

CITY OF VALPARAISO



INDIANA 46383

TELEPHONE: 462-1161

**MEETING: Site Review Committee**  
**SUBJECT: The Hookah Lounge**  
**ADDRESS: 902 Calumet Ave., Suite #2**

**LOCATION: City Hall**  
**DATE: May 29, 2012**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Tyler Kent, Asst. City Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325

Media

**PRESENTERS:**

Freddie Farid Aridah, Zabaheh Enterprises, Inc.  
(219) 730-3883 / [freddiearidano@yahoo.com](mailto:freddiearidano@yahoo.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:

**OPENING:** The Site Review Committee met to discuss the proposed relocation of The Hookah Lounge to 902 Calumet Avenue. Kent 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:** This project is the relocation of The Hookah Lounge from 65 Valparaiso Street to 902 Calumet Avenue, Suite #2. The new location provides more space as well as better exposure. There is space for the lounge, an office, and a bathroom. There are two exits. No changes will be made.

**STAFF COMMENTS:**

**PILARSKI:** Pilarski asked if there would be a kitchen. Aridah stated there would not be a kitchen. They would provide finger foods, hotdogs, soup, etc. This is required in order to hold a liquor license. Pilarski indicated that the plan does not provide enough information for proper comments and a more detailed plan is necessary. An internal plumbing plan showing fixtures and the items connected into the internal plumbing of this space is also required and should be submitted directly to Pilarski. Once a more detailed plan is received further discussions will be necessary. Since food is being prepared, it appears there may be the need for an oil and grease trap.

**THRASHER:** This project must be submitted to the State for a Construction Design Release because of the occupancy change. Thrasher conveyed that two exits will be required. There is an exit in the front, but no rear exit. Aridah pointed out there was an exit from the office. Thrasher explained that an exit could not be accessed through an intervening space. There must be direct access from a public space to an exit. There will have to be separate bathrooms for females and males and they must be ADA compliant. Thrasher explained that any plumbing work must be done by a State licensed plumber. Aridah inquired about the procedures he needs to follow: Thrasher explained the first step would be submitting a very detailed set of plans to the State of Indiana. Thrasher strongly suggested hiring an architect to help with this process since they are

knowledgeable concerning the various codes. A statement of compliance from an HVAC contractor indicating the system for the hookah lounge is separate from the other parts of the building and exhausts independently of the other units in the building is required and is necessary for the smoking exemption. A Building Permit will be required. Any signage will also require a permit.

**BURKMAN:** The City's Unified Development Ordinance requires a right-of-way dedication along the building or lot frontage when a Building Permit is pulled. This is necessary to bring it into compliance with the thoroughfare plan. The thoroughfare plan requires an 80 ft. right-of-way on Calumet Avenue, 40 ft. on one side and 40 ft. on the other side. Along the frontage of this particular building there must be 40 ft. of dedicated right-of-way. Currently there appears to be 30 ft. This means a dedication has to take place to bring it up to 40 ft. If the existing right-of-way is 30 ft., another 10 ft. would have to be dedicated. The property owner is responsible for the right-of-way dedication for public use. The right-of-way dedication can be prepared by a surveyor, engineer, or an attorney. The right-of-way must be 40 ft. by the time a Building Permit is pulled. Burkman mentioned that the City is planning to begin a streetscape improvement project on Calumet Avenue from the railroad tracks up to Evans Avenue. This will include new sidewalks, decorative lighting, and landscaping. The project will begin sometime during the month of June and will last for approximately 60 days; however, access to all businesses will be maintained.

**KENT:** The total square footage of usable floor space for The Hookah Lounge must be shown on the plans. The parking standard is one (1) parking space for 75 sq. ft. of useable building floor space. The total number of parking spaces on the site needs to be shown on the plans. It will also be necessary to know what the other uses are within this building, as well as the square footage of their usable floor space, minus any storage areas. Kent suggested Aridah contact the landlord for this information. Aridah believes there are approximately 6 spaces in front of the building and approximately 50 spaces in the rear of the building. Aridah is unsure if all the spaces are striped. Kent asked if there are handicapped spaces. Aridah confirmed that there are handicapped spaces. Kent stated the allowance for signage is 3 sq. ft. of signage per 1 linear foot of building frontage.

**GESKEY:** Current records indicate there is no backflow protection at this site. Geskey mentioned that if the plumbing is altered, it will be necessary to provide backflow protection. Contact information for Shaun Shifflett was provided.

**JOHNSON:** Grease frying is prohibited without a commercial hood system. If a commercial hood system is installed, submitting it to the State is required. If an alarm system is installed in the building, a Knox Box will be required. Johnson also requested a more detailed set of plans concerning the kitchen area and exiting. He needs to know the scope of the menu being provided.

#### **ISSUES TO BE RESOLVED:**

Right-of-way	Exiting Issues
Detailed Site Plan	Installation of Second Bathroom
Backflow Prevention	Need for a Commercial Hood System
State Design Release	Need for an Oil/Grease Trap
Building Permit	
Signage / Fencing Permit	
Zoning Clearance	
Internal Plumbing Plan	
Knox Box (if alarm system is installed)	
HVAC Statement of Compliance	