



MEETING: Site Review Committee
SUBJECT: Chipotle Mexican Grill
ADDRESS: 2511 LaPorte Avenue

LOCATION: City Hall
DATE: March 29, 2011

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Craig Phillips, Planning Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept (219) 464-4973
Chuck McIntire, Water Dept (219) 462-6174
Tony Reid, Public Works (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Adam McAlpine, Engineering Dept. (219) 462-1161
Media

PRESENTERS:

Jonathan Buerg, Wilkus Architects, Inc.
(952) 941-8600 / jpb@wilkusarch.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 a proposed Chipotle Mexican Grill restaurant. 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.

EXPLANATION OF PROJECT: This is a tenant space build-out for restaurant use located at 2511 LaPorte Avenue. The space is currently vacant. The space is approximately 2,900 square feet. There will be 60 indoor seats. The proposed hours of operation will be daily from 11:00 a.m. to 10:00 p.m. The restaurant will provide dine-in, take-out and order-ahead take-out.

STAFF COMMENTS:

JOHNSON: The building is currently sprinkled. A Knox Box will be required. Any cooking grease laden vapors will require a hood system. The hood system will require a State Construction Design Release.

ON BEHALF OF THRASHER: An occupant load greater than 49 requires a second defined exit, and cannot exit through the kitchen area. A State Construction Design Release will be required for the project. A Building Permit is required. A Sign Permit is required.

MCINTIRE: Backflow protection is required and needs to be tested before occupancy.

PHILLIPS: The parking issue needs to be discussed in more detail to insure adequate parking does exist. The proposed space, as well as the existing situation needs to be considered. There is a mix of service businesses, retail, and another restaurant-type of use. The square footage of the restrooms, storage area and utility room needs to be subtracted from the building square footage to recalculate the parking required for this space. One space per 75 square feet of remaining space is required. The square footage of the entire facility needs to be provided to

insure parking needs are adequate. Signage is based on 3 square feet per linear foot of store front, with a maximum of 132 square feet per tenant and will count towards the square footage of the project. All external waste collection areas are provided and screened.

REID: No comments.

MCALPINE: No comments.

PILARSKI: A 1,000 gallon oil and grease interceptor is required. The City specifications for the interceptor were provided. The discharges from the building and restaurant will need to meet those specified in Chapter 51 of the City of Valparaiso Ordinances. A copy was provided. Two copies of the internal plumbing plan will be required.

ISSUES TO BE RESOLVED:

- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Knox Box
- Internal Plumbing Plan
- Parking