

**KENDALL COUNTY FOREST PRESERVE DISTRICT  
SPECIAL CALL - COMMITTEE OF THE WHOLE MEETING  
AGENDA**

**WEDNESDAY, MAY 4, 2022  
5:00 P.M.**

**PICKERILL-PIGOTT FOREST PRESERVE – KEN PICKERILL ESTATE HOUSE AND GROUNDS -  
6350 A. MINKLER ROAD YORKVILLE, IL 60560**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Public Comments
- V. **OLD BUSINESS**  
*No items posted for consideration.*
- VI. **NEW BUSINESS**
  - a. Pickerill-Pigott Forest Preserve – Ken Pickerill Estate House Public Access Improvements Status Updates
  - b. Discussion of Proposed Estate House Improvement Donations and Contributions
  - c. IDNR Consultation – Proposed Scope of Work Change Requests and Potential Site Plan Changes
  - d. Estate House and Grounds Site Preparation Activities – Selective Demolition Projects
- XVIII. Public Comments
- XIX. Executive Session
- XX. Summary of Action Items
- XXI. Adjournment

PICKERILL-PIGOTT FOREST PRESERVE - KEN PICKERILL ESTATE HOUSE AND GROUNDS  
6350 A. MINKLER ROAD YORKVILLE, IL 60560

If special accommodations or arrangements are needed to attend this District meeting, please contact the Administration Office at 630-553-4025 a minimum of 24-hours prior to the meeting time.

To: Kendall County Forest Preserve District Committee of the Whole

From: David Guritz, Executive Director

RE: Pickerill Estate House – Spring-Summer 2022 Estate House Pre-Construction Preparation

Date: May 4, 2022

This report provides an overview of proposed spring-summer 2022 estate house pre-construction projects.

The Kendall County State's Attorney's Office is preparing forms that will need to be completed for any volunteers/Commissioners supporting pre-construction projects. This will include volunteer waivers and certificate coverage requirements.

As part of permitting through Kendall County, the District will need to prepare and submit septic system drawings to the Kendall County Health Department for review and approval.

The District will also need to:

1. Secure construction permitting (as needed).
2. Confirm scope of work changes with the IDNR (as needed).
3. Secure competitive pricing and Commission approval for any contracted work or materials purchased as practicable (for purchases less than \$25,000 (\$30,000 after June 2, 2022 per Public Act 102-0460).
  - a. Septic system design and construction (competitive quotes)
  - b. Roof-mounted HVAC units (competitive bidding – purchase only)
4. Document and acknowledge receipt of all donated supplies, materials and labor.

Site safety and logistics considerations for support of pre-construction work includes:

1. Complete JULIE and private utility locates.
2. Cut power to exterior lights and fixtures
3. Install temporary construction fencing and signage.
4. Coordinate vehicle, equipment, contractor, and volunteer site access.

**Pickerill Estate House – Summer Pre-Construction Projects (May – August)**  
**PRELIMINARY**

1. Completion of new Septic System
  - a. ADS to be contracted to complete new septic system drawings for permit review
  - b. Selective demolition of existing cavitat system
  - c. Install and hookup to the new septic field
  
2. Building exterior and site prep
  - a. Removal of all landscape materials (fabric; stone; mulch) around the building \*
    - i. Installation of temporary fabric and/or stone for erosion control \*
  - b. Selective demolition of sidewalks
  - c. Selective demolition of brick patio down to concrete \*
  - d. Selective demolition of existing outdoor light fixtures
  - e. Excavation; stone base installation and concrete footings (structural steel member support; patio knee-wall; fireplace)
  - f. Completion of concrete walkways
  - g. Installation of pavilion structural steel
  - h. Selective demolition of “greenhouse” structure (**requires IDNR review**)
    - i. Option for discussion: retain brick half-wall
    - ii. Adjust drawings to show a new completed walkway connection to pavilion (will require a walk-through opening in patio landscape wall)
  
3. Building interior
  - a. Selective demolition of all carpets \*
  - b. Selective demolition (and replacement) of all existing countertops and backsplashes \*
  - c. Selective demolition of interior walls and fixtures in the new washroom area – interior wall prep down to base coat – all trim work and doors removed \*
  - d. New countertops and sinks installed
  - e. Basement plumbing rough-in
    - i. Stretch goal is to complete the washrooms prior to late summer rebidding (TBD)
  
4. HVAC
  - a. Pre-purchase of roof units (competitive bidding)
  - b. Installation of HVAC support brackets with temporary flat roof repairs (for discussion on approach)
  
5. Other
  - a. Glass pane replacement
  - b. Existing light fixture removal(s) and capping
  - c. Pickerill commemoration room improvements (den)
  - d. Tree removals
  - e. Exterior staining/painting for exterior wood siding to remain \*

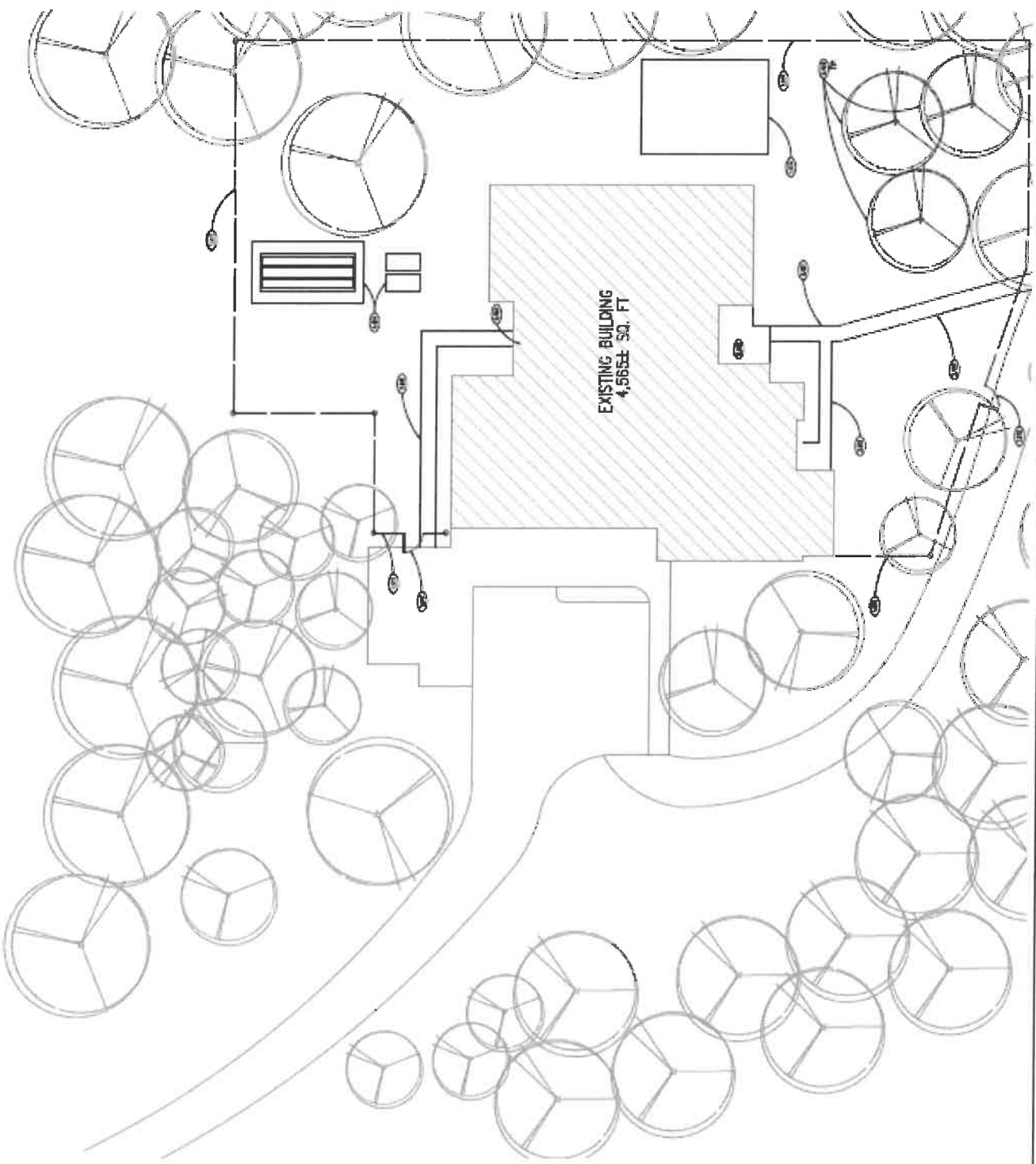
*\* Projects to be completed with support from community volunteers*

KEYNOTES

- 1. ALL EXISTING UTILITIES TO REMAIN UNLESS NOTED OTHERWISE.
- 2. ALL EXISTING UTILITIES TO BE RELOCATED TO NEW LOCATIONS AS SHOWN.
- 3. ALL EXISTING UTILITIES TO BE RELOCATED TO NEW LOCATIONS AS SHOWN.
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- 9. ALL EXISTING UTILITIES TO BE RELOCATED TO NEW LOCATIONS AS SHOWN.
- 10. ALL EXISTING UTILITIES TO BE RELOCATED TO NEW LOCATIONS AS SHOWN.

GENERAL NOTES

- 1. SEE ALL NOTES ON THE PREVIOUS DRAWING.

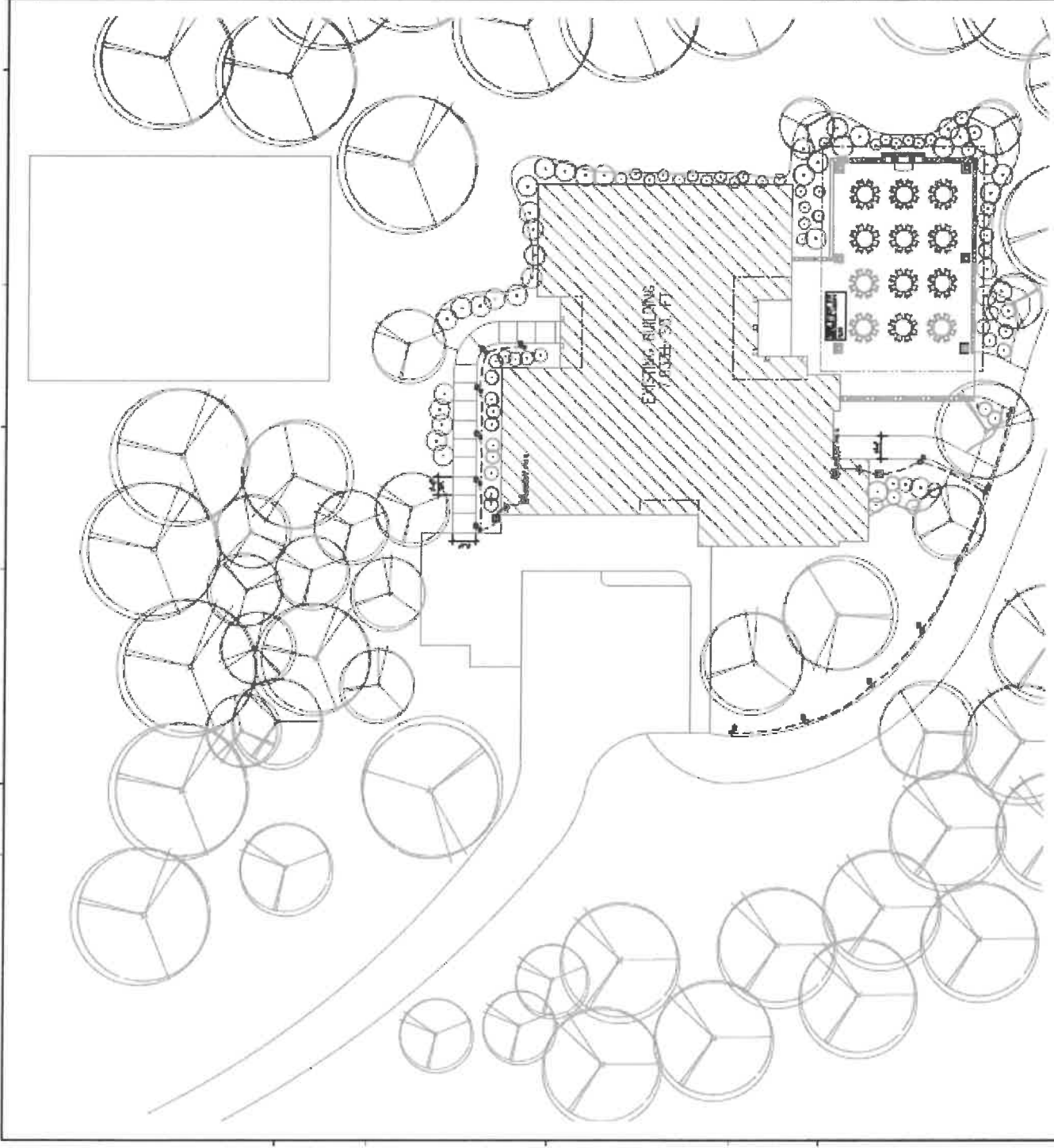


DEMOLITION SITE PLAN  
SCALE: 1/8" = 1'-0"

KEYNOTES

GENERAL NOTES

1. SEE ALL NOTES ON ALL OTHER SHEETS.

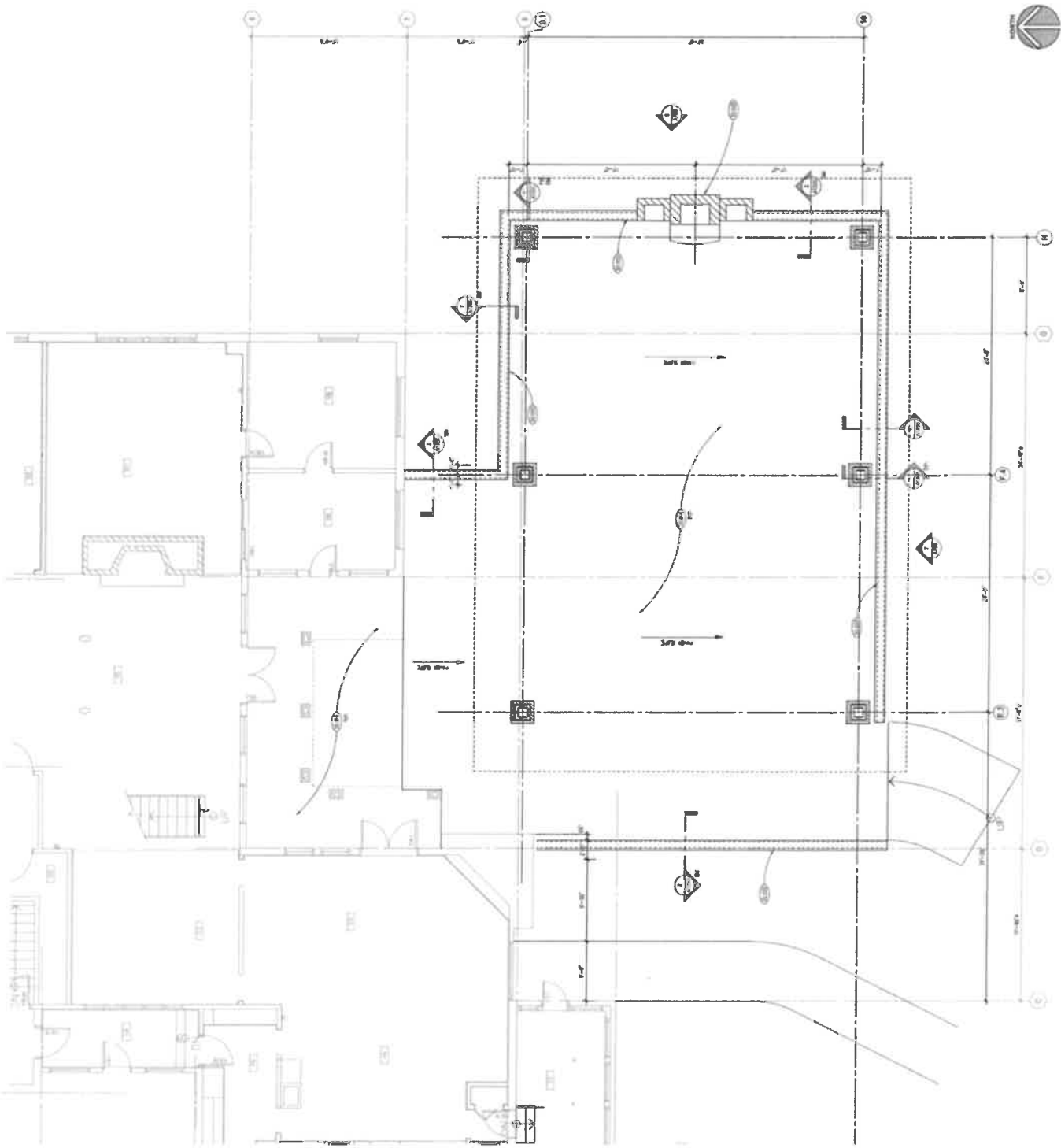


ELECTRICAL SITE PLAN  
 1000S10th



**KEYNOTES**  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HONOLULU PERMITS AND ORDINANCES.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE HAWAIIAN CONSTRUCTION STANDARDS AND SPECIFICATIONS.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE HAWAIIAN CONSTRUCTION STANDARDS AND SPECIFICATIONS.

**GENERAL NOTES**  
1. REFER TO SHEETS 18-001 THROUGH 18-004.

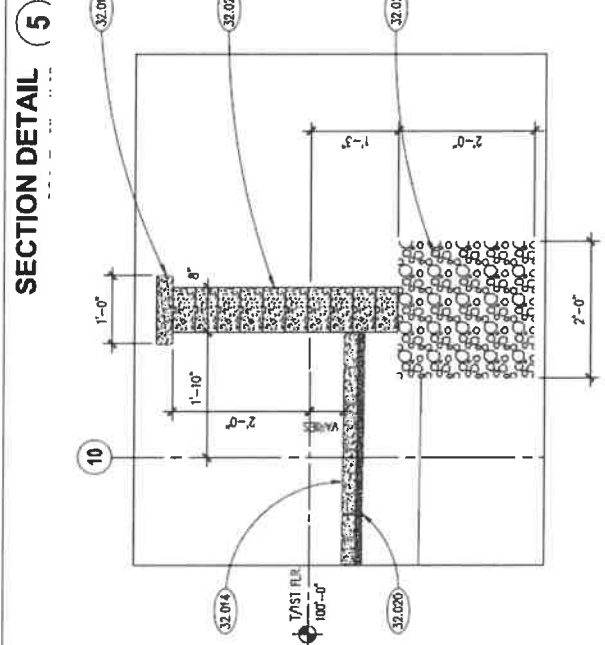
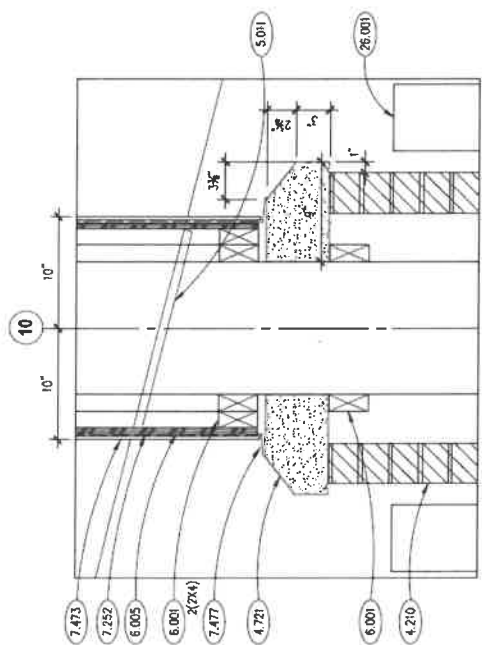


**CANOPY & PATIO PLAN**  
SCALE: 1/4" = 1'-0"

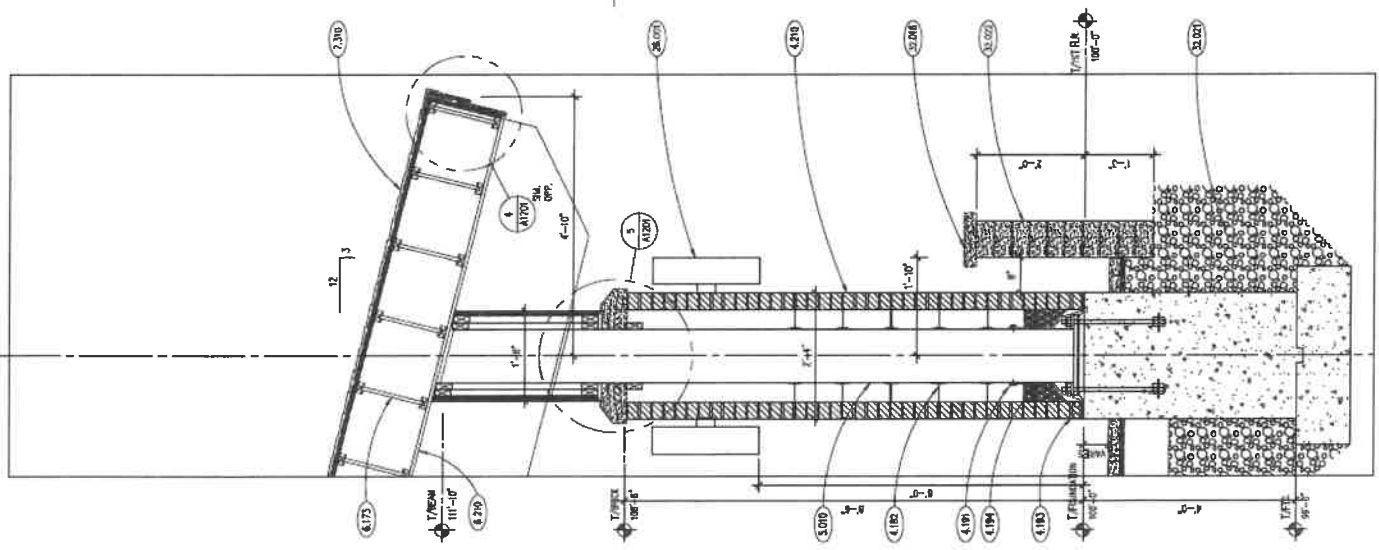
# KEYNOTES

KEYNOTES ARE NOT ALWAYS REPEATED ACROSS ALL DRAWINGS ON THIS SHEET. AN UN-KEYNOTED ITEM ON THIS SHEET IS THE SAME AS A KEYNOTED ITEM ON THIS SHEET HAVING THE SAME GRAPHIC APPEARANCE.

