



**MEETING: Site Review Committee**  
**SUBJECT: Urschel Plant Demolition**  
**ADDRESS: 2503 Calumet Avenue**

**LOCATION: City Hall**  
**DATE: October 27, 2015**

## PRELIMINARY SITE REVIEW

### IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Taylor Wegrzyn, Planning Dept.	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462.1161
Adam McAlpine, Engineering Dept.	*219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Chad Dutz, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612

Media

### PRESENTERS:

Brien Delich, Tonn and Blank Construction  
 (219) 878-6246 / [brien.delich@tonnandblank.com](mailto:brien.delich@tonnandblank.com)  
 Adam McNamara, Brandenburg  
 (312) 528-1122 / [mcnada@brandenburg.com](mailto:mcnada@brandenburg.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 the proposed demolition of the Urschel Plant located at 2503 Calumet Avenue. 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:** Delich indicated everything will be brought down to grass at the site. The foundation wall (dotted line) at the northwest corner of the building will remain as a retaining wall. Delich said fencing will be placed on the top of this wall. The plant, all parking and the one-story caretaker house are being demolished. The detention ponds will remain in their current locations. Delich indicated the site will be graded out and routed to drain to these areas. Utilities will be disconnected as required. All curb cuts will remain; however, they will be barricaded.

### STAFF COMMENTS:

**EVANS:** Evans asked for an approximate number of truck loads of materials being removed. McNamara estimates 1,000 truck loads. Evans asked about the destinations for these materials. McNamara indicated c & d debris will be taken to Republic for the Lake County landfill, scrap metal, depending on the type, will be going to various outlets (some in Chicago some locally), clean concrete will be going to Duneland Sand and import material will be going to Duneland Sand or Marshalls. Evans feels that Calumet Avenue to Burlington Beach Road will be the best route to use out to SR 49. Evans indicated Vale Park Road is failing and he has concerns about using it for a truck route. McAlpine suggested staying on Calumet to Hwy. 6 then to the bypass. Evans main concern is finding a route that will minimize or avoid damage to the roads. Evans conveyed that any damage to the roads will be charged back to this project. Evans indicated the roads will be photographed prior to the start of this project. Photos will be shared with Brandenburg and Tonn and Blank. Evans has no preference as far as ingress/egress for the site, but said either Vale Park or Calumet will work. Delich said there may be some truck traffic on Cumberland; however, it will

be minimal. Evans suggested further discussion concerning this issue. Evans and Burkman will be the contact people concerning haul routes.

**THRASHER:** Thrasher is aware that they have applied for both the Building Permit and Site Permit. The site will not be fenced once demolition is complete. Thrasher and Kent indicated further discussion is needed concerning the fencing on top of the foundation wall. .

**DUTZ:** Since this will not be a 24-hour operation, Dutz said the Fire Department's main concern is access to the site if something were to happen. Dutz indicated if the site is padlocked and chained it will be necessary to cut the lock; however, it will be better if keys can be provided. Dutz asked if the house will be demolished first. McNamara indicated they will start on utility disconnects first. Delich asked if the Fire Department might want to use the house for training purposes. Dutz said this will be a great opportunity for training.

**KENT:** Kent reiterated further discussion is needed concerning the fencing for the foundation wall. Delich asked for clarification concerning this fencing. Kent stated once the demolition is done, this will be considered a front yard and only decorative fencing is permitted in a front yard. Delich indicated the wrought iron fencing in the parking lot and the chain link fence that is on the wall will stay. Kent is aware the sign is being removed.

**ON BEHALF OF BURKMAN:** Has consideration been given to removing the drive approaches. Delich indicated the approaches will be removed up to the sidewalk and barricades will be put in place. A Site Permit is required. This is a Rule 5 site and providing the Storm Water Pollution Plan for review by Mingyan Zhou is necessary. There have been conversations recently about environmental concerns. Are there any issues such as below grade storage tanks, asbestos, etc., that might require remediation or removal? Delich indicated there is asbestos floor tile and transite floor duct that will be taken care of and removed. Providing a copy of the final approvals concerning the removal of these items is necessary.

**MCALPINE:** McAlpine said it appears a south haul route will be necessary since demolition material will be taken to Marshall's. McAlpine asked if they will be turning right onto Calumet to Lincolnway and then to Marshall's yard. McNamara stated the quickest route is ideal; however, he will work with the City on the haul route. Providing protection from construction debris for the detention ponds and downstream storm sewers is necessary. McAlpine suggested they be blocked off. Delich stated that silt fencing, silt tubes and manhole baskets are planned. McAlpine asked if the storm sewer and intakes in the parking lot south of the building will remain or be removed. Delich stated they will be removed up to the pond. Baker said they need to look at this so that they don't cause problems for any of the neighbors. Providing more information concerning the sewer abandonment is necessary. Delich said they would follow the City guidelines. Geskey stated he will cover this during his comments. McAlpine asked about the project timeframe. Delich said they will start as soon as they have all the necessary permits and hope to be done by February.

**PILARSKI:** Pilarski asked if the environmental assessment on the site includes ground water and surrounding soil. Delich said the assessment does include ground water and surrounding soil. Pilarski asked for clarification concerning the above ground storage tanks. Delich indicated the tanks have already been removed. Proving a copy of the waste manifest showing how they disposed of the inside material will be necessary

**GESKEY:** Coordination of water and sewer disconnect will be done through Geskey. Geskey stated he provided a plan showing where all disconnects will be. All meters need to be returned to Valparaiso City Utilities. Geskey asked if water will be needed for the site. McNamara indicated they want to use the two services at the site. Geskey said the services will have to be protected and heated during the winter months. Geskey said when all sanitary sewer and water disconnects are done a gps point will be put on each one. deBoer will be used for the disconnects.

**ISSUES TO BE RESOLVED:**

Erosion Control Plan

Rule 5 Permit

Right-of-Way

Detailed Site Plan

Site Permit

Building Permit

Storm Water Pollution Plan

Discuss Haul Routes (Evans & Burkman)

Fire Department Access to Site

Copy of Approvals for Asbestos/Transite Duct Removal

Waste Manifest for Above Ground Tank Removal

All Meters Returned to VCU

Coordinate Sewer & Water Disconnects with Geskey