



**MEETING: Site Review Committee**  
**SUBJECT: VU College of Nursing Modular**  
**ADDRESS: 826 LaPorte Avenue**

**LOCATION: City Hall**  
**DATE: February 15, 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  
Media

**PRESENTERS:**

Ron Brindley, VU Facilities Management  
(219) 464-477-9014 / Ron.Brindley@Valpo.Edu

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 modular building for Valparaiso University College of Nursing. 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:** This project is the Valparaiso University College Nursing modular building. The counseling center, located behind Miller Hall, 824 McCord Avenue, was demolished in January. The modular building is needed for additional classroom space. The modular will be a four-unit, 12' x 60' side-by-side and will be placed on the current counseling center site. There is a 50' x 60' stone pad. The work is to be done by Acton Mobile Industries, Maple Park, IL. The site is south of Miller Hall and east of Porter Memorial Hospital. There will be an ADA ramp on the east side of the building and 2 portable steps on the north side of the building. Sanitary, electric, gas, and water will come from the current utilities by Miller and LaBien Hall. The sewer line has been scoped by Eagle Industries. There will be 2 ADA accessible bathrooms inside the building. There will be an 8' paved sidewalk on the north side of the building and an emergency phone located in the northeast corner of the ADA ramp. The building would serve the College of Nursing program for 5-7 years, depending on the demand of the new program. There will be some landscaping around the building. An erosion control plan is not needed since the site is already set. Occupancy is scheduled for late May or early June. The plans further explain the layout of the site.

**STAFF COMMENTS:**

**BURKMAN:** A sketch is needed to show how the sanitary sewer connection will be made. A sanitary sewer permit is required for this work. The address is 826 LaPorte rather than 824 LaPorte Avenue as indicated on the plans. Erosion control will be monitored. If this becomes a problem we will request silt fences be installed. No parking will be added. Consideration should

be given to temporary screening since the modular building will be visible from LaPorte Avenue. This will be referred to the Planning Department.

**THRASHER:** A Building Permit is required for construction of the access to the building and the electrical service. A State Design Release should be on file and we will need a copy. The distances for access between the building and the parking need to be shown on the site plan.

**KENT:** Further discussion is needed regarding landscaping once Miller Hall is demolished. Miller Hall is the education building. The education building will move into the academic building at the site of the old Union. The Miller Hall demolition site will then be green space.

**PILARSKI:** The Collection Division will require a clean-out located 5' from the building.

**MCINTIRE:** Space must be available in the mechanical room of the modular unit to move the meter and backflow at the transition time of demolition.

**ISSUES TO BE RESOLVED:**

- Landscaping plan (with Tree Survey)
- Detailed Site Plan
- Sanitary/Sewer Permit
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Zoning Clearance