



STAFF PRESENTATION **BURJ PLAZA (PC 25-09)**

VILLAGE BOARD PRESENTATION

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JULY 17, 2025

PRESENTATION

- ▶ Existing Conditions
- ▶ Burj Plaza Development
 - ▶ Phase 1 – Permitted by right, construction underway
 - ▶ Phase 2 – Village Board approved March 2025
 - ▶ Phase 3 – Plan Commission Unanimous Recommendation of Support
- ▶ Cross-Access Determination
- ▶ Questions

EXISTING CONDITIONS

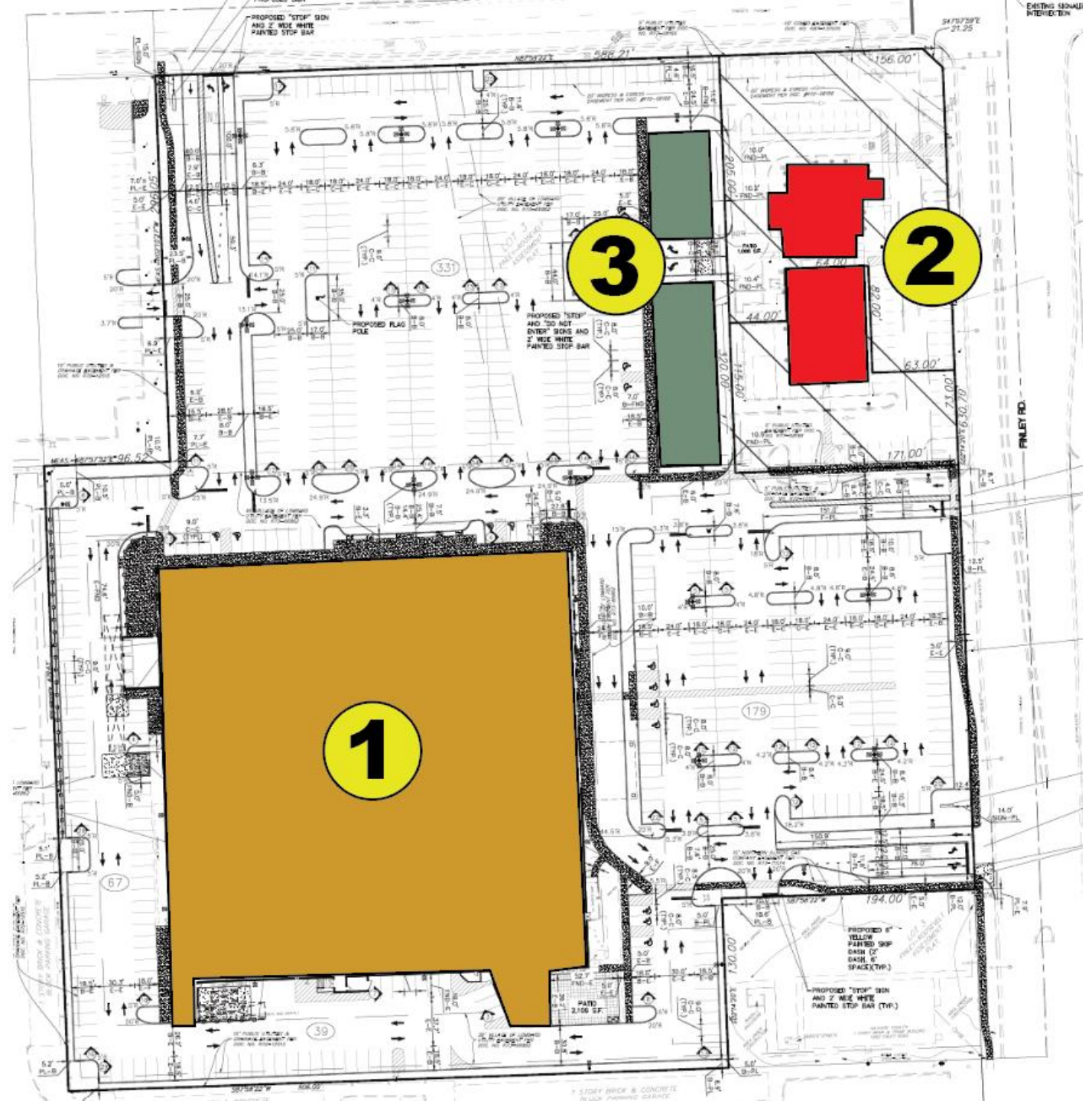


BURJ PLAZA

- 515 W. Roosevelt Road (former Dania)
 - *513 W. Roosevelt Road, on Dania property, demo underway)
- 505 W. Roosevelt Road (former bank on corner)
- 1210 S. Finley Road (former auto repair business)

BURJ PLAZA DEVELOPMENT

1. The former Dania building will be remodeled for retail/restaurant uses and a banquet facility. The existing auto repair building at 513 W. Roosevelt will be razed in to provide for more parking.
2. The former Fifth Third Bank building and the former auto glass repair building (1210 S. Finley Rd.) will be converted into a Bumper-to-Burger restaurant with a drive-through, and for a smoking establishment, respectively.
3. Two new retail buildings will be constructed. Parking lot will be reconfigured (layout, landscape islands, driveways into site)

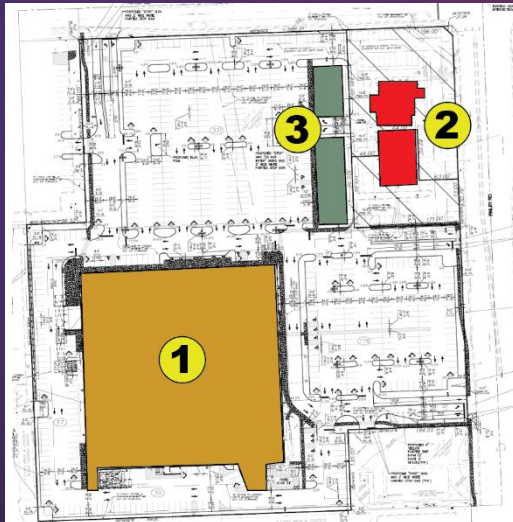


Burj Plaza Redevelopment Timeline



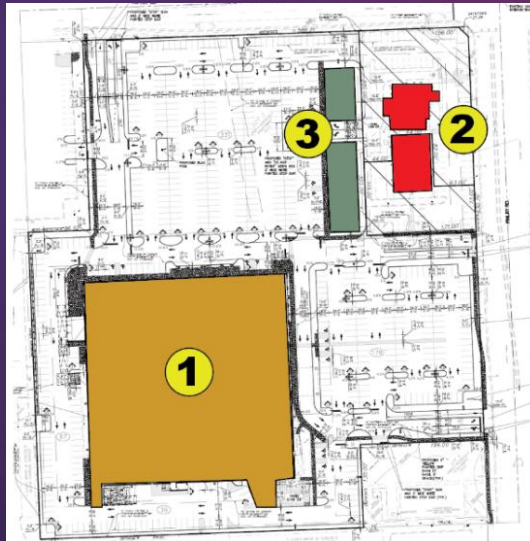
Phase 1

- ▶ Buildout of tenant spaces in former Dania building.
- ▶ Demolition of 513.
- ▶ Permitted by right.
- ▶ Construction underway.



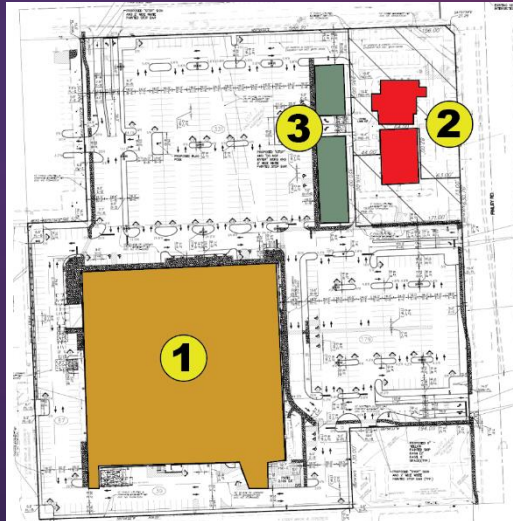
Phase 2

- ▶ 505 W. Roosevelt: Convert into Bumper 2 Burger drive-through restaurant.
- ▶ 1210 S. Finley: Convert into hookah lounge.
- ▶ Zoning entitlements approved March 2025.
- ▶ Permitting underway.



