



MEETING: Site Review Committee
SUBJECT: Brewery/Restaurant
ADDRESS: 62 Lincolnway

LOCATION: City Hall
DATE: 3/22/05
ZONING: C-4
PARKING: N/A
LOT COVERAGE: N/A

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Melanie Sheets, Police Department	(219) 462-0717
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612

PRESENTERS:

Barb Kehe
 Jerry Barber
 Dick Bebler
 bkehe@adsnet.com

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed project at 62 Lincolnway, zoned C-4. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals. Kehe stated that this is a proposed micro-brewery/restaurant. There will be seating and a bar in the front. The back of the area will be a kitchen and brewery. Downstairs there is a possibility of putting a small bar but they need to know the height restrictions on that type of thing. There are a couple of doors and there will be a door out the kitchen to the alley. They will need to put a hood in and the electrical may need to be upgraded for the brewery. Water will have to be upgraded for the brewery also. They will need to know the restrictions for their cleaning process which has caustic and acidic properties. The tanks will be in an area with glass so people can look in. Phillips asked if there are side entrances. Kehe advised that the side entrances are currently blocked off and they open inward which may not be allowed. Oeding said that is a really narrow alley so to open a door into the alley would be of some concern. Service trucks come that alley. There is a parking lot behind the building with a deck above it for the people upstairs. The number of entrances will be determined by the allowable occupants. Thrasher advised that there is a formula to figure the number of allowable occupants. The seating area is only about 800 square feet so you would take that and divide it by 15 to get the number of occupants. If there is over 50

occupants you would need another exit other than the kitchen. The side exit would be dumping people out into a dangerous situation. Oeding said that maybe using a side exit only for emergencies would be okay. We had another restaurant looking at this and they were looking at putting an outdoor exhaust into the alley which would not work. Thrasher and Nondorf agreed that using a side exit only for emergencies would be acceptable.

Phillips advised that this use is acceptable in the zoning area. Phillips asked if they were planning to enclose the outside stairwell that goes down to the cellar. Kehe advised that there is a deck above it for the apartment upstairs. There is a deck that is cantilevered so you can lift it and you can get to the cellar. There will be no other access to the basement other than the front stairs. That will be a service and customer entrance. Phillips said that if they manage to get the bar down there they should look at enclosing the area to have it accessible from the inside of the building. Kehe said she also needs to figure out how to get tanks in.

Nondorf stated that he will want the exact square footage to figure the seating capacity. If there is seating in the basement they might require another egress. They should try to find out what type of materials are in the walls and ceilings so that they can determine the fire rating.

Brown advised that they now have a 5/8-3/4" service and they will need a 1 1/2-2" service. The service comes off in front of Lincolnway so to make any changes they would need to dig up the sidewalk. Daryl gave them the contact person for the water service. Backflow protection would be required at the meter itself and any applicable backflow devices inside could be determined by the plumber. the basement. Kehe said that they are also concerned about the drain in the basement. She asked if there are drawings so they can see where that drain goes and if it is usable. Phillips advised that they should contact Marv McDaniels to get that information. She would also need to contact Ed Pilarski at the Wastewater Treatment Plant for any information on pre-treatment and grease traps. When they look at doing signage they can check the sign ordinance on the web. They will need to apply for a building permit for the sign. There are no parking standards since this is downtown. The plan on having between 20-25 employees. They need to contact Rich Spicer at the Police Department in regard to any noise ordinance that may apply. Hours of operation will include lunch and dinner.

Thrasher stated that since this is a change in occupancy they will need a State Design Release and also a Commercial Hood Design Release. This will be more restrictive than the previous tenant so the fire separation walls will be important which may need to be made on the ceiling to separate this from the apartments. Kehe said that there is a tin ceiling and they don't want to lose that. Thrasher advised that this can all be considered when plans are sent to the State. The restrooms will have to be handicapped accessible. The number of restrooms depends on the number of occupants. According to the Building Code if the occupancy is under 50 only one means of egress is required. Over 50, including employees, will require two. They will be required to post the restricted occupancy. The building permit will not be issued until we have approval on the State Design Releases. Ceiling height is generally 7'. Vicki will check on this to let them know. Phillips asked where they will handling their garbage. Kehe advised that there is an area behind the building that is used for parking. Currently the people living upstairs have their garbage behind the building next door that is owned by the same person. They are considering both renting and buying. Kehe also asked if they could put a beer garden or picnic area if they took out the parking use. Phillips said that it might require a corridor to the back in that case. If they want this out front they need to seek approval from the Board of Public Works. Phillips asked that the dumpster be enclosed. They would lose a parking space but they will also required a space for the grease that will need to be picked up.

Phillips asked if they are planning on making any exterior repairs and they advised that they are not.

Barber asked if they would be required to install a sprinkler system Nondorf stated that he feels that the basement might need that. The requirement will depend on the occupancy. It is an existing building so it would not be a requirement unless the separation is not there and that could reduce the separation level. If there were to be a fire system installed it would also need backflow protection.

ISSUES TO BE RESOLVED:

- Sanitary/Sewer
- Backflow Prevention
- State Release
- Building Permit