



1685 West Higgins Road, Hoffman Estates, Illinois 60169
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The mission of the Hoffman Estates Park District is to offer healthy and enjoyable experiences to our residents and guests by providing first class parks, facilities, programs and services in an environmentally and fiscally responsible manner.

AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, AUGUST 17, 2021
7:00 P.M.
TRIPHAHN CENTER - ROOM 113

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF COMMITTEE MINUTES
 - July 20, 2021
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. Virtual Park Tour
 - B. Beacon Pointe OSLAD Grant / M21-074
 - C. Parks, Planning & Maintenance Board Report / M21-073
- D. COMMITTEE MEMBER COMMENTS
- E. ADJOURNMENT

All meetings are held in the boardroom of the Scott R. Triphahn Community Center & Ice Arena at 1685 W. Higgins Road in Hoffman Estates, unless otherwise specified. If an accommodation or modification is required to attend this public meeting please call 847-885-8500 with at least 48 hours' notice.



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**MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
July 20, 2021**

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on July 20, 2021 at 6:59 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Chairman McGinn, Commissioner K. Evans, Comm Rep Aguilar, Comm Rep Bettencourt, Comm Rep Poeschel, Comm Rep R. Evans, Comm Rep Sernett

Absent: None

Also Present: Executive Director Talsma, Director of Recreation Kapusinski, Director of Parks, Planning & Maintenance Hugen, Director of Golf & Facilities Bechtold, Director of Finance & Administration Hopkins

Audience: President Kinnane, Commissioners Chhatwani, Friedman, Dressler and Kaplan, Community Member Jen McIlrath

2. Approval of Agenda:

Comm Rep Poeschel made a motion, seconded by Comm Rep Aguilar to approve the agenda as presented. The motion carried by voice vote.

3. Approval of the Minutes:

Comm Rep R. Evans made a motion, seconded by Comm Rep Bettencourt to approve the minutes of the June 15, 2021 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Old Business:

None

6. New Business:

A. Parks, Planning & Maintenance Board Report / M21-064

Director Hugen highlighted the following:

1. Birch Park renovation project is going well. The dry weather in the spring helped. Concrete has been poured. Seeding is still planned for after August 15. Playground installation begins July 21.
2. There have been multiple acts of vandalism over the past couple of months at Fabbri Park, near the bathroom, and mostly around the July 4 weekend. We lost a urinal and a toilet, as well as a drinking fountain. There was a bonfire in the parking lot. Two kids have been identified and brought in for questioning. Vandalism seems to have stopped since the questioning.

Executive Director Talsma added the vandalism has resulted in somewhere between \$5,000 and \$10,000 worth of damage.

Commissioner McGinn asked about signage or a camera. Director Hugen said if we put a sign out saying we have a camera, we need to have a camera. Director Hugen has spoken to a few security camera vendors and is looking into options.

Commissioner Dressler stated she has contact information for a patron who has identified the kids involved in the vandalism.

President Kinnane stated that the vandalism is being discussed on social media.

Commissioner K. Evans asked if the parents of the kids involved would be financially responsible if the kids are identified. Director Hugen said yes, but it might be difficult to collect.

Comm Rep R. Evans asked for clarification on kids pushing back when questioned about bonfire. Director Hugen said they responded by saying they were approved by the Park District.

3. Mulching Playgrounds: approximately 32 playgrounds are getting new mulch this summer. The project is going well and parks are looking good.
4. Pat McGinn asked if Tropicana splash pad was down for maintenance. Director Hugen said that the push button was broken, possibly from vandalism but can't be sure. A replacement park has been ordered from Canada and is expected to arrive in the next couple of days.

5. Comm Rep MacGregor walked the Black Bear disc golf course with Director Hugen which resulted in a few changes to the holes. Commissioner K. Evans thanked both of them for taking the time to make the improvements.
6. Comm Rep R. Evans asked about the 2nd Quarter Goals which mentioned a possible splash pad at Seascap. Executive Director Talsma said the District is still looking to replace the sand volleyball court with some other feature, but hasn't specified what kind yet. There is not any set programming at the volleyball courts at Seascap, and the sand tends to find its way to the water features.

Comm Rep Sernett made a motion, seconded by Comm Rep Bettencourt to forward the Parks, Planning and Maintenance Board Report to the full Board. The motion carried by voice vote.

7. Committee Member Comments:

Comm Rep Sernett: Asked about personnel and wages. Executive Director Talsma said we are keeping competitive.

Comm Rep Sernett: Thinking about the event in Florida, asked if there was a crack in our pool, where would the water run? Director Hugen said we have an underground sump draining system which would prevent any kind of sink hole.

Comm Rep Aguilar: Great job, staff. South Ridge looks really nice.

Comm Rep R. Evans: Goodbye to Executive Assistant Logan and welcome to Executive Assistant Flynn.

Comm Rep Poeschel: The disc golf course is more user friendly and more challenging. Kudos to Director Hugen and staff for their resilience and continually changing priorities and adjusting to weather and other obstacles.

Commissioner McGinn: Thanks to Chris MacGregor for walking the disc golf course with Director Hugen. Thank you to Director Hugen and staff. Thank you to Executive Assistant Logan.

Commissioner K. Evans: Kudos to Director Hugen for all of the work. Thank you to Executive Assistant Logan and welcome to Executive Assistant Flynn.

8. Adjournment:

Comm Rep Poeschel made a motion, seconded by Comm Rep R. Evans to adjourn the meeting at 7:23 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive

Memorandum No. M21-074

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Beacon Pointe Park (OSLAD Grant)
DATE: August 17, 2021

Background:

On July 15, 2021, the IDNR released an Open Space Land Acquisition and Development Grant that would be due on September 1, 2021.

Amber Meadows is a new home development area in west Hoffman Estates located next to the Beacon Pointe Fire Station. The Park District had an agreement with the original home developer, which was transferred to the current developer. The agreement states we would be granted two parcels of land to construct a playground for this new development.

After a long legal battle steered by the Village of Hoffman Estates and supported by the District, we are set to receive the deed for this land the week of August 16, 2021. Timing is tight due to the delay in receiving the property title which is required for the OSLAD grant application. The OSLAD grant application cutoff is September 1 for this year's projects.

Implications:

Staff is proposing an OSLAD grant application for this project as we feel this is a perfect opportunity to develop the open space at Beacon Pointe for a playground for the new development. Currently these new homeowners do not have a playground within a ½ mile walk of their homes. There are currently 109 families in this new development that would benefit from the new playground.

On August 9, 2021 staff mailed 74 invites to homes within 500 feet of the proposed location for Beacon Pointe Park for a public information meeting. We also put up the public information meeting sign at the proposed location on August 9, 2021. The plans for this area involve installing a new playground on vacant land.

Per District procedures, the public meeting is set to be held on August 17, 2021 at 5:30 p.m. at the proposed park location. Residents will have the opportunity to talk about what kind of amenities they would like to see at Beacon Pointe.

Following the public meeting, a committee of staff members will put together a playground design based on the results from the public meeting and additional information. Staff will then present the conceptual design to the full board on August 24, 2021 along with the OSLAD application. The OSLAD application requires public comments as well as board approval of design and application.

If the Park District is not awarded an OSLAD grant for Beacon Pointe, a regular neighborhood park will still be constructed at that location. If we do receive the grant, it would allow a much broader scope for the overall project there.

Recommendation:

Staff recommends the Building & Grounds Committee recommend the full Board to approve preparing an OSLAD grant application for Beacon Pointe Park.

Memorandum M21-073

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance Board Report
Date: 8/17/2021

ADMINISTRATIVE

Staff has developed a plan for Illinois Department of Natural Resources OSLAD grant at Beacon Point. The public meeting at Beacon Point is set for August 17 at 5:30p.m. Please see memo M21-074 which is included in the B&G Packet.

BIRCH PARK

The project at Birch was moving along nicely until the first week of August when the weather turned and has created some non-ideal working conditions. Over the month of July, Hacienda Landscaping installed the playground; 90% of the concrete was completed with only a small curb and playground ramp remaining; all the asphalt for the paths, parking lot and sport court are complete. Park District crews installed the new shelter and started moving dirt to backfill around the parking lot to prep for seed. AJ Oleson Construction began moving soil the first week of August but then the rain started and has put all earth work on hold. Currently we are planning to complete earthwork by August 25 and seeding by August 27 (all weather-dependent). Once seeding is completed then HEParks crews will begin the landscaping portion of the project.

