

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT
WALKER PARK RECREATION CENTER
7425 SOUTH WOLF ROAD, BURR RIDGE, ILLINOIS
WEDNESDAY, SEPTEMBER 10, 2025 – 6:00 PM

1. Pledge of Allegiance
2. Call to Order/Roll Call: Present: Commissioners: Todd Davis, Jennifer Hennessy, and Patrick Gierut.
David Gallagher arrived after roll call was taken.
Absent: Thomas Rashka
Also present: Executive Director Matt Russian and 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 August 13, 2025 meeting
 - b. Financial Statements presented to the Board of Park Commissioners for August, 2025, in the amount of \$450,206.07 for accounts payable and \$98,950.35 for employee payroll.

MOTION

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

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

Mr. Davis opened the floor for those wishing to speak during open forum.

The Board heard comments from multiple citizens during the open forum (Residents that signed in included Timothy Chervinko, Kevin Augutyn, Mary Bradley, and Patricia Forkan).

Tim Chervinko inquired as to why the 16" softball league was being dissolved. Mr. Russian noted that the number of teams used be at 22 many years ago and that it was very popular but has dwindled to single digit teams and most of those are non-resident teams. At the end of the season, this has become a program that loses money for the district. Mr. Russian added that the Athletic Supervisor sent out notification over a year ago that if the numbers continued to be low, ending the league may be an option. Additionally, another email was sent at the conclusion of this past season that this was going to be the final season, and no responses, objections, or complaints were received. Mr. Chervinko inquired if there was anything else that could be done. Mr. Russian stated that he does not like to say never but the District could probably make better use of that field space.

Mary Bradley, President of the Carriage Way Property Owners Association, stated that her association represents 82 single family homes, and that there is a separate town home association as well as a third association that includes the condominiums with 132 families in the neighborhood. She mentioned that she had met with Mr. Russian and that he had been helpful and wondered where things stand and what the latest proposal for the park looked like.

Mr. Russian replied that no new direction from the Board had been given to him to adjust anything in the concept plans that was presented by Wight & Co. at the August board meeting.

Mrs. Bradley stated that she has received a lot of phone calls, and she is hearing concern from the mothers in the neighborhood that they wanted the park to only be a tot lot. The other main concern is having the park be a destination park. She mentioned she was concerned about the size of the park, adding the path and bikers going through the area. She mentioned a person who uses a wheelchair and goes down to the lake without using any path but just going across the grass. She questioned the removal of trees, shrubbery, and raising the floor bed.

Mr. Russian explained that the question was addressed last month during open forum. The plan is to keep the playground at the same elevation. As we have said numerous times, the goal is to preserve as many trees as possible. The only tree that is going to be removed for certain is the river birch because of its location in the middle of the existing playground.

Mrs. Bradley indicated that the path is the most controversial, and mentioned the survey that was published was confusing, people didn't understand it, and it was 50% negative. She said that nobody is against making paths ADA compliant when it is necessary. She also expressed concern regarding the water feature at a community meeting, stating that a majority of the people did not want the water feature and her concerns about mosquitos and standing water.

Mr. Davis inquired to see if any other attendees were interested in speaking.

Mr. Dennis Burke started by thanking the Board and he appreciates their efforts. He mentioned the sidewalk going nowhere, motor vehicles, and scooters as well as fishermen and traffic are going in and out of the area. He stated that the vote is for Open Space Land Acquisition and Development, and he understands you cannot pick and choose. His question regarding the vote was assuming what has been shown would be the particulars for the OSLAD grant, and was that assumption correct.

Mr. Davis replied that the challenge for the OSLAD Grant is that there are certain requirements in order to get the grant. The grant offers a lot more money for the project we are planning; such as a bigger gazebo, the playground, et cetera. So, you cannot pick and choose from the grant what you want out of it.

Mr. Russian concurred and added, to his understanding, that the IDNR doesn't necessarily care what playground equipment you put in or what the exact size of the playground could be. Until the architectural team puts together construction documents, none of that has been officially decided. Mr. Russian continued, stating we understand and are hearing two main points of concern: the proposed pathway issue and the size element. He has reached out to the architects at Wight & Co, noting those concerns that have been raised by the public, to inquire about shrinking the size of the playground. Additionally, he stated that he has done additional research on other potential equipment manufacturers. He added that, for the grant, there is a certain amount of required elements to be eligible for the OSLAD Grant. The pathway would be one of those. The water feature, which was specifically requested at that first input meeting, would be a second element, along with specifically a 2-5 play area and a 5-12 play area.

Mr. Burke asked if this whole project is fueled by the OSLAD Grant.

Mr. Davis responded that there are grant monies available, and the thought is to use available grant money instead of taxpayer monies.

Mr. Burke agreed with and appreciated that. He questioned if the park district was doing this for the grant or if this was something the park district wanted to do without the grant.

Mr. Russian explained that the plan has always been to redo the park. We have always said we are going to have two concepts. One of them is going to be a more scaled-down version if we don't get the grant. Getting an outside grant allows us to do more and make more improvements.

Mr. Davis indicated that the grant would help fund things like the Gazebo versus the shelter and may allow nicer playground equipment. There is a lot to be said for additional dollars being put towards the project as a whole.

A question from the audience was asked what are you committed to if the grant is approved.

Mr. Russian stated the architectural team is more familiar with the exact labels and what "boxes need to be checked" to be grant-eligible, but some of the items are:

1. Gazebo
2. Educational signage
3. Environmental Feature-Native plantings along lake
4. New playground equipment
5. The pathway

Mr. Russian said that those elements need to be there in some form or fashion. The IDNR is not concerned where the playground equipment is purchased from.

(Man) Stated that getting the money is great, but getting the money and putting in a park that may not be the optimal thing needed is concerning. He said that people in the area really like the park. He expressed his concern about parking, the size and scale of the park, the steps, and if you can get down from the street to the sidewalk. I'm all for enhancing and making it better, but it doesn't have to be dramatically different.

(Woman) You need to have a path, but who says that we cannot renovate the path that is already there. It's kind of crumbly already, and there's a path that goes down to the whole grass area. Put a bike circle around the area for the kids to ride their bikes there. So that we don't have to encroach on the actual grassy area here. On the playground area use a soft material. It doesn't have to be concrete.

Mr. Russian indicated that the playground surfacing is going to be engineered wood fiber.

As to the first point, the pathway and sidewalk that goes along the western side of the park, the overwhelming majority of that is not park district property. It is village property. So, if there are issues with that path, it is not our property to renovate.

If I understand you correctly, you are talking about putting a circle path around the playground.

I don't know if that would work, because we are trying to keep as much of that existing berm along with the trees and have it act as a barrier for people who live there.

Mr. Davis expressed his appreciation for the citizens who attended the meeting and shared their concerns regarding this issue.

5. Old Business

5A - Update on potential sale of LTHS Willow Springs property

Mr. Davis reported that the Board sent a response letter to LTHS on August 29th or 30th. Basically, they have reached out to us regarding the sale of the property and if we can partner. They have already had three executive sessions where they have discussed the sale of this property. Our point is once there is more clarity in that area, we will be happy to discuss it.

5B - Update on New Maintenance Building Progress

Mr. Russian reported they we can see the finish line and have only had two minor change orders throughout the duration of the project. Our first major issue was trying to connect water to the building from the water main line along Wolf Road. Our piping is PVC pipe and water main is HDPE, High Density Polyethylene, so it's a different type of material which requires a different connection. Apparently, we did not find that out until they were digging it up. I checked with Burr Ridge to see if that was something which was missed, and we were told no. They have been checking into different options including different saddle joints which may require shutting off the water. All of that has gone by the wayside. They now have a plan to shave some of the outside of the HDPE pipe and then are able to make the connection and make it watertight.

The worst thing that can happen with this application is they may be required to do a little more than 10 percent of that shaving and need to get an extra piece which works like an additional gasket so that the connection is good. They anticipate doing this next week, unless they need an extra part.

6. New Business

6A - Bond Issue Notification Act-Public hearing on the proposal to sell non-referendum bonds in an amount not to exceed \$800,000 for the purpose of payment of land condemned or purchased for parks, for the building, maintaining, improving, and protecting of the same and the existing facilities of the District; and for the current refunding of outstanding bonds.

Attorney Joseph Cainkar stated that the notice of the bond hearing was published in accordance with the law. This is the annual rollover bonds that we use for refunding the existing bonds with some left over for capital projects.

Attorney Joseph Cainkar opened the Public Hearing:

Are there any comments from the audience regarding the bond issue?

There were no comments from the audience.

Are there any questions from the Board of Park Commissioners?

There were no comments from the Board of Park Commissioners.

At which time the Public Hearing was closed.

6B - Board Action on Pay Application 9 from Wight & Co. for new maintenance building work in the amount of \$246,394.09

MOTION

Mr. Gallagher made a motion to approve Pay Application 9 from Wight & Co. for new maintenance building work in the amount of \$246,394.09. Seconded by Ms. Hennessy. All Ayes. Motion passed.

6C - Board Action to ratify a Fence License Agreement with Fairway Club Townhome Owner's Association

MOTION

Mr. Davis made a motion to ratify a Fence License Agreement with Fairway Club Townhome Owner's Association. Seconded by Mr. Gierut. All Ayes. Motion passed.

6D - Board Action on Resolution 2025-3: A Resolution of the Pleasant Dale Park District Supporting and Authorizing an Application for an Open Space Lands Acquisition and Development (OSLAD) Grant for the Improvement of Lake Carriage Way Park

Mr. Gallagher stated that it makes sense to apply for the grant. If the grant is received, we have more options at our disposal.

Mr. Davis stated that it allows us to do more to improve the land, the gazebo, the playground, et cetera. He added that the park district has heard community concerns very well. He understands that the pathway is a divided topic but feels applying for the grant makes sense.

MOTION

Mr. Gallagher made a motion to approve Resolution 2025-3: A Resolution of the Pleasant Dale Park District Supporting and Authorizing an Application for an Open Space Lands Acquisition and Development (OSLAD) Grant for the Improvement of Lake Carriage Way Park. Seconded by Mr. Gierut. All Ayes. Motion passed.

6E - Board Action to Approve the Fiscal Year 2025 Profit Distribution from Flagg Creek Golf Course in the Amount of \$350,000

Mr. Davis commented that the golf course has come a long way from when he served on the Board. Mr. Jeter stated that the initial request was to distribute \$450,000 but the Flagg Creek Advisory Board authorized \$350,000, keeping an additional \$100,000 for future capital projects (interior bar renovation and possibly driving range netting).

MOTION

Mr. Gierut made a motion to approve the Fiscal Year 2025 Profit Distribution from Flagg Creek Golf Course in the Amount of \$350,000. Seconded by Mr. Davis. All Ayes. Motion passed.

7. Flagg Creek Golf Course Report

Mr. Patrick Jeter appeared and reported they were near 8,000 rounds in August, which is about 400 more than last year. We are continuing to push forward with our projects. Next week is the drive around meeting. They will have renderings for the bar. The building is approximately 30 years old and needs improvement. We are anticipating putting lighting in the parking lot, possibly January or February approximately \$100,000 for the lighting. We are planning on sealcoating the parking lot, which may close the course for one day.

Mr. Russian indicated that the meeting for the drive around officially moved to Thursday of next week.

8. Pleasant Dale Parks Foundation Report – Nothing heard

9. Staff Reports

a. (Staff reports are provided as information only)

There were brief comments regarding the Vial House as to what can be done to improve it, and seeing more activity there would go a long way in allocating funds in order to make more use of the property.

10. Additional items – Nothing heard

11. Board Member Comments – Nothing heard

12. Executive Session: As Needed

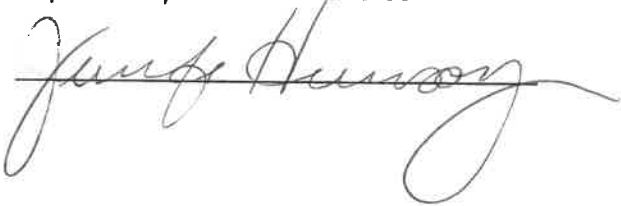
13. Adjournment

MOTION

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

(Whereupon the Regular Meeting ended at approximately 6:40 pm)

Reported by Carmella Traverso

A handwritten signature in cursive script, appearing to read "Carmella Traverso", written over a horizontal line.