

MEETING: Site Review Committee
SUBJECT: Buona Restaurant
ADDRESS: 105 Porters Vale Blvd.
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: April 9, 2019

IN ATTENDANCE:

Carley Lemmon, Planning Dept.
(219) 462-1161 / clemmon@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Mingyan Zhou, Engineering Dept.
(219) 462-1161 / mzhou@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Paul Scott, Water Reclamation Dept.
(219) 464-4973 / psscott@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Nate McGinley, Public Works Director
(219) 462-4612 / nmcginley@valpo.us

PRESENTERS:

Timothy Hague, Keystone Ventures
(708) 366-0550
thague@keystoneventuresllc.com
Jonathon Hague, Hague Architecture
(708) 771-3900
jhague@haguearch.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Buona Restaurant to be located at 105 Porters Vale Blvd. Lemmon 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: Buona Restaurants is a family-owned business and they have been in business over 30 years. They started in Berwyn, IL. They have 25 restaurants. They are multi-segmented restaurants. They do catering and institutional work. They serve all meals at Cook County Jail and a few other penitentiaries. The Buona restaurants are the signature component of what the family does. The restaurants are approximately 4,000 sq. ft. and are typically free-standing buildings with a drive-thru component. They utilize the double order board queuing. They have three stacking/staging stalls. Each order is made fresh and the staging stalls are used for orders that may take longer to process. The menu is diverse with different types of sandwiches and salads. Beer and wine are served.

STAFF COMMENTS:

MCGINLEY: Public Works is concerned with roads, sidewalks, curbs, anything within the City right-of-way, trash and recycling. The access drive to this restaurant is on a private road, but many of the design rules still apply. McGinley said on the overall site plan where the drive apron access is located there is a light pole in the middle of the driveway. The light pole needs to be adjusted. McGinley mentioned there is an existing sidewalk that extends through the area to the west, this needs to be shown on the updated site plan to make sure when the driveway is installed, the drive apron into the sidewalk maintains 2% through the driveway. The City minimum standard for sidewalk width is 5 ft. McGinley said the existing curb on the private street is a chair back or roll back curb. It will be necessary to do a curb cut for the driveway apron access. McGinley conveyed that Public Works does not require that they are contacted for inspection on a private road, but if they want Public Works to look at the installation they will be happy to do this. McGinley is aware there is a dumpster enclosure and is assuming they will be utilizing a private waste hauler since Public Works does not service dumpsters.

ON BEHALF OF TIM STITES: The Fire Department follows the 2014 Indiana Fire and Building Codes. A Knox Box will be required. All fire department inspections required through the construction process need to be scheduled through the Building Department. The building will be subject to annual inspections after construction is completed.

THRASHER: The plans show that there will be over 100 seats. Thrasher asked if sprinkler system will be installed. A sprinkler system will be installed. A Construction Design Release from the State of Indiana is required prior to issuance of the Building Permit. All contractors working on the project must be listed on the permit application and must be registered with the City prior to issuance of the Building Permit. All approvals required by this site review must be satisfied prior to issuance of the Building Permit. Signage will require a permit. It will be necessary to contact Mary Evett (mevett@porterco.org or 219-510-6059) at the Porter County Health Department.

LEMMON ON BEHALF OF TYLER KENT: The correct address for this property is 105 Porters Vale Blvd. The property is zoned CG, Commercial General. The property is located within the SR49 Overlay District. The requirement for parking is one (1) space per 75 sq. ft. of usable floor area. Restrooms and storage areas are not included in the parking calculation. There seems to be more parking located on the site than what is required. A Development Standard Variance was approved for parking for the entire Porters Vale Development. Kent wants to work with the developer to see if parking spaces can be reduced on the site. Bicycle parking is required. Referring to Section 9.206 for bicycle parking standards is required. The calculation for signage is 3 sq. ft. of signage per one

Our City...Our Values

(1) linear foot of building frontage facing the right-of-way. The maximum height for a monument-style ground sign is 6 ft. A dumpster enclosure is required. Referring to Article 2, Section 2.406 for dumpster design standards is necessary. A Photometric Plan is required. Referring to Section 9.501, Non-residential Lighting Standards will be necessary. The requirement for on-lot landscaping is 9 large trees, 18 small trees and 50 shrubs per acre (Table 10.301). The requirement for open space landscaping is 10 large trees, 15 small trees and 40 shrubs per acre (Table 10.303). The requirement for parking lot landscaping is 1 large tree per 8 parking spaces and 1 shrub per 4 parking spaces (Table 10.304). At least one shade tree shall be planted in each 9 x 18 planting island, peninsula, or equivalent thereof, located in the parking lot area as defined by a polygon drawn around the parking area. One planting island of at least 324 sq. ft. in area shall be provided for each 16 spaces in the parking lot. No planting island shall be less than 18 ft. in depth, and no endcap landscape islands for double-loaded parking spaces shall be less than 36 ft. in depth and no less than 9 ft. in width as measured from the outside of the curb to the outside of the opposite curb. A 30 ft. greenbelt of landscaping along the entire lot frontage is required. Per the State Route 49 Overlay Plan, parking shall be located behind the building whenever practical. Parking shall be setback 30 ft. from the SR49 right-of-way. The front yard setback is 36 ft.; side yard setback is 15 ft; rear yard setback is 30 ft. The maximum lot coverage is 75% and the maximum landscape ratio is 25%. Non-residential Design Standards shall apply. Referring to Article 11, Section 11.500 of the Unified Development Ordinance for the standards is necessary. The plans need to include the calculation of fenestration on the south building elevation. Submittal of colored building elevations for all sides is required. It will be necessary to refer to Section 9.303 for vehicle stacking requirements. A Zoning Clearance as part of the Building Permit submittal is required. Contact Tyler Kent with any questions (tkent@valpo.us, or 219-462-1161, ext. 3331).

ZHOU: The Engineering Department is concerned with site work. This parcel is larger than one (1) acre. Therefore, an Indiana Department of Environmental Management Rule 5 Permit will be required. This permit is basically for storm water pollution prevention control for construction sites. The IDEM website will explain what is needed for the Rule 5, as well as the information required for the Storm Water Pollution Prevention Plan (SWPPP). The City of Valparaiso requires the submittal of a Post-construction Storm Water BMPs Operation and Maintenance Manual. The manual is for the long-term maintenance of any BMPs that are installed.

ZHOU ON BEHALF OF ADAM MCALPINE: Zhou indicated that McAlpine will supply comments directly concerning this project.

LAIRD: Laird provided no comments on the project.

GESKEY: The plans do not include any information concerning the water and sanitary sewer. Hague said they only have locations. Geskey said the locations appear to be acceptable. Geskey mentioned that the domestic line and fire line will require backflow protection. Hague asked if it will be a single line that will be split. Geskey explained that if the water main is on their side of the road, it will be split in the parkway. There will be two separate taps. Geskey said if the water main is across the road, a 4" will be run under the road, then a tee and it split at the parkway. Geskey requested that the plan sheets for water and sewer be emailed to him. A clean-out within 5 ft. of the building will be required. The City of Valparaiso is a ductile iron/copper community for the water pipe and PVC for the sewer.

SCOTT: Scott provided a copy of Chapter 51 for sewers. Scott said he will email an Interceptor Waiver to see if the restaurant qualifies. However, it appears this may be a full-service restaurant and a 1,000-gallon oil and grease interceptor may be required.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Rule 5 Permit
- Right-of-Way
- Detailed Site Plan
- Backflow Prevention (domestic and fire line)
- Site Improvement Permit
- State Design Release
- Building Permit
- Contractors Registered with the City
- Contact Porter County Health Department
- Signage/Fencing Permit
- Dumpster Enclosure
- Submit Colored Building Elevations
- Zoning Clearance
- Complete Interceptor Waiver
- Email Plan Sheets for Water and Sewer to Geskey