You can follow this project on a weekly basis at the following link via our weekly drone footage.
<https://www.heparks.org/birch-park-oslad-project-renovation/>



VANDALISM

We wish we could report that we had no vandalism in the past month but unfortunately we cannot do that. The restrooms and concession at Cannon Crossings were vandalized as vandals broke into the concession stand (Garibaldi's) by prying the garage door frame off the building. While in the concession stand, they did no physical damage to the area, but took drinks and lots of ice cream. They did not stop with the concession stand, though, as they were able to get into the bathrooms and destroy a sink and toilet as well. Staff was able to install a stand-alone camera system at Cannon Crossing that we are currently monitoring. Since the install we

have had no issue at Cannon Crossing. If the stand-alone system is successful, this is what will be installed at Fabbrini as well.

On the evening of August 11, a vandal decided to drive his vehicle through the football field at Sycamore Park, doing donuts through the center of the field. District staff was able to clean up the damage and complete repairs to the turf with a goal to have grass established prior to the first Red Hawk football game. This is being investigated and there may be camera footage from the school.



BRIDGES DRIVING RANGE ENHANCEMENT

Permits were obtained from the village for the project. HEParks crews continued to complete the earthwork and were able to finish rough grading the area for the building as well as building the landscape berm that will separate the patio from the first tee. Following construction meetings, HEParks crews completed the dig-out of the footing locations for the concrete contractor to complete the footings. Mother Nature had other ideas and put the concrete on hold until the week of August 16.



PARKS DEPARTMENT

Crews worked on completing much of the work that was started at Black Bear Frisbee Golf Course by widening fairways, spraying for weeds and covering these areas with new mulch. Crews then continued with tree work and started working on district-wide pruning to raise the height on trees to clear pathways, as well as allow for mowing equipment to move freely beneath the trees. Our pruning was put on hold with two major storms in the

last three weeks that has left many parks with downed trees, numerous branches and lots of cleanup. Parks that have been affected with closure of paths, amenities damaged or unsafe conditions due to storm damage were Fabbrini, Armstrong, Highland, South Ridge, Black Bear, Maple, Walnut Pond, Essex, Victoria and Chestnut. At all other parks, we have had mowing crews cleaning up branches to be able to mow the grounds again.

A new Variable Frequency Drive (VFD) was installed by Dual Temp in the Ice Compressor Room. The VFD allows the fan and the compressors to communicate to allow our ice to stay at proper temperature. Once it was installed everything was working great, but then at some point over the evening a relay switch failed in the VFD causing ice temperatures to rise. We had to close the ice for the day; HEParks staff was able to jump out the VFD while Dual Temp was scheduled to come back. The VFD is now running properly and the fan and compressors are working how they should.

Both zip lines at South Ridge and Princeton are back out of service. We have new cables on the way from GameTime. After speaking with the GameTime representative they are currently doing a new design for how the cable attaches. There is currently too much friction on the cable. This can be caused by an individual not using the zip line properly and bouncing on the zip line instead of riding the zip line in the way it is intended. Once new cables are installed, staff will place signs on the zip lines informing patrons how to use them.

The following is a brief list of other items completed by staff during July.

- Seascape defender filter cleaning.
- TC water shut-off valve replacement for men's and women's bathrooms.
- TC AHU-1 belt replacement and adjustments completed.
- Installed new solar security light at Victoria Park.
- Re-built Fabbrini drinking fountain.
- Installed new valves for field park fountain.
- Installed new hot water valve at BPC for downstairs washing machine.
- Pressure tested Princeton Park splash pad and set features.
- Installed new expansion tank for hot water at Sycamore Park.
- Fertilizer application made at Canon, Fabbrini, Eisenhower, Cottonwood and Sycamore Fields.
- Drainage was added at South Ridge splash pad to help with water overflow; drain line was then covered with synthetic turf.
- Dead shrubs were removed from South Ridge and new plantings were installed.
- Dead tree at South Ridge entrance was replaced with a Cherry tree; area was then top-dressed and re-seeded, and plans for the area were made to control wear areas once re-opened.
- Ponds were treated for algae at Princeton, North Ridge, and Yorkshire Woods.
- Sycamore football was aerated and over seeded.
- Bergman was cleaned up for sight lines at Ela and Algonquin Roads.
- Ballfield maintenance and game prep.
- GIS updating maps and assets.
- Parks garbage at all locations has begun.
- Custodial maintenance at all facilities.
- Playground checks.
- Vehicle safety and emission test completed.
- Vehicle checks and repairs.