



MEETING: Site Review Committee
SUBJECT: Shish KaBob Restaurant
ADDRESS: 200 Billings Street

LOCATION: City Hall
DATE: October 16, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Taylor Wegrzyn, Asst. City Planner	(219) 462-1161
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
Jack Johnson, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Karim Khatib, (708) 259-8460
 Ritchie Eibel, Building Owner
 (219) 476-9106/eibelvalpo@comcast.net
 Robert Haddad, Bobco
 (219) 678-5252
 Fadi El Najami, Chicago Fresh Meats
 (773) 731-3843/felnajami@yahoo.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 Shish KaBob restaurant to be located at 200 Billings Street. 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: Khatib explained that he wants to open a shish kabob restaurant in the Valparaiso area. Mr. Khatib has previous experience in the food industry and at one time had a restaurant in Chicago. This restaurant will serve Mediterranean food.

STAFF COMMENTS:

THRASHER: Thrasher requested clarification on the dimensions of the building. Eibel stated the dimensions are 66' x 40'. Thrasher is aware the hood system and restrooms are existing. Thrasher asked how much customer seating will be available. Haddad requested they be allowed the maximum amount of seating for this area. Thrasher indicated that 49 seats or less would be acceptable for a space this size. Thrasher explained this amount of seating would keep the classification as a B rather than AS (assembly). Thrasher is aware that the interior work will be cosmetic and that no walls will be added. A sign permit will be required for any signage. Khatib asked if an "opening soon" sign would be permitted. Thrasher stated this would require a permit. Thrasher conveyed that all requirements presented at this site review must be resolved before the restaurant can be opened.

BURKMAN: Burkman is aware that no exterior work will be done at this site; therefore, Engineering has no comments concerning this project.

WEGRZYN: Wegrzyn stated that 3 sq. ft. of signage will be allowed for each linear foot of building frontage for this tenant space. The total maximum amount of signage allowed is 132 square feet. Eibel stated that at one time there was a sign on a pole in a planter and wanted clarification on whether a permit would be required to erect this sign. Wegrzyn stated a permit will be required and drawings indicating the location, size and square footage need to be submitted. Parking is based

on 1 space per 75 square feet of useable floor space. Storage rooms and restrooms are not counted in this calculation. Seating areas, cooking areas and prep areas will count towards the required parking. Providing the total square footage of useable floor space is necessary. Eibel stated there is 2,400 sq. ft. of useable floor space. Wegrzyn conveyed that 32 parking spaces will be required. Wegrzyn noted that two handicapped parking spaces are also required. This will require further review and discussion with the Planning Department. Wegrzyn indicated that if an additional dumpster is added, it will require an enclosure and will need to meet the standards of Article 2, Section 2.406 of the Valparaiso Unified Development Ordinance.

PILARSKI: Pilarski inquired if the original sewer shown on the drawing is active. Eibel confirmed that it is still active. Pilarski stated that Chapter 51 of the City of Valparaiso Code of Ordinances requires a full-service restaurant to install a 1,000 gallon oil and grease interceptor. Providing more information for a potential waiver of this ordinance for installation of a smaller unit under the sink is required. Pilarski provided a copy of Chapter 51 and specifications for an oil and grease interceptor. Pilarski will send a letter which outlines the requirements for a waiver.

GESKEY: Geskey indicated the Water Department records state there is no backflow protection at this site. Backflow protection will be necessary. Geskey provided contact information for Shaun Shifflett.

JOHNSON: Johnson stated that an inspection of the hood system and fire extinguishers will be necessary to ensure they are within test. Johnson will also check exit signs. Johnson is aware there is no fire alarm system. Although a Knox Box is not required, Johnson recommended that a Knox Box be installed. Johnson will also check the occupant load.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention

Signage / Fencing Permit

Zoning Clearance

Oil and Grease Interceptor

Parking

Fire Department Inspection

Knox Box (recommended)