

**VILLAGE OF VERNON HILLS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OF SEPTEMBER 1, 2020**

Village Manager Fleischhauer called the meeting to order at 7:43PM.

IN ATTENDANCE Trustees Takaoka, Oppenheim, Schultz, Marquardt, and Koch. President Byrne was absent. A quorum was established.

Also present were: Village Manager Fleischhauer, Assistant Village Manager Petrillo, Chief Kreis, Community Development Director Atkinson, Public Works Director Brown, Chief Finance Officer Cratty, Village Attorney Ferolo, and Recording Secretary DeAnda.

Motion by Trustee Schultz, second by Trustee Oppenheim, to appoint Trustee Koch President Pro Tem for the duration of the meeting.

Roll call vote:

AYES: 5 – Koch, Oppenheim, Schultz, Marquardt, Takaoka

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

ABSTAIN: 0 - None

Motion carried.

1. APPROVAL OF THE COMMITTEE OF THE WHOLE MEETING MINUTES OF AUGUST 11, 2020

Motion by Trustee Marquardt, second by Trustee Schultz, to approve Committee of the Whole Minutes for the August 11, 2020 meeting.

Roll call vote:

AYES: 5 – Koch, Oppenheim, Schultz, Marquardt, Takaoka

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

ABSTAIN: 0 - None

Motion carried.

2. PETSUITES – PRESENTATION OF CONCEPT PLANS FOR A PROPOSED PET DAYCARE FACILITY LOCATED AT 30 WEST PHILLIP ROAD

DCD Atkinson introduced Charlie Haapala and Peter Dubin, representatives from PetSuites who appeared before the COW for concept presentation of their plans to operate a pet daycare facility in the building formerly occupied by LA Fitness. Primary business offerings include pet boarding, daycare, grooming, puppy preschool training, retail, and veterinarian services. PetSuites amenities include large open indoor play yards, in-ground pools, and unique play structures. They would not offer outdoor play yards. All activity would be contained indoors. They would be purchasing the building.

The building's exterior would be updated to include fiber cement panels installed over the existing brick on a portion of the north and west facades (over the main entrance). The remaining brick would be painted as shown on the color renderings attached to the packet. The color pallet includes dark brown and beige earth tones. The existing site plan would remain unchanged. PetSuites would be required to restore and repair any parking or walking surfaces identified as needing repair by the Village Engineering Technician. They would also be required to replace and/or upgraded existing landscaping in accordance with Village requirements.

The Zoning Code does not identify pet daycare facilities within any of the zoning districts. An amendment would be required. This would include a map amendment that rezones the property from OR&D to B-1, General Business District. The Zoning Code would then be amended by creating a definition for pet daycare facilities and including this type of business as a Special Use Permit in the B-1 Zoning District. The petitioner would request the Special Use Permit concurrent with the request for a zoning map and Zoning Code amendment.

The COW was generally in favor of the concept. Attorney Ferolo noted to petitioner that this was preliminary concept presentation approval only and non-binding on the COW.

3. VILLAGE HVAC UPDATE

Municipal Golf Course HVAC Replacement

PWD Brown stated staff was able to utilize parts from the old Laschen Center to address the immediate cooling needs for this facility. The Village Board as part of the FY19-20 budget awarded a contract to Trane and a Purchase Order was issued for \$140,000. The project was value engineered and by utilizing the Cooperative Purchasing program thru US Communities/OMNIA Partners the cost was reduced to \$104,000. The contractor would be ordering the equipment and hoped to move forward in September.

Public Works HVAC Air Handling Unit and Condensing Unit

The FY 20-21 budget included \$240,000 in account #0209046 550040. This was the original roof top unit and system from 1978. This project included replacement of the split system, VAV boxes throughout the space, and provided a new controls system. Staff vetted their proposal which was currently at \$185,749. After the vetting process, staff would obtain the third-party certification letter to finalize the pricing. Once finalized, staff would present this to the Village Board in Ordinance Form. The Trane proposal was attached for reference.

Village Hall HVAC Replacement

During our Preventive Maintenance of the Village Hall, staff detected cracks in the heat exchangers within the roof top units (RTU). As it was summer, they were disabled while we researched solutions and obtained proposals. Due to this condition, there was an urgent need to address heating of the Village Hall.

To replace all four heat exchangers, it would cost ~ \$160,000. Understanding that the HVAC system was installed in August of 2002 and at the end of its useful life, staff researched additional options to avoid a pricy, short term expenditure that would be rendered useless. The Public Works Maintenance staff has never been pleased with the design of the Village Hall's HVAC system. HVAC systems are expensive, and they are the first items to be cut. The design of this system calls for cold and hot air to be blended for the various zones. The new system would be a Trane system instead of the current Mammoth RTU and would be a hot water system. Hot water would be piped to the newly installed VAV boxes instead. The system would meet the current Energy Efficiency requirements, but as important, it would be a more moderate source and easier to adjust. The use of a hot water system also eliminates the need for the \$160,000 heat exchanger replacement as the water would serve this need.

The three options are outlined and are included for reference.

Overview

All options include:

- Full boiler plant replacement
 - Replacing existing boilers
 - New Domestic HW Heater
 - Upsizing of heating plant so HW is now sized for full building heat
 - Heating Redundancy included (3 boilers)
 - Upgrading to high efficiency boilers
- Conversion of existing Multi-zone system to True VAV system
- RTU Replacement
- VAV with HW reheats
- New control system with remote capability

Options

- Option 1 - \$1,389,000 (1A \$584,000/ 1B \$805,000)
 - Includes the VAV boxes in the custom curbs with Phase 1 replacing the HX in the existing RTUs with HW coils
 - The HW coils in these RTUs will be the only “wasted” expense in the long term as they will not be used when the RTUs are replaced
- Option 2 - \$1,326,000 (2A \$584,000/ 2B \$742,000)
 - Includes the VAV boxes in the existing ductwork (interior) with Phase 1 replacing the HX in the existing RTUs with HW coils
 - The HW coils in these RTUs will be the only “wasted” expense in the long term as they will not be used when the RTUs are replaced
- Option 3 - \$1,210,000 (3A \$716,000/ 3B \$494,000)
 - Includes the VAV boxes in the existing ductwork (interior) with Phase 1 installing all the VAV boxes so that those coils can be used
 - There is no “wasted” expense with this option as the heat will just be disabled in the existing RTUs and gas disconnected so VAV boxes will be used for building heat through the winter

Summary

PWD Brown stated staff believed the option of doing all the VAV reheat coils in the custom curbs would be the least expensive overall cost option (Option 1), but it actually turned out to be more expensive than locating the VAV boxes throughout the space within the existing ductwork. VAV boxes essentially adjust the temperature based on each thermostat. After the initial two options, Trane and staff worked to review a third option which was the least expensive overall, but the initial phase included the use of the VAV boxes so the upfront cost was higher.

Please note these are all **budget** prices with executive summaries/high level scopes included with each. Once we select an option, the final pricing is vetted thru the US Communities/OMNIA

Partners Cooperative. These budgets are all inclusive and sized for worst case scenario at this time. The next stage includes more extensive review of components, etc.

Motion by Trustee Schultz, second by Trustee Marquardt, to direct staff to prepare the necessary Ordinance for the Village Board's formal approval at the September 15 meeting.

Roll call vote:

AYES: 5 – Koch, Oppenheim, Schultz, Marquardt, Takaoka

NAYS: 0 – None

ABSENT AND NOT VOTING: 1 - Byrne

ABSTAIN: 0 - None

Motion carried.

3. ADJOURNMENT

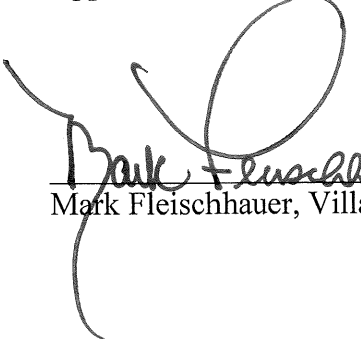
Motion by Trustee Schultz, second by Trustee Marquardt, to adjourn the Committee of the Whole meeting.

All in favor voice vote.

Motion carried.

Meeting adjourned at 8:30PM.

Approved this 15th day of September 2020.



Mark Fleischhauer, Village Manager



Thom Koch, President Pro Tem