



**MEETING: Site Review Committee**  
**SUBJECT: Dreamaker Mattress**  
**ADDRESS: 1509 Lincolnway**  
**PRELIMINARY SITE REVIEW**  
**IN ATTENDANCE:**

|                                                            |                |
|------------------------------------------------------------|----------------|
| Tyler Kent, Planning Director                              | (219) 462-1161 |
| <a href="mailto:tkent@valpo.us">tkent@valpo.us</a>         |                |
| Carley Lemmon, Planning Dept.                              | (219) 462-1161 |
| <a href="mailto:clemmon@valpo.us">clemmon@valpo.us</a>     |                |
| Vicki Thrasher, Building Commissioner                      | (219) 462.1161 |
| <a href="mailto:vthrasher@valpo.us">vthrasher@valpo.us</a> |                |
| Tim Burkman, Engineering Director                          | (219) 462-1161 |
| <a href="mailto:tburkman@valpo.us">tburkman@valpo.us</a>   |                |
| Adam McAlpine, Engineering Dept.                           | (219) 462.1161 |
| <a href="mailto:amcalpine@valpo.us">amcalpine@valpo.us</a> |                |
| Ed Pilarski, Water Reclamation Dept.                       | (219) 464-4973 |
| <a href="mailto:epilarski@valpo.us">epilarski@valpo.us</a> |                |
| Mark Geskey, Utilities                                     | (219) 462-6174 |
| <a href="mailto:mgeskey@valpo.us">mgeskey@valpo.us</a>     |                |
| Jon Daly, Fire Department                                  | (219) 462-8325 |
| <a href="mailto:jdaly@valpo.us">jdaly@valpo.us</a>         |                |
| Matt Evans, Public Works Director                          | (219) 462-4612 |
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| Media                                                      |                |

**LOCATION: City Hall**  
**DATE: August 29, 2017**

**PRESENTERS:**

Paul Spite, AFD Consulting  
 (931) 261-3269 / [paul.spite@gmail.com](mailto:paul.spite@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 Dreamaker Mattress to be located at 1509 Lincolnway. 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:** Dreamaker Mattress is currently located on Calumet Avenue just south of the railroad tracks and north of Evans Avenue. The parking at this location is a challenge. The owner is looking at the possibility of locating to 1509 Lincolnway. Spite indicated they have started demolition and framing on the interior, but this work has stopped. They are eliminating the carwash look and installing a showroom. There are multiple overhead doors that will be abandoned. One overhead door at the far end of the parking lot will remain and will be used to load and unload furniture. The parking lot will be striped and bumper stops will be installed. The tenant prior to the carwash put in a ceiling grid and acoustical ceiling tiles. The ceiling tiles were left when the carwash moved into the space. The ceiling tiles will be removed and a new ceiling will be installed throughout the facility. There are three existing block rooms in the back and they will be putting a wall across to create a corridor and block the view from the showroom. Walls will be run down the sides and in front of the piers for the block and insulate the walls. New flooring will be installed. Currently there are pits inside that were part of the carwash. The lines for these pits will be capped and filled with concrete. There is an existing 200-amp load center with several

sub-panels that were pulled off of it. This will be abandoned. The fuse center will be gutted. A 200-amp panel will be installed with circuit breaker. There will be a 100-amp panel to feed the lights. The current lights will be removed and replaced with LED's. The existing gas heater will be removed and capped. The HVAC that fed the offices and restroom will remain. A new HVAC unit for heating and cooling will be installed. The HVAC is well below the limit allowed by the State. The unit will be placed in the attic and the condensing unit will be on the roof. The existing small bathroom will be made ADA accessible. The front part of the building will be used for furniture and the back part of the building will be used as the mattress showroom. An existing door will be changed to swing out.

**STAFF COMMENTS:**

**BURKMAN:** The work appears to be internal. Burkman explained that the City's development ordinance has a provision such that anytime a permit is pulled the land which lies between the existing right-of-way and the proposed right-of-way is dedicated. Basically, this means there needs to be a right-of-way dedication along this frontage. Burkman provided a site map showing the property line going to the center of the road. Lincolnway is called out to be an 80-ft. wide corridor (40-ft. on either side). As a condition of permits, the developer/owner prepare a right-of-way dedication document; however, since this a relatively easy dedication, Burkman said the Engineering Department prepared the necessary document. Burkman conveyed the document needs to be signed and returned to the Engineering Department. The owner should contact the Engineering Department with any questions.

**THRASHER:** The plans presented for site review will be sufficient for the required permits. Contractors must be registered with the City. All work must be done by registered contractors. New signage will require a permit.

**KENT:** The allowable signage for this project is 1 sq. ft. of signage per 1 linear foot of building frontage facing Lincolnway. The total square footage of signage allowed will be 42.8 sq. ft. Spite asked if signs were placed in the windows would Dreamaker still need to meet the 42.8. sq. ft. Kent said yes and explained this site is within the Eastgate Overlay District and there are specific standards in the overlay. Kent provided copy of the Eastgate Overlay standards. Kent advised that neon lights and signs are not permitted. Flashing lights and signs are not permitted. Kent mentioned that painting the building will require the use of earth-tone colors. These are the only types of colors permitted. Kent is aware the condensing unit will be placed on the roof. This type of equipment must be screened. Kent suggested the condenser be placed on the back side of the building rather than on the front side. Spite said this was done, but within a week it had been vandalized. The requirement for parking is 5 spaces per 1,000 sq. ft. of usable floor area. Areas used for storage or restroom areas are not included in this calculation. Kent said it appears there is sufficient parking. Spite mentioned there is an area that is used by one of the tenants for U-Haul trucks. Spite indicated this lease will continue. Kent advised it will be necessary to install a dumpster enclosure on the back side of the building. The dumpster needs to match the materials of the building. There needs to be a decorative gate at the front of the dumpster as well as a mandoor on the side. Referring to Article 2, Section 2.406 for these standards will be necessary. Kent highly recommended some landscaping at the front of the building to soften the appearance. A landscape plan calling out the names of the plant material should be included as part of the building permit process. Kent believes this building received a façade grant a few years back and landscaping is a requirement as part of that grant. Kent indicated simple shrubs are acceptable.

**DALY:** The City follows the 2014 Indiana Building and Fire Codes. Daly asked if the main entrance is on the side of the building. Spite said the main entrance is at the front of the building. Daly said the address needs to be at the front of the building. The fire extinguishers must meet code. The electric panel needs to have a schedule in it. Thumb latches are not permitted on emergency exit doors. Emergency exits must be lighted. Daly recommended a Knox Box and smoke detectors.

**PILARSKI:** Pilarski agreed that the catch basins need to be closed. Pilarski asked if Spite was aware of the oil and grease interceptor on the site. Spite indicated he was not aware of the interceptor. Pilarski said the interceptor needs to be cleaned. Then the pipes can be cut and capped or the interceptor can be filled with stone or completely pulled. Spite said they will cut and cap the pipes. Pilarski suggested contacting Yacoub Aljobeh to do a site visit. Contact information was provided. Pilarski mentioned the floor drains in the back room and suggested they be capped.

**GESKEY:** Geskey presented no comments.

**ISSUES TO BE RESOLVED:**

Landscaping Plan (for the front of building)  
Right-of-Way Dedication  
Detailed Site Plan  
Backflow Prevention  
Building Permit  
Signage/Fencing Permit  
Zoning Clearance  
Knox Box  
Smoke Detectors