



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: May 10, 2022

Agenda Item: PC Docket No. 20-009

Hearing: N/A

Application Type: N/A

Summary: Guy Costanza/GM Contracting requesting modifications to the building frontage at 407-411 Ridge Road.

Applicant: Guy Costanza/GM Contracting

Property Address: 407-411 Ridge Road

Current Zoning: CD-5 Urban Center Character District

Adjacent Zoning: North: CD-5
South: CD-5
East: CD-5
West: NICTD/Monon ROW

Action Requested: Discussion of modifications to building frontage

Additional Actions Required: None.

Staff Recommendation: Approval with conditions

Attachments: Ridge Café Addition Site Plan prepared by Torrenga Engineering, Inc. dated 05.06.2022
Ridge Café Addition Site Plan prepared by Torrenga Engineering, Inc. dated 04.04.2022
Ridge Café Addition Details and Specifications prepared by Torrenga Engineering, Inc. dated 04.06.2022
Exterior Elevations prepared by Rohn Associates dated 09.2.2021

BACKGROUND

In September 2021, Guy Costanza/GM Contracting received approval of a development plan for a 2500 square foot commercial development at 407-411 Ridge Road. A building permit for the foundation and site work was issued by the Munster Building Department in January 2022.

As construction commenced, a Munster Building Inspector discovered that the finished floor level is approximately 3 feet higher than the grade of the public right-of-way in front of the building. In order to compensate for this elevation change, the developer is proposing to regrade and install stairs, a ramp, and a raised stoop within the public right-of-way.

A draft plan was presented to the Plan Commission by staff in March 2022. Staff met with Gary Torrenga of Torrenga Engineering after that meeting to communicate the Plan Commission's opinion about the encroachment into the public right-of-way and to request a detailed rendering of the proposed raised stoop and stairs.

At the April 12 meeting of the Plan Commission, Torrenga Engineering submitted a revised plan for Plan Commission review. The Plan Commission suggested that Torrenga Engineering work with Town staff to address the following:

1. Whether the footings for the building at 407-411 Ridge Road are set below the frost line.
2. Whether the proposed landing/ramp/stairs modification to the front of the building was a desirable solution to the grade difference between the front doors of the building and the adjacent sidewalk and what additional actions would be required to finalize that solution.

Staff met with Architect Ted Rohn and Gary Torrenga onsite on April 20. Staff and Attorney Dave Wickland also met with Attorney John Reed on the same day.

The following is a summary of our discussions.

West Side of Building

1. The building footings are not set beneath the frost line. To address this, earth will be sloped up around the foundation, Ted Rohn and the Munster Building Inspectors have agreed that the footings can be insulated as an alternative means of frost protection, and Gary Torrenga and the Town will discuss with NICTD whether the grade can be raised on the east side of the NICTD right of way to accommodate the needed slope.
2. The unfinished foundation will sit above the grade of the adjacent ground, which is not permitted by the Munster zoning ordinance. To address this, earth will be sloped up around the foundation and the brick ledge will be cut down so brick can be installed to cover the concrete to the finished grade.

Front of Building

1. The finished floor level is approximately two feet higher than the sidewalk grade. A concrete stoop that encroaches into the public right-of-way approximately two feet has been proposed to

provide access to the front doors. The stoop and the encroachment are acceptable to the Town with the following conditions: the stoop shall be brick to match the building, the entirety of the right of way in front of the building will be paved as a concrete sidewalk meeting Town specifications, the fire hydrant and the light pole will be relocated to a utility zone approximately two feet from the curb, open planters will be installed in the utility zone with shade trees to be installed every 30 feet. NIPSCO is removing the power pole in connection with the NICTD project.

2. An easement, additional right of way dedication, or other agreements are required to permit the encroachment and to permit public access to the stoop. The agreements should shield the Town from liability if a pedestrian is injured on the stoop or stairs and provide for maintenance and Dave Wickland and John Reed will prepare the documentation.

Town staff provided a sketch illustrating the conditions described above, which was then drawn by Torrenga Engineering. It is attached to this memo titled Ridge Café Addition dated 05.06.2022. The previous version of the plan is attached for comparison.

RECOMMENDATION

Staff recommends approval of the attached plan dated 05.06.2022 upon the following conditions:

1. The plans are subject to a final review by the Town Engineer.
2. Along the west side of the building, earth will be sloped up around the foundation and the brick ledge will be cut down so brick can be installed to cover all unfinished concrete to the finished grade.
3. A revised landscaping plan be submitted for Town staff approval.
4. The south storefronts be modified with recessed entries, so the doors do not open into the walking path.
5. The stoop be constructed of the same masonry used on the building.
6. If possible, stairs be added to connect the east side of the stoop to the public sidewalk.
7. A public sidewalk easement be recorded for the stoop area south of the building or it be dedicated to the Town of Munster as public right-of-way as determined by the Town Attorney.

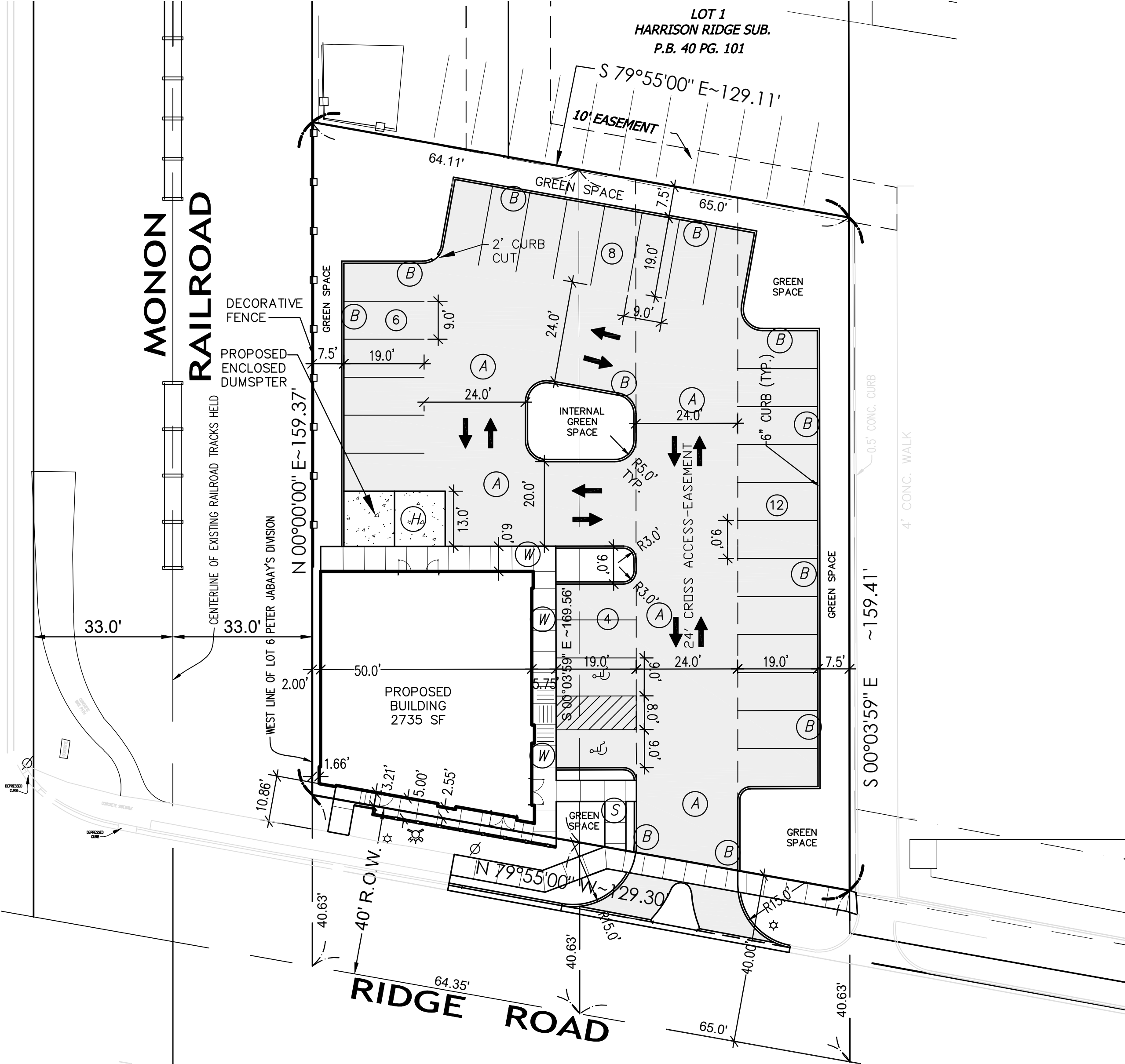


SHEET
C-2.0

FILE NO: Z:\2019-5034 407-411 Ridge Rd Munster\dwg\2019-5034 Ridge Cafe C70.dwg 4/6/2022 1:33:17 PM CDT

MANOR AVENUE

MONON
RAILROAD



LEGEND:

PROPOSED

- # NUMBER OF PARKING SPACES
- A ASPHALT PAVEMENT
- B BARRIER CURB
- H HEAVY DUTY CONCRETE
- S TYPICAL CONC. SIDEWALK (See Details)
- W CURB-WALK (See Details)
- ➔ TRAFFIC FLOW ARROWS

NOTES:

- TOTAL SITE AREA = 0.495± ACRES (21,579± S.F.)
- CURRENT ZONING: CD-5 URBAN CENTER
- PARKING**

PARKING REQUIRED = 5 SPACES PER 300 SF
2500 SF / 300 SF = 8.3
8.3 * 5 = 41.5 SPACES = 42 SPACES

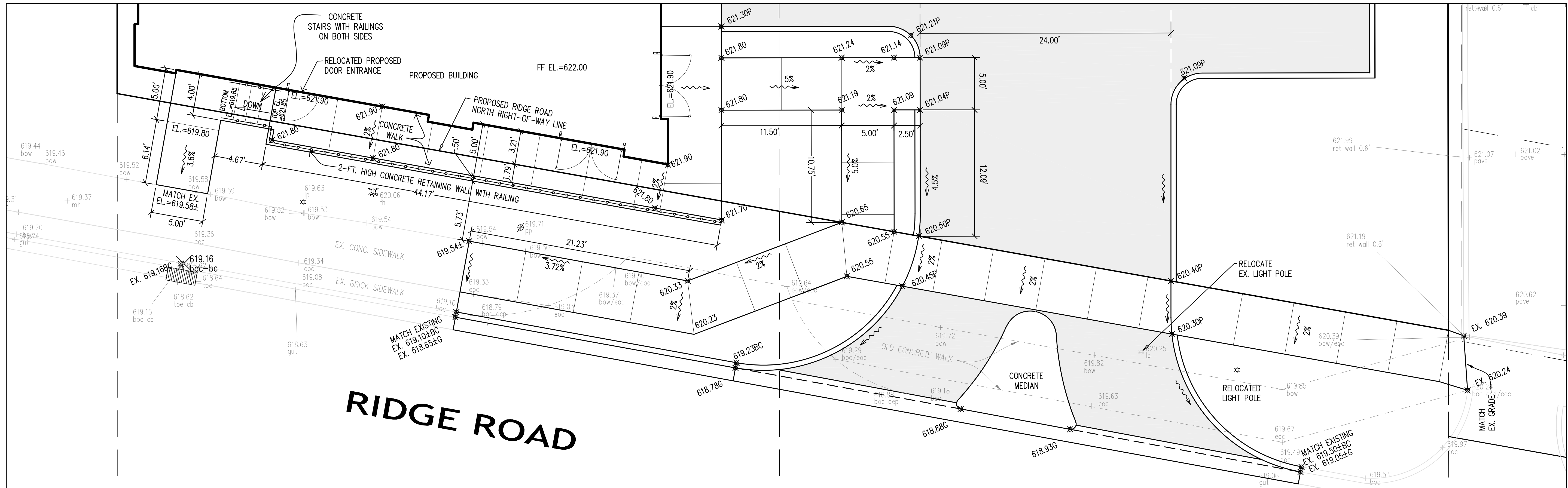
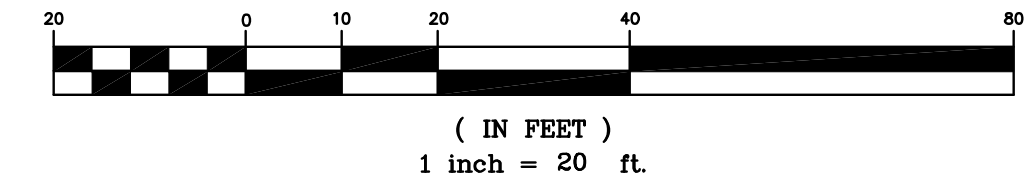
PARKING SPACES PROVIDED = 31 SPACES*

* VARIANCE HAS BEEN ACQUIRED

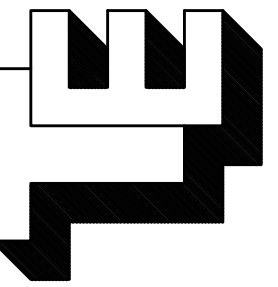
- PARKING LOT AREA = 12,000 SQ FT
- SEE ARCHITECTURAL PLAN FOR ACTUAL DIMENSIONS AND DETAILS OF THE PROPOSED BUILDING AND ENCLOSED DUMPSTER.



Donald C. Torrence



SIDEWALK DETAIL
SCALE: 1" = 5'



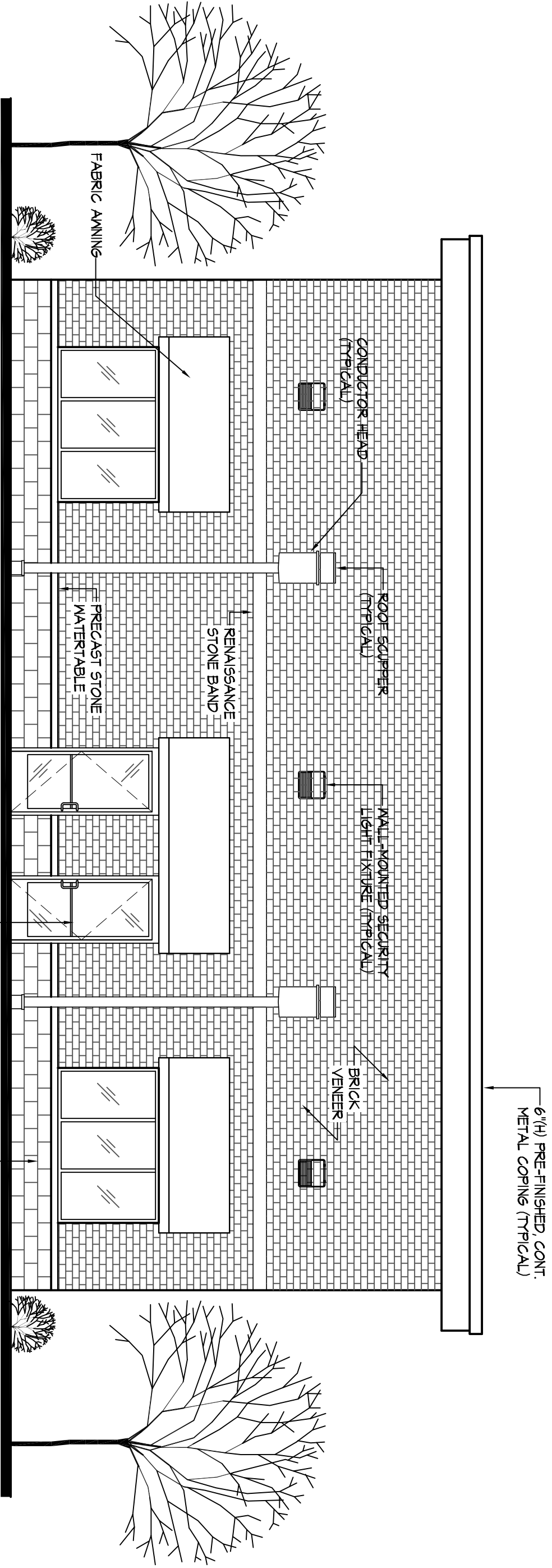
TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918 website: www.torrenga.com

RIDGE CAFE ADDITION
MUNSTER, INDIANA
SITE PLAN

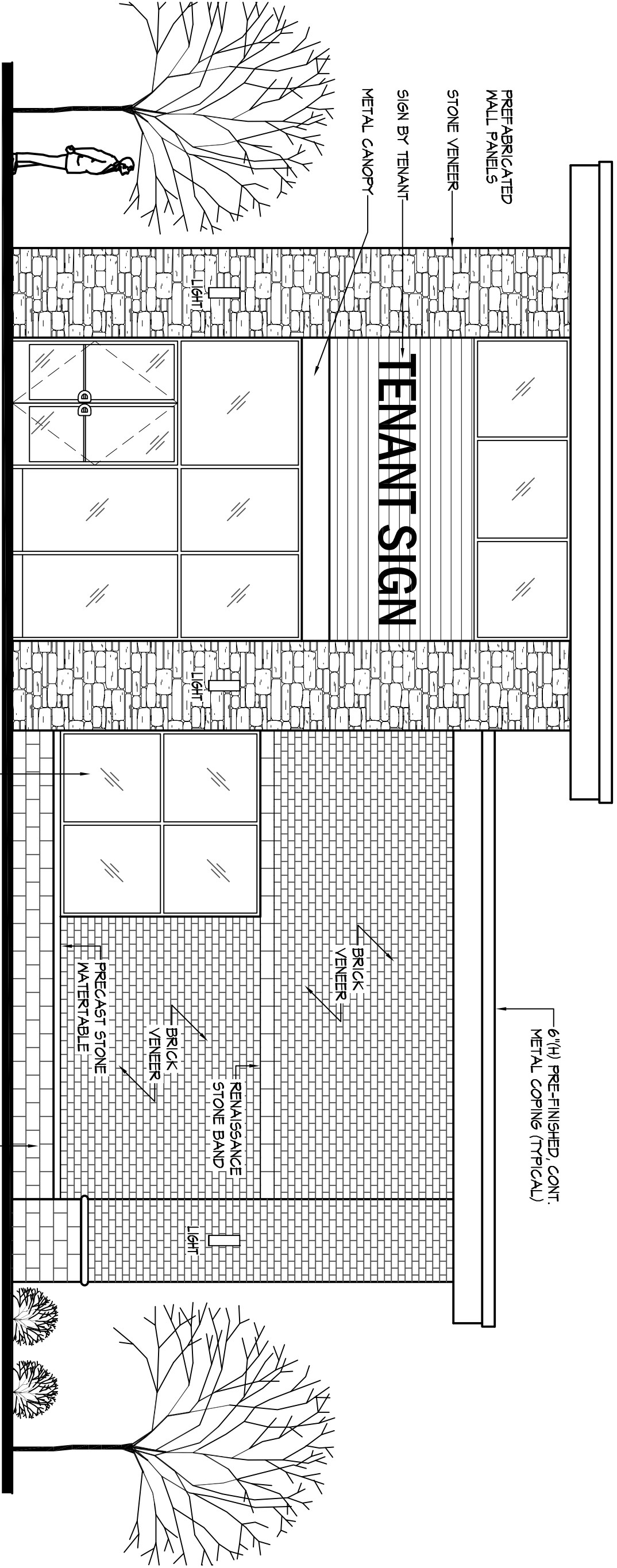
09-14-2021
06-15-2021
01-26-2021
01-06-2021
11-25-2020
04-10-2020
03-17-2020
04-04-2022
REVISIONS:
DATE: 02-18-2020

CLIENT:
G.M. Contracting
1001 Perthshire Lane
Dyer, IN 46311
JOB NO: 2019-5034
SCALE: 1" = 20'

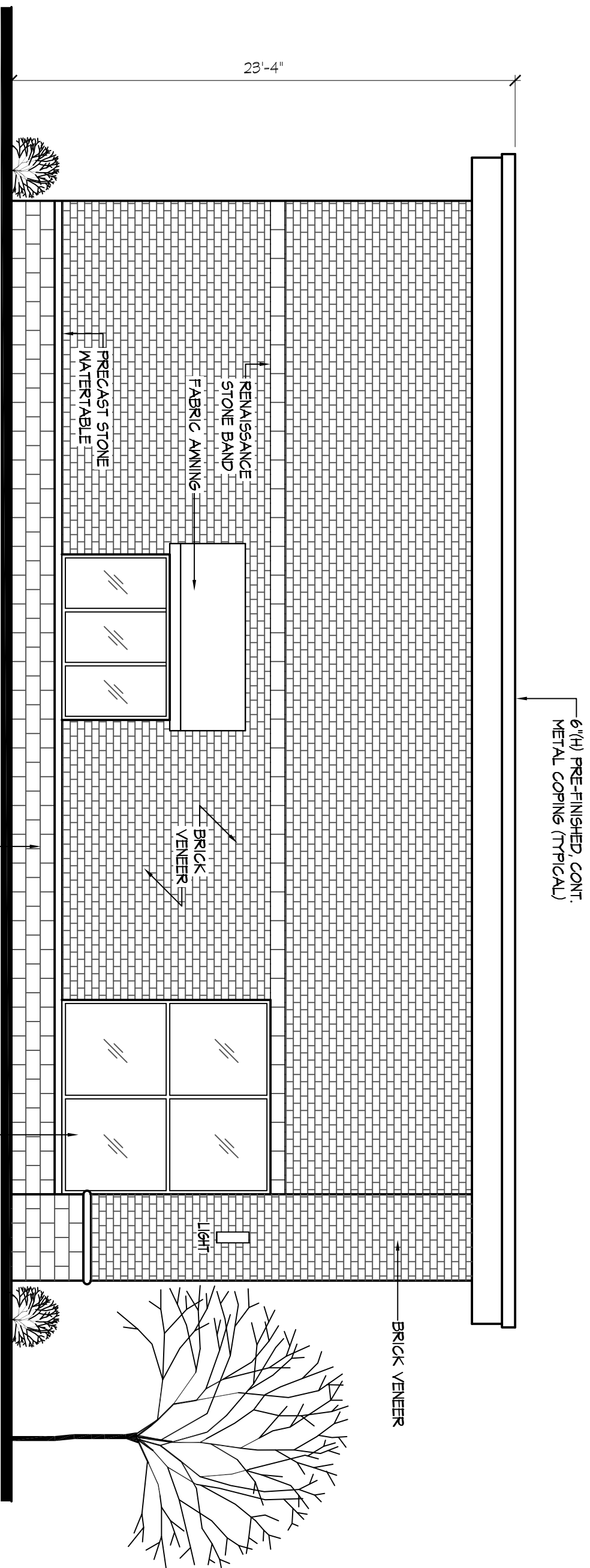
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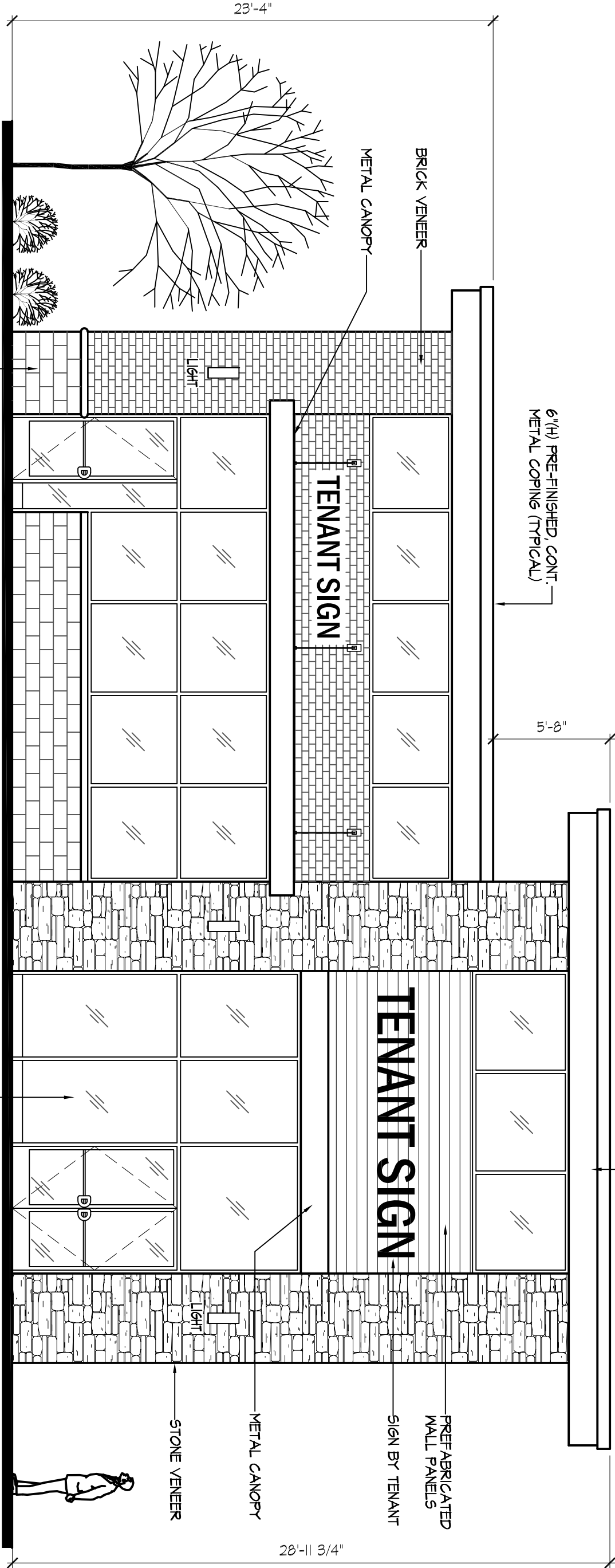
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MUNSTER RETAIL
RIDGE ROAD
MUNSTER, INDIANA
46321

ROHN ASSOCIATES
ARCHITECTS & PLANNERS
13177 RHODE STREET
CEDAR LAKE, IN 46303
PHONE: (708) 906-4670

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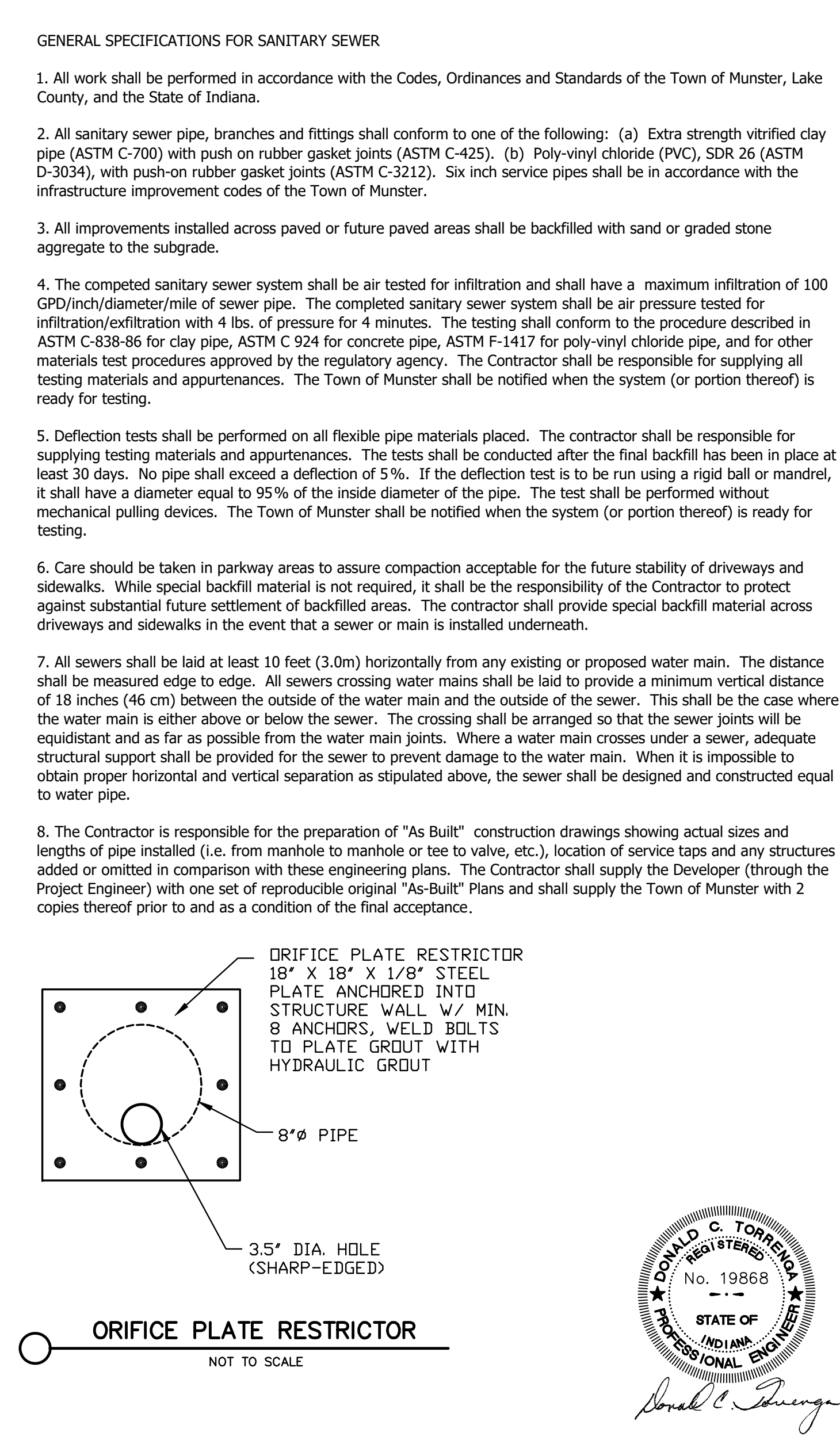
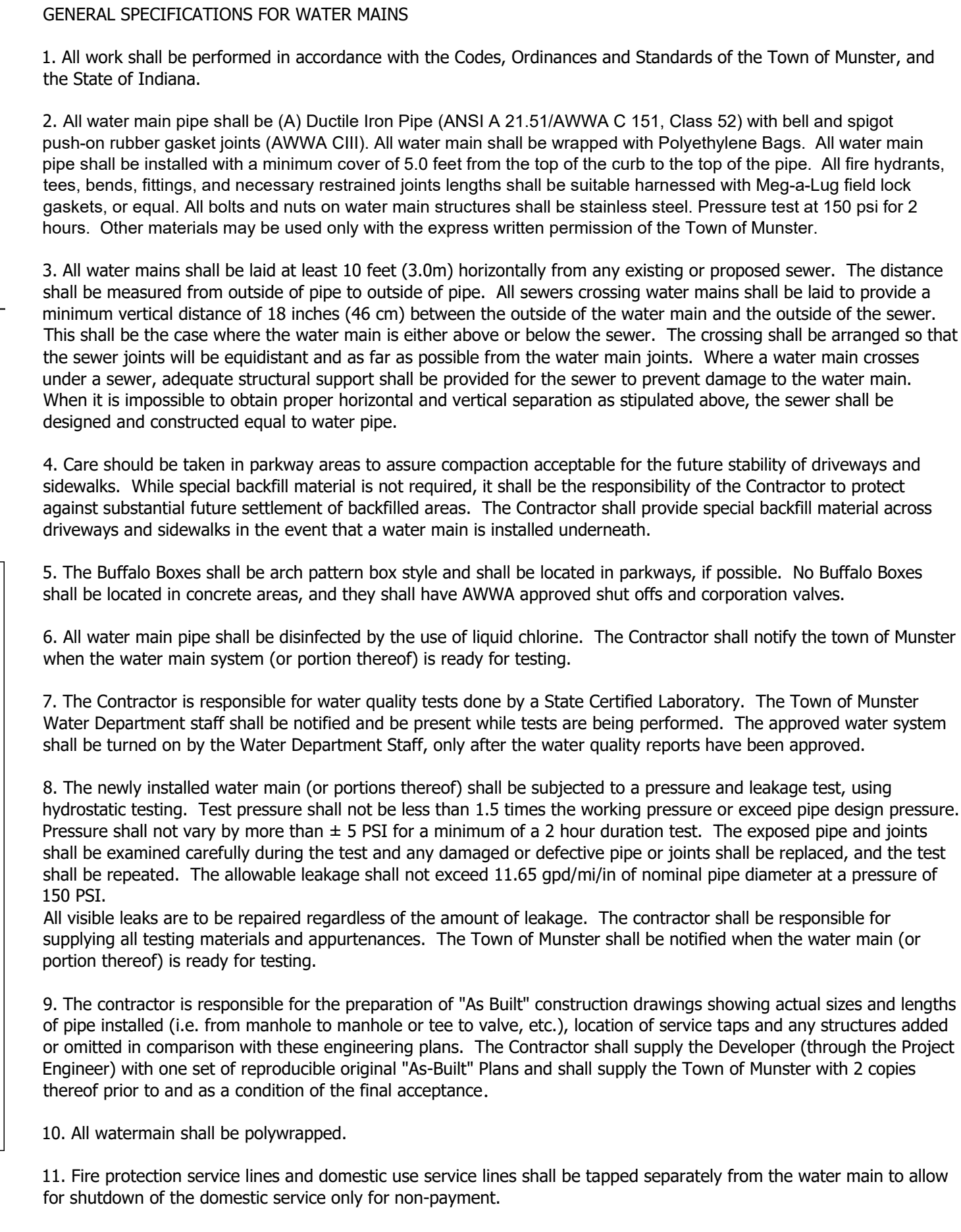
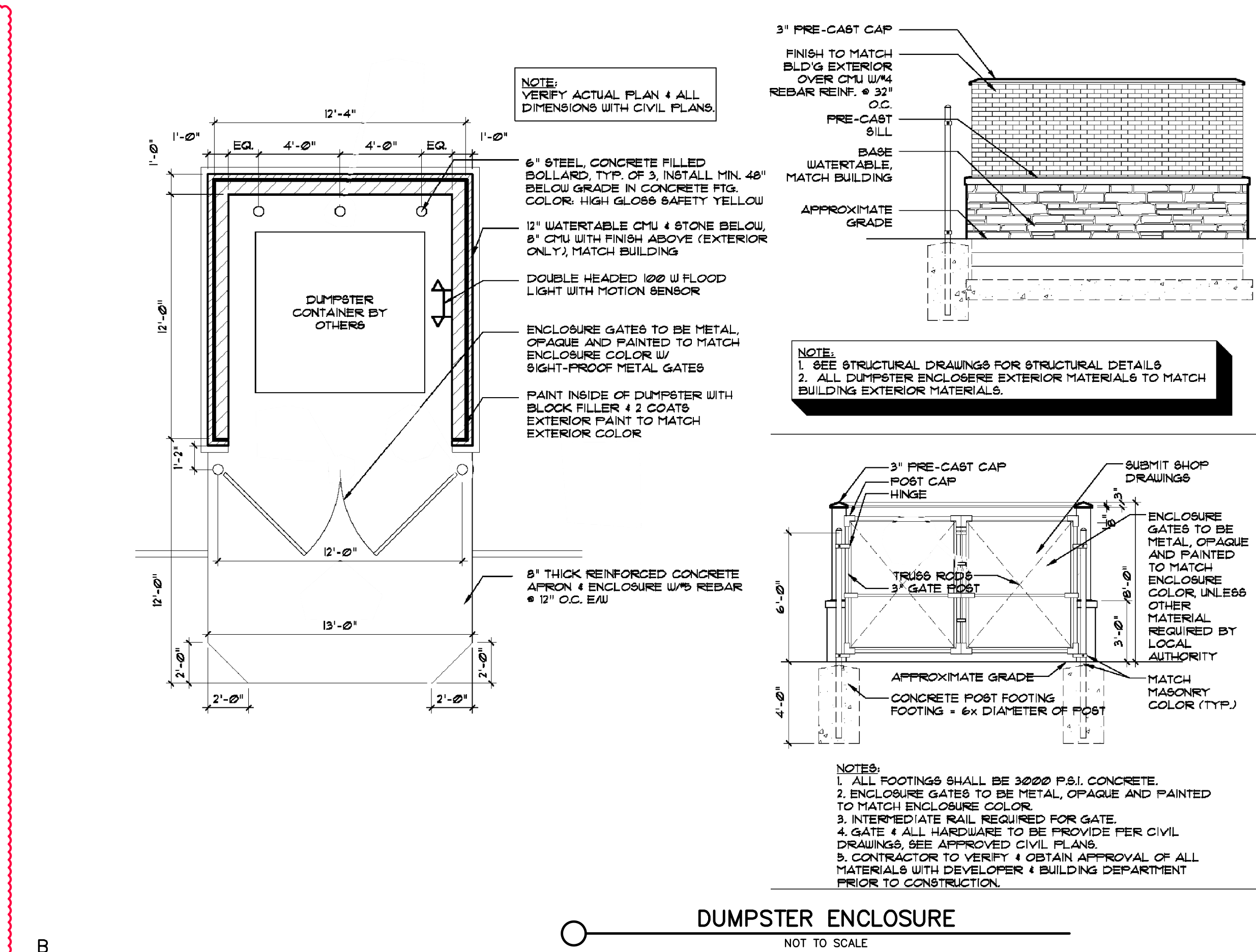


ISSUE FOR:	
7/25/20	DESIGN
9/2/21	DESIGN

EXTERIOR
ELEVATIONS

SCALE: AS NOTED
PROJECT NO.: 20-438

AI



SHEET C-4.1	CLIENT: G.M. Contracting 8001 Perthshire Lane Dyer, IN 46311	04-06-2022	REVISIONS:	DATE: 11-27-2019	JOB NO: 2019-5034	SCALE: NONE
		02-17-2022 06-15-2021 04-15-2020 11-25-2020 04-10-2020				
RIDGE CAFE ADDITION MUNSTER, INDIANA						
DETAILS AND SPECIFICATIONS						
TORRENGA ENGINEERING, INC. CONSULTING ENGINEERS & LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 Tel. No.: (219) 836-8918 website: www.torrenega.com						
