



MEETING: Site Review Committee
SUBJECT: Restaurant
ADDRESS: 2505 LaPorte Avenue

LOCATION: City Hall
DATE: March 18, 2008

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Daryl Brown, Water Dept.	(219) 462-6174
Marv McDaniels, Collections Dept.	(219) 464-2346
Tony McGinley, Collections Dept. Media	(219) 464-2346

PRESENTERS:

Dustin Vo, Vintage Homes
219-707-7858 / lynnvo1703@yahoo.com
Montri & Janet Boonprasarn
219-921-0092 / tasteofthailand@verizon.net

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 restaurant in the shops of the Valparaiso strip development center located on the corner of LaPorte Avenue and Legend Drive. 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.

Vo explained the Boonprasarn's currently own a restaurant in Chesterton and are relocating with a change of décor as well as some menu items. The Chesterton restaurant has been in existence for over 10 years however, the project in the Valparaiso area provides a larger market. An expansion of the menu is also anticipated. The unit is 2,700 square feet and the seating occupancy is just over 100. Approximately 30% to 35% of the business is expected to be carry-out service. A wider selection of Asian entrees will be offered including boxed lunches from Japan, a Mongolian grill type of service, as well as Thai cuisine, etc. At some point in time the plan is to completely move from the Chesterton location to Valparaiso. Vo clarified he will be building the facility and is also a partner in this restaurant. In order to get an idea regarding the parking situation, pictures have been taken. Vo pointed out that the majority of cars are parked down by Aqua Spa, his existing business, which is also located within the development center. The parking area by the Verizon store and around the corner appears to be empty. Because of the nature of the neighboring businesses, customers can come and go quickly. It's anticipated using the extra parking along the side of the Verizon store. Currently the west wing of the parking lot is basically not being used.

Pilz stated that checking with Ed Pilarski located at the Water Reclamation Dept. is

necessary since review of the proposed Plumbing Schematic is needed for this unit. There may be grease trap requirements. Ed can be reached at 219-464-4973. Vo added that he has the original packet of information regarding the grease trap when the facility was built and replicating what the Chesterton facility has is what's anticipated. Pilz confirmed its essential Pilarski review the provided information.

Kras didn't have any comments.

Phillips said information is needed on the other tenants in order to get a calculation. Records from previous permits and build-outs that were completed can be checked in reference to this. Restaurants have high intense parking use therefore, caution is needed. The minimum requirements must be met since assumption cannot be made that the same tenants will always remain in the neighboring units. The site has 97 spaces and according to the ordinance, 20 to 25 spaces are required for this restaurant. This is equivalent to less than 1 space per 4 restaurant patrons and excludes employee parking. Phillips conveyed this is part of the reason the ordinance is going to change. Taking a close look at the whole center is necessary to ensure the site will not be over parked. Three square feet of signage per linear foot of this units building frontage is allowed. This includes any signage that's on the building itself as well as on the sign that is out front. The monument style sign that is out front has a space for each tenant and counts towards the signage allowance. The pictures that were taken concerning parking are beneficial and can be given to Tyler Kent.

Brown stated the building currently has backflow protection at the meter and also for the fire system. A stainless steel backflow device is required to be placed on the line to the soda fountain because of the CO2. This device may not be needed if certain conditions are met, otherwise the stainless steel device will be required on that water line.

McDaniels distributed information from Ed Pilarski in reference to the grease trap requirements, schematics of the building, and Chapter 51 of the Valparaiso building code. Contacting Pilarski is necessary.

Johnson strongly advised contacting the Building Commissioner, Vicki Thrasher at 219-462-1161 regarding the rear exit. Exiting through the storage or kitchen area is not allowed. A corridor may need to be constructed. If this issue cannot be resolved, the seating capacity will drop to 50 since there would then be only 1 exit. A Knox Box is also required and information is available online with the Knox Box Corporation.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Contact Ed Pilarski
- Sanitary/Sewer
- Possible Stainless Steel Backflow Device
- Site Improvement Permit
- Building Permit
- Sign Permit
- Knox Box
- Zoning Clearance