KENDALL COUNTY FOREST PRESERVE DISTRICT
ELLIS AD-HOC COMMITTEE

AGENDA

WEDNESDAY
MAY 7, 2014

9:30 A.M.
COUNTY BOARD ROOM

I. CALL TO ORDER

II. CITIZENS TO BE HEARD

III. CAPITAL PROJECTS
   A. ELLIS SEPTIC
   B. LANDSCAPING
   C. GATES

IV. ROOF REPAIRS

V. AC REPAIRS

VI. STAFF UPDATES

VII. MEETING TIME

VIII. OTHER ITEMS OF BUSINESS

IX. ADJOURNMENT
**Septic**
Due to high volume of use during the wedding season, the current septic system at Ellis is lacking in capacity. Environmental Design Services (EDS) from Sugar Grove took a look at the uses, soils, topography, floodplain and the new state code. EDS determined that simply adding septic lines will not meet code and is recommending a raised filter bed.

Raised filter beds use a sand filter to concentrate treatment in a small area. A tank and pump are required for the system.

EDS estimates that the system will cost $20-25,000, which puts it under the bid limit. RFQs would be sent out to applicable contractors. EDS said that the work should take 3-4 days to complete. We had budgeted $6500 thinking that we would be able to add lines instead of going with a completely new system.

Additional cost (approximately $1500) and time would be needed to landscape the raised filter bed. EDS stated that deep rooted plants can be planted on the bed. The landscaping also conceals the exposed pipes on top of the filter bed.

The existing septic tanks can either be removed or punctured/crushed and left in place per code. The existing septic lines would be abandoned and left in place.

**Landscaping**
Staff found most of the plants listed on the plan created by Master Gardener Debbie Salois. Most of the plants have been picked up. Ron has scheduled a planting day for this Friday.

$1500 was budgeted for landscaping. So far we have spent $1118 to buy plants.

**Gates**
We are in the process of getting quotes to replace the gates in the storage area. Ron had got a quote last fall for using in the budget, but we need more current numbers. $5000 was budgeted, but we should be able to come in under that.

**FY14 Capital Projects**
Of the projects completed so far this year (concrete, doors, floors, chairs/tables, storage container) – we are about $11,000 under budget. Another $6000 for the run-in sheds was budgeted, but deferred until FY15. In addition to the above projects, other capital projects on the list are yard lighting and electric service upgrades (bury or new poles for electric). We also need to do something with the pier, but that is not on the FY14 list. We are in the process of getting some ideas for the lights and pier, but have not done anything with the electric service.
Syber-Aer
Aerobic Wastewater Treatment Plant
by AWS
Estimate Especially Prepared For:

Mr. Jason Pettit  
Kendal County Forest Preserve  
Ellis House and Equestrian Center

April 29, 2014
Scope of Work: Complete House
Project Manager: Mike Hess
Hello Jason,

We have inspected the house and barn roofs. The following has been especially prepared for your review and consideration. Specifications are as follows:

**HOUSE REPAIRS:**
Replace missing and torn shingles with new shingles, similar in color but won’t match exactly due to weathering process. Remove 2 old satellite brackets that have popped fasteners. At soil stacks, there are rubber boot flashings that have splits. We will remove and install preformed lead flashing. Haul away all roof related debris.

**COST:** $1,011.00 ACCEPTED__________DATE__________.

**HORSE BARN REPAIRS:**
The ridge cap and ridge vent have been leaking for a while. We need to remove existing down to the shingles. Install new concealed ridge vent and double coverage cap in the color of Green. At the metal roof tie, prior sheet metal screws were used and have very small gaskets that are dry rotted and the screws show signs of rust. We will remove all the rusted screws and install oversized gasket screws made for weather and exposure. Haul away all roof related debris.

**COST:** $1,322.00 ACCEPTED__________DATE__________.

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April 29, 2014

Date__________________

(Mike Hess—Project Manager)

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be as stated in the terms of this agreement.

