



**MEETING: Site Review Committee**  
**SUBJECT: Parkside Urban Bistro**  
**ADDRESS: 1305 N. Calumet Avenue**

**LOCATION: City Hall**  
**DATE: January 8, 2013**

**PRELIMINARY SITE REVIEW  
 IN ATTENDANCE:**

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

**PRESENTERS:**

Brent Wagner, Wagner Architecture  
 (219) 531-2468 / [brent@wagnerarchitecture.net](mailto:brent@wagnerarchitecture.net)  
 LaVeta Stephens, Bliss Catering & Special  
 Event Services, (219) 801-8009  
[LAVETASTEPHENS@bliss-catering.net](mailto:LAVETASTEPHENS@bliss-catering.net)

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 a proposed restaurant to be located at 1305 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:** Wagner explained this project will be going into an existing strip center located on Calumet Avenue. There are three spaces in this strip center. There is a computer repair shop at the south end and a framing gallery in the center space. Parkside Urban Bistro (PUB) will take the space at the north end. Wagner indicated the most recent use of this space was an upholstery shop. Parking will be an issue. There are currently 22 spaces. Wagner stated his calculations indicate 3 spaces are required for the computer repair shop and 5 spaces are required for the framing gallery. This leaves 14 spaces. Wagner feels 3 more parallel spaces are possible in an alley next to the building and would be used by restaurant staff. If these 3 spaces are allowed this would be a total of 17 spaces allowing for a building with 1,275 sq. ft. of useable floor space for the restaurant. Wagner has designed the restaurant with 1,260 sq. ft. of useable floor space. A second door has been added for exiting purposes. There will be a small bar area and restaurant seating.

**STAFF COMMENTS:**

**BURKMAN:** Burkman indicated a 40 ft. right-of-way is required by the Unified Development Ordinance along Calumet Avenue. Burkman stated it appears there is only 30 ft. along this section of Calumet and will require an additional 10 ft. dedication as a condition of Building Permit issuance. Burkman asked if there are plans to change any of the utilities, water connections or sewer connections. Wagner indicated they will be using the existing. Wagner recognizes that an oil and grease interceptor will be required. Burkman requested clarification concerning the proposed parking spaces in the alley, specifically if there was a turn-around area. Wagner indicated a turn-around does not exist and individuals using these spaces will be required to back out to get to the parking lot.

**THRASHER:** Submitting this project to the State for plan review is required prior to Building Permit issuance. Thrasher asked if there is a designated way from the second exit to the parking lot. Wagner stated if the area is used for parking it will need to be striped. Thrasher conveyed the 2 exits need panic hardware and emergency lighting outside each door. A permit will be required for signage. The hood

system will require a State Design Release.

**KENT:** A Zoning Clearance will be required. Kent asked how trash will be handled. Stephens indicated there is currently a shared dumpster located at the front of the alley. Kent asked if the garbage truck would be able to access the dumpster. Stephens indicate the truck will be able to pull in since the dumpster is at the front of the alley. Kent conveyed that per Article 2, Section 2.301 dumpster enclosures are to match the primary structure in material used. There is also a landscape requirement as well. This issue will require further discussion prior to permits being submitted. The signage allowance is 3 sq. ft. per 1 linear foot of building frontage. A site plan for the exterior of the entire site showing the location of parking spaces is required. Kent asked if the alley is part of this site. Wagner is unsure if this is a dedicated alley owned by the City. Kent clarified that if the alley is not part of the development, the parking spaces in the alley cannot be counted toward this development as they would not be considered on-site. This will require further discussion. Kent stated that if it is determined the parking in the alley cannot be counted towards the site a variance through the Board of Zoning Appeals may be required. Kent mentioned that restriping the parking lot may help add spaces. The parking spaces on site appear to very wide. Kent will provide the standards concerning the dimensions for parking spaces.

**PILARSKI:** Pilarski indicated that further information is required before comments can be provided. Pilarski stated that full service restaurants require the installation of a 1,000 gallon oil and grease interceptor; however, this depends on what type of cooking is being done. Once more information is provided a determination can be made. Pilarski provided the City specifications concerning the interceptor. Wagner asked if Pilarski knew where the sewer line exits the building. Pilarski said he has not been to the site; however, Pilarski indicated that Mike Steege can be contacted for this information. Contact information for Mike Steege was provided.

**GESKEY:** Geskey indicated the Water Department shows a 2" water service into the building. Geskey stated there is no record of a backflow preventer at this building; therefore, a backflow must be installed and conform to the University of Southern California specifications. Shaun Shifflett should be contacted concerning the backflow. Mr. Shifflett can be reached at 462-6174, ext. 1322.

**JOHNSON:** Johnson suggested looking at this project with the idea of expanding in the future and giving thought to sprinkling the building especially if Stephens intends to move into the remainder of the building. Following the latest code requirements for an alarm system is necessary. Johnson said the hood needs to be tied into the fire alarm system. Johnson indicated that anything cooked that has grease laden vapors must be protected by the hood system. Stephens indicated the restaurant will have a 12 ft. hood. The annunciator panel must be placed by the main entrance. A Knox Box is required.

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

- Landscaping Plan (for dumpster enclosure)
- Right-of-way - dedication of additional 10 ft.
- Detailed Site Plan
- Backflow Prevention
- State Design Release (building & hood system)
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance