



**MEETING: Site Review Committee**  
**SUBJECT: Renovations For Burger King**  
**ADDRESS: 2921 Calumet Avenue**

**LOCATION: City Hall**  
**DATE: September 2, 2008**

**PRELIMINARY SITE REVIEW  
IN ATTENDANCE:**

Craig Phillips, Planning Director (219) 462-1161  
Matt Kras, Storm water Engineer (219) 462-1161  
Tim Burkman, Engineering Dept. (219) 462-1161  
Jack Johnson, Fire Department (219) 462-8325  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Vicki Thrasher, Building Commissioner (219) 462-1161

**PRESENTERS:**

**John Kayser**, Heartland Food Corp.  
630-598-6482 / jkayser@heartlandfoodcorp.com  
**George Prosilakos**, Prosi Design, Inc.  
847-803-0900 / GeorgeP@prosidesign.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 the proposed renovations to the Burger King restaurant located on North 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.

Prosilakos explained that the Burger King remodeling is part of the Vale Park development. The project consists of remodeling and upgrading the existing Burger King facility for image as well as for handicapped accessibility. Most of the site work was complete and is being guided by DLZ for the overall development. The project includes upgrading the dining room, restrooms, and the kitchen and storage areas. An overall upgrade of the exterior is also anticipated. The existing mansards will be removed and the low sloped roof will be taken out. New parapets will be added to the outside wall in order to give a modern appearance. Kayser added that they are signing a new lease with the Burger King franchise. Upgrading the appearance and image are one of the requirements. This particular facility is over 20 years in age. Eliminating the sloped roof and re-cladding a significant portion of the building with EIFS will enhance the appearance of the building. Kayser mentioned the image that's projected is that of the current Burger King restaurants.

Thrasher is aware the structure changes to the roof include the removal of the mansards and extending the parapet. The restrooms will not be relocated. A State Design Release has already been submitted with the plans. Thrasher said a State Design Release is required for a new hood system as well. Any change in signage will require a permit.

Burkman stated that previous conversation had taken place with the Engineering Director and DLZ regarding the sanitary sewer plans. The service line that comes out of the Burger King building and heads west is only a service line. Typically service lines are 6" in diameter and don't tie into manholes but rather just enter the main line with a "Y" connection. Burkman advised eliminating structures 103 and 104 and installing a cleanout at the bend and also at the building in order to directly tie into the main with the "Y" connection.

Kras had prior conversation with DLZ regarding the roof drainage. It's not a requirement to remove the downspouts that are connected into the storm sewer although it is recommended. Kras added with the

changes that are taking place with the roof, it's acceptable for them to remain attached. It's important to be aware that the drainage for the site does drain back into the Cumberland Crossing Drive storm sewers and then to the detention basin located west of the property. Kras recommend draining into a landscaped area first and then into the storm sewer. Erosion control on the site will be monitored on a regular basis to ensure that the City Ordinance is being followed.

Phillips stated a number of issues were already addressed in reviewing the site development plan for Cumberland Crossing. A detailed landscape plan is needed for the area that Burger King is responsible for. Phillips is aware that the front landscaping along Calumet Avenue will be installed by the Urschel Development Corporation in conjunction with the City streetscape improvement program. Signage on the site is limited only to a 6' tall monument style sign since the location is within the Calumet Overlay District. Phillips expressed concern that the building being proposed is 100% EIFS. Phillips added that the materials used in the Cumberland Crossing development consist of a mixture of brick, stone, and other materials. Compatibility with the site and the other fast food restaurants in this corridor is critical. Especially at the pedestrian areas at the lowest levels of the building, EIFS is a significant concern both aesthetically and structurally. The standing seam metal awnings are favorable and the raised parapets are acceptable however, Phillips suggested a 3 dimensional cornice treatment on top of the building. A higher level of presentation is needed for architectural approval. EIFS can be permitted in certain locations of the building such as service areas. Focusing on the front of the building, as well as any towers and entry features is essential in terms of materials. As part of the Cumberland Crossing project, architectural approval by Urschel Development Corporation is necessary. Contacting Phillips directly is advised. The dumpster enclosure must match the color and materials being used for the building. Since there's going to be loss of access, a significant amount of site work needs to take place in order to make the site accessible. Phillips wants verification that access for this site will be done in accordance with the Burger King remodel project. Ensuring that everything coincides appropriately is critical because of all the activity going on within this development. Phillips pointed out two buildings that are side by side are expected to obtain building permits in the near future therefore; coordinated efforts are needed to avoid any issues. The project is expected to begin as soon as there are approvals from the State and the City of Valparaiso. The idea is to coordinate everything simultaneously.

Pilarski deferred comment for the sanitary sewer connection points to the Engineering Department and to the Collections Division. There's concern as to what will be discharged into the sanitary sewer. The review of drawing P2.0 doesn't indicate an oil and grease interceptor on one of the sanitary sewer discharge lines. Chapter 51 of the municipal code requires a 1,000 gallon oil and grease interceptor for a full service restaurant. Currently there is one on site with no compliance issues however, the plan needs to be revised indicating the interceptor as well as where that line is going. There's an access point to the south into the sanitary sewer that is unidentified. Pilarski assumes that it's a floor drain however; a revised plan is needed for this as well. Providing 2 copies of the revised plans are necessary.

Johnson is aware the building is currently sprinkled and the Fire Department connection will remain the same. A Knox Box will be required for this facility.

#### ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion Control Plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Knox Box