



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: August 21, 2025

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

Following the July 17, 2025, first reading of the ordinance to approve the proposed Burj Plaza redevelopment, the petitioner has submitted a revised drawing showing a reconfiguration of the cross access between the subject property and the Toyota dealership immediately west of Burj Plaza. The formulation of the revised plan and subsequent staff review occurred as follows:

1. The subject property currently provides cross access to the Toyota property via a driveway connection located approximately 18 feet south of the north property line. The plan submitted by the petitioner to the Plan Commission eliminated the existing cross-access drive and provided a new connection between Burj Plaza and Toyota approximately 160 feet south of the north property line. The purpose of the relocated cross connection was to lengthen the distance between the point of entry into the property and the point where vehicles would need to stop or turn. The Village's traffic consultant, KLOA, reviewed this plan and commented positively on the relocated cross-access drive. The Plan Commission reviewed this plan during public hearing on June 16, 2025, and recommended approval of the petition.
2. Following the Plan Commission public hearing, the petitioner engaged in additional discussions with the owner of the Toyota dealership. Toyota indicated that the cross connection close to Roosevelt Road was a priority for the dealership. In response, the petitioner proposed a modified cross-access drive near the north property line that will allow for inbound right-turn only passenger vehicle traffic. The revised north cross-access drive is located approximately 39 feet south of the property line.
3. Village staff and KLOA reviewed the petitioner's revised north cross-access drive. KLOA noted the north access drive should be limited to only inbound passenger vehicles and "Do Not Enter" signs should be posted on the Toyota property facing west. KLOA notes an automated gate could be installed to ensure no outbound turns are made out of this drive.
4. Staff notes the south cross-access driveway shown on the petitioner's submittal to the Plan Commission remains a part of the proposed development. The modified north cross-access driveway is an additional connection between the subject property and Toyota.

Given these changes, the following items are being transmitted to the Village Board for consideration on second reading:

1. Access Easement Exhibit, prepared by Watermark Engineering Resources, showing the modified north cross-access driveway;
2. KLOA Site Plan Review memo; and
3. A revised ordinance with a condition of approval pertaining to the modified north cross-access driveway.

This item is placed on the August 21, 2025, Village Board agenda under Items for Separate Action for a second reading.

MEMORANDUM TO: Trevor Dick, FAICP, LEED AP
Director of Economic Development and Planning
Village of Lombard

FROM: Javier Millan
Principal

DATE: August 13 2025

SUBJECT: Site Plan Review
Burj Plaza
Lombard, Illinois

This memorandum summarizes a site plan review conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. for the revised access easement exhibit prepared by Watermark Engineering Resources dated July 16, 2025 and the auto turn maneuvers for a passenger vehicle. The access easement exhibit shows the existing northernmost east-west cross-access between Lombard Toyota dealer and the Burj Plaza site been relocated approximately 30 feet further south from its existing location and modified to only allow inbound traffic.

Based on a review of the access easement exhibit as well as the Auto Turn runs prepared by Watermark Engineering Resources, we offer the following:

- The inbound only access drive, as proposed, should be limited to only inbound passenger vehicles. This restriction should be clearly delineated via pavement markings and signage.
- "Do Not Enter" signs should be posted on the Lombard Toyota property facing west as depicted in the site plan.
- In order to further enhance this restriction and accomplish the best outcome, an automated gate could be installed where the stop bar is shown on the plan.
- The installation of such gate would have to be agreeable by both parties (Burj Plaza and Lombard Toyota) and should only open if a vehicle is proceeding westbound on the inbound only access drive.

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.

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

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. The Owner may, but is not required to, construct a private cross-access driveway connecting the Subject Property to the parcel immediately west, in the general location shown on the Access Easement Exhibit prepared by Watermark Engineering Resources, dated July 16, 2025. While the cross-access exists, it shall operate as ingress to the west parcel only (no egress to the Subject Property) and be signed/marked and physically channelized to restrict movements in a manner consistent with the KLOA Site Plan Review memo dated August 13, 2025, as approved by the Village Engineer. The cross-access shall be privately owned, operated, and maintained; no public dedication is intended or implied.

The Owner may remove the cross-access at any time without further Village approval, and such removal shall not constitute a violation of this Ordinance, provided the Owner restores curbing, pavement, striping, and landscaping to a Village Engineer-approved plan and remains in compliance with all other applicable conditions and codes. This condition creates no third-party beneficiary rights and imposes no obligation to grant or maintain any private easement.

6. That the conditional use for outdoor display of vehicles entitles but does not require the petitioner to display a maximum of two vehicles on behalf of a new (as opposed to used) passenger vehicle car dealership located west of and abutting the subject property; no vehicle sales are permitted on the subject property;
7. That the petitioner shall apply for and receive building permits for the proposed improvements; and
8. 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

ATTEST:

Ranya Elkhatib, Village Clerk

Ordinance No. _____
Re: PC 25-09
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Published in pamphlet from this _____ day of _____, 2025.

Ranya Elkhatib, Village Clerk