

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT
WEDNESDAY, FEBRUARY 8, 2023 – 6:00 PM
WALKER PARK RECREATION CENTER
7425 SOUTH WOLF ROAD, BURR RIDGE, ILLINOIS

1. Pledge of Allegiance

2. Call to Order/Roll Call: Present: Commissioners: Todd Davis, Patrick Gierut, David Gallagher & Jennifer Hennessy. Absent: Brad Tertell.

Also present: Executive Director Matt Russian & Attorney Joseph Cainkar.

3. Consent Agenda items a & b. Monthly Business (**Items a & b on the consent agenda will be approved with one motion; Board Members with questions should call Matt prior to the meeting.)**

a. Minutes of the January 11, 2023 meeting

b. Financial Statements presented to the Board of Park Commissioners for January, 2023 in the amount of \$304,270.47 for accounts payable and \$50,436.90 for employee payroll.

MOTION

Ms. Hennessy made a motion to approve items a & b. Seconded by Mr. Gallagher. All Ayes. Motion passed.

4. Open Forum (Limited to 15 minutes, 5 minutes per speaker)

Willow Spring resident Jim Distascio spoke and stated that he is our White Buffalo Park neighbor. He wanted to thank the park district for how transparent and responsive everyone has been regarding the potential LTHS property sale. He was grateful for Todd Davis and Pat Gierut attending and speaking at the recent meeting at LTHS. He stated that the park district has always been good neighbors and his children enjoy using all the facilities here and the sports programs, and he just wanted to say thank you. He not only came to listen, but also wanted to make sure to let everyone know that we really appreciate everything the district does.

Mr. Gierut stated that there will be a Community Input meeting on Monday, February 13, 2023 discussing and soliciting input for potential new facility improvements.

Mr. Davis indicated this existing building is obsolete, the gym is approximately 20 years old, and the district would like input from the community.

Mr. Fred Whiting was also in attendance to speak during Open Forum but it was agreed that he would speak after the discussion of Agenda item 5A.

5. Old Business

5A - Potential partnership with School District 107 update/Update on potential sale of LTHS Willow Springs property

Mr. Davis reported that there was a letter sent on behalf of the park district to LTHS, basically a cease and desist letter regarding the marketing of property for sale. It indicated that the park district is not interested in partnering with School District 204 at this point in time. Mr. Davis wanted to address and clarify some inaccuracies that he had seen on social media. There was an indication that the Hess property was donated to

the park district and that is not the case. It was purchased in 2006 for approximately \$2.2 million for the seven acres on Willow Springs Road. The park district has been strongly aligned with School District 107, the Village of Willow Springs, Burr Ridge, and hopefully others on the belief that the property should be developed as it is intended. The park district would be happy to work with other entities, and is putting correspondence together with different groups in a unified approach and informing LTHS saying that the property is zoned for what it is, and before you develop it or sell it to somebody to purchase it, please develop it responsibly as it was intended.

Mr. Gallagher mentioned that through discussions with School District 107, we are geared towards developing something that would benefit the greater community. Due to the great relationship between the park district and District 107, the hope would be room for discussion on development of the property that would benefit the entire community.

Mr. Davis replied that the district was in active discussions with School District 107 about a combined facility/ Early Childhood Center but those discussions are on pause at this point in time.

Mr. Whiting inquired about any communication from LTHS to the park district and if they had reached out to the park district. Mr. Davis replied that he spoke at the LTHS board meeting and asked their board to reach out to the park district and he received no reply from Superintendent Waterman or their Board.

Mr. Russian added that the only communication the park district has had with LTHS was this past fall when the park district started introductory communications with school district 107 about the possibility for a combined building and what may or may not be options. The Pleasant Dale Park District Board sent a letter to Lyons Township High School and their Board asking about the potential to discuss a land swap. This would allow for the park district's land on Willow Springs Road to connect to White Buffalo Park and closer to the elementary school. The response received was that they were not interested in a land swap. That response was at the end of November 2022 and then the park district found out that LTHS was interested or at least thinking about selling their property.

Mr. Gierut added that the park district sent a letter to LTHS in late October and that a response letter was received at the end of November. Mr. Russian added that he believed it was discussed briefly at an earlier meeting in November. The day after the meeting, Mr. Russian spoke with Superintendent Palzet, and he said that it didn't seem like LTHS was interested. Then a formal letter was sent to LTHS, and they indicated it would be put on their next agenda and discussed. Apparently, it was discussed, and the correspondence received indicated they were not interested in the land swap.

