

April 20, 2026

Title

PC 26-07

Petitioner & Property Owner

865 E Roosevelt Rd LLC
 Mark Daniel/Daniel Law Office, PC
 17W733 Butterfield Road, Suite F
 Oakbrook Terrace, IL 60181

Property Location

865 E. Roosevelt Road
 PIN: 06-21-100-019

Zoning

B4A – Roosevelt Road Corridor
 District

Existing Land Use

Former Pep Boys auto service and
 tire business

Comprehensive Plan

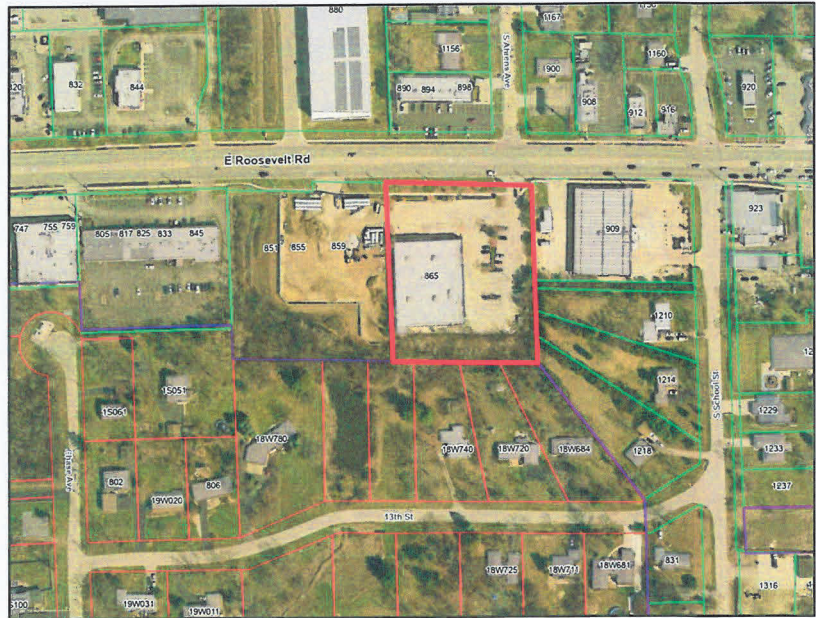
Community Commercial

Approval Sought

Approval of a conditional use for
 indoor automotive storage and
 recreation, with variations for signage
 and existing site conditions.

Prepared By

Anna Papke, AICP
 Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, 865 E Roosevelt Rd LLC, is the owner of the subject property, formerly occupied by Pep Boys auto service and tire business. The petitioner proposes to convert the existing building on the property to a multi-tenant commercial building. There will be four small tenant spaces in the north portion of the building, facing Roosevelt Road. Proposed tenants include restaurants and retail/service businesses. The petitioner proposes to operate a business known as Octane Lounge in the south (rear) portion of the building. Octane Lounge is a membership-based business that offers car storage for high-end personal vehicles and space for members to gather and socialize. Three of the existing service bays in the building will be maintained for auto detailing and similar services.

The development will use the existing building, with no building additions proposed. Patio seating will be constructed for the Roosevelt Road-facing tenants on the north side of the building. The parking lot will remain largely as-is, with minor modifications to address circulation around the cross-access connection with the Creekview development to the west (855 E. Roosevelt).

To facilitate the redevelopment, the petitioner requests a conditional use for the car storage and lounge business, plus signage variances and other variances to address existing site conditions.

PROJECT STATS

Lot & Bulk

Parcel Size: ~101,000 SF
Building Size: ~22,000 SF
Parking Spaces: 88 spaces

Submittals

1. Exhibit A.

The car storage and lounge space land use does not exist in the Lombard Zoning Code. Concurrent with this petition, the petitioner is petitioning the Village for a text amendment to add the land use to the Code and make it a conditional use in the B4A Roosevelt Road Corridor District (PC 26-06).

EXISTING CONDITIONS

The subject property is developed with an approximately 22,000 square-foot building previously used for automotive service and tire installation. There are 11 overhead service bay doors on the east elevation of the building. Other site improvements include parking to the north and east of the building and a stormwater detention pond adjacent to the south property line.

APPROVAL(S) REQUIRED

The petitioner, 865 E ROOSEVELT RD LLC, requests that the Village take the following actions on the subject property, located within the Roosevelt Road Corridor B4A District:

1. A new conditional use under Section 155.103(F) and amended Section 155.417(G)(2)(b) of the Zoning Ordinance to allow indoor automotive storage and recreation in the south unit;
2. A variation under Sections 155.103(C) to Section 155.417(G)(5)(c) to allow a west side yard of nine (9) feet (10 feet required) to allow for the west existing building wall;
3. A variation under Sections 155.103(C) to Sections 155.417(G)(14)(a) and 155.602(A)(10)(d) to allow lighting directed to the shared northerly vehicular access at the west lot line and to allow excess footcandles at this location;
4. A variation under Sections 155.103(C) to Section 155.603(B) and Table 6-5 to allow the one (1) long-berth loading (two short-berth areas required) to allow for the existing condition;
5. A variation under Sections 155.103(C) to Section 155.705 to allow for existing conditions and continue the number (six, seven required) and type of parkway trees, provided that applicant shall provide for payment to the Village for any of the six decorative trees in the parkway that have died or are determined by the Village to be in poor health on the date of issuance of the building permit;

APPROVAL(S) REQUIRED (cont.)

6. A variation under Sections 155.103(C) to Section 155.706(B)(2) to allow continuation of existing landscape island widths and areas to allow for existing conditions, provided that islands shall be planted according to the landscape plan;
7. A variation under Section 155.103(G) to Section 155.708(A) to exempt the property from the ten (10) foot foundation landscaping requirement while requiring landscaping shown in the landscape plan;
8. A variation under Sections 155.103(C) to Section 155.707(A)(5)(a) to allow continuation of the existing east side yard which is a 28-29 foot transition side yard (30 feet required) which presently contains a portion of parking surface and a masonry shed and enclosure (to be rehabilitated to serve only as a waste enclosure) as well as a fence as shown in the site plan and landscape plan;
9. Approval of a site plan and landscaping plan under Section 155.103(I) and Section 155.702 of the Zoning Ordinance subject to conditions determined during the review, hearing and decision upon applicant's requests;
10. A variation under Section 153.103(G) and Section 155.103(C) to Sections 153.228(I) and 153.242(E) to allow the projecting member entrance sign on the same wall elevation as the wall sign for the south tenant space;
11. A variation under Section 153.103(G) and Section 155.103(C) to Section 153.210 of the Sign Ordinance to allow an automatic changeable copy sign on frontage with a length of 287 feet (300 feet required); and
12. Such other and further relief as deemed necessary upon intake, hearing and Village Board review.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. They are showing tables and chairs in the vehicle storage area. Seating at this level (136 seats) is considered an "assembly. As such, there are specific exiting requirements that are not met as shown (remote exits with panic hardware, etc.). They are not showing enough exits, and they are not remote (separated enough). As such, they will have to add exit doors possibly changing the elevation on the West side along with a related sidewalk to service this additional exit.
2. The proposed 20-foot-tall sign will need to have a new design that will resist the wind load. The design change will all be underground, so no change to what people see (deeper foundation).

Fire Department:

The Fire Department has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. They will need to have the sprinkler system evaluated by a Fire Protection System Engineer due to the redesign and use of the building to provide proper protection.
2. The fire alarm system will also need to be reevaluated due to the redesign of the building.
3. Separate permits are required for the fire alarm, sprinkler, and hood suppression systems.

Private Engineering Services:

Private Engineering Services has the following comment on the petition. Additional comments may be forthcoming during permit review.

1. A manhole cover will need to be added to the new sanitary sewer connection.

Public Works:

The Department of Public Works has no comments 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	B4A	Multi-tenant shopping center
South	R-3 (DuPage County)	Single-family residential (Unincorporated DuPage County)
East	B4A	Gas station
West	B4A	Multi-tenant shopping center (under construction)

The subject property is located along the Roosevelt Road corridor in an area developed with a mixture of retail, service, and other commercial land uses. The proposed multi-tenant commercial development is similar to other land uses in the corridor.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends community commercial uses on the subject property. A multi-tenant commercial development is consistent with this designation.

3. Zoning Compatibility and Request for Variations Recognizing Existing Nonconformities

The subject property is in the B4A Roosevelt Road Corridor District. Multi-tenant commercial buildings are common land uses in the Roosevelt Road corridor. The proposed tenants for the building include restaurants, retail, and a car storage and recreation business. Restaurants and retail are permitted uses in the B4A District. The petitioner is advancing a petition to allow car storage and recreation as a conditional use in the B4A District (PC 26-06) and is concurrently requesting conditional use approval for that land use on the subject property. The conditional use request is discussed in detail below.

The petitioner’s proposal for the property will utilize many existing improvements on the property in as-is condition. The building and site improvements, including landscaping and parking lot layout, date from the Pep Boys development in 1997. The petitioner has identified several nonconformities on the property with respect to the current requirements of the Zoning Ordinance. Such nonconformities include landscaping elements and the number of loading berths. The petitioner requests approval of variations to establish these existing conditions as legal nonconformities. Staff recognizes these nonconforming elements were initially constructed with Village approval, and the petitioner’s proposal does not increase the degree of any nonconformities. Staff supports the requested variations.

4. *Request for Conditional Use Approval – Indoor Automotive Storage and Recreation*

The subject property is in the Roosevelt Road Corridor B4A District. The petitioner is advancing a text amendment (PC 26-06) that would allow indoor automotive storage and recreation businesses in the B4A District as conditional uses. If approved by the Village Board, the text amendment would take effect immediately.

The petitioner proposes to operate a business known as Octane Lounge in the south 11,000 square feet of the existing building. Octane Lounge is a membership-based business offering car storage for personal vehicles and space for members to gather and socialize. The submitted floor plan shows storage space for up to 27 vehicles with a lounge and other member service areas along the south wall of the building. The business will provide detailing, tire changes, window tinting and other similar service to members and the public; three of the existing service bays in the building will be maintained for this purpose. Additionally, Octane will provide member programming and events inside the building. The petitioner has described potential programming to include group viewing of auto racing and other sporting events, educational sessions for members, and social gatherings hosted by members on a reservation basis. The petitioner's submitted floor plan shows the tenant space can accommodate up to 136 attendees at a member gathering. The Village's assessment of the conditional use request is based on this stated cap of 136 attendees.

A. *Traffic Circulation and Parking*

Access to the subject property from Roosevelt Road is provided by an existing full-access curb cut. An existing cross access easement on the northwest portion of the property will provide for construction of a driveway connecting to the Creekview property to the west. No changes are proposed to the existing parking lot layout and circulation. All drive aisles within the parking lot are two-way. The Village's traffic consultant, KLOA, has reviewed access to the site and circulation within the parking lot and finds that the traffic generated by the proposed development will not significantly impact the surrounding roadway network. KLOA recommends that outbound movements from the Roosevelt access drive be under stop sign control; this is a noted condition of approval at the end of this report.

The development will provide 88 parking spaces. Staff notes that multi-tenant commercial buildings are subject to changes in the tenant mix over time. A typical commercial strip center where the exact nature of the future tenants is not known would be required to provide 3 spaces per 1,000 square foot gross floor area, or 66 parking spaces $((22,000 \text{ square feet} / 1,000) \times 3 = 66)$. In this case, the petitioner has already identified several potential restaurant tenants for the north-facing tenant spaces in addition to Octane Lounge in the rear of the building. Given the unique nature of Octane Lounge and the relatively higher parking demand for restaurants compared to retail/service uses, the Village has reviewed this petition based on the combined parking requirements for the proposed individual tenants. These are as follows:

- A 27-car storage facility, with associated lounge and member gathering space
- Three service bays
- Approximately 4,704 square feet of fast casual restaurant (two north tenant spaces)
- Approximately 2,106 square feet of fast food restaurant (one north tenant space)
- Approximately 2,154 square feet of retail (one north tenant space)

KLOA has reviewed the projected peak parking demand for the development on weekdays and weekend days. KLOA estimates a peak parking demand of 80 parking spaces on Fridays and 74 parking spaces on Saturdays. KLOA states that the land uses within the development will experience peak customer draws at different times of the day. Based on the staggered nature of the peak hours of operation for the various tenants in the building, KLOA concludes the development will provide adequate parking.

The KLOA parking analysis assumes that three of the four north tenants are restaurants. If in the future the petitioner desires to occupy all four tenant spaces with restaurants, staff recommends that a follow-up parking study be conducted to ensure that the changed tenant mix does not result in a parking deficiency. This recommendation is noted in the conditions of approval.

B. Hours of Operation

The petitioner has submitted an operations statement with projected timeframes for the different activities that would occur at Octane Lounge.

- Motor vehicle service (detailing, tire changes, window tinting):
 - Monday through Saturday: 7AM – 6PM
 - Sundays: 10AM – 6PM
- Retrieval and parking of member vehicles in storage racks:
 - 7AM – 11PM daily
- Member gathering, programing, use of lounge:
 - Sunday through Thursday: 7AM – 11PM
 - Friday and Saturday: 7AM – 1AM

The motor vehicle service hours of 7AM – 6PM are consistent with hours of operation for other businesses in the Village that offer these services. The conditional use approval of the Pep Boys permitted operations in the service bays between 7AM and 9PM. Should this petition be approved, staff recommends it include a condition limiting auto service activities to the petitioner's stated 7AM – 6PM timeframe. Given the reduction in service bays and shortened service window, staff expects the impacts associated with motor vehicle service component of Octane Lounge to be lesser than the impacts generated by Pep Boys.

Operating hours for the lounge and car retrieval services are consistent with operating hours of other businesses in the Village that function as community gathering and socializing spaces. Additionally, as a major arterial road, Roosevelt Road hosts many businesses with extended hours of operation. See Exhibit B.

C. Indoor Business Operations

The petitioner has stated that all car storage and auto service activity will occur within the building. This is reflected in the recommended conditions of approval.

Similarly, the petitioner has stated that all standard member programing and gathering will occur inside the Octane tenant space, with no spillover of activity into the parking lot. The petitioner is aware that any planned activity within the parking lot would fall outside the conditional use contemplated in this petition, and as such would be subject to special event permitting. A statement memorializing this understanding is incorporated in the recommended conditions of approval.

(Note: The outdoor dining areas proposed for the tenant spaces on the north side of the building are permitted by right, not subject to conditional use approval or the above-referenced conditions of approval.)

D. *Noise*

The petitioner has engaged Thunder Hearing and Sound to study the noise emitted by high-performance vehicles coming to and from the subject property. The sound study establishes a baseline for background noise within the Roosevelt Road corridor. Noise generated by vehicles in the Octane parking lot is compared to the background noise level. As of this writing, Thunder Hearing and Sound has issued the below preliminary conclusions. The final written report will be forwarded to the Plan Commission prior to the public hearing.

- The background noise level along the Roosevelt Road corridor is highest between the hours of 9AM and 11PM on weekends. On weekdays, the peak background noise window shifts a couple of hours earlier in accordance with the AM and PM rush hours.
- The movement of vehicles into and out of the storage facility and operations in the service bays will occur largely within the peak background noise windows. The petitioner estimates vehicles would be moved into and out of storage at a rate of between one and three cars per hour on an average day.
- The sound study measured the level of noise emitted by various types of high-performance cars moving into and out of storage or operating at low gear in the parking lot. The level of noise emitted by the cars was generally at or below the background noise level.
- Noise emitted by idling vehicles was at or below the background noise level.
- Noise emitted by vehicles at average speeds within the parking lot was at or below the background noise level.
- Rapid acceleration or engine revving would potentially exceed the background noise level.

The petitioner states that Octane Lounge will limit vehicle noise emissions with operational procedures that include: using valet services to move vehicles into and out of storage; limiting member access for parking/removing vehicles to the hours of 7AM-11PM; enacting membership rules that prohibit engine revving and rapid accelerations; and posting of signs to remind members of these rules. These operational procedures are reflected in the recommended conditions of approval.

With respect to noise generated by motor vehicle service activities, the petitioner states that Octane will operate at a lower level of noise than the former Pep Boys. Octane will operate three service bays as compared to the 11 service bays in use by Pep Boys. While Pep Boys frequently operated with their service doors open, upgrades to the ventilation system will allow Octane to operate its service bays with the doors closed more often. There will be no loudspeakers used on site.

E. *Visibility to Adjacent Residential Neighborhood*

The unincorporated York Center Co-op neighborhood is adjacent to the south of the subject property. There will be no change in the degree to which operations on the subject property are visible to adjacent neighbors. The southern 50 feet of the subject property is developed with a stormwater pond, vegetative screening, and a 6-foot-tall wooden fence. The petitioner will maintain the screening and fencing in this area, which is within a stormwater management and drainage easement. The petitioner will use the existing loading dock on the south side of the building. Pep Boys had a small storage building and dumpster located on the southeast corner of the parking lot. The petitioner will remove the storage building and replace it with a solid dumpster enclosure.

Lighting on the subject property will be reviewed during permitting, subject to Village Code Sec. 155.602(A)(10)(d).

F. Approval with Conditions

Staff finds the proposed indoor automotive storage and recreation business is consistent with the standards for conditional uses. Staff recommends approval of the conditional use subject to the following conditions:

1. That the maximum occupancy of Octane Lounge shall not exceed 136 people;
2. That the petitioner shall comply with the recommendations of the KLOA Site Plan and Parking Evaluation, dated April 13, 2026, including installation of a stop sign for traffic exiting the site to Roosevelt Road;
3. That a maximum of three of the four north tenant spaces shall be occupied by restaurant tenants. If additional restaurant tenants are proposed at a future date, or if the amount of square footage devoted to restaurant tenants exceeds the square footage in restaurants noted in the PC 26-07 IDRC Report, a follow-up parking study shall be conducted. The petitioner or petitioner's successor shall reimburse the Village for the costs associated with the follow-up study;
4. That motor vehicle services, including detailing, tire changes, and other similar activities in the service bays, shall be confined to the hours between 7:00 AM and 6:00 PM;
5. That all car storage and motor vehicle service activities will be performed inside the building;
6. That all member programming and gathering will occur inside the building only; any planned gathering outside the building shall be subject to the permitting requirements for special events;
7. That member access to stored vehicles will be limited to the hours between 7:00 AM and 11:00 PM;
8. That the petitioner shall enact membership rules to prohibit engine revving and rapid acceleration of vehicles in the subject property parking lot;
9. That the petitioner shall post signs in the parking lot noting the prohibition of engine revving and rapid acceleration of vehicles;
10. That the petitioner shall maintain a solid fence that is a minimum of six feet high along the south perimeter of the parking lot and along the south 100 feet of the east perimeter of the parking lot; this fence shall be constructed of masonry, decay-resistant wood, or vinyl/PVC; and
11. That parking lot lighting shall comply with the requirements of Village Code Sec. 155.602(A)(10)(d).

5. Request for Signage Variations

The petitioner requests variances to allow an automatic changeable copy sign (digital panel) on the proposed shopping center sign and to permit a projecting sign for the Octane business in addition to a wall sign. Digital ACC panels are permitted on properties that have at least 300 feet of frontage along an arterial roadways such as Roosevelt Road. The subject property has 287 feet of frontage along Roosevelt Road. With respect to the projecting sign, the petitioner is proposing one projecting sign and one wall sign advertising the Octane Lounge on the east façade of the building. The Village Sign Ordinance does not permit a business to display a projecting sign together with a wall sign.

The petitioner states that both variance requests are driven by the depth of the lot and the challenges associated with identifying businesses where one of the major tenants does not have building frontage directly facing the right-of-way, as is the case for Octane Lounge. Staff agrees with the petitioner that the additional signage enhances wayfinding for patrons visiting the business. Staff has no objection to either requested variation.

6. *Neighborhood Meeting*

The petitioner conducted a neighborhood meeting on April 14, 2026. Several community members attended and had the opportunity to ask questions of the petitioner about the development.

SITE HISTORY

1995: Subject property and property at 855 E. Roosevelt were annexed as a single parcel and zoned B4. At this time, Pep Boys intended to develop the subject property (865) with a restaurant. Pep Boys was planned for 855 E. Roosevelt.

1996: Having revised their plans, Pep Boys applied for zoning entitlements to develop the subject with the Pep Boys business.

1997: Plat of subdivision for 855 and 865 E. Roosevelt approved.

PC 24-06: Approval of zoning entitlements for a multi-tenant commercial building on 855 E. Roosevelt and a plat of resubdivision for 855 E. Roosevelt and the subject property.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed planned development with companion conditional uses and variations is 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 26-07:

Based on the submitted petition and the testimony presented, the petition complies with the standards required by the Village of Lombard Zoning Ordinance and the 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 26-07, 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 proposed indoor automotive storage and recreation business shall comply with the following:
 - a. That the maximum occupancy of Octane Lounge shall not exceed 136 people;
 - b. That the petitioner shall comply with the recommendations of the KLOA Site Plan and Parking Evaluation, dated April 13, 2026, including installation of a stop sign for traffic exiting the site to Roosevelt Road;
 - c. That a maximum of three of the four north tenant spaces shall be occupied by restaurant tenants. If additional restaurant tenants are proposed at a future date, or if the amount of square footage

- devoted to restaurant tenants exceeds the square footage in restaurants noted in the PC 26-07 IDRC Report, a follow-up parking study shall be conducted. The petitioner or petitioner's successor shall reimburse the Village for the costs associated with the follow-up study;
- d. That motor vehicle services, including detailing, tire changes, and other similar activities in the service bays, shall be confined to the hours between 7:00 AM and 6:00 PM;
 - e. That all car storage and motor vehicle service activities will be performed inside the building;
 - f. That all member programming and gathering will occur inside the building only; any planned gathering outside the building shall be subject to the permitting requirements for special events;
 - g. That member access to stored vehicles will be limited to the hours between 7:00 AM and 11:00 PM;
 - h. That the petitioner shall enact membership rules to prohibit engine revving and rapid acceleration of vehicles in the subject property parking lot;
 - i. That the petitioner shall post signs in the parking lot noting the prohibition of engine revving and rapid acceleration of vehicles;
 - j. That the petitioner shall maintain a solid fence that is a minimum of six feet high along the south perimeter of the parking lot and along the south 100 feet of the east perimeter of the parking lot; this fence shall be constructed of masonry, decay-resistant wood, or vinyl/PVC;
 - k. That parking lot lighting shall comply with the requirements of Village Code Sec. 155.602(A)(10)(d);
4. That the petitioner shall apply for and receive building permits for the proposed improvements; and
5. 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:



Trevor Dick, FAICP

Director of Economic Development and Planning

c. Petitioner

att: Memorandum re: Site Plan and Parking Evaluation, Proposed Octane Lounge, prepared by KLOA, dated April 13, 2026.

