

**AGENDA**  
**BUILDINGS & GROUNDS COMMITTEE MEETING**  
**TUESDAY, MAY 19, 2026**  
**7:00 P.M.**

1. ROLL CALL
2. APPROVAL OF AGENDA  
*Motion to approve the agenda as presented.*
3. APPROVAL OF COMMITTEE MINUTES
  - APRIL 21, 2026  
*Motion to approve the minutes of the April 21, 2026 meeting as presented.*
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
  - A. Tall Oaks Playground / M26-047  
*Motion to recommend to the full board the purchase of Tall Oaks Playground equipment from Game Time for a total of \$119,081.60, and the installation of the playground equipment and fall surface to Perfect Turf for \$180,840, for a total of \$299,921.60 through OMNIA Partner Contracts.*
  - B. Triphahn Center Replacement Windows / M26-046  
*Motion to recommend to the full board the approval of the purchase and installation of new windows at Triphahn Center to Bee Liner for \$75,000 with a 10% contingency of \$7,500 for a total of \$82,500.*
  - C. Parks, Planning & Maintenance Board Report / M26-045  
*Motion to recommend to the full board to include the Parks, Planning & Maintenance May Board Report in the May Executive Director's Report.*
7. COMMITTEE MEMBER COMMENTS
8. ADJOURNMENT  
*Motion to adjourn the meeting.*



**MINUTES**  
**BUILDINGS & GROUNDS COMMITTEE MEETING**  
**April 21, 2026**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on April 21, 2026, at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Chairman Chhatwani, Commissioner Evans, Comm Reps Kratochvil, Poeschel and Pilafas

Absent: Comm Rep Sernett

Also Present: Executive Director Talsma, Director of Parks & Planning Hugen, Deputy Director Bechtold, Director of Recreation Sweeney, Director of Administrative Services Rivas, Executive Assistant Flynn

Audience: President Friedman, Commissioners Dressler, Kaplan, and MacGregor; Maggie Dowling, Don and Becky Newberg

**2. Approval of Agenda:**

Commissioner Poeschel made a motion, seconded by Comm Rep Pilafas to approve the agenda as amended. The motion carried by voice vote.

**3. Approval of the Minutes:**

Commissioner Evans made a motion, seconded by Comm Rep Pilafas to approve the minutes of the February 17, 2026 meeting as presented. The motion carried by voice vote.

**4. Comments from the Audience:**

None

**5. Old Business:**

None

6. **New Business:**

A. Wildlife Control / M26-032

Comm Rep Poeschel made a motion, seconded by Comm Rep Pilafas to recommend to the full board to add language to the board-approved Land Management Plan stating “When nuisance wildlife is causing uncontrollable destruction to park property, if necessary, staff will utilize a trapper licensed through the Illinois Department of Natural Resources to remove the nuisance wildlife”.

Executive Director Talsma noted that we have had many issues in the past with nuisance wildlife at parks including Fabbrini, Victoria, and Westbury, among others. The beavers have caused damage to several trees resulting in the loss of some. About one month ago this was happening at Westbury park. The licensed trapper had laid some traps underwater, but somehow they were moved to be more visible. We then had those traps removed. We wanted to bring this to the board, as we had residents contacting us with concerns about harming the beavers and concerns about losing their trees.

Executive Director Talsma continued, saying that we could remove and relocate the beavers, but we are only allowed to relocate them to private property. We are a parks and recreation agency, and while we are concerned about and do our best to conserve all aspects of nature, we must preserve our property.

Commissioner Evans asked if the service we used is licensed by IDNR. Director Hugen said yes, they are, and the Village of Hoffman Estates uses the same service.

Resident Becky Newberg commented that she was at Westbury when the trapper was putting the traps in the water, near where the down trees were. She said the wildlife trapper did not put any traps near the Montessori school.

Resident Maggie Dowling noted that the public works department has a video on how they control beavers. Director Hugen stated the park district is a separate entity from the public works department.

The motion carried by voice vote.

B. Cannon Crossings OSLAD Conceptual Design / M26-033

Comm Rep Pilafas made a motion, seconded by Comm Rep Poeschel to include recommendations of the Buildings & Grounds Committee and board members regarding the Cannon Crossings OSLAD conceptual design in the overall project.

Director Hugen explained the highlights of the initial conceptual design, which includes the following:

- turf infields on the four baseball diamonds, with drainage under the turf
- natural grass outfields with irrigation

- new LED lighting that sheds less light outside of our property than what is currently there.
- full-size 11v11 turf field, lined for soccer, but with markings to allow temporary painting of lacrosse and football markings, or two 7v7 soccer fields going the other direction. The paint is made to last two to three weeks.
- The 11v11 field would also have new LED lighting
- A path around the entire park that would equate to a .65-mile loop, and path would only come into the baseball field area from two directions. This will keep public from walking through outfields during games and tournaments.
- On the other side of the baseball/softball fields, two 9v9 soccer fields and three smaller soccer fields.

Phase 2 would take place in 2028 and include the following:

- Convert sand volleyball area to four pickleball courts
- Enlarge current ½ basketball court to a full-size court.
- Replace playground equipment and change fall surface to synthetic turf.
- New shade structure.

Director Huguen added that today's goal is to approve the conceptual design and take it to a public meeting. Neighbors within 500 feet of the park will receive a postcard invitation, and the meeting will be advertised in the newspaper and on our website. We will also invite anyone who uses the park (rentals) and pickleball groups.

Commissioner Evans asked how we plan to keep the pathway clear of pedestrians during baseball games. Director Huguen said there would only be two entrances to the baseball area, from the soccer field side or the parking lot.

Comm Rep Kratochvil said the concept is awesome. He asked, whether we receive the grant or not, would we consider putting up nets between the fields. Director Huguen said they met with a fence contractor today and they suggested a 24-foot fence with a 45-degree angle at the top to stop foul balls.

Commissioner Evans asked if we would still have concessions. Director Huguen said yes, it would remain in the same location.

Commissioner Friedman asked if there would be any concern with the bathrooms. Director Huguen said yes, we have two bathrooms currently, and there would be two porta potties that would stay year-round along the sidewalk.

Director Huguen added that we would add a maintenance shed that would store the baseball mounds and the turf maintenance equipment.

Comm Rep Kratochvil asked when this would be completed. Director Huguen said it is a 2026 application, and if approved, the two phases would be completed in 2027 and 2028.

Commissioner Evans asked if we have received any feedback regarding pickleball noise. Director Huguen said we anticipate some comments. Executive Director Talsma said we are

looking into some noise-mitigating windscreens, we will have more trees there to help, and we are not lighting the pickleball courts so there would not be any nighttime noise.

Commissioner Dressler asked if there would be seating for anything. Director Hugen said the soccer and baseball fields will have bleachers, but there would be more grass around the soccer fields than bleachers, as most parents bring their own chairs. The pickleball area will have seating outside the courts.

The motion carried by voice vote.

C. Furnish and Install Multiple HVAC Units / M26-034

Comm Rep Pilafas made motion, seconded by Comm Rep Kratochvil to recommend to the full board to approve the furnish and installation of multiple HVAC units at The Club and Bridges of Poplar Creek Country Club to Moltree Mechanical for a total of \$173,355, with a contingency of \$10,000 for a total of \$183,355.

Director Hugen said this is straightforward. We had 13 bids and the low bid was Moltree Mechanical. We checked references with the Village, and they had great things to say.

The motion carried by voice vote.

D. Parks, Planning & Maintenance Board Report and 1Q2026 Goals / M26-031

Commissioner Evans made a motion, seconded by Comm Rep Pilafas, to include the Parks, Planning & Maintenance April Board Report in the April Executive Director's Report.

Director Hugen said if you haven't been to Vogelei yet, go take a look. It turned out fantastic. May 16 is Kids to Parks Day, and we will have a ribbon cutting ceremony at 10 am. We still have some asphalt to get down when the weather improves. The park is now open to the public.

Commissioner Evans asked if we would have the water on for the splash pad at the ribbon cutting. Director Hugen said that if it is at least 60 degrees, we are hoping to have it available.

The motion carried by voice vote.

7. Committee Member Comments:

Comm Rep Kratochvil said thank you for the new sign at Cannon Crossings. He asked a question about the maintenance of the trees along a path between the parking lot and retention basin. Director Hugen explained that this is a detention basin (Level 4 in Land Definition Management Plan). The longer grass is better for drainage here, and the goal is to keep people from walking through these areas. Comm Rep Kratochvil asked if it is possible there is a clog in the detention area. Director Hugen said that is always possible. The inflow is clear. The storm drain is 12 feet from the soccer field and is currently full of water. Once that drops, if it still doesn't drain then we may be looking at a secondary issue.

Comm Rep Kratochvil asked if we would be removing the old Thorguard system. Director Huguen said yes; we wanted to make sure the Perry Weather system is working properly before we took the others down. The coaches and field renters are on list with access to the app and were very appreciative of the new system.

Comm Rep Poeschel said she is looking forward to the grand opening of Vogelei Park. She is impressed with the Cannon Crossings OSLAD concept.

Comm Rep Pilafas recently got a membership at The Club. He has friends who are members there who live in all different surrounding towns, and all say great things about the facility. Comm Rep Kratochvil added that the staff at The Club are awesome.

Commissioner Evans said he walked around Vogelei and brought his 4-year-old granddaughter. He heard many parents saying how wonderful it was. Bank Shot Sports was really cool. Multi-golf and the greenhouse look great. His only concern is the steep poured in place ramp, which looks like a slide. Executive Director Talsma said our risk manager is going to take a look at it. We do have signage for 5–12-year-olds and we will add a large “don’t slide” warning at the top but we will look into it more.

Commissioner Chhatwani said great meeting; staff keeps coming up with amazing things. She feels like a proud parent providing for the residents. Executive Director Talsma said this is conceptual and need to apply for and receive the grant. Commissioner Chhatwani added that HEParks collaborated with Bank of America to offer a financial education session on scam and fraud.

**8. Adjournment:**

Commissioner Evans made a motion, seconded by Comm Rep Poeschel, to adjourn the meeting at 7:38 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma  
Secretary

Cindy Flynn  
Executive Assistant

**MEMORANDUM NO. M26-047**

**TO: B&G Committee**  
**FROM: Craig Talsma, Executive Director**  
**Dustin Hugen, Director of Parks, Planning & Maintenance**  
**RE: Purchase & Installation of Tall Oaks Park Playground Equipment**  
**DATE: 5/19/2026**

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**Motion:**

Recommend to the full board the purchase of Tall Oaks Park Playground Equipment from Game Time for a total of \$119,081.60 and the installation of the equipment and fall surface to Perfect Turf for \$180,840 for a total of \$299,921.60 through OMNIA Partners Contracts.

**Background:**

As part of the district capital budget, the board approved a budget of \$300,000 to have the playground equipment at Tall Oaks replaced, with upgrades to the fall surface and surrounding drainage. This budget is to include playground removal, playground equipment, fall surface and installation. In-house staff will be taking care of removals.

This project was not required to go to bid, as we went through the state purchasing coop agency. Staff obtained designs from Game Time, Team Reil, ParKreation and Play Illinois. The design from Game Time meets all criteria staff was looking for in terms of play value. Purchases and contracts will be through OMNIA partners contract #2017001134 (Game Time) and #R230201 (Perfect Turf).

**Rationale:**

There will be no changes to the layout of the park or improvements to the area outside of the playground. This is a simple playground replacement that is required to fit inside the existing footprint of the playground.

Poured-in-place rubber has been selected as the fall surface as this playground has heavy leaf litter and debris from surrounding trees and will aid in maintenance and cleanup of the playground.

The design of the new playground is attached.

# Tall Oaks Park Hoffman Estates, IL

Design • Build • PLAY!



**MEMORANDUM M26-046**

**TO:** Building & Grounds Committee  
**FROM:** Craig Talsma, Executive Director  
Dustin Hugen, Director of Parks & Planning  
**RE:** Furnish and Install New Windows at TC Admin Offices  
**DATE:** 5/19/2026

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**Motion:**

Recommend to the full board the approval of the purchase and installation of new windows at Triphahn Center to Bee Liner for \$75,000 with a 10% contingency of \$7500 for a total of \$82,500.

**Background:**

As part of the facility upgrades to Triphahn Center it has been planned to replace the windows in the administration offices and board room. The board has approved an overall budget of \$350,000 for Triphahn Center upgrades, of which \$120,000 was earmarked for the window replacements.

**Rationale:**

After working with Williams Architects, we received two bids for this project. The bid results are listed below. While we have not worked with Bee Liner Lean Services before, the following references had only positive things to say about workmanship, timing and communication: Morton College, Housing Authority Cook County and Joliet Park District.

<b>Window Replacement at Triphahn Center</b>		
<b>Scope of Work</b>	<b>Bee Liner Lean Services</b>	<b>LS Glass LLC</b>
<b><i>Bid Bond</i></b>	X	X
Demo of Existing Structures	\$30,000.00	\$15,000.00
Installation of New Structures	\$45,000.00	\$95,000.00
<b>Total Cost</b>	<b>\$75,000.00</b>	<b>\$110,000.00</b>

## Memorandum M26-045

**To:** B&G Committee  
**From:** Craig Talsma, Executive Director  
Dustin Hugen, Director of Parks, Planning & Maintenance  
**RE:** Parks, Planning & Maintenance – May Board Report  
**Date:** 05/19/2026

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### MOTION

Motion to recommend to the full board to include the Parks, Planning & Maintenance May Board Report in the May Executive Directors Report.

### ADMINISTRATION & CAPITAL PROJECTS

#### Triphahn Center Renovation

Staff worked with Williams Architects on the window replacement portion of the project. Bids have been accepted and a memo to recommend a contractor is being presented this month. New lighting in the hallways has been ordered and will be installed once they arrive.

#### Vogelei Park OSLAD Renovations

HEParks staff have been busy working on the finishing touches at Vogelei Park. The playground, multi golf course, bocce ball courts and bank shot sports court all opened the first week of April. Landscape and restoration work have been ongoing and will continue through the summer, but most items are completed. We could not plant six trees and two shrub beds due to all the rain in April; these plantings will now take place in the fall. The asphalt work on the path and the installation of the bike repair station has been completed.

#### The Roof at The Club

Since late April the roof project at The Club has been moving along nicely and has entered the final phase of the project. We anticipate the roof installation being completed by early June.

#### Cannon Crossings OSLAD

Staff have continued to work through the design and budgeting phase of this project. A community meeting was held on 5/13/2026 at Triphahn Center with five residents in attendance. Staff will be presenting the project to the board this summer with final plans and budget.

### AQUATICS AND BUILDINGS

#### *Triphahn Center:*

- Troubleshooting was done for main elevator at TC by Mitsubishi and TK Elevator. TK is recommending a valve rebuild and oil change.
- Replaced pressure switch tubing on Rink 1 dehumidifier.
- Belts were changed for dance room RTU.
- Adjusted VAV 5 – heat valve was letting excess hot water to south side Rec office.
- Installed block heater for the back-up generator.
- Repaired leaking toilet in women’s handicap stall.

#### *The Club at Prairie Stone:*

- Replaced emergency lights in the lap pool area.
- Replaced women’s locker room light fixtures above lockers.

### ***Bridges of Poplar Creek:***

- Packing deteriorated on Bridges elevator – working with Mitsubishi for quote and repair work.

### ***Seascape & Splash Pads:***

- Repaired Funbrellas and