



MEETING: Site Review Committee
SUBJECT: Team Chevrolet Remodel
ADDRESS: 1856 Morthland Drive (US 30)

LOCATION: City Hall
DATE: November 2, 2010

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Tyler Kent, Asst. City Planner (219) 462-1161
Tim Burkman, Engineering Director (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
Tony Reid, Public Works (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325

PRESENTERS:

Kent Pollack, Pollack Architectural Group
219-464-9398 / kentp@pollackarchgroup.com
Mike Rudolph, Team Chevrolet
219-462-1175 / rudy@teamchevyinc.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 remodel located at Team Chevrolet on Morthland Drive. 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:

A conceptual package had been put together as to how the Chevrolet dealership want their stores to appear. A drawing was presented regarding the intended image for all the Chevy stores. Core items are meant to remain unchanged although; certain other items can be modified. This particular building is 1 story. The octagon corner located on the building does not fit into the new image program therefore; it will be eliminated. After the remodel is complete the facility will actually be 170' smaller. The stand alone, 25' x 40' entry portal in the front will be a focal point with lighting. The exterior fascia material is intended to be of an aluminum composite, and the current brick in the columns will be painted. Specific paint color details were stated. All the glass will be removed since the existing bronze window trim will need to be replaced with clear anodized aluminum. The new energy code has made this difficult although, they are aware and will meet the requirements. The showroom improvements will consist of new tile and paint.

STAFF COMMENTS:

JOHNSON: Sprinkling the building is strongly encouraged, particularly in the mechanical and storage areas. A Knox Box is required for this project. No changes are taking place in the mechanical / storage areas, or the offices.

MCINTIRE: The domestic service and car wash irrigation system currently have backflow

protection therefore; there are no issues.

PILARSKI: There are no comments since the interior plumbing isn't changing, the facility is using the existing sanitary sewer line, and the wastewater characteristics are not changing.

BURKMAN: Some of the areas that are currently concrete walkways are intended to be upgraded with some paver area. Engineering has no issues or comments.

THRASHER: A State Design Release is needed before a building permit can be issued. The new signage will also require a permit.

KENT: The work taking place on the building is located on the south, east, and west sides.

Detailed architectural drawings need to be provided, as well as material samples and the colors being used. A landscape plan for the front and south side of the building is needed. Specific guidelines are in place regarding onsite landscaping and the landscape located in the parkway. Further discussion is needed regarding this issue. Conversation with Craig Phillips is necessary regarding the architectural and signage details.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with Tree Survey)

- Detailed Site Plan

- Site Improvement Permit

- State Design Release

- Building Permit

- Signage / Fencing Permit

- Zoning Clearance

- Knox Box