

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

☐ Resolution or Ordinance (Blue) ☐ Waiver of First Requested
☒ Recommendations of Boards, Commissions & Committees (Green)
☐ Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE : July 14, 2025 **(BOT) Date:** July 17, 2025

SUBJECT: PC 25-09: 505 W. Roosevelt Rd, 515 W. Roosevelt Rd, 1210 S. Finley Rd.
Burj Plaza Phase 3

SUBMITTED BY: Anna Papke, AICP, Planning and Zoning Manager **AP**

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner, Burj Plaza LLC, owns the three parcels of property at the southwest corner of the intersection of Roosevelt Road and Finley Road: 505 W. Roosevelt Road, 515 W. Roosevelt Road, and 1210 S. Finley Road. The petitioner is in the process of redeveloping the three properties into an integrated shopping center known as Burj Plaza. Phases One and Two of the redevelopment, consisting of interior remodeling and repurposing the existing buildings, are underway. The petitioner now requests zoning entitlements for Phase Three. The petitioner is requesting entitlements that grant new approvals for the property and entitlements that recognize existing nonconformities on the site. The new entitlement requests are summarized as follows:

- Approval of a new planned development with companion conditional uses and deviations/variations.
- Conditional use for outside display of goods and services.
- Conditional use for a restaurant that includes entertainment, dancing and/or amusement devices as a secondary use.
- Conditional use to allow more than one building on a lot of record (relates to the proposed construction of two new buildings at 515 W. Roosevelt Road).
- Signage deviations for the shopping center signs.
- A parking deviation to allow 688 parking spaces in the planned development where the combined parking requirement for the individual tenants would be 775 parking spaces.
- A variance related to provision of public sidewalk in an easement on private property where there is no room in the Finley Road right-of-way for a sidewalk.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the July 17, 2025, Village Board of Trustees agenda for a first reading, under Items for Separate Action.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director

Date

Village Manager

Date

Shirley M. Lee

7/15/25

NOTE:

All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.