



**MEETING: Site Review Committee**  
**SUBJECT: UGN, Inc. 2011 Canopy Addition**  
**ADDRESS: 2252 Industrial Drive**

**LOCATION: City Hall**  
**DATE: September 13, 2011**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Tyler Kent, Asst. City Planner (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  
Jack Johnson, Fire Department (219) 462-8325  
Media

**PRESENTERS:**

Mike Alonzo, UGN, Inc,  
773-383-1219 / Mike.Alonzo@ugnauto.com

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).  
The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss a proposed canopy addition at UGN, Inc., 2252 Industrial Drive. Kent 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:** Alonzo explained that UGN is located in the Montdale Industrial Park and is a 24/6 operation. The current facility is approximately 165,000 sq. ft. on 22 acres. UGN is seeking approval for an addition to the existing canopy. The addition is approximately 5,000 sq. ft. and will be on the southwest corner of the main building. The reason for this addition is to provide additional storage for empty containers. The current storage allows the containers to get wet or snow covered during inclement weather and causes a safety issue with wet floors when the containers are brought into the building. Construction will match the current building and will be on existing asphalt. Six locations will be opened and closed for peers. There will be no walls. The canopy will be fully sprinkled and the roof will be fully insulated in case there is the ability to enclose it in the future. There are no plans to store existing equipment and/or dry or liquid chemicals. There will be no restrooms. No changes or additions will be made to discharges into sewer or storm drain. The current storm drain will not be changed.

**STAFF COMMENTS:**

**PILARSKI:** Since this project is not requesting or requiring an additional service line to the sanitary sewer main, nor are the waste water discharge characteristics being changed or will the waste water flow increase, there are no comments.

**THRASHER:** A Building permit is required and has already been submitted. A State Design Release is also required. The foundation release has already been granted.

**BURKMAN:** Burkman asked if there would be any activity other than the construction of the canopy. Alonzo stated there would be no other activity. Drawing C1 mentions that the excavated soil is to be removed and disposed of offsite. Burkman said it appears approximately 380 cubic yards of soil is to be removed. Will the soil be disposed of somewhere in the City? Alonzo stated that 380 cubic yards seemed high. Burkman stated that on Drawing S1, indicates 3 foundations that are 8x8, 2 that are 11x11 and 1 that is 10x10. The drawing also states to excavate an additional 2 ft. in all directions. The depth of these foundations is 7-1/2 ft., so a quick volume calculation equals 379 cubic yards if these dimensions are accurate. Alonzo stated that depending on the contractor, they have different sources for landfills and some even store the excavated soil on their own site. Alonzo said he would have to review this issue with the contractor he hires. Burkman said erosion control may be required wherever the soil is dumped; however, if the soil is dumped at a contractors yard, erosion control is usually in place at their facility. An Erosion Control Permit will be required for the UGN site. There may be a contradicting statement in the general site work notes. Site Work Note #2 states that slag fill will not be permitted in the area of the new building; however, #4 says a minimum 8" thick slag base is to be provided. UGN may want to clarify this item; however, it does not present an issue to the City.

**KENT:** There are no issues from the Planning Department. This is existing concrete and setbacks are in compliance.

**MCINTIRE:** There are no water issues. However, the work is being done in a Wellhead Protection Zone. Onsite fuels must be stored with double containment.

**JOHNSON:** The Fire Department has no comments.

**ISSUES TO BE RESOLVED:**

- Erosion control plan
- Detailed Site Plan
- State Design Release
- Building Permit
- Zoning Clearance