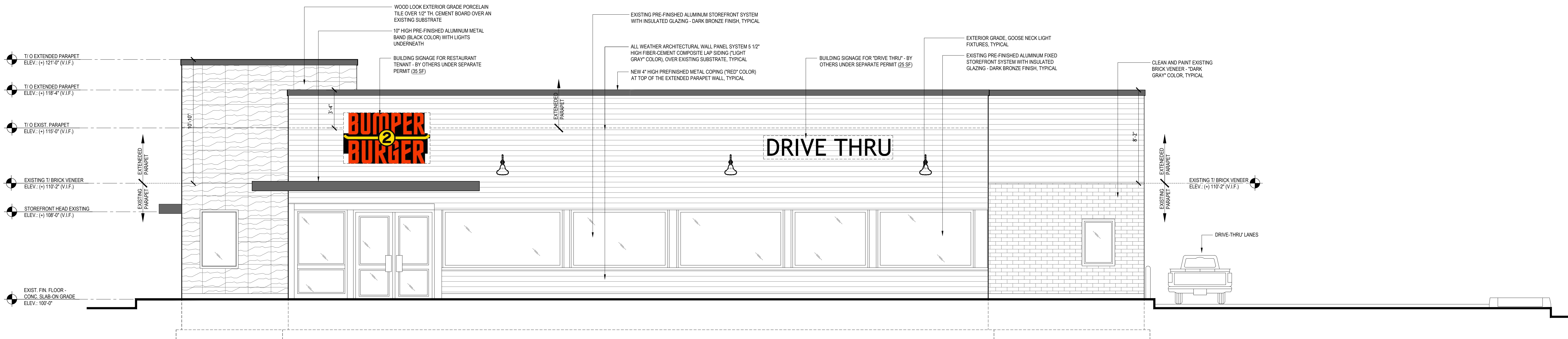
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Burj Plaza- Phase 2
Drive thru QSR+ Candy Retail Store (Multi-Tenants)
505 Roosevelt Rd. Lombard, IL

Issue Date: JANUARY 24, 2025
Drawn By: PAI
Sheet:
BUILDING ELEVATIONS
A4
PAI PROJECT NUMBER
24141.00



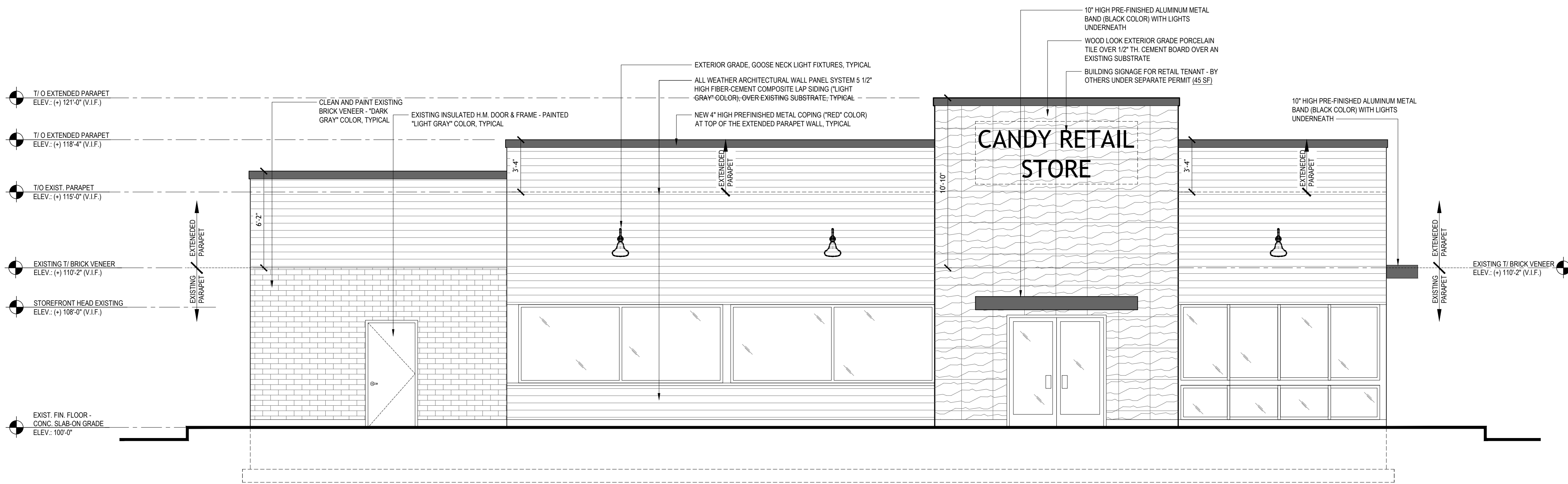
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

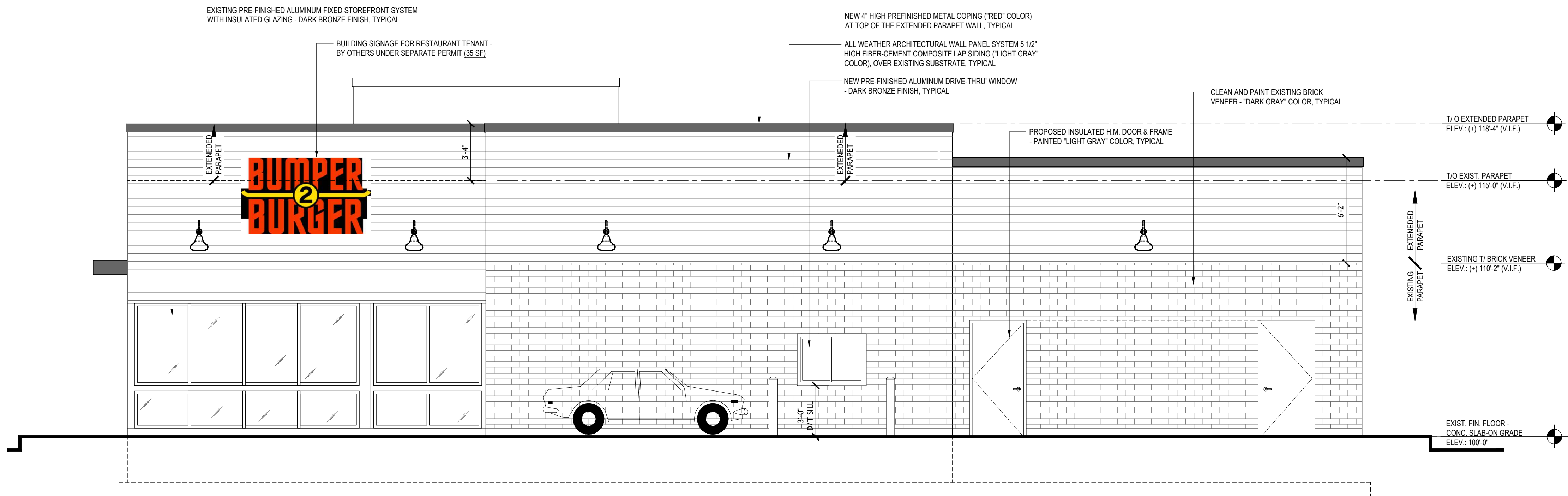
2



EAST ELEVATION (FINLEY RD.)

SCALE: 1/4" = 1'-0"

1



WEST ELEVATION (PATIO)

SCALE: 1/4" = 1'-0"

2

DOCUMENT RECORD

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01-25-2025	ISSUED FOR CONDITIONAL USE APPROVAL- STAFF REVIEW-REV.1

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505 Roosevelt Rd. Lombard, IL

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Drawn By: PAI
Sheet:
BUILDING
ELEVATIONS
A3
PAI PROJECT NUMBER
24141.00

