

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

WT Cafe – 837 S. Westmore-Meyers Road

August 15, 2016

**Title**

PC 16-16

**Petitioner**

WT Café of Naperville  
123 E. Morningside Avenue  
Lombard IL 60148

**Property Owner**

Illinois Holdings USA, Inc.  
c/o Greenstone Asset  
Management, LLC  
30 E. Adams Street, Suite 300  
Chicago IL 60603

**Property Location**

837 S. Westmore-Meyers  
Road (Trustee District #6)

**Zoning**

B3PD

**Existing Land Use**

Retail

**Comprehensive Plan**

Community Commercial

**Approval Sought**

Conditional use for a catering  
business

**Prepared By**

Jennifer Ganser  
Assistant Director



**PROJECT DESCRIPTION**

WT Café is a Lombard business looking to relocate to 837 S. Westmore-Meyers Road, Eastgate Shopping Center. They are a small business with five employees that make school lunches to several schools in the western suburbs. They are not open to the general public. The business will be storing, preparing and packaging food.

**APPROVAL(S) REQUIRED**

The petitioner requests that the Village grant a conditional use, pursuant to Section 155.415(C)(3) of the Zoning Ordinance, to allow for catering services located within the B3PD Community Shopping District, Planned Development.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 12.73 acres

Tenant Area: 1,620 square feet

**Submittals**

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use;
3. Interior floor plan; and
4. Plat of Survey, prepared by Webster, McGrath, and Ahlberg, Ltd., dated, December 30, 1997.

**EXISTING CONDITIONS**

The subject property is currently improved with a retail commercial center.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments.

**Fire Department:**

The Fire Department has no concerns relative to the business location. Fire protection systems/equipment necessary will be dictated by the business operations.

**Private Engineering Services (PES):**

PES has no comments.

**Public Works:**

The Department of Public Works has no comments.

**Planning Services Division:**

**1. Surrounding Zoning & Land Use Compatibility**

|              | <b>Zoning Districts</b> | <b>Land Use</b>                                       |
|--------------|-------------------------|---|
| <b>North</b> | B3 and R2               | Commercial and single family residential              |
| <b>South</b> | R4PD                    | Cambria townhomes                                     |
| <b>East</b>  | B3 and R4PD             | DuPage County Health Department and Cambria townhomes |
| <b>West</b>  | R2                      | Single Family residential                             |

The subject property is located on Westmore-Meyers, a minor arterial with a mix of single-family residential, medium-density residential, commercial, and office uses. Staff finds this use compatible with the surrounding land uses.

No exterior site changes are being proposed, only interior tenant improvements. The interior of the tenant space includes an office and prep kitchen. WT Café is proposed to locate in the space formally occupied by Breadsmith. Breadsmith was open to the public and classified as a bakery. WT Café has a different business model, as a caterer, and therefore Village Code requires a conditional use permit.

## 2. Comprehensive Plan Compatibility

A catering business conditional use permit is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site.

## 3. Site Plan: Access & Circulation

Access will be provided from Westmore-Meyers Road. WT Café currently has two (2) business vans, and noted that neither would be parked overnight at Eastgate Shopping Center. Business vehicles are allowed to be parked at commercial properties. Staff notes that a parking location immediately adjacent to the tenant space would minimize impact on the adjacent residential properties.

## SITE HISTORY

Eastgate Shopping Center has been before the Plan Commission numerous times. In 1999, (PC 99-11) the Center was granted various variances and conditional uses and also became a planned development.

## FINDINGS & RECOMMENDATIONS

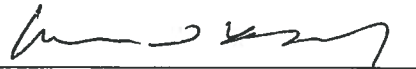
Staff finds that the catering business is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use and finds that they **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-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 16-16.

