



**MEETING: Site Review Committee**  
**SUBJECT: Corner at Lincoln Flats**  
**ADDRESS: One Napoleon**  
**PRELIMINARY SITE REVIEW**  
**IN ATTENDANCE:**

Tyler Kent, Planning Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462.1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Matt Evans, Public Works Director	(219) 462-4612
Media	

**LOCATION: City Hall**  
**DATE: November 8, 2016**

**PRESENTERS:**

Laura Small, L.A. Small Architects, LLC  
 (219) 671-1231 / [Laura\\_a\\_small@sbcglobal.net](mailto:Laura_a_small@sbcglobal.net)  
 Terry Hovanec, TH Construction, Inc.  
 (219) 662-9081 / [thconstruction02@yahoo.com](mailto:thconstruction02@yahoo.com)  
 Stephen Buck, Building Owner  
 (219) 464-8223 / [steve@drsbeck.com](mailto:steve@drsbeck.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 the proposed Corner at Lincoln Flats to be located at One Napoleon. 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:** Small indicated the client wants to remodel the entire first floor of the building located at 1 Napoleon. The intent is for a dining establishment with a bar area and an outdoor seating area which is shown on the plan. Small said it will be necessary to install a handicapped ramp. The west side of the building is approximately 21" higher in floor level than the east side. The west side is currently an apartment which will be converted into the family dining area and kitchen. The ramp will be necessary to get up to this level. The ramp is being proposed along Lincolnway approximately a foot off the building. The outdoor dining area will be on the southeast corner and will be extending to Lincolnway. The concrete will be removed and replaced and a landscaped area will be added.

**STAFF COMMENTS:**

**EVANS:** Public Works focuses on things that are within the rights-of-way. In this situation, Public Works will be most interested in ADA requirements for the public rights-of-way. Evans asked for clarification concerning the distance from the planting area and the outdoor seating. Small indicated the distance is 7'-6". Small conveyed once outdoor dining is finished for the season, the fence will be removed and the full concrete will be opened up to the back of the building. Evans asked what the distance is between the fence on the side and the curb going north. Small said this distance is approximately 4 ft. Evans said 5 ft. in that area may be easier. Evans explained there are people who utilize the sidewalks to teach individuals with low vision how to navigate the downtown streets. One of the things Evans hears on a regular basis is that more space is needed.

**ON BEHALF OF BURKMAN:** Burkman would like the minimum usable sidewalk width along the north side of Lincolnway to be 8ft. This area is dimensioned west of the seating area as 8 ft.; however, where the walk shifts south around the outdoor seating area, it appears to be less than this (between the seating fencing and the green space pockets). Burkman was under the

impression from the previous meeting that the tables up against the building would be set up for two people, not four, to accommodate as much sidewalk width through this area as possible. Burkman should be contacted with any questions or comments.

**THRASHER:** A Construction Design Release from the State of Indiana will be required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City. Thrasher asked if there will be a sprinkler system. Small said there will not be a sprinkler system. Thrasher asked if there will be a Type 1 hood in the kitchen. Small confirmed this. Thrasher conveyed the hood system will also need a release from the State. Thrasher asked if there will be a fire alarm. Small said there will not be a fire alarm. They will only be doing a security system. Thrasher indicated a sign permit will be required.

**ON BEHALF OF DALY:** The City follows the 2014 Indiana Building and Fire Codes. Emergency lights, exit lights and fire extinguishers must meet code. The number of emergency exits will factor in for the occupant load. The appropriate addressing will need to be on the front of the building or on the front door. Thumb or turn style locks on emergency doors are prohibited. Keyed locks or panic hardware are required. The occupant load sign must be posted. Maintaining proper aisle widths and widths between tables is necessary. If a sprinkler system is installed, alarm notification will be needed. Although not required, a Knox Box is strongly recommended. The Fire Department conducts annual inspections.

**KENT:** Kent asked if this project will be eligible for the Fire Safety Grant. Thrasher said because it is on the east side of Napoleon it falls outside the boundaries. However, Thrasher indicated that if they are interested in installing a sprinkler system they can petition the City to see if the district could be extended to include this location. Thrasher indicated they can contact her concerning the grant. Kent conveyed a landscape plan is required as part of the overall project. Referring to Appendix B of the Unified Development Ordinance concerning the permitted plantings and trees is necessary. Prohibited plantings will also be listed. Kent requested they provide a separate copy of the landscape plan for distribution to Steve Martinson for his review. Kent stated that Martinson may be able to guide them on what has been planted downtown so that it continues the same feel. Signage is based on the store front. The allowable signage is 3 sq. ft. of signage for each linear foot of building frontage. This building is located on a corner so the maximum allowable signage per side is 132 sq. ft. Kent mentioned they are in the process of seeking funding from the Façade Grant Program. The Plan Commission meeting is this evening at 7:00 p.m. The façade plans will be reviewed at the Plan Commission meeting. Kent asked if they are working with Patrick Lyp for a three-way liquor license. Buck confirmed they are working with Mr. Lyp. Kent conveyed that it will be necessary to work with the City Attorney to put together an agreement to allow for the use of the sidewalk for the handicapped ramp since it is located within the City right-of-way. Kent will work with the Buck's and Ethan Lowe, City Attorney, to draft this agreement. Buck indicated his attorney is Mayor Costas, but he did not want to put the Mayor in an awkward position. Kent presented the standards for Outdoor Dining, the application and the Hold Harmless Agreement. The application can be submitted next year. Kent mentioned Buck should consider contacting Danielle Oeding at the Chamber of Commerce concerning the grand opening for the restaurant once it is up and running. Kent conveyed that this will be a great addition to the downtown area.

**PILARSKI:** The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. For a project like this the focus is on a couple of places. One is the mechanical room; however, the plans do not include the mechanical room. Small indicated there is a full basement and mechanicals will be located there. Another point of focus will be on the remodeled kitchen and there is not enough information on the plan to provide comments. Pilarski indicated that it will be necessary to contact Yacoub Aljobeh, the Pretreatment Coordinator. Mr. Aljobeh will need information on the type of food preparation equipment that will be used and an internal plumbing plan. Depending on the information provided, the installation of a 1,000 gallon oil and grease interceptor may be required. Contact information for Aljobeh was provided.

**GESKEY:** Geskey asked if the Valpo Vienna is attached to this building. Buck said it is not attached to this building, but it might be attached to the apartment building. Geskey conveyed that the water service that feeds this building also feeds the neighboring building. Buck said he is aware of this. Buck explained that his grandfather entered into a verbal agreement with Don Will in the 1950's. Geskey said when water main was installed on Napoleon Street services for both domestic and fire were installed out in front for the apartment building. Geskey conveyed that Shaun Shifflett is in charge of backflow protection for Utilities. The Water Department records indicate there is no backflow protection in this building. This will need to be installed before an Occupancy Permit can be issued. Contact information was provided.

**ISSUES TO BE RESOLVED:**

Landscaping Plan

Detailed Site Plan

Backflow Prevention (Contact Shaun Shifflett)

State Design Release (Building and Kitchen Hood System)

Building Permit

Signage/Fencing Permit

Zoning Clearance

Internal Plumbing Plan

1,000 Gallon Oil and Grease Interceptor (to be determined)