DOCUMENT RECORD

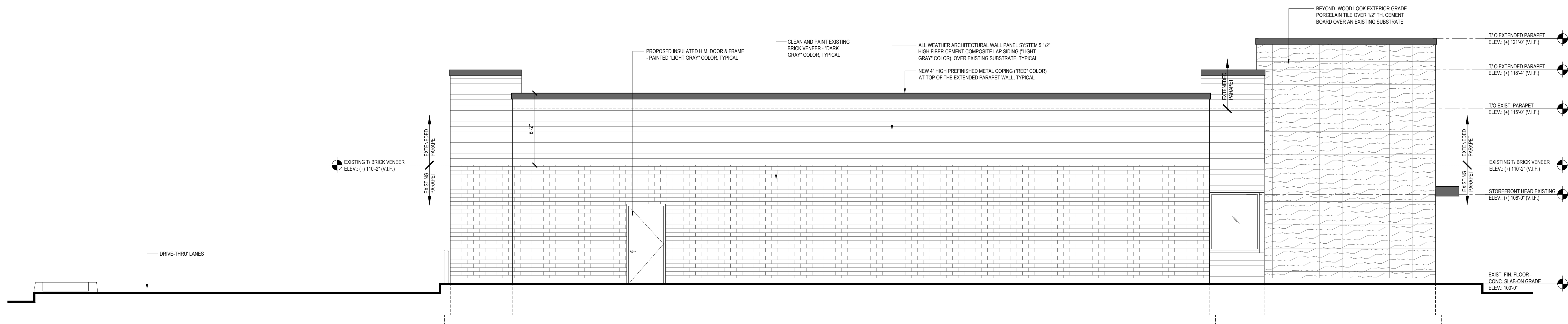
ISSUED	DESCRIPTION
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01-25-2025	ISSUED FOR CONDITIONAL USE APPROVAL- STAFF REVIEW- REV.1

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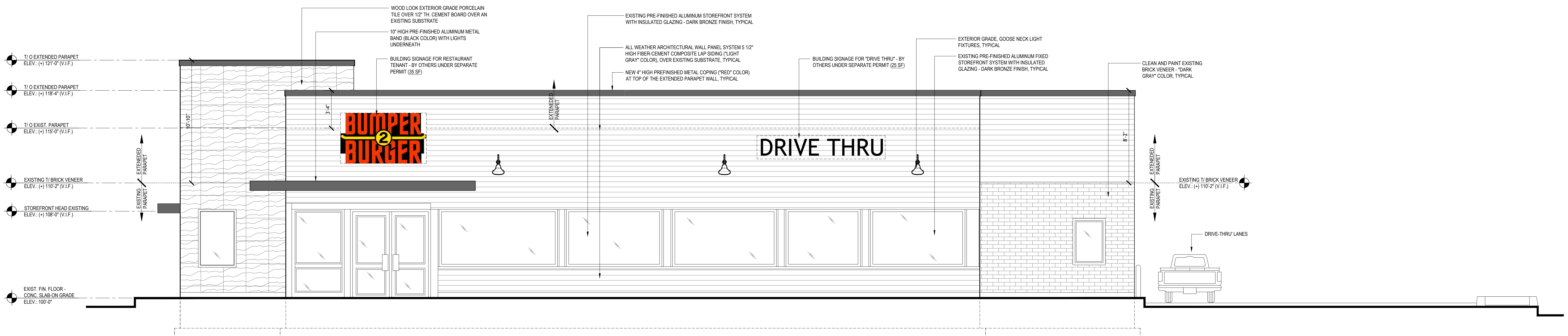
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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2

Proposed adaptive reuse for:

Burj Plaza- Phase 2

Drive thru QSR+ Candy Retail Store (Multi-Tenants)
505 Roosevelt Rd. Lombard, IL

Issue Date: JANUARY 20, 2025
Drawn By: PAI

Sheet:
**BUILDING
ELEVATIONS
A4**

PAI PROJECT NUMBER
24141.00

BURJ PLAZA—505 WEST ROOSEVELT ROAD (MULTI-TENANT)
505 W. Roosevelt Road, Lombard, DuPage County, Illinois (Permanent Index No. 06-19-100-029)
REQUEST FOR DRIVE THROUGH CONDITIONAL USE AND EXISTING CONDITION VARIATIONS
B4A ROOSEVELT ROAD CORRIDOR DISTRICT TABLE OF COMPLIANCE

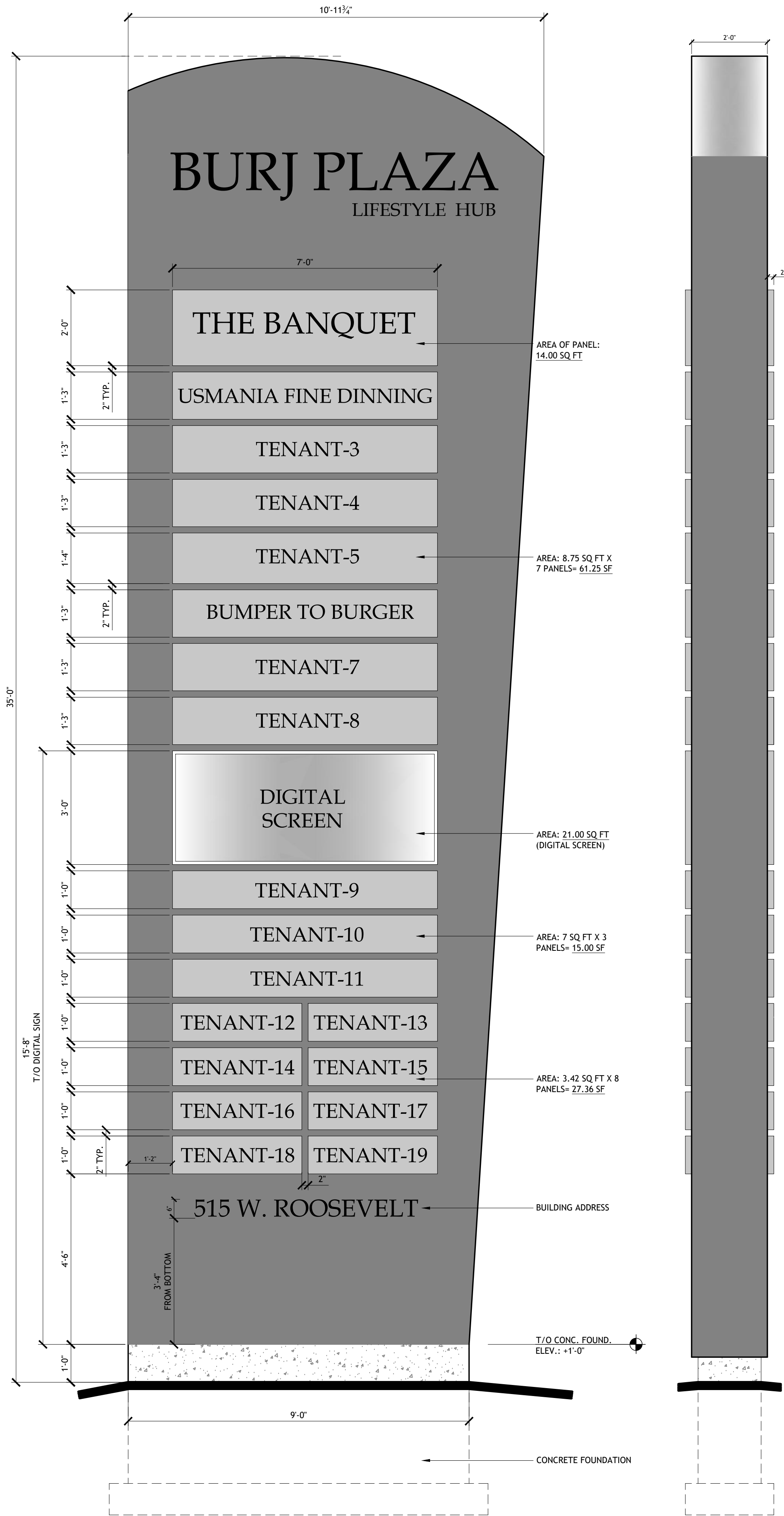
SECTION	TERMS	REQUIRED	PROPOSED	NOTES
155.417(E)(F)	The IDRC shall review all applicable permits for new construction to determine compliance with the Chapter. The IDRC shall consider. . . .	Process and standards	Will comply	
155.417(G)(1)(a)	Permitted use list, (xviii)	Restaurant permitted	Restaurant drive-through	
155.417(G)(2)(b)	Conditional use list (iv)	Drive through	Drive through	New drive-through use
155.417(G)(3)	Minimum lot area	40,000 SF	35,028 SF	Existing
155.417(G)(4)	Minimum lot width	150 feet	245 feet	Existing, complies
155.417(G)(5)(a)	Front yard	30 feet	51' (E)	East (Finley)
155.417(G)(5)(b)	Corner side yard	30 feet	85' (N)	North (Roosevelt)
155.417(G)(5)(c)	Interior side yard	10 feet	6.8'(S)	Existing condition
155.417(G)(5)(d)	Rear yard	30 feet	+/-31 feet	Complies
155.417(G)(6)	Maximum building height	40 feet	21 feet	Complies
155.417(G)(7)	10% minimum open space	3,503 SF	4,826 SF	Complies
155.417(G)(8)	Transitional building setbacks	Not applicable	None	Not applicable
155.417(G)(9)	Landscaping (see below)			
155.417(G)(10)	Indoor operations	Required	Indoor	Mostly indoor
155.417(G)(10)	Service screening	5' pl strip; 6' barrier	5' pl strip; 6' barrier	Complies
155.417(G)(11)	Signs (see sign table)		Will Comply	Will Comply
155.417(G)(12)	Parking and loading (see below)	IDOT/screen loading	IDOT/will screen	Existing condition
155.417(G)(13)	Rooftop mechanicals screened in accord w 155.221, conceal parapet		Mechanicals screened by parapets	Complies
155.417(G)(14)	Lighting (see below)	155.602(A)(10)(d)	Photometrics	Complies
155.417(G)(14)(a)	Direct away from adjacent and downward	Cut off shields	Directed except for easement area, variation needed x-access	Complies
155.417(G)(14)(c)	Style compatible with arch/LS		Complies	Complies
155.417(G)(14)(d)	Articulate building/safety		Complies	Complies
155.602(A)(3)(e)	Located in any yard	Any yard	Front	Complies
155.602(A)(3)(f)	Comply with 155.700		See Landscape Plan	Complies
155.602(A)(5), (C)	Length of stalls	18 feet 16.5 feet	18-18.5 feet 16.5 feet	Complies
155.602(A)(5), (C)	Length to lot line/to LS island	16 feet	16.5 feet	Complies

