



LYONS TOWNSHIP HIGH SCHOOL District 204

Dr. Brian Waterman, Superintendent

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TO: Lyons Township High School District 204 Board of Education

FROM: Dr. Brian Waterman, Superintendent

RE: Willow Springs Property Administrative Committee Summary

DATE: June 2, 2025

At the December 3, 2024 Committee of the Whole Meeting, the D204 Board of Education discussed and provided direction to me to develop an administrative committee that would 1) digest the discussion on December 3, 2) discuss different scenarios related to the District's Willow Springs Property, and 3) bring the scenario information back to the entire D204 board, with the ultimate goal being to formulate a path forward.

January 29 Meeting Summary

On January 29, 2025, the Administrative Committee met to begin working toward the Board's goals, as outlined on December 3. The Administrative Committee consisted of the following individuals:

- Tim Albores, Board Vice President
- Jill Beda Daniels, Board Secretary
- James Levi, as Attorney for the Board (Hodges Loizzi)
- Brian Waterman, Superintendent
- Brian Stachacz, Director of Business Services

The committee began by brainstorming a variety of possible scenarios that exist, as it relates to the Willow Springs Property. The following scenarios were discussed, but not recommended for further Board discussion, by the committee:

- Hold the property for future use;
- Donate the property for public/private use;
- Develop the property for District 204 purposes;
- Explore opportunities to lease the property to generate revenue.

The committee discussed the following scenarios, and recommended that further discussion regarding these scenarios occur with the whole Board.





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- Scenario #1
 - Set Terms/Conditions and Conduct a Sealed Bid Process, per the requirements outlined in Illinois School Code
- Scenario #2
 - Engage in Land Swap Discussions and/or Land Sale Discussions with Pleasantdale Park District and/or Pleasantdale School District #107.
 - Set Terms/Conditions and Conduct a Sealed Bid Process, per the requirements outlined in Illinois School Code
- Scenario #3
 - Set Terms/Conditions and Conduct a Sealed Bid Process, per the requirements outlined in Illinois School Code, Contingent on Buyer Engaging in Land Swap Discussions and/or Conducting Donation Discussions with Pleasantdale Park District and/or Pleasantdale School District #107.

In addition to the scenarios outlined above, the committee also discussed the following considerations for future whole board discussions:

- Deed Restrictions
- Impact Fees

Finally, the committee discussed recommended next steps, as well as a timeline for future whole board discussions. The committee believed it was highly unlikely that any of the scenarios outlined above could be completed by April, 2025. As a result, future whole Board discussions were delayed until after the Board reorganization meeting, which was conducted on April 28, 2025. In addition, new board members who were seated in April have been provided with a history/timeline regarding the property in order to prepare for potential upcoming whole Board discussions regarding the Willow Springs Property.

February 27 Meeting Summary

Based on direction that the committee received from the Board's public discussion at the February 18 Regular Action Meeting, the WS Administrative Committee met on February 27 to further discuss the three scenarios outlined above and to prepare potential pros/cons associated with each of the scenarios.





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After discussing the pros and cons of each scenario, it became apparent that the more appropriate discussion centered on identifying the factors/implications that would be associated with each of three scenarios. Specifically, the committee identified 1) speed of sale, 2) engagement with the community, and 3) potential proceeds of the sale for the District as three primary factors that will need to be considered with each of the scenarios.

During the discussion the administrative committee outlined the following:

- Speed of Sale
 - The administrative committee projected that Scenario #1 will likely result in a quicker sale period, while Scenario #3 will likely result in a slightly slower sale period, while Scenario #2 will likely result in the slowest sale period.
- Community/Municipal Engagement
 - The administrative committee projected that Scenario #2 will likely provide the highest level of community engagement, while Scenario #3 will likely provide slightly less community engagement, and Scenario #1 will likely provide the least amount of community engagement.
- Amount of Sale Proceeds
 - The administrative committee projected that Scenario #1 will likely produce the highest amount of sale proceeds, while Scenario #3 will likely produce less sale proceeds, and Scenario #2 will likely provide the least amount of sale proceeds.

Based on discussion at the February 27 meeting, the administrative committee decided to schedule a meeting on Monday, March 10 in order to develop a potential timeline for Scenario #2, which was the recommended course of action.

March 10 Meeting Summary

At the March 10 meeting, the administrative committee developed a potential timeline for the Board to consider at a future meeting. Tentatively, the committee believes that the Board should discuss this at the June 2 Committee of the Whole Meeting.

As a reminder, Scenario #2 involves engaging in land swap/land sale discussions with Pleasantdale Park District and Pleasantdale School District #107, then setting terms/conditions and conducting a sealed bid process for the sale of the property.

Although this will need further whole Board discussion in order to finalize, the recommended timeline includes the following:

- Mid-May to Mid-June, 2025





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- Board to decide the detailed land swap proposal to offer Pleasantdale Park District
 - One option is to offer the same proposal that the Pleasantdale Park District offered to District 204 in October 2022.
- Board to decide the value of land sale and amount of land to offer Pleasantdale School District 107.
- Mid-June to Late-June, 2025
 - Letter sent or discussion scheduled with Pleasantdale Park District to offer land swap proposal, as decided by Board.
 - Letter sent or discussion scheduled with Pleasantdale School District 107 to offer sale of land, as decided by Board.
- August 30, 2025
 - Deadline for Pleasantdale Park District and Pleasantdale School District to respond to June letter or discussion.
- January 20, 2026
 - Board to set terms/conditions and adopt resolution for sale of property bid regarding sale of property.
- January 20 thru March 23, 2026
 - Publish and Advertise Bid Opening
 - Conduct Bid Opening
- March 23, 2026
 - Board Approval of Final Contract
- April thru September, 2026
 - Due Diligence Period

