

MEETING: Site Review Committee
SUBJECT: Buona Valparaiso
ADDRESS: 2901 John Howell Drive
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: July 6, 2021

IN ATTENDANCE:

Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmon@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Matt Zurbriggen, Engineering Dept.,
(219) 462-1161 / mzurbriggen@valapo.us
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us

PRESENTERS:

Luigi Randazzo, Keystone
(847) 529-3531
Luigi@KeystoneConstructLLC.com
Tim Hague, Keystone
thague@keystoneventuresllc.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed to be located at . 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: Randazzo mentioned that Keystone works closely with Buona Restaurants, a family-owned restaurant company in the Chicagoland area. The nearest location to Valparaiso is in Schereville. Buona operates their restaurants with a drive-thru and the restaurants are typically about 4,200 sq. ft. Their menu consists of sandwiches, salads, and pizzas. They also operate with a beer and wine license. Buona has been in business since the early 1980's. Buona previously looked at an outlot in Porters Vale; however, this site did not move forward. Randazzo mentioned they in a contract with Family Express subject to reaching an acceptable development with the City. Hague said this will be a single-story structure. The exterior materials will be brick with plate-up on the main roadways. This building will face Silhavy. The building will have a corner entry. There will be a second brick finish that will face

the parking lot. There will be an outdoor patio with a canopy that also faces the parking lot. The canopy is approximately half the depth and the full length. The entry will also have a canopy. The drive-thru will be a dual lane for the menu boards, then it narrows down to one lane to the pick-up window. They like to have three parking spots available after the pick-up window in case a customer has to wait for their order. They are proposing a masonry trash enclosure with steel gates behind the building. There are 56 parking spaces. There are three accessible stalls right by the front door. They are proposing a possible access point off of Silhavy; otherwise the rear access driveway will come off John Howell Drive. This is a noted access easement area on previous civil engineering plat work.

STAFF COMMENTS:

ZURBRIGGEN: There is a local retention pond to the detention pond for the entire area. It will be necessary to maintain a curb number at or lower than 92. Other than that, the site looks pretty good, Engineering does have some concerns with parking space sizes. The nine section on the northern part the spaces are at 16.6 ft. Without any overhang, those parking spaces should be 20 ft. Also, the center parking spaces are at 18 ft. Zurbrigggen suggested further conversation concerning this issue. The parking spaces in the southern parking lot appear to be within the drainage easement. Zurbrigggen is unsure if this a concept or actual survey line work, but it will be necessary to stay out of this easement area with any permanent type of structures. Further discussion will also be required concerning the location for an entrance off of Silhavy. This is a very busy intersection and traffic may have to be discussed in more detail as this project progresses.

LAIRD: A Site Permit, Right-of-Way Permit, and Erosion Control Permit will be submitted with the Building Permit package; however, these permits are approved by the Engineering Department.

MCGINLEY: McGinley deals with the water and sewer services. There is an 8" PVC gravity sanitary sewer along John Howell Drive. McGinley recommended they tap on to the John Howell Drive sanitary sewer main. The Silhavy sewer main appears to be an 18" concrete main and tapping on at Silhavy will be far more difficult than tapping on to the 8" PVC on John Howell Drive. There is an 8" ductile iron water main on the south side of John Howell Drive, or there is a 12" main on the east side of Silhavy. McGinley said using either one of these mains is fine. This can be discussed further as the plans move forward. Shaun Shifflett with the Metering Department mentioned that a backflow device will be required for the site. Shifflett also needs to know the meter size that will be needed for the site. Hague stated the water meter is generally 1-1/2" on the domestic side.

FAHEL: Water Reclamation is interested in what if being discharged into the sanitary sewer. Submittal of a detailed floor plan, equipment listing floor plan, and internal plumbing plan will be required. Hague stated he could send a floor plan that shows some of the plumbing fixtures and the equipment layout. Fahel said this information will be helpful. Fahel mentioned the grease interceptor is shown on the plans. No other comments were provided.

STITES: All initial inspections required during the construction phase must be scheduled and coordinated through the Building Department. After occupancy, the facility will be subject to fire inspections. All fire protection contractors installing sprinklers, fire alarms or hood systems must contact Stites prior to any installation.

THRASHER: This project will need to be submitted to the State of Indiana for a Construction Design Releases for the building and hood system. A local Building Permit is required. All contractors must be registered with the City prior to issuance of any permits. Signage will require a separate permit. It will be necessary to contact the Porter County Health Department to work through their process. Hague asked if there is a local Valparaiso amendment for fire sprinklers. Thrasher explained that the State of Indiana sets the codes. Valparaiso is not allowed to amend the code in anyway. It will be necessary to comply with the State Code. Hague needs to check if the building needs sprinklers. Thrasher stated the requirement for sprinklers is based on occupant load and square footage. Typically, Valparaiso is under the 2014 Indiana Building Code which is based on the 2012 International Building Code. If the building is over 5,000 sq. ft. or there are more than 100 occupants, a sprinkler system is required. Thrasher suggested Hague review Chapter 9 in the Building Code.

LEMMON: This property is located in the Commercial General Zoning District and also within a Signature Corridor Overlay. A restaurant is a permitted use in the Commercial General Zoning District. Drive-in/drive-thru facilities are also permitted. Referring to Article 2, Section 2.529 will provide the limited use standards for drive-ins. It is configured such that the service area and outdoor speakers are directed away from any abutting properties that are occupied or zoned for residential use. However, this is not the case for this property. Loading and truck access can be found in Article 2, Section 2.406. It is located behind the principal building and screened from view from public rights-of-way by building walls, landscaping, fencing, and topography. The dumpster enclosure should be located behind the principal building or is a side or rear yard. Buona's dumpster appears to be located in the back of the building. The dumpster enclosure should be fully enclosed by either an opaque wall one foot taller than the container and constructed of masonry, stone or brick or earthen berms with

ground cover at least one foot taller than the container. The dumpster enclosure needs to have gates for restaurant employees and refuse haulers. The district intensity and bulk standards for Commercial General can be found in Table 3.301B. The table will provide the Landscape Ratio, Gross Floor Area Ratio, and Net Floor Area Ratio. The nonresidential bulk standards are covered in Section 3.501 and covers lot width, build to line, front yard setback, side yard setback, rear yard setback, and the maximum building height. Lemmon asked if there is an ingress/egress easement. Randazzo stated they are still working through this with Family Express. Randazzo asked if there is any history available. Lemmon suggested he speak with Beth Shrader. Lemmon said there may be some type of agreement with the cemetery, but it is something that she needs to check. Lemmon indicated the commercial sign standards can be found in Section 5.303. The requirement for restaurant parking and loading is one (1) parking space per 75 sq. ft. of useable floor area. The calculation should not include restrooms, utility areas or areas designed exclusively for storage. One (1) space is also required for loading. The vehicle stacking requirements for a restaurant drive-thru is four (4) stacking spaces for each menu board, four (4) stacking spaces between the menu board and the first window and two (2) spaces between the first and second window. However, it appears there is only one (1) window. Design information can be found in Section 9.303. This section will provide the size and widths of the stacking space. The stacking space cannot be located between the façade of the building and a public street upon which the building fronts. Lemmon said it appears they meet this requirement. The exterior lighting standards are in Article 9, Section 9.500. There is a table that indicates the maximum illumination for adjoining uses or districts. Submittal of a Photometric Plan will be required. Landscaping requirements can be found in Article 10. On-lot landscaping is covered in Table 10.301. The requirement for Commercial General is 9 large trees, 18 small trees, and 50 shrubs per acre. The parking lot landscaping is covered in Table 10.304. The requirement is 1 large tree per eight (8) spaces and one (1) shrub, perennial or ornamental grasses per four (4) spaces. Because this site is located in a Signature Corridor, it will be necessary to follow Table 11.306A. This table will provide the general landscaping and screening requirements for commercial uses and the minimum building setback which is 30 ft. Lemmon said it appears the setback is met. The minimum landscape yard along the right-of-way is 30 ft. Further discussion on the front towards Silhavy will be needed. Lemmon stated the Planning Department notes will be sent to them to provide more detailed information on these comments. The nonresidential design standards will provide building dimensions, building materials, colors, etc. Architectural features are covered in Section 11.500. Architectural features need to create visual interest along the entire length of the

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facade, spaced at intervals of not more than 12 feet in horizontal distance and include sconce lighting, display windows, entry areas, towers, pilasters, columns, horizontal and vertical offsets, and other elements that create a pattern of light and shadow on the building wall. This section also covers architectural features for secondary facades. This would include facades around the parking lot area. Window transparency is in Section 11.506. Permitted and prohibited building materials are listed in Section 11.507. Roof structure material is in Section 11.508. A Zoning Clearance will be required for this project. Randazzo asked if there is any sort of an appeal process if they are not able to resolve any of the issues. Lemmon advised that there is a variance process and variances for infill projects are not uncommon. The site does meet a good chunk of the requirements. However, it may be necessary for a variance for the Signature Corridor landscape requirements. Planning will look at this issue and let them know. Beth Shrader should be able to let them know if the City could support this variance. Randazzo asked if Planning could give them a sense of the timing so that they are able to manage the purchase contract. Lemmon advised that the deadline for petition submittal for the Board of Zoning Appeals August 18th meeting is July 16th and the deadline for filing for the September 15th meeting is August 13th. The Board of Zoning Appeals petition is on our website. Conversations can continue directly with City departments.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Permit
- Right-of-Way Permit
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Contractors Registered with the City
- Contact Porter County Health Department
- Submit Detailed Floor Plan, Equipment List Floor Plan, Internal Plumbing Plan
- Signage/Fencing Permit
- Submit Photometric Plan
- Zoning Clearance