

CITY OF VALPARAISO



INDIANA 46383

TELEPHONE: 462-1161

**MEETING: Site Review Committee**  
**SUBJECT: Chinese Market**  
**ADDRESS: 1105 Calumet Avenue**

**LOCATION: City Hall**  
**DATE: December 6, 2011**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Tim Burkman, Engineering Director (219) 462-1161

Ed Pilarski, Water Reclamation Dept. (219) 464-4973

Mark Geskey, Water Dept. (219) 462-6174

Vicki Thrasher, Building Commissioner (219) 462-1161

Media

**PRESENTERS:**

Boting Mo, (219) 210-2254 / moboting1@qq.com

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss a proposed Chinese Market located at 1105 Calumet Avenue. 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:** The idea is to provide a market in the Valparaiso area so that people would not have to drive to Chicago to shop for Chinese food items. The market will provide dry goods and packaged goods. No meat will be sold. If possible, in the future they would also like to use rooms at the front of the building for the purpose of selling clothing.

**STAFF COMMENTS:**

**GESKEY:** Due to a change of occupancy in a commercial building, backflow protection will be required. Contact information for Shaun Shifflett was provided.

**ON BEHALF OF PHILLIPS:** The use as a grocery store is a permitted use in the Commercial General District. Parking needs to be examined based on the ratio of 5 spaces per 1,000 square feet of usable floor area. This calculation is the square footage minus bathrooms, storage, HVAC and utility spaces. The dumpster enclosure needs to meet the standards in Section 2.406 of the Unified Development Ordinance. Signage is permitted and is based on Section 5.303 of the Unified Development Ordinance.

**BURKMAN:** Burkman is aware that there will be no exterior work. The thoroughfare plan requires a 40' right-of-way from the center line of Calumet to the western edge. Currently, there is only 30'; therefore, an additional 10' dedication needs to take place. This 10' right of way dedication would have to be from the property owner and is a condition of any building permit required.

**THRASHER:** Thrasher asked if any construction was being done on the interior of the building. Mo said everything was staying exactly the same. Freezers, coolers and shelving will be added. Thrasher stated that a Building Permit would probably not be required. If, however, walls are added or electrical work is needed, a Building Permit will be required prior to any work being done. A permit for signage will be required before installation. Thrasher stated that contacting Craig

Phillips regarding the parking issue is necessary.

**PILARSKI:** Pilarski asked if an extra sink was being installed. Mo said a sink would not be added. Pilarski stated that since the waste water discharge from the facility will not be changed and an additional line to the sanitary sewer system is not being requested, there are no comments regarding this project.

**ON BEHALF OF EVANS:** Public Works has no comments concerning this project.

**ISSUES TO BE RESOLVED:**

- Right-of-way
- Detailed Site Plan
- Backflow Prevention
- Signage / Fencing Permit
- Zoning Clearance
- Parking Issues
- Dumpster Enclosure
- Building Permit (if walls are added or electrical work is required)