

BURJ PLAZA
505-515 W. Roosevelt Road, 1210 Finley Road, Lombard, DuPage County, Illinois
Permanent Index Nos. 06-19-100-015, 06-19-100-025, and 06-19-100-029

LEGAL DESCRIPTIONS

Commonly known as: 505 W. Roosevelt Road, Lombard, DuPage County, Illinois
Permanent Index No. 06-19-100-029

LOT I 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 THE PLAT THEREOF RECORDED FEBRUARY 3, 1977, AS DOCUMENT R77-08166, 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.

Commonly known as: 1210 Finley Road, Lombard, DuPage County, Illinois
Permanent Index No. 06-19-100-025

LOT 2 IN 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 THE PLAT THEREOF RECORDED FEBRUARY 3, 1977, AS DOCUMENT R77-
08166, IN DUPAGE COUNTY, ILLINOIS.

FOR RELATED PROPERTY NOT FORMALLY WITHIN ZONING PETITION

Commonly known as: 513 and 515 W. Roosevelt Road, Lombard, DuPage County, Illinois
Permanent Index No. 06-19-100-015

LOT 1 IN FINLEY"ROOSEVELT ASSESSMENT PLAT, BEING A SUBDNISION 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. R72"12515, IN DUPAGE COUNTY,
ILLINOIS.

BURJ PLAZA—1210 FINLEY ROAD (SINGLE-TENANT)
1210 Finley Road, Lombard, DuPage County, Illinois
Permanent Index No. 06-19-100-025

REQUEST FOR CONDITIONAL USE AND EXISTING CONDITION VARIATIONS
Smoking Establishment (Illinois Smoke Free Act, 410 ILCS 82/1 *et seq.*)

PROJECT NARRATIVE

BURJ PLAZA LLC (“Petitioner”), on its own behalf as the owner of the acreage that includes 505-515 West Roosevelt Road and 1210 Finley Road (referred to herein as the “shopping center”) and for the purposes relating to operations of LYLA LOUNGE LLC (a prospective tenant) in the existing building at 1210 Finley Road (P.I.N. 06-19-100-025) (referred to as the “Property” or the “Subject Property”) respectfully seeks approval of:

1. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to allow a smoking establishment that complies with the Illinois Smoke Free Act (see Section 155.417(G)(2)(b)(xi));
2. 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) the use by 1210 Finley Road of off-site parking spaces situated at 505 and 515 West Roosevelt Road in conformance with Section 155.602(A)(3)(b) (see Section 155.417(G)(2)(c)(ii));
3. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to allow outdoor services, subject to Section 155.210(C)(2)(b) (see Sections 155.417(G)(2)(a)(v) and 155.417(G)(10)(b)), provided that no seating area for a smoking establishment shall be placed within thirty (30) feet from the west lot line;
4. Variation pursuant to Section 155.103(C) of the Zoning Ordinance to allow one marquee sign on the building canopy facing Finley Road (east elevation) and one marquee sign on the south elevation in order with a combined area not to exceed 100 square feet to comply with prior and current zoning enforcement officer interpretation of Section 153.505(B)(17)(a)(i)(a) which limits the area of marquee signs by regulating them as wall signs and limiting them a combined area of one times the lineal front footage of the property per façade of street front exposure or a maximum of 100 square feet;
5. Variations pursuant to Section 155.103(C) of the Zoning Ordinance to allow the several existing conditions to remain with many improved.

ABOUT BURJ PLAZA

Several months ago, Mohammad Yaqoob was before the Village on several requests relating to his effort to open a thriving Chicago restaurant named Usmania in a restaurant and banquet concept near the west end of the Village’s two-mile long B4A Roosevelt Road Corridor District. At the time, he was working to fit a valuable use onto a site, but interest rates and financing structure changed dramatically between application and approval. When Mohammad

Page 2

shifted to the new plan there were several community members and business owners as well as many Village officials who were disappointed in the loss of the project.

After more than six years of trying to locate his concept in Lombard, in December 2025, Mohammad acquired the former Dania furniture store and warehouse site as well as the two lots at the southwest corner of the intersection of Roosevelt Road and Finley Road. The site was long overdue for new energy in a concept that offered Lombard more. Petitioner is the owner of the Subject Property, 505 W. Roosevelt Road, and the managing entity of the much larger 515 W. Roosevelt Road which is titled in two related entities solely owned by Mr. Yaqoob due to the structure utilized for the acquisition.

Petitioner is repurposing the shopping center by improving the buildings, parking and drive areas, reducing blight and underutilization, and enhancing the use of the shopping center to provide for a significant experiential environment that allows for a sense of place rather than the impacts of site planning in the 1960's and 1970's with massive parking fields and a design that is excessively automobile oriented. Already underway, but pending a number of Village actions, the initial phase of the project involves remodeling and redesigning the north storefront areas and the northern portion of the east storefront areas to allow for various tenancies to allow some stabilization of the shopping center. The initial phase will include demolition of a freestanding automotive service use near the new daycare in the southeast portion of the shopping center. The next phase entails repurposing the use of the vacant bank and related teller drive through facility to a multi-tenant building with a restaurant and drive through as well as conversion of another automobile service use at the Subject Property to a smoking establishment in a single-tenant building. Petitioner will also be working on subsequent phases that include bring Usmania restaurant to the shopping center and the addition of a large banquet facility. Finally, immediately west of the two corner lots that are seeking conditional uses in February and March 2025, Petitioner intends to pursue two additional buildings in an outlot format.

Petitioner provides this background so that the Plan Commission and the Village Board are aware of both the immediate circumstances and future plans for development which have been several months in the works. The factors relating to conditional uses and variations apply to the instant application notwithstanding the goals noted above, and they play an important role even though there should soon be an application for planned development that follows along and encompasses the entire shopping center in a unified planning effort. This narrative relates only to the proposal to convert the Subject Property to a smoking establishment that complies with all relevant regulations at the state, county and local level.

ABOUT LY-LA (THE PROPOSED SMOKING ESTABLISHMENT)

Petitioner and Lyla Lounge LLC propose a smoking establishment under Section 155.417(G)(2)(b)(xi)) and limited variations that relate to existing conditions. Accessory to the establishment, there will be an outdoor patio requiring a conditional use as well as two marquee signs that require a sign variation due to lot configuration and the review of these signs as well

signs. Smoking establishments are heavily regulated entities as a result of the terms of the Smoke Free Illinois Act which exempts a stand-alone smoking establishment from the clean air policies prevalent in most public and private buildings. Essentially, a smoking establishment has a narrow exemption when it meets a threshold of tobacco-related sales comprising 80% or more of its business. New facilities must be in a stand-alone building. Additionally, county and local regulations that do not conflict with state law must be complied with. Both Petitioner and LY-LA are responsible for compliance with the Smoke Free Illinois Act.

The existing auto service building will be converted to host an approximately 4,800 square foot (gross) facility with planned occupancy of 70 people and four (4) employees. Petitioner provides a floor plan and building elevations. Additionally, Petitioner provides a color rendering in order that the Village understand the intended look for the building. The patio west of the building would be fenced from a point east of the garage doors on the south elevation to the west lot line to secure an outdoor area for seasonal use. Designated seating for the smoking establishment would be at least 30 feet from the west lot line. The area near the west perimeter of the fence would operate as a buffer or screen with new designated open space that allows the Subject Property to meet open space requirements. The civil site plan provided with the application should be considered in this light and, almost immediately, the fence location will be determined.

LY-LA (the name of the smoking establishment) is planned further than 100 feet from any use protected under the Smoke Free Illinois Act (day care). Petitioner has explained its intentions for the shopping center, including the smoking establishment, to the owner of the new day care property which is well over 100 feet to the south and across the future main Finley Road entrance.

Patrons will enter LY-LA only at its southeast corner, through alternative sets of doors on the east elevation and the south elevation. LY-LA intends to have four garage doors with glazed windows that are capable of opening during business hours. The patio area will be exclusive to LY-LA guests. At the sole entry point, a host will verify the ages of patrons to allow an environment restricted to persons over age 21 (this is not required, but it is a preferred business operation). Importantly, the use of the southeast corner also places activity for the smoking establishment at the opposite end of the building from the entrances to the multi-tenant building near Roosevelt Road.

LY-LA will operate an attractive, well-maintained interior with comfortable seating areas in modules that allow groups of varying sizes in three principal areas. The office, storage and preparation areas are all situated at the north end of the building, as are the restrooms. Due to the current status of DuPage County Health Department regulation, LY-LA can offer a limited selection of food and beverages, but Title 18 of the County Code will not allow for food preparation on site and LY-LA can only provide prepackaged food and beverages that do not require handling that would require preparation or maintenance at a certain temperature.

Since LY-LA is required to comply with the Smoke Free Illinois Act and County Health Department regulations, the Village can expect not to see any activity on site that would involve impermissible food or beverage preparation. No liquor licensing is necessary for the use (and none is permitted under Illinois law). Additionally, even though the Village could allow for smoking of cannabis at LY-LA, there is no intent to request this permission. LY-LA intends to allow the use of hookahs (ice and/or charcoal options exist, the latter subject to fire codes), cigars, and pipes. The use of vape devices can often occur in a smoking establishment. Although cigarette smoking is permissible in a smoking establishment, the specifics of allowing cigarette smoking is a business decision LY-LA would approach very carefully since this activity can carry implications that impact more popular aspects of the business. Additionally, some guests desire an available patio area since not all are smokers.

LY-LA's objective is to create an attractive place with a higher-end, reliable environment featuring comfortable furniture amid an interior design that is conducive to all while still being open, attractive, and well adorned from the entrance through the experience hallway into the broader open room environment. A significant part of LY-LA's offerings relies on employees who are trained in excellent service and cleanliness as well as in regulatory compliance (from checking identification to insuring that employees do not play a role in the provision of food that exceeds that which is permissible under applicable County Health Department standards).

LY-LA intends to open daily at 10:00 AM. It intends to operate as late as 2:00 AM. Peak operations occur in the evening and nighttime hours. Although holidays and special occasions can cause hours to fluctuate during the year, the foregoing are the most likely operational periods. Though hours of operation can change, the peak hours will remain evenings and nights.

Since patrons attend for the social experience, LY-LA amplified sound levels will not be audible beyond the lot lines of the Property. LY-LA would be responsible for maintaining the exclusive patio area and the buffer patio area (including landscaping). Like other tenants, LY-LA will be responsible for indoor and outdoor maintenance so that conditions inside and out are maintained well before, during and after hours. Petitioner plans for a single waste enclosure to serve the Subject Property and its neighbor from an interior location on the northerly lot.

As will be observed in the architectural drawings, the effort to prepare the site involves a complete interior and exterior renovation of the building. Facades and perimeter treatments feature all the elements desired by the Village in planning to avoid long walls, excessive lighting, objectionable signage and obstructions to or interference with pedestrian routes.

Like other tenants in the shopping center, LY-LA intends to be part of the community or neighborhood that develops. This entails not only attention to existing cross easements and shared parking, but also to shopping center plans for valet parking contingencies that might develop at times when the walkable center is busiest and valet service may allow for maximum use of parking while spreading demands across several hundred parking spaces. The banquet

operation and will be the lead demand on parking, but the banquet operation will funnel vehicles in the direction of southerly and easterly parking spaces.

LY-LA intends to comply with all applicable zoning regulations governing its signs, but a material component of its signage involves building signage above the canopy (and below the height of the parapet) as well as reasonable freestanding signage that will evolve with the development of the shopping center. LY-LA looks forward to participating in future development of the shopping center and in coordinating its signage so that an overall, reasonably-shared monument sign plan can be pursued, but this conditional use request does not involve requests for additional signs or sign area other than the variation necessary as a result of the Village's history of treating marquee signs as wall signs and the configuration of the Subject Property. Petitioner asks the Village to approve two canopy signs that will not exceed a combined area of 100 square feet. Similar signage would be allowed but for the location of the east shared lot line that intervenes between the building and Finley Road right-of-way.

THE SHOPPING CENTER AND SUBJECT PROPERTY

Burj Plaza is situated at a western gateway into the Village of Lombard on the south side of Roosevelt Road/Illinois route 38 approximately 1/2 mile east of Interstate 355 (opened in 1989). At the southwest corner of the intersection of Roosevelt Road and Finley Road, the shopping center area has carried substantial, but unrecognized, potential since the 1970's. Lucky Stores (a grocer that once operated in the area) planned for large box retail operations along with automotive service uses and overly expansive parking fields that still dominate the site like many that were developed in the 1970's. The planning theory behind the center is outdated today, leaving a tract exceeding 11 acres with an over-abundance of parking, underutilized parking fields and other areas (even when businesses were open), and an appearance of obsolescence that has extended a few decades.

Currently operating primarily in the western United States, Dania furniture wound down, then ceased, operations at its Lombard location. The largest building in the center tract was the Dania furniture store and warehouse and the smallest was an auto repair facility east of the store and warehouse and north of a newly developed childcare center. The Dania store and warehouse are not capable of re-use for retail or service or for food and beverage purposes without substantial investment and retrofitting. The two smaller corner lots at the southwest corner of the intersection of Roosevelt Road in Finley Road (also developed in the 1970's) have also been vacant for quite some time. Outdated and incompatible structures on these lots are not capable of re-use in their existing forms.

Topographic elevations across the shopping center vary greatly from one portion of the center to another and from the centerline of Roosevelt Road to the primary storefront along the north elevation of the existing large retail building. The north end of the property is nearly 20 feet higher than Roosevelt Road and between six and 10 feet higher than Finley Road. Planning

even within the two corner lots requires attention to changes in grade from both rights of way and between each of these smaller lots.

Roosevelt Road/Illinois Route 38 is a major arterial highway under the jurisdiction of the Illinois Department of Transportation. Finley Road is a minor arterial and carries vehicles between portions of Glen Ellyn and Lombard south to Downers Grove and Woodridge (named Belmont Road south of Ogden Avenue). It is a regional alternative to Interstate 355 and Illinois Route 53, and has reasonable connectivity with I-355, I-88, U.S. Routes 34 (Ogden) and 64 (North), Illinois Routes 38, 53, and 56, as well as County Highways 2 (Finley/Belmont), 3 (Warrenville), and 34 (Oak Brook Road).

The Illinois Department of Transportation reports average daily traffic along Roosevelt Road east of I-355 extending across much of Lombard in excess of 34,000 vehicles per day with a slight increase east of Main Street when compared to areas west of Main Street. Finley Road south of Roosevelt Road has an average daily traffic volume of 18,700 vehicles per day while Finley Road north of Roosevelt Road sees 6,800 vehicles per day.

The Illinois Department of Transportation rates the entire stretch of Roosevelt Road in the Village of Lombard. Finley Road north and south of Roosevelt Road is rated as being of minimal safety concern. Eastbound Roosevelt Road, at points between Lombard Toyota and Finley Road, is rated as being a minimal safety concern. The entire stretch of westbound Roosevelt Road west of the stoplight for the Mariano's center is rated as being of low traffic safety concern. Areas west and east, where there are more driveways or street intersections without traffic control devices are rated medium or high safety concerns (not uncommon).

The shopping center has always had a single full-access driveway connection on Roosevelt Road/Illinois Route 38 and a single full-access driveway connection on Finley Road, with various easements for access. Nothing related to the use of these driveways will change as a function of the initial construction and renovation within the primary building in the shopping center or as a result of the conditional uses for the corner lots. The shopping center offers three driveways with connections to Finley Road. The two north driveways were planned at different times for limited access due to the median within Finley Road which not only has an increased volume of traffic since the early 1970s but also has seen multiple lane expansions (from three lanes to five lanes) over the past few decades. Right of way planning and modifications did not consider sidewalks along the center property until the 2000's when the Roosevelt Road sidewalk was constructed. There has never been a sidewalk along Finley Road and the Village did not require a sidewalk extension as part of the day care improvement.

Traffic along Finley Road and Belmont Road has spurred a higher level of development for residential, commercial and industrial purposes in the last few decades. However, the Subject Property has fallen behind the curve in comparison to other areas.

NEARBY DEVELOPMENT, CURRENT ZONING AND TREND OF DEVELOPMENT

Retail development did not extend to the intersection of Roosevelt Road and Finley Road until the early 1970s, but the Glen Ellyn hotel arrived in 1962. The larger building in the shopping center was constructed in 1971 and 1972. Construction of the building at 1210 Finley Road concluded in 1977. Constructed in 1974-1975, the corner building hosted a restaurant before being converted to a drive through banking facility in the 1980s. Both corner lots have been vacant for several years, with minimal activity over the past 12 years. The redevelopment of this shopping center follows the 2016-2017 redevelopment of the Mariano's site which injected new life to the area but left the outdated center bookended by newer developments (Lombard Toyota, 1990's and expanded in the early 2000s).

The entire shopping center is classified as part of the Village's B4A Roosevelt Road Corridor District that extends across the Village along Roosevelt Road. The Glen Ellyn municipal boundary lies along the north side of Roosevelt Road west of Finley Road, and all of the Glen Ellyn frontage is classified C3 Service Commercial. East of Finley Road, the B4A district has substantially less depth on the north side of Roosevelt Road, but it continues to provide substantial opportunities for business. Directly east of the shopping center on the opposite side of Finley Road is the large B4A planned development that includes Mariano's grocery and other amenities. Southeast, south and southwest of the shopping center are several multiple family residential dwellings situated in the Village's R5 General Residential District, and all of this residential development currently benefits from Village planned development authorization. Directly west of the shopping center along Roosevelt Road is another B4A planned development that hosts Lombard Toyota.

Uses in the area include a mix of corridor commercial development, surrounded by multiple family residential use that eventually transitions to single-family residential use under either Lombard, Glen Ellyn, or DuPage County jurisdiction. The Glen Ellyn side of Roosevelt Road features a blend of retail, office and hotel use, with the Crowne Plaza hotel (originally constructed in 1962 and remodeled and retrofitted a few times since) drawing visitors into the neighborhood regularly. The Crowne Plaza is one of two or three hotels in the area that are popular for families and parents of students that attend courses and functions at College of DuPage and at the DarusSalam campus situated at North Avenue and Swift Road. Automotive service, restaurant and retail uses line the Lombard frontage along Roosevelt Road, with Mariano's and Lombard Toyota anchoring the retail tax generation intended within this part of the Roosevelt Road corridor. South and west of the shopping center is the 36-acre International Village apartment complex, offering residential opportunities in eleven multi-family residential buildings. Southeast of the development lies in another smaller multiple family development featuring four four-story buildings in a condominium format. None of the common recreational areas for these multi-family developments have direct views to the shopping center, but outdoor parking and garages line the west and south property lines of the shopping center.

The intersection of driveways at the southwest corner of the shopping center is a direct concern for owners and occupants on more than 41 commercial and residential acres and an indirect concern for a much larger area of Downers Grove, Lombard, Oak Brook and Oakbrook Terrace that relies on Finley Road for access from the south and east to Roosevelt Road. Parallel full access drives on the east side of Finley Road continue to oppose the full access driveway for the shopping center on the west side of Finley Road. Despite the increase in demand and capacity of Finley Road over the last few decades, traffic controls for these driveways have been limited to stop signs and conflicted turn movements which, though historical, present difficulties for drivers as uses in the area modernize. The condominium owners and Mariano's customers have alternative driveways, but the Finley Road driveways are still popular. Planning for this area cannot be accomplished as part of the conditional use planning, but it is a subject of discussion between staff and Petitioner. Three other driveways remain readily available to patrons on the two corner lots in the center.

STANDARDS FOR CONDITIONAL USE

The Village allows several uses as conditional uses if they meet the standards under Section 155.103(F) of the Zoning Ordinance. Essentially, a conditional use is one that the Village deems legislatively appropriate in a zoning district, but characteristics of the use require review in order to avoid potential adverse impacts from the use at a particular location when compared to other locations within the zoning district, neighborhood or block. The review typically entails a determination that no unique characteristic of the use at the location will cause an undue impact on neighboring land and land uses. (For example, the 30-foot setback to an interior lot line for a smoking establishment seating area in this instance would not be necessary for a restaurant.)

In this instance, Petitioner (as the owner and for itself and for LY-LA as a prospective tenant) seeks approval of three conditional uses: (1) a smoking establishment that complies with the Smoke Free Illinois Act; (2) accessory exclusive outdoor patio use; and (3) off-site parking authorization that has been part of the shopping center since 1972. This use will replace the long-shuttered automobile service use at the Property. The Property has not hosted a use that did not have an automotive character to it. With modifications to building and attention to regulatory compliance, LY-LA will offer the Village a unique place for social interaction that supplements the community or neighborhood environment within Burj Plaza. Section 155.417(G)(2)(b)(xi) requires conditional use authorization.

Petitioner respectfully submits that, following public hearing, it will be clear that the conditional uses meet the standards in Section 155.103(F)(8). The proposed findings of fact are recited in bold and italics below with the supporting explanation in plain text thereafter. Petitioner also notes that the conditions of the conditional use need only be limited to inclusion of the site plan and reference to compliance with the Smoke Free Illinois Act. Since State of Illinois and DuPage County regulations can change, it would be unfortunate to see a conditional use approval that does not allow the flexibility to adapt to changed laws and regulations. As such, Petitioner hopes that the Village will not import existing law into the conditional use other than

by reference to the state statute which can be amended (and with which the County will determine its regulatory course for health department purposes until and unless the Village itself determines to have its own health department with the same authority).

The establishment, maintenance, or operation of the conditional uses will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. As set forth in the table of compliance, the planning for the Property complies with the terms of the ordinance to the extent new installations are involved. Although a smoking establishment may seem counterproductive to the Smoke Free Illinois Act, the specific allowance of the use acknowledges that there is a lawful activity for which commercial space can be planned without endangering the health of non-smokers. Notably, the style of use proposed by LY-LA is one that is frequented by many Illinois residents and visitors who do not consider themselves smokers. These individuals include people who enjoy tobacco in the hookah form with friends and cigar aficionado. The form of regulation via prohibition of licenses for liquor, food or restaurants and the requirement that 80% of the sales relate to tobacco drive to ensure that operators experienced in this business remain focused on this particular business and the details of compliance through familiarity with and training under local and state laws and regulations. Additionally, the Petitioner acknowledges that the State of Illinois places Petitioner in the line of responsibility for violations of the Smoke Free Illinois Act, and this offers a second tier of protection. Additionally, peak hours of use are evening and nighttime hours which follow the peak hours of use for other uses in the area and peak hours along nearby streets. LY-LA cannot seek a liquor license and it must be in a standalone building. Further, LY-LA does not intend to seek permission from the Village to allow cannabis smoking at LY-LA. The entrance is at the most visible point from Finley Road and precautions are in place to operate as an adult (over 21) business even though this is not required under the Smoke Free Illinois Act. Air flow and management of smoke from the operation will be considered at the permit phase, but LY-LA is aware that its use cannot cause the migration of smoke into areas protected by the Smoke Free Illinois Act. LY-LA will not participate in food or beverage handling that violates a DuPage County Health Department standard or implicates a portion of the Smoke Free Illinois Act. (This is so even though similar operations do offer food in areas like Chicago, Schaumburg and others.) The site benefits from shared access and parking planning across the shopping center that has worked well since 1972 (one of the conditional uses). The use will be part of the more pedestrian-friendly center and its patrons will be encouraged by proximity and quality of options to place orders for food or beverages with nearby businesses. Additionally, the patio requires a conditional use since Petitioner and LY-LA cannot provide food and beverage service and readily qualify as a permitted patio. The patio design accomplishes open space compliance and places seating for the smoking establishment 30 feet from the west lot line.

The conditional uses will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located. The establishment is proposed well in excess of the separation required from protected uses such as the new daycare use south of the Property. The most proximate driveways are restricted access (right-in, and

right-out on Finley Road), and LY-LA's peak demand for use of the full access driveways arises outside of the morning and evening peak demands and outside of the weekend peak demand periods for both Roosevelt Road and Finley Road. The use will lead to an attractive, modernized building that is well-lit and signed tastefully. The main entrance is distant from the northerly entrances to the uses on the corner lot. The proposed tenant seeking a conditional use for the corner lot drive through supports the use and each of the operators understands the shared parking history, with the corner lot offering substantially more parking than it requires. One of the owners of LY-LA also intends to open a restaurant operation in the main building. From a practical perspective, allowance of the use to drive a substantial rehabilitation of one of the few stand-alone buildings available for this use will avoid pressures in other areas to develop a use that is in demand within the Village. The use will offer an amenity to Lombard residents and present a use available to hotel guests at the Crowne Plaza, providing a reason to visit and spend time (and money) in Lombard upon only a short walk. The seasonal outdoor service will be no closer than 30 feet from the lot line and be situated amid a heavily landscaped area that will allow the site to meet open space requirements for the first time since 1972.

The establishment of the conditional uses will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The shared cross-parking has existed 53 years. Additionally, seasonal patio use is not uncommon in Lombard, where outdoor seating is an amenity for businesses. Although not directly relevant to the conditional uses, Petitioner has presented a phased approach to redevelopment of the 11-acre tract. Nothing relating to LY-LA imposes an excessive or untimely demand on parking, drive aisle circulation or the use of driveways connecting to public streets. LY-LA's signage can be blended into the overall shopping center monument sign plan. LY-LA's lease—like others—will reference parking and respect for others as well as the Petitioner's right to impose valet operations as a common expense when necessary to apply available parking spaces to their best use. LY-LA will rely on the same interior access planning that has existed for decades. The nature and type of operation has been the subject of dozens of discussions between Petitioner and LY-LA ownership and with the prospective tenant on the neighboring parcel, and the planning for LY-LA's use has considered impacts to users not only of the parcel to the north but passive users of the common patio that will be distanced through physical installations (a fence with emergency exit gates only) and landscaping (the planters on the exterior of the fence). In addition to LY-LA's expectations concerning its operations and noise, Petitioner's form leases require that no tenant interferes with the enjoyment by other tenants of their leaseholds. As is evident in the future phasing, with LY-LA in place, Petitioner intends to open Usmania and the banquet facility while also holding strong hope that there is ample demand for the two additional outlot buildings west of LY-LA and the corner lot.

Adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided. This site has always had adequate public services and utilities. Ultimately, the Village will determine its interests in a sidewalk along Finley Road, but the shopping center itself is becoming more walkable and pedestrian friendly. Preliminary engineering supports the

conclusion that stormwater planning across the Property and its neighbor to the north can be managed.

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Petitioner has address peak demand periods for the use and peak roadway use above. Waste hauling can be planned with a consolidated enclosure to avoid excess structures and maintenance concerns as well as duplication of loading operations for the two corner lots. Multiple restricted access and full access driveways are available to serve LY-LA's patrons. The legislative decision concerning planning for the off-site opposing driveways on the east side of Finley Road are not issues that impact the commercial use of the Property or LY-LA's specific use at the Property, and the use will not impact the planning for a solution if desired by the Village. The cross-parking demand was planned at the same time as the current driveway arrangement (minus the northern Finley Road driveway that arose in the 1980s).

The proposed conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Lombard. The 11 acres that include the Property did not appear in the areas of concern addressed in the 2014 Comprehensive Plan. However, a review of the attributes of the areas noted indicates that today's circumstances at the shopping center would have led to it being listed as a priority. Indeed, since 2014, the Village has not only provided planning permissions and incentives for new development in this vicinity, but it has also assisted with the vast expense of redevelopment and land improvement in the B4A corridor where necessary to drive redevelopment that builds the economic base and adds to the fabric of the Village or resolves a significant need. The proposed use meets the recommended actions noted in Page 27 of the comprehensive plan. LY-LA's use adds to the mix of retail development while providing an attractive place where people can gather in a setting that not only benefits LY-LA but will likely benefit new tenants in the shopping center due to restrictions on the food and beverage provisions as part of LY-LA's use (strengthening the center from a long-term viability perspective). The use protects a common patio area planned within the center and its entrances are opposite those on the north corner lot. The remodeling of the interior and exterior of the existing building is in continuing scale to the surroundings and will strongly compliment uses in, adjacent, and nearby the shopping center. LY-LA's signage is reasonable and capable of becoming a part of the overall shopping center monument sign plan. As called for on Pages 41-45, the proposed use respects the classification and planning of the Village's streets and it will contribute to a vast improvement of the appearance of the west side of Finley Road on a key route viewed by more than 100,000 drivers weekly even before redevelopment of the shopping center. The retirement of long-vacant automobile-centric uses in favor of an alternative use benefits the entire B4A corridor which has other similar uses available for consumers in a market where some auto service providers have reduced offerings. Although LY-LA will not be directly responsible for right-of-way improvements, Petitioner and the Village will be planning appropriate right-of-way improvements for the shopping center and an overall gateway enhancement meeting the objectives on Page 48 of the comprehensive plan. Notably, this effort is the result of direct interaction and efforts by elected and appointed officials to pursue the

objectives on Pages 55-56 of the comprehensive plan. Through these efforts, the Village maintained the interest of business owners from across the Chicago metro area who are assembling their efforts at the shopping center. LY-LA's owners all have close connections in Lombard even though they reside downtown, in Naperville or in the inner northwest suburbs. In fact, the folks involved in work on the west side of Finley Road over the past year all have common connections that amount to something more than mere networking. Shared parking to avoid overparked areas is consistent with the plan, as is the patio availability to allow seasonal diversity in the establishment's operation.

The conditional uses shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission. Please note the zoning compliance table. Maintenance of existing conditions on the Property and requiring compliance with the intent of the zoning ordinance with respect to new improvements makes planning sense. Although some might prefer to see an adaptation that adds substantial landscaping east of the building, it is important to note that visibility to buildings is important for traffic purposes, particularly when LY-LA intends to rely on two restricted access driveways. The building is attractive and plans for articulation above that demanded by the Village on other projects. Lighting and the canopy accent modernize the 1970's era automotive service building and create a sense of place that announces itself without distraction from the intended remainder of the center or the corner lot use to the north. The limited number of variations noted below serve only to preserve important existing conditions. Petitioner will be including these in the next phases of development and the intent to plan for this use as part of a comprehensive planned development indicates that the LY-LA use can fit well from a use and design perspective within a new shopping center undergoing a substantial rebranding. The sign variation is necessary only as a result of the use of wall sign regulations to govern marquee signs and arises primarily from the historic lot lines on the Subject Property which are west of the west line of Finley Road near the building. All other variations are due to historic conditions and Petitioner has done all that it can to improve conditions to bring the property more into current compliance with the Zoning Ordinance despite being designed 54 years ago.

STANDARDS FOR VARIATION

Petitioner seeks an increase in allowable wall signage due to the location of the northernmost east lot line of the Subject Property and the Village's treatment of marquee signs as wall signs. It also requests variations to allow existing conditions to continue since 1972 improvements cannot feasibly be altered to comply with the Zoning Ordinance in every respect even though many new trees are planned and the Subject Property will now meet open space requirements. Section 155.103(C)(7) provides standards for variation. The standards appear in bold below, with the normal text response following each standard.

Section 155.103(C) Standards

Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner will result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be applied. In this instance, the location of the lot lines and the dimension of the right-of-way line limit signage to a level that would be unreasonable at the Subject Property. The marquee signs are properly sized and appear as ordinary signs because no one observes the actual property line slightly east of the building along the sidewalk and parking spaces. In light of the size of the building and the visually apparent frontage, the signs would look undersized and out of place without the variation. Additionally, the existing conditions that cannot be resolved relate to lot lines as well as the location of public right of way lines as Roosevelt Road expanded and as the lanes grew from three to five within Finley Road. Not unlike dozens of areas in DuPage County, 1970's planning placed a lot of parking at or very near lot lines—leaving little room for landscaping or setbacks.

The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification. The particular issue causing the variations in this instance is the location of lot lines within the shopping center which is not common to other parcels. Further, the conjunction of Roosevelt Road and Finley Road and their increased usage and width or lanes cause the additional pressure. Some of the conditions extend within the shopping center, but an entity related to the Petitioner in this instance was able to comply further east in the B4A corridor when new construction was proposed. It simply is not able to meet setbacks or landscaping requirements in this instance where existing buildings are being repurposed.

The purpose of the variation is not based primarily upon a desire to increase financial gain. The primary basis for the variation lies in design hardship and the plain impracticability of planning for reasonable signage with the existing lot lines. Applicant could attempt to resubdivide, but that carries with it other issues and subdivision for the mere sake of having reasonable signage is impractical. As shown with the substantial landscaping and compliance or enhancement of existing conditions elsewhere, Applicant does not seek the landscape variations solely for the purpose of increasing its financial gain.

The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property. The platting between 1972 and 1978 led to the condition. Petition did not own the Subject Property until 2024. Nothing in the design causes the need for the variations related to existing conditions.

The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. The signage proposed is within the maximum allowed in the B4A district. Petitioner proposes 100 square feet total in order to comply with the wall sign area regulations as interpreted by the

Page 14

Village's enforcement officers over time. The absence of the regulatory parking lot screening occurs along two frontages that carry several hundred thousand vehicles per week and that is entirely commercial in character and, in fact, was planned with no parking setbacks similar to those that exist today. The substantial other landscaping will avoid the effects of not being able to screen along the perimeter.

The granting of the variation will not alter the essential character of the neighborhood. For the last 54 years, the area was planned for a substantial commercial development amid other commercial developments. These developments were vehicle-centric, and they still are. The only difference is that so much parking is not required today. The signs will be consistent with others in the corridor. The landscape screen does not exist for several hundred feet and the frontage even west of the Shopping Center is not in compliance with today's code standards (Lombard Toyota is a planned development with less frontage landscaping and screening.)

The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. The variations have no impact related to any of the subjects in this standard.

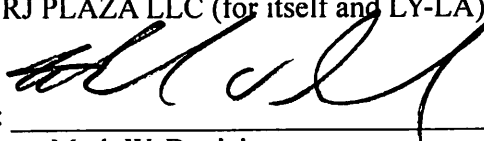
CONCLUSION

Burj Plaza and LY-LA respectfully ask that you recommend and approve the conditional uses and the variations under Section 155.103(C) and Section 155.103(F). Thank you for your attention to this important project.

Dated: January 30, 2025

Respectfully submitted,

BURJ PLAZA LLC (for itself and LY-LA)

By: 

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Issue Date: JANUARY 24, 2020
 Drawn By: PAI

Sheet:

PROPOSED
 FLOOR PLAN

A2

PAI PROJECT NUMBER
 24142.00

DOCUMENT RECORD

ISSUED	DESCRIPTION
01-21-2025	ISSUED FOR SPECIAL / CONDITIONAL USE APPROVAL - STAFF REVIEW
01-24-2025	ISSUED FOR SPECIAL / CONDITIONAL USE APPROVAL - STAFF REVIEW - REV. 1

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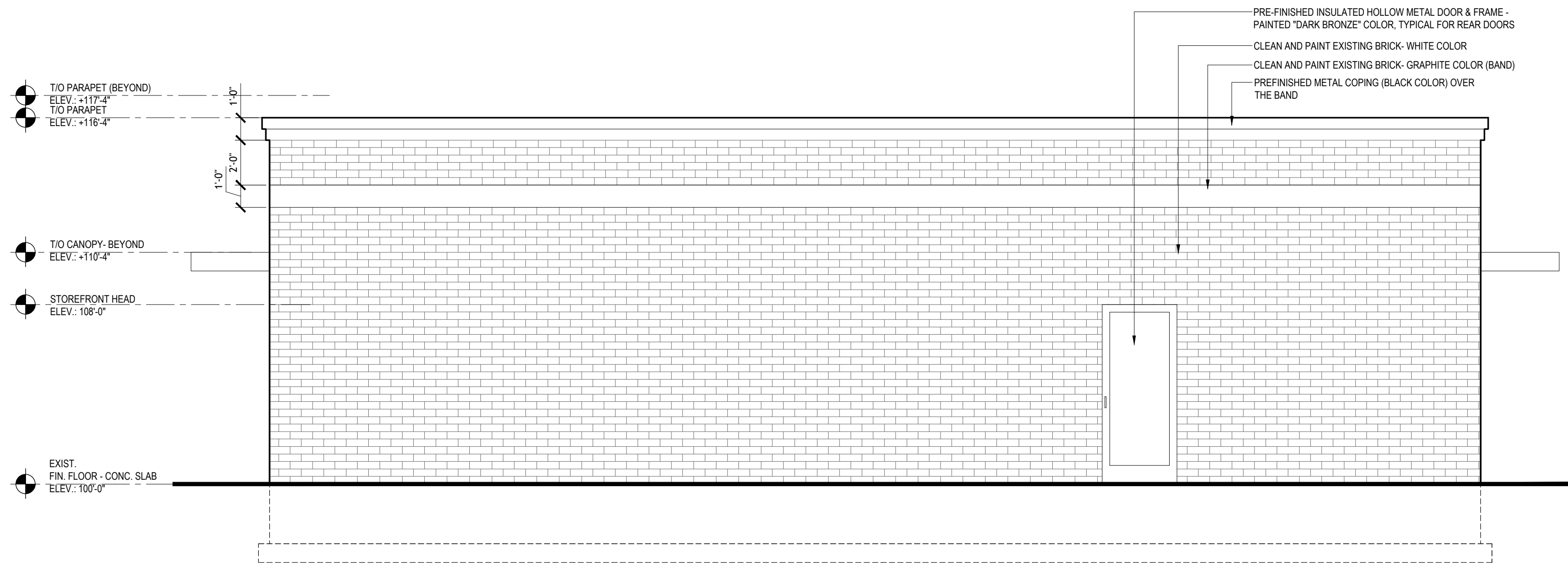
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www.purohitarchitects.com

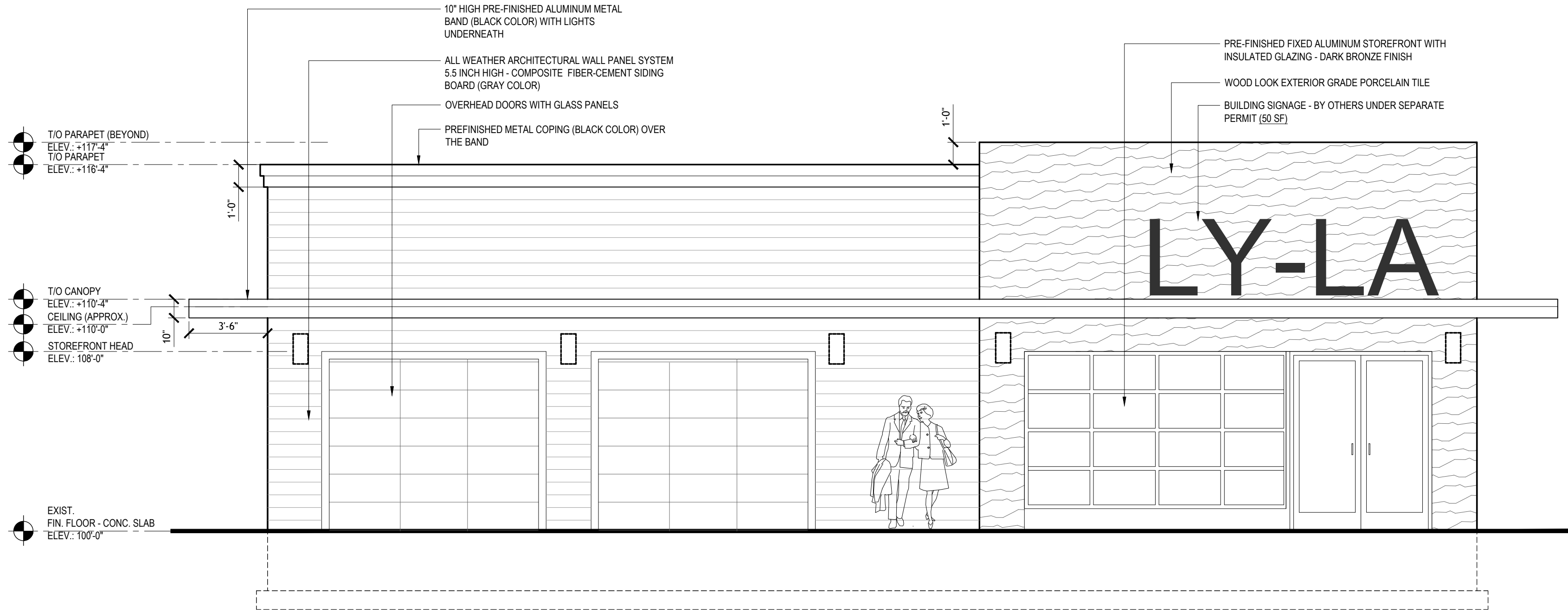
Proposed adaptive reuse for:
Burj Plaza- Phase 2
Hookha Lounge
1210 S. Finley Rd. Lombard, IL

Issue Date:	JANUARY 24, 2025
Drawn By:	PAI
Sheet:	BUILDING ELEVATIONS A3
PAI PROJECT NUMBER	24142.00



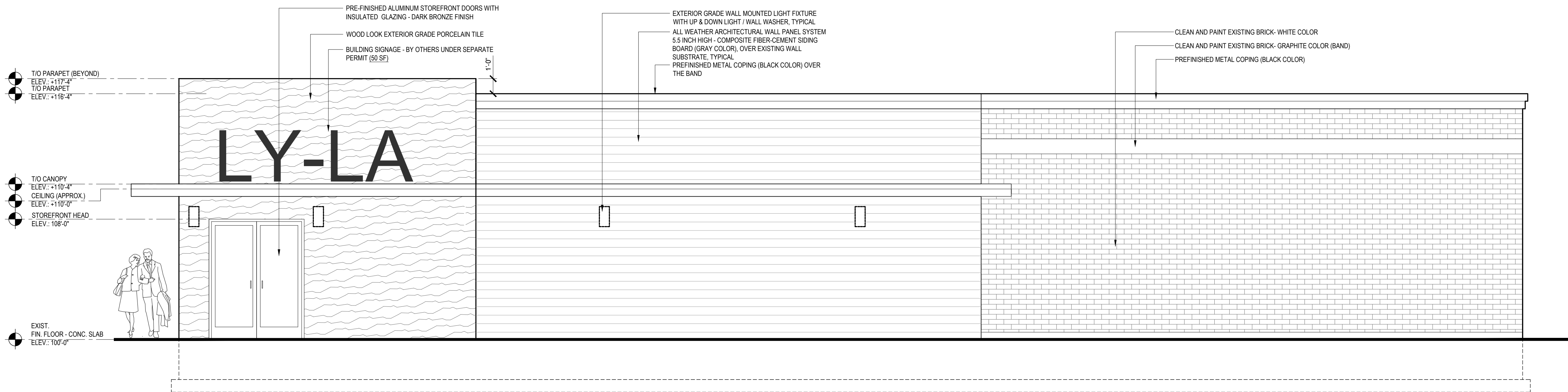
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2



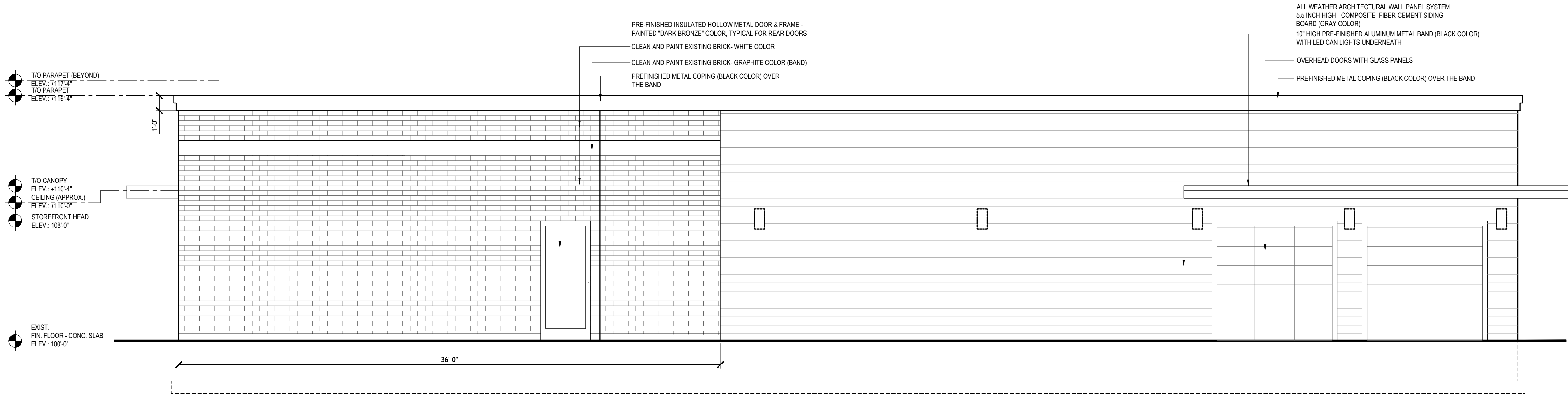
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1



EAST ELEVATION (FINLEY RD.)
SCALE: 1/4" = 1'-0"

3



WEST ELEVATION (PATIO)
SCALE: 1/4" = 1'-0"

4

BURJ PLAZA—1210 FINLEY ROAD (SINGLE-TENANT)
1210 Finley Road, Lombard, DuPage County, Illinois (Permanent Index No. 06-19-100-025)
REQUEST FOR CONDITIONAL USES AND VARIATIONS
Smoking Establishment (Illinois Smoke Free Act, 410 ILCS 82/1 et seq.)
B4A ROOSEVELT ROAD CORRIDOR DISTRICT TABLE OF COMPLIANCE

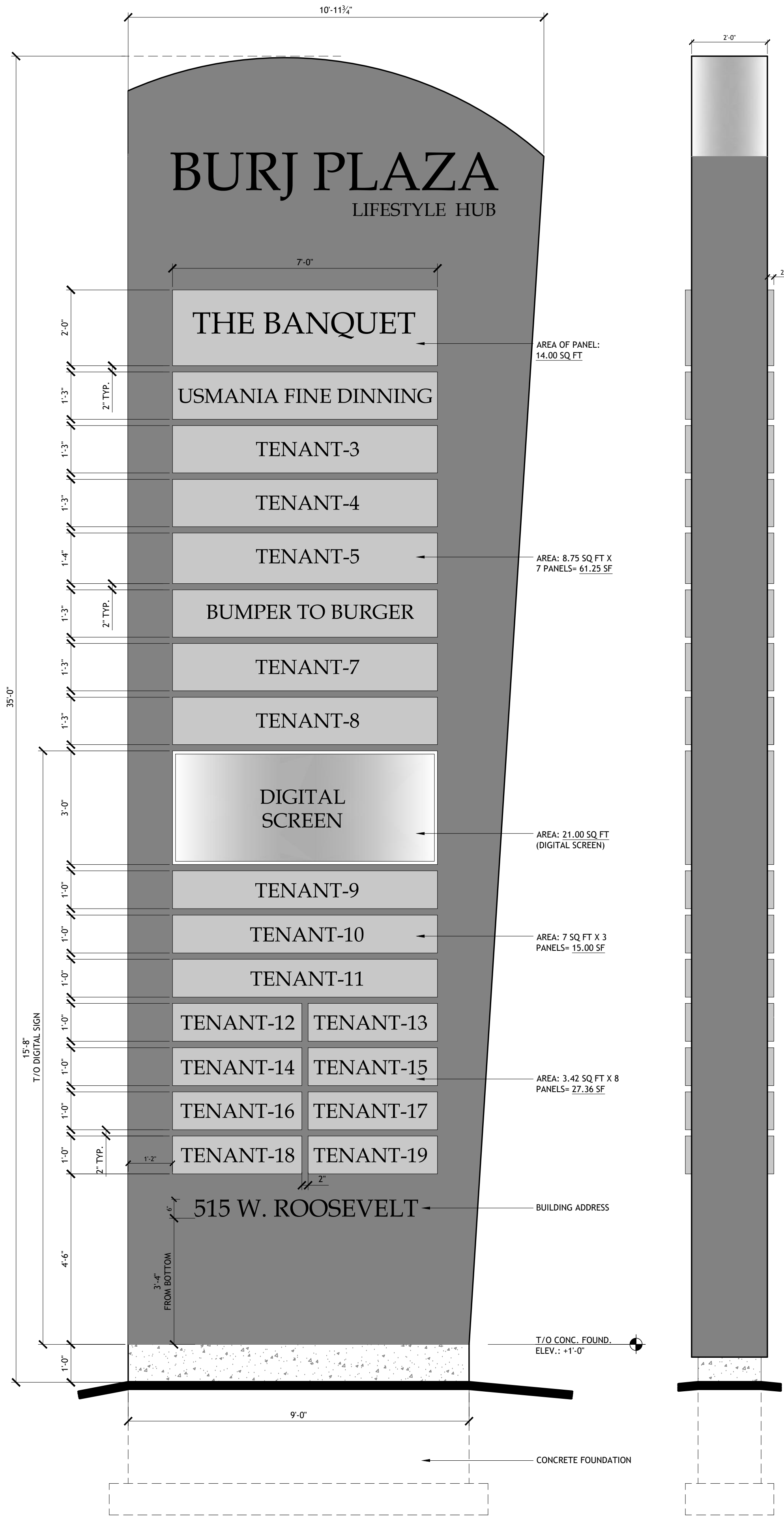
SECTION	TERMS	REQUIRED	PROPOSED	NOTES
155.417(E)(F)	The IDRC shall review all applicable permits for new construction to determine compliance with the Chapter. The IDRC shall consider. . . .	Process and standards	Will comply	
155.417(G)(2)(b)(xi)	Conditional use list	Authorized conditional use	Smoking establishment	State, County compliance is mandatory
155.417(G)(3)	Minimum lot area	40,000 SF	+/-19,579 SF (R1977-008166)	Existing condition, pt. 11.23-acre unified development
155.417(G)(4)	Minimum lot width	150 feet	73'	Existing condition
155.417(G)(5)(a)	Front yard	30 feet	73'	East (Finley)
155.417(G)(5)(c)	Interior side yard	10 feet	0' (N); +/-50' (S); 9'7"(E)	Existing condition; complies
155.417(G)(5)(d)	Rear yard	30 feet	44'	Complies
155.417(G)(6)	Maximum building height	40 feet	17.33'	Complies
155.417(G)(7)	10% minimum open space	1,960 SF	3,454 SF	Existing condition
155.417(G)(8)	Transitional building setbacks	None applicable	None	Not applicable
155.417(G)(9)	Landscaping (see below)			
155.417(G)(10)	Indoor operations	Required	Indoor, cond. Use	Mostly indoor, seasonal patio
155.417(G)(10)	Service screening	5' pl strip; 6' barrier	5' pl strip; 6' barrier	Complies
155.417(G)(11)	Signs		Marquee needs var.	Complies, but not as wall sign
155.417(G)(12)	Parking and loading (see below)	IDOT/screen loading	IDOT/will screen	Complied
155.417(G)(13)	Rooftop mechanicals screened in accord w 155.221, conceal parapet		Mechanicals screened by parapets	Will comply
155.417(G)(14)	Lighting (see below)	155.602(A)(10)(d)	Photometrics	Complies
155.417(G)(14)(a)	Direct away from adjacent and downward	Cut off shields	Directed except for easement area, variation needed x-access	Existing condition
155.417(G)(14)(c)	Style compatible with arch/LS		Complies	Complies
155.417(G)(14)(d)	Articulate building/safety		Complies	Complies
155.602(A)(3)(e)	Located in any yard	Any yard	Front, side	Complies
155.602(A)(3)(f)	Comply with 155.700		See Landscape Plan	Complies
155.602(A)(5), (C)	Length of stalls	18 feet	18 feet 18.5-18.7 feet	Complies

VILLAGE OF LOMBARD
B4A ROOSEVELT ROAD CORRIDOR DISTRICT TABLE OF COMPLIANCE
BURJ PLAZA/LY-LA CONDITIONAL USE
PAGE 2

SECTION	TERMS	REQUIRED	PROPOSED	NOTES
155.602(A)(5)(a), (C)	Size of stalls (width)	9 feet	9 feet	Complies
155.602(B)	Accessible parking (number)	4	4	Complied
155.602(A)(6), (C)	Access aisles/street	24 feet/Safe	24 feet/Safe	Complied
155.602(A)(10)(d)(ii)	Lighting	0.5FC min/2 max avg	Photometrics	Complied, variation
155.602(A)(10)(d)(iii)	Directed away	From lot lines	Directed to easement	Directed to easement
155.602(A)(10)(d)(iii)	Lighting at lot lines	0.5 FC S/ 3 NEW		Complies
155.602(A)(10)(d)(iv)	Lighting pole height	40 feet	25 feet	Complies
155.602 table 6.3	Parking Required	18	19 (plus covenant)	Existing condition
155.603(B) Table 6-5	Loading Required	0	0	Complies
155.603(A)(1)	Location	Not applicable	None	Not applicable
155.603(A)(2)(a)	Size apron access	Not applicable	None	Not applicable
155.603(A)(6)	Allocation for loading	No other allocation	No other allocation	Complies
155.702(A)(2)	Dir. Comm. Development	Modified LS standard		Available
155.702(B)(C)	LS Plan	Required	Provided	Complies
155.704(A)	Scaling of plants to building	Required	Provided	Complies
155.704(B)	Selection	Non-invasive, strong	Provided	Complies
155.704(C)	Evergreens for screening	Required	Provided in part	Existing lot line conditions
155.704(D)	Shade trees	Required at 2.5" cal	Provided	Complies, existing condition
155.704(E)	Soften building walls	Suggested	Provided	Complies
155.704(G)	Detention/retention	LS required	Not required	Complies
155.704(H)	Permanent means of watering	Required	Irrigation planned	Will comply
155.704(I)	Energy conservation	Placements noted	Planned in part (re-use)	No requirement
155.704(J)	Preservation of plant material	Suggested	Provided east strip	Complies
155.704(K)	Berming	Sugg when practical	Not practical	Not practical
155.705(B)	Fine grade ROW	Required	Where needed	Will comply where needed
155.705(C)	Parkway trees	6 required	Defer to LS plan	Existing condition
155.706(B)(1)	Interior LS volume	5% minimum (486 SF)	<1,500 SF	Improved condition
155.706(B)(2)(a)	Disbursement of LS in lot	Required	Provided	Complies
155.706(B)(2)(b)	Minimum island size	120 SF, 7' back2back	120 SF, 7' back2back	Complies, existing condition
155.706(B)(2)(c)(i)	Ornamentals as sole means	Prohibited	Not proposed	Complies
155.706(B)(2)(c)(ii)	Shade tree ratio	1 per 120 SF LS area	8 shade (5 lot)	Improved condition
155.706(B)(2)(c)(iii)	Ground cover ratio	50% of LS area	100% of LS area	Complies
155.706(C)(1)	Perimeter parking lot LS width	5 feet	0-1.2 feet	Existing condition
155.706(C)(2)(b)(i)	Front 4' ht shrub or evergreen	36.5 feet (50%)	0 feet	Existing condition
155.706(C)(2)(b)(ii)	Ground cover ratio front (sod pl)	100%	100%	Complies, existing condition

VILLAGE OF LOMBARD
B4A ROOSEVELT ROAD CORRIDOR DISTRICT TABLE OF COMPLIANCE
BURJ PLAZA/LY-LA CONDITIONAL USE
PAGE 3

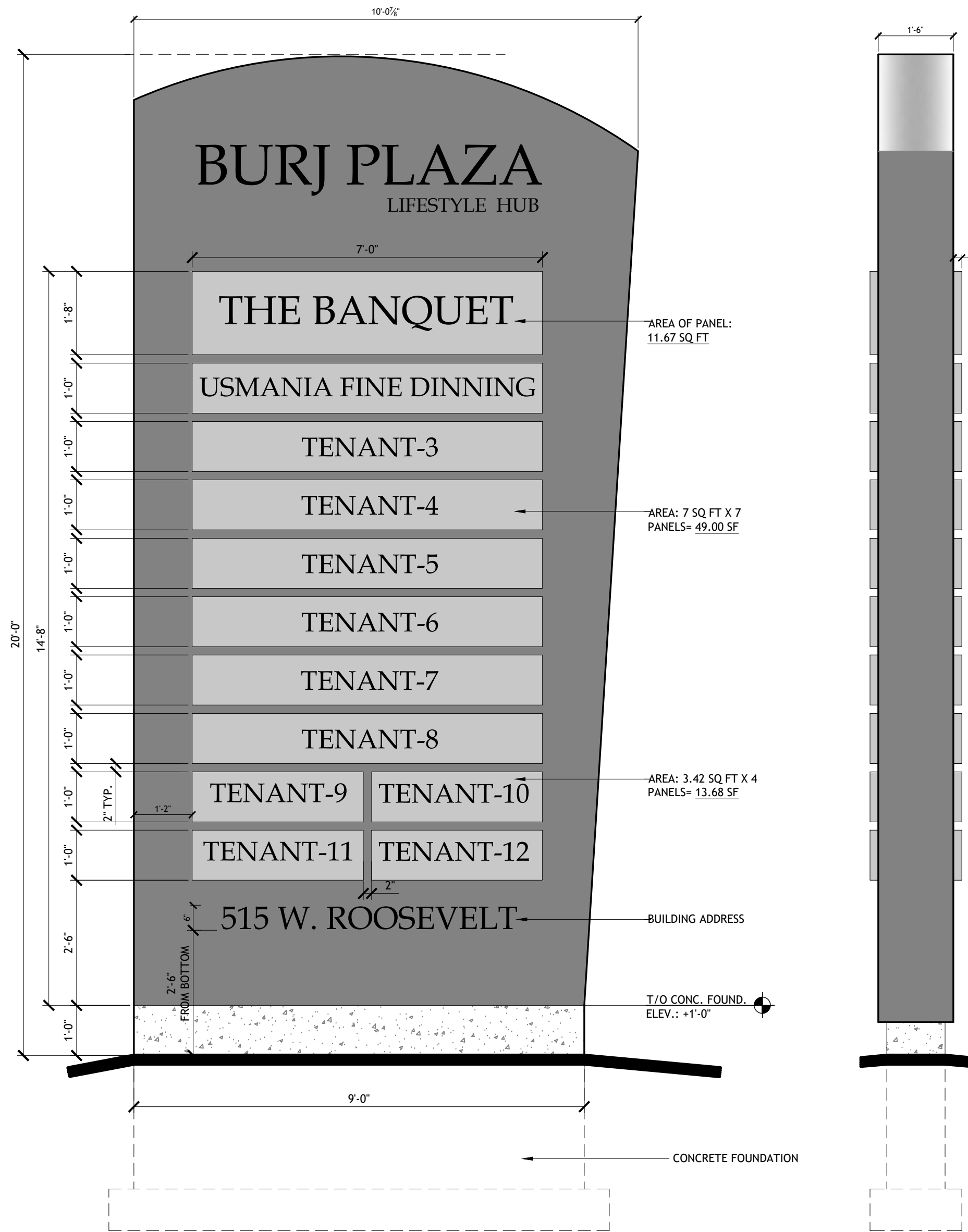
SECTION	TERMS	REQUIRED	PROPOSED	NOTES
155.706(C)(3)(a)	Side 4' ht shrub or evergreen	Various, 50%, 7-9 grp	0	Existing condition
155.706(C)(3)(b)	Ground cover ratio side (sod pl)	100%	100%	Complies
155.708(A)	10' wide foundation LS	All sides	CDD auth needed	CDD existing condition
155.709(B)	Width	5'	0-1.2'	Existing condition
155.709(B)(1)	Shade trees every 75 feet	1 shade	1 shade	Existing condition, to allow LS Plan
155.709(B)(3)	Ground cover ratio	100%	100%	Complies
155.710	Waste enclosure screen	All sides. 6'-8'	All sides. 6'-8' (shared)	Complies
155.711	Innovation	Encourage/Reward	Interior enhance (now bare)	Existing condition, variation to allow LS Plan



SIGN PANEL AREA: 139.00 SF

PYLON SIGN ELEVATION- 35' TALL
SCALE: 1/2" = 1'-0"

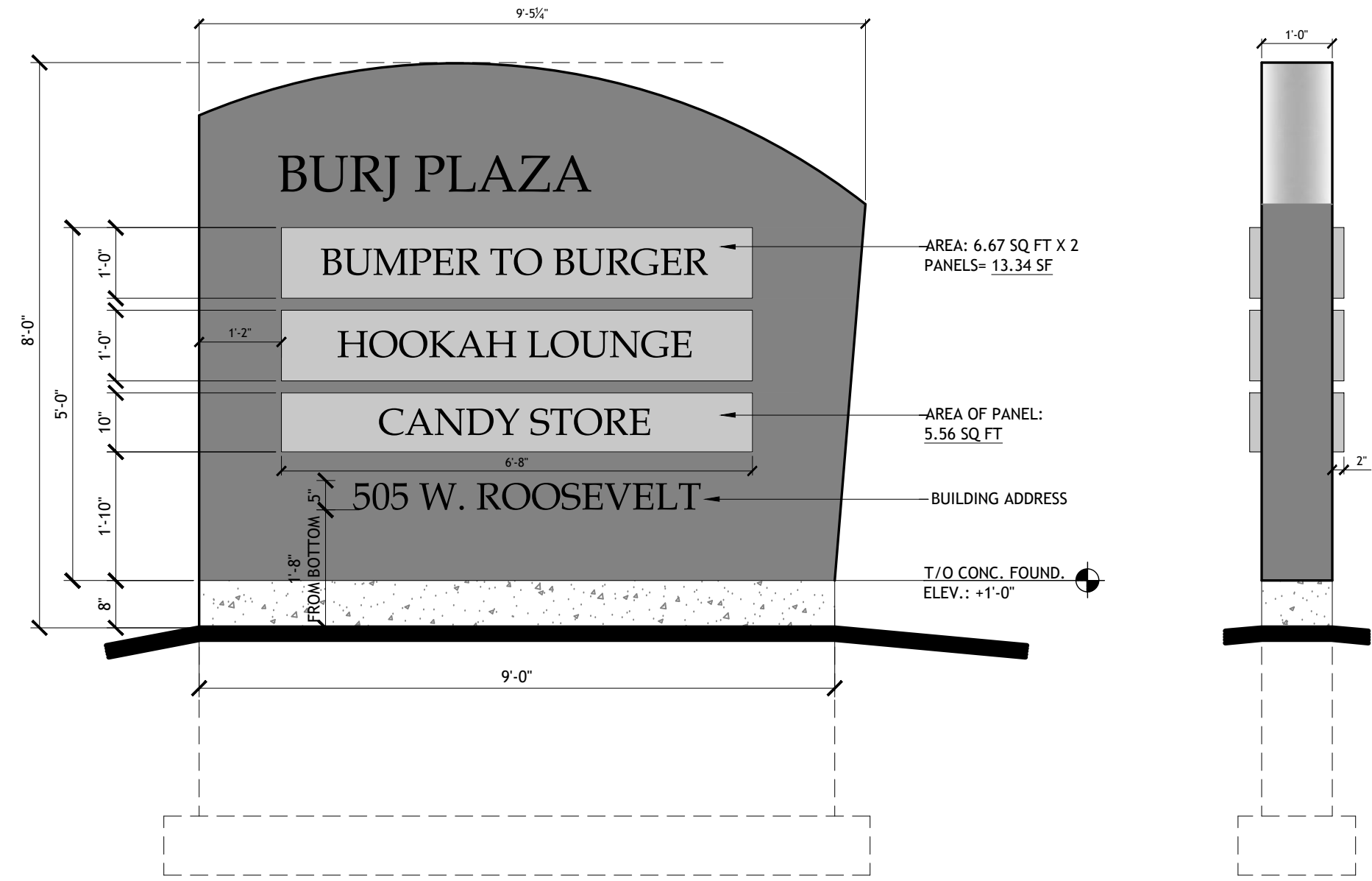
1



SIGN PANEL AREA: 75.00 SF

PYLON SIGN ELEVATION- 20" TALL
SCALE: 1/2" = 1'-0"

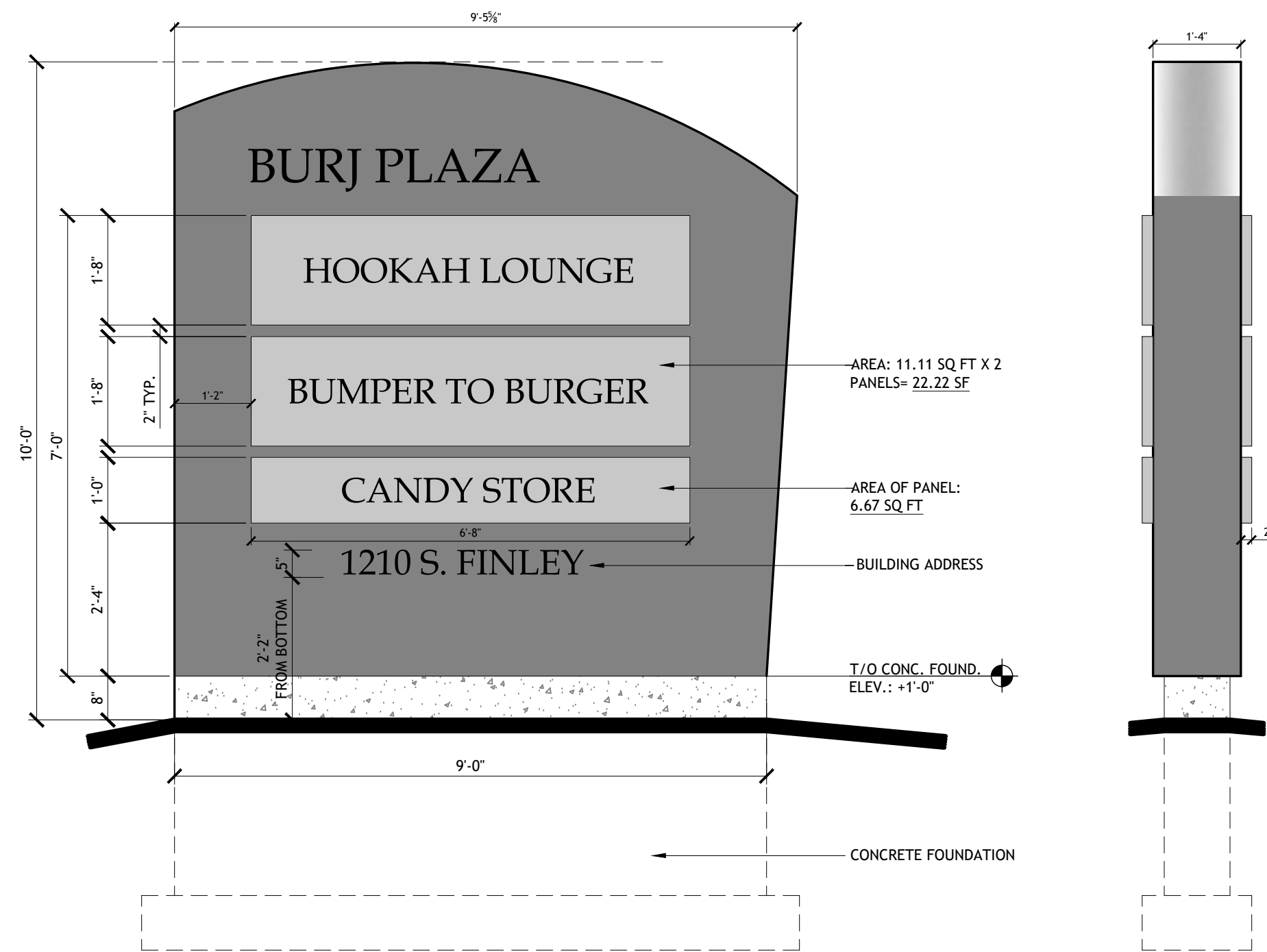
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SIGN PANEL AREA: 19.00 SF

GROUND SIGN ELEVATION- 8' TALL
SCALE: 1/2" = 1'-0"

4



SIGN PANEL AREA: 29.00 SF

MONUMENT SIGN ELEVATION- 10' TALL
SCALE: 1/2" = 1'-0"

3

- DOUBLE SIDED INTERNALLY ILLUMINATED PYLON DISPLAY- TYPICAL FOR ALL PYLON AND MONUMENT
- REFER TO THE CIVIL DRAWINGS FOR LOCATIONS OF ALL SIGNS(S).
 - FABRICATED ALUMINUM SIGN CABINETS PAINTED DARK GRAY (MATCHING BUILDING).
 - TENANT PANELS TO BE ALUMINUM PAN FACES, 1/2" ALUMINUM W/ 2" WELDED RETURNS PAINTED LIGHT GRAY (TO MATCH BUILDING). GRAPHICS TO BE ROUTED OUT AND BACKED BY WHITE LEXAN W/ FIRST SURFACE APPLIED TRANSLUCENT VINYL.
 - PLAZA NAME TO BE 3/16" THK. CLEAR ACRYLIC PUSH THRU W/ FIRST SURFACE APPLIED 'GOLD' COLOR VINYL ON FACES
 - ADDRESS NUMERALS TO BE FIRST SURFACE APPLIED 'WHITE' VINYL.
 - INTERNALLY ILLUMINATED W/ WHITE LED AND POWER SUPPLIES
 - MOUNTED ON STRUCTURAL SUPPORT AND CONCRETE FOUNDATION, AS DESIGNED BY THE STRUCTURAL ENGINEER.
 - ALL MONUMENT, PYLON AND THE EXTERIOR BUILDING MOUNTED SIGNS SHALL NOT BE PART OF THE BUILDING PERMIT. A SEPARATE SIGN PERMIT SHALL BE REQUIRED FROM THE BUILDING DEPARTMENT. THE SIGN CONTRACTOR SHALL SUBMIT SIGN SHOP DRAWINGS DIRECTLY TO THE BUILDING DEPARTMENT & ACHIEVE ALL REQUIRED PERMIT WHEN NECESSARY.

DOCUMENT RECORD

ISSUED	DESCRIPTION
01-23-2025	ISSUED FOR PHASE 2

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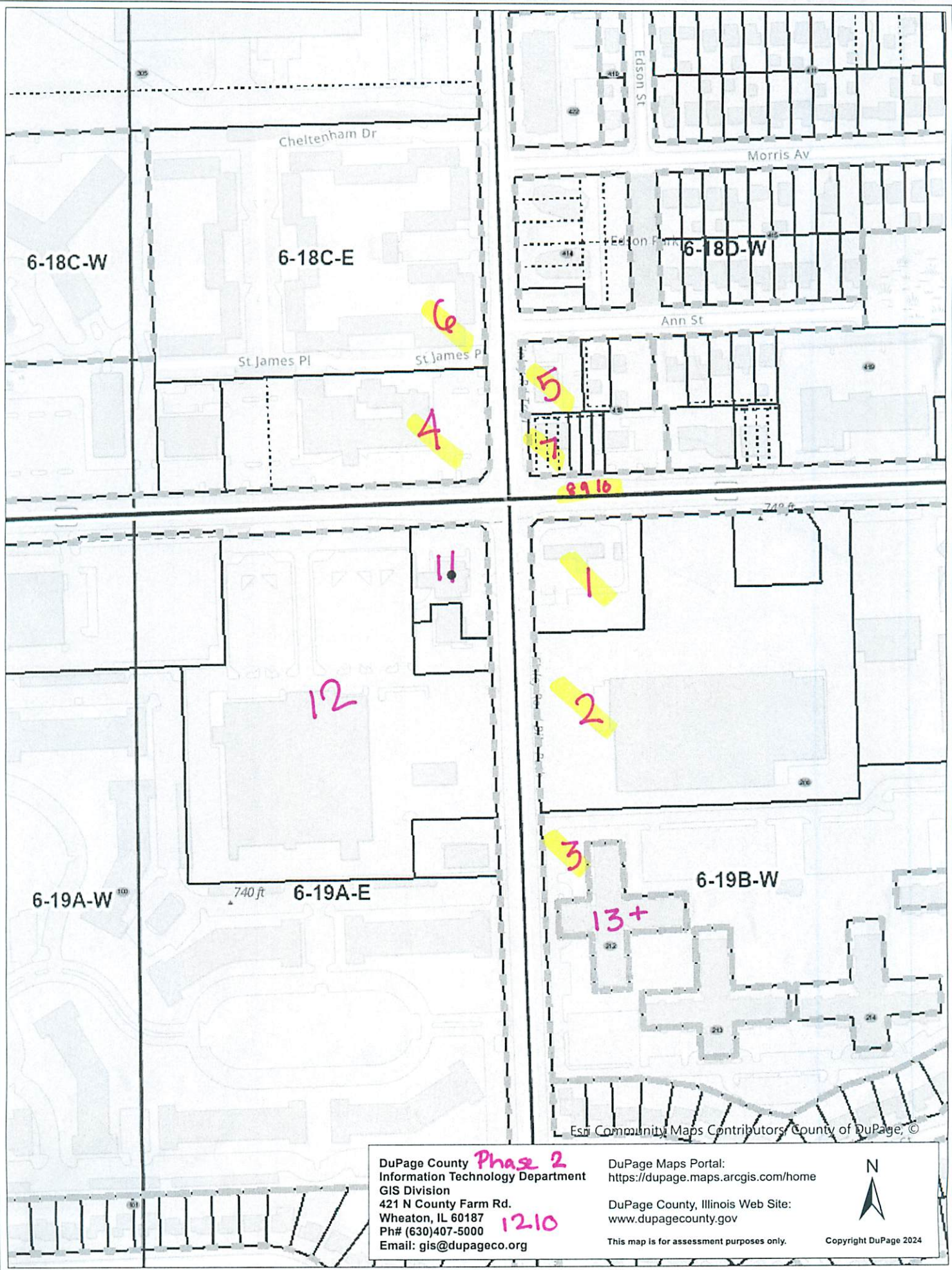
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info@purohitarchitects.com
www.purohitarchitects.com

Proposed adaptive reuse for:
Burj Plaza
Exterior Pylon and Ground Signs
515 W. Roosevelt Rd. Lombard, IL

Issue Date: DECEMBER 23, 2024
Drawn By: PAI
Sheet:
PROPOSED
SIGNAGE
A1.11
PAI PROJECT NUMBER
24135.00

PORTRAIT

DuPage Web Mapping Application - DuPage County, Illinois



DuPage County **Phase 2**
 Information Technology Department
 GIS Division
 421 N County Farm Rd.
 Wheaton, IL 60187
 Ph# (630)407-5000
 Email: gis@dupageco.org

DuPage Maps Portal:
<https://dupage.maps.arcgis.com/home>

DuPage County, Illinois Web Site:
www.dupagecounty.gov

This map is for assessment purposes only.

