



**MEETING: Site Review Committee**  
**SUBJECT: Shawarma House**  
**ADDRESS: 302 Lincolnway**

**LOCATION: City Hall**  
**DATE: April 19, 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  
Mark Geskey, 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:**

Ibrahim Mahmoud, Shawarma House  
(219) 242-7773 / abemaarouf@yahoo.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 restaurant known as Shawarma House. 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 is a small building located at Morgan and Lincolnway, and will provide both indoor and outdoor dining at low prices. The restaurant will be kept small, but if it is successful, consideration will be given to moving to a larger location. The restaurant would be open until at least midnight. If possible, natural wood charcoal would be used for cooking the meat. The restaurant would provide a variety of freshly prepared sandwiches, salads, and fruit drinks. Both the inside and outside of the building will need improvements. The inside will have an open kitchen, showcase for food selections, the Shawarma station, deep fryers, charcoal grill and a small preparation room. The bathroom will be remodeled. The front entrance will be remodeled. A Hookah would be considered for the outside area.

**STAFF COMMENTS:**

**JOHNSON:** The site was previously used as offices. There is a residential area attached at the back of the building. This project will have to be submitted for a State Design Release due to the occupancy change. This will probably still be considered a Class B; however, a commercial kitchen is being installed which makes it a mixed use occupancy. Separations between the restaurant and the remainder of the building will need to be looked at. More detailed drawings are needed. This building appears to be only 280 square feet, which will allow for 19 people at tables.

A Knox Box will be required. A Class K fire extinguisher will be needed. An ansul system will be installed. The hood needs to be large enough to cover all the cooking operations. An inspection of the property by the Fire Department and Building Department is strongly recommended.

**GESKEY:** A backflow preventer will be required. Shaun Shifflett needs to be contacted concerning the backflow preventer.

**PHILLIPS:** The restaurant use is a permitted use in the Central Business District. Outdoor dining is also a permitted use. A separate application for outdoor dining will need to be completed and approved before outdoor dining will be permitted. Information concerning outdoor dining standards and requirements are available on the City of Valparaiso website. Signage will be based on Section 5.303 of the Unified Development Ordinance. This will include awnings as well. The standard concerning awnings is listed in Article 11, Division 11.4 of the UDO. The trash receptacle will be located by the back door off the storage room. A dumpster enclosure needs to meet standards in accordance with Section 2.406 of UDO. If the refuse containers are completely surrounded by other building segments, there may be a lesser requirement. This depends on how visible the refuse containers are from other alley and streets. Parking is not required on site since this is located in the Central Business District.

**REID:** No comments.

**THRASHER:** Due to the non-smoking ordinance in the City of Valparaiso, a Hookah will not be allowed. If smoking is requested inside the building, then it would become a bar and alcohol would have to be sold. If alcohol is not sold, there is no option for smoking. There is a separation requirement between the restaurant and the building behind it. Due to the residential area behind this, the contractor needs to pay attention to how the hood system exhausts. The heating system must be separate. A sign permit is required.

**BURKMAN:** If the water meter needs to be upgraded or the size needs to be increased, this will require a sanitary sewer permit.

**PILARSKI:** A 1,000 gallon oil and grease interceptor will be required per Chapter 51 of the City's municipal code. An internal plumbing plan will be needed and should be sent to Mr. Pilarski. Information concerning the interceptor was provided.

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

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