Based on the submitted petition and the testimony presented, the proposed request for a conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting said request is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 16-16, subject to the following conditions:

1. The petitioner shall be required to apply for and receive building permits for any improvements to the site;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The relief is only granted to the tenant space at 837 S. Westmore-Meyers Road, Unit #A-2H;
4. All outside trash enclosures shall meet the Village's screen requirements; and
5. Up to three (3) business vehicles for WT Café shall be allowed on site, to be parked in the parking rows abutting the front and back of the tenant space.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development  
c. Petitioner

## VII. STANDARDS FOR CONDITIONAL USES

1. **WT Café promotes healthy eating and lifestyle everywhere children live, work and play. With that philosophy, WT Café provides healthy, all natural and well rounded meals to several schools, day care providers and camps in Lombard, as well as neighboring communities. WT Café is committed to not only providing balanced nutrition but giving back to the community by means of Family Meal fundraisers for schools. These provide some much needed funds to schools in the area, including a few District 44 schools.**
2. **WT Café's operational location at Eastgate Center will bring some much needed vitality into a shopping center that has been sitting largely vacant for some time. So many WT Café customers are Lombard residents who know our company brand and promise. It is refreshing for customers to see where their child's lunch is made and that it is made and delivered locally. WT Café's operations will not infringe on any other space in the shopping center, nor will it impede any traffic patterns. WT Café is a small, locally owned company.**
3. **Because WT Café is a small company, its operations will have a minimal footprint on the already established businesses at Eastgate Center as well as any new businesses that move in. Typical weekly activity occurs during weekday business hours and loading and unloading of deliveries take up only a small fraction of time and space (utilization of rear parking lot and loading) for a normal weekday operation. Noise, waste and disruption would be minimal.**
4. **All utilities, ventilation, drainage and access points are already established and in place. We have provided a detailed floor plan in accordance with and guidance from the DuPage County Health Department and Village of Lombard Building Department.**
5. **Ingress and egress of existing standards at the location will not be affected by WT Café's business operations. All loading and unloading from vendors, as well as delivery vans, will take place in the rear of the facility. This designated rear parking area currently has a very low volume of traffic or congestion.**
6. **The proposed conditional use is not contrary to the Village of Lombard's current Comprehensive Plan. By all practical standards, WT Café will operate almost identically to how previous tenants of the space operated, with the exception of our goods will be delivered rather than picked up by customers.**
7. **The conditional use shall conform to all applicable regulations of the district with the except of delivery vs. retail pick up.**

Front Window ← 25 Feet →

Front Door

Across

VILLAGE OF LOMBARD CODES

- 2012 IBC
- 2012 IMC & IFSC
- 2011 NEC
- 2015 IECC
- 2014 ILL. PUB. CODE
- 2010 NFPA-13
- 2010 NFPA-72
- 2012 IFC
- 2009 NFPA-101/LIFE SAFETY
- TITLE XV-VILLAGE CODE AMENDMENTS

**REQUIRED**  
APPROVED PLANS MUST BE AVAILABLE TO INSPECTORS AT ALL TIMES DURING CONSTRUCTION

EXIT

Fire Alarm Control Panel and Annunciator



14 Feet

↓

Class K Fire Extinguisher

23 Feet

↓

outlet

NSF Approved Prep Cooler  
Avantco  
A 19R 29"

6 Foot Stainless Prep Table

Avantco 120V outlet  
Double Industrial Burner

Cold Food and Hot Food Transport Bins  
Wire Shelving on Casters  
Storage

← 7 feet →

← 17 feet Across →

All lay-in ceiling fixtures shall be secured to ceiling grid per Article #410.36(B), 2008 N.E.C.

NOTE: Emergency lighting and exit signs shall be battery back-up type. Said equipment shall be spaced and located throughout all occupied spaces to meet applicable codes and are subject to the approval of the Lombard Fire Marshall.

Circuited per 2011 NEC – Sec. 700.12(F)

14 inch Hand Sink w/ Hand Towels + Soap

6 Foot Stainless Prep Table

Avantco Hot Hold Cabinet

6 in Vent to Roof Connected via duct

Vulcan Double Electric Convection Oven

Electric Housing wired through ceiling

Class K Fire Extinguisher

w/ stacking flue + down draft diverter

BUILDING DEPT.

