

Village of Lombard

*Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org*



Meeting Agenda

Monday, June 16, 2025

7:00 PM

Village Hall

Plan Commission

Leigh Giuliano, Chairperson

Commissioners:

Ruth Sweetser, Bill Johnston, Alissa Verson, Robert Spreenbergh and Brendan Flanigan

Staff Liaison: Anna Papke

Call to Order

Pledge of Allegiance

Roll Call of Members

Public Hearings

[250205](#)

PC 25-09: 505 & 515 W. Roosevelt Road, 1210 S. Finley Road (Burj Plaza)

The petitioner, Burj Plaza LLC, is requesting the following for a property located within the B4A Roosevelt Road Corridor District:

1. A variation from Section 155.508(C)(6)(b) which requires a planned development to meet the transitional yard and transitional landscape requirements, as set forth in Sections 155.417(E)(2)(d), 155.417(G)(8), 155.417(G)(9), and 155.707(A)(5), in order to allow continuation of existing improvements as depicted in the plans on file with the Village, specifically:
(A) on and near the furthest west lot line, a six (6) foot solid PVC fence within a five (5) foot transitional yard; (B) on the furthest west and furthest south lot lines, where there is no fence, a landscape screen in a transitional yard ranging from five (5) feet deep to 6.9 feet deep; and (C) to allow the existing building to remain not closer than thirty-eight (38) feet to the furthest south lot line;
2. A conditional use pursuant to Section 155.417(G)(2)(c)(5) of the Zoning Ordinance in order to allow a planned development with (A) three (3) lots at Lot 1 (505 W. Roosevelt, Lot 2 (1210 South Finley), and Lot 3 (515 West Roosevelt) and five (5) buildings, (B) with departures identified in Item 10, below, and (C) allowance for a phased development.
3. A conditional use pursuant to Section 155.417(G)(2)(a)(v) of the Zoning Ordinance in order to allow outside display and sales of products the sale of which is a permitted or conditional use in the B-4A district, for the following activities:
 - a. Goods sold by a grocer on sidewalk space directly adjacent to the grocer located in the north-facing tenant spaces in the existing main building on Lot 3 provided sufficient access remains on the sidewalk utilized and, further, that only two interior storefronts (maximum) may be utilized for this purpose, and;
 - b. Vehicle display for an adjacent seller of new automobiles for not more than two vehicles if they can be accommodated along the west line of

the main entrance drive from Roosevelt Road;

4. A conditional use pursuant to Section 155.417(G)(2)(a)(vii) of the Zoning Ordinance in order to allow restaurants, including entertainment, dancing, and/or amusement devices when conducted as part of the restaurant operations and secondary to the principal use of fine dining restaurant;

5. A conditional use pursuant to Section 155.417(G)(2)(c)(iii) of the Zoning Ordinance in order to allow more than one principal building on Lot 3;

6. 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 on 505 West Roosevelt Road, 1210 Finley Road and 515 West Roosevelt Road to support the uses on these lots 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

7. Continuation of the 2025 conditional uses approved for 505 West Roosevelt Road (Ordinance 8348) and 1210 South Finley Road (Ordinance 8349).

8. The following departures, specifically deviations, authorized under Sections 155.502(E) and 155.508(C) of the Zoning Ordinance

a. From Chapter 153 concerning signs:

i. A deviation from Sections 153.210(A) and 153.210(E), the latter of which restricts automatic changeable copy signs to 16 square feet, to allow changeable copy signs on the primary shopping center sign with such automatic changeable copy sign having an area not to exceed 25 square feet;

ii. A deviation from Section 153.235 which restricts the area of shopping center signs to 150 square feet, in order to allow sign area of the primary Roosevelt Road sign not to exceed 165 square feet, inclusive of panels, digital component and the shopping center name;

iii. A deviation from Section 153.2226, in order to allow the shopping center identification signs on Lot 3 (the larger tract) in the configuration reflected in plans on file with the Village while permitting the occupants on Lot 1 (505 W. Roosevelt) and Lot 2 (1210 Finley) to have panel space and time on the digital component of the shopping center

signs on Lot 3 simultaneously with previously-authorized freestanding signs for Lot 1 and Lot 2.

b. From Section 155.417(G)(7) to continue the minimum open space relief granted for Lots 1-2 according to the plans on file with the Village and provided 40,000 square feet in open space is provided in the planned development as a whole (Lots 1, 2, and 3);

c. From Sections 155.417(G)(9), 155.417(G)(12) and 155.706 which impose certain landscaping (Article XI), and parking lot design (Article X) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the deviations;

d. From Section 155.417(G)(12) to allow the planned development to operate with all permitted uses, approved conditional uses and future authorized conditional uses with 675 parking spaces on all lots within the planned development (allowing for 87% of required parking);

e. From Section 155.417(G)(14) and 155.602(A)(10)(d) to allow the lighting plan on file with the Village which contemplates lighting cast towards non-residential lot lines to allow for better illumination and safer driveways, sidewalks and shared amenities;

f. From Section 155.603(A)(2)(a) and 155.603(A)(6) to allow two large loading zones in the east lane of the drive aisle, adjacent to the west elevation of the 531-593 building on Lot 3 and next to four (4) employee-only parking spaces;

g. From Section 155.705(C) (and related modification under Section 154.306(D)) which requires 28 parkway trees (20 on Lot 3) along Roosevelt Road and Finley Road to allow four (4) existing trees to remain;

h. From Section 155.708.(A) to waive foundation landscaping in areas depicted in the landscape plan on file with the Village; and

i. From Section 155.709 (B) to allow a reduction of perimeter landscape strips below five (5) feet along Roosevelt Road (north line of Lot 3) and along Finley Road adjacent to Lots 1-2).

9. Under Section 155.508(C), modifications from Section 154.306(D) (see also related Section 154.407(A)) which requires the installation of a sidewalk on the west side of Finley Road, adjacent to Lots 1-2 to waive the installation of this sidewalk and, also, to allow the installation of a Finley Road sidewalk in an easement area on Lot 3 where depicted in the plans, provided the Village receive a contribution in lieu of street trees.

(DISTRICT #2)

Business Meeting

Approval of Minutes

Request to approve the May 19, 2025 meeting minutes.

Public Participation

A 15-minute period is allowed for public comments on any issue related to the Plan Commission.

DuPage County Hearings

There are no DuPage County Hearings.

Chairperson's Report

As presented by the Plan Commission Chairperson.

Planner's Report

As presented by the Planning and Zoning Manager.

Unfinished Business

There is no Unfinished Business.

New Business

There is no New Business.

Subdivision Reports

There are no Subdivision Reports.

Site Plan Approvals

There are no Site Plan Approvals.

Workshops

There are no Workshops.

Adjournment