Phase 3

- ▶ Buildout of south portion of former Dania with Usmania banquet facility.
- ▶ Parking lot and site circulation improvements
- ▶ Construction of two new outbuildings near Roosevelt.
- ▶ Zoning entitlements under consideration this evening (PC 25-09).



EXTERIOR VIEW 1- MAIN ENTRY
SCALE: NTS

1



EXTERIOR VIEW-2 (TOWARDS PATIO)
SCALE: NTS

2

PC 25-09: Requested Entitlements

- A **new planned development** with companion conditional uses and deviations/variations
- **Conditional use**: outside display of goods and services
 - Grocery tenant in 515 building
 - Toyota – possible display of vehicles on shared property line
- **Conditional use**: restaurant with entertainment (banquet facility)
- **Conditional use**: more than one building on a lot (2 outbuildings)

PC 25-09: Requested Entitlements

- **Signage deviations** for shopping center signs
- **Parking deviation**: allow 688 spaces where 775 would be required if each use is calculated individually
 - KLOA review: variability of peak operating hours, multipurpose trips
- **Variance**: sidewalk along Finley allowed in easement on Burj property (Finley ROW does not have adequate space)
- **Other variances** that recognize existing nonconformities

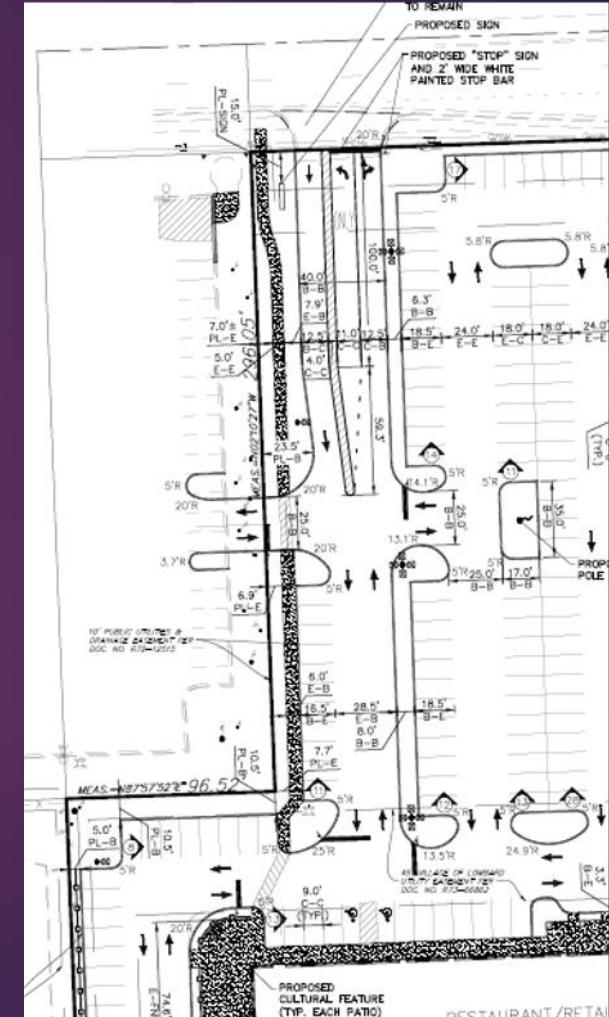
PC 25-09 (Phase 3): Timeline

- **June 6**: Petitioner's neighborhood meeting
- **June 16**: Plan Commission public hearing
 - Staff **recommended approval**
 - Plan Commission **recommended approval**
- **July 17**: Village Board first reading
- **August 21 (anticipated)**: Village Board second reading

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- The Burj Plaza Developer and Lombard Toyota have been meeting to determine the exact alignment for cross-access between their two properties.
- The Plan Commission has approved a plan showing a new internal intersection for cross-access approximately 150 feet south of Roosevelt Road **(Image to the Right)**.
- KLOA's opinion is that the proposed design is safer and more efficient.
- The Developer has the ability to execute this plan based upon current easements.



Thank you!



Questions?