



166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

MEETING: Site Review Committee
SUBJECT: Schilling Brothers
ADDRESS: 2202 LaPorte Ave.
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: November 16, 2023

IN ATTENDANCE:

Beth Shrader / Planning Director
(219) 462-1161 / bshrader@valpo.us
Jessica Gage / Associate Planner
(219) 462-1161 / jgage@valpo.us
Tim Stites / Fire Department
(219) 462-8325 / tstites@valpo.us
Bill Laird / Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Bob Thompson / Engineering Dept.
(219) 462-1161 / bthompson@valpo.us
Max Rehlander / Engineering Dept.
(219) 462-1161 / mrehlander@valpo.us
Tony Fahel / VCS
(219) 464-4973 / tfahel@valpo.us
Hannah Seats / VCS
(219) 464-4973 / hseats@valpo.us
Nate McGinley / VCS
(219) 462-6174 / nmcginley@valpo.us

PRESENTERS:

Kevin Hunt / Schillings
(219) 365-8585
khunt@schillings.com
Jack Slager / Schillings
twr29@comcast.net
Jack Huls / DVG
(219) 662-7710
jhuls@dvgtteam.com
Jeffrey Klancer / Architect
jeff@wrn-arch.com

The following is a summary of the discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Shillings showroom at an existing space located at 2202 LaPorte Ave. Shrader stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: Hunt began the meeting by giving a summary of the proposed plans to convert the existing location at 2202 LaPorte Ave. from a former space that is a little over 11,000 square feet into Schilling's new showroom which they would be moving from their current location. Hunt said they began the process of demolishing the entire interior and have now engaged an engineer and an architect to start the plans for redevelopment of the parcel including utilizing the bottom floor which had not previously been used. Hunt stated that they intended to keep the property the same for the most part and that they've been working with GAGE and hoped to have most of the technical requirements met with a few issues that they were hoping to resolve at today's meeting. SHRADER asked if more specifics could be provided on what is proposed, beginning with the exterior. Slager began by explaining that the intention is to keep the parking configuration the same or similar to what it is, utilizing the front and back parking lots and also adding a dumpster enclosure to the back parking lot. Slager then said that the biggest changes would be to add a stairway slash sidewalk along the West side of the building that would connect the front and back of the building and to remove and resurface the

front façade to give it a more modern appeal adding more storefront glass. Klancer said that the brick and block that exists on the front would be removed down to the framing so that they could go back in with the new, enlarged openings and Nichiha hot panel on the exterior. Klancer also stated that the two existing entry pieces would be removed with the roofs and a single entry would be added with a bump out and raising up the parapet height to add more visual interest to the building. SHRADER asked if there was anything else to explain about the project regarding interior changes such as fixtures, utilities, sinks, restrooms or anything like that. Klancer stated that the interior was basically being gutted. He explained that they planned to install new stairs to the existing stairwell opening on the North side of the building and that they also planned on adding an elevator on the South end of the building. Klancer said there are two restrooms proposed on the lower level and two more proposed on the first floor with multiple fixtures. Klancer also said that the showroom would be a pretty open space and that they planned to add a few offices, work areas, and a vestibule on the front. Klancer referenced the plan on the shared screen that showed the details for the dumpster enclosure that will be added to the South side of the back parking lot, explaining that the bricks will match what is used on the building for a more cohesive look.

STAFF COMMENTS:

GAGE: GAGE opened comments by clarifying that the former uses for the space were for medical offices. GAGE pointed out that because they are working with existing conditions that only so much architectural detail could be accomplished. GAGE said that the primary issue to work out is the entryway. Originally the bump out of the red box was more prominent, but after conversations of the conflict that happened at the entryway, GAGE stated that she did not have dimensions, but it appears that the box was pushed back about a foot. Klancer confirmed that GAGE was correct. GAGE asked Huls if he could confirm the width of the sidewalk and Huls said that he believed it was six feet. Klancer said that was correct, and that if the existing sidewalk was left as-is that there would be five feet in front of the entry door. GAGE then noted that with the original location, the handicapped parking stalls were on the East side of the building at a seemingly secondary door that would not be used as much as it would with retail. GAGE said that there may be an issue with traffic flow for the single entryway and that it may be too much for the five-foot sidewalk space to accommodate someone with mobility difficulty in addition to the wheelchair ramp, customers walking out with products and doors opening out roughly three feet. GAGE suggested considering sliding doors as opposed to doors that swing out and possibly relocating the ramp and handicapped parking stalls to a location that would be more ajar from the entry area, which could also accommodate handicap signage. GAGE said that building offsets is important to the nonresidential standards and that she believes they can work together to produce a better traffic flow in the front. GAGE then referenced the site plan on the shared screen and said that the only landscaping that she requested was to replace the hedgerow that has died off along LaPorte and then pointed out that the ordinance will need to be met for the proposed dumpster enclosure in the rear parking lot. GAGE also pointed out that while panning through Google Street View, some landscaping should be added to conceal the East edge from the neighboring property. GAGE requested that the building plans be updated to note the where the man door would be located on the dumpster enclosure to ensure it would be in compliance. Slager said that they would get that added to the site plan. GAGE then suggested that the parking lot dimensions for both lots be adjusted to put things into compliance. She said that the shortest distance of parking striping should be 18 feet when it can overhang and suggested that the 17.5 move to 18 on the north side of the North lot against the landscaping, and then a 22-foot two-way drive isle and the remainder, which is more than 18 up along the sidewalk, giving extra space for a bit of overhang. Klancer stated that one of the constraints they are running into with the existing conditions is the parking lot and the bump out, and he believes that moving the handicap accessible

spots off of the center from the entry could be helpful. GAGE said that the priority for her is public safety with having the entry function for people and if they can better figure it out then she could concede on the 1-foot bump out. Huls then stated that the almost 18-foot ramp space to accommodate a lift or van accessible space exceeds the 8-foot requirement and that it would be changed so that it's all on grade. Huls said that with the overhang of vehicles over the sidewalk, the asphalt behind the spaces would then become the traveled way for the ADA space and it's not compliant because of the grades that are existing there noting that it exceeds more than a 2% cross slope, so the sidewalk would need to be the traveled way if the ADA spaces were moved off center but that they do not have the clear spaces for travel, along that space, with the overhang of the vehicles. Huls said that he was going to suggest that they consider an extra wide ramp space in the front of the building, which seemed to be the most code compliant place for the ADA spaces. Klancer asked Huls if he could clarify that they would ramp up on the parking lot to the sidewalk within the larger lift area. Huls replied that the space needs to be 2% cross slope and 2% running slope in that entire area so they would be replacing an asphalt wedge. Huls pointed out the gray area on the shared site plan and said that it would be an area of lift so they would be going to the center of the drive isle and matching the existing grade there and then the ramp space would be lifted up which would be on grade with the ADA, meaning flush with the curb and then in the space that is next to it on either side is where the grade transition will happen back down to the existing asphalt. Huls said he anticipates they would need to put some bollards of some sort which can include the ADA signage.

LAIRD: LAIRD referenced a dashed line showing a 1-foot discrepancy on the site plan and asked if there was any intention to do any kind of right away. Hunt replied that the Mayfield apartments owns that land and that they do not control that, he said there was an access easement for ingress and egress across that line. LAIRD said he was ok with that and that he wanted to clarify if there was a right of way dedication and that it sounded like there was not. LAIRD said engineering had no additional comments.

MCGINLEY: MCGINLEY stated that he had no questions but that he wanted to point out that the existing water service is 2-inch diameter per their records and the meter size is an inch and a half. MCGINLEY said that he imagines the inch and a half meter is going to be way more than what is needed for that site, so he recommends contacting the meter department about possibly downsizing that meter. MCGINLEY said that there is a minimum charge depending on the size of the meter which could cause overpayment for water service. Slager stated that they appreciated the information. MCGINLEY had no further comments.

FAHEL: FAHEL stated that the drawings provided referred to a set of plumbing plans. Klancer said that the engineers were still working on their portion of the drawings and should be wrapping those up and they would be included in the full submission. FAHEL asked to see the plans when they were available and then said he had no further comments.

STITES: STITES asked if there were any plans to add a sprinkler system or fire alarm. Klancer replied that there would not be a sprinkler system but there would be a fire alarm. STITES said to make sure that anybody doing Fire Protection systems contacts the fire department before beginning work. Other than that, standard comments during construction, inspections are scheduled through the building department after occupancy is granted and they would be subject to annual fire inspections. STITES had no further comments.

SHRADER: SHRADER noted that Building Commissioner Vicky Thrasher wasn't there, but she provided some comments. There will be a construction design release required from HIS, a building permit application before permits are issued, a full list of contractors which would need to be registered with the city, and to submit a full set of plans in both paper and one set of PDF forms along with the permit application to the building department. Thrasher's comment also stated that any signs require a

Page 4
Site Review
Schillings
2202 LaPorte Ave.

separate permit that would be applied for through the building department and then routed to other departments. SHRADER asked LAIRD if a site permit would be required, and LAIRD said a site permit would not be required since there is minimal disturbance, and one would not be required for the milling and resurfacing. SHRADER concluded that more discussion would be needed and to follow up with GAGE regarding the area with the narrow sidewalk to achieve access to meet the standards for elevations.

ISSUES TO BE RESOLVED:

Updated Plans Noting the Man Door on the Dumpster Enclosure
Construction Design Release from IDHS
Building Permit Application
Full Set of Plans- Paper and PDF
Sign Permit if Applicable
Plumbing Plan
List of Licensed and Registered Contractors
Construction Design Release from the State of Indiana