



MEETING: Site Review Committee
SUBJECT: Restaurant Build-Out
ADDRESS: 15 Lincolnway

LOCATION: City Hall
DATE: November 9, 2010

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tim Burkman, Engineering Director (219) 462-1161
Adam McAlpine, Engineering Dept. (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Jack Johnson, Fire Department (219) 462-8325
Media

PRESENTERS:

Brent Wagner, Wagner Architecture
219-531-2468 / brent@wagnerarchitecture.net
Jean Maczak, Wagner Architecture
219-531-2468 / jean@wagnerarchitecture.net
Vanessa Banovic, 773-860-1050 / nessakerns@gmail.com
Laurie Kjelstrom, 219-241-3794 / jo.laurie@gmail.com

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.
The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed restaurant build out of an existing first floor commercial space. Burkman 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: Rather than a café type of establishment, the restaurant intends to be upscale featuring breakfast and lunch. Currently the seating is for 89 although; this may be reduced to approximately 70. A semi-open style kitchen is anticipated within the facility. Since the applicants hope to obtain a liquor license at some point, a bar is also expected. In-house catering will be featured, as well as renting the facility for special events. The stairwell is located in the back of the building with one set of stairs leading to the upper floor apartments, and the other to a mezzanine level. The installation of a sprinkler system is not expected.

STAFF COMMENTS:

JOHNSON: The travel distance is not known since scaled drawings were not presented. Two marked exits are essential. Separation requirements from the residential and the businesses on each side must be met. In this situation, a sprinkler system is highly recommended. In order to state accurate comments, checking into the square footage and the numbers is needed. Should an alarm system be installed and the building is sprinkled, the Fire Department connection must be placed on the address side of the building. A Knox Box is also necessary. Detailed drawings are needed therefore; Johnson will defer to the Building Commissioner for comment. A commercial hood system with a suppression system is essential if any grease frying should occur. An additional site review is recommended.

MCINTIRE: Upgrading the water meter to a minimum of 3/4" is strongly advised. The current water meter is 5/8", which is the smallest in existence. Backflow protection is also required and any questions can be directed to Shaun Shifflett. There are concerns about the existing water service being able to handle the needed load. The main is located in the front, under the new concrete. In reference to the possibility of fire protection, the 10" main is located on the south side of the road.

MCALPINE: No comments regarding these plans.

BURKMAN: This particular project is for interior alterations only however, façade improvements are intended to take place in the future. A sanitary sewer connection fee may result with upsizing the meter. It's possible that going from 5/8" to 3/4" may be the same fee otherwise, paying the difference will be necessary. Burkman will check into this.

ON BEHALF OF CRAIG PHILLIPS: Signage for the business is subject to the signage regulations in Section 5.303 of the Unified Development Ordinance.

THRASHER: A State Design Release is needed before building permits can be issued. There is concern about the exiting since the distances are not known. Separations must be correct according to the code. The basement is intended to be used for mechanical space. The upper floors are residential space and will remain unchanged. The hood system will also require a release from the State. Façade improvements for the building will require a permit since this differs from the permit for the interior build out. Signage requires a permit as well.

PILARSKI: In accordance with Chapters 51 and 52 of the City of Valparaiso's Code of Ordinances, the installation of a 1,000 gallon oil and grease interceptor is required. The submission of an Internal Sanitary Sewer Plumbing Plan is also essential. Normally a unit of this size is placed outside the facility. Since the City owns the alley, placing this unit in the basement may be a possibility. Pilarski will provide the specifications for such a unit.

Rather than an additional site review, it was determined to work directly with the Building Department and the Fire Department in order to resolve those particular issues.

ISSUES TO BE RESOLVED:

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