

**MEETING: Site Review Committee**  
**SUBJECT: Chick-Fil-A**  
**ADDRESS: 61 Silhavy Road**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: September 10, 2019**

**IN ATTENDANCE:**

Tyler Kent, Planning Director  
(219) 462-1161 / [tkent@valpo.us](mailto:tkent@valpo.us)  
Vicki Thrasher, Building Commissioner  
(219) 462-1161 / [vthrasher@valpo.us](mailto:vthrasher@valpo.us)  
Adam McAlpine, Engineering Director  
(219) 462-1161 / [amcalpine@valpo.us](mailto:amcalpine@valpo.us)  
Mingyan Zhou, Engineering Dept.  
(219) 462-1161 / [mzhou@valpo.us](mailto:mzhou@valpo.us)  
Tim Stites, Fire Department  
(219) 462-8325 / [tstites@valpo.us](mailto:tstites@valpo.us)  
Paul Scott, Water Reclamation Dept.  
(219) 464-4973 / [pscott@valpo.us](mailto:pscott@valpo.us)  
Mike Steege, Water Dept.  
(219) 462-6174 / [msteege@valpo.us](mailto:msteege@valpo.us)  
Nate McGinley, Public Works Director  
(219) 462-4612 / [nmcginley@valpo.us](mailto:nmcginley@valpo.us)

**PRESENTERS:**

Pam Sullins, IRC Retail Centers  
(630) 451-4559 / [sullins@ircetailcenters.com](mailto:sullins@ircetailcenters.com)  
John Sander, Manhard Consulting  
(312) 824-3804 / [jsander@manhard.com](mailto:jsander@manhard.com)

The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed Chick-Fil-A to be located at 61 Silhavy Road . 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:** IRC wants to subdivide the existing Valparaiso Walk Subdivision into four (4) lots and in addition, build a Chick-Fil-A on the proposed second lot in the northwest corner. Parking and landscaping for all parcels was discussed during a preliminary review meeting. The proposed plan is based on the 2006 plan for the entire shopping center. A variance was granted for the green space requirements, as well as the parking ratio. The whole center must meet an 18% landscape coverage and the parking provided should be 854 spaces per the plan. The existing conditions are a bit over both of these requirements. The proposed conditions will result in 19% for Lot 1, which will be the anchor; 19% for Lot 2 (proposed Chick-Fil-A); 14% for Lot 3, which is the existing strip retail; 33% for the existing TGI Friday's. The overall center is at 19% which is still above the required 18% for the 2006 plans. The existing

center has 904 spaces and is well over the required amount per the old plans. The proposed will have 845 spaces, which is just under the requirement. A variance may be required. There will be a shared shopping center sign along the relocated access drive currently under construction. Per the preliminary review, additional architectural features have been added to the sign. The site will provide 49 parking spaces for the proposed Chick-Fil-A and a drive-thru on Silhavy Road. The plans provide multiple access points to the actual site and moves the drive-thru traffic away from the main shopping center access road. The storm water will flow to proposed sewers and connect to the existing shopping center storm system. There is detention on site and Engineering indicated the detention should be enough for the proposed use.

**STAFF COMMENTS:**

**STEEGE:** The water and sewer appear to be in line. The sewer connection will be new, and it will be necessary to install a tap on the plastic line. It will be necessary to contact the Water Department when they are ready to proceed. Contact information was provided. Steege mentioned that Shaun Shifflett will need to be contacted for meters and backflow. Shifflett's contact information was provided.

**SCOTT:** Sheet P101 shows the oil and grease trap and internal plumbing. Scott mentioned the plan submitted is difficult to read. Scott requested submittal of a floor plan and internal plumbing plan with accurate dimensions. Scott also requested an equipment list. Sanders mentioned P101 is Chick-Fil-A's prototype. A more detailed plan will be provided.

**MCGINLEY:** Public Works is concerned with trash, recycling and right-of-way. It appears that construction will be within private property. McGinley provided no comments concerning sidewalks. This will be taken care of with the new access drive and retaining wall. The plans show two (2) dumpster enclosures. McGinley conveyed it will be necessary to contract with a private waste hauler. The City does not service businesses of this nature.

**STITES:** The Fire Department follows the 2014 Indiana Fire and Building Codes. All inspections required during the construction phase must be scheduled through the Building Department. Once construction is completed, the facility will be subject to annual fire inspections. Stites expressed concern about turning radii. The north/south drive does not appear to be a problem; however, getting turned back into the proposed building may present a problem. Stites will send the turning radii on Fire Department vehicles to ensure the proposed radii will work. Stites requested the hood contractor contact him before installing the hood.

**ZHOU:** Zhou is concerned with storm water pollution prevention, both during and after construction. Since this project is slightly over one (1) acre, a Rule 5 Permit

will be required. A detailed Storm Water Pollution Prevention Plan needs to be submitted to the Engineering Department for review before a review form can be issued. Zhou mentioned and Operation and Maintenance Manual will be required. .

**THRASHER:** This project must be submitted to the State of Indiana for a Construction Design Release will be required prior to issuance of a local Building Permit. The hood system needs to be included in the submission to the State for review. Submittal of at least one (1) paper copy and one (1) PDF copy of the plans is required. All Contractors must be listed on the permit application and they must be registered with the City before permit issuance. Signage will require a separate permit and the permit can be submitted as soon as they are ready. Contacting the Porter County Health Department is necessary.

**MCALPINE:** A Site Permit covering the right-of-way cut, utility connections and erosion control is required for this project. McAlpine stated no additional detention will be required for the project since the detention pond was already sized for the existing parking lot. McAlpine asked if the detention pond is owned by Menards. Kent confirmed the pond is owned by Menards. McAlpine indicated that since the pond is owned by Menards, Chick-Fil-A may not be responsible for an O&M Manual. Kent said if the area is being replatted, it may make sense to make sure the easements are noted and shown on the plat. McAlpine conveyed it will be necessary to install water quality improvements (3 ft. sumps in the storm structures, a hydro-dynamic separator, some means to capture the pollutants). McAlpine mentioned that Manhole #7 appears to be a good location to intercept the runoff and treat it. Providing storm sewer calculations is necessary to ensure the pipes are sized for a ten-year rain event. It will be necessary to complete a Traffic Impact Study for the proposed development to see what the impacts are to this shopping center and the adjoining roadways. McAlpine said there needs to be a ramp for the sidewalk that runs along the northern property line to come down to meet the parking lot grades. Disruption of traffic along Silhavy Road will not be allowed, except for channelizing, when putting in the curb and taking out the drive approach. McAlpine conveyed there is 12" of asphalt over 18" of stone. It needs to be sawcut neatly when the drive approach is removed. Any impacts to the road will have to be replaced in kind.

**KENT:** Kent asked if a sidewalk connection from the existing sidewalk to the sidewalk proposed to the north is needed. McAlpine suggested a striped area. Kent said there needs to be a delineated area. Sullins suggested putting the walk through the green space. Kent agreed with this suggestion. Kent mentioned there have been several times this has been before the Board of Zoning Appeals, dating back to September 16, 2003 and September 18, 2007. Kent said it will be necessary to find all the cases to see what was approved

---

### Our City...Our Values

Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate

---

based on those site plans. This will give us direction on how to treat the lot coverage for this site. Kent said it will be necessary to show the calculations for the green space for each lot. Sanders indicated these calculations are included in the package submitted. Kent said a subdivision of four (4) lots or less can be handled through the Plat Committee. Kent will discuss the subdivision with the other Plat Committee members; however, if the Committee feels the subdivision is too complicated it will be moved to the Plan Commission. The monument style sign for the additional shopping center appears to meet the requirement for the 15 ft. Kent conveyed there is a requirement that signs not be located within the visual triangle. We need to ensure this requirement is met. The Chick-Fil-A property is zoned Commercial General. The parcels are located within the State Route 49 Corridor Overlay District. Kent asked what direction the front entrance of the building faces. Sanders said it faces north and the dining area is closer to Silhavy. Kent mentioned the plans show the west face of the building faces Silhavy. Sanders conveyed this is the incorrect prototype. Kent asked if the exterior design of the building was going to be different. Sanders said the plans are labeled incorrectly. Kent said loading and access areas are to be located on the backside of the building and these areas need to be screened from rights-of-way, by either a fence, landscaping or topography. The materials for the dumpster enclosure will need to match the building with color and design. A wooden gate is required for the front of the dumpster with a mandoor on the side for employee access. Landscaping is required around the dumpster enclosure. Referring to Section 2.406 for the dumpster design standards is necessary. Kent is concerned with the location of the menu boards. Kent suggested they be placed more to the back of the building in order to feature the front of the building a little more. Referring to Section 2.529 is recommended. The requirement for parking is one (1) space per 75 sq. ft. of useable floor area. The plans show 49 parking spaces on site. It will be necessary to ensure there is enough on-site parking. As part of the overall development, language needs to be included on the plat/replat of the subdivision allowing for cross access via parking and an easement for access into the site. Drive-thrus are to be located on the back or sides of the building. It will be necessary to seek a variance through the Board of Zoning Appeals should the current building design move forward. The requirement for stacking is four (4) spaces for each menu board and four (4) spaces between the menu board and the window and two (2) spaces between the first window and second window. Sanders conveyed there is only one (1) window. Kent indicated bicycle parking is required on site. The requirement for bicycle parking is one (1) bicycle parking space for ten (10) vehicle parking spaces. Referring to Section 9.206 for the parking and design standards for the bicycle parking is necessary. Submittal of a Landscape Plan for the site is

