



**MEETING: Site Review Committee**  
**SUBJECT: New addition to Glendale Med. Ctr.**  
**ADDRESS: 1101 Glendale Blvd.**

**LOCATION: City Hall**  
**DATE: 1/31/06**

## 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
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Tony McGinley, Collections Department	(219)-464-2346
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161

### PRESENTERS:

David Multack	The Braeside Group, Ltd.
	847-926-4422
	dmultack@braesidegroup.com
Brent Wagner	Brent Wagner Architects
	219-531-2468
	brent@brentwagnerarchitects.com

### Media

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 a proposed new addition to **Glendale Medical Center on 1101 Glendale Boulevard**. Site Review is not an approval of the project. Various city departments, rather, state their requirements and/or concerns to be considered by the developer or owner. It is possible the project will need to come back for an additional site review or seek other approvals.

Multack began with a brief description of the project. He has purchased the 29,600 sq. ft. parcel adjacent to Glendale Medical Center. He has proposed construction of a new building for additional medical facilities to expand the current center. The new construction will be approximately 8,600 sq. ft. with 2 main entrances/exits: a patient drop-off entrance and an entrance for physicians and staff on the north side of the building. There will be a tunnel or connection hallway between the current building and the new construction. The physicians have need for additional personal office space and billing staff office space. The option of a second floor is being considered to meet their needs.

Thrasher verified that there are no existing structures on the new property. A State Design Release is required prior to the issuance of the building permit.

Wagner noted that fire exits would be provided according to state code requirements. The maximum travel distance to an exit in case of emergency is 75 linear feet. Thrasher explained the size of the structure and the occupancy will determine if a sprinkler system is required. Nondorf prefers the building to be sprinkled.

Multack confirmed that the address would not change. A detailed site plan and an erosion control plan are needed showing dimensions, grades, how to handle the accesses, storm water, etc. A portion of the sanitary sewer may need to be relocated. Pilz will check to see if that is a city maintained sewer. The plan must show how storm water management. A detention pond may be

needed. Pilz suggested contacting Dr. Nondorf, owner of the adjacent property to the east, and asking to partner with him in maintaining the wetland on his property. Bonar Engineering group would have additional information regarding the wetland area. McDonald's Drive is a private drive with the exception of the public section at CVS. Pilz requested a copy of the environmental study.

Phillips indicated that the project should be architecturally compatible with the current structure. More detailed information, such as building set backs, dimensions, and the like, is needed for the site approval permit. Additional parking may be required if a second story is added. Multack mentioned they are seeking a variance for parking requirements. Signage is limited to 1 sq. ft. per lineal foot based on the frontage on Glendale Blvd. If a new sign is constructed, a monument style sign with landscaping is preferred. The current sidewalk is sufficient.

Martinson explained that a landscape plan is required and should include a tree survey. The survey must note any existing trees on the property that are 10" in caliber or greater. Trees must be replaced according to city ordinance (article 31). There is a list of recommend plant materials to use, as well as an exempt tree list. No ornamental pear or Norway maple trees are to be added. Martinson asked that native wetland material be used in a detention area.

Brown asked if water service would be extended and pointed out that there is a 6" line on the north side of McDonald Drive. Multack will review the water lines and will meet with that department directly. Brown explained that a line may be added, but each must be metered. The building must be brought up to code and backflow protection put on each meter. Brown noted that the city will bring the water to the curb, and their plumber will bring it from the curb into the building.

Pilz indicated that the city's main sewer line comes up the west side of the existing building. McGinley confirmed that the line that will be between the two buildings belongs to the property owner.

Nondorf said there is ample room for fire trucks to enter the property. The maximum distance between hydrants is 600'. There is a hydrant at McDonalds. He expressed concern that the 6" main water line would not be able to provide enough water for such a large building. Nondorf will confer with Brown and address this issue as needed. If the new building will be sprinkled, Nondorf highly recommended installing a Knox box.

#### ISSUES TO BE RESOLVED:

- Variance Granted
- Landscaping plan (including tree survey)
- Erosion control plan
- Detailed Site Plan
- Right-of-way
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit