

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

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

June 16, 2025

Title

PC 25-09

Petitioner & Property Owner

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

Property Location

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

Zoning

B4A Roosevelt Road Corridor District

Existing Land Use

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

Comprehensive Plan

Community Commercial

Approval Sought

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

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The subject property comprises three parcels of property at the southwest corner of the intersection of Roosevelt Road and Finley Road: 505 W. Roosevelt Road, 515 W. Roosevelt Road (parcel includes a second building addressed 513 W. Roosevelt Road), and 1210 S. Finley Road. The petitioner acquired all three properties in 2024 with the intention of redeveloping them into an integrated shopping center known as Burj Plaza. The petitioner is phasing the redevelopment as follows:

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

PROJECT STATS

Lot & Bulk

Property Size: 11 acres

Buildings in
Plaza: Three, with two
additional
proposed

Parking Spaces: 688

Submittals

1. Exhibit A

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

The petitioner is seeking zoning entitlements for Phase Three of the redevelopment. The petitioner is requesting entitlements that grant new approvals for the property as well as entitlements that recognize existing nonconformities on the site. The new entitlement requests are summarized as follows:

- Approval of a new planned development with companion conditional uses and deviations/variations.
- Conditional use for outside display of goods and services.
- Conditional use for a restaurant that includes entertainment, dancing and/or amusement devices as a secondary use.
- Conditional use to allow more than one building on a lot of record (relates to the proposed construction of two new buildings at 515 W. Roosevelt Road).
- Signage deviations for the shopping center signs.
- A parking deviation to allow 688 parking spaces in the planned development where the combined parking requirement for the individual tenants would be 775 parking spaces.
- A variance related to provision of public sidewalk in an easement on private property where there is no room in the Finley Road right-of-way for a sidewalk.

APPROVAL(S) REQUIRED

The petitioner is requesting the following for a property located within the B4A Roosevelt Road Corridor District:

1. A variation from Section 155.508(C)(6)(b) which requires a planned development to meet the transitional yard and transitional landscape requirements, as set forth in Sections 155.417(E)(2)(d), 155.417(G)(8), 155.417(G)(9), and 155.707(A)(5), in order to allow continuation of existing improvements as depicted in the plans on file with the Village, specifically: (A) on and near the furthest west lot line, a six (6) foot solid PVC fence within a five (5) foot transitional yard; (B) on the furthest west and furthest south lot lines, where there is no fence, a landscape screen in a transitional yard ranging from five (5) feet deep to 6.9 feet deep; and (C) to allow the existing building to remain not closer than thirty-eight (38) feet to the furthest south lot line;

APPROVAL(S) REQUIRED, CONT'D

2. A conditional use pursuant to Section 155.417(G)(2)(c)(5) of the Zoning Ordinance in order to allow a planned development with (A) three (3) lots at Lot 1 (505 W. Roosevelt, Lot 2 (1210 South Finley), and Lot 3 (515 West Roosevelt) and five (5) buildings, (B) with departures identified in Item 10, below, and (C) allowance for a phased development.
3. A conditional use pursuant to Section 155.417(G)(2)(a)(v) of the Zoning Ordinance in order to allow outside display and sales of products the sale of which is a permitted or conditional use in the B-4A district, for the following activities:
 - a. Goods sold by a grocer on sidewalk space directly adjacent to the grocer located in the north-facing tenant spaces in the existing main building on Lot 3 provided sufficient access remains on the sidewalk utilized and, further, that only two interior storefronts (maximum) may be utilized for this purpose, and;
 - b. Vehicle display for an adjacent seller of new automobiles for not more than two vehicles if they can be accommodated along the west line of the main entrance drive from Roosevelt Road;
4. A conditional use pursuant to Section 155.417(G)(2)(a)(vii) of the Zoning Ordinance in order to allow restaurants, including entertainment, dancing, and/or amusement devices when conducted as part of the restaurant operations and secondary to the principal use of fine dining restaurant;
5. A conditional use pursuant to Section 155.417(G)(2)(c)(iii) of the Zoning Ordinance in order to allow more than one principal building on Lot 3;
6. A conditional use pursuant to Section 155.103(F) of the Zoning Ordinance in order to recognize existing off-site parking throughout the shopping center (R1972-041405) and allow the use of parking spaces situated on 505 West Roosevelt Road, 1210 Finley Road and 515 West Roosevelt Road to support the uses on these lots in conformance with Section 155.602(A)(3)(b) while also allowing shopping center cross-parking as covenanted in 1972 (see Section 155.417(G)(2)(c)(ii)); and
7. Continuation of the 2025 conditional uses approved for 505 West Roosevelt Road (Ordinance 8348) and 1210 South Finley Road (Ordinance 8349).
8. The following departures, specifically deviations, authorized under Sections 155.502(E) and 155.508(C) of the Zoning Ordinance
 - a. From Chapter 153 concerning signs:
 - i. A deviation from Sections 153.210(A) and 153.210(E), the latter of which restricts automatic changeable copy signs to 16 square feet, to allow changeable copy signs on the primary shopping center sign with such automatic changeable copy sign having an area not to exceed 25 square feet;
 - ii. A deviation from Section 153.235 which restricts the area of shopping center signs to 150 square feet, in order to allow sign area of the primary Roosevelt Road sign not to exceed 165 square feet, inclusive of panels, digital component and the shopping center name;

- iii. A deviation from Section 153.2226, in order to allow the shopping center identification signs on Lot 3 (the larger tract) in the configuration reflected in plans on file with the Village while permitting the occupants on Lot 1 (505 W. Roosevelt) and Lot 2 (1210 Finley) to have panel space and time on the digital component of the shopping center signs on Lot 3 simultaneously with previously-authorized freestanding signs for Lot 1 and Lot 2.
 - b. From Section 155.417(G)(7) to continue the minimum open space relief granted for Lots 1-2 according to the plans on file with the Village and provided 40,000 square feet in open space is provided in the planned development as a whole (Lots 1, 2, and 3);
 - c. From Sections 155.417(G)(9), 155.417(G)(12) and 155.706 which impose certain landscaping (Article XI), and parking lot design (Article X) standards subject to compliance with the site plan and landscape plan on file with the Village which shall be deemed part of any ordinance authorizing the deviations;
 - d. From Section 155.417(G)(12) to allow the planned development to operate with all permitted uses, approved conditional uses and future authorized conditional uses with 675 parking spaces on all lots within the planned development (allowing for 87% of required parking); *[Note: The public notice for the petition referenced 675 total parking spaces provided. The proposed plan has since been amended to provide 688 parking spaces. The staff analysis and recommendation on the petition are based on provision of 688 parking spaces.]*
 - e. From Section 155.417(G)(14) and 155.602(A)(10)(d) to allow the lighting plan on file with the Village which contemplates lighting cast towards non-residential lot lines to allow for better illumination and safer driveways, sidewalks and shared amenities;
 - f. From Section 155.603(A)(2)(a) and 155.603(A)(6) to allow two large loading zones in the east lane of the drive aisle, adjacent to the west elevation of the 531-593 building on Lot 3 and next to four (4) employee-only parking spaces;
 - g. From Section 155.705(C) (and related modification under Section 154.306(D)) which requires 28 parkway trees (20 on Lot 3) along Roosevelt Road and Finley Road to allow four (4) existing trees to remain;
 - h. From Section 155.708.(A) to waive foundation landscaping in areas depicted in the landscape plan on file with the Village; and
 - i. From Section 155.709 (B) to allow a reduction of perimeter landscape strips below five (5) feet along Roosevelt Road (north line of Lot 3) and along Finley Road adjacent to Lots 1-2).
9. Under Section 155.508(C), modifications from Section 154.306(D) (see also related Section 154.407(A)) which requires the installation of a sidewalk on the west side of Finley Road, adjacent to Lots 1-2 to waive the installation of this sidewalk and, also, to allow the installation of a Finley Road sidewalk in an easement area on Lot 3 where depicted in the plans, provided the Village receive a contribution in lieu of street trees.

EXISTING CONDITIONS

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

INTER-DEPARTMENTAL REVIEW

Building Division:

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

Fire Department:

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

Private Engineering Services:

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

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

Public Works:

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

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

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

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

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

1. *Comprehensive Plan Compatibility*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. Signage deviations

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

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

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

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

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

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

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

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

5. *Traffic and Circulation*

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

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

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

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

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

6. ***Neighborhood Meeting and Public Comment***

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

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

SITE HISTORY

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

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

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

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

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

FINDINGS & RECOMMENDATIONS

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

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

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

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

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
3. That the petitioner shall comply with the recommendations of KLOA in the Traffic Impact Study, dated June 12, 2025;
4. That the petitioner shall install the exclusive left turn lane from Finley Road as recommended in the KLOA Traffic Impact Study, subject to the review and approval of the final design of the turn lane by the Village of Lombard and, if necessary, the Illinois Department of Transportation;
5. That the conditional use for outdoor display of vehicles entitles the petitioner to display a maximum of two vehicles on behalf of the car dealership located west of the subject property; no vehicle sales are permitted on the subject property;
6. That the petitioner shall apply for and receive building permits for the proposed improvements; and
7. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:

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

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

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

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EXHIBIT A
PETITIONER'S SUBMITTALS

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

To: The Village of Lombard Plan Commission

From: Donna Reed

1331 W. Finley Road

Lombard, IL 60148

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

Date: 5/31/2025

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

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

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

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

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

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

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

A handwritten signature in cursive script that reads "Donna Reed". The signature is written in dark ink and is located at the bottom of the letter.