



**MEETING: Site Review Committee**  
**SUBJECT: Aftermath Cidery & Winery**  
**ADDRESS: 454 Greenwich Street**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: March 15, 2016**

**IN ATTENDANCE:**

Tyler Kent, Planning Director (219) 462-1161  
 Vicki Thrasher, Building Commissioner (219) 462.1161  
 Adam McAlpine, Engineering Dept. (219) 462.1161  
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
 Jon Daly, Fire Department (219) 462-8325  
 Matt Evans, Public Works Director (219) 462-4612  
 Media

**PRESENTERS:**

Nicole Caylor, Running Vines  
 (219) 390-9463 / [nicole@runningvines.com](mailto:nicole@runningvines.com)  
 Brandon Bennett, Greenwich LLC  
 (312) 725-5244 / [greenwichllc@gmail.com](mailto:greenwichllc@gmail.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 the proposed cidery and winery to be located at 454 Greenwich Street. 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:** Caylor said the plan is for the existing building at Greenwich (the old Maria Elena's) to be used as a cidery and winery. The only construction that will be done is a bar. This is temporary and can be moved. Caylor indicated it will be necessary to pull a plumbing permit for a bar sink. This bar sink will be installed against the back wall.

**STAFF COMMENTS:**

**EVANS:** Evans asked if this project will impact the rights-of-way. Caylor indicated the work will involve the interior and the façade. Evans conveyed that this is an area of heavy pedestrian traffic. If improvements are considered that involve the rights-of-way it will be necessary to ensure pedestrian safety. There are guidelines that will need to be followed. If there is a need for a dumpster, a permit is required and can be obtained through Public Works.

**THRASHER:** Thrasher asked about the number of sinks being added. Caylor reiterated only one sink will be added. There will be no other plumbing work. There is an existing three compartment sink and hand sink. Thrasher asked if the restrooms are handicapped accessible. Bennett said there are ADA compliant toilets and the restrooms are large enough to accommodate a wheelchair. Bennett mentioned there are steps that go up to the front door, and therefore, the building is not compliant. Thrasher asked if any of the access points will be made ADA compliant. Bennett said this is not being considered. Thrasher said there appears to be a hood system. Caylor indicated this is an existing hood. There will be no heavy cooking. They will provide cheeses and prepared meats. A small convection oven will be used for flatbread pizzas. The range will not be used, but it will be cleaned and serviced. There is an ansul system in the hood. Thrasher asked if the wine and cider will be produced at the site. Caylor said the cider and wine will be produced at their Chesterton location. Thrasher said a permit will be required for the plumbing and a Building Permit will be required for any construction. Signage will require a permit.

**KENT:** This property is zoned Residential Transition (RT). There are certain standards that must be met. Commercial is considered a limited use. The total square footage of the restaurant or retail cannot exceed 3,000 sq. ft. The business may not be opened any earlier than 7:00 a.m. and close later than 9:00 p.m. The site may not have any detached signage. The allowable signage is based on 1 sq. ft. of signage for each linear foot of building frontage. Kent indicated a face change for the existing sign is possible; however, the structure must remain as is. Kent mentioned the one issue with this location is the parking situation as there is no off-street parking. However, there was an agreement with the University when Maria Elena's was in operation. Providing a signed copy of this agreement will be necessary. Caylor stated they are working on this issue. Kent requested they work with Darron Farha, Attorney for the University. Caylor said she has been speaking with Mary in the President's Office. Kent asked if there is a location for a dumpster on site. Bennett indicated there is a location at the rear of the building. Bennett mentioned there are two totes; however, there is a cement pad that could be used for a dumpster. Caylor said they plan to continue using the totes as they will not be producing much trash. Kent mentioned the recycling program. Caylor said they will recycle bottles. Kent asked about their timeline. Caylor said they hope to be opened by April 27.

**DALY:** Daly mentioned the 2014 Indiana Fire and Building Codes are followed. The Fire Department conducts annual fire inspections. Daly asked if the ansul system will be maintained. Caylor confirmed the system will be maintained, but it will not be used. Daly needs to check into the use of a Class K fire extinguisher in the kitchen; however, guidelines for other extinguishers must be followed. Maintaining the exit and emergency lighting will be necessary. Addressing is already on the door. There is no fire alarm system. Daly indicated an occupant load sign will need to be posted. Daly said a Knox Box is not required, but is being recommended. The website for purchasing a Knox Box is [www.knoxbox.com](http://www.knoxbox.com).

**MCALPINE:** Since no exterior site improvements are being considered, there are no comments from the Engineering Department.

**PILARSKI:** This building does not have a backflow preventer. Contacting Shaun Shifflett regarding this issue will be necessary. Contact information for Shifflett was provided. The Sewer Department has no issues. Pilarski mentioned this used to be a restaurant and currently there is an oil and grease interceptor on the southwest corner of this facility. Pilarski asked if this oil and grease interceptor will be active. Caylor indicated it will not be active. Pilarski asked for confirmation that the kitchen sinks, etc. are not connected to the oil and grease interceptor. Caylor confirmed they will not be connected. Pilarski indicated a walk-through needs to be scheduled and contacting Yacoub Aljobeh, Pretreatment Coordinator will be necessary.

#### **ISSUES TO BE RESOLVED:**

- Landscaping Plan (with tree survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-Way
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance
- Signed copy of parking agreement