



MEETING: Site Review Committee
SUBJECT: Homenclature
ADDRESS: 902 Calumet Avenue
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: January 9, 2018

IN ATTENDANCE:

Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
 Tim Burkman, Engineering Director (219) 462-1161
tburkman@valpo.us
 Yacoub Aljobeh, Water Reclamation (219) 464-4973
yaljobeh@valpo.us
 Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
 Jon Daly, Fire Department (219) 462-8325
jdaly@valpo.us
 Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

PRESENTERS:

Amanda Snider, Homenclature
 (219) 510-5639 / amanda@myhomenclature.com
 Jack Koroluk, Realty Executives
 (219) 462-2224 / jackkorol@rexpremier.com
 Shayne Snider

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Homenclature furniture store and workshop to be located at 902 Calumet Avenue. 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: Snider will be purchasing the property at 902 Calumet Avenue. They will be relocating Homenclature from 360 South Campbell. They are nearing the end of their lease at the Campbell Street location and are looking for a location where they can make the changes necessary to make it business-friendly for their specific business. Snider explained that there are four tenants at the front of the Calumet Avenue location. The portion of plan labeled "storage" is a month-to-month tenant that will be leaving at the end of January. There is another month-to-month tenant in the rear of the building that will be relocating. This leaves them the existing loading dock area. Snider said changes will be made to some non-load bearing interior walls to allow for easier in-take of product. There will be storage and a workshop area. The showroom is clearly shown on the plan. Two warehouse areas will be changed into showroom. Walls will be removed to make this one large open space. The wall removal should not cause any structural problems for the building.

STAFF COMMENTS:

THRASHER: Thrasher conveyed that there will be some of the same problems at this location that they encountered at the Campbell Street location, i.e. sprinkler system, etc. Thrasher recommended they hire an architect to help them through the process of submitting to the State. If a showroom is more than 5,000 sq. ft. with upholstery and mattresses, the code indicates it needs to be sprinklered. Thrasher asked if they plan on installing a sprinkler system. Snider believes the front of the building is sprinklered. Thrasher indicated it is not sprinklered, but there is a 3-hour fire wall. Thrasher mentioned there are ways to compartmentalize the building and divide it up into separate fire areas. The Chapter 34 Review allows existing buildings to be treated differently and

scored. Other fire safety components of the building can be beefed-up. The size of the showroom can be reduced. Thrasher reiterated the best option is to hire an architect to help them through this process. Once an architect is hired, Thrasher can work with them and explore ways that might help. Snider mentioned they have been in contact with Brent Wagner, but they are waiting on the results of the Phase 1 so they know how to proceed. Thrasher said a building permit will be required. All contractors working on the project must be registered with the City. Signage will require a permit. Thrasher said this is an occupancy change so submittal to the State is necessary. Snider mentioned that restrooms should not be a problem. Thrasher conveyed if the restrooms are used by the public, they must be ADA accessible. Snider asked if there were any issues with the main entrance being at the back of the building. Thrasher said not from a building code point of view; however, the Engineering Department may have issues. Burkman mentioned parking and the road. Burkman said a site plan showing the alignment of the parking spaces and how it interacts with the existing right-of-way of Locust Street needs to be submitted and further discussion will be necessary. Referring to Section 9.201 of the Unified Development Ordinance concerning parking requirements will be required. Koroluk indicated there are 21 or 22 spaces on the south side of the building.

ON BEHALF OF TYLER KENT: This property is zoned Commercial General (CG). Furniture and home furnishing stores are permitted within the zoning district. The final site/building plan will need to include the location of the entrance and on-site parking spaces. The building plans will need to include the total square footage for the showroom, storage area and loading areas. Kent asked if landscaping will be added to the site. Snider said they will be addressing the façade. Landscaping depends on figuring out the parking and the issues with the entrance. Kent mentioned if landscaping is installed, a landscape plan will be required. Details will be required for the exterior improvements. The calculation for signage is 3-sq. ft. of signage per one linear foot of building frontage. For calculation purposes, each side of a building that abuts upon a public way shall be considered a separate building frontage; however, the surface area of signage attributable to each frontage must face such frontage. A 6-ft. tall monument sign is permitted. Questions concerning these comments should be directed to Kent. Kent suggested Vicki, Jon, Amanda, Shayne and Tyler, meet on site to walk the property to discuss the proposed improvements. A Zoning Clearance is required.

BURKMAN: If changes are proposed to the site, submittal of a site plan will be required. Burkman explained there is a stipulation in the UDO that states when a permit is pulled it is necessary to bring the right-of-way into compliance with the Thoroughfare Plan. There are corridors along the City that are defined with certain right-of-way widths. Calumet is defined as an 80-ft. right-of-way corridor. Currently it appears to be 60-ft. This means it is short by 10-ft. on either side. This needs to be confirmed; however, if it is short, a 10-ft. right-of-way dedication along the frontage of the property will be required. Sidewalks are in existence along the frontage and this is not an issue. Locust Street is set back and out of sight, but Burkman believes there are some properties along Locust Street for which we have required a sidewalk waiver. The sidewalk waiver simply states that the City always requires sidewalks to be installed when projects happen, but it may make sense to hold off doing it for a time. The sidewalk waiver obligates the owner or future owner to install sidewalks at a future time. However, depending on how the entrance is configured, it may make sense to explore some sidewalk connection from Calumet. Burkman said he is unsure how this would work because of the parking configuration.

DALY: The City follows the 2014 Indiana Building and Fire Codes. The appropriate addressing needs to be on the door. If the main entrance is going to be at the back of the building, it will be necessary to make fire fighters aware of this. The fire extinguishers, emergency lights and exit signs must meet code. Daly said aisle widths need to meet code. Thumb locks on designate emergency exit doors are prohibited. Daly conveyed that if after review by the State a sprinkler system is not required, it may be necessary to install smoke or heat detectors.

ALJOBEB: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Submittal of an internal plumbing plan is necessary. Contacting Aljobeh for a site inspection is also necessary. Contact information was provided.

GEKSEY: If a fire service is necessary, the current water service for the building will not be large enough. The water main is across Calumet. There is water on Locust Street as well as on Billings Street. Geskey will the contact If a new tap is required for a fire service.

MCGINLEY: If there are no improvements to the right-of-way along Calumet, Locust or Sycamore, Public Works has no comments. However, McGinley will hold any additional comments until a full site plan is submitted for review.

ISSUES TO BE RESOLVED:

Landscaping Plan (if landscaping is installed)

Right-of-Way

Detailed Site Plan (include entrance and on-site parking spaces)

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

Contractors Registered with the City

Provide Square Footage for Showroom, Storage Area and Loading Areas

Details for the Exterior Improvements

Zoning Clearance

Internal Plumbing Plan

Contact Aljobeh for Site Inspection