

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE MEETING
RESCHEDULED
August 23, 2010**

PRESENT: Chairperson Joseph Marchese, Alderman John Galan, Alderman Ted Schauer, Dan Gombac-Director, Michael Griffith – Senior Planner, Elizabeth Lahey-Secretary

ABSENT: None

Chairperson Marchese called the Municipal Services Committee Meeting to order at 6:00 p.m. at City Hall - Conference Room, Darien, Illinois and declared a quorum present.

NEW BUSINESS

A. Ordinance – 8105 Cass Avenue, Q Billiards: Petitioner seeks a variation to expand an existing nonconforming use.

Mr. Michael Griffith, Senior Planner presented the staff report. He reported that the use was legally established but over time with the City adopting a new Zoning Ordinance in 2000, the permitted uses for the various zoning district changed causing the petitioner's use to be nonconforming. He stated that staff contacted the Police Department and reported that they did not have any concerns and that calls received are similar to other liquor establishments.

The petitioner, Mr. Bob Taft was present.

There was no one in the audience wishing to present public comment.

Alderman Schauer made a motion and it was seconded by Alderman Galan that based upon the submitted petition and the information presented, the request associated with PZC 2010-10 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend approval of the petition as presented.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

Chairperson Marchese announced that this would be forwarded to the City Council on Tuesday, September 7th.

B. Ordinance – 1041 S. Frontage Road, Darien Municipal Services: Petitioner seeks a variation to permit the construction of a detached accessory structure, a salt barn, within the front yard and interior side yard, and to reduce the front yard setback from 50 feet to 15 feet.

Mr. Michael Griffith, Senior Planner, presented the staff report. He reported that the proposed salt barn location is within the front yard and interior side yard. He stated that per the Zoning Ordinance, detached accessory structures are not permitted within the front and side yards. He further stated that the Zoning Ordinance requires a building setback of 50 feet from the front lot

line. Mr. Griffith reported that the proposed salt barn is to be 17 feet from the lot line and that it will meet the required 5-foot setback from a side lot line. He reported that the PZC held a public hearing and recommended approved. He also noted that there was some discussion about reorientation of the barn.

Mr. Dan Gombac, Director provided the Committee with a diagram noting the location of the door and that the structure will be squared off to provide more storage space.

Alderman Galan questioned why aesthetics was a topic. He stated that it was a waste of time because there are no homes nearby.

There was no one in the audience wishing to present public comment.

Alderman Marchese made a motion and it was seconded by Alderman Schauer that based upon the submitted petition and the information presented, the request associated with PZC 2010-11 is in conformance with the standards of the Darien City Code and move that the Municipal Services Committee recommend approval of the petition as presented.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

Chairperson Marchese announced that this would be forwarded to the City Council on Tuesday, September 7th.

C. Resolution – Purchase a new Portable Air Compressor

Mr. Dan Gombac, Director reported that this resolution authorizes the purchase of one new Portable Air Compressor from McAllister Equipment Company in the amount of \$11, 995.00.

There was no one in the audience wishing to present public comment.

Alderman Schauer made a motion and it was seconded by Alderman Galan to approve A RESOLUTION AUTHORIZING THE PURCHASE OF ONE NEW PORTABLE AIR COMPRESSOR FROM MCALLISTER EQUIPMENT COMPANY IN THE AMOUNT OF \$11,995.00

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

D. Resolution – Approval of a Resolution rejecting all sealed bids for the Salt Storage Facility

Mr. Dan Gombac, Director reported that approval of this resolution is to reject the sealed bids and allow staff to renegotiate.

Alderman Galan stated that the overall cost to do it all at once would be more economical.

Mr. Gombac highlighted Attachment A of the Agenda Memo. He reported that staff looked at all aspects from architectural plans to soil to footings, etc. and that negotiations resulted in a savings of \$12,000. He stated that every vendor was responsive.

Mr. Gombac reported that City staff will do the excavation and that staff is trying to secure a vendor that can provide recycled stone and provide a storage building that will serve the City.

Chairperson Marchese stated that the City Council budgeted \$150,000 for the salt barn. He stated that the Committee is confident that the development of the project was significant enough to move forward. He stated that the Administrative Finance Committee recommended that the City secure the development of the building for \$220,000 and that they would support it.

Alderman Galan reported that staff underestimated at \$150,000.

Chairperson Marchese stated that the concrete walls elevated the costs.

There was no one in the audience wishing to present public comment.

Alderman Schauer made a motion and it was seconded by Alderman Galan to approve A RESOLUTION REJECTING ALL SEALED BIDS FOR THE SALT SHED FACILITY AND WAIVING THE COMPETITIVE BID PROCESS AND AUTHORIZING THE SALT STORAGE FACILITY PROJECT IN AN AMOUNT NOT TO EXCEED \$220,000.00.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

E. Resolution – Accepting a proposal from Martino Concrete Company for the installation of a concrete footing for the Salt Storage Facility.

Mr. Dan Gombac, Director reported that this resolution waives the competitive bid process and accepts a proposal from Martino Concrete Company for the installation of a concrete footing for the Salt Storage Facility in the amount of \$15,750.00. Mr. Gombac reported that the vendor renegotiated a cost savings.

