



**MEETING: Site Review Committee**  
**SUBJECT: Restaurant, Bar, and Office Space**  
**ADDRESS: 17 & 19 Lincolnway**

**LOCATION: City Hall**  
**DATE: July 3, 2007**

## 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
Vicki Thrasher, Building Commissioner	(219) 462-1161
Bill Oeding, Public Works Director	(219) 462-4612
Mark Geskey, Water Department	(219) 462-6174

### PRESENTERS:

Luther Williams, Elegan Sportswear	219-464-3977	luther@elegan.com
Jean – Brent Wagner Architect	219-531-2468	jean@brentwagnerarchitects.com

E-mail 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 restaurant, office, and bar space at 17 & 19 Lincolnway. 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.

Williams explained that currently they do not have a tenant in the designated area of the building that will be a future restaurant. This restaurant will basically be on the first floor and the lower level will also be used as a potential bar area. It's possible that a retail person could come in and rent all of this space. There is also a mezzanine area connected with the restaurant that could be utilized as a meeting or party type room. This would be accessible from the existing stairs that are currently in the building. In order to make the building handicap accessible, the placement of an elevator is being proposed. The front portion of the building will be the future offices. These plans have been submitted to the state of Indiana for approval.

Phillips stated that there are no issues from a planning standpoint, other than going through the process for the Plan Commission for the renovations of the building and the downtown façade loan program which have been approved. The building and façade design as well as the signage, is subject to this approval.

Geskey conveyed that currently there is only a 1" water service to the building. With the existing water, the building will not be able to be sprinkled. Contacting Chuck McIntire of the water department will be necessary. Williams added that they wanted to run a new water line in the front of the building however; this didn't take place. Since then there was discussion of running the new water line down the alley from Franklin Street. Geskey stated this didn't get resolved and running this line in the front of the building would have been the proper time for this to get done. It's unclear how this will be completed and it's possible a private contractor will have to be hired. Williams inquired whether it was possible coming down under from where there are parking spaces. Geskey said this could be a possible option since all new sidewalks have just been put in. This issue will need to be resolved. Phillips added that the city would have a big problem with tearing up the new streetscape and that a directional bore will be necessary.

Kras said there were no engineering issues.

Thrasher is aware that the restaurant is approximately 4,765 square feet which includes the kitchen and mezzanine area. The sprinkler system will be only on the lower level. It was unclear what the separation is between the first floor and the upper level. Thrasher conveyed that the requirement should be a 2 hour separation both horizontally and vertically between the retail and the office space. If the whole building were to have the sprinkler system than 1 hour separation is required. This will need to be verified. The exiting for the building is acceptable. Thrasher stated that on the rear elevation an exit is indicated on the plans that were submitted for a permit however; there is no landing shown. A landing is required and since it is commercial building, it must be flush with the door. This landing must be a minimum of 3'. A State Design Release is needed and in addition to this, the sprinkler and hood system will have to be released before occupancy can be issued. Building Permits will be required. The elevator will have to be state inspected. Any signage will also require a permit.

Oeding stated his concern was with further demolition. This would require more dumpsters and possibly blocking the alley. This inconveniences the people that work and live along this area and also prohibits emergency services and fire protection. When working with contractors, the public works department is willing to assist. Making sure the work gets done in a timely fashion is important. Prevention is necessary to keep vehicles and traffic from being congested. Phillips added that it's important to protect the sidewalk and the amenities when doing the renovation. Williams explained that blocking the alley will be most prevalent when tuck pointing is being completed on the front and back of the building. Tuck pointing will also be done on the building located at 15 N. Franklin Street. Oeding stated to try and coordinate this and minimize the inconvenience as much as possible. To protect the sidewalks from tuck pointing materials and grindings, the sidewalks need to be tarped. The city can try and block off spaces or provide the equipment needed to block off spaces since a crane will be needed for bringing in air conditioning units. In reference to the water service, Oeding stated that this must be done in the street since the street can be patched with asphalt however; the job being done well is critical. Different options will need to be explored and this issue will need to be resolved since a 4" water service is necessary.

Johnson stated it's logical to just sprinkle the entire building since they are on the edge of the 5,000 square foot requirement. This will also provide some leeway with the ceiling ratings. Contacting the fire department is necessary when making the fire department connection is placed. A Knox Box system is required to be instituted.

Phillips stated that contacting Ed Pilarski is necessary regarding a pretreatment questionnaire for the restaurant before occupancy. Thrasher added the restaurant ordinance requires a 1,000 gallon grease interceptor and Pilarski has to approve the plans and survey before a building permit can be issued. Williams conveyed that a restaurant in this space is not definite at this time. Thrasher stated if this is not going to be designed as a restaurant; it's unclear how to proceed with this project so permits can be issued. The requirements for a full service restaurant is much stricter than a retail or business type of occupancy. Knowing the definite type of business going in this space is beneficial before money is put into the higher construction costs that are involved with restaurant occupancy. Williams inquired whether they could get a permit to start working in the office area on the second floor. Thrasher stated this is possible under the condition that if a restaurant goes in, some of the work may have to be torn up to accommodate the strictness of the code. Sprinkling the office area does not need to be sprinkled as it stands currently. Thrasher is unclear as to whether or not partial sprinkling is an option. The issues regarding the sprinkling requirements will have to be further discussed with Brent Wagner.

**ISSUES TO BE RESOLVED:** Detailed Site Plan / Site Improvement Permit / Survey from WWTP (if needed) / State Design Release / Building Permit / Signage Permit