



MEMORANDUM

DATE: March 31, 2026

TO: INTER-DEPARTMENTAL REVIEW COMMITTEE:
Keith Steiskal, Building Director
Perry Johnson, Fire Marshal
Phil Tartaglia, P.E., Village Engineer
Jeff Tomasek, P.E., Private Development Engineer

FROM: Anna Papke, AICP, Planning and Zoning Manager
Department of Community Development

SUBJECT: PC 26-06 and PC 26-07: 865 E. Roosevelt Road – Octane Lounge

Project Description:

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

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

Approvals Required:

For PC 26-06, the following text amendments:

The petitioner, 865 E ROOSEVELT RD LLC, requests that the Village approve the following text amendments to the Village Code:

1. An amendment to Section 155.802 to add the following definition:

Automotive storage and recreation, indoor is a primary use with a vehicle storage area occupying less than 10,000 square feet of the gross area of the principal use, which principal use may offer facilities for passenger vehicle enthusiasts that include private storage of vehicles that are not abandoned, disassembled, inoperable, undriveable, unlicensed or unregistered, except the vehicle storage area will exclude all or part of a

- vehicle that is a component of the premises or a fixture and installed pursuant to a building permit. Provided that all operations and activities occur in a fully enclosed building, accessory uses may include lounges, food and beverage service, amusements and simulators, events, membership programming, motor vehicle service, recreation, related retail sales, or similar activities.
2. An amendment to Section 155.417(G)(2)(b) of the Village Code to add “Automotive storage and recreation, indoor, but only in a shopping center that meets all zoning regulations, except as may be authorized by the Village (under Section 153.103, Section 155.103 or Article IX of this Chapter) and when the unit hosting the use does not have any storefront wall parallel with and exposed to the street front” to the list of conditional uses in the Roosevelt Road Corridor B4A District; and
 3. An amendment to Section 155.602(C), Table 6.3, to add parking requirements for the proposed land use “Automotive storage and recreation, indoor” to the Village Code.

For PC 26-07, for the property located at 865 E. Roosevelt Road:

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

1. A new conditional use under Section 155.103(F) and amended Section 155.417(G)(2)(b) of the Zoning Ordinance to allow indoor automotive storage and recreation in the south unit;
2. A variation under Sections 155.103(C) to Section 155.417(G)(5)(c) to allow a west side yard of nine (9) feet (10 feet required) to allow for the west existing building wall;
3. A variation under Sections 155.103(C) to Sections 155.417(G)(14)(a) and 155.602(A)(10)(d) to allow lighting directed to the shared northerly vehicular access at the west lot line and to allow excess footcandles at this location;
4. A variation under Sections 155.103(C) to Section 155.603(B) and Table 6-5 to allow the one (1) long-berth loading (two short-berth areas required) to allow for the existing condition;
5. A variation under Sections 155.103(C) to Section 155.705 to allow for existing conditions and continue the number (six, seven required) and type of parkway trees, provided that applicant shall provide for payment to the Village for any of the six decorative trees in the parkway that have died or are determined by the Village to be in poor health on the date of issuance of the building permit;
6. A variation under Sections 155.103(C) to Section 155.706(B)(2) to allow continuation of existing landscape island widths and areas to allow for existing conditions, provided that islands shall be planted according to the landscape plan;
7. A variation under Section 155.103(G) to Section 155.708(A) to exempt the property from the ten (10) foot foundation landscaping requirement while requiring landscaping shown in the landscape plan;

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

This petition is scheduled for the April 20, 2026, Plan Commission meeting. Please provide any written comments on or before **Friday, April 10, 2026**. The proposed plans are attached to the email. If you have any questions regarding this matter, please contact me at ext. 5758 or papkea@villageoflombard.org.

- c. Bob Bachner, Trustee District 6
Scott R. Niehaus, Village Manager
Nicole Aranas, Deputy Village Manager
Anne Skrodzki, Village Attorney
Rick Sander, Fire Chief
Trevor Dick, FAICP, Director of Economic Development and Planning
Carl Goldsmith, Director of Public Works