Date__________________

(Accepted By-Owner or Owners Agent)
Air Conditioning Unit
Kendall Plumbing and Heating states that the air conditioning unit that serves the upstairs part of the main house (3 bedrooms and 1 bathroom) has leaking valves. This is one of the old units that dates from when the house was built in 1996. Last year, coolant was replaced in the unit and it is low again this year. They did a pressure test on the unit to find the issue. To replace the valves would be $800-900. A new unit would cost $1625. This repair is not budgeted either in the capital budget or the operating budget. We may also get by another year by recharging the unit once more and budgeting for the replacement in FY15.
Board Updates – April, 2014

House Bookings:

- April 6, 2014 – Bridal Shower
- April 27th – Baby Shower
- May 17, 2014 – Wedding – Wilmington -Marji Merrigan (Bundy) So I guess you would say word of mouth :)
- June 8, 2014 – Wedding – Aurora - I was searching for rural wedding venues online. I don’t believe Ellis house came up right away. I found you while doing some "digging" online. I think I may have even found a photo on my photographer’s blog of Ellis house then searched the blog for the venue where the photos were taken.
- June 14, 2014 – Wedding – Joliet - My soon-to-be mother-in-law heard about The Ellis House from the owners of Dollinger Farm as she was asking around for outdoor wedding venues.
- June 21, 2014 – Wedding – Lansing, IA - We found out about Ellis House by doing a Google search for farms and outdoor wedding spaces outside of Chicago. That gave us a direct link to Ellis House.
- June 28, 2014 – Wedding – Minooka - Jason and I found out about the Ellis house from search the web. We then decided to come see the property in person and feel in love!
- July 12, 2014 – Wedding – Lemont - I heard about Ellis through unorthodox means. I discovered it through my position at the as a Kendall County Assistant State’s Attorney in the Civil Division.
- July 19, 2014 – Wedding – Joliet - I found you online. I just googled "outdoor wedding venues in the Plainfield area"!
- July 26, 2014 – Wedding – Minneapolis, MN - I definitely found out about Ellis House through online research. I was definitely looking for a more unique venue, and I knew I wanted something like a barn or something outside.
- August 2, 2014 – Wedding – Minooka - I found Ellis House simply by doing a google search for reception venues within the area.
- August 9, 2014 – Wedding – Joliet - I googled ranch style venues in Minooka and it popped up
- August 30, 2014 – Wedding – Plainfield - I heard of Ellis house after stopping by to investigate the stables. My mother was in from out of town and she is an avid horse rider, we saw the stables when driving by.
- August 31, 2014 – Wedding – Joliet - Google search: rustic bride website followed links and put in zip code and Ellis House came up
- September 7, 2014 - Wedding
- September 13, 2014 – Wedding
- September 20, 2014 – Wedding – Montgomery - We found Ellis house through a Google search for outdoor venues. :-)
- September 27, 2014 – Wedding – Braidwood - I found out about Ellis House from a couple friends. I wrote on my social media site looking for a location that had a barn, and someone told me this place and told me to check it out.
October 4, 2014 – Wedding – Aurora - I heard about Ellis House just by googling forest preserves in Kendall county and such, and came across the main website for Ellis House.

June 20, 2015 – Wedding – New Lenox - I heard about Ellis from a wedding guide magazine last year. The picture caught my attention.

September 12, 2015 – Wedding – Shorewood - I heard of the Ellis House through a friend, and also a bride who will be getting married there this year, Kari Kezele.

January 16, 2016 – Birthday Party – Channahon - I did the Reindeer Run at Ellis House. After doing the run, and my daughters brownie troop had an afternoon with the horses I wanted to rent Ellis House for my husband’s party.

Ongoing Programs:

✓ Family Fun Night first Friday of every month – Friday, April 4th, attendance = 118

Meetings/Training/Expos/Annual Events:

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• Tuesday, April 1st – Volunteer Appreciation Banquet
• Wednesday, April 2nd – Ad Hoc
• Saturday, April 12th – Oswego Chamber Business & Consumer Expo
• Wednesday, April 23rd – EHEC Staff meeting
• Friday, April 25th – Business over Coffee, Yorkville Chamber of Commerce

House/Property Tours:

• 12 – EHEC
• 2 - Meadowhawk

Group Tours/Birthday/Girl/Boy Scout Parties:

• 10 parties/groups with 137 guests

Riding Lessons:

• 61

Community Service hours:

≈ 102

Volunteer Hours:

□ 111

Total Deposits:

♀ $7522.85