



MEETING: Site Review Committee
SUBJECT: McDonald's Restaurant
ADDRESS: 2002 Calumet Avenue
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: April 18, 2017

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
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Vicki Thrasher, Building Commissioner	(219) 462.1161
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Tim Burkman, Engineering Director	(219) 462-1161
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Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
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Mark Geskey, Utilities	(219) 462-6174
mgeskey@valpo.us	
Jon Daly, Fire Department	(219) 462-8325
jdaly@valpo.us	
Media	

PRESENTERS:

Chris Stepp, McDonald's USA, LLC
 630-210-2413 / Christopher.Stepp@us.mcd.com
 Mark Iverson, V3 Companies
 630-729-6209 / miverson@v3co.com
 Andrew Uttan, V3 Companies
 630-546-1278 / auttan@v3co.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 the proposed remodel of the existing McDonald's Restaurant located at 2002 Calumet 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: The existing store is being remodeled to update it to McDonald's latest electronics, materials and interiors. There will be an extension for a third pick-up window to expedite the drive-thru window. The building will be squared off. Existing vestibules will be removed. There will be a glass dining area at the front of the building. The bathrooms will be remodeled and the exterior will be updated. The focus of the project is the building. There will be vertical and horizontal elements that will direct people to the entrances. Uttan mentioned that part of the program is full ADA compliance inside and outside the restaurant. The ADA parking will be the spaces closest to the door on the south side of the restaurant. Stepp mentioned there will be self-ordering kiosks. They will be introducing table service.

BURKMAN: Burkman asked if the parking stalls away from the building on the south side are on the adjacent property. Uttan said according to current information, there is a lease agreement with the medical office for these parking spaces. Kent said providing a copy of this lease agreement will be necessary. Burkman mentioned the City has a requirement in the Unified Development Ordinance that any time a permit is pulled for a property two things are required. 1. The right-of-way must comply with the Thoroughfare Plan. The requirement for Calumet is an 80-ft right-of-way (40-ft. on either side). Along the frontage of McDonald's, a 40-ft. right-of-way is required. Currently, it appears to be 30-ft. If this is the case, it will be necessary to dedicate an additional 10-ft. as a condition of permit issuance. 2. The second requirement is for frontage improvements,

i.e. pavement widening, curb and gutter, sidewalks. This site already has curb and the street is the appropriate width. That leaves only sidewalks as not being included currently. The City wants to see this happen along the east side. Burkman indicated the only outstanding question is does this need to be a 5-ft. sidewalk or an 8-ft. pathway. This issue will need to be discussed with the Parks Department. (*See additional comments) A Site Permit from the Engineering Department is required. Uttan said there is a 10-ft. wide street easement along Calumet onto the McDonald's property. Uttan asked if the McDonald's monument sign can stay in its current location. Burkman asked if the sign is within the 10-ft. easement. Uttan said the sign is on the outside of the easement. Burkman mentioned that right-of-way dedications are very common during site review. It is also very common that signs will suddenly become in or partially in the newly dedicate right-of-way. This is especially true along Calumet Avenue. Burkman said the signs are allowed to remain as long as the City does not have project that will require relocation. Burkman asked if they will be compliant with the 5-ft. setback required for signage. Uttan said they will not be compliant. Kent interjected they will not be required to move the sign. Burkman will provide a template for the right-of-way dedication. Uttan mentioned that on the north side of the site the Aaron's sign will be directly in the right-of-way and technically is 1-ft. into the McDonald's property. If they install a sidewalk, it will go directly into the Aaron's sign post. Burkman indicated if an obstruction exists in the right-of-way, some deflection of the sidewalk can be allowed. Showing this on the site plan will be necessary.

THRASHER: Submittal of the project to the State of Indiana for plan review will be necessary. A Construction Design Release will be required prior to issuance of permits. Thrasher indicated they can submit for permits at the same time they submit to the State. All contractors must be registered with the City. All new signage will require a permit.

KENT: Referring to Article 11, Section 11.500 for non-residential design standards is necessary. Kent mentioned there is a requirement for offsets on the building facade that faces the rights-of-way. The offset must be 2-ft. for any building that is less than 80-ft. in width. Referring to Section 11.502 for offsets is recommended. Kent indicated that at least 60% of the façade on the front face of the building needs to be glass. This measurement is between 3-ft. and 8-ft. on the building frontage. Uttan believes they meet this requirement. Kent requested this be shown on the plans. Kent conveyed that EIFS is a permitted material, but it shall be used above 12-ft. from grade and only 30% of the facades shall be EIFS. Kent requested the brick be carried along the south side of the building. Providing colored building elevations is necessary. Stepp indicated the color choices will be gray or an earth-tone color. Kent conveyed the HVAC units must be hidden from public view. Referring to Section 11.508, Roof Structures and Materials, specifically sub-section B will be necessary. This section of the UDO discusses parapet walls and the average of the heights. The average of the heights will need to be shown on the final plans and should be from a street view. Kent asked if additional landscaping is being considered. Uttan conveyed the landscaping will not change. Uttan believes the front of the building is already landscaped and landscaping was planted around the monument sign. Kent conveyed the calculation for signage is 3-sq. ft. of signage per one linear foot of building frontage facing Calumet Avenue. This calculation will be for the entire site. Bicycle parking spaces are required. 1 bicycle parking space is required for each 10 vehicle parking spaces. Referring to Article 9, Section 9.206 for bicycle parking will be necessary. Uttan said it appears the entire site needs to be brought into compliance with the Unified Development Ordinance. Kent conveyed that anytime there are exterior renovations to a site it is necessary to bring the site into compliance with the UDO. Uttan asked if there will be a need for variances. Kent will review the site and determine if any variances will be required. As long as the site meets code, there will not be a need for a public hearing. A Zoning Clearance will be required as part of the Building Permit process.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Daly requested the appropriate address be on the building or on the sign. Daly asked if they intend to have a fire

alarm or sprinkler system. Uttan said he will research this item. Daly conveyed the exit signs, emergency lights and fire extinguishers must meet code. An occupant load sign will be required. Although not required, installation of a Knox Box is highly recommended.

PILARSKI: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Pilarski asked if there will be a change to the internal plumbing. Iverson said the layout of the restrooms will be changing; however, there will be no other changes. Pilarski asked if there will be any changes in the discharges into the on-site 1,000-gallon oil and grease interceptor. Uttan said there will be no changes to the discharges. Pilarski conveyed if there are changes in the future or if during construction there are questions, contacting Yacoub Aljobeh, Pre-treatment Coordinator will be necessary. Contact information was provided.

GESKEY: Geskey asked if there will be changes to the water service coming into the building. Uttan said this all depends on whether a sprinkler system is required. If a sprinkler system is required, contacting Geskey will be necessary. Thrasher said if the building does not currently have a sprinkler system, the remodeling should not trigger the requirement for a sprinkler system. An existing building is not changing the use. Geskey asked if there will be any changes to the sanitary sewer going into the building. There will be no changes. Geskey provided no further comments.

*Burkman added that after discussion with the Parks Department, an 8-ft. wide pathway will be required. Further discussion concerning the removal of the Aaron's Furniture sign will be required. This sign is located in the right-of-way, is considered an off-premise sign and will conflict with the proposed pathway.

STAFF COMMENTS:

ISSUES TO BE RESOLVED:

Landscaping Plan
Right-of-Way Dedication
8-ft. Pathway
Detailed Site Plan
Site Improvement Permit
State Design Release
Building Permit
Signage/Fencing Permit
Zoning Clearance
Provide a Copy of the Parking Lease Agreement
Provide Colored Building Elevations