



MEETING: Site Review Committee
SUBJECT: Louie Wingz & Catfish
ADDRESS: 454 Greenwich
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: October 17, 2017

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
tkent@valpo.us
 Vicki Thrasher, Building Commissioner (219) 462-1161
vthrasher@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
 Media

PRESENTERS:

Trenton Jordan, Louie Wingz & Catfish
 (630) 888-9700 / louiewingz@gmail.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 Louie Wingz & Catfish restaurant to be located at 454 Greenwich. 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: Jordan said this will be a "Chicago Style" spin on fried chicken. There will be very minimal improvements, if any, to the interior of the structure. This site was previously used as a restaurant and by Aftermath Cidery. The layout is built to be utilized as a restaurant. No major construction will take place.

STAFF COMMENTS:

THRASHER: Thrasher asked if the dining area will be limited to what is shown on the plan provided. Jordan confirmed this and said the dining area is approximately 53 ft. x 20 ft. There will be minimal dining. Jordan said their primary objective is carry-out, but they would like to have a few tables in the event people want to eat at the restaurant. Thrasher asked if there is another exit out of the building other than the front door. Jordan indicated there are multiple exits (one to the south, one to the north and one to the west). The exits to the east and south will serve the dining area. The exit to the south will be designated as an emergency exit. Thrasher asked if there is a hood system. Jordan confirmed there is a hood system located on the north wall in the kitchen. It is already activated. Thrasher said since all the work on the interior is cosmetic a Building Permit will not be required. A permit will be required for signage. Thrasher mentioned the approval of the Porter County Health Department and the Water Reclamation Department will be required before the business can open.

KENT: The calculation for signage is 1 sq. ft. of signage for each linear foot of building frontage that faces a right-of-way. Kent reiterated a sign permit will be required. The parking requirement for the dining area is 1 space for each 75-sq. ft. of usable floor area. Kent asked about the current

number of parking spaces available. Jordan indicated there are approximately 5 spaces curb side. Jordan mentioned there are parking spaces at the rear. Jordan indicated there is a day care in the rear and there is a University-owned lot located southeast of the restaurant; however, he has not been able to contact the owner of this lot about using this lot. Kent said he will visit the site concerning parking. Kent asked if any exterior improvements are being considered. Jordan said the exterior will remain as is. Kent recommended they contact Danielle Oeding at the Chamber of Commerce. Ms. Oeding will be able to assist them with ribbon cutting and helping with promotion for this new business.

DALY: Daly asked if the hood system is a Type-1 with fire suppression. Jordan confirmed the hood system does have fire suppression. Daly indicated a Class-K fire extinguisher will be required for the kitchen. A 5-lb ABC extinguisher will also be needed for the building. The Fire Department conducts annual inspections for emergency lights, exit signs and fire extinguishers. Daly mentioned storage cannot be within 24" of the ceiling. Aisles widths must meet code. Thumb locks are not permitted on the doors. Doors must have be a key-locks. Although not required, Daly recommended a Knox Box. Jordan believes there is a Knox Box; however, if there is no Knox Box, Jordan said they will probably install one. Daly also recommended the installation of a battery-operated smoke detector.

ALJOBEH: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Aljobeh is aware there is an oil and grease interceptor on the site; however, it is not connected to the plumbing. This work needs to be done by a plumber. Submitting an internal plumbing plan showing the connections to the interceptor is necessary. Once the oil and grease interceptor is connected, contacting Aljobeh to setup a site visit will be necessary. Contact information was provided. The oil and grease interceptor was cleaned and serviced in 2016. It may be necessary to service the interceptor again. Aljobeh provided a copy of Chapter 52 covering discharge regulations.

GESKEY: Geskey asked if there will be any changes to water service entering the building or the sanitary sewer service leaving the building. Jordan said no changes are being considered. Geskey said there is backflow protection in place and it is up-to-date. Geskey provided no other comments.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Signage/Fencing Permit
- Class K Fire Extinguisher
- 5-lb. ABC Fire Extinguisher
- Knox Box (recommended)
- Smoke Detector (recommended)
- Internal Plumbing Plan
- Porter County Health Department Approval