REVIEWED FOR CODE COMPLIANCE

DATE: 7/26/16

EXIT

Dry Storage or Damage Wire Shelving

Front Area

~ 850 sq ft Total  
~ 600 Food Service Area

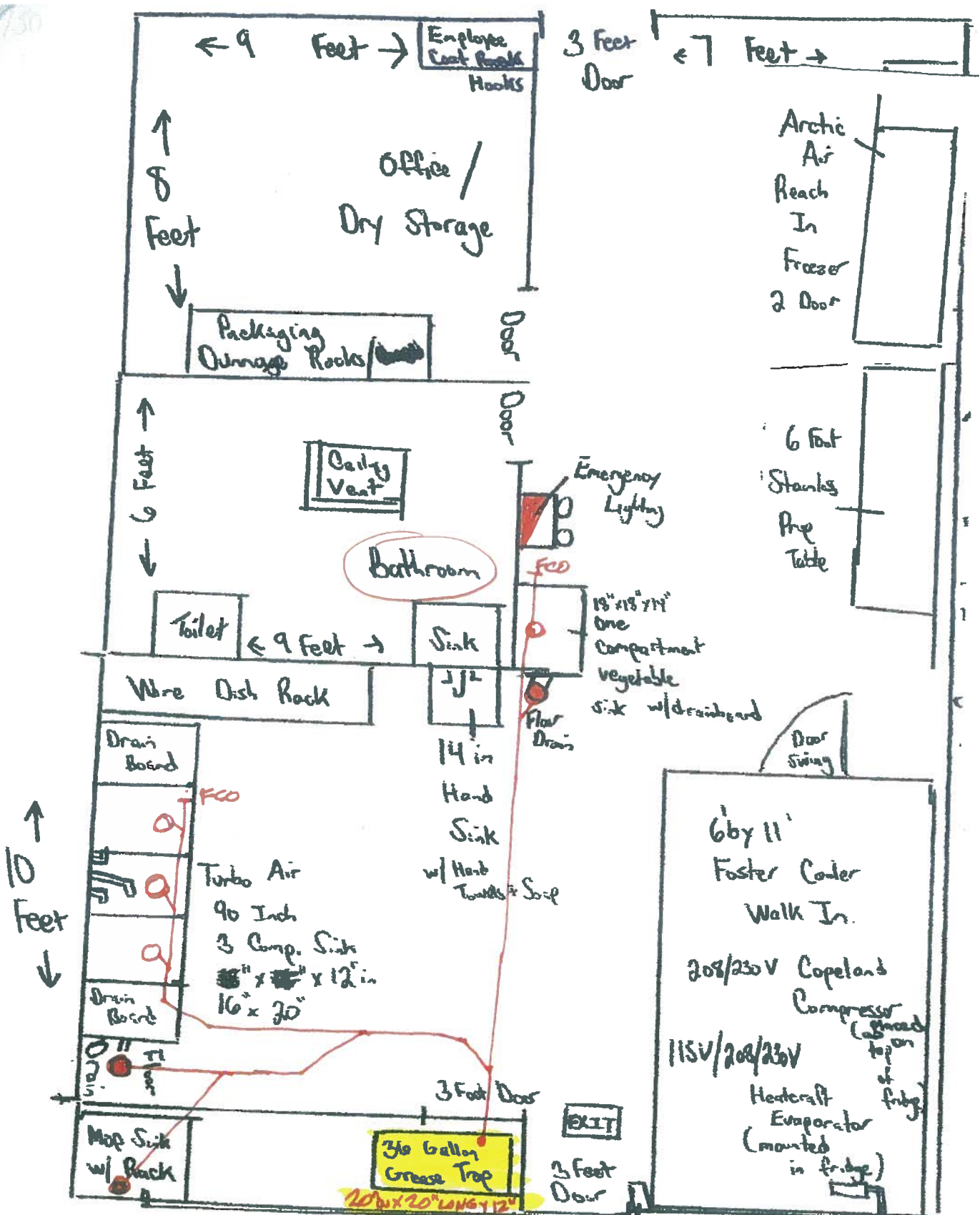
9 feet

Back Wall 19 Total Ft.

3 Foot Door

7 Feet





- 3-COMP SINK
- VEG PREP SINK
- FLOOR DRAINS (2)
- MOP SINK

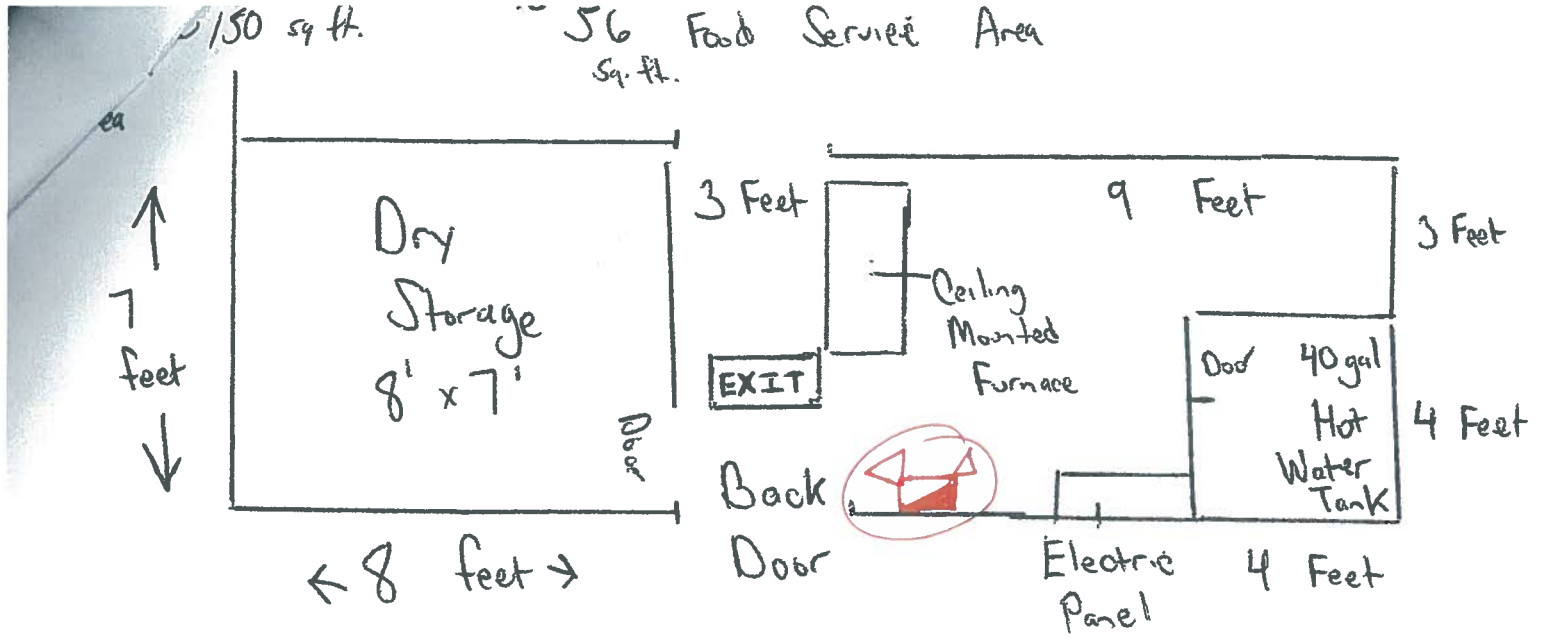
MUST GO TO GREASE TRAP

Middle Area

~ 570 sq ft Total

~ 495 sq ft Food Service Area

2



Electrical Code Information

All low-voltage wiring shall be supported from building structure and shall be neatly cabled/bundled together.

Fire seal all penetrations after removal and/or installation of conduit, devices, boxes, poke-thru's, etc., with approved fire-stop caulk or foam.

All low-voltage wiring shall be plenum rated if installed in plenum ceiling, or if required by building owner, installed in conduit, including speaker wiring.

Prior to installation of low-voltage wiring in above ceiling areas, all existing low-voltage wiring (phone, data cables, etc.) must be completely removed.

Emergency lighting circuit junction boxes shall be so marked and identified with circuit numbers and panel identification.

All 120v outlets within commercial kitchens shall be GFI protected.

All lay-in ceiling fixtures shall be secured to ceiling grid by screws, rivets, listed clips or attachment wires.

Emergency lighting and exit signs shall be battery back-up type and shall be located throughout all occupied spaces per code and subject to approval by the Fire Marshal

At least one receptacle outlet shall be installed directly above a show window for each 12 linear feet or major fraction thereof.

Plans are subject to Fire Department's fire and life safety review, comments, and approval. Questions or concerns, contact the Bureau of Fire Prevention at 630-620-5750.

Fire Protection System(s): Drawings by certified Fire Suppression and/or Fire Alarm contractor(s) shall be submitted for review, and separate permits are required.