

MEETING: Site Review Committee
SUBJECT: Ivy Rehab
ADDRESS: 2502 Calumet Ave #3
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: September 8, 2022

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Jessica Gage, Associate Planning Director
(219) 462-1161 / jgage@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us

PRESENTERS:

Beata, Mirek Construction
(630)350-8336 / mirek@mirekonline.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed physical therapy office to be located at 2502 Calumet Avenue. 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: Beata stated they are doing an interior renovation for Ivy Rehab at 2502 Calumet Avenue. They are doing new fixtures for the bathroom. The bathrooms will stay in the same spot for the least amount of plumbing necessary. They are doing demo in the back and putting in some new offices. A laundry is going in the back near the bathrooms. There is no work being done to the exterior.

STAFF COMMENTS:

MCGINLEY: McGinley asked if there is any work being done to the existing water or sewer service? It appears the work is all internal. Beata stated that there is no work being done to the water or sewer services.

FAHEL: Fahel asked about the type of rehabilitation that takes place. Beata explained that it is a physical therapy office. They provide therapy necessary after medical procedures. They will be using stationary bikes and treadmills. Fahel asked if any pharmaceuticals will be stored at the site. Beata stated there

are no pharmaceuticals involved with the therapy. Fahel mentioned that he did not see any plumbing on the plans. Fahel indicated an internal plumbing plan would be needed. Beata pointed out the plumbing plan sheet. Fahel stated that he will go over the plans. If anything else is required, he will email Beata.

LAIRD: Laird asked if there will be any revisions or improvements done to the site? Beata said nothing is planned at this time. Some bollards may be added, but this has not been discussed. Laird stated that at the present the Engineering Department has no comments on the project. However, in the event that some exterior site work is proposed, the Engineering Department will need to see the plans and have the opportunity to make comments.

SHRADER: Shrader asked if the parking situation for this building has been discussed with the property owner. Beata said this issue has not been discussed. Shrader conveyed that the property owner developed two other uses in the building and during the site review for both of those uses, Planning identified that all of the available parking for the area had been used. The owner was told that anything else that was developed would need some sort of relief from the standards to get building permits to allow another business to exist there. Shrader asked if the owner discussed this issue with them. Beata said this issue was never discussed. Shrader advised that the parking standards for a medical office are five (5) spaces per 1,000 sq. ft. of useable floor space. The calculation for useable floor space does not include restrooms or areas dedicated to storage. It will also be necessary to take into consideration the useable floor space built out for the smoothie shop and teriyaki restaurant. Unless the useable floor space for these two uses has shrunk, it will be necessary to use the shared use parking table to see if it will get them closer to the required parking. However, all the calculations done to this point lead us to believe that it will be necessary to go before the Board of Zoning Appeals for a variance for parking and prove it can work on the site. There is an access agreement with the property to the south but there is no parking agreement. This could help if they are willing to share. Shrader asked Beata who they have as a contact. Beata indicated that they have been working with Haresh Prithyani, but their only contact has been to exchange a key. Shrader advised that Prithyani would need to assist with parking. Planning will need the calculation for useable floor space. Do not include restrooms or dedicated storage areas in this calculation. Beata asked if offices are part of the calculation. Shrader confirmed that these areas needed to be included. Shrader said this information can be emailed. Teriyaki Madness and Nekktar both went through site review and zoning clearance. If nothing has changed, then we should have their square footages. Shrader advised that if a variance for parking is required, it will be necessary to submit a petition by September 16th for the October 19th meeting or by October 14th for the

November 16th meeting. Shrader asked about the project schedule. Beata indicated that they usually want to open six weeks from the time they receive permits. Shrader is aware that they have not discussed the possible need for a variance and this may add to the timeline. Everyone will need to be realistic about the implementation of the timeline if a variance is required. Shrader asked Beata if she knew when they might be ready to apply for a variance should one be needed. Beata conveyed that it would depend on if the architect and landlord have to visit the site. Beata wants to get the calculations submitted as soon as possible. Hopefully within the next few days so this issue can be resolved or a petition can be submitted to the BZA. Shrader advised that the application and information about meetings is on the City's website on the Board of Zoning Appeals page. Staff can provide a link. Shrader conveyed that signage will require a permit through the Building Department. Most of the sign contractors in the area are aware of our requirements, The size for the sign is limited by the amount of linear feet of building frontage. For this site, the total amount is shared by all three tenants. Two (2) 60 ft. lengths can be shared. Beata stated that Mirek is usually not involved with the sign. She will pass this on to Ivy Rehab so they can take care of it with the sign vendor. Shrader conveyed that the calculation for signage is 3 sq. ft. of signage per linear foot of building frontage and it is for the entire structure.

GAGE – Gage reiterated that parking is the big issue. The other item is the condition of the sidewalk outside the front door. There are some big chunks where the rebar is showing. This will need to be fixed. Beata asked if a permit will be required. Shrader interjected that if any exterior improvements are made, a Site Permit is required though the Engineering Department. Bill Laird can be contacted for any questions about the site permit.

ON BEHALF OF VICKI THRASHER (BUILDING COMMISSIONER) – A Construction Design Release from the Indiana Department of Homeland Security will be required prior to issuance of Building Permits. Building Permit applications are online. Contractors must be registered with the City and listed on the permit application. One paper set of the plans along with one pdf set of the plans is required. A Zoning Clearance is required and should be submitted with the Building Permit application. If they have to go through BZA it should be approved quickly. Site work outside of the building needs a Site Permit and can be submitted to the Building Department when you are ready to get your permits.

ISSUES TO BE RESOLVED:

- Submit Internal Plumbing Plan
- Site Permit (if any exterior work is required)
- Submit Plans for Exterior Work (if required) to Engineering

Number of Parking Spaces Required

Research Possibility of Shared Parking with Property Owner to the South

Provide Calculation for Total Useable Floor Space

Variance for Parking (if required)

Sign Permit

Construction Design Release

Building Permit

Contractors Registered with the City

Submit One Paper Set of Plans and One PDF Set Plans

Zoning Clearance