

Village of Lombard

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



Minutes

Monday, June 16, 2025

7:00 PM

Village Hall

Plan Commission

*Leigh Giuliano, Chairperson
Commissioners: Ruth Sweetser, Bill Johnston,
Alissa Verson, Robert Spreenberg and
Brendan Flanigan
Staff Liaison: Anna Papke*

Call to Order

Chairperson Giuliano called the meeting to order at 7:00pm.

Pledge of Allegiance

Chairperson Giuliano led the Pledge of Allegiance.

Roll Call of Members

Present 4 - Ruth Sweetser, Leigh Giuliano, Alissa Verson, and Brendan Flanigan

Absent 2 - Bill Johnston, and Robert Spreenberg

Also present: Anna Papke, AICP, Planning & Zoning Manager, and Trevor Dick, Director of Economic Development & Planning.

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)

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 16, 2025. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, Javier Millan of KLOA, and the development team: Mark Daniel, attorney; Jeff Miller, engineer; and Hemal Purohit, architect.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Daniel presented the petition. He introduced the development team, including Mr. Purohit, architect, and Jeff Miller, engineer.

Mr. Daniel described the history of the site, noting it was initially developed in 1972. The Dania building, at 515 W. Roosevelt, was initially developed as Lucky Stores. Dania Furniture moved into the building in 1987. Neighboring developments included the International Villages apartments and Point West condominiums. The daycare building at 1280 S. Finley was developed in 1987.

Mr. Daniel discussed existing conditions on and around the subject property. He noted the access to the site, provided by curb cuts on Finley Road and Roosevelt Road, had been in place since 1978, as had the median on Finley Road. Lombard Toyota was built in the 1990s and expanded in 2006 to the west boundary of the subject property. A drive aisle connecting the subject property parking lot with the Toyota parking lot had been installed at that time. Mariano's on the east side of Finley Road was constructed in 2016. A five-point

intersection between Finley Road, the southeast corner of the subject property, Mariano's and the Point West condos had been in place for many years. There is no stoplight at the Finley/Mariano's intersection. There has been interest but so far the intersection has not met warrants for a traffic light.

Mr. Daniel said Dania had reduced operations in recent years and then closed. The petitioner bought the Dania property and the parcels at 505 W. Roosevelt and 1210 S. Finley, intending to redevelop them. Conditional uses for a drive-through restaurant at 505 W. Roosevelt and a smoking establishment at 1210 S. Finley were approved earlier in 2025.

Mr. Daniel showed the proposed plan for the continued redevelopment of the shopping plaza. He noted parking lot improvements would include lengthening the full-access drive aisles from Roosevelt and Finley into the parking lot to provide more space for vehicles to enter the site before needing to make a turn. He said this change would improve access in and out of Toyota as well.

The petitioner will demolish a vacant building at 513 W. Roosevelt. The redevelopment will take place in phases. Phase 1 is reuse and reconfiguration of existing buildings for multiple tenants. This has been in the permitting phase for several months. Phase 2 was the approval for conditional uses for 505 W. Roosevelt and 1210 S. Finley. Phase 3 is reconfiguration of the plaza parking lot and construction of two new buildings near Roosevelt Road. The buildings will be constructed after the other work is completed.

Mr. Daniel showed the landscape plan and said that the reconfiguration of the parking lot allowed for additional perimeter landscaping and internal landscaping islands. There was additional landscaping along the south and east property lines.

Mr. Daniel showed the proposed sign plans, which included two shopping center signs and freestanding signs on 505 W. Roosevelt and 1210 S. Finley. He said one of the shopping center signs required a deviation for sign area due to the inclusion of the shopping center name in the calculation of sign area.

He showed the floorplan for the main building at 515 W. Roosevelt and described the proposed tenants as a mix of restaurants, banquet, and a ghost kitchen. He said the team was paying attention to parking for the

center. Staff for banquets will park on the south and west side of the building. There will be a drop-off lane and valet for the banquet hall. Valet services may be extended to other tenants in the center. He showed building elevations and renderings of the existing buildings and proposed new buildings.

Mr. Daniel described the requested zoning relief. Much of the relief is to memorialize existing nonconformities. He said the sidewalk on Finley will be extended north and through the subject property to connect with the sidewalk on Roosevelt Road. Landscaping will be improved, though it still will not meet all current landscaping requirements. He said there is no room to plant parkway trees due to utilities in the rights-of-way. Mr. Daniel said the petitioner could not bring the property into full compliance without sacrificing functionality.

Mr. Daniel described the requested parking relief. All the various uses in the center, if tabulated individually, would require 775 spaces. The proposed plan will provide 688 spaces. He noted KLOA had reviewed the parking variance. The requested sign relief was driven by the amount of traffic on the adjacent streets and need to be visible to passing vehicles.

Mr. Daniel reviewed the standards for variations for existing conditions, and said no change in these conditions was proposed. The requested conditional uses would not be impactful to the surrounding neighborhood. He said the request for a planned development was consistent with the Comprehensive Plan objectives for active commercial activity on the subject property.

Regarding traffic and circulation, he said the developer is willing to construct a left turn lane from northbound Finley into the southeast driveway to the center. The developer is willing to participate in the reconfiguration of that intersection if that is an item considered in the future.

Jeff Miller described the engineering on the property. He said there was a 19' change in elevation from Roosevelt Road to the south property line. He described how this elevation change would impact the proposed buildings and drainage on the property. He noted drainage patterns will match existing conditions, but runoff will be reduced due to new landscaping. The landscaping would improve aesthetics as well, with 18,000 square feet of additional landscaping in internal parking islands.

Mr. Miller described the new sidewalk proposed for the east side of the property along Finley. It would extend from International Villages up to the south end of 1210 S. Finley. There is no room in the right-of-way for a sidewalk along Finley at the corner of Roosevelt, so the sidewalk will detour into the shopping center and connect to the sidewalk on Roosevelt Road on the north side of the parking lot. All improvements will be ADA compliant.

Mr. Miller described utility connections, including rebuilding a lift station. Lighting will be consistent throughout the development. The lighting on the south side of the building, where it is adjacent to International Villages, will meet lighting level requirements.

Mr. Daniel said the development team was available for questions.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment.

Juanita Kizior addressed the Plan Commission. She said her unit faces the subject property. She was concerned about traffic and the Finley/Mariano's/Point West intersection. She said there had been traffic accidents at the intersection. She was concerned about noise from the banquet facility.

Marcia Cucci addressed the Plan Commission. She was concerned about the Finley/Mariano's/Point West intersection. She said just because there had not been changes to the roadway network since 1972 did not mean improvements were not needed. She was concerned that residents of Point West would not be able to turn out of their driveway due to traffic on Finley. A light at the Mariano's driveway had been discussed but not yet installed.

Alicia LeFlore addressed the Plan Commission. She was concerned about traffic. She was excited that the property would be redeveloped.

Chair Giuliano asked if Mr. Daniel wanted to respond to the public comments. Mr. Daniel said there has been change on Finley since 1972, with the road widened from two lanes to six lanes. He said he had not noticed an increase in accidents in that area. He noted Point West has two full access driveways onto Finley Road. He believed the longer entrance driveways into the subject property would improve traffic flow on Roosevelt and Finley because there will be fewer delays to vehicles

entering the site. He said he appreciated the residents' concerns.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment.

Hearing none, she asked for the staff report.

Ms. Papke presented the interdepartmental review committee report, which was entered into the public record in its entirety. The subject property is located on the southwest corner of the intersection of Roosevelt Road and Finley Road, and contains the properties at 505 and 515 W. Roosevelt, and 1210 S. Finley Road. The petitioner had acquired all three properties in 2024 with the intention of redeveloping them into an integrated shopping center known as Burj Plaza. Ms. Papke noted that this is a phased project. The first phase involved buildout of tenant spaces in part of the building at 515 W. Roosevelt (the former Dania Furniture building). Phase 2 involved re-occupancy of the corner buildings at 505 W. Roosevelt and 1210 S. Finely; conditional uses for a drive-through restaurant and smoking establishment were approved for these properties earlier in 2025. Phase 3 involves the buildout of the southern portion of the former Dania Furniture building as a banquet facility, reconfiguration of the parking lot, and construction of two new buildings near the Roosevelt Road portion of the site. Phase 3 is the subject of the current petition.

To facilitate Phase 3, the petitioner is requesting approval of a planned development with companion conditional uses and deviations. The requested conditional uses include outside display of goods and services, a restaurant with entertainment and dancing, and multiple buildings on a lot of record. Staff had reviewed each requested conditional use and found it was consistent with the standards for conditional uses.

The petitioner is requesting signage deviations for the shopping center sign proposed for the Roosevelt Road side of the shopping center. Requested deviations include sign area (165 square feet of sign area where 150 square feet is permitted), allowance of a 25 square-foot automatic changeable copy panel where 16 square feet is the maximum allowed size for the panel, and ability for tenants on the corner parcels to advertise on the shopping center sign. Staff finds the requested signage deviations to be reasonable and similar in scope to signage deviations granted for other shopping centers in the Village.

The petitioner is requesting a deviation to allow 688 parking spaces for

the shopping center in lieu of the 775 spaces that would be required if each use in the center were parked individually. The Village's traffic consultant, KLOA, reviewed the parking requirements and expected parking demand created by the petitioner's proposed mix of uses. KLOA concluded that 688 parking spaces would be adequate to meet the needs of the shopping plaza. Staff recommends approval of the deviation based on KLOA's analysis and conclusions. Ms. Papke noted KLOA staff was in attendance at the Plan Commission hearing should anyone have questions on these recommendations.

Finally, the petitioner requests a number of deviations and variations to recognize existing nonconformities for building setbacks and parking lot and landscape design. Staff supports the requested zoning relief for these existing nonconformities based on the development history of the buildings on the site, which were constructed in the 1970s.

Staff recommended approval of the petition subject to the conditions in the staff report.

Ms. Papke noted that the petitioner held a neighborhood meeting on June 10. Several community members attended. Prior to the Plan Commission hearing, staff received one written comment on the petition. This letter is attached to the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the Commissioners.

Commissioner Flanigan asked about the Finley Road sidewalk near the Roosevelt Road corner. He asked if pedestrians would be able to walk to Roosevelt and Finley from the site. He asked about the concerns with putting a sidewalk along Finley adjacent to 505 W. Roosevelt and 1210 S. Finley.

Mr. Miller said the sidewalk will connect from Finley, through the site, to Roosevelt. There was not room in the Finley right-of-way adjacent to 505 W. Roosevelt and 1210 S. Finley because the right-of-way was narrow and many utilities were already present.

Commissioner Flanigan asked if it was accurate that putting a sidewalk

on Finley at Roosevelt would require extraordinary levels of work. Mr. Miller confirmed this was correct.

Commissioner Flanigan asked about the loading zones on the west side of the building and how they would be marked. Mr. Miller described the striping and signage.

Commissioner Flanigan asked if the striping accounted for fire truck access. Mr. Miller said the design team had modeled fire apparatus maneuvers with delivery trucks in the loading zones and there was adequate room for the fire apparatus.

Commissioner Sweetser asked if there would be visible signage and technology to help customers find the businesses in the development. Mr. Daniel said the developer was considering developing an app for the shopping center. There would be wayfinding signage and shopping center signs. The shopping center may partner with area hotels to advertise businesses to guests.

Chair Giuliano asked about lighting on the south side of the property, and how proposed conditions compared with existing conditions. Mr. Miller said lighting conditions will be improved because the new lights would be downlighting instead of the existing wall packs on the building. The proposed lighting will meet the 0.5 foot candle maximum at the property line.

