



MEETING: Site Review Committee
SUBJECT: TGI Friday Restaurant
ADDRESS: Valparaiso Walk

LOCATION: City Hall

DATE: 2/7/06

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161

PRESENTERS:

Matthew Beck
 IBT Development
 (312) 421-8710
 mbeck@ibtgroupllc.com

Media

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:

The Site Review Committee met to discuss a proposed new construction of TGI Friday Restaurant in the last out lot at Valparaiso Walk.

Phillips 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. Phillips also explained the new requirement for a site improvement permit in addition to the other items needed to begin construction.

TGI Friday is a 5100 sq. ft. restaurant. The entrance to outlot 3 will be from the existing drive in the parking field shared with the big box stores such as Marshalls; Bed, Bath, & Beyond; and Michaels. Parking has been maximized keeping with the parking variance for the development. The main entrance into the restaurant is from the west with a secondary exit to the north. Service is on the east. Utilities are at the northeast corner and southeast corner of the site. There is a detention basin to the southwest. TGI Friday will utilize the ground sign easement on Silhavy to place a monument sign.

Phillips noted that a pedestrian connection to the remaining parking field is needed. Also, a clear pedestrian connection is needed from the restaurant to the walkway on the west and south side of the lot. This is a ground lease. Lot coverage information is needed. The final number of parking spaces should be noted on the plan. A monument style sign up to 48 sq. ft. is allowed. Phillips would like addition information regarding the architecture of the building and the reveal. The dumpster enclosure looks appropriate and must be painted to match the architecture of the building. Beck noted that TGI Friday has requested a wood enclosure for the dumpster. Kent noted that the HVAC unit on the roof must be adequately screened.

Kras inquired as to how the site will drain. Beck explained that the property is sloped to a detention pond. The roof would drain to the roof leader, which would run through the storm sewer underground to the detention.

Thrasher noted that a State Design release is needed prior to obtaining a building permit. Beck clarified that they would seek a permit for the building pad, which would be the compacted grade and stub in utilities. Phillips stated that a site improvement permit would be needed for the building pad and an additional site improvement permit would be needed for the site.

Johnson confirmed that the building would be sprinkled. An exit for the kitchen staff must be clarified on the plan. Johnson also noted that if the dumpster enclosure is going to be made from wood, it must be a minimum of 5' from the building.

McDaniels said they had already been in discussion with Ed Pilarski. The private sewer line will connect to the city's 6" line. It is recommended that a clean out be provided every 100'.

Brown noted that the 8" water line would need to be extended to the south end of the property. Fire service and domestic service will come off of that. Backflow protection is required on the domestic meter, fire system, and any landscape or irrigation systems.

Additional Items Needed:

- Detailed Elevation of Architecture
- Landscaping plan (with Tree Survey)
- Erosion control plan
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit