



**MEETING: Site Review Committee**  
**SUBJECT: Building Addition**  
**ADDRESS: 2800 Calumet Avenue**

**LOCATION: City Hall**  
**DATE: August 26, 2008**

**PRELIMINARY SITE REVIEW  
 IN ATTENDANCE:**

Craig Phillips, Planning Director (219) 462-1161  
 Tyler Kent, Asst. Planner (219) 462-1161  
 Matt Kras, Storm water Engineer (219) 462-1161  
 Jack Johnson, Fire Department (219) 462-8325  
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
 Chuck McIntire, Water Dept. (219) 462-6174  
 Vicki Thrasher, Building Commissioner (219) 462-1161

**PRESENTERS:**

Bob Collins, WiseWay, 219-650-6015  
 rcollins@wisewayfoods.com

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed addition to WiseWay Foods on Calumet Avenue. Phillips 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.

Collins explained the project consists of an addition to the south end of the building as well as a small receiving dock addition on the east side. The south addition is primarily to relocate the produce department from the rear corner of the store and into the new 7,800' addition. The deli-bakery department will be at the far east end. The produce prep area will be relocated as well. Currently the back of the store has a single dock located north of the bump out on the east side. Since this isn't favorable a 3 bay dock on the east and south side of the bump out is anticipated which totals 881 square feet. Remodeling and cleanup as well as rotating some of the departments will take place within the store. The main central bakery will be relocated to the south Valparaiso store on Highway 30. By relocating the deli, 4 additional grocery isles are acquired. The project also includes remodeling the front end of the store. In a previous remodeling addition a mezzanine area in the front of the store was created. This presented an opportunity on the south end to bring daylight into the store. The main west wall will open up and full height windows will be added in order to achieve this. The same treatment will continue down along the south side of the building in the grocery area. Some of the parking along the south side of the building will be eliminated however; the rear area will be reconfigured to allow for improved employee parking spaces. The total number of parking spaces is 27 in this area; the south side will have 19 parking spaces. The office building which was formally Fagen Pharmacy will be demolished therefore; 9 spaces will be added along with some increased green space. Total parking for the entire site is 223 spaces. The tentative schedule is to go to bid at the end of the year. **March of 2009** is the projected building time however; the weather will actually determine this. The entire parking lot will be repaved and some improvements will be made to the drainage system. Currently some decayed pipe exists within the system.

Johnson is aware the Fire Department connection will come out on the southeast corner. The portion of pavement in this area will need to be striped and posted as a fire lane and no parking. Since there

is extensive remodeling taking place, Johnson expressed concern that the functionality of the sprinkler system will be changed. Collins acknowledged that the sprinkler plans for the entire building will be sent down State for review. Johnson added that a Knox Box is required for the building. Contacting the Fire Department before the final placement of the Fire Department connection is necessary. Ensuring that there are no transformers, Nipsco meters, or obstructions is important regarding this. It was confirmed to Johnson that a particular parking island is being moved further away from the building. The entrance off of Vale Park Road will continue to be utilized. Phillips suggested modifying the drawings to show the curb lines coming into the Soft Touch Car Wash.

McIntire said there are no issues with the existing Wiseway building. Backflow prevention is also brought up to code with the installation of the new water mains. The water service will need to be capped off at the curb stop when the former Fagen Pharmacy store is demolished.

Pilarski deferred comment for the sanitary sewer service from the building to the sewer main, to the Engineering and Collection Departments. Pilarski conveyed concern as to what's being discharged from the facility and into the sanitary sewer. A facility plumbing plan based on the new addition as well as the current building is required.

Thrasher said a State Design Release is needed with the addition before building permits can be issued. Any new or additional signage will require a permit as well. The demolition will also require a permit.

Kras inquired whether anything will be changed regarding the sanitary service. Collins pointed out the current grease trap will be removed and a new one will be placed. On behalf of the Engineering Director, Kras commented whether the site will have adequate parking. Phillips mentioned he will address this issue.

Phillips stated a floor plan is necessary in order to calculate the useable floor area. Storage areas and non public areas of the store are excluded from the square footage requirement. Without this information, typically a 75% type of rule is applied. Based on this, the parking is significantly under what's required. Checking into this is critical and a variance may be necessary. Checking into the lot coverage in detail is also necessary. The maximum lot coverage is 80% for all impervious surfaces. Collins explained green space will be along the south and west side of the building. A large green area will be added in the front as well. Phillips said 2 copies of a detailed landscape plan are required for any areas that are being changed. The landscaping along Calumet Avenue needs to be updated to meet the Signature Corridor Overlay District standards. The landscape plan needs to indicate plant location, materials, sizes, and the material names stated in English and Latin. The plan will be reviewed and approved by the Horticulturist in the Parks Department. Collins said that the northeast corner consists of a tree line, wet area, and a large grass area although, this doesn't affect the project. Keeping a balance of green space and hard surface is anticipated. Phillips said with the upgrades to the building and the parking lot, participating in an agreement with the City for the installation in the Pathway across the front of the property is necessary. A payment in lieu of installation is an option. Conversation with Tim Burkman in the Engineering Department is suggested in reference to this. The zoning clearance application must include the site plan, 2 copies of the landscape plan, and the building architecture plan which include a rendering, and elevations. Discussing the architecture in detail with Phillips is required as part of the zoning clearance process which is prior to the application for permits. If lighting is being changed with regard to the dock, it must not exceed 1/3 of a foot candle at the east property line since a residential area is adjacent. A photometric diagram for the east side of the site should be provided. The floor plan is needed with the submission of the zoning clearance as well. At least 5% of the interior of the parking lot must be landscaped. This includes areas around the building and the parking islands. Collins said additional dumpsters are not needed. Phillips said the existing dumpsters need to be screened with a privacy fence. **Collins stated the sign on the building will stay the same with the addition of a "Food World" sign. Additional signage along Vale Park Road hasn't yet been determined.** Phillips advised against changing the pylon sign however, changing out the panels is acceptable.

ISSUES TO BE RESOLVED: Landscaping Plan (with tree survey) / Erosion Control Plan / Right-of-way / Detailed Site Plan / Sanitary/Sewer / Facility Plumbing Plan / Knox Box / Site Improvement Permit / State Design Release / Building Permit / Signage/Fencing Permit / Demolition Permit / Zoning Clearance / Contact Tim Burkman – Engineering Department / Possible Parking Variance