



INDIANA 46383

TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: Five Guys Burgers & Fries
ADDRESS: 2505 LaPorte Avenue

LOCATION: City Hall
DATE: June 18, 2013

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. City Planner (219) 462-1161
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
Media

PRESENTERS:

Chris Wolf, DHW & Company Series Five
(773) 627-3443 / cwolf11@gmail.com
Timothy A. Bury, Tab Car Corp.
(330) 289-8619 / tabcar55@att.net

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 Five Guys Burger & Fries to be located at 2505 LaPorte Avenue. 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: All interior walls, ceilings, existing lights, duct work will be demolished. Any plumbing that cannot be utilized will be cut and capped. Bury indicated some mold exists in the area where the large walk-in cooler used by Oberweis was located. This section will be removed and inspected. They intend to repair or replace any metal and will maintain the 1 hour fire wall. The interior walls and equipment will be built according to the plans. All elevations and ceiling heights are included in the plans. Bury indicated the demising walls will be waterproofed a foot up to stop any issues with seepage from one spot to another.

STAFF COMMENTS:

THRASHER: The restrooms will be relocated. There will be no additional sinks; however they will be relocated. Thrasher stated the project must be submitted to the State of Indiana for plan review. The State Construction Design Release will be required before issuance of a Building Permit. A Construction Design Release will also be required for the hood system. Doing any demolition prior to receipt of the State Design Release needs to be discussed. Thrasher said up to 20 sprinkler heads can be moved without having to submit to the State. A Sign Permit will be required. Suite numbers must be indicated on the Building Permit application. All contractors must be registered with the City.

BURKMAN: There is some uncertainty as to whether or not a right-of-way dedication is needed along the frontage of this property. When this center was developed in 2005, the property owner was told a right-of-way dedication might be required. The plat of survey in our files dated December 14, 2005 by Emil Beeg shows the northerly right-of-way line of what was State Road 2 where it should be; however the parcel line extends south of that into the roadway. A document

may be needed from the property owner to properly dedicate any right-of-way that is not there today. Both the County and City GIS sites show the property extending south of where the right-of-way line should be into a portion of the road. Burkman will explain in further detail after the meeting. The dedication of right-of-way will be a condition of Building Permits being issued.

KENT: Signage will be based on the store front facing LaPorte Avenue. The total sign allowance for the site will be 3 sq. ft. per linear foot of building frontage. Parking calculations were done In 2011 concerning Chipotle. Table 9.205 of the Unified Development Ordinance was used for this calculation. At the time of these calculations it appears there was a surplus of one parking space. The calculations for Oberweis included the walk-in freezers. Calculations are based on 1 space per 75 sq. ft. of usable floor area. Storage areas and restrooms should not be included in the calculations. The parking requirement for Five Guys will remain 1 space per 75 sq. ft. of usable floor area and it appears there may not be enough parking to meet the requirement. Parking may need to be added on site. Bury presented recent parking calculations. Kent indicated it appears the usable floor area for Five Guys is larger than that of Oberweis. There is more dining area. Kent stated more discussion concerning the parking situation and confirmation of the usable floor area for the calculations is necessary. Wolf asked if the Oberweis drive-thru lane could be used for parking. Kent indicated the measurements for the driveway area would be needed. There may be a requirement that the drive-thru be removed and not used so as not to compound the issue of the drive-thru and parking. This needs more discussion. Kent also indicated that a couple of spaces could be added behind some of the tenants (Verizon Wireless and Chipotle) because the driveway area is wider. Reconfiguring the dumpster area may provide more spaces.

PILARSKI: Although the oil and grease interceptor is acceptable it will require service. Pilarski provided a list of suggested service companies. Information was provided to indicate the oil and grease interceptor was serviced in March. Pilarski suggested this be checked again. Revisions to the plans will be necessary. Pilarski indicated the equipment listed on Plan A4.1 needs to be double checked. What is on the plans needs to be listed and what is not on the plan should be removed. The grease interceptor detail shown on Sheet M-100 should be removed. Pilarski provided the City specifications for the grease interceptor with a diagram to be used. Changes are required to Sheet M-300. The four compartment sink has two floor drains. They need to be tied into the oil and grease interceptor line. The floor drain immediately next to it also needs to be tied into the oil and grease interceptor line rather than the sanitary sewer. The existing grease trap needs to be identified as 1,000 gallon in size. Once the plans are revised, reviewed and approved and the interceptor has been checked again, approval can be forwarded to the Building Commissioner.

GESKEY: Geskey asked if the water service and backflow will be moved. Bury indicated they will be moved internally. Geskey conveyed the backflow is past due for servicing. The contact concerning the backflow will be Shaun Shifflett. Contact information was provided. If the water meter is moved the water must be shutoff outside the building. Shaun Shifflett will also be the contact for this. No water lines coming into the building will be added. Bury asked about increasing the size of the gas lines. Geskey indicated NIPSCO should be contacted concerning this issue.

ISSUES TO BE RESOLVED:

- Right-of-way Dedication
- Detailed Site Plan
- Backflow Prevention
- State Design Release (Building and Hood System)
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance

Oil & Grease Interceptor Servicing
Backflow Servicing
Revisions to plans per comments from Pilarski
Parking Calculation Review
Contractors must be registered with the City