

MEETING: Site Review Committee
SUBJECT: Old LePeep Remodel
ADDRESS: 3800 Calumet
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: August 18, 2022

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshader@valpo.us
Jessica Gage, Associate Planner
(219) 462-1161 / jgage@valpo.us
Mike Jabo, City Engineer
(219) 462-1161 / mjabo@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Matt Zurbriggen, Engineering Dept.
(219) 462-1161 / mzurbriggen@valpo.us
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Hannah Seats, Pretreatment Administrator
(219) 464-4973 / hseats@valpo.us

PRESENTERS:

Steve DeBold, Chester, Inc.
(219) 476-4424 / sdebold@chesterinc.com
Joe DeCenzo, Chester, Inc.
(219) 465-7555 / decenzo@chesterinc.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss a 304 sq ft building addition and restaurant remodel. Shrader 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: DeBold stated the project is located at 3800 Calumet. It is the old LePeep Restaurant. The parcel is .382 acres and is zoned PUD. There is an old drive through area on the north side. There is a concrete patio on the west side of the building. Both areas will be changing. The patio will be removed along with the walkway to parking. At the drive through area, they will remove the fencing and the cooler that are currently there. They are proposing a 304 sq ft addition on the northwest corner of the building. Inside the addition will have a large cooler area and then an entrance into the building for deliveries. A new deck is proposed on the west side. This has been discussed with City staff and NIPSCO. Everything else with the site will stay as it is. The

drive through will be opened up with a 17 x 14 canopy over it. Schrader asked if this will be a pizza restaurant. DeBold confirmed.

STAFF COMMENTS:

ZURBRIGGEN: The site looks good. What is the dimension of the drive through? DeBold said the outer radius is 19 ft. and is wider than the existing. There will be a stand-up curb and bollards to protect the building. Zurbruggen asked if the entry will be from the east. DeBold conveyed traffic will come down the drive and turn in from the east.

LAIRD: A Site Permit through the Engineering Department will be required. The Site Permit application can be submitted along with the Building Permit application.

MCGINLEY: McGinley indicated that he met on site and has no issues.

SEATS: Seats asked if there will be any changes in the kitchen area. DeCenzo stated that a bar area will be added and there will be an additional hand sink and an open site bin for an ice area. The bathrooms will be reconfigured to add an additional fixture in each bathroom. The dish washing area and floor drains will remain the same. Seats said there appears to be a new water station. There will be a hand sink at the bar and a new floor drain is being added at the bar. The plans show a connection for an open site drain for the ice maker and a small glass washing machine. The plans also show a hand sink in the cook area. Seats needs to look further to get approval for these. Seats asked if there is anything draining from the walk-in cooler. DeCenzo advised that there is a drain for the cooler condensing coil. Chester is the architect and site designer on the project. The contractor will need to work with the company installing the cooler to see what will be needed.

ON BEHALF OF VICKI THRASHER: A State Construction Design Release will be required before Building Permits can be issued. Submittal of a contractor's list is required. One set of paper plans and one set of pdf plans is required. It will be necessary to contact the Porter County Health Department. Any signage will require a separate permit. DeCenzo asked if the list of requirements could be memorialized since the client is not attending the meeting and Chester is not the contractor. Shrader conveyed the list of issues to be resolved will be included at the end of the minutes.

STITES: Stites mentioned that all initial inspections are scheduled and coordinated through the Building Department. After occupancy is granted, the facility will be subject to annual fire inspections. If any fire protection equipment is considered, it will be necessary to contact Stites prior to the contractor beginning installation.

SHRADER: This is in the North Hampstead PUD. The PUD as adopted is five pages. They were given a workout when they were designing LePeep. An

amendment was made to allow for flexibility from the PUD standards that come into play when the PUD is silent. In terms of site design, a lot of things do not apply because the PUD is not fully built out and she intends to establish a ratio to determine the number of parking spaces. Shrader asked if there will be any resurfacing or striping in this area because of the addition. DeBold indicated that they will be resurfacing and striping in the area of the addition. Shrader said if there is restriping being done in the area, she wants them to look at two existing areas that are not the correct size. This will be a popular restaurant and parking will be a high demand. Shrader asked if the crosswalk that was part of the LePeep plan has been built. DeCenzo stated he is not sure. If it is not, it will be part of the final close-out work. It might be done at the end of the month. Shrader conveyed that this is very important and is sure that final occupancy will be conditional of it being installed. In the modification and amendment to the Development Plan that was done last year, they dove into the façade treatment requirements and specifically the transparency requirements. We tried to provide a lot of flexibility. For a zoning clearance application, the calculations and dimensions will need to show that the façades that are changing still meet the standards. The primary façade is on Calumet and has 40% transparency. All the other facades are 20%; however, there is a lot of flexibility built in. Above 8 ft. in height can be used towards the transparency requirement. In non-primary façade spandrel can be used. There will be a transparency challenge because of the walk-in cooler. There is the vestibule area which might have some potential. There is flexibility to go down to a minimum 25% on primary facades and 15% on other facades. If going to that percentage, it will be necessary to show a distinct finish material, masking, and roof lines. We will want to see landscape designs that address blank areas. On the West elevation it looks like there are two screens in the deck area. Is that accurate? DeCenzo stated that the client would like to have a couple of television screens. The intent is to be able to cover the screens when not in use so they will be protected. Shrader stated that if these are television screens, they must be used as a television. If they flash menus or other commercial items, they will be considered as signs. The current LePeep building has a railing on the parking area and the patio. Will the deck railing tie into the existing railing at the parking lot. DeCenzo said he is guessing that the owner will want it to tie in. However, this will be determined by the owner with the contactor. Shrader conveyed that in terms of the transparency calculations, the west façade takes the entire facade because there are changes to the existing in addition to the new area. DeCenzo indicated that it will be difficult to meet the requirements on the west side because the existing structure has the kitchen and restrooms on that wall. The opportunity for windows there is limited. Also, there are meters on that wall. Shrader stated that there is some glazing

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being removed in the center portion of the existing. And there are a lot of challenges. A lot of flexibility has been given for back of house and hopes there is a solution to work out everything. Shrader asked about the development schedule. DeCenzo it not about the schedule. Everything is down State for review. They anticipate getting the signed release by the end of the week. The anticipated turn over date for the new building is the end of this month. However, they are not sure when the remodeling will begin. Shrader mentioned they could send in the mid-work product. If there are any questions about a façade or transparency they need to call or email. We will work to keep everything moving.

ISSUES TO BE RESOLVED:

Site Permit (Engineering Department)

Construction Design Release

Building Permit

Contractor List

Paper and pdf Plans

Contact Porter County Health Department

Sign Permit

Two existing parking spots are not correct and should be re-stripped

Check to make sure crosswalk is installed

Zoning Clearance Application – Transparency

Landscape Design