---

### Our City...Our Values

Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate

---

required. Per Article 10, Table 10.301, the requirement for on-lot landscaping is 9 large trees, 18 small trees and 50 shrubs per acre. Per Article 10, Table 10.303, the landscaping requirement for open space per lot is 10 large trees, 15 small trees and 40 shrubs per acre. There is also a requirement for parking lot landscaping, and this includes 1 large tree per 8 parking spaces and 1 shrub per 4 parking spaces. For each 16 parking spaces, there is a requirement for 1 landscape island. Referring to Table 10.304 for the distribution of landscaping is necessary. Should a variance be sought for the drive-thru parking located on the front of the building, it will be necessary to work with them as part of the conditions. If the BZA approves the variance, additional landscaping in the front to buffer the drive aisles from Silhavy Road to minimize the impact will be necessary. Kent highly recommended the site be designed so that a variance will not be necessary. Kent said the product built in Taylorsville, Utah at 5580 Redwood Road appears to be the design they are proposing for Valparaiso. This design has a brick outdoor dining area delineated and there are other instances where Edison lighting has been used for an evening dining experience. Kent suggested they look at the Utah site, as well as a site in Kentucky, Okemos and Grand Rapids, Michigan and South Bend, Indiana. Kent will send these building designs to Sullins and Sanders. Kent mentioned possibly using a brick wall with landscaping in front to hide the vehicles as much as possible, but still being able to see the building. Referring to Article 11 of the Unified Development Ordinance for non-residential design standards, specifically Section 11.500 and below is necessary. These standards deal with all the commercial uses. The facades for buildings that are less than 15,000 sq. ft. require breaks within the walls. There needs to be a projection of at least 2 ft. for either 20 ft. or 20% of the building façade. This standard is under Article 11, Section 11.502. Section 11.503 discusses inclusion of additional features on the building. These features are sconces, windows, towers and pilasters. These elements need to be included around the building to help break up the massing. Sconces will help light up the building. There are requirements for facades that face parking lots to have some additional architectural features. Refer to Section 11.503. There is a requirement for a building entry on the front face of the building. Kent considers the front face to be the building wall facing Silhavy and there appears to be an entrance there. There is an entry that faces north to the parking lot as well. Logo buildings are not permitted; however, it does not appear they are designing this as a logo building. The front face of the building will have transparency or glass of at least 60%. This is measured between 3 ft. from grade and 8 ft. from grade. Along other street frontages and parking lot the requirement is 30%. These standards are under Section 11.506. Permitted building materials include brick, limestone and other native stone. It appears the material is brick veneer.

### Our City...Our Values



Kent suggested they break it up with another material, possibly Nichiha Board. The air conditioning units will need to be hidden using parapets, towers, etc. Referring to Section 11.508 for the design guidelines will be necessary. Earth-tone Colors are permitted. Refer to Section 11.504. The Board of Zoning Appeals meets every third Tuesday of the month at 7:00 p.m. The application for the BZA must be submitted roughly one month in advance. If it is necessary to go before the Plan Commission, they meet the second Tuesday of the month at 7:00 p.m. The Plan Commission Petition can be used for submittal to the Plat Committee. If it is decided the Plat Committee can review the subdivision, a meeting can be scheduled during the day. Kent mentioned a parking variance may be needed. The parking requirement is 845 spaces and the current parking is 821 spaces. Kent asked if the calculations for the restaurant parking were run using the 1 space per 75 sq. ft. Sanders said the 845 was the total overall based on 2006. A Photometric Plan is required. The calculation for signage is 3 sq. ft. per 1 ft. of linear building frontage. The building frontage is roughly 40 ft.; therefore, the total allowable signage will be roughly 120 sq. ft. The proposed sign plan shows approximately 249 sq. ft. of signage. Chick-Fil-A will have to reduce their signage. Kent mentioned that he wants to get through the platting process.

**ISSUES TO BE RESOLVED:**

Landscaping Plan  
Erosion Control Plan  
Rule 5 Permit  
Provide Detailed Storm Water Pollution Prevention Plan  
Provide Storm Sewer Calculations  
Traffic Impact Study  
Detailed Site Plan  
Backflow Prevention  
Site Improvement Permit  
State Design Release  
Building Permit  
Submit One (1) Paper Copy and One (1) PDF Copy of Plans  
Contractors Registered with the City  
Contact Porter County Health Department  
Submit Floor Plan and Internal Plumbing Plan with Accurate Dimensions  
Submit Equipment List  
Hood Contractor Must Contact Fire Department before Hood Installation  
Signage/Fencing Permit  
Photometric Plan

**Our City...Our Values**

Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate



**Planning Department**  
166 Lincolnway  
Valparaiso, IN 46383  
Phone: (219) 462-1161  
Fax: (219) 464-4273  
[www.valpo.us](http://www.valpo.us)

Bicycle Parking  
Variance for Drive-thru  
Parking Variance (if required)  
Zoning Clearance

**Our City...Our Values**

Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate