



MEETING: Site Review Committee
SUBJECT: Mediterranean Restaurant/Hookah
ADDRESS: 1300 Lincolnway

LOCATION: City Hall
DATE: March 2, 2010

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, City Planner (219) 462-1161
Tyler Kent, Asst. City Planner (219) 462-1161
Matt Kras, Storm Water Engineer (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Ron DeTorrice, Public Works Director (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325

PRESENTERS:

Issa Amer, Mike Karim, Ihab Juba, 708-890-6445
Belinda Schuster, 219-309-9450,
Remax Commercial Property Solutions,
Belinda.Schuster@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:

The Site Review Committee met to discuss a proposed Mediterranean Cuisine style restaurant with a hookah area. Phillips 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.

Amer explained that the original idea of a hookah area has been eliminated since the President of the University was not in favor of this proposal. This site review therefore, is only for the restaurant. Schuster added they would rather have this be a benefit for the owner as well as the tenant. Phillips pointed out that the issue is essentially about the City wide non smoking ordinance. Amer said the menu consists of food that's basically from the Middle East. The facility includes 2 handicap restrooms, a large seating area, and an 8' x 10' hood system in the kitchen. Outdoor seating on the west side of the building is anticipated.

Johnson stated that the floor plan indicates that the exit doors swing the wrong way. It's critical that these doors swing out. The alarm system for this restaurant will need to be addressed separate from the remainder of the building. Stenciling or painting the address on the entrance and rear doors is strongly recommended for identification purposes. A State Design Release will be required for the fire system. If more than 20 sprinkler heads are added and / or removed, an additional State Design Release for the sprinkler system will need to be submitted as well. A Knox Box will also be required at this location. The City of Valparaiso is registered online with the Knox Box Corporation.

McIntire said that since the fire water, and domestic water come from another building, there are no issues. Backflow protection is at the meter in the other building therefore, backflow in this particular building will not be required although, it is recommended. Amer commented that he will comply with this recommendation.

DeTorrice is aware that the tenants will have shared access to the dumpsters on site. The dumpsters are currently enclosed as well. Recycling at the facility is strongly encouraged. The City can provide a recycling container.

Phillips stated that restaurant use is permitted in this district. In reference to the outdoor seating,

Phillips said that if this particular area is on the property and owned by the property owner, then it's not an issue. If the intention is to use the City right-of-way coming within 5' of the building, then approval from the City will be essential. Keeping the sidewalks clear with a minimum of 4' wide spacing is imperative in order to adhere to the ADA guidelines. Access to the building is the primary concern. Amer commented that there is a designated area for outdoor dining that is located in between the retaining wall, and the building. The Eastgate Overlay District has very specific sign requirements. This space will allow for basically 1 sign. Individual letters or a single sign band of some sort is allowed on the canopy. Signage is based on 1 SF of signage per lineal foot of building frontage. In this case, a maximum of 42.4 SF of signage is allowed. This includes anything on the awning, wall signs or placards, as well as anything on the back of the building. A projecting blade sign that doesn't exceed 16 SF is also allowed however, this must be included in that 42.4 maximum square footage. A window sign is also permitted although, Phillips clarified that this be kept at a minimum and esthetically appropriate. All signage must be within the maximum allowed square footage. Phillips mentioned that The Uptown Café received a variance to allow for more than 1 sign because it's a larger tenant space. Parking has been provided on site or nearby sites for this use. It appears that the facility will require approximately 20 to 25 spaces. Identifying the business doors with stenciling or paint will not need to count toward the signage requirement.

Thrasher said that a State Design Release is needed before building permits can be issued. The owner of the building didn't include the tenant spaces in their submittal when the building was constructed. In addition, the occupancy change is considered an "A" which has not yet been designated as such. Thrasher pointed out that since the project is small, the current drawings should be sufficient for the State submittal as long as detail of the construction is provided. The hood system will need to be submitted to the State as well. Thrasher reiterated that the fire alarm system and any changes in the sprinkler system will also need to be submitted to the State. Any signage will also require a permit. Contractors are required to be registered with the City of Valparaiso in order to work on site.

Pilarski said that when the Uptown East project was initially discussed, the owner anticipated food establishments in buildings 1 and 2. At that time a 1,000 gallon oil and grease interceptor was required to be installed. The Sewer Division has inspected those interceptors and sanitary sewer lines and determined that there were no issues. According to what was submitted however, the plans do not indicate exactly what is being tied into that oil and grease interceptor therefore, an Internal Plumbing Plan is required to be submitted for review and approval.

Burkman and Kras had no issues.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Sanitary/Sewer
- Internal Plumbing Plan
- Knox Box
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign Permit
- Zoning Clearance