



INDIANA 46383

TELEPHONE: 462-1161

**MEETING: Site Review Committee**  
**SUBJECT: Vops Restaurant**  
**ADDRESS: 22 N. Washington Street**

**LOCATION: City Hall**  
**DATE: August 6, 3013**

### PRELIMINARY SITE REVIEW

#### IN ATTENDANCE:

Tyler Kent, Asst. City Planner	(219) 462-1161
Adam McAlpine, Engineering Dept.	(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
Dave Souders, Fire Department	(219) 462-8325

#### PRESENTERS:

David A. Buls, Krieg DeVault  
(219) 227-6100 / [dbuls@kdlegal.com](mailto:dbuls@kdlegal.com)  
Stan Jevtic, Stan's Painting & Decorating  
(219) 942-4766 / [stan@stans-painting.com](mailto:stan@stans-painting.com)  
Robert J. Priesol, Architect  
(219) 741-5769 / [bobzilla22@cmcast.net](mailto:bobzilla22@cmcast.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 Vops Restaurant to be located at 22 N. Washington Street. 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:** Buls indicated this restaurant will have a European street food setup. The interior of the building will have a natural look with exposed brick and beams. The menu will be based around fresh ingredients and will be very natural and healthy. The restaurant will be opened for lunch and dinner. Jevtic indicated this restaurant will be a new concept in the City. Buls conveyed that initially, alcohol will not be served.

#### STAFF COMMENTS:

**THRASHER:** A State Construction Design Release will be required prior to issuance of a Building Permit. Buls said he was hoping to avoid this process. Thrasher clarified that with the additional plumbing, the hoods and the change of use, both the project and the hoods must be submitted to the State for plan review. The State Design Release must be received prior to issuance of a Building Permit. All contractors working on the project must be registered with the City of Valparaiso. A permit will be required for signage. Jevtic asked if they could proceed with the demolition. Thrasher stated they could proceed with the demolition. Thrasher requested clarification concerning restrooms. Priesol indicated there is a unisex restroom and an employee restroom. Thrasher pointed out that State code calls for one restroom for females and one restroom for males. Jevtic asked about placement of a construction dumpster. Thrasher indicated that Public Works must be contacted concerning this issue.

**SOULDERS:** Souders reiterated the project and hoods must be submitted to the State for plan approval. Maintaining the emergency exit lights and emergency lighting will be necessary. Souders asked for clarification concerning exits. Priesol indicated there are two exits. Priesol stated the occupant load will be 45. Souders said the occupant load must be posted. Souders

requested a Knox Box be installed at the front of the building. This can be purchase by going to [www.knoxbox.com](http://www.knoxbox.com). Once the Knox Box is installed, contacting the Fire Department is necessary.

**KENT:** Kent asked if outdoor dining is being considered. The submittal of an Outdoor Dining Application is required and should be submitted in April, 2014. Kent pointed out there are standards for the seating materials and the required barriers. The second floor is currently apartments and will remain apartments. A sign permit must be obtained prior to signage being installed. Kent asked about the status of the façade. This process is moving quickly and should be finished by next week. Kent stated that upon completion of the façade work all paperwork and invoices must be submitted for the façade reimbursement. Any other modification to the exterior of the building will require a permit and must comply with Article 11 of the Unified Development Ordinance for Downtown Design Standards.

**MCAPLINE:** McAlpine stated that since all the work being done is interior, the Engineering Department has no comments.

**PILARSKI:** Pilarski stated that since no changes are being made to the sanitary sewer line there are no comments concerning this. However, being a full service restaurant there is a requirement for the installation of an oil and grease interceptor. Pilarski provided information for the interceptor. The discharges from the facility must meet those outlined in Chapter 51 of the City of Valparaiso Municipal Code. A copy was provided. Pilarski requested the submittal of an internal plumbing plan for review.

**GESKEY:** Geskey asked if changes will be made to the water service. Priesol stated the service is 1" and is adequate for their needs. Geskey stated there is no backflow protection in the building. Installation of a backflow is necessary. Geskey said Shaun Shifflett will be contact concerning the backflow issue. Geskey indicated an RPZ is recommended and must be University of Southern California approved.

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

- Detailed Site Plan
- Backflow Prevention
- State Design Release (Building and Hoods)
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Internal Plumbing Plan
- Knox Box
- Contractors must be registered with City