- 4.182 MASONRY ANCHORAGE AND REINFORCEMENT: FLEXIBLE MASONRY TE.
- 4.191 MASONRY ACCESSORY: THROUGH-WALL FLASHING; RUBBERIZED ASPHALT SHEET WITH TERMINATION BAR AT TOP AND STAINLESS STEEL DRIP EDGE AT BOTTOM; HOLD BACK RUBBERIZED ASPHALT SHEET AT LEAST 1 INCH FROM EXTERIOR FACE OF WALL.
- 4.193 MASONRY ACCESSORY: WEEP VENT.
- 4.194 MASONRY ACCESSORY: MORTAR DROPPING CONTROL DEVICE.
- 4.210 BRICK MASONRY: MODULAR TYPE; REFER TO SPECIFICATIONS.
- 4.721 CAST STONE MASONRY: SILL COURSE; SIZE AND CONFIGURATION AS INDICATED; PROVIDE CAST DRIP AT ALL OVERHANG EDGES; SLOPE TOP TO DRAIN AS SHOWN; PROVIDE UNITS WITH FINISHED ENDS AT BUTT-JOINTED CORNERS; RAKE OUT MORTAR AND PROVIDE BOND BREAKER AND JOINT SEALANT AT ALL HEAD AND TOP JOINTS.
- 5.010 STRUCTURAL STEEL: FRAMING MEMBER; REFER TO STRUCTURAL DRAWINGS.
- 5.011 STEEL COLUMN SETTING PLATE; REFER TO STRUCTURAL DRAWINGS.
- 6.001 ROUGH CARPENTRY: WOOD BLOCKING; DIMENSIONAL LUMBER; SIZE AS INDICATED; REFER TO SCHEDULE FOR TREATMENT.
- 6.002 ROUGH CARPENTRY: WOOD BLOCKING; DIMENSIONAL LUMBER; SIZE AS REQUIRED; REFER TO SCHEDULE FOR TREATMENT.
- 6.005 ROUGH CARPENTRY: PLYWOOD: 1/2" THICK; REFER TO SPECIFICATIONS FOR TREATMENT.
- 6.006 ROUGH CARPENTRY: PLYWOOD: 3/4" THICK; REFER TO SPECIFICATIONS.
- 6.173 WOOD JOIST: REFER TO STRUCTURAL DRAWINGS FOR SIZE AND SPACING.
- 6.210 FINISH CARPENTRY: 1 X 6 TONGUE & GROOVE SOFFIT MATERIALS; REFER TO SPECIFICATIONS.
- 7.252 WEATHER BARRIER SHEET MEMBRANE; REFER TO SPECIFICATIONS.
- 7.310 ASPHALT SHINGLE ROOFING SYSTEM; REFER TO SPECIFICATIONS.
- 7.313 ASPHALT SHINGLES.
- 7.317 ASPHALT SHINGLES SHEET MATERIAL: UNDERLAYMENT.
- 7.469 FIBER CEMENT SIDING: TRIM BOARD; 5/4" X 9-1/4" (ACTUAL); SIMULATED ROUGH-SAWN WOOD GRAIN TEXTURE; REFER TO SPECIFICATIONS.
- 7.471 FIBER CEMENT SIDING: TRIM BOARD; 5/4" X 11-1/4" (ACTUAL); SIMULATED ROUGH-SAWN WOOD GRAIN TEXTURE; REFER TO SPECIFICATIONS.
- 7.473 FIBER CEMENT SIDING: SOFFIT PANELS; REFER TO SPECIFICATIONS.
- 7.474 FIBER CEMENT SIDING: SOFFIT PANELS; USED TO ENCASE STRUCTURAL BEAM MEMBERS AND TO CONCEAL STRUCTURAL BEAM MEMBERS AND TO CREATE FALSE BEAM CONSTRUCTION OVER 2X FRAMING; REFER TO SPECIFICATIONS.
- 7.477 FIBER CEMENT SIDING: ACCESSORY: PREFINISHED SHEET METAL FLASHING; SILL FLASHING SET INTO BED OF SEALANT ON UNDERSIDE OF FLASHING. VERTICAL FLASHING LEG SHALL BE 4 INCHES MINIMUM. TUCK FLASHING UNDER WEATHER BARRIER AND TAPE OFF TO FLASHING. TYPICAL.
- 7.920 JOINT SEALANT: REFER TO SCHEDULE IN SPECIFICATION SECTION 07 92 00; PROVIDE BACKER ROD OR BOND BREAKER.
- 26.001 LIGHT FIXTURE: EXTERIOR UP-DOWN LIGHT; REFER TO ELECTRICAL DRAWINGS.
- 32.014 PRECAST CONCRETE UNIT PAVERS. PATTERN OF PAVERS AS SPECIFIED. REFER TO SPECIFICATIONS.
- 32.016 PRECAST CONCRETE DIMENSIONAL STONE: CAP; REFER TO SPECIFICATIONS.
- 32.020 PRECAST CONCRETE UNIT PAVES SETTING BED; MINIMUM 1.5 INCHES THICK.
- 32.021 PRECAST CONCRETE UNIT PAVES SETTING BED; MIN. 8 INCHES THICK.
- 32.022 PRECAST CONCRETE DIMENSIONAL STONE SEAT WALL STONE BASE; MIN. 18 INCHES THICK.