Chair Giuliano asked Javier Millan of KLOA to summarize the traffic study. Mr. Millan said the traffic study analyzed existing conditions and projected future conditions out to 2031. The study found the intersections around the subject property can handle the amount of traffic projected for the area with the proposed redevelopment. Mr. Millan said there are some pinch points in traffic circulation. He described the various pinch points, with the worst being near unsignalized intersections.

Mr. Millan discussed the potential for a signal at Finley/Mariano's/Point West. KLOA had looked at whether the intersection met warrants for a signal. They found it met for one hour on Saturdays. Mr. Millan said that just because the intersection met the warrant for one hour did not mean a signal should be installed. KLOA recommended doing future traffic counts and studies after the proposed shopping center is fully operational, at which time the intersection may meet more warrants. He noted that obtaining IDOT approval for a signal may be challenging.

KLOA recommended installation of a turn lane from northbound Finley into the center [petitioner proposed to complete this improvement]. And KLOA recommended that the Village and multiple property owners around the Finley/Mariano's/Point West intersection consider whether the intersection could be consolidated.

Chair Giuliano asked about crosswalks at Finley and Roosevelt. Mr. Millan said there were existing crosswalks on the south and east sides of the intersection. There was no sidewalk on the north side of Roosevelt to connect to a crosswalk on the west or north sides.

Commissioner Verson asked if bike improvements were planned. Mr. Daniel said there may be space on the subject property to install bike improvements.

Chair Giuliano asked how many vehicles can stack inside the full access drives if lengthened as proposed. Mr. Daniel said six or seven. Under current conditions, there was room for only one vehicle.

Chair Giuliano and Commissioner Verson expressed concerns about a sidewalk connection to the hotel on the northwest corner of Finley and Roosevelt. Chair Giuliano said she was not sure if it would be possible to install a sidewalk on the north side of Roosevelt. Ms. Papke said the northwest corner of the intersection is in Glen Ellyn, and the Roosevelt Road right-of-way is under IDOT jurisdiction. These circumstances made installation of a sidewalk on the north side of Roosevelt outside the scope of the petitioner's project.

On a motion by Commissioner Flanigan, and a second by Commissioner Sweetser, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 25-09 for 505 & 515 W. Roosevelt Road and 1210 S. Finley Road (Burj Plaza) subject to the seven (7) conditions in the staff report.

- 1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;**
- 3. That the petitioner shall comply with the recommendations of KLOA in the Traffic Impact Study, dated June 12, 2025;**
- 4. That the petitioner shall install the exclusive left turn lane from Finley Road as recommended in the KLOA Traffic Impact Study, subject to the review and approval of the final design of the turn lane by the Village of Lombard**

and, if necessary, the Illinois Department of Transportation;

5. That the conditional use for outdoor display of vehicles entitles the petitioner to display a maximum of two vehicles on behalf of the car dealership located west of the subject property; no vehicle sales are permitted on the subject property;

6. That the petitioner shall apply for and receive building permits for the proposed improvements; and

7. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

The motion carried by the following vote:

Aye: 4 - Ruth Sweetser, Leigh Giuliano, Alissa Verson, and Brendan Flanigan

Absent: 2 - Bill Johnston, and Robert Spreenberg

Business Meeting

Approval of Minutes

A motion was made by Commissioner Verson, seconded by Commissioner Sweetser, that the minutes of the May 19, 2025 meeting be approved.

The motion carried by the following vote:

Aye: 4 - Ruth Sweetser, Leigh Giuliano, Alissa Verson, and Brendan Flanigan

Absent: 2 - Bill Johnston, and Robert Spreenberg

Public Participation

There was no Public Participation.

DuPage County Hearings

There were no DuPage County Hearings.

Chairperson's Report

There was no Chairperson's Report.

Planner's Report

There was no Planner's Report.

Unfinished Business

There was no Unfinished Business.

New Business

There was no New Business.

Subdivision Reports

There were no Subdivision Reports.

Site Plan Approvals

There were no Site Plan Approvals.

Workshops

There were no workshops.

Adjournment

A motion was made by Commissioner Verson, seconded by Commissioner Flanigan, to adjourn the meeting at 9:00pm. The motion passed by a unanimous vote.