



**MEETING: Site Review Committee**  
**SUBJECT: Amici Grill & Pizzeria**  
**ADDRESS: 1409 Linolnway**  
**PRELIMINARY SITE REVIEW**  
**IN ATTENDANCE:**

Vicki Thrasher, Building Commissioner (219) 462.1161  
 Tim Burkman, Engineering Director (219) 462-1161  
 Adam McAlpine, Engineering Dept. (219) 462.1161  
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
 Mark Geskey, Utilities (219) 462-6174  
 Jon Daly, Fire Department (219) 462-8325  
 Media

**LOCATION: City Hall**  
**DATE: April 5, 2016**

**PRESENTERS:**

John Mouratides, Amici Grill & Pizzeria  
 (219) 730-7841 / [rmouree@yahoo.com](mailto:rmouree@yahoo.com)  
 John Mouratides, Jr., Amici Grill & Pizzeria  
 (219) 680-6714 / [jmouratides@gmail.com](mailto:jmouratides@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 Amici Grill & Pizzeria to be located at 1409 Lincolnway. 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:** Mouratides said he is in the process of purchasing this building. The business will mainly be takeout and delivery. The building at 1409 Lincolnway will be gutted. Mouratides stated he does not have a survey; however, a survey has been ordered by the bank. Mouratides said they will be putting up some walls, building a kitchen and installing an exhaust hood. There will be some seating at the front of the building. There is a garage at the rear that will be used for storage.

**STAFF COMMENTS:**

**BURKMAN:** Burkman asked if the parking area is paved. Mouratides confirmed it is paved and believes that an area at the back can be used for the dumpster and employee parking. Burkman conveyed the parking spaces will need to be striped. Burkman suggested they refer to the Unified Development Ordinance for the required parking stall lengths. Within the Unified Development there is a provision that anytime a permit is pulled if right-of-way is not already dedicated, it is necessary to dedicate the required right-of-way. The Unified Development Ordinance stipulates an 80 ft. right-of-way along Lincolnway (40 ft. on either side). Burkman said from the centerline roughly north will have to be dedicated as right-of-way. Burkman will provide a document template that shows what the form needs to look like; however, a legal description will have to be created for the 40 ft. strip. Burkman conveyed the streetscape improvements (curb and gutter, decorative lighting, sidewalk) are encompassed by an easement. However, the City requires the right-of-way dedication.

**THRASHER:** Thrasher stated handicapped parking is required. Thrasher mentioned the fence appears to be beyond the property line. When the survey is done, they need to ensure that the fence is actually on this property. Thrasher conveyed if the occupancy exceeds 49 this will be considered a restaurant as opposed to a business. It will then be an A occupancy. The Class A

occupancy usually has greater fire safety requirements per the State Building Code. Supplying the number of occupants will be necessary. Submitting the project to the State for a Construction Design Release is required. The hood system must all be submitted to the State for review. Typically, two bathrooms are required. It will be necessary to accommodate this requirement. Thrasher asked for clarification concerning the garage. Mouratides indicated it will not be used as a garage, but as a storage area. Submitting the Construction Design Release to the Building Department will be necessary prior to issuance of a Building Permit. All contractors working on the project must be registered with the City. Proper Health Department approval is required prior to opening for business. Signage will require a permit. Typically the allowable signage is 3 sq. ft. for each linear foot of building frontage. Thrasher said checking with Tyler Kent, Planning Director for clarification on the amount of allowable signage is recommended. Mouratides indicated there is a sign pole next to the building. Thrasher mentioned that pole signs are not allowed in this district and checking with the Planning Department is necessary.

**DALY:** Daly mentioned the Fire Department follows the 2014 Indiana Fire Codes. The Fire Department will conduct annual inspections. Addressing on the front of the building is required. There will be not sprinkler or fire alarm system in the building. There will be an ansul hood system in the kitchen. Daly said some of the items the Fire Department looks for are fire extinguishers, emergency and exit lighting and cover plates. The use of extension cords is not allowed. Appliances should be directly plugged into the outlet, or surge protectors need to be used. Exit doors should not be blocked. Turn style door locks should not be used. Using a keyed lock or panic bar is recommended. If the occupant load is greater than 49, an occupant load sign will be required. Thrasher interjected if a panic bar is not used, posting a sign stating the door will remain open during business hours will be necessary. Daly cautioned against aisle obstructions. A 30" clearance is required for electrical panels. Gas cylinders must be secured. Daly indicated that storage must be kept at least 2 ft. from the ceiling. Fuel equipment storage is not allowed. Watching storage of combustibles is necessary. Daly mentioned that although a Knox Box is not required, it is recommended.

**PILARSKI:** Pilarski conveyed a full service restaurant in Valparaiso is required to install a thousand gallon oil and grease interceptor. However, the plans provided do not supply enough information to make this determination, or to provide a waiver for a smaller sized grease trap. Contacting Yacoub Aljobeh, the Pretreatment Coordinator concerning this issue will be necessary. Mr. Aljobeh will need an internal plumbing plan, a food preparation equipment list, water usage and a variety of other items. Once this information is provided the determination on whether the interceptor will be required or a smaller size unit can be used.

**MCALPINE:** McAlpine asked if all the parking shown in on this parcel. Mouratides said the current property owner indicated the property line was up to the next building. Mouratides reiterated a survey has been ordered by the bank. McAlpine said the parking spaces at the southern end of the lot appear to be awkward spots. The exterior work will consist of windows, doors, trim and a soffit. McAlpine stated there are no drainage requirements. Will a dumpster be used on site? Mouratides confirmed there will be a dumpster. Thrasher interjected that a dumpster enclosure will be required. Discussing this with the Planning Department is suggested.

**GESKEY:** Geskey unless a grease interceptor is required, the sanitary sewer looks okay. The Water Department records do not show backflow protection for this building. Contacting Shaun Shifflett concerning this item will be necessary. Contact information for Shifflett was provided. Mouratides asked about the water service size. Geskey believes it is a 1" service, but Geskey will check on this. If a larger service is needed, there are new water mains along the north side of Lincolnway.

## **ISSUES TO BE RESOLVED:**

Right-of-Way

Detailed Site Plan  
Backflow Prevention  
State Design Release (for building and hood system)  
Building Permit  
Signage/Fencing Permit  
All Contractors Must Be Registered With the City  
Provide the Number of Occupants  
Contact the Health Department  
Dumpster Enclosure  
Internal Plumbing Plan  
Food Preparation Equipment List  
Water Usage  
Grease Interceptor/Grease Trap  
Addressing on Front Door  
Knox Box (recommended but not required)  
Parking  
Zoning Clearance