



1685 West Higgins Road, Hoffman Estates, Illinois 60169  
heparks.org t (847) 885-7500 f (847) 885-7523



**MINUTES  
BUILDINGS & GROUNDS COMMITTEE MEETING  
August 17, 2021**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on August 17, 2021 at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

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

Absent: Comm Reps Sernett & Aguilar

Also Present: Executive Director Talsma, Director of Recreation Kapusinski, Director of Parks, Planning & Maintenance Hugen, Director of Golf & Facilities Bechtold, Director of Finance Hopkins, Director of Administrative Services Cahill, Executive Assistant Flynn

Audience: President Kinnane, Commissioners Chhatwani, Friedman, and Dressler, Community Reps McIlrath, Beranek, Macdonald and MacGregor, and Michael Bickham.

**2. Approval of Agenda:**

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

**3. Approval of the Minutes:**

Comm Rep Bettencourt made a motion, seconded by Comm Rep Poeschel to approve the minutes of the July 20, 2021 meeting as presented. The motion carried by voice vote.

**4. Comments from the Audience:**

Chairman McGinn welcomed back previous Commissioner Michael Bickham who was in attendance.

**5. Old Business:**

None

**6. New Business:**

A. Virtual Park tour

Executive Director Talsma stated that this virtual version works well, and we will continue to offer the park tour in this manner. Thank you to Kyle Wozny for the drone footage.

Director Hugen presented the Virtual Park Tour:

1. South Ridge

- a. The tennis courts will be resurfaced in 2022. We began the project in 2018, and courts are typically resurfaced every three years.
- b. South Ridge has been a very successful development. The parking lot is always packed. The splash pad gets a lot of use.
- c. The drainage issue has been fixed by using an underground drainage system and installing field turf to keep the area from being muddy.
- d. The tot playground has been repurposed into a nature playground, using old logs as climbing structures, and creating a hill/tunnel feature.
- e. We received a request for an additional bench memorial, but we did not have room for another bench, so we turned an area into a fishing spot with a picnic table. This area gets a lot of use. Patrons were using it as a fishing spot beforehand, so we formalized that, along with a memorial.
- f. The sand volleyball court serves as drainage for the entire area. Eventually we will put a black vinyl fence around the volleyball area to deter kids from moving sand from there to the splash pad.
- g. We installed a new fishing pier and a kayak launch.
- h. The walking path is completely ADA compliant.

2. Princeton Park

- a. Princeton Park is located on the west side of town, across Shoe Factory Road from Cannon Crossing.
- b. We have turned this into an active playground, where kids need to climb and move, as opposed to standing still. The park include a 75-foot zipline, a ½ basketball court, a new splash pad, and a Bocce Ball area.

### 3. Birch Park

- a. We were able to provide the community with 1/3 mile of walking paths for their use. Birch Park is located in Parcel A of Hoffman Estates, where there are otherwise no sidewalks.
- b. A new playground has been installed, as well as a sport court, which includes ½ basketball court as well as four square and other asphalt games. Also included in the plan is a full shelter, a sled hill (currently 50 feet, but will be higher once all soil is moved over), and a soccer field.
- c. Soil will be moved to sled hill because nothing can leave the site, according to MWRD (Metropolitan Water Reclamation District) regulations.
- d. The sled hill will be mowed on one side, with golf course fescue on the other.
- e. The parking lot will have 15 spaces, including space for handicap parking.

### 4. Beacon Pointe

- a. This park is located in the Amber Meadows development, which was started by one developer nine years ago, and then sold to another. We are working on an OSLAD (Open Space Land and Acquisition Development) grant application for this area. The new developer is going to honor the \$10,000 donation for the park, put forth by the original developer.
- b. The land for the park will be deeded to the Park District from the Village.
- c. The detention area is only open space; cannot be used for programming.
- d. Members of 23 households attended the informational meeting held on August 17. All but one are in favor of the park, and the group offered to get community members to sign a petition.
- e. The homeowners were presented with two possibilities: one with the OSLAD grant, and one without. If we receive the OSLAD grant, we have budgeted for a \$300,000 project. If we do not receive the grant, the project budget will be in the \$100,000 to \$150,000 range. The residents are aware of this difference, and are hoping their petitions will make a difference with the grant application.
- f. As with any OSLAD project, once approved, you cannot go back and change the plan.
- g. Commissioner K. Evans asked how long we need to follow the outline of the project if we receive the OSLAD grant. Executive Director Talsma stated that the time period is indefinite. We can add items but will not be reimbursed. If a feature naturally goes away or changes, that is fine, but we still need to meet the general outline of the plan.

### 5. Huntington Park

- a. This playground is 21 years old, and will be redeveloped in 2022. We will replace the equipment and upgrade the shelter. The 2-5 and 5-12 age features will both be replaced. This will remain a neighborhood park (no

enhancements like South Ridge), although there is a sidewalk that connects to South Ridge Park.

- b. Commissioner Friedman asked if there would be any upgrades to the baseball diamonds. Director Hugen said no, the outfield is a drainage area designated by the village, so any change to the fields would change the drainage system for the entire park.
- c. The basketball court will be resurfaced.

