

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 _____

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.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: Anna Papke, AICP, Planning and Zoning Manager *AP*

MEETING DATE: July 17, 2025

SUBJECT: **PC 25-09: 505 W. Roosevelt Road, 515 W. Roosevelt Road, and 1210 S. Finley Road – Burj Plaza**

Please find the following items for Village Board consideration as part of the July 17, 2025, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 25-09
3. An ordinance granting approval of a planned development with companion conditional uses, deviations, and variations from the Lombard Code of Ordinances

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.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

July 17, 2025

Village President
Anthony Puccio

Village Clerk
Ranya Elkhatab

Trustees
Brian LaVaque, Dist. 1
Jessica Hammersmith, Dist. 2
Bernie Dudek, Dist. 3
Patrick Egan, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Anthony Puccio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 25-09: 505 & W. Roosevelt Road, 1210 S. Finley Road – Burj Plaza Phase 3

Dear President and Trustees:

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

The petitioner 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); *[Note: The public notice for the petition referenced 675 total parking spaces provided. The proposed plan has since been amended to provide 688 parking spaces. The staff analysis and recommendation on the petition are based on provision of 688 parking spaces.]*
- 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.

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 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).

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

505 & 515 W. ROOSEVELT ROAD, 1210 S. FINLEY ROAD (BURJ PLAZA PHASE 3)

June 16, 2025

Title

PC 25-09

Petitioner & Property Owner

Burj Plaza LLC
c/o Mark Daniel
220 E. Roosevelt Road
Villa Park, IL 60181

Property Location

505 W. Roosevelt (reserved for future addresses 501-509 W. Roosevelt); 515 W. Roosevelt Road (reserved for future addresses 531-593 W. Roosevelt); and 1210 S. Finley Road
PINs: 06-19-100-15, -025, -029

Zoning

B4A Roosevelt Road Corridor District

Existing Land Use

Former bank with drive-through (505); former furniture store (515); former auto service business (1210)

Comprehensive Plan

Community Commercial

Approval Sought

Approve a planned development with companion conditional uses, deviations, and variations, as well as entitlements memorializing existing nonconformities.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The subject property comprises 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 (parcel includes a second building addressed 513 W. Roosevelt Road), and 1210 S. Finley Road. The petitioner acquired all three properties in 2024 with the intention of redeveloping them into an integrated shopping center known as Burj Plaza. The petitioner is phasing the redevelopment as follows:

- Phase One: Buildout of tenant spaces in north portion of the 515 W. Roosevelt Road building (former Dania building) and demolition of the building at 513 W. Roosevelt Road. Permit review and initial work on this phase of the project is ongoing.
- Phase Two: Redevelopment of 505 W. Roosevelt Road into a drive-through restaurant, and redevelopment of 1210 S. Finley Road into a smoking establishment. Zoning entitlements for this phase were approved in March 2025 (PC 25-04 and PC 25-05).

PROJECT STATS

Lot & Bulk

Property Size: 11 acres

Buildings in
Plaza: Three, with two
additional
proposed

Parking Spaces: 688

Submittals

1. Exhibit A

- Phase Three: Buildout of the south portion of the 515 W. Roosevelt building for a banquet facility, completion of parking lot and site circulation improvements throughout the shopping center, and construction of two new buildings on the north side of the parking lot on 515 W. Roosevelt Road.

The petitioner is seeking zoning entitlements for Phase Three of the redevelopment. The petitioner is requesting entitlements that grant new approvals for the property as well as 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.

APPROVAL(S) REQUIRED

The petitioner 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;

APPROVAL(S) REQUIRED, CONT'D

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); *[Note: The public notice for the petition referenced 675 total parking spaces provided. The proposed plan has since been amended to provide 688 parking spaces. The staff analysis and recommendation on the petition are based on provision of 688 parking spaces.]*
 - 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.

EXISTING CONDITIONS

Improvements on the subject property consist of: a former bank building with drive-through service lanes that is in the process of being converted to a drive-through restaurant (505 W. Roosevelt); a former furniture store that will be converted into a multi-tenant commercial building (515 W. Roosevelt); and a former auto service building that will be converted into a smoking establishment (1210 S. Finley).

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comment on the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comment on the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services has no comments on the petition, but offers the following comments on the plans to be incorporated into the permit submittal plan set. Additional comments may be forthcoming during permit review.

1. Village of Lombard Water and Sewer as well as Glenbard Wastewater Authority Connection fees will apply for the new buildings.
2. The sanitary sewer for the new buildings connects to a lift station located on another parcel. A formal agreement should be written between the parcel owners to address the rights and responsibilities of the lift station. We understand they are currently owned by the same entity, but this can potentially change in the future.
3. The fire engine Autoturn exhibits should include a path for a truck to access the front of the buildings.
4. A fire hydrant will be required within 100' of the new buildings Fire Department Connection. There are existing fire hydrants on the property, so please verify if these are close enough to service the buildings.

Public Works:

The Department of Public Works has no comment on the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	C3 (Glen Ellyn)	Crowne Plaza hotel
South	R5PD	International Villages apartments
East	B4APD	Gas station, Mariano's
West	B4APD, R5PD	Lombard Toyota, International Villages apartments

The subject property is located on the southwest corner of the intersection of Roosevelt Road and Finley Road. The Roosevelt Road corridor includes a mixture of retail and service businesses commonly found

along major commercial corridors. Multi-tenant commercial shopping centers are common throughout the Roosevelt Road corridor.

1. *Comprehensive Plan Compatibility*

The Comprehensive Plan designates this property as suitable for community commercial development. A shopping center is consistent with this designation.

2. *Zoning Compatibility and Request for Variations Recognizing Existing Nonconformities*

The petitioner proposes a banquet hall plus a mix of restaurant, retail and service uses in the building at 515 W. Roosevelt and in the two proposed buildings on the north end of the parking lot. All are permitted uses in the underlying B4A District. The property at 505 W. Roosevelt Road is undergoing redevelopment as a drive-through restaurant, while the property at 1210 S. Finley Road will be renovated into a smoking establishment. Drive-throughs and smoking establishments are conditional uses in the B4A District. Both properties received conditional use approval in early 2025 (PC 25-04 and PC 25-05).

The petitioner's proposal for the property will utilize many existing improvements on the property in a substantially as-is condition. The petitioner has identified several nonconformities on the subject property with respect to the current requirements of the Zoning Ordinance. Such nonconformities include elements of the landscaping and parking lot design, location of the building at 515 W. Roosevelt with respect to transitional landscape and setback requirements, and open space that does not meet minimum requirements. The petitioner requests approval of deviations and variations to establish these existing conditions as legal nonconformities.

The building and site improvements on the subject property date from the 1970s, when the buildings at 505 and 515 W. Roosevelt Road and 1210 S. Finley Road were developed. Building permits for all three buildings were approved without variances, indicating the site layout, landscaping, and parking lot design conformed to the Zoning Ordinance at the time of construction. Historical aerial photos show site conditions have not changed substantially since initial construction. The petitioner will make some alterations to parking lot landscaping and internal circulation, but much of the site layout will maintain the existing configuration. Staff finds the petitioner demonstrates a hardship caused by amendments to the Zoning Ordinance that occurred subsequent to the development of the property. Staff further notes that the petitioner's proposed improvements to the property do not intensify any of the pre-existing nonconformities. Staff supports the requested deviations and variances for these nonconformities.

3. *Request to Establish a New Planned Development with Associated Zoning Relief*

Village Code Section 155.502(F) requires that a planned development be established whenever a variation is requested for a property in the B4A District and the property meets the area and width requirements for planned developments. Planned developments are intended to provide flexibility in zoning regulations to accommodate development that is in the public interest but that would not otherwise be permitted by the underlying zoning regulations. To accommodate the proposed redevelopment of the shopping center, the petitioner requests approval of a new planned development with companion zoning relief, enumerated below.

A. *Conditional use for outside display of goods and services*

The petitioner anticipates one of the north-facing retail tenants in the building at 515 W. Roosevelt Road will include a small outdoor display area along the sidewalk adjacent to the tenant space. The petitioner requests approval of the outdoor display area, subject to maintaining adequate sidewalk space in front of the tenant space.

The petitioner also requests approval to allow Lombard Toyota, which abuts the subject property to the west, to display up to two vehicles on the subject property. There is currently a cross-access drive on the north end of the subject property parking lot that connects to the Lombard Toyota parking lot. The petitioner's planned improvements to the subject property would relocate this drive aisle connection south from its present location near Roosevelt Road. The petitioner intends to offer Lombard Toyota the ability to display a vehicle in the landscape islands on either side of the relocated cross-access drive aisle (two total vehicles displayed). No vehicle sales will occur on the subject property.

Staff finds the proposed outdoor display areas comply with the standards for conditional uses in the Village Code.

B. Conditional use for a restaurant that includes entertainment, dancing and/or amusement devices as a secondary use

One of the prospective tenants of the 515 W. Roosevelt building is a banquet facility. The petitioner requests conditional use approval to allow the banquet facility to include entertainment and dancing. Entertainment and dancing are standard functions of a banquet facility. Staff supports this conditional use request.

C. Conditional use to allow more than one building on a lot of record

The petitioner proposes to construct two buildings on the north side of the parking lot at 515 W. Roosevelt Road. The new buildings will provide tenant space for five to six additional businesses in the shopping center. Multiple buildings, including outbuildings, are common in shopping centers. Staff supports this request.

D. Signage deviations

The petitioner requests three deviations for the shopping center sign proposed for the parcel at 515 W. Roosevelt Road: allowance of an automatic changeable copy (ACC) panel of 25 square feet where 16 square feet is permitted by the Sign Ordinance; allowance of a shopping center sign that is 165 square feet in area where 150 square feet permitted by the Sign Ordinance; and the ability for the two tenants on the parcels at 505 W. Roosevelt and 1210 S. Finley to advertise on the changeable copy panel on the shopping center sign.

Staff has reviewed the requested signage deviations in the context of the proposed shopping center and finds them to be reasonable given the size of the shopping center (11 acres) and location at the major intersection of Roosevelt Road and Finley Road. Similar signage deviations have been granted for the shopping center signs at Lombard Pines (PC 05-07) and Yorktown Center (SPA 13-01ph). With respect to the size of the ACC panel, staff notes the Sign Ordinance permits ACC panels of 16 square feet on both freestanding signs and shopping center signs. The permitted sign area of freestanding signs is 50 square feet in most applications, while shopping center signs are allowed up to 150 square feet. As a percentage of the proposed shopping center sign, the 25-square-foot ACC panel will be comparable or smaller than that of many ACC panels throughout the Village. Staff supports the requested signage relief.

E. Deviation to allow 688 parking spaces where 775 parking spaces are required

The three parcels within the plaza are served by interconnected surface parking lots. A recorded private agreement grants easements for ingress, egress, and shared parking across the properties (R1972-041405). The shared parking arrangement will continue with the redevelopment of the shopping center. As proposed, there will be 688 parking spaces available on the plaza properties. The

combined parking requirement for all the proposed tenants, based on the square footage and planned use of each tenant space, is 775 spaces. The petitioner is seeking a deviation to allow 688 spaces rather than 775 spaces. *[Note: The public notice for the petition referenced 675 total parking spaces provided. The proposed plan has since been amended to provide 688 parking spaces. The staff analysis and recommendation on the petition are based on provision of 688 parking spaces.]*

The Village's traffic consultant, KLOA, reviewed the parking requirements and expected parking demand created by the petitioner's proposed mix of tenants. KLOA notes that peak operating hours for the various tenants do not occur at the same time and/or day of week. For example, the banquet facility would experience peak capacity on Friday or Saturday evenings, a time when most service or retail businesses would have minimal or no activity. An hour-by-hour shared parking analysis shows that there will be adequate parking spaces available in the shopping center throughout the day. KLOA further notes that visitors to the shopping center may visit two or more businesses in a single trip. These multipurpose trips reduce the overall parking demand generated by the proposed development. KLOA concludes that 688 parking spaces are adequate to meet the needs of the shopping plaza. Based on KLOA's analysis, staff recommends approval of the requested parking deviation.