H:\CD\WORDUSER\PCCASES\2026\PC 26-07 865 E Roosevelt_Octane\PC 26-07_IDRC Report.docx

EXHIBIT A
PETITIONER'S SUBMITTALS

1. (001) The Village's Plan Commission form petitions (2) for text amendment and condition use with other relief (variations and site plan approval);
2. (002) Legal description;
3. (003) Disclosure and Authorization;
4. (004) Deed (from Closing);
5. (005) ALTA Survey;
6. (006) Title Commitment dated October 2, 2025 (waived);
7. (007) 2024 Tax Bill (2025);
8. (008) DuPage GIS Aerial Photo;
9. (009) Request for B4 Text Amendment and Itemization of Relief for Conditional Use, Variations and Site Plan Approval;
10. (010) Revised Octane Lounge Narrative in Support of Text Amendment;
11. (011) Operations Statement;
12. (012) Narrative in Support of Conditional Use, Variations and Site Plan (Rev. 1/28/26);
13. (013) Parking Analysis (Rev. 1/28/26);
14. (014) Sign Information;
15. (015) Site Plan prepared by Ridgeline Consultants LLC;
16. (016) Autoturn Exhibit prepared by Ridgeline Consultants LLC;
17. (017) Sheet L1.1 Preliminary Landscape Plan prepared by Gary R Weber Associates, Inc.;
18. (018) Illustrative Landscape Plan prepared by Gary R Weber Associates, Inc.;
19. (019) Sheet A-1 Elevations prepared by JAKL Brandeis Architects Ltd.;
20. (020) Sheet A-2 Floor Plan prepared by JAKL Brandeis Architects Ltd.;
21. (021) Sheet A-3 Plumbing Floor Plan prepared by JAKL Brandeis Architects Ltd.;
22. (022) Sheet A-4 Signage Detail Plan prepared by JAKL Brandeis Architects Ltd.;
23. (023) B4A Corridor District Table of Compliance (Rev. 1/5/26);
24. (024) Photometric Plan prepared by Ridgeline Consultants LLC;
25. Octane Lounge Sign Rendering (11x17);
26. Octane Lounge Rendering (11x17 view from the northeast);
27. (028) Octane Lounge Rendering C1 (view from northeast);
28. (029) Octane Lounge Rendering C2 (side view);
29. (030) Octane Lounge Rendering C3 (aerial view);
30. (031) Notice Parcel Map (one copy);
31. (039) EcoCAT Report dated 1/29/26; and
32. (053) Natural Resources Inventory (Kane-DuPage Soil & Water Conservation District) dated 2/10/26.

**EXHIBIT B
OPERATING HOURS OF AREA BUSINESSES**

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Sebastian's Ale and Whiskey House							
801 E Roosevelt Rd	Closed	12PM-11PM	12PM-11PM	12PM-11PM	12PM-12AM	12PM-12AM	11 AM-8PM
Noon Whistle							
800 E Roosevelt Rd	12PM-10PM	12PM -10PM	12PM -10PM	12PM -10PM	12PM-11PM	11AM-11PM	11AM-9 PM
Matari Coffee Co							
1300 S Main St	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-1AM	7AM-1AM	7AM-12AM
MOTW							
109 S Main St	7AM-11PM	7AM-11PM	7AM-11PM	7AM-11PM	7AM-12AM	9AM-12AM	9AM-11PM
Corridor							
18 W St Charles Rd	3PM-1AM	3PM-1AM	11AM-1AM	11AM-1AM	11AM-2AM	11:30AM-2AM	11:30AM-1AM
Punky's Pub							
16 S Park Ave	7AM-1AM	7AM-1AM	7AM-1AM	7AM-1AM	7AM-2AM	7AM-2AM	9AM-1AM
O'Neill's Pub							
236 E St Charles Rd	3PM-1AM	3PM-1AM	3PM-1AM	3PM-1AM	11AM-2AM	11AM-2AM	11AM-1AM
Jewel							
1177 S Main St	6AM-12AM	6AM-12AM	6AM-12AM	6AM-12AM	6AM-12AM	6AM-12AM	6AM-12AM
Burger King							
401 W Roosevelt Rd	6AM-11PM	6AM-11PM	6AM-11PM	6AM-12AM	6AM-12AM	6AM-12AM	7AM-11PM
White Castle							
4 E Roosevelt Rd	7AM-3AM	7AM-3AM	7AM-3AM	7AM-12AM	Open 24 hours	Open 24 hours	7AM-3AM
McDonald's							
300 E Roosevelt Rd	5AM-11PM	5AM-11PM	5AM-11PM	5AM-11PM	5AM-11PM	Open 24 hours	5AM-11PM
Popeye's							
844 E Roosevelt Rd	10:30AM-11PM	10:30AM-11PM	10:30AM-11PM	10:30AM-11PM	10:30AM-11PM	10:30AM-11PM	10:30AM-11PM
Rainbow Cone							
498 E Roosevelt Rd	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-11PM	11AM-10PM
Citgo							
909 E Roosevelt Rd	5AM-12AM	5AM-12AM	5AM-12AM	5AM-12AM	5AM-12AM	5AM-12AM	7AM-11PM
Shell							
930 E Roosevelt Rd	Open 24 hours	Open 24 hours	Open 24 hours	Open 24 hours	Open 24 hours	Open 24 hours	Open 24 hours
Mobil							
435 W Roosevelt Rd	Open 24 hours	Open 24 hours	Open 24 hours	Open 24 hours	Open 24 hours	Open 24 hours	Open 24 hours

MEMORANDUM TO: Anna Papke, AICP
Village of Lombard

FROM: Javier Millan
Principal

DATE: April 14, 2026

SUBJECT: Site Plan and Parking Evaluation
Proposed Octane Lounge
Lombard, Illinois

This memorandum presents the findings and recommendations of a site plan and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Octane Lounge to be located at 865 East Roosevelt Road in Lombard, Illinois.

The site is currently occupied by the vacant Pep Boys Auto store and is proposed to be redeveloped with a members-only automotive storage facility providing indoor vehicle storage for 27 vehicles, members-only lounge, and three service bays for exterior vehicle maintenance and limited cosmetic treatments. In addition, approximately 8,964 square feet of restaurant and retail space will be provided on the north side of the building facing Roosevelt Road. Approximately 88 off-street parking spaces inclusive of four accessible parking spaces will be provided. Access will continue to be provided via the existing full access drive off Roosevelt Road and via a cross-access connection to the west with the currently under-construction Creekside Plaza.

The purpose of this evaluation was to address trip generation, site access, internal circulation, and parking demand.

The sections of this memorandum present the following:

- Existing roadway conditions
- A detailed description of the proposed development
- Vehicle trip generation for the proposed development
- Future conditions including recommendations for access to and from the site
- Parking evaluation

Existing Conditions

Existing conditions were documented based on field visits conducted by KLOA, Inc. The following provides a detailed description of the physical characteristics of the roads including geometry and traffic control, adjacent land uses, and existing access.

Site Location

The site is currently occupied by the vacant Pep Boys Auto establishment and is located on the south side of Roosevelt Road just east of the currently under-construction Creekside Plaza. **Figure 1** shows an aerial view of the site. Below is a description of the road bordering the site to the north.

Roosevelt Road (IL 38) is an east-west other principal arterial roadway bordering the site to the north. It has two through lanes in each direction separated by a painted median with a posted speed limit of 35 mph. Roosevelt Road carries an average daily traffic (ADT) volume of approximately 38,600 vehicles (IDOT 2025). Roosevelt Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is designated as a Strategic Regional Arterial (SRA).

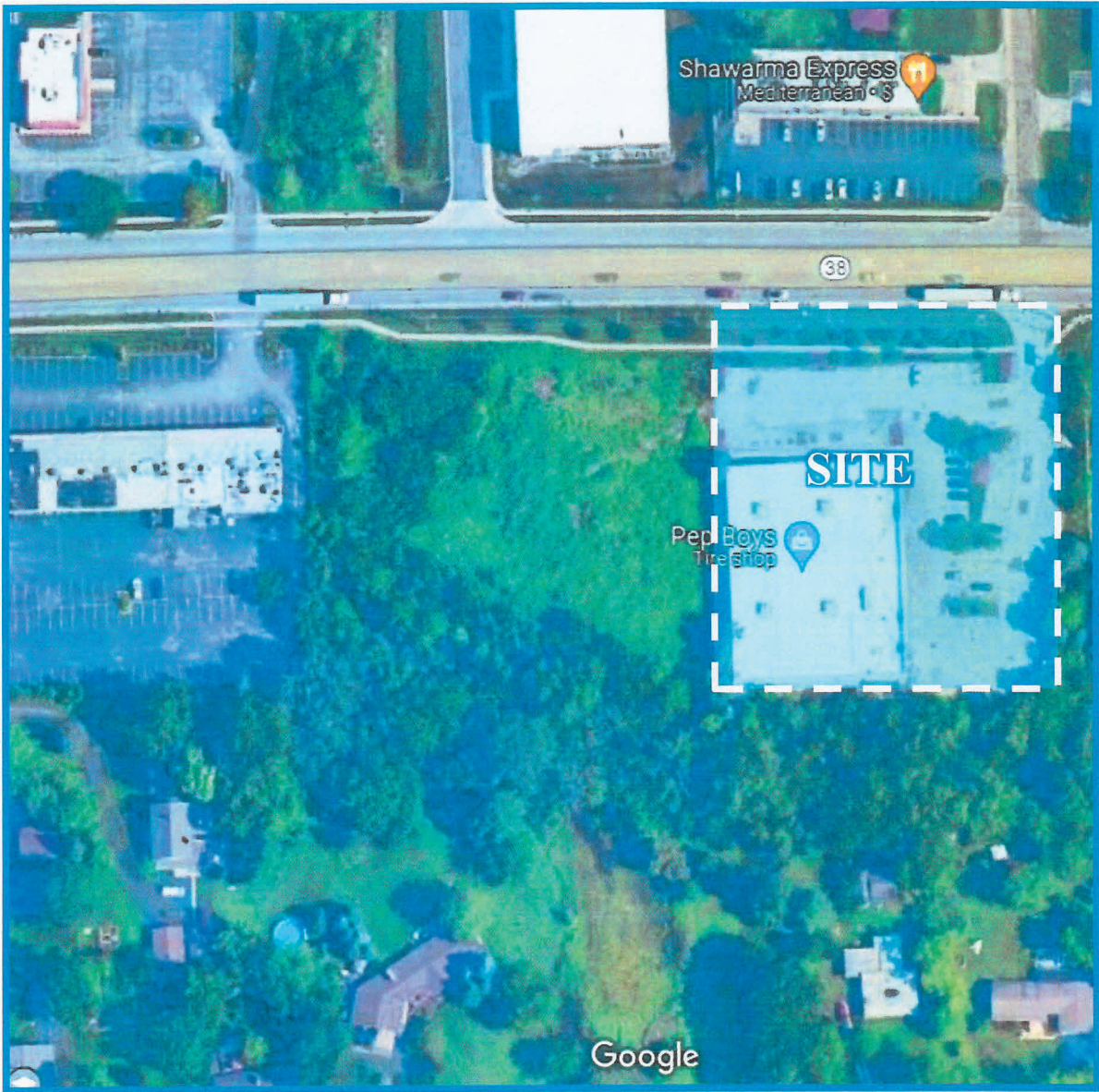
Traffic Characteristics of the Proposed Development

To evaluate the impact of the subject development on the area roadway system, it was necessary to quantify the number of vehicle trips that will be generated during the weekday morning and evening peak hours.

Proposed Site and Development Plan

As previously indicated, the site will be redeveloped with a members-only automotive storage facility providing indoor vehicle storage for 27 vehicles, a members-only lounge, and three service bays for exterior vehicle maintenance and limited cosmetic treatments. In addition, approximately 8,964 square feet of restaurant and retail space will be provided on the north side of the building facing Roosevelt Road. Below is our understanding of the operation of the proposed Octane Lounge:

- The indoor storage area will be operated by a valet service and will operate via appointments.
- A membership app will allow members to determine windows available to pick up and drop off their vehicles.
- The three service bays will be used for exterior vehicle maintenance and cosmetic treatments.
- No oil changes or heavy mechanical work will be performed.



Aerial View of Site

Figure 1

- The services provided at the three bays are mainly for members but will be available to the public if there is availability.
- The member lounge area will be comprised of one area approximately 342 square feet in size that will provide a racer simulator experience and another area approximately 1,786 square feet in size that will provide non-alcoholic drinks and snacks.
- In addition to these two areas, there is an approximate 2,045 square-foot area between the vehicle storage towers that will be utilized for educational programs, birthday parties, or watching a car race/sporting event.

Site Access

The site will be served via an existing full-movement access drive off Roosevelt Road that is located approximately 760 feet west of Meyers Road. The access drive provides one inbound lane and one outbound lane with outbound movements under stop sign control. In addition, cross-access between the site and the currently under-construction Creekside Plaza will be provided. This cross-access will enhance the accessibility of both establishments.

Peak Hour Traffic Volumes

The number of peak hour trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE). As proposed, the development will consist of the following land uses:

- A 27-car storage facility
- Three service bays
- Approximately 4,704 square feet of fast casual restaurant
- Approximately 2,106 square feet of fast food restaurant
- Approximately 2,154 square feet of retail

The following land use codes were used to determine the traffic to be generated by the proposed development:

- “Mini Warehouse” (Land-Use Code 151)
- “Quick Lubrication Shop” (Land-Use Code 931)
- “Fast Casual Restaurant” (Land-Use Code 930)
- “Fast Food Restaurant without Drive-Through Window” (Land-Use Code 933)
- “Strip Retail Plaza < 40K” (Land-Use Code 822)

Table 1 shows the weekday morning and weekday evening peak hour traffic trips to be generated by the proposed development. It is important to note that the trips to be generated by the three service bays will be much lower than what is estimated given that there will not be any oil changes or heavy mechanical work, will be limited to minor cosmetic work, and will be mostly for members of the lounge. As such, we are presenting a worst-case scenario.

Table 1
ESTIMATED TRIP GENERATION

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
151	Mini Warehouse (27 Units)	2	1	3	3	2	5
931	Quick Lubrication Shop (3 bays)	6	3	9	8	7	15
930	Fast Casual Restaurant (4,704 square feet)	4	3	7	36	31	67
933	Fast Food Restaurant w/o Drive-Through Window (2,106 s.f.)	38	47	85	38	41	79
822	Retail (2,154 s.f.)	5	3	8	13	13	26
	<i>Pass-By (20%)</i>	<i>-10</i>	<i>-10</i>	<i>-20</i>	<i>-17</i>	<i>-17</i>	<i>-34</i>
	Total	45	47	92	81	77	158

Pass-by reduction applied only to the restaurant uses and the retail store.

Access Evaluation

The proposed development will have direct access to Roosevelt Road via an existing full access drive and via cross-access to the currently under-construction Creekside Plaza. The existing access drive will continue providing one inbound lane and one outbound lane with outbound movements under stop sign control. Roosevelt Road provides two lanes in each direction along the site's frontage separated by a painted median. Given that all access will be off Roosevelt Road with no connection to the south, the proposed development will not have a negative traffic impact on the residential neighborhood south of the site.

Parking Evaluation

As proposed and as previously indicated, the development is to contain the following uses with approximately 88 off-street parking spaces:

- A 27-car storage facility
- Three service bays
- Approximately 4,704 square feet of fast casual restaurant
- Approximately 2,106 square feet of fast food restaurant
- Approximately 2,154 square feet of retail

Based on the Village of Lombard Code of Ordinances, the following is the required number of parking spaces per land use:

Restaurant Uses

- Fast food/fast casual restaurant – Nine (9) spaces per 1,000 square feet of gross floor area of the dining area
- Retail – Three (3) spaces per 1,000 square feet of gross floor area

It is our understanding the Village of Lombard does not have parking requirements for an automotive storage and recreation indoor area. As such, the applicant is requesting an amendment to the Village of Lombard Zoning Ordinance to define Automotive Storage and Recreation Area, requiring the following number of parking spaces:

- Auto service component: one space per employee on maximum shift plus one space per service bay
- Car storage: 0.5 spaces per vehicle storage space
- Dining/event area: 12 spaces per 1,000 square feet of gross floor area of defined seating area. The base square footage should include the storage area if the storage area will be used for dining/event area.

Based on discussions with the applicant, the open area within the car storage facility can be utilized by members for events such as a birthday party, informational talks, or watching sports and racing events (i.e. Grand Prix). When an event is taking place, the vehicle storage area or the service bays will not be operational. Based on a review of the plans, the open area will have a maximum seating capacity of 136 people and the smaller lounge area will not be used concurrently for seating guests as that area will be utilized for the catering service.

It has been KLOA, Inc.'s experience that typically, event spaces have a peak parking demand of one vehicle for every 2.5 occupants. As such and based on this, the event space proposed seating area will require approximately 54 parking spaces. The other uses' proposed parking requirements are reasonable based on KLOA, Inc.'s previous studies of car storage facilities and service bays. Given the dining area of the fast food/fast casual restaurants is approximately 40 percent of the gross square footage, below is a summary of the required number of off-street parking spaces:

- Fast food/fast casual – $(6,810 \text{ s.f.} * 0.40/1,000 \text{ s.f.}) * \text{ nine (9) spaces} = 25 \text{ spaces}$
- Retail – $(2,154 \text{ s.f.}/1,000 \text{ s.f.}) * \text{ three (3) spaces} = 6 \text{ spaces}$
- Service Bays – $(\text{three bays} * \text{ one (1) space} + \text{ one space per employee (3)}) = 6 \text{ spaces}$
- Car Storage – $(27 \text{ spaces} * 0.5) = 14 \text{ spaces}$
- Event spaces – $(136 \text{ seats}/2.5) = 54 \text{ spaces}$
- Total parking spaces = 105 spaces

As such, the total number of parking spaces required per the Village code will be approximately 105 parking spaces. While the proposed number of parking spaces falls short of meeting the Village's parking requirement, it should be noted that these type of events usually occur on Fridays, Saturdays and Sundays. Furthermore and for example, the Grand Prix in Monaco will be held Friday June 5 through Sunday June 7 starting at 8:00 AM Central Time (Monaco is 6 hours ahead). This means that when this type of event takes place, the retail and restaurant uses are generating less parking demand and, as such, there will be good synergy between all of the land uses.

It is also important to note that, typical of event spaces, approximately 10 percent of the attendees arrive and depart via ride shares and that as previously stated, while an event is going on, the car storage facility or the service bays will not be operational.

In order to determine the adequacy of the proposed parking supply, an hourly shared parking analysis was conducted based on information published in the *ITE Parking Generation Manual*, 6th Edition. The shared parking tables per use based on the Village of Lombard parking requirements and the ITE hourly distributions are shown in **Tables 2 and 3**.

Table 2
WEEKDAY (FRIDAY) HOURLY PARKING DEMAND
ASSUMING MAXIMUM SEATING CAPACITY OF 136 PEOPLE

Time	Parking Demand						Total
	Car Storage (27)	Service Bays (3) ¹	Retail (2,154 s.f.) ²	Fast Food Restaurant (2,106 s.f.) ³	Fast Casual Restaurant (4,704 s.f.) ⁴	Event ⁵	
7:00 AM	0	0	0	0	0	0	0
8:00 AM	0	0	1	0	1	49	51
9:00 AM	0	0	2	0	2	49	53
10:00 AM	0	0	3	2	2	49	56
11:00 AM	0	0	3	5	4	49	61
12:00 PM	0	0	6	8	17	49	80
1:00 PM	9	2	6	7	13	24	61
2:00 PM	9	2	5	5	7	24	52
3:00 PM	11	3	3	3	5	24	49
4:00 PM	10	3	3	4	4	24	48
5:00 PM	14	2	4	5	8	24	57
6:00 PM	2	2	3	5	13	24	49
7:00 PM	2	0	6	2	11	0	21
Village Code/Text Amendment	14	6	6	8	17	49	

1 – Parking demand reduced by 50 percent to account for the captive utilization of the car storage use.
2 – Parking based on three (3) spaces per 1,000 s.f. of gross floor area
3 – Parking based on 9 spaces per 1,000 s.f. of dining area (2,106 s.f.*40% = 842 s.f.)
4 – Parking based on nine (9) spaces per 1,000 s.f. of dining area (4,704 s.f.*40% = 1,882 s.f.)
5 – Parking based on 2.5 passengers per vehicle and 10 percent of attendees arriving/departing via ride share.

Assumptions:

- Car Storage and Service Bays will not be utilized while an event requiring table seating is going on.
- Car Storage and Service Bays to resume service an hour after table seating event concludes.
- Attendance at table seating area (i.e. Grand Prix) after the main event assumed to be half and moved over to the permanent lounge area.

Table 3
SATURDAY HOURLY PARKING DEMAND
ASSUMING MAXIMUM SEATING CAPACITY OF 136 PEOPLE

Time	Parking Demand						Total
	Car Storage (27)	Service Bays (3) ¹	Retail (2,154 s.f.) ²	Fast Food Restaurant (2,106 s.f.) ³	Fast Casual Restaurant (4,704 s.f.) ⁴	Event ⁵	
7:00 AM	0	0	0	0	0	0	0
8:00 AM	0	0	2	0	1	49	52
9:00 AM	0	0	3	0	1	49	53
10:00 AM	0	0	4	2	1	49	56
11:00 AM	0	0	5	4	5	49	63
12:00 PM	0	0	6	7	12	49	74
1:00 PM	13	1	6	8	14	24	66
2:00 PM	4	1	6	6	17	24	58
3:00 PM	8	2	6	4	10	24	54
4:00 PM	14	3	5	2	7	24	55
5:00 PM	13	2	5	4	10	24	58
6:00 PM	4	2	4	6	15	24	55
7:00 PM	1	0	4	5	9	0	19
Village Code/Text Amendment	14	6	6	8	17	49	

1 – Parking demand reduced by 50 percent to account for the captive utilization of the car storage use.
2 – Parking based on three (3) spaces per 1,000 s.f. of gross floor area
3 – Parking based on 9 spaces per 1,000 s.f. of dining area (2,106 s.f.*40% = 842 s.f.)
4 – Parking based on nine (9) spaces per 1,000 s.f. of dining area (4,704 s.f.*40% = 1,882 s.f.)
5 – Parking based on 2.5 passengers per vehicle and 10 percent of attendees arriving/departing via ride share.