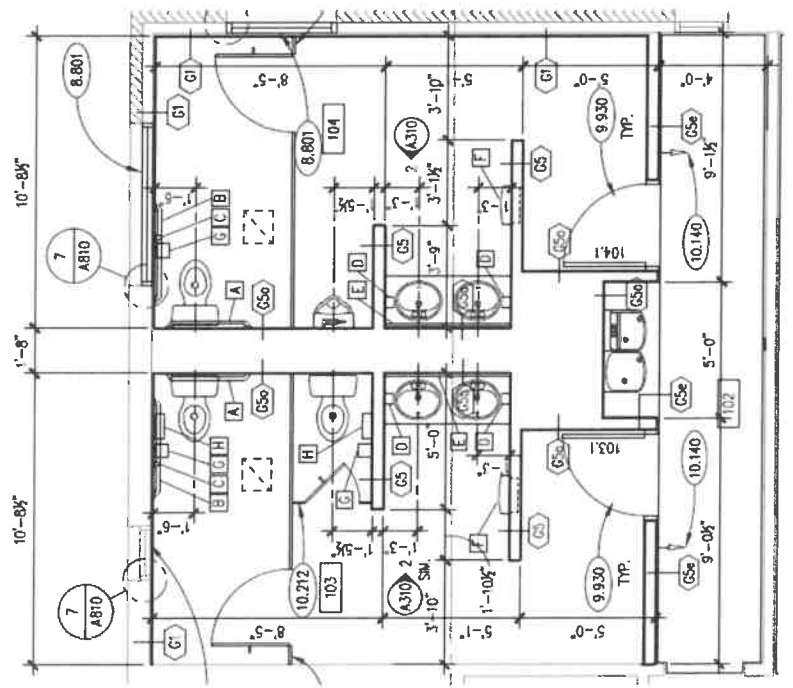
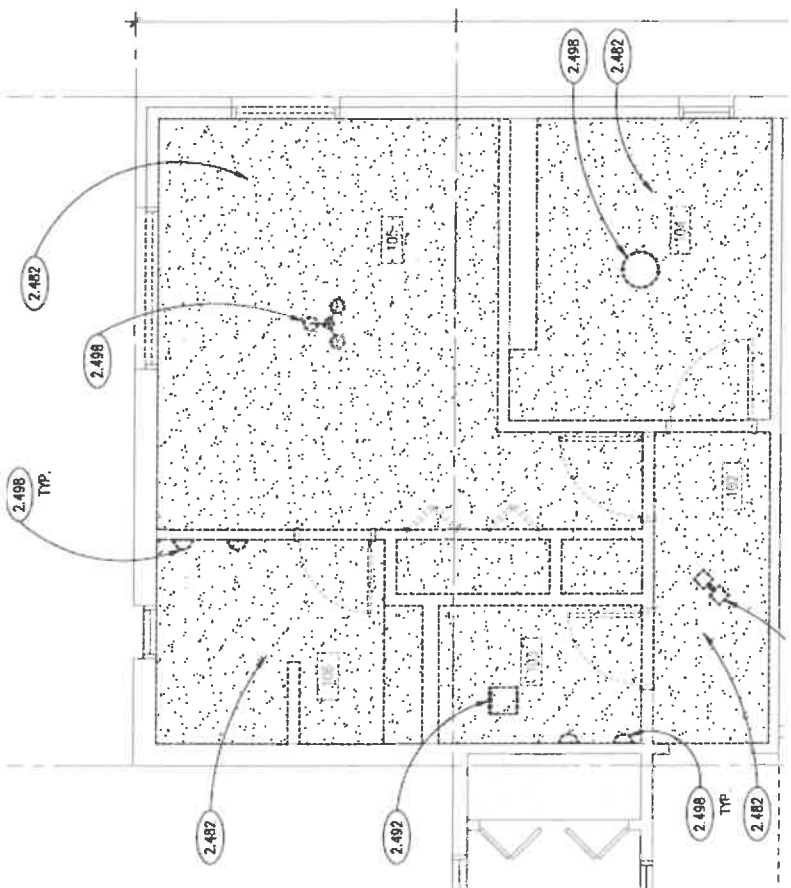
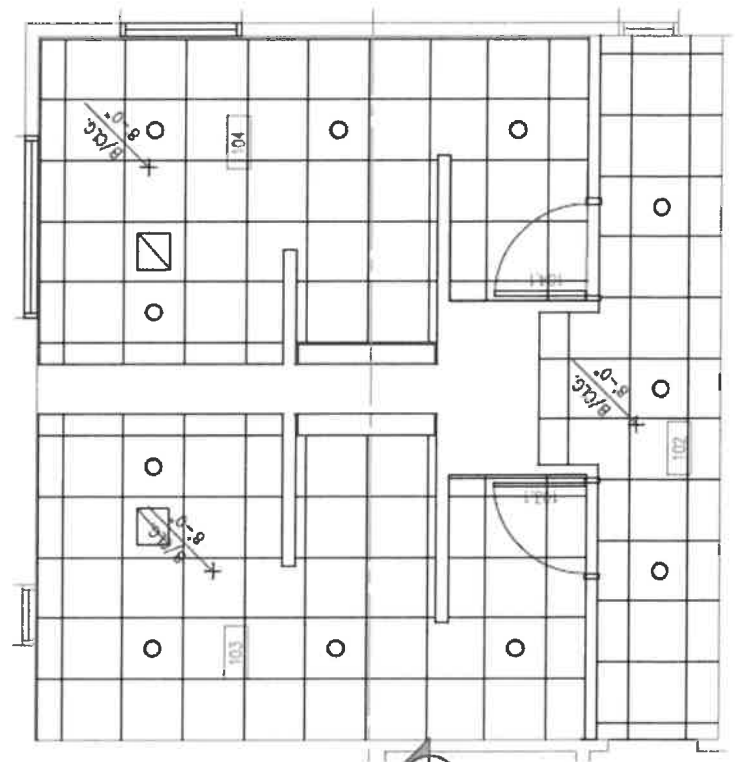
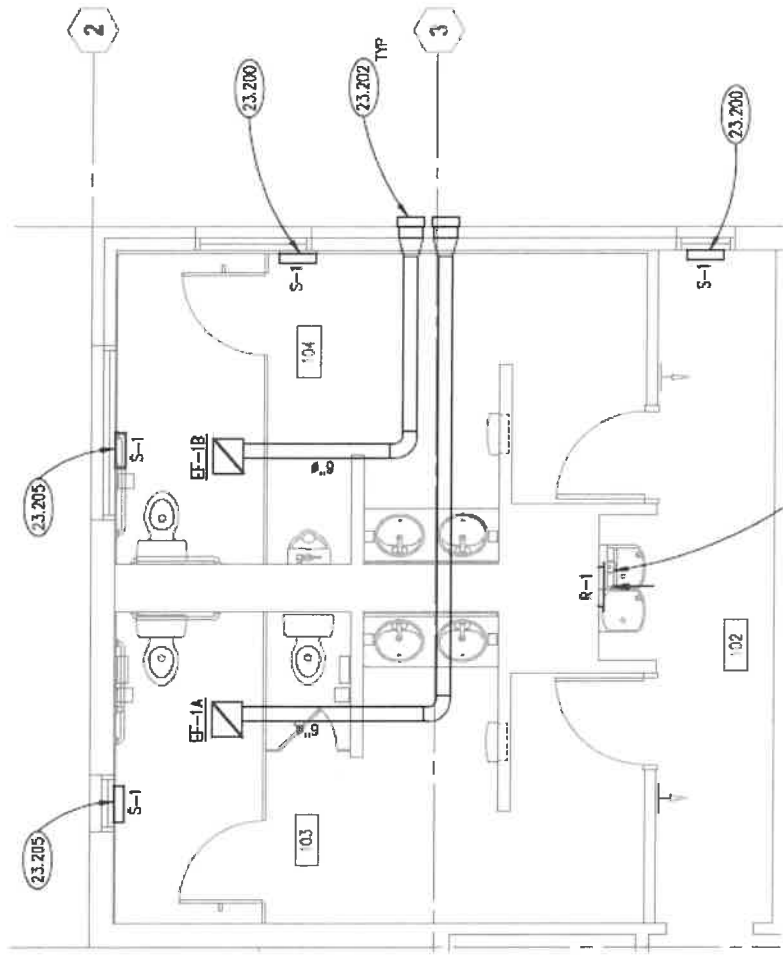


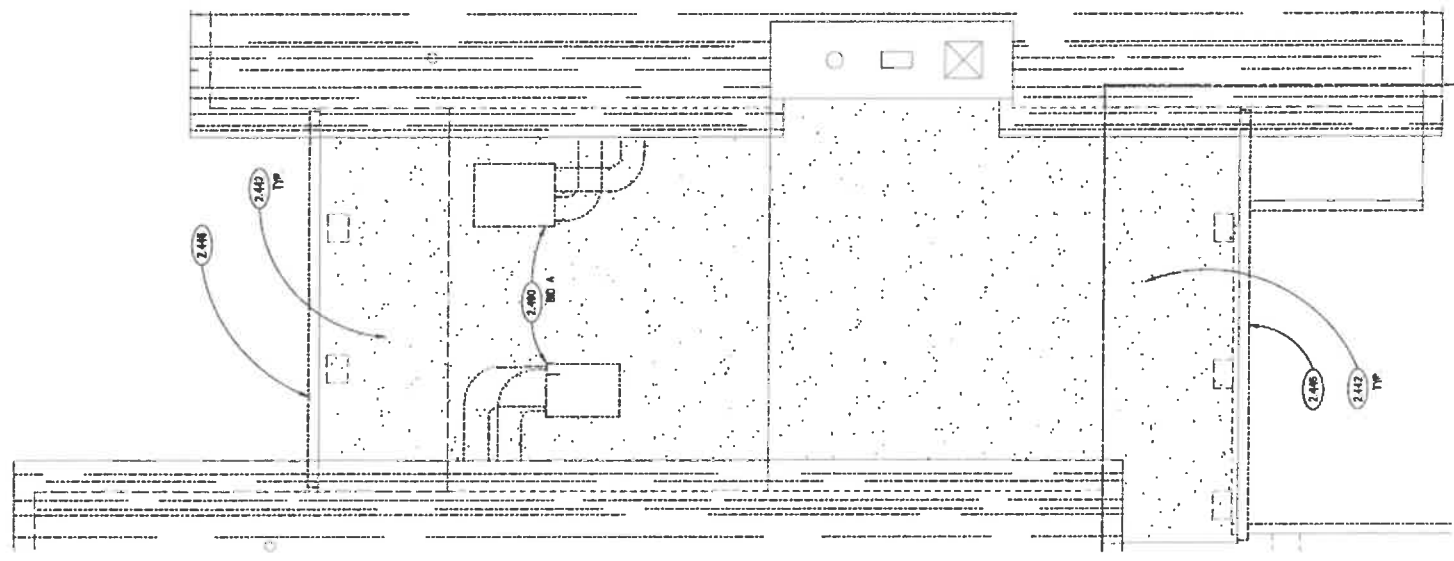
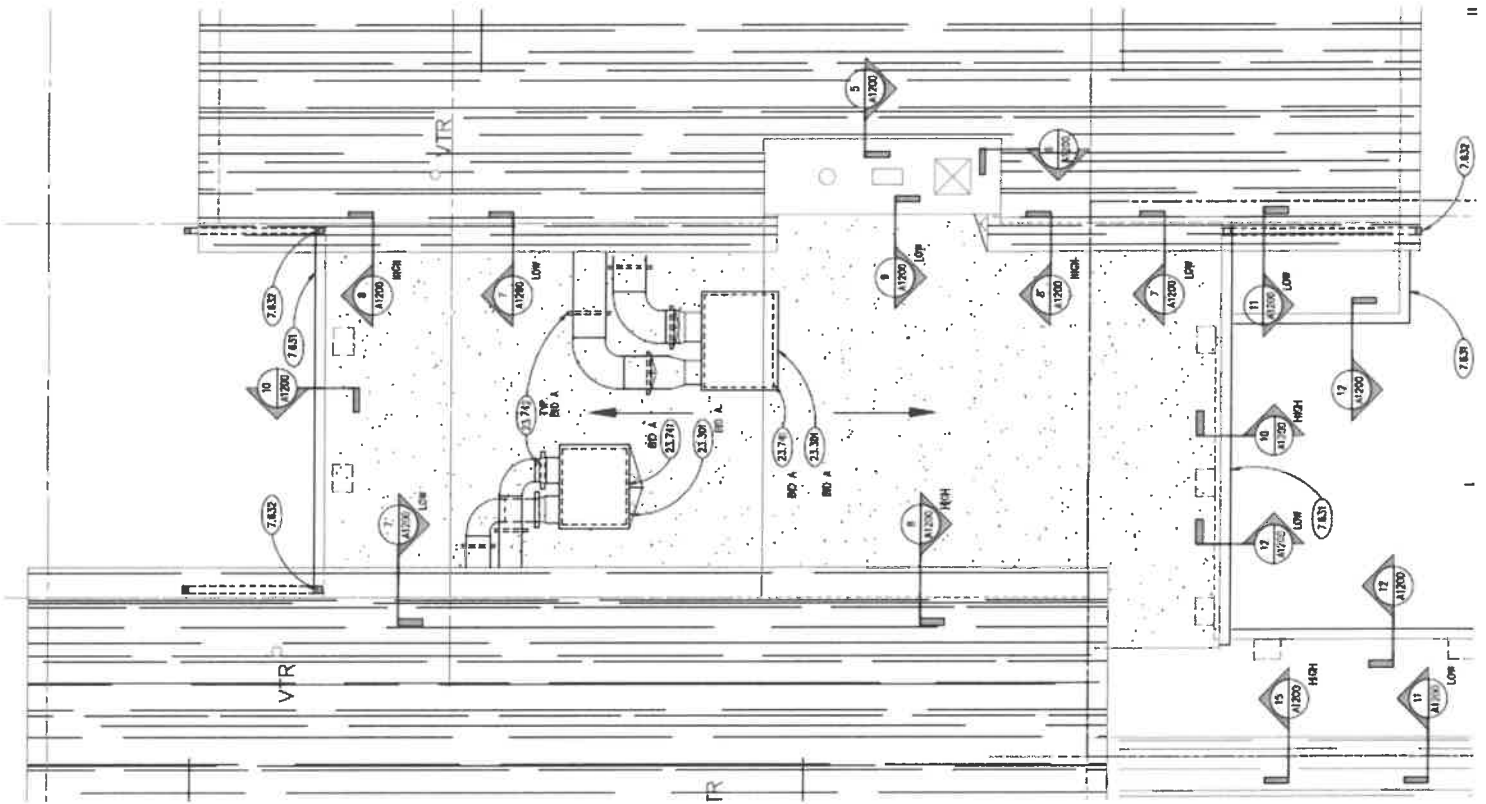
**SECTION DETAIL @ GARDEN WALL**  
SCALE: 3/4" = 1'-0"



