



## 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:** Preparation for Discussion Re: Next Steps for Willow Springs Property

**DATE:** October 1, 2025

Over the past nine months, the District 204 Board of Education has engaged in a series of public discussions regarding the future of the Willow Springs Property. This work has included the formation of an administrative committee, which led to the Board extending an offer to Pleasantdale School District 107 to purchase a portion of the land and, separately, inviting Pleasantdale Park District to consider a potential land swap. While conversations with District 107 are still ongoing, it is important for the Board to continue its discussions if the ultimate goal is to pursue a property sale during the 2025–26 school year.

In its June 2, 2025 summary, the Willow Springs Property Administrative Committee identified January through April 2026 as the optimal timeframe to complete the formal steps of a property sale. To meet this target, the Board will need to engage in continued public discussions (and closed session discussions, where appropriate) to address the necessary actions. A proposed sequence of steps and timeline is outlined below.

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### **October 6, 2025 – Committee of the Whole Meeting**

#### Board Discussion Topics:

- Does the Board wish to proceed with exploring a property sale?
  - If not, no further discussion is required.
- If yes, the Board will ultimately need to establish a minimum price, approve terms and conditions, and adopt a resolution.
- In order to prepare for those actions, the Board's consensus will be needed to move forward. This will require certain administrative efforts and related costs in the coming months, including:
  - Updating/completing a survey
  - Ordering an updated title commitment
- Additional items for Board consideration:





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- Engagement with Village of Willow Springs officials regarding potential terms and conditions
  - Determination of an appropriate due diligence period
- Public communication needs

### **October 7 – December 19, 2025**

- Update/complete survey
- Obtain updated title commitment
- Conduct conversations with Village officials (if directed by the Board)
- Carry out communication steps identified by the Board
- Establish minimum price

### **January 20, 2026 – Regular Action Meeting**

- Adopt resolution
- Approve terms and conditions

### **January 21–23, 2026**

- Distribute buyer packets to potential buyers

### **January 26–30, 2026**

- Conduct pre-bid meeting for potential buyers

### **March 4, 2026**

- Conduct bid opening

### **March 16, 2026 – Regular Action Meeting**

- Board considers awarding contract

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This item will be placed on the agenda for the October 6 Committee of the Whole Meeting for further discussion. Please feel free to reach out to me or Tim with any questions or requests for clarification.