4. Request for Variance from Requirement for Public Sidewalk in Finley Road Right-of-way

Presently there is no public sidewalk adjacent to the subject property along Finley Road. The redevelopment of the shopping center is a major development under the Subdivisions and Development Ordinance (Village Code Chapter 154). Major developments are required to provide a sidewalk for the full length of the right-of-way abutting the development. Existing roadway pavement and utilities do not leave sufficient room in the right-of-way for a sidewalk, so the petitioner proposes to install a sidewalk on the 515 W. Roosevelt property immediately inside the east property line. This sidewalk will bend around the south and west side of the buildings at 505 W. Roosevelt and 1210 S. Finley to connect with the public sidewalk on Roosevelt Road. The petitioner is requesting a variance to allow this sidewalk in lieu of a sidewalk in the Finley Road right-of-way. Staff supports the requested variance given the constraints imposed by existing conditions.

5. Traffic and Circulation

Access to the shopping plaza is provided by four existing driveways: one full-access drive from Roosevelt Road into the northwest corner of the subject property; two right-in/right-out drives from Finley Road; and one full-access drive from Finley Road into the southeast corner of the site. No additional curb cuts are proposed. Internal site circulation and parking layout modifications near the full-access driveways will lengthen the distance between the point of entry to the property and a point where vehicles will need to stop or turn. Staff expects these modifications will improve site circulation and move traffic from the right-of-way and into the shopping plaza more efficiently.

KLOA conducted a traffic impact analysis of the proposed redevelopment. KLOA finds the adjacent roadway network is sufficient to accommodate the traffic generated by Burj Plaza. They further note that some of the traffic coming to the plaza will be pass-by traffic diverted from existing traffic already on adjacent roadways.

The petitioner proposes to install an exclusive left turn lane for traffic entering the development from northbound Finley into the full-access driveway at the southeast corner of the site. KLOA recommends this left-turn lane be installed with 145 feet of storage and 175 feet of taper. Staff notes the final design of the turn lane is subject to approval of the Village of Lombard Public Works Department and, if necessary, the Illinois Department of Transportation.

KLOA considered the possibility of adding a traffic signal at the intersection of Finley Road with the southeast Burj Plaza full-access drive and the Mariano's and Point West condominium access drives on the east side of Finley. The possibility of a signalized intersection at this location has been discussed in the past as properties in the area developed. In the current analysis, KLOA finds the additional traffic generated by Burj Plaza would meet the peak hour warrant for a traffic signal only on Saturdays. The KLOA report concludes as follows: "While a traffic signal appears to be warranted during one hour on a Saturday, it is KLOA, Inc.'s recommendation that future traffic counts after the development is fully operation be conducted to determine if other warrants are met."

Finally, KLOA recommends that future consideration be given to consolidating the access drives to Mariano's and Point West condos in order to provide a more efficient and safer intersection. This modification would require involvement of the Village and multiple private property owners, and is therefore offered as an item for future consideration and not a requirement of the petitioner.

6. *Neighborhood Meeting and Public Comment*

The petitioner conducted a neighborhood meeting on June 10, 2025. Several community members attended and had the opportunity to ask questions of the petitioner about the development.

Prior to the Plan Commission hearing, staff received one written comment on the petition. This letter is attached to the staff report.

SITE HISTORY

ZBA 77-12 (515 W. Roosevelt): Request for variation for a freestanding sign (was not approved).

PC 86-21 (505 W. Roosevelt): Approval of conditional use to allow construction of a drive-through bank.

PC 88-02 (515 W. Roosevelt): Approval of variation for an informational sign.

PC 91-31 (515 W. Roosevelt): Approval of conditional use to allow outside sales of Christmas trees.

PC 98-01 (1210 S. Finley): Approval of conditional use to allow motor vehicle service business.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed planned development with companion conditional uses, deviations, and variations are consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

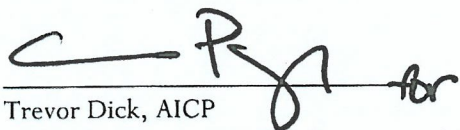
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional uses and variations and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 25-09:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental

Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 25-09, subject to the following conditions:

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).

Inter-Departmental Review Committee Report approved by:

A handwritten signature in black ink, appearing to read 'Trevor Dick', is written over a horizontal line.

Trevor Dick, AICP
Director of Economic Development and Planning
c. Petitioner

attachment: Traffic Impact Study, Burj Plaza Redevelopment, prepared by KLOA, dated 6/12/25.

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EXHIBIT A
PETITIONER'S SUBMITTALS

1. Petition
2. Itemization of Relief
3. Development Team
4. Legal Descriptions
5. Disclosure of Interests and Authorization
6. Table of Compliance and Parking Table
7. Narrative
8. Survey
9. Site Plan (Phase 3) [Note: Approved corner lots appear near end of packet.]
10. Preliminary Engineering [Note: Approved corner lots also appear near end of packet.]
11. Photometric Plan
12. Landscape Plan, Interior Area, Details [Note: Approved corner lots appear near end of packet.]
13. Fire and Delivery Truck Templates
14. Architectural Plans (former Dania building) [Note: Approved corner lots appear near end of packet.]
15. Architectural Plans (new southerly outlot building)
16. Architectural Plans (new northerly outlot building)
17. Freestanding Sign Plan
18. Address Assignments
19. Site Plan (corner lots)
20. Preliminary Engineering (corner lots)
21. Landscape Plan (corner lots)

To: The Village of Lombard Plan Commission

From: Donna Reed

1331 W. Finley Road

Lombard, IL 60148

Re: Burj Plaza L.L.C. petition for development

Date: 5/31/2025

The petition by Burj Plaza L.L.C. is very troubling in my opinion. First of all, why propose another grocery store when there is a Glen Ellyn Jewel and a Lombard Jewel, Pete's Market, Trader Joe's and Mariano's so close by?

The Roosevelt Road "blight" will be exacerbated by another car dealership. They are unsightly.

With regard to Chapter 153 concerning signage, I am opposed to larger, brightly lit signage. It is unsightly and adds to light pollution. I am also opposed to digital signage as it is too commercial, too distracting, and certainly not aesthetically pleasing.

I was confused by the request for 675 parking spaces on all lots. Is this what we want for Lombard? A big giant parking lot?

Under Point 9, Burj wants to waive the installation of a sidewalk on the west side of Finley Road but build one on Lot 3. Will this allow residents from Pointe West and International Village the ability to walk to restaurants and stores? If not, I am opposed to this waiver.

The proposal does not address the entrance and exits to said development. Obviously, this development will create more traffic. If an east bound driver on Roosevelt Road wants to return home on the westbound side of Roosevelt Road, how will that maneuver occur? Will there be a traffic light installed (at the entrance to Mariano's and new development?) This is already a very dangerous intersection with drivers trying to enter and exit Mariano's and Point West Condominiums.

I urge you to consider aesthetics; traffic impact and safety; walking and biking options. We don't need more light pollution, traffic and sprawl. Sidewalks, landscaping and less commercialism, please.

Donna Reed

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED
DEVELOPMENT WITH COMPANION CONDITIONAL USES,
DEVIATIONS, AND VARIATIONS FROM THE LOMBARD CODE OF
ORDINANCES**

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

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a planned development with companion conditional uses and deviations and variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) and the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code), as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 16, 2025, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the planned development with companion conditional uses, deviations and variations described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein:

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a planned development with companion conditional use and deviations and variations from the Lombard Code of Ordinances, as set forth below is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

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 688 parking spaces on all lots within the planned development;
 - 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.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 505 W. Roosevelt Road, 515 W. Roosevelt Road, and 1210 S. Finley Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN FINLEY-ROOSEVELT ASSESSMENT PLAT, BEING A SUBDIVISION 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. R1972-12515, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index No. 06-19-100-015

LOTS 1-2 IN RINCK'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1977 AS DOCUMENT NO. R1977-008166, BEING A SUBDIVISION OF THE NORTH 370 FEET OF THE EAST 221 FEET OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 2 AND THOSE PARTS OF ROOSEVELT ROAD AND FINLEY ROAD LYING EAST AND NORTH OF AND ADJOINING SAID LOT 2 IN 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, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Nos. 06-19-100-025 and 06-19-100-029

SECTION 3: This Ordinance is approved subject to compliance with the following conditions:

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).

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2025.

Passed on second reading this _____ day of _____, 2025, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2025.

Anthony Puccio, Village President

Ordinance No. _____
Re: PC 25-07
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ATTEST:

Ranya Elkhatib, Village Clerk

Published in pamphlet from this _____ day of _____, 2025.

Ranya Elkhatib, Village Clerk