Mr. Whiting asked if the Board was aware of the plan that was created for the land swap. Mr. Davis indicated that he was aware of it and saw some information in The Patch regarding this issue.

Mr. Whiting indicated that LTHS would want to swap the same amount of acreage and that the park district parcels have frontage access to Willow Springs Road access and LTHS is trying to give you low land that requires runoff control. The park district parcel sits very high and it would affect development there. He noted that Bridge Industrial could come with a ridiculous offer at some point and the park district may have to take it. He inquired that if the park district does not take an offer and that piece of property stays where it is and there is no land swap, has anyone on the Board contemplated what that would mean to restrict their development there? He believes there are some kind of laws that prevent that property from being isolated versus if they de-annex it as one of the options.

Mr. Davis indicated that he believes because our property would no longer be contiguous to Willow Springs, it cannot be de-annexed.

Mr. Whiting stated if that's the case, then the park district holds a trump card as it relates to development. He added that whatever the offer is, you should double it, because you are holding the trump card.

Mr. Davis stated that he appreciates the statements given by the public and he does recognize the value in the property.

Lastly, Mr. Whiting said he had contacted a State Archeologist who is in charge of any required surveys that might be historically significant and has a copy of the 2005 survey that LTHS had done previously. Mr. Whiting referenced the possibility of archeological sites and mentioned a map maker from the late 1800s that defined where all the Indian Villages, existing roads, rivers, and burial sites within Dupage County are located but which were not part of the 2005 survey. The State Archeologist informed Mr. Whiting that any discovered burial grounds will not stop development of property.

Ms. Hennessy mentioned that as of right now, LTHS didn't have anybody to sell it to. They are still open for bids.

Mr. Davis stated that we are all stewards of community assets, and the reality is that the job of the Park District Board is to be responsible to our community and to our partners. He added that a draft of a shared letter to be sent to LTHS will be considered by Indian Head Park the next evening.

6. New Business

6A - Board Action on Pay Application 2 from George's Landscaping, Inc. for \$5,490.00 towards Soehrman Park Playground Project

Mr. Russian stated this was from work done in December.

MOTION

Mr. Gierut made a motion to approve Pay Application 2 from George's Landscaping, Inc. for \$5,490.00 towards Soehrman Park Playground Project. Seconded by Ms. Hennessy. All Ayes. Motion passed.

7. Flagg Creek Golf Course Report

After Mr. Davis spoke to Mr. Natale, he indicated that due to the time of the year, there hasn't been much to report except that they are in the process of prepping for the upcoming season.

8. Pleasant Dale Parks Foundation Report – Nothing heard

9. Staff Reports

a. (Staff reports are provided as information only)

The Board complimented the information that was prepared and commented on how well the conference and discussions were. Mr. Russian indicated that the format offers sessions Thursday through Saturday, to accommodate people who cannot attend during the weekdays.

10. Additional Items

11. Board Member Comments

12. Executive Session: Kee Construction vs. Pleasant Dale Park District Case No. 2021L003899 and Personnel Employment

MOTION

Mr. Davis made a motion to go into Executive Session for the purpose of discussing the Pending Litigation and Personnel Employment. Seconded by Mr. Gallagher. All Ayes. Motion passed.

(Whereupon the Board went into Executive Session at approximately 6:23 pm)

(Whereupon the Board came out of Executive Session at approximately 6:30 pm)

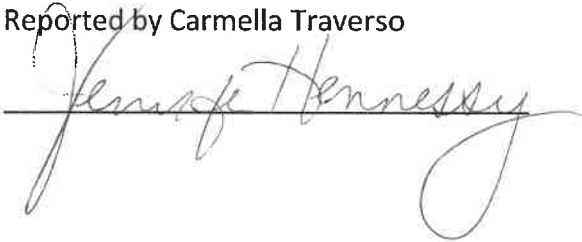
13. Adjournment

MOTION

Ms. Hennessy made a motion to adjourn. Seconded by Mr. Gierut. All Ayes. Motion passed.

(Whereupon the Regular and Executive meeting ended at 6:30 pm)

Reported by Carmella Traverso

A handwritten signature in cursive script, reading "Jennifer Hennessy", written over a horizontal line.