**SECTION @ CANOPY COLUMN TYP.**  
SCALE: 3/4" = 1'-0"









Exterior Patio View with Roof Structure





Kentfield Country Forest Preserve -  
Historic Estate House Conversion

Exterior Patio View with Roof Structure

Public Act 102-0460  
HB3160 Enrolled

AN ACT concerning local government.

Be it enacted by the People of the State of Illinois, represented in the General Assembly:

Section 1. Short title. This Act may be cited as the Forest Preserve District and Conservation District Design-Build Authorization Act.

Section 5. Purpose. This purpose of this Act is to authorize forest preserve districts and conservation districts to use design-build processes to increase the efficiency and effectiveness of delivering public projects.

(70 ILCS 805/8) (from Ch. 96 1/2, par. 6315)

Sec. 8. Powers and duties of corporate authority and officers; contracts; salaries.

(a) The board shall be the corporate authority of such forest preserve district and shall have power to pass and enforce all necessary ordinances, rules and regulations for the management of the property and conduct of the business of such district. The president of such board shall have power to appoint such employees as may be necessary. In counties with population of less than 3,000,000, within 60 days after their selection the commissioners appointed under the provisions of Section 3a of this Act shall organize by selecting from their members a president, vice president, secretary, treasurer and such other officers as are deemed necessary who shall hold office for the fiscal year in which elected and until their successors are selected and qualify. In the one district in existence on July 1, 1977, that is managed by an appointed board of commissioners, the incumbent president and the other officers appointed in the manner as originally prescribed in this Act shall hold such offices until the completion of their respective terms or in the case of the officers other than president until their successors are appointed by said president, but in all cases not to extend beyond January 1, 1980 and until their successors are elected and qualify.

Thereafter, the officers shall be selected in the manner as prescribed in this Section except that their first term of office shall not expire until June 30, 1981 and until their successors are selected and qualify.

(a-5) An officer selected pursuant to subsection (a) may be removed, with or without cause, upon a motion adopted by an affirmative vote of four-fifths of the board of the forest preserve district. Upon adoption of a motion to remove an officer: (i) the office becomes vacant and the former officer's compensation shall be prorated to the date the motion was approved; (ii) if the officer removed is the president then the vice president immediately assumes the duties of the president without president compensation and, if the officer removed is the vice president, treasurer, or secretary, then the president shall select an interim appointee who shall serve until the next regularly scheduled forest preserve district board meeting; and (iii) a new officer shall be selected at the next regularly scheduled forest preserve district board meeting. An officer removed under this Section maintains his or her status as a member of the forest preserve district board.

(b) In any county, city, village, incorporated town or sanitary district where the corporate authorities act as the governing body of a forest preserve district, the person exercising the powers of the president of the board shall have power to appoint a secretary and an assistant secretary and treasurer and an assistant treasurer and such other officers and such employees as may be necessary. The assistant secretary and assistant treasurer shall perform the duties of the secretary and treasurer, respectively in case of death of such officers or when such officers are unable to perform the duties of their respective offices.

All contracts for supplies, material or work involving an expenditure in excess of \$30,000 ~~25,000~~, or a lower amount if required by board policy, shall be let to the lowest responsible bidder, after advertising at least once in one or more newspapers of general circulation within the district, excepting work requiring personal confidence or necessary supplies under the control of monopolies, where competitive bidding is impossible, or as otherwise provided in the Forest Preserve District and Conservation District Design-Build Authorization Act.

Contracts for supplies, material or work involving an expenditure of \$30,000 ~~\$25,000~~, or a lower amount if required by board policy, or less may be let without advertising for bids, but whenever practicable, at least 3 competitive bids shall be obtained before letting such contract. All contracts for supplies, material or work shall be signed by the president of the board of commissioners or by any such other officer as the board in its discretion may designate.

(c) The president of any board of commissioners appointed under the provisions of Section 3a of this Act shall receive a salary not to exceed the sum of \$2500 per annum and the salary of other members of the board so appointed shall not exceed \$1500 per annum. Salaries of the commissioners, officers and employees shall be fixed by ordinance.

(d) Whenever a forest preserve district owns any personal property that, in the opinion of three-fifths of the members of the board of commissioners, is no longer necessary, useful to, or for the best interests of the forest preserve district, then three-fifths of the members of the board, at any regular meeting or any special meeting called for that purpose by an ordinance or resolution that includes a general description of the personal property, may authorize the conveyance or sale of that personal property in any manner that they may designate, with or without advertising the sale.

(Source: P.A. 101-544, eff. 8-23-19.)