#### 6. Hoffman Park

- a. This park is in the SE corner of town near Chino Park. The two parks are not connected, and we actually lease Chino Park (we do not own) from the Village of Hoffman Estates.
- b. This is a small neighborhood park that will be upgraded in 2022. We will keep the same footprint.
- c. President Kinnane asked if there was a “teeter-totter” that was taken out. Director Hugen said there was a “rocker” that had failed and cracked out of the concrete so it was removed.
- d. The drainage of the playground will be replaced. This is true with every park renew project. The system is removed down to the level of the drain line, and the drain line is routed to remove any debris.
- e. The Cub Scouts have a 9/11 memorial here, which includes a bench and a plaque. We maintain this area.
- f. Commissioner Dressler asked if we have any plans for another ninja park. Director Hugen responded that we are limited at this park due to the size of the footprint. At Willow Park, we were able to set up structures in a way that created an “obstacle course” of sorts to get to the slide, but we would need a large footprint to have a ninja park like the one at South Ridge.
- g. Commissioner K. Evans stated that the public gardens in this park are wonderful.

#### 7. Bridges of Poplar Creek – Top Tracer Facility

- a. This project is coming along nicely. The parks department has been doing the earthwork instead of hiring out the work, and that is going well.
- b. There will be a berm to separate the Top Tracer area from the first tee box.
- c. The area will be landscaped in the same way that the wedding event area is landscaped, with spruce and river birch trees.
- d. The concrete work has begun, and we are hoping to pour the rest of the slab this week. From there we can begin construction on the building.

B. Beacon Pointe OSLAD Grant / M21-074

Executive Director Talsma stated that Director Hugen presented the details of this during the Virtual Park Tour. A community meeting was held, and there is a tight timeframe with the application date of the OSLAD Grant application (September 1).

Commissioner K. Evans asked if the retention area is available at all. Director Hugen stated that it can be used as an open space when not raining, but we cannot plan for any programming in this space.

Community Rep Bettencourt made a motion, seconded by Community Rep R. Evans to recommend to forward the Beacon Pointe OSLAD Grant Memo M21-074 to the full board. The motion carried by voice vote.

C. Parks, Planning & Maintenance Board Report / M21-073

Executive Director Talsma stated that Director Hugen touched on most items during the Virtual Park Tour.

Director Hugen provided an update on the vandalism (football field damage) at Sycamore Park. An 18-year-old confessed to the act after his father had asked the Park District staff questions about the event. We will be reimbursed for the damage.

On the Parks Board Report, there is a picture of three workers standing in holes. Director Hugen explained that this is a photo of some of our staff doing our own earthwork, which has been very successful and has saved us some money.

Director Hugen provided an update on the storm damage. Cleanup is ongoing. If trees are not hazardous to the public, they will be trimmed up if needed, but left for removal in the winter.

Executive Director Talsma reminded the committee that if a live Park District tree falls on a resident's property and causes damage, then the liability goes to the homeowner's insurance. If the tree was dead before the event that caused damage, then the Park District would be liable. We can still remove a tree if it can be done safely and won't cause further damage, but any repair to the property (from live tree) would be at the expense of the homeowner or their insurance.

Executive Director Talsma stated that the Communications & Marketing department has been working on a social media campaign around vandalism, which has a general theme of "if you see something, say something". Some examples of tag lines will be "Don't Let it Slide"; "Sand and Water Don't Mix"; and "Enough is Enough".

Community Rep R. Evans asked if there was an update on the vandalism at Fabbrini. Director Hugen responded that the vandalism has stopped, but we do not have an update

on suspects. The contact given by Commissioner Dressler did not have any new information, but said he would be able to identify the suspect(s) if he saw them again. Executive Director Talsma said that Director Hugen is trying out an inexpensive camera system at Cannon Crossing, which could also be used at other parks.

Community Rep McIlrath stated that she remembers another town where they had seniors wear t-shirts that said “Park Narks” to parks in the evening to deter vandalism, and suggested that perhaps Cub Scouts could do some “policing”.

Community Rep Poeschel made a motion, seconded by Community Rep Bettencourt to recommend to forward the Parks, Planning and Maintenance Board Report Memo M21-073 to the full board. The motion carried by voice vote.

**7. Committee Member Comments:**

Comm Rep Evans: Regarding the storm cleanup. The golf course had 15 trees affected. There was a golf outing the next day at noon, and everything was already picked up. Great work! Executive Director Talsma added that Director Bechtold worked on an insurance claim for the loss of the trees. There may be a deductible, but we will see what happens with that.

Comm Rep Poeschel: The park tour was fabulous, and the social media campaign sounds great!

Commissioner K. Evans: He does not miss the park tours on the bus; the virtual version is very good. Good job on Black Bear. Also, the zip lines keep breaking. Director Hugen responded that the manufacturer is working on a new design, but will keep sending replacement cables in the meantime. The cables are not meant for bouncing, but we have a lot of bouncing. Along with the new design, we will include a sign that says “no bouncing”.

Commissioner McGinn: Thank you to Director Hugen and his staff for the quick cleanup after the storms. Thank you for the park tour. Thank you to Executive Assistant Flynn for keeping us informed.

**8. Adjournment:**

Comm Rep Bettencourt made a motion, seconded by Comm Rep Evans to adjourn the meeting at 7:48 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma  
Secretary

Cindy Flynn  
Executive Assistant