There was no one in the audience wishing to present public comment.

Alderman Galan made a motion and it was seconded by Alderman Schauer to approve A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND ACCEPTING A PROPOSAL FROM MARTINO CONCRETE COMPANY FOR THE INSTALLATION OF A CONCRETE FOOTING FOR THE SALT STORAGE FACILITY IN THE AMOUNT OF \$15,750.00.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

F. Resolution – Accepting a proposal from Dukane Precast Inc. for the fabrication and installation of the precast structural walls for the Salt Storage Facility.

Mr. Dan Gombac, Director stated that this resolution waives the competitive bid process and accepts a proposal from Dukane Precast, Inc. for the fabrication and installation of the precast structural walls for the Salt Storage Facility in the amount of \$98,500.00. He reported that the original bid was \$110,000.00.

There was no one in the audience wishing to present public comment.

Alderman Galan made a motion and it was seconded by Alderman Schauer to approve A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND ACCEPTING A PROPOSAL FROM DUKANE PRECAST INC. FOR THE FABRICATION AND INSTALLATION OF THE PRECAST STRUCTURAL WALLS FOR THE SALT STORAGE FACILITY IN THE AMOUNT OF \$98,500.00.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

G. Resolution – Accepting a proposal from Advance Steel Erection Inc. for the fabrication and installation of the Steel Roof Joists and Decking walls for the Salt Storage Facility.

Mr. Dan Gombac, Director stated that this resolution waives the competitive bid process and accepts a proposal from Advance Steel Erection, Inc. for the fabrication and installation of the Steel Roof Joists and Decking Walls for the Salt Storage Facility in the amount of \$28,500.00. Mr. Gombac reported that the vendor renegotiated a cost savings.

There was no one in the audience wishing to present public comment.

Alderman Galan made a motion and it was seconded by Alderman Schauer to approve A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND ACCEPTING A PROPOSAL FROM ADVANCE STEEL ERECTION INC. FOR THE FABRICATION AND INSTALLATION OF THE PRECAST STRUCTURAL WALLS FOR THE SALT STORAGE FACILITY IN THE AMOUNT OF \$28,500.00.

Upon voice vote, THE MOTION CARRIED unanimously 3-0.

H. Resolution – Accepting proposal from Care Sheet Metal and Roofing, Inc. for the material and installation of the membrane roofing for the Salt Storage Facility.

Mr. Dan Gombac, Director stated that this resolution waives the competitive bid process and accepts a proposal from Care Sheet Metal and Roofing, Inc. for the material and installation of the membrane roofing for the Salt Storage Facility in an amount not to exceed \$15,000.00.

Mr. Gombac reported that the vendor references were checked.

There was no one in the audience wishing to present public comment.

Alderman Galan made a motion and it was seconded by Alderman Schauer to approve A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND ACCEPTING A

PROPOSAL FROM CARE SHEET METAL AND ROOFING INC. FOR THE MATERIAL AND INSTALLATION OF THE MEMBRANE ROOFING FOR THE SALT STORAGE FACILITY IN THE AMOUNT OF \$15,000.00

Upon voice vote, **THE MOTION CARRIED unanimously 3-0.**

I. Resolution – Accepting a proposal from Martino Concrete Company for the material and installation of a concrete floor for the Salt Storage Facility.

Mr. Dan Gombac, Director stated that this resolution waives the competitive bid process and accepts a proposal from Martino Concrete Company for the material and installation of a concrete floor for the Salt Storage Facility in the amount of \$24,600.00.

There was no one in the audience wishing to present public comment.

Alderman Galan made a motion and it was seconded by Alderman Schauer to approve A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND ACCEPTING A PROPOSAL FROM MARTINO CONCRETE COMPANY FOR THE MATERIAL AND INSTALLATION OF A CONCRETE FLOOR FOR THE SALT STORAGE FACILITY IN THE AMOUNT OF \$24,600.00.

Upon voice vote, **THE MOTION CARRIED unanimously 3-0.**

Mr. Gombac reported that the lump sum balance is in the amount of \$219,436.25 with a \$5,000 contingency. He reported that this would be forwarded to the City Council on Tuesday, September 7th.

J. Minutes – July 26, 2010 Municipal Services Committee

Alderman Schauer made a motion and it was seconded by Alderman Galan to approve the July 26, 2010 Municipal Services Committee Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED unanimously 3-0.**

DIRECTOR'S REPORT

Mr. Dan Gombac, Director reported that there has been a positive response from residents regarding the Coach Light Program. He reported that he was pleased with the response and that he would provide the Committee with an update at the next meeting.

NEXT MEETING

Chairperson Marchese announced that the next scheduled meeting will be held on Monday, September 27, 2010 at 6:30 p.m.

ADJOURNMENT

There being no other business before the Committee, Alderman Galan made a motion and it was seconded by Alderman Schauer to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:00 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Joseph Marchese
Chairperson

John Galan
Alderman

Ted Schauer
Alderman