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#	PIN	Parcel Address	Owner/Tax Address	Deed Address
A				
1	0619200017	W Roosevelt Road Lombard, IL	Bradford Lombard 1 LLC 30 S. Wacker Drive, Unite 2850 Chicago, IL 60606	NOT FOUND
				Bradford Lombard 1 LLC (AGENT) c/o Bradford Real Estates Services Corp. 270 N Wood Dale Rd, Unit 706 Wood Dale, IL 60191-3429
2	0619200015 (noted as 012 and 013)	345 W Roosvelt Road Lombard, IL	Curfin Property Holding 8401 W Roosevelt Road Forest Park, IL 60130	Curfin Property (US), Inc. Attn: Julie Sieracki (AGENT) 8401 W Roosevelt Road Forest Park, IL 60130
3	0619200007	1301 Finley Road Lombard, IL	Vanguard Management Attn: Lindner RE PT W HM Owners Association 1254N Schaumburg, IL 60173	Richard Baeza 1301 S. Finley Road #107 Lombard, IL 6148
				Vanguard Management LLC Attn: Robert Flary (AGENT) 720 Barbetta Ave Park Ridge, IL 60068-2308
4	0618305015	1250 Roosevelt Road Glen Ellyn, IL	Glen Ellyn Hospitality 6401 Lincoln Ave. 2 nd Floor Lincolnwood, IL 60712	Glen Ellyn Hospitality LLC 5005 W Touhy Ste 200 (2006 Deed) Skokie, IL 60077
				Glen Ellyn Hospitality Attn: David M Friedman (AGENT) 6401 Lincoln Ave. 2nd Floor Lincolnwood, IL 60712
5	0618418024	1175 Finley Road Lombard, IL	Finley Housing Develop 301 Veterans Parkway New Lenox, IL 60451-2899	Finley Housing Development, LLC c/o Trinity Foundation 301 Veterans Parkway New Lenox, IL 60451
				Finley Housing Development, LLC Attn: Robert S. Taylor (AGENT) 301 Veterans Parkway

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
				New Lenox, IL 60451
6	0618305004	1250 Old Cond Court Glen Ellyn, IL	TJ Adam Co 357 W. Chicago Ave., No 100 Chicago, IL 60654	1250 Old Bond, LLC 1250 Old Bond Court Glen Ellyn, IL
				1250 Old Bond, LLC Attn: Andrea Barber (AGENT) 915 Appletree Court Northbrook, IL 60062
			TJ Adam CO. 480 Eagle Drive (2010 deed) Elk Grove Village, IL 60007	No Agent for TJ Adam Co
7	0618418015	444 W Roosevelt Road Lombard, IL	Martin P. Golden, Jr. 2736 Valor Drive Glenview, IL 60026	Martin P. Golden, Jr. 2736 Valor Drive Glenview, IL 60026
8	0618418008	Lombard, IL	Cassidy Tire 200 S. Church Street Addison, IL 60101	LaSalle National Bank Trust No. 111835 dated 12/15/86 135 S LaSalle Street Chicago, IL 60603
			WM J Cassidy Tires & Auto Supply 345 N Canal Street (1987 deed) Chicago, IL 60606	William J. Cassidy Tire & Auto Supply LLC Attn: William F. Kelley (AGENT) 1535 W Schaumburg Road, #204 Schaumburg, IL 60194
9	0618418009	Lombard, IL	Cassidy Tire 200 S. Church Street Addison, IL 60101	LaSalle National Bank Trust No. 111835 dated 12/15/86 135 S LaSalle Street Chicago, IL 60603
10	0618418010	Lombard, IL	Cassidy Tire 200 S. Church Street Addison, IL 60101	LaSalle National Bank Trust No. 111835 dated 12/15/86 135 S LaSalle Street Chicago, IL 60603
11	0619100029	505 W. Roosevelt Road Lombard, IL 60148	Lombard Property LLC 390 E Park Center Blvd, No. 250 Boise, ID 83706	Burj Plaza LLC 2608 W. Peterson Ave. Chicago, IL 60659
			SB Real Estate Group 7517 W Belmont Ave Chicago, IL 60634	Burj Plaza LLC Attn: Mohammad Noor Yaqoob (AGENT) 2608 W. Peterson Ave Chicago, IL 60659

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
12	0619100015	515 W Roosevelt Road Lombard IL 60148	Lombard Property LLC 390 E Park Center Blvd, No. 250 Boise, ID 83706	State Group Management LLC 2608 W. Peterson Ave Chicago, IL 60659
			SB Real Estate Group 7517 W Belmont Ave Chicago, IL 60634	83rd Holding LLC 2608 W. Peterson Ave Chicago, IL 60659
13	0619212026	1301 S Finley Road, #208 Lombard, IL	Stephanie Marie O'Neal 1301 S Finley Road, #208 Lombard, IL 60148-4371	Stephanie Marie O'Neal 1301 S Finley Road, #208 Lombard, IL 60148-4371
14	0619212034	1301 S Finley Road #216 Lombard, IL	Ardjon & Shefget Dumitriu 1301 S Finley Road, #216 Lombard, IL 60148	Ardjon Dumitriu Shefget Dumitriu 1301 S Finley Road, #216 Lombard, IL 60148
15	0619212001	1301 S Finley Road, #101 Lombard, IL	Sheila Leins 1301 S Finley Road, #101 Lombard, IL 60148	Sheila Leins 1301 S Finley Road, #101 Lombard, IL 60148
16	0619212078	1301 S Finley Road, #416 Lombard, IL	Rakhshinda Asif 1301 S Finley Road, #416 Lombard, IL 60148	Rakhshinda Asif 1301 S Finley Road, #416 Lombard, IL 60148
17	0619212011	1301 S Finley Road, #111 Lombard, IL	Skawrat & P Chaidaisuk 1301 S Finley Road, #111 Lombard, IL 60148	Skawrat & Peerasorn Chaidaisuk 1301 S Finley Road, #111 Lombard, IL 60148
18	0619212042	1301 S Finley Road, #302 Lombard, IL	Meshini Nektario 1301 S Finley Road, #302 Lombard, IL 60148	Meshini Nektario 1301 S Finley Road, #302 Lombard, IL 60148
19	0619212025	1301 S Finley Road, #207 Lombard, IL	Douglas W & C Broker 1301 S Finley Road, #207 Lombard, IL 60148	Douglas W Broker & Christine Broker 1301 S Finley Road, #207 Lombard, IL 60148
20	0619212074	1301 S Finley Road, #412 Lombard, IL	Wojciech Gardocki 1301 S Finley Road, #412 Lombard, IL 60148	Wojciech Richard Gardocki 1301 S Finley Road, #412 Lombard, IL 60148
21	0619212030	1301 S Finley Road, #212 Lombard, IL	Yunush & K Ajmeri 1301 S Finley Road, #212 Lombard, IL 60148	Yunush & Karishmabanu Ajmeri 1301 S Finley Road, #212 Lombard, IL 60148
22	0619212066	1301 S Finley Road, #404 Lombard, IL	James Collins 1301 S Finley Road, #404 Lombard, IL 60148	James M Collins 1301 S Finley Road, #404 Lombard, IL 60148

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
23	0619212050	1301 S Finley Road, #310 Lombard, IL	Krzysztof Gardocki 1301 S Finley Road, #310 Lombard, IL 60148	Krzysztof Gardocki 1301 S Finley Road, #310 Lombard, IL 60148
24	0619212002	1301 S Finley Road, #102 Lombard, IL	Nathan Kolar 1311 S Finley Road, #116 Lombard, IL 60148	Nathan Kolar 1311 S Finley Road, #116 Lombard, IL 60148
25	0619212064	1301 S Finley Road, #402 Lombard, IL	Jacqueline R Franklin 1301 S Finley Road, #402 Lombard, IL 60148	Jacqueline R Franklin 1301 S Finley Road, #402 Lombard, IL 60148
26	0619212071	1301 S Finley Road, #409 Lombard, IL	Valerie Turner 1301 S Finley Road, #409 Lombard, IL 60148	Valere Ewing 1301 S Finley Road, #409 Lombard, IL 60148
27	0619212070	1301 S Finley Road, #408 Lombard, IL	Linda Erickson 1301 S Finley Road, #408 Lombard, IL 60148	George A Erickson & Linda G Erickson 1301 S Finley Road, #408 Lombard, IL 60148
28	0619212065	1301 S Finley Road, #403 Lombard, IL	Gulam Mustafa 245 Churchill Ct Lombard, IL 60148	Gulam Mustafa 245 Churchill Ct Lombard, IL 60148
29	0619212061	1301 S Finley Road, #321 Lombard, IL	Nathan Kolar 1301 S Finley Road, #321 Lombard, IL 60148	Nathan Kolar 1301 S Finley Road, #321 Lombard, IL 60148
30	0619212008	1301 S Finley Road, #108 Lombard, IL	Tammy L Mason 1301 S Finley Road, #108 Lombard, IL 60148	Tammy L Mason 1301 S Finley Road, #108 Lombard, IL 60148
31	0619212075	1301 S Finley Road, #413 Lombard, IL	Barbara Santoro 1301 S Finley Road, #413 Lombard, IL 60148	West Suburban Bank, Trustee of Trust dtd 4/30/99, known as Trust No. 10888 c/o Barbara Santoro 1301 S Finley Road, #413 Lombard, IL 60148
32	0619212056	1301 S Finley Road, #316 Lombard, IL	Tracy L Gorz 1301 S Finley Road, #316 Lombard, IL 60148-4375	Terrance and Arlene Gorz 1301 S Finley Road, #316 Lombard, IL 60148-4375
33	0619212024	1301 S Finley Road, #206 Lombard, IL	Robert Tincu 1301 S Finley Road, #206 Lombard, IL 60148	Robert Tincu 1301 S Finley Road, #206 Lombard, IL 60148
34	0619212007	1301 S Finley Road, #107 Lombard, IL	Robert D Cler 622 S Hillcrest Ave	Robert D Cler 622 S Hillcrest Ave

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
			Elmhurst, IL 60126-4618	Elmhurst, IL 60126-4618
35	0619212041	1301 S Finley Road, #301 Lombard, IL	Mikel Polena 1301 S Finley Road, #301 Lombard, IL 60148	Mikel Polena 1301 S Finley Road, #301 Lombard, IL 60148
36	0619212080	1301 S Finley Road, #418 Lombard, IL	Debra Lenyoun-Lewis 1301 S Finley Road, #418 Lombard, IL 60148	Debra Lenyoun-Lewis 1301 S Finley Road, #418 Lombard, IL 60148
37	0619212040	1301 S Finley Road, #222 Lombard, IL	Melvin & Alice Williams 1133 Stratford Rd Deerfield, IL 60015	Melvin & Alice Williams 1133 Stratford Rd Deerfield, IL 60015
38	0619212057	1301 S Finley Road, #317 Lombard, IL	Elizabeth Garcia 1301 S Finley Road, #317 Lombard, IL 60148	Elizabeth Garcia 1301 S Finley Road, #317 Lombard, IL 60148
39	0619212076	1301 S Finley Road, #414 Lombard, IL	Myrna Fuentes 1301 S Finley Road, #414 Lombard, IL 60148	Myrna Fuentes 1301 S Finley Road, #414 Lombard, IL 60148
40	0619212004	1301 S Finley Road, #104 Lombard, IL	Faith A Lambert 1301 S Finley Road, #104 Lombard, IL 60148	Faith A Lambert 1301 S Finley Road, #104 Lombard, IL 60148
41	0619212047	1301 S Finley Road, #307 Lombard, IL	Lily Cheung 40 N Tower Road #14N Oak Brook, IL 60523	Yau Tak Cheung & Lily Cheung 40 N Tower Road #14N Oak Brook, IL 60523
42	0619212060	1301 S Finley Road, #320 Lombard, IL	Kezimierz & B Rewer 1301 S Finley Road, #320 Lombard, IL 60148	Kazimierz & Bogumila Rewer 1301 S Finley Road, #320 Lombard, IL 60148
43	0619212063	1301 S Finley Road, #401 Lombard, IL	Lance R Ogasawara 1301 S Finley Road, #401 Lombard, IL 60148	Lance R Ogasawara 1301 S Finley Road, #401 Lombard, IL 60148
44	0619212027	1301 S Finley Road, #209 Lombard, IL	Nathan C Kolar 517 N Garfield St Lombard, IL 60148	Nathan C Kolar 517 N Garfield St Lombard, IL 60148
45	0619212039	1301 S Finley Road, #221 Lombard, IL	Shawn Rauch 364 Hill Ave Glen Ellyn, IL 60137	Finley Land Trust 221 c/o Shawn Rauch 364 Hill Ave Glen Ellyn, IL 60137
46	0619212033	1301 S Finley Road, #215 Lombard, IL	Aldo Zelka 1301 S Finley Road, #215	Aldo Zelka 1301 S Finley Road, #215

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
			Lombard, IL 60148	Lombard, IL 60148
47	0619212081	1301 S Finley Road, #419 Lombard, IL	G & J Cali Sherbeti 2170 S Hull Drive Wheaton, IL 60189	Gazmend Sherbeti & Jonila Cali 2170 S Hull Drive Wheaton, IL 60189
48	0619212048	1301 S Finley Road, #308 Lombard, IL	Nathan Kolar 609 E. St. Charles Road Lombard, IL 60148	Nathan Kolar 517 N Garfield St Lombard, IL 60148
49	0619212010	1301 S Finley Road, #110 Lombard, IL	Frances Wasko 1301 S Finley Road, #110 Lombard, IL 60148	Frances Wasko 1301 S Finley Road, #110 Lombard, IL 60148
50	0619212067	1301 S Finley Road, #405 Lombard, IL	Evelyn L Powell 1301 S Finley Road, #405 Lombard, IL 60148	Evelyn L Powell 1301 S Finley Road, #405 Lombard, IL 60148
51	0619212053	1301 S Finley Road, #313 Lombard, IL	Arby Reci 1301 S Finley Road, #313 Lombard, IL 60148	Arby Reci 1301 S Finley Road, #313 Lombard, IL 60148
52	0619212059	1301 S Finley Road, #319 Lombard, IL	Roland & A Mihal Llapanji 1301 S Finley Road, #319 Lombard, IL 60148	Roland Llapanji & Aida Mihal 1301 S Finley Road, #319 Lombard, IL 60148
53	0619212072	1301 S Finley Road, #410 Lombard, IL	Elisa Villanueva 1301 S Finley Road, #410 Lombard, IL 60148	Elisa Villanueva 1301 S Finley Road, #410 Lombard, IL 60148
54	0619212084	1301 S Finley Road, #422 Lombard, IL	Barbara Johnson 1301 S Finley Road, #422 Lombard, IL 60148	Barbara Johnson 1301 S Finley Road, #422 Lombard, IL 60148
55	0619212069	1301 S Finley Road, #407 Lombard, IL	Barbara Diane Chin 15011 Highland Ave. Orland Park, IL 60462	Barbara Diane Chin Trust dtd 10/17/08 15011 Highland Ave. Orland Park, IL 60462
56	0619212021 Sold 2025	1301 S Finley Road, #203 Lombard, IL	Javier Saucedo 1301 S Finley Road, #203 Lombard, IL 60148	Hesham Akhoon 1301 S Finley Road, #203 Lombard, IL 60148
57	0619212082	1301 S Finley Road, #420 Lombard, IL	Fatima Sarraj 1301 S Finley Road, #420 Lombard, IL 60148	Fatima Sarraj 1301 S Finley Road, #420 Lombard, IL 60148
58	0619212028	1301 S Finley Road, #210 Lombard, IL	Jeanne M Kostro 138 S Wisconsin Ave Villa Park, IL 6018	West Suburban Bank, Trustee of Trust No. 14015 dtd 2/3/15 711 S Westmore Ave

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
				PO Box 9122 Lombard, IL 60148
59	0619212035	1301 S Finley Road, #217 Lombard, IL	Hina Mujahid 1301 S Finley Road, #415 Lombard, IL 60148	Hina Mujahid 1301 S Finley Road, #415 Lombard, IL 60148
60	0619212032	1301 S Finley Road, #214 Lombard, IL	Andrew & Agly Psarros 22 W Ridge Road Villa Park, IL 60181	The Psarros Family Rev Trust dtd 12/13/19 22 W Ridge Road Villa Park, IL 60181
61	0619212055	1301 S Finley Road, #315 Lombard, IL	Gazmend Sherdeti 2170 S Hull Drive Wheaton, IL 60189	Gazmend Sherbeti 1301 S Finley Road, #315 Lombard, IL 60148
62	0619212013	1301 S Finley Road, #113 Lombard, IL 60148	Nathan Kolar 1301 S Finley Road, #113 Lombard, IL 60148	Nathan Kolar 1301 S Finley Road, #113 Lombard, IL 60148
63	0619212018	1301 S Finley Road, #118 Lombard, IL 60148	Nathan C Kolar 517 N Garfield St Lombard, IL 60148	Nathan C Kolar 517 N Garfield St Lombard, IL 60148
64	0619212045	1301 S Finley Road, #305 Lombard, IL 60148	Linda M Finegan 1301 S Finley Road, #305 Lombard, IL 60148-4374	Linda M Finegan 1301 S Finley Road, #305 Lombard, IL 60148-4374
65	0619212019	1301 S Finley Road, #201 Lombard, IL 60148	Andrew & Agly Psarros 22 Ridge Road Villa Park IL 60148	The Psarros Family Rev Trust dtd 12/13/19 22 W Ridge Road Villa Park, IL 60181
66	0619212044	1301 S Finley Road, #304 Lombard, IL 60148	Sabghat & Arezo Sa Ullah 1301 S Finley Road, #304 Lombard, IL 60148	Sabghat & Arezo Safi Ullah 1301 S Finley Road, #304 Lombard, IL 60148
67	0619212031	1301 S Finley Road, #213 Lombard, IL 60148	Ervin Zelka 1024 Foxworth Blvd Lombard, IL 60148	Ervin Zelka 1024 Foxworth Blvd Lombard, IL 60148
68	0619212003	1301 S Finley Road, #103 Lombard, IL 60148	Juanita Kizior 1301 S Finley Road, #103 Lombard, IL 60148	Juanita Kizior 1301 S Finley Road, #103 Lombard, IL 60148
69	0619212009	1301 S Finley Road, #109 Lombard, IL 60148	Nathan C Kolar 1301 S Finley Road, #109 Lombard, IL 60148	Nathan C Kolar 1301 S Finley Road, #109 Lombard, IL 60148
70	0619212006	1301 S Finley Road, #106	Charles Wills	Charles Wills

#	PIN	Parcel Address	Owner/Tax Address	Deed Address	
		Lombard, IL 60148	1301 S Finley Road, #106 Lombard, IL 60148	1301 S Finley Road, #106 Lombard, IL 60148	
71	0619212005	1301 S Finley Road, #105 Lombard, IL 60148	Glenellen Campbell 1301 S Finley Road, #105 Lombard, IL 60148	Glenellen Campbell 1301 S Finley Road, #105 Lombard, IL 60148	
72	0619212012	1301 S Finley Road, #112 Lombard, IL 60148	William & Mary Jones 1301 S Finley Road, #112 Lombard, IL 60148	William H & Mary W Jones 1301 S Finley Road, #112 Lombard, IL 60148	
73	0619212017	1301 S Finley Road, #117 Lombard, IL 60148	Robert D Cler 622 Hillcrest Ave Elmhurst, IL 60126	Robert D Cler 622 Hillcrest Ave Elmhurst, IL 60126	
74	0619212068	1301 S Finley Road, #406 Lombard, IL 60148	Denise Costabile 1301 S Finley Road, #406 Lombard, IL 60148	Denise L. Costabile 1301 S Finley Road, #406 Lombard, IL 60148	
75	0619212038	1301 S Finley Road, #220 Lombard, IL 60148	Abuzaffer Basith 1301 S Finley Road, #220 Lombard, IL 60148	Abuzaffer Basith & Hajera Abdulbasith & Abdulrahman Basith 13 N Westmore Ave. Villa Park, IL 60181	
76	0619212051	1301 S Finley Road, #311 Lombard, IL 60148	Kenneth H Garcia 1301 S Finley Road, #311 Lombard, IL 60148	Kenneth H. & Cecilia Garcia 1301 S Finley Road, #311 Lombard, IL 60148	
77	0619212054	1301 S Finley Road, #314 Lombard, IL 60148	Brian Courtney 1301 S Finley Road, #314 Lombard, IL 60148	Brian Courtney 1301 S Finley Road, #314 Lombard, IL 60148	
78	0619212015	1301 S Finley Road, #115 Lombard, IL 60148	Stiljan & P Puja 1301 S Finley Road, #115 Lombard, IL 60148	Stiljan and Parashqevi Puja 1301 S Finley Road, #115 Lombard, IL 60148	
79	0619212052	1301 S Finley Road, #312 Lombard, IL 60148	Eric P. Kantorski 1301 S Finley Road, #312 Lombard, IL 60148	Eric T. Kantorski 1301 S Finley Road, #312 Lombard, IL 60148	
80	0619212016	1301 S Finley Road, #116 Lombard, IL 60148	DAYONEPACT Inc. 550 Warendville Road, Ste 100 Lisle, IL 60532	DayOnePact, Inc. Trustee (2018 deed) 750 Warendville Rd, Ste 300 Lisle, IL 60532	
81	0619212014	1301 S Finley Road, #114 Lombard, IL 60148	Paul & Debra Anderson 1301 S Finley Road, #114 Lombard, IL 60148	Paul & Debra Anderson 1301 S Finley Road, #114 Lombard, IL 60148	
82	0619212023	1301 S Finley Road, #205	Carl Smits	Carl J. Smits	

#	PIN	Parcel Address	Owner/Tax Address	Deed Address
		Lombard, IL 60148	1301 S Finley Road, #205 Lombard, IL 60148	1301 S Finley Road, #205 Lombard, IL 60148
83	0619212029	1301 S Finley Road, #211 Lombard, IL 60148	Reem Hobeldin 15230 Cantigny Dr. Winfield, IL 60190	Reem Hobeldin, Mohamed Hobeldin, Iman Hussein & Mariam Hobeldin 1321 S Finley Road, Ste 418 Lombard, IL 60148 (2015 deed)
84				Reem Hobeldin, Mohamed Hobeldin, Iman Hussein & Mariam Hobeldin 15230 Cantigny Dr. Winfield, IL 60190
	0619212046	1301 S Finley Road, #306 Lombard, IL 60148	Jacob O Sens 1301 S Finley Road, #306 Lombard, IL 60148	Jacob O Sens 1301 S Finley Road, #306 Lombard, IL 60148
85	0619212077	1301 S Finley Road, #415 Lombard, IL 60148	Hina Mujahid & A Mumtaz 1301 S Finley Road, #415 Lombard, IL 60148	Hina Mujahid & Atif Mumtaz 1301 S Finley Road, #415 Lombard, IL 60148
86	0619212022	1301 S Finley Road, #204 Lombard, IL 60148	Mary Emma Collins 15 October Hill Road Oak Ridge, NJ 74389	Mary Emma Collins 15 October Hill Road Oak Ridge, NJ 74389
87	0619212049	1301 S Finley Road, #309 Lombard, IL 60148	Barbara R Lambke 1301 S Finley Road, #309 Lombard, IL 60148	Barbara R Lambke 1301 S Finley Road, #309 Lombard, IL 60148
88	0619212020	1301 S Finley Road, #202 Lombard, IL 60148	Andrew & Agly Psarros 22 W Ridge Road Villa Park, IL 60181	Andrew Psarros & Aglai Psarros and Donna Psarros 1301 S. Finley Road, #202 Lombard, IL 60148
89	0619212058	1301 S Finley Road, #318 Lombard, IL 60148	Nadia R. Jafri 1301 S Finley Road, #318 Lombard, IL 60148	Nadia R. Jafri 1301 S Finley Road, #318 Lombard, IL 60148
90	0619212036	1301 S Finley Road, #218 Lombard, IL 60148	Mark E Riedel 1301 S Finley Road, #218 Lombard, IL 60148	Mark E Riedel 1301 S Finley Road, #218 Lombard, IL 60148
91	0619212037	1301 S Finley Road, #219 Lombard, IL 60148	Roma Drungilas 1301 S Finley Road, #219 Lombard, IL 60148	Roma Drungilas (2004 deed) 544 S La Londe Ave Lombard, IL 60148
92	0619212079	1301 S Finley Road, #417 Lombard, IL 60148	Ruby & Sammuel Bennett 1301 S Finley Road, #417	Ruby & Sammuel Bennett 1301 S Finley Road, #417

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