Assumptions:

- Car Storage and Service Bays will not be utilized while an event requiring table seating is going on.
- Car Storage and Service Bays to resume service an hour after table seating event concludes.
- Attendance at table seating area (i.e. Grand Prix) after the main event assumed to be half and moved over to the permanent lounge area.

As can be seen from Tables 2 and 3, the development is projected to have an overall peak parking demand of 80 parking spaces on a Friday at 12:00 P.M. and 74 parking spaces on a Saturday at 12:00 P.M. This peak parking demand is the result of the variations in the peak accumulation of parked vehicles due to time differences in the activity patterns of adjacent or proximate land uses (by hour, by day, by season). One of the main principles of the shared parking methodology is the relationships among land use activities in a development. It is important to note that the projected 80 parked vehicles at 12:00 P.M. on a Friday is very conservative as most people are at work and will not be able to attend a Friday event of this magnitude. As such, the proposed 88 off-street parking spaces will be adequate in accommodating the estimated peak parking demand for the development.

Conclusion

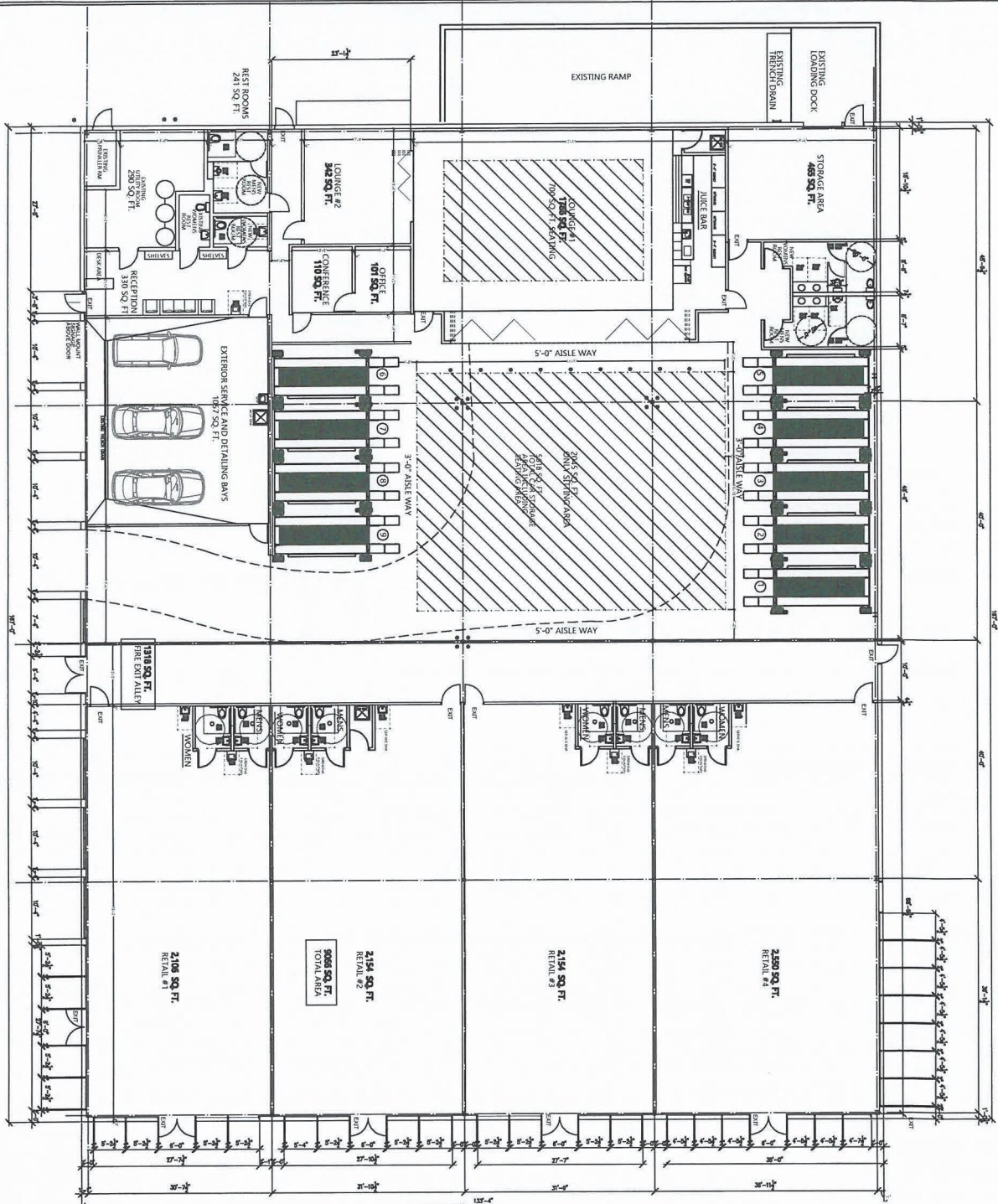
Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The traffic to be generated by the proposed land uses will not have a significant impact on the surrounding roadway network.
- The proposed number of parking spaces will meet the Village's requirements and will be adequate in accommodating the anticipated peak parking demand.
- The access system as proposed will be adequate in accommodating the future traffic volumes.
- Outbound movements from the access drive should be under stop sign control.
- The proposed on-site circulation will be adequate in accommodating site traffic.

Appendix

MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



OCTANE LOUNGE PARKING ANALYSIS

PARKING ANALYSIS: PREL. JANUARY 28, 2026

PRELIMINARY NOTES:
 1. 12-1000 APPLIED TO NON-HIGH BEHAVIOR (CONSERVATIVE)
 2. 40% DINING AREA USED FOR NON-FUNDS
 3. STORAGE IN BACKLINE SOLUTION STARTS DOWN FROM MEMBER EVENT AREA

SPACE	AREA	BUILD	EMERGED NOTES
A	2550	12P1000	12-24 SIT DOWN RESTAURANT
B	2154	12P1000	10-3392 SIT DOWN RESTAURANT
C	2154	12P1000	10-3392 SIT DOWN RESTAURANT
D	2106	12P1000	10-1088 SIT DOWN RESTAURANT
REQ PARKING NORTH:			
LOUNGE 1	700	12P1000	8-4 SIMULATOR SPACE
LOUNGE 2	342	12P1000	6 INCL 3 STAFF
DETAIL	870	2084V	13.5
STORAGE	27 VEH.	525SPACE	32.004
REQ PARKING SOUTH:	TOTAL	75.0312	88 PROVIDED

RENT TWO EVENT IN STORAGE AREA 12-1000 DATA BARS OPERATING SPACE	AREA	BUILD	EMERGED NOTES
A	2550	12P1000	12-24 SIT DOWN RESTAURANT
B	2154	12P1000	10-3392 SIT DOWN RESTAURANT
C	2154	12P1000	10-3392 SIT DOWN RESTAURANT
D	2106	12P1000	10-1088 SIT DOWN RESTAURANT
REQ PARKING NORTH:			
LOUNGE 1	700	12P1000	8-4 SIMULATOR SPACE
LOUNGE 2	342	12P1000	6 INCL 3 STAFF
DETAIL	870	2084V	13.5
STORAGE	27 VEH.	525SPACE	32.004
EVENT SPACE	2045	12P1000	43.844
REQ PARKING SOUTH:	TOTAL	86.0712	88 PROVIDED

RECREATION CENTER 4P1000 1157318 462927
 NOT A BANQUET CENTER SINCE NOT STAND-ALONE.
 ABOVE PARKING RATIOS ARE MANY TIMES MORE STRONGER THAN NORMAL



DATE: 1/28/26
 TIME: 10:30 AM
 PROJECT: OCTANE LOUNGE
 SHEET: A-2



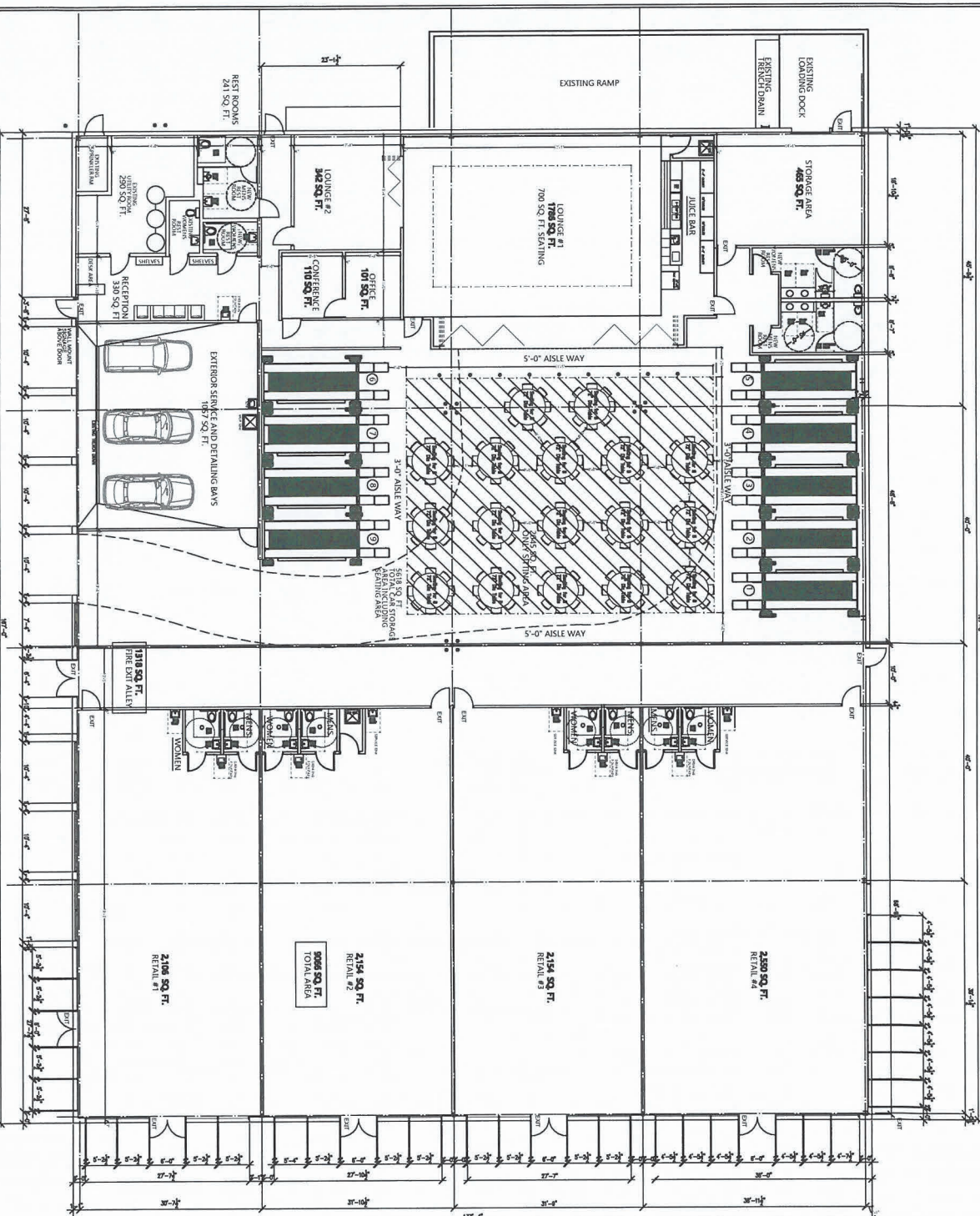
OCTANE LOUNGE
 865 E ROOSEVELT RD. LLC
 LOMBARD IL.

DATE	DESCRIPTION	BY
1/28/26	FINAL DESIGN	1/28/26

SHEET TITLE
 SHEET NUMBER
A-2
 OF

MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



PLUMBING FEATURE COUNT

SPACES	SQ. FT.	SO.FT./PER PERSON	OCCUPANCY
RETAIL #1	2154	100	21.5
RETAIL #2	2154	100	21.5
RETAIL #3	2154	100	21.5
RETAIL #4	2154	100	21.5
SEATING	2085	30	69.5
RECEPTION	330	30	11
OFFICE/CONFERENCE	330	30	11
DETAIL BAYS	3	3	1

RECEPTION	OFFICE/CONFERENCE	DETAIL BAYS	TOTAL OCCUPANCY
11	3	3	16 / 72 = 8
MENS	1	1	1
WOMENS	1	1	1
DRINK FOUNTAIN	1	1	1
SERVICE SINK	1	1	1
LOUNGE	708 / 72 = 9.8	30	1
MENS	1	1	1
WOMENS	1	1	1
WC	1	1	1
LAV	1	1	1
URINAL	1	1	1
SERVICE SINK (1)	1	1	1
3 COMPARTMENT SINK (1)	1	1	1
SITTING	69 / 72 = 9.6	30	1
MENS	1	1	1
WOMENS	1	1	1
WC	1	1	1
URINAL	1	1	1
SERVICE SINK (1)	1	1	1
DRINKING FOUNTAIN (1)	1	1	1
RETAIL SPACES #1	2154 / 72 = 29.9	30	1
MENS	1	1	1
WOMENS	1	1	1
WC	1	1	1
URINAL	1	1	1
SERVICE SINK (1)	1	1	1
DRINKING FOUNTAIN (1)	1	1	1
RETAIL SPACES #2	2154 / 72 = 29.9	30	1
MENS	1	1	1
WOMENS	1	1	1
WC	1	1	1
URINAL	1	1	1
SERVICE SINK (1)	1	1	1
DRINKING FOUNTAIN (1)	1	1	1
RETAIL SPACES #3	2154 / 72 = 29.9	30	1
MENS	1	1	1
WOMENS	1	1	1
WC	1	1	1
LAV	1	1	1
URINAL	1	1	1
SERVICE SINK (1)	1	1	1
DRINKING FOUNTAIN (1)	1	1	1
RETAIL SPACES #4	2106 / 72 = 29.3	30	1
MENS	1	1	1
WOMENS	1	1	1
WC	1	1	1
LAV	1	1	1
URINAL	1	1	1
SERVICE SINK (1)	1	1	1
DRINKING FOUNTAIN (1)	1	1	1

PLUMBING

DATE: 10/20/2018

PROJECT: 885 E ROOSEVELT RD. LLC

SCALE: 1/8" = 1'-0"

OCTANE LOUNGE

865 E ROOSEVELT RD. LLC

LOMBARD IL.

J.B. ENGINEERING & CONSTRUCTION, INC.

1000 W. HAWTHORNE

CHICAGO, IL 60644

PH: (773) 334-7800

FAX: (773) 334-7801

WWW.JBENGINEERING.COM

DATE: 10/20/2018

PROJECT: 885 E ROOSEVELT RD. LLC

SCALE: 1/8" = 1'-0"

SHEET TITLE

MAIN FLOOR PLAN

SHEET NUMBER

A-3

OF