VILLAGE OF LOMBARD
B4A ROOSEVELT ROAD CORRIDOR DISTRICT TABLE OF COMPLIANCE
BURJ PLAZA/DRIVE THROUGH CONDITIONAL USE
PAGE 2

SECTION	TERMS	REQUIRED	PROPOSED	NOTES
155.602(A)(5)(a), (C)	Size of stalls (width)	9 feet	9 feet	Complies
155.602(B)	Accessible parking (number)	2	2	Complies
155.602(A)(6), (C)	Access aisles/street	24 feet/Safe	24 feet/Safe	Complies
155.602(A)(10)(d)(ii)	Lighting	0.5FC min/2 max avg	Photometrics	Complies
155.602(A)(10)(d)(iii)	Directed away	From lot lines	Directed to easement	Existing condition
155.602(A)(10)(d)(iii)	Lighting at lot lines	0.5 FC S/ 3 NEW	Variation amid S LS area	Existing condition
155.602(A)(10)(d)(iv)	Lighting pole height	40 feet		Existing condition
155.602 Table 6.3	Parking Required	15	50	Variation for parking
155.603(B) Table 6.5	Loading Required	0	0	Complies
155.603(B) Table 6.4	Drive Through Stacking	8	9	Complies
155.603(A)(1)	Location	10' east side yard	Not applicable	Not applicable
155.603(A)(2)(a)	Size apron access	12x30; 60' ap; 24'	Not applicable	Not applicable
155.603(A)(6)	Allocation for loading	No other allocation	Not applicable	Not applicable
155.702(A)(2)	Dir. Comm. Development	Modified LS standard		Available
155.702(B)(C)	LS Plan	Required	Provided	Complies
155.704(A)	Scaling of plants to building	Required	Provided	Complies
155.704(B)	Selection	Non-invasive, strong	Provided	Complies
155.704(C)	Evergreens for screening	Required	Provided in part	Complies, existing condition
155.704(D)	Shade trees	Required at 2.5" cal	Provided	Complied
155.704(E)	Soften building walls	Suggested	Provided in part	Complies
155.704(G)	Detention/retention	None required	Not applicable	Not applicable
155.704(H)	Permanent means of watering	Required	Irrigation planned	Complies
155.704(I)	Energy conservation	Placements noted	Planned in part (re-use)	No requirement
155.704(J)	Preservation of plant material	Suggested	Provided (two trees)	Complies
155.704(K)	Berming	Sugg when practical	Not practical	Not practical
155.705(B)	Fine grade ROW	Required	Planned	Complies where directed
155.705(C)	Parkway trees	8 required	0 provided	Existing condition, space
155.706(B)(1)	Interior LS volume	5% minimum	550 SF	Existing condition
155.706(B)(2)(a)	Disbursement of LS in lot	Required	Provided	Complies
155.706(B)(2)(b)	Minimum island size	120 SF, 7' back2back	120 SF, 7' back2back	Complies, existing condition
155.706(B)(2)(c)(i)	Ornamentals as sole means	Prohibited	Not proposed	Complies
155.706(B)(2)(c)(ii)	Shade tree ratio	1 per 120 SF LS area	3 (1 per island)	Improved condition
155.706(B)(2)(c)(iii)	Ground cover ratio	50% of LS area	100% of LS area	Complies
155.706(C)(1)	Perimeter parking lot LS width	5 feet	0-2.5'	Existing condition
155.706(C)(2)(b)(i)	Front 4' ht shrub or evergreen	166 feet (50%)	0 feet	Existing condition

VILLAGE OF LOMBARD
B4A ROOSEVELT ROAD CORRIDOR DISTRICT TABLE OF COMPLIANCE
BURJ PLAZA/DRIVE THROUGH CONDITIONAL USE
PAGE 3

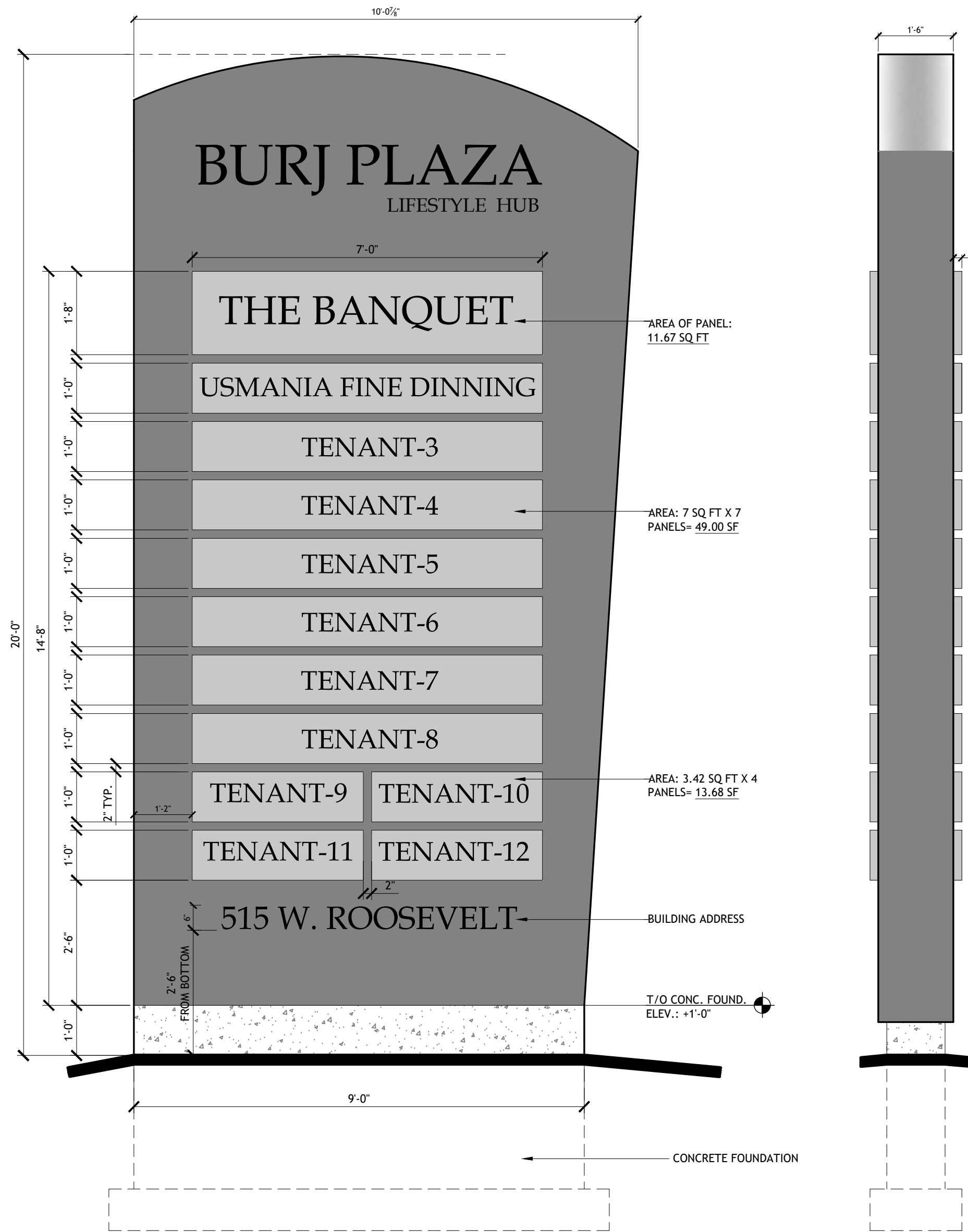
SECTION	TERMS	REQUIRED	PROPOSED	NOTES
155.706(C)(2)(b)(ii)	Ground cover ratio front (sod pl)	100%	100%	Complies
155.706(C)(3)(a)	Side 4' ht shrub or evergreen	85.5 feet 50%, 7-9 grp	0 feet	Existing condition
155.706(C)(3)(b)	Ground cover ratio side (sod pl)	100%	100%	Complies
155.708(A)	10' wide foundation LS	All sides	CDD auth needed	CDD, existing condition
155.709(B)	Width	5'	0-5'	Existing conditions
155.709(B)(1)	Shade trees every 75 feet	5 shade		Existing conditions
155.709(B)(3)	Ground cover ratio	100%	100%	Complies
155.710	Waste enclosure screen	All sides. 6'-8'	All sides. 6'-8'	Complies
155.711	Innovation	Encourage/Reward	Preservation tree, better	Existing cond. Improvement



SIGN PANEL AREA: 139.00 SF

PYLON SIGN ELEVATION- 35' TALL
SCALE: 1/2" = 1'-0"

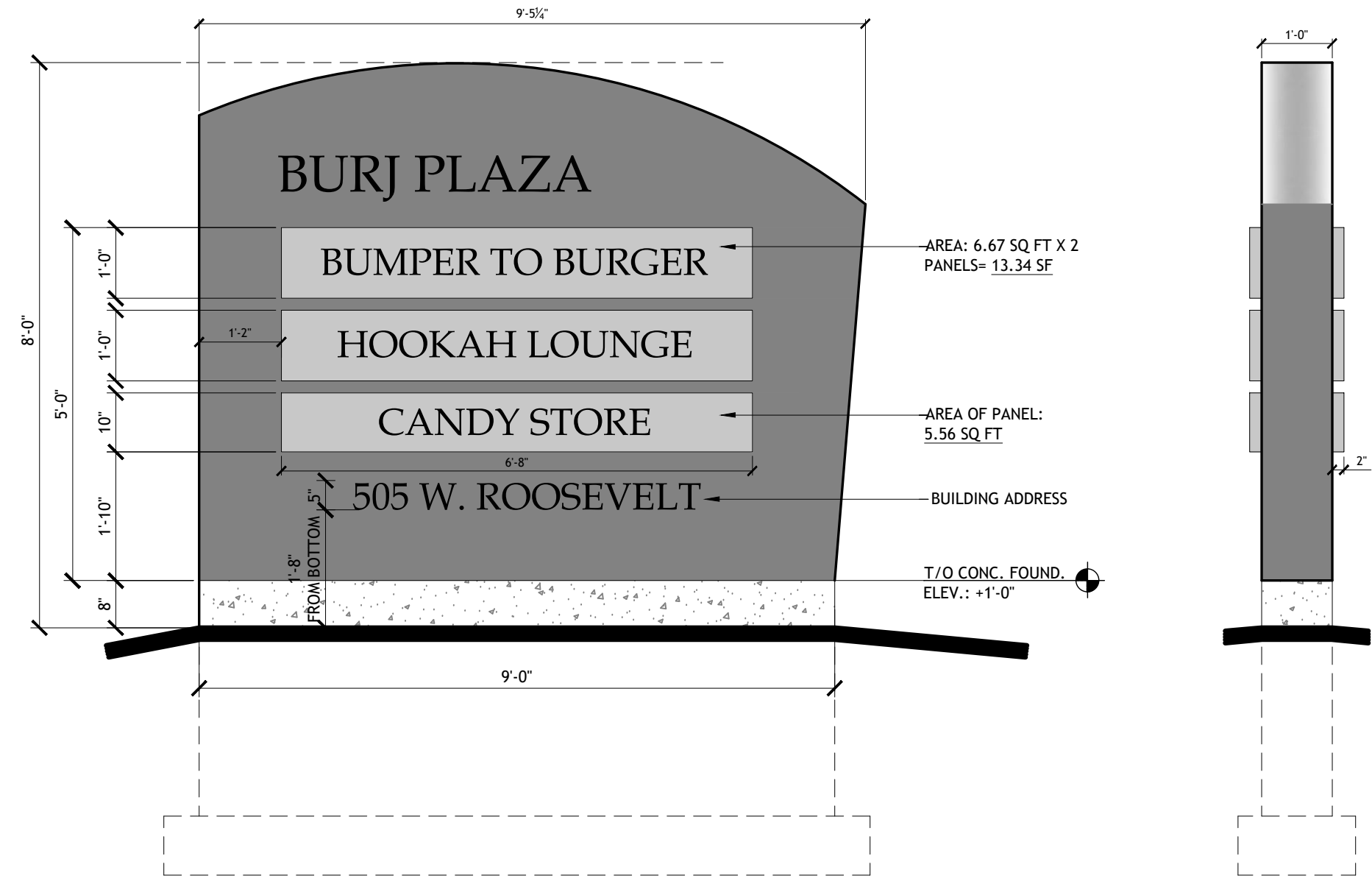
1



SIGN PANEL AREA: 75.00 SF

PYLON SIGN ELEVATION- 20" TALL
SCALE: 1/2" = 1'-0"

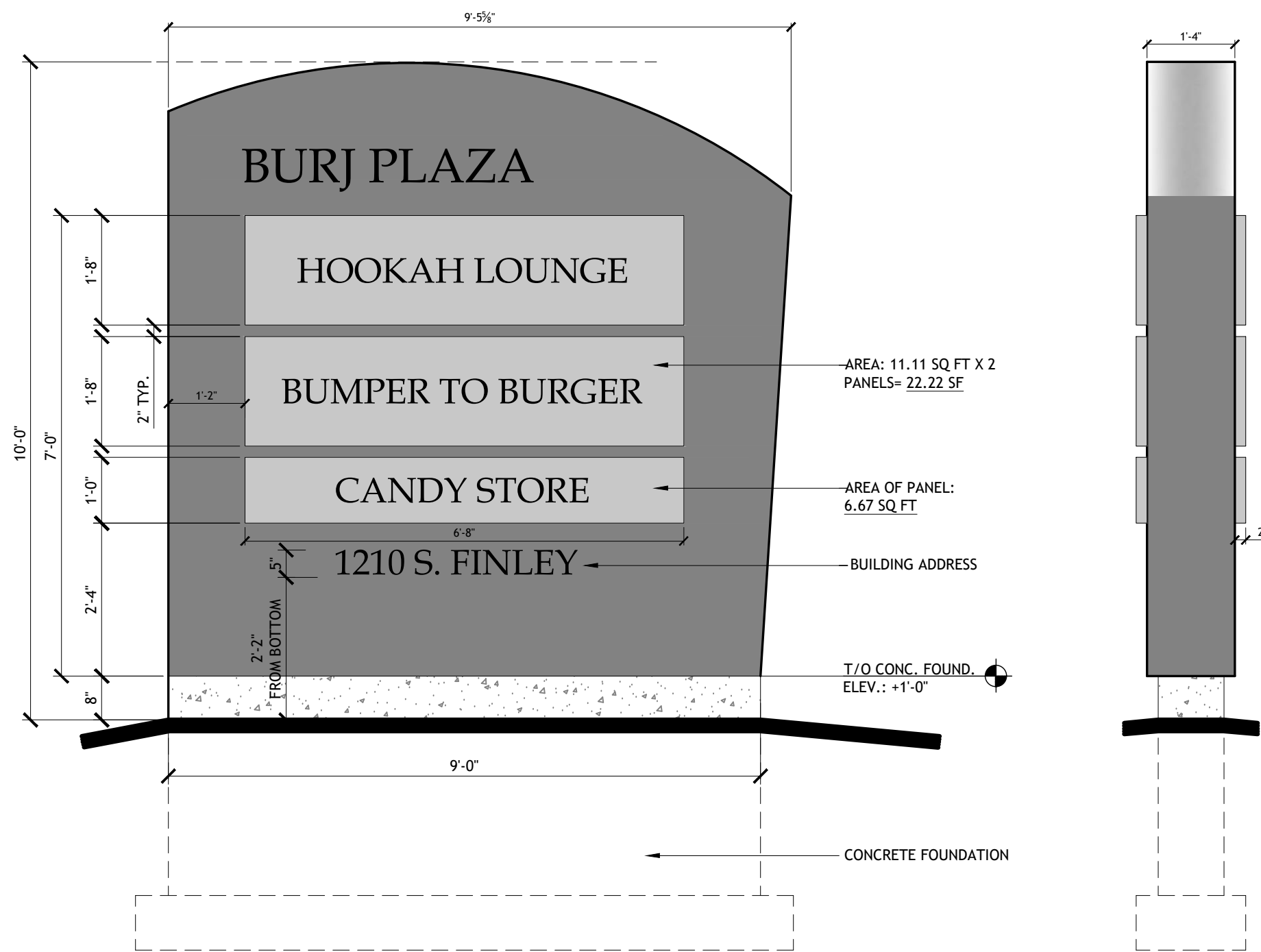
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SIGN PANEL AREA: 19.00 SF

GROUND SIGN ELEVATION- 8' TALL
SCALE: 1/2" = 1'-0"

4



SIGN PANEL AREA: 29.00 SF

MONUMENT SIGN ELEVATION- 10' TALL
SCALE: 1/2" = 1'-0"

3

- DOUBLE SIDED INTERNALLY ILLUMINATED PYLON DISPLAY- TYPICAL FOR ALL PYLON AND MONUMENT
- REFER TO THE CIVIL DRAWINGS FOR LOCATIONS OF ALL SIGNS(S).
 - FABRICATED ALUMINUM SIGN CABINETS PAINTED DARK GRAY (MATCHING BUILDING).
 - TENANT PANELS TO BE ALUMINUM PAN FACES, 1/2" ALUMINUM W/ 2" WELDED RETURNS PAINTED LIGHT GRAY (TO MATCH BUILDING). GRAPHICS TO BE ROUTED OUT AND BACKED BY WHITE LEXAN. W/ FIRST SURFACE APPLIED TRANSLUCENT VINYL.
 - PLAZA NAME TO BE 3/8" THK. CLEAR ACRYLIC PUSH THRU W/ FIRST SURFACE APPLIED 'GOLD' COLOR VINYL ON FACES.
 - ADDRESS NUMERALS TO BE FIRST SURFACE APPLIED 'WHITE' VINYL.
 - INTERNALLY ILLUMINATED W/ WHITE LED AND POWER SUPPLIES.
 - MOUNTED ON STRUCTURAL SUPPORT AND CONCRETE FOUNDATION, AS DESIGNED BY THE STRUCTURAL ENGINEER.
 - ALL MONUMENT, PYLON AND THE EXTERIOR BUILDING MOUNTED SIGNS SHALL NOT BE PART OF THE BUILDING PERMIT. A SEPARATE SIGN PERMIT SHALL BE REQUIRED FROM THE BUILDING DEPARTMENT. THE SIGN CONTRACTOR SHALL SUBMIT SIGN SHOP DRAWINGS DIRECTLY TO THE BUILDING DEPARTMENT & ACHIEVE ALL REQUIRED PERMIT WHEN NECESSARY.

DOCUMENT RECORD

ISSUED	DESCRIPTION
01-23-2025	ISSUED FOR PHASE 2

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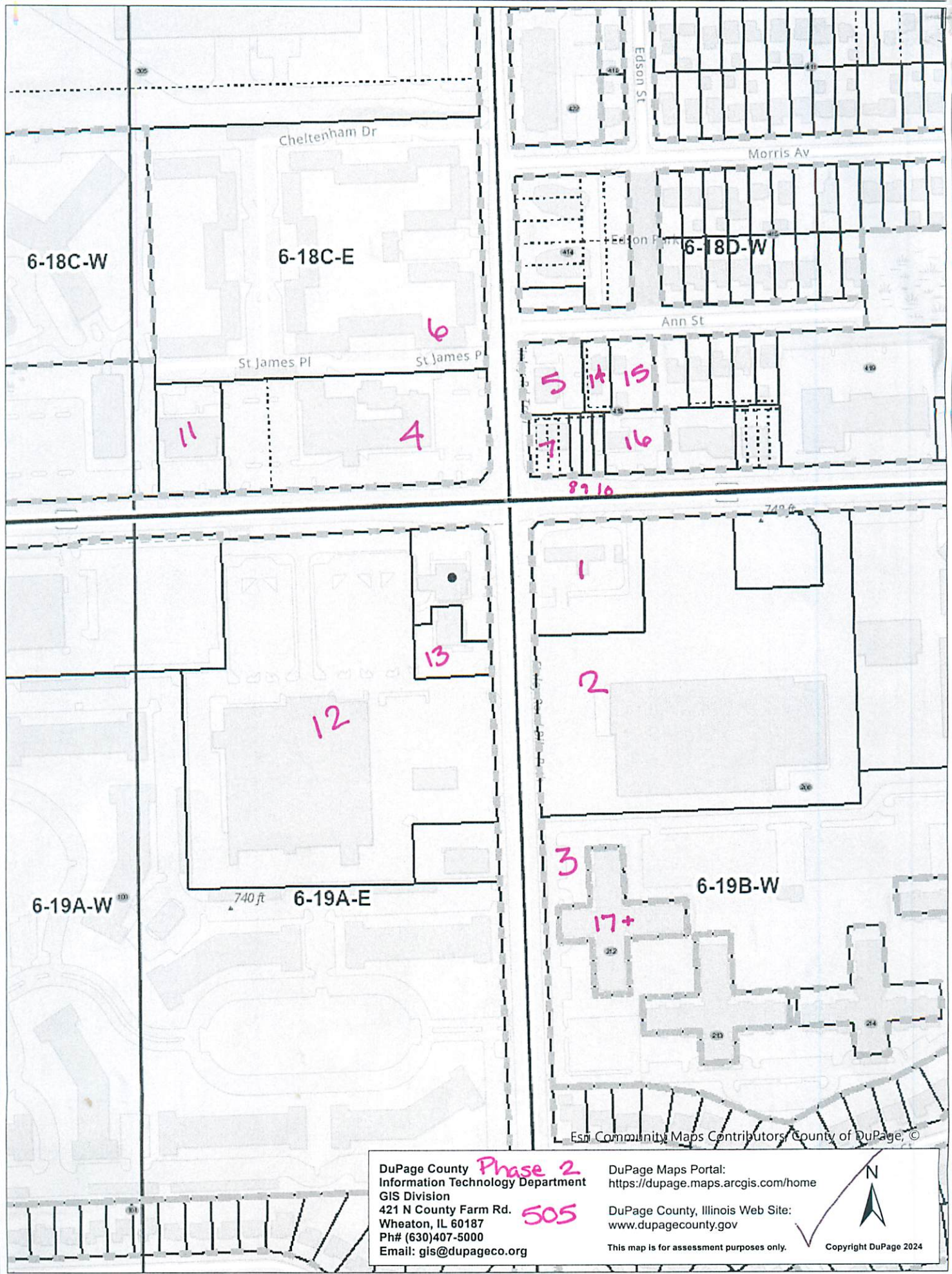
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Proposed adaptive reuse for:
Burj Plaza
Exterior Pylon and Ground Signs
515 W. Roosevelt Rd. Lombard, IL

Issue Date: DECEMBER 23, 2024
Drawn By: PAI
Sheet:
PROPOSED
SIGNAGE
A1.11
PAI PROJECT NUMBER
24135.00

PORTRAIT

DuPage Web Mapping Application - DuPage County, Illinois



DuPage County **Phase 2**
 Information Technology Department
 GIS Division
 421 N County Farm Rd. **505**
 Wheaton, IL 60187
 Ph# (630)407-5000
 Email: gis@dupageco.org

DuPage Maps Portal:
<https://dupage.maps.arcgis.com/home>

DuPage County, Illinois Web Site:
www.dupagecounty.gov

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#	PIN	Parcel Address	Owner/Tax Address	Deed Address
A	0619100029	505 Roosevelt Road Lombard, IL	Lombard Property LLC 390 E Park Center Blvd, No. 250 Boise, ID 83706	Burj Plaza LLC 2608 W. Peterson Ave Chicago, IL 60659
			SB Real Estate Group 7517 W Belmont Ave Chicago, IL 60634	
1	0619200017	W Roosevelt Road Lombard, IL	Bradford Lombard 1 LLC 30 S. Wacker Drive, Unite 2850 Chicago, IL 60606	NOT FOUND
				Bradford Lombard 1 LLC (AGENT) c/o Bradford Real Estates Services Corp. 270 N Wood Dale Rd, Unit 706 Wood Dale, IL 60191-3429
2	0619200015 (noted as 012 and 013)	345 W Roosevelt Road Lombard, IL	Curfin Property Holding 8401 W Roosevelt Road Forest Park, IL 60130	Curfin Property (US), Inc. Attn: Julie Sieracki (AGENT) 8401 W Roosevelt Road Forest Park, IL 60130
3	0619200007	1301 Finley Road Lombard, IL	Vanguard Management Attn: Lindner RE PT W HM Owners Association 1254N Schaumburg, IL 60173	Richard Baeza 1301 S. Finley Road #107 Lombard, IL 6148
				Vanguard Management LLC Attn: Robert Flary (AGENT) 720 Barbetta Ave Park Ridge, IL 60068-2308
4	0618305015	1250 Roosevelt Road Glen Ellyn, IL	Glen Ellyn Hospitality 6401 Lincoln Ave. 2 nd Floor Lincolnwood, IL 60712	Glen Ellyn Hospitality LLC 5005 W Touhy Ste 200 (2006 Deed) Skokie, IL 60077
				Glen Ellyn Hospitality Attn: David M Friedman (AGENT) 6401 Lincoln Ave. 2 nd Floor Lincolnwood, IL 60712
5	0618418024	1175 Finley Road	Finley Housing Develop	Finley Housing Development, LLC

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
		Lombard, IL	301 Veterans Parkway New Lenox, IL 60451-2899	c/o Trinity Foundation 301 Veterans Parkway New Lenox, IL 60451
				Finley Housing Development, LLC Attn: Robert S. Taylor (AGENT) 301 Veterans Parkway New Lenox, IL 60451
6	0618305004	1250 Old Cond Court Glen Ellyn, IL	TJ Adam Co 357 W. Chicago Ave., No 100 Chicago, IL 60654	1250 Old Bond, LLC 1250 Old Bond Court Glen Ellyn, IL
				1250 Old Bond, LLC Attn: Andrea Barber (AGENT) 915 Appletree Court Northbrook, IL 60062
			TJ Adam CO. 480 Eagle Drive (2010 deed) Elk Grove Village, IL 60007	No Agent for TJ Adam Co
7	0618418015	444 W Roosevelt Road Lombard, IL	Martin P. Golden, Jr. 2736 Valor Drive Glenview, IL 60026	Martin P. Golden, Jr. 2736 Valor Drive Glenview, IL 60026
8	0618418008	Lombard, IL	Cassidy Tire 200 S. Church Street Addison, IL 60101	LaSalle National Bank Trust No. 111835 dated 12/15/86 135 S LaSalle Street Chicago, IL 60603
			WM J Cassidy Tires & Auto Supply 345 N Canal Street (1987 deed) Chicago, IL 60606	William J. Cassidy Tire & Auto Supply LLC Attn: William F. Kelley (AGENT) 1535 W Schaumburg Road, #204 Schaumburg, IL 60194
9	0618418009	Lombard, IL	Cassidy Tire 200 S. Church Street Addison, IL 60101	LaSalle National Bank Trust No. 111835 dated 12/15/86 135 S LaSalle Street Chicago, IL 60603
10	0618418010	Lombard, IL	Cassidy Tire 200 S. Church Street Addison, IL 60101	LaSalle National Bank Trust No. 111835 dated 12/15/86 135 S LaSalle Street

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
				Chicago, IL 60603
11	0618305009	Glen Ellyn, IL	Madison Corp Group Eilers P.O. Box 617 Glen Ellyn, IL 60137-0617	NO DEED
				Madison Corporate Group, Inc. Attn: Jeannette E. Eilers (AGENT) 711 Oak Street, Apt 303 Winnetka, IL 60093-2546
12	0619100015	515 W. Roosevelt Road Lombard, IL	Lombard Property LLC 390 E Park Center Blvd, No. 250 Boise, ID 83706	State Group Management LLC 2608 W. Peterson Ave Chicago, IL 60659
			SB Real Estate Group 7517 W Belmont Ave Chicago, IL 60634	83rd Holding LLC 2608 W. Peterson Ave Chicago, IL 60659
13	0619100025	1210 Finley Road Lombard, IL	Lombard Property LLC 390 E Park Center Blvd, No. 250 Boise, ID 83706	Burj Plaza LLC 2608 W. Peterson Ave Chicago, IL 60659
			SB Real Estate Group 7517 W Belmont Ave Chicago, IL 60634	Lombard Property (AGENT) c/o Illinois Corporation Service Company 801 Adlai Stevenson Drive Springfield, IL 62703-4261
14	0618418005	363 W Ann Street Lombard, IL	Jonathan Cardona 363 W Ann Street Lombard, IL 60148	Jonathan Cardona 363 W Ann Street Lombard, IL 60148
15	0618418018 (006)	1150 S Edson Lombard, IL (previously 0 S 750 Edson)	Nell Kozmic 1150 S Edson Lombard, IL 60148	Nell Kozmic 1150 S Edson Lombard, IL 60148
16	0618418023	404 W. Roosevelt Rd Lombard, IL	V&P Inc. 404 W. Roosevelt Rd Lombard, IL 60148-4221	V & P Inc. 785 Pahl Road (2003 deed) Elk Grove Village, IL 60187
			New name -----→	V & P II, INC Attn: Gandaji Chavda (AGENT) 1441 Autumn Trail Addison, IL 60101
17	0619212026	1301 S Finley Road, #208	Stephanie Marie O'Neal	Stephanie Marie O'Neal

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
		Lombard, IL	1301 S Finley Road, #208 Lombard, IL 60148-4371	1301 S Finley Road, #208 Lombard, IL 60148-4371
18	0619212034	1301 S Finley Road #216 Lombard, IL	Ardjon & Shefget Dum 1301 S Finley Road, #216 Lombard, IL 60148	Ardjon Dum Shefget Dum 1301 S Finley Road, #216 Lombard, IL 60148
19	0619212001	1301 S Finley Road, #101 Lombard, IL	Sheila Leins 1301 S Finley Road, #101 Lombard, IL 60148	Sheila Leins 1301 S Finley Road, #101 Lombard, IL 60148
20	0619212078	1301 S Finley Road, #416 Lombard, IL	Rakhshinda Asif 1301 S Finley Road, #416 Lombard, IL 60148	Rakhshinda Asif 1301 S Finley Road, #416 Lombard, IL 60148
21	0619212011	1301 S Finley Road, #111 Lombard, IL	Skawrat & P Chaidaisuk 1301 S Finley Road, #111 Lombard, IL 60148	Skawrat & Peerasorn Chaidaisuk 1301 S Finley Road, #111 Lombard, IL 60148
22	0619212042	1301 S Finley Road, #302 Lombard, IL	Meshini Nektario 1301 S Finley Road, #302 Lombard, IL 60148	Meshini Nektario 1301 S Finley Road, #302 Lombard, IL 60148
23	0619212025	1301 S Finley Road, #207 Lombard, IL	Douglas W & C Broker 1301 S Finley Road, #207 Lombard, IL 60148	Douglas W Broker & Christine Broker 1301 S Finley Road, #207 Lombard, IL 60148
24	0619212074	1301 S Finley Road, #412 Lombard, IL	Wojciech Gardocki 1301 S Finley Road, #412 Lombard, IL 60148	Wojciech Richard Gardocki 1301 S Finley Road, #412 Lombard, IL 60148
25	0619212030	1301 S Finley Road, #212 Lombard, IL	Yunush & K Ajmeri 1301 S Finley Road, #212 Lombard, IL 60148	Yunush & Karishmabanu Ajmeri 1301 S Finley Road, #212 Lombard, IL 60148
26	0619212066	1301 S Finley Road, #404 Lombard, IL	James Collins 1301 S Finley Road, #404 Lombard, IL 60148	James M Collins 1301 S Finley Road, #404 Lombard, IL 60148
27	0619212050	1301 S Finley Road, #310 Lombard, IL	Krzysztof Gardocki 1301 S Finley Road, #310 Lombard, IL 60148	Krzysztof Gardocki 1301 S Finley Road, #310 Lombard, IL 60148
28	0619212002	1301 S Finley Road, #102 Lombard, IL	Nathan Kolar 1311 S Finley Road, #116	Nathan Kolar 1311 S Finley Road, #116

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
			Lombard, IL 60148	Lombard, IL 60148
29	0619212064	1301 S Finley Road, #402 Lombard, IL	Jacqueline R Franklin 1301 S Finley Road, #402 Lombard, IL 60148	Jacqueline R Franklin 1301 S Finley Road, #402 Lombard, IL 60148
30	0619212071	1301 S Finley Road, #409 Lombard, IL	Valerie Turner 1301 S Finley Road, #409 Lombard, IL 60148	Valere Ewing 1301 S Finley Road, #409 Lombard, IL 60148
31	0619212070	1301 S Finley Road, #408 Lombard, IL	Linda Erickson 1301 S Finley Road, #408 Lombard, IL 60148	George A Erickson & Linda G Erickson 1301 S Finley Road, #408 Lombard, IL 60148
32	0619212065	1301 S Finley Road, #403 Lombard, IL	Gulam Mustafa 245 Churchill Ct Lombard, IL 60148	Gulam Mustafa 245 Churchill Ct Lombard, IL 60148
33	0619212061	1301 S Finley Road, #321 Lombard, IL	Nathan Kolar 1301 S Finley Road, #321 Lombard, IL 60148	Nathan Kolar 1301 S Finley Road, #321 Lombard, IL 60148
34	0619212008	1301 S Finley Road, #108 Lombard, IL	Tammy L Mason 1301 S Finley Road, #108 Lombard, IL 60148	Tammy L Mason 1301 S Finley Road, #108 Lombard, IL 60148
35	0619212075	1301 S Finley Road, #413 Lombard, IL	Barbara Santoro 1301 S Finley Road, #413 Lombard, IL 60148	West Suburban Bank, Trustee of Trust dtd 4/30/99; known as Trust No. 10888 c/o Barbara Santoro 1301 S Finley Road, #413 Lombard, IL 60148
36	0619212056	1301 S Finley Road, #316 Lombard, IL	Tracy L Gorz 1301 S Finley Road, #316 Lombard, IL 60148-4375	Terrance and Arlene Gorz 1301 S Finley Road, #316 Lombard, IL 60148-4375
37	0619212024	1301 S Finley Road, #206 Lombard, IL	Robert Tincu 1301 S Finley Road, #206 Lombard, IL 60148	Robert Tincu 1301 S Finley Road, #206 Lombard, IL 60148
38	0619212007	1301 S Finley Road, #107 Lombard, IL	Robert D Cler 622 S Hillcrest Ave Elmhurst, IL 60126-4618	Robert D Cler 622 S Hillcrest Ave Elmhurst, IL 60126-4618
39	0619212041	1301 S Finley Road, #301 Lombard, IL	Mikel Polena 1301 S Finley Road, #301	Mikel Polena 1301 S Finley Road, #301

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#	PIN	Parcel Address	Owner/Tax Address	Deed Address
			Lombard, IL 60148	Lombard, IL 60148
40	0619212080	1301 S Finley Road, #418 Lombard, IL	Debra Lenyoun-Lewis 1301 S Finley Road, #418 Lombard, IL 60148	Debra Lenyoun-Lewis 1301 S Finley Road, #418 Lombard, IL 60148
41	0619212040	1301 S Finley Road, #222 Lombard, IL	Melvin & Alice Williams 1133 Stratford Rd Deerfield, IL 60015	Melvin & Alice Williams 1133 Stratford Rd Deerfield, IL 60015
42	0619212057	1301 S Finley Road, #317 Lombard, IL	Elizabeth Garcia 1301 S Finley Road, #317 Lombard, IL 60148	Elizabeth Garcia 1301 S Finley Road, #317 Lombard, IL 60148
43	0619212076	1301 S Finley Road, #414 Lombard, IL	Myrna Fuentes 1301 S Finley Road, #414 Lombard, IL 60148	Myrna Fuentes 1301 S Finley Road, #414 Lombard, IL 60148
44	0619212004	1301 S Finley Road, #104 Lombard, IL	Faith A Lambert 1301 S Finley Road, #104 Lombard, IL 60148	Faith A Lambert 1301 S Finley Road, #104 Lombard, IL 60148
45	0619212047	1301 S Finley Road, #307 Lombard, IL	Lily Cheung 40 N Tower Road #14N Oak Brook, IL 60523	Yau Tak Cheung & Lily Cheung 40 N Tower Road #14N Oak Brook, IL 60523
46	0619212060	1301 S Finley Road, #320 Lombard, IL	Kezimierz & B Rewer 1301 S Finley Road, #320 Lombard, IL 60148	Kazimierz & Bogumila Rewer 1301 S Finley Road, #320 Lombard, IL 60148
47	0619212063	1301 S Finley Road, #401 Lombard, IL	Lance R Ogasawara 1301 S Finley Road, #401 Lombard, IL 60148	Lance R Ogasawara 1301 S Finley Road, #401 Lombard, IL 60148
48	0619212027	1301 S Finley Road, #209 Lombard, IL	Nathan C Kolar 517 N Garfield St Lombard, IL 60148	Nathan C Kolar 517 N Garfield St Lombard, IL 60148
49	0619212039	1301 S Finley Road, #221 Lombard, IL	Shawn Rauch 364 Hill Ave Glen Ellyn, IL 60137	Finley Land Trust 221 c/o Shawn Rauch 364 Hill Ave Glen Ellyn, IL 60137
50	0619212033	1301 S Finley Road, #215 Lombard, IL	Aldo Zelka 1301 S Finley Road, #215 Lombard, IL 60148	Aldo Zelka 1301 S Finley Road, #215 Lombard, IL 60148

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#	PIN	Parcel Address	Owner/Tax Address	Deed Address
51	0619212081	1301 S Finley Road, #419 Lombard, IL	G & J Cali Sherbeti 2170 S Hull Drive Wheaton, IL 60189	Gazmend Sherbeti & Jonila Cali 2170 S Hull Drive Wheaton, IL 60189
52	0619212048	1301 S Finley Road, #308 Lombard, IL	Nathan Kolar 609 E. St. Charles Road Lombard, IL 60148	Nathan Kolar 517 N Garfield St Lombard, IL 60148
53	0619212010	1301 S Finley Road, #110 Lombard, IL	Frances Wasko 1301 S Finley Road, #110 Lombard, IL 60148	Frances Wasko 1301 S Finley Road, #110 Lombard, IL 60148
54	0619212067	1301 S Finley Road, #405 Lombard, IL	Evelyn L Powell 1301 S Finley Road, #405 Lombard, IL 60148	Evelyn L Powell 1301 S Finley Road, #405 Lombard, IL 60148
55	0619212053	1301 S Finley Road, #313 Lombard, IL	Arby Reci 1301 S Finley Road, #313 Lombard, IL 60148	Arby Reci 1301 S Finley Road, #313 Lombard, IL 60148
56	0619212059	1301 S Finley Road, #319 Lombard, IL	Roland & A Mihal Llapanji 1301 S Finley Road, #319 Lombard, IL 60148	Roland Llapanji & Aida Mihal 1301 S Finley Road, #319 Lombard, IL 60148
57	0619212072	1301 S Finley Road, #410 Lombard, IL	Elisa Villanueva 1301 S Finley Road, #410 Lombard, IL 60148	Elisa Villanueva 1301 S Finley Road, #410 Lombard, IL 60148
58	0619212084	1301 S Finley Road, #422 Lombard, IL	Barbara Johnson 1301 S Finley Road, #422 Lombard, IL 60148	Barbara Johnson 1301 S Finley Road, #422 Lombard, IL 60148
59	0619212069	1301 S Finley Road, #407 Lombard, IL	Barbara Diane Chin 15011 Highland Ave. Orland Park, IL 60462	Barbara Diane Chin Trust dtd 10/17/08 15011 Highland Ave. Orland Park, IL 60462
60	0619212021 Sold 2025	1301 S Finley Road, #203 Lombard, IL	Javier Saucedo 1301 S Finley Road, #203 Lombard, IL 60148	Hesham Akhoon 1301 S Finley Road, #203 Lombard, IL 60148
61	0619212082	1301 S Finley Road, #420 Lombard, IL	Fatima Sarraj 1301 S Finley Road, #420 Lombard, IL 60148	Fatima Sarraj 1301 S Finley Road, #420 Lombard, IL 60148
62	0619212028	1301 S Finley Road, #210 Lombard, IL	Jeanne M Kostro	West Suburban Bank, Trustee of Trust No. 14015 dtd 2/3/15

#	PIN	Parcel Address	Owner/Tax Address	Deed Address	
			138 S Wisconsin Ave3Villa Park, IL 6018	711 S Westmore Ave PO Box 9122 Lombard, IL 60148	
63	0619212035	1301 S Finley Road, #217 Lombard, IL	Hina Mujahid 1301 S Finley Road, #415 Lombard, IL 60148	Hina Mujahid 1301 S Finley Road, #415 Lombard, IL 60148	
64	0619212032	1301 S Finley Road, #214 Lombard, IL	Andrew & Agly Psarros 22 W Ridge Road Villa Park, IL 60181	The Psarros Family Rev Trust dtd 12/13/19 22 W Ridge Road Villa Park, IL 60181	
65	0619212055	1301 S Finley Road, #315 Lombard, IL	Gazmend Sherdeti 2170 S Hull Drive Wheaton, IL 60189	Gazmend Sherbeti 1301 S Finley Road, #315 Lombard, IL 60148	
66	0619212013	1301 S Finley Road, #113 Lombard, IL 60148	Nathan Kolar 1301 S Finley Road, #113 Lombard, IL 60148	Nathan Kolar 1301 S Finley Road, #113 Lombard, IL 60148	
67	0619212018	1301 S Finley Road, #118 Lombard, IL 60148	Nathan C Kolar 517 N Garfield St Lombard, IL 60148	Nathan C Kolar 517 N Garfield St Lombard, IL 60148	
68	0619212045	1301 S Finley Road, #305 Lombard, IL 60148	Linda M Finegan 1301 S Finley Road, #305 Lombard, IL 60148-4374	Linda M Finegan 1301 S Finley Road, #305 Lombard, IL 60148-4374	
69	0619212019	1301 S Finley Road, #201 Lombard, IL 60148	Andrew & Agly Psarros 22 Ridge Road Villa Park IL 60148	The Psarros Family Rev Trust dtd 12/13/19 22 W Ridge Road Villa Park, IL 60181	
70	0619212044	1301 S Finley Road, #304 Lombard, IL 60148	Sabghat & Arezo Sa Ullah 1301 S Finley Road, #304 Lombard, IL 60148	Sabghat & Arezo Safi Ullah 1301 S Finley Road, #304 Lombard, IL 60148	
71	0619212031	1301 S Finley Road, #213 Lombard, IL 60148	Ervin Zelka 1024 Foxworth Blvd Lombard, IL 60148	Ervin Zelka 1024 Foxworth Blvd Lombard, IL 60148	
72	0619212003	1301 S Finley Road, #103 Lombard, IL 60148	Juanita Kizior 1301 S Finley Road, #103 Lombard, IL 60148	Juanita Kizior 1301 S Finley Road, #103 Lombard, IL 60148	
73	0619212009	1301 S Finley Road, #109	Nathan C Kolar	Nathan C Kolar	

#	PIN	Parcel Address	Owner/Tax Address	Deed Address	
		Lombard, IL 60148	1301 S Finley Road, #109 Lombard, IL 60148	1301 S Finley Road, #109 Lombard, IL 60148	
74	0619212006	1301 S Finley Road, #106 Lombard, IL 60148	Charles Wills 1301 S Finley Road, #106 Lombard, IL 60148	Charles Wills 1301 S Finley Road, #106 Lombard, IL 60148	
75	0619212005	1301 S Finley Road, #105 Lombard, IL 60148	Glenellen Campbell 1301 S Finley Road, #105 Lombard, IL 60148	Glenellen Campbell 1301 S Finley Road, #105 Lombard, IL 60148	
76	0619212012	1301 S Finley Road, #112 Lombard, IL 60148	William & Mary Jones 1301 S Finley Road, #112 Lombard, IL 60148	William H & Mary W Jones 1301 S Finley Road, #112 Lombard, IL 60148	
77	0619212017	1301 S Finley Road, #117 Lombard, IL 60148	Robert D Cler 622 Hillcrest Ave Elmhurst, IL 60126	Robert D Cler 622 Hillcrest Ave Elmhurst, IL 60126	
78	0619212068	1301 S Finley Road, #406 Lombard, IL 60148	Denise Costabile 1301 S Finley Road, #406 Lombard, IL 60148	Denise L. Costabile 1301 S Finley Road, #406 Lombard, IL 60148	
79	0619212038	1301 S Finley Road, #220 Lombard, IL 60148	Abuzaffer Basith 1301 S Finley Road, #220 Lombard, IL 60148	Abuzaffer Basith & Hajera Abdulbasith & Abdulrahman Basith 13 N Westmore Ave. Villa Park, IL 60181	
80	0619212051	1301 S Finley Road, #311 Lombard, IL 60148	Kenneth H Garcia 1301 S Finley Road, #311 Lombard, IL 60148	Kenneth H. & Cecilia Garcia 1301 S Finley Road, #311 Lombard, IL 60148	
81	0619212054	1301 S Finley Road, #314 Lombard, IL 60148	Brian Courtney 1301 S Finley Road, #314 Lombard, IL 60148	Brian Courtney 1301 S Finley Road, #314 Lombard, IL 60148	
82	0619212015	1301 S Finley Road, #115 Lombard, IL 60148	Stiljan & P Puja 1301 S Finley Road, #115 Lombard, IL 60148	Stiljan and Parashqevi Puja 1301 S Finley Road, #115 Lombard, IL 60148	
83	0619212052	1301 S Finley Road, #312 Lombard, IL 60148	Eric P. Kantorski 1301 S Finley Road, #312 Lombard, IL 60148	Eric T. Kantorski 1301 S Finley Road, #312 Lombard, IL 60148	
84	0619212016	1301 S Finley Road, #116 Lombard, IL 60148	DAYONEPACT Inc. 550 Warendville Road, Ste 100	DayOnePact, Inc. Trustee (2018 deed) 750 Warendville Rd, Ste 300	

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
			Lisle, IL 60532	Lisle, IL 60532
85	0619212014	1301 S Finley Road, #114 Lombard, IL 60148	Paul & Debra Anderson 1301 S Finley Road, #114 Lombard, IL 60148	Paul & Debra Anderson 1301 S Finley Road, #114 Lombard, IL 60148
86	0619212023	1301 S Finley Road, #205 Lombard, IL 60148	Carl Smits 1301 S Finley Road, #205 Lombard, IL 60148	Carl J. Smits 1301 S Finley Road, #205 Lombard, IL 60148
87	0619212029	1301 S Finley Road, #211 Lombard, IL 60148	Reem Hobeldin 1S230 Cantigny Dr. Winfield, IL 60190	Reem Hobeldin, Mohamed Hobeldin, Iman Hussein & Mariam Hobeldin 1321 S Finley Road, Ste 418 Lombard, IL 60148 (2015 deed)
				Reem Hobeldin, Mohamed Hobeldin, Iman Hussein & Mariam Hobeldin 1S230 Cantigny Dr. Winfield, IL 60190
88	0619212046	1301 S Finley Road, #306 Lombard, IL 60148	Jacob O Sens 1301 S Finley Road, #306 Lombard, IL 60148	Jacob O Sens 1301 S Finley Road, #306 Lombard, IL 60148
89	0619212077	1301 S Finley Road, #415 Lombard, IL 60148	Hina Mujahid & A Mumtaz 1301 S Finley Road, #415 Lombard, IL 60148	Hina Mujahid & Atif Mumtaz 1301 S Finley Road, #415 Lombard, IL 60148
90	0619212022	1301 S Finley Road, #204 Lombard, IL 60148	Mary Emma Collins 15 October Hill Road Oak Ridge, NJ 74389	Mary Emma Collins 15 October Hill Road Oak Ridge, NJ 74389
91	0619212049	1301 S Finley Road, #309 Lombard, IL 60148	Barbara R Lambke 1301 S Finley Road, #309 Lombard, IL 60148	Barbara R Lambke 1301 S Finley Road, #309 Lombard, IL 60148
92	0619212020	1301 S Finley Road, #202 Lombard, IL 60148	Andrew & Agly Psarros 22 W Ridge Road Villa Park, IL 60181	Andrew Psarros & Aglai Psarros and Donna Psarros 1301 S. Finley Road, #202 Lombard, IL 60148
93	0619212058	1301 S Finley Road, #318 Lombard, IL 60148	Nadia R. Jafri 1301 S Finley Road, #318 Lombard, IL 60148	Nadia R. Jafri 1301 S Finley Road, #318 Lombard, IL 60148
94	0619212036	1301 S Finley Road, #218	Mark E Riedel	Mark E Riedel

