

CITY OF VALPARAISO



INDIANA 46383

TELEPHONE: 462-1161

**MEETING: Site Review Committee**  
**SUBJECT: Paparazzi Restaurant Build Out**  
**ADDRESS: 13 Lincolnway**

**LOCATION: City Hall**  
**DATE: January 18, 2011**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Craig Phillips, Planning Director (219) 462-1161  
Tyler Kent, Asst. City Planner (219) 462-1161  
Tim Burkman, Engineering Director (219) 462-1161  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Adam McAlpine, Engineering Dept. (219) 462-1161  
Ming Yan Zhou, Engineering Dept. (219) 462-1161  
Chuck McIntire, Water Dept. (219) 462-6174  
Vicki Thrasher, Building Commissioner (219) 462-1161  
Matt Evans, Public Works (219) 462-4612  
Jack Johnson, Fire Department (219) 462-8325  
Media

**PRESENTERS:**

Kent Blankenship  
7317 Vale Dr., Schererville, IN 46375  
312-735-4095  
kblankenship@g3construction group.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 a proposed build-out for the Paparazzi Restaurant. 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.

**EXPLANATION OF PROJECT:** This project is a new restaurant at a new location and will have a different floor plan. All state requirements for alcohol and tobacco will be met. The bar will be towards the front. There will be 2 bathrooms towards the middle to the last third of the space. The kitchen will be in the back half of the space. It is preferable that the bar be up front so that patrons waiting for seating do not have to walk past patrons who are already seated. This floor plan allows for the half-wall without creating a conflict with access to the bathrooms for underage patrons. The kitchen will have a 12' hood system. The dishwashing area is downstairs and allows for more room in the kitchen. The lighting will be the same style. For the most part, this restaurant will have the same feel as other Paparazzi Restaurants, but will use different textures and colors. The wall between the kitchen and restaurant will be a partial glass wall. This was formerly a BRQ.

**STAFF COMMENTS:**

**BURKMAN:** Outdoor dining must comply with the Planning Departments' requirements for ADA accessibility.

**MCINTIRE:** There is a 1" copper line coming into the building with a 1" RPZ pipe; however, the meter is 5/8". It is recommended that the meter should be upgraded to at least 3/4" and may even want to go to a 1" if there is a dishwasher. Burkman commented that an associated sewer permit fee is needed if the size of the water meter is increased and can be handled as part of the sewer permit. The Water Department needs to be contacted regarding a meter upgrade.

**THRASER:** The building permit application has been received. A State Design Release is also required and needs to be submitted as soon as possible. Since this a restaurant, attention needs to be paid to the separations. The door swings shown are in the wrong direction. A rear exit may be required. The need for a sprinkler system is a border line issue; however, all requirements must be met if a sprinkler system is needed. Permits will be needed for demolition, remodel and signage.

**PILARSKI:** An Internal Plumbing Plan is required. The installation of a 1,000 gallon oil and grease interceptor is needed. Information was provided. Further discussion can take place on this issue.

**TYLER:** The outdoor dining application permit will be available in April.

**EVANS:** A remodeling dumpster will be needed and will require a permit. Sean McGill indicated that he already has a permit for the dumpster. Permits are issued by Public Works; however, Public Works is indicating that an application has not been requested and a permit has not been issued. Barricades will also be needed. Dumpster permits are required each time a dumpster is needed. The alley will need to be accessible for recycling vehicles/waste management. Recycling can be provided; however, we will not be able to sustain recycling if food is disposed of in a recycling bin. Large amounts of recyclables need to be brought out to the curb on the alleyway side or to a location accessible to recycle crews. Sidewalks need to be maintained in the winter.

**JOHNSON:** The basement space could be occupied by the public only if the building was sprinkled. This will also help with the separation requirements as well. Glass in the kitchen would have to be rated. The kitchen door needs to swing into the kitchen rather than into the exit corridor. This kitchen door has to be a rated door. If the decision is made to install a sprinkler system, the fire department connection needs to be on the Lincolnway side of the building. If a fire alarm system is installed, a Knox Box will be required on the front of the building. The second floor has access to the back of the restaurant roof. This is not a marked exit. The building owner should be made aware of this.

**MCALPINE:** The building owners might consider a façade grant.

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

- Detailed Site Plan
- Sanitary/Sewer Permit
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Demolition Permit
- Internal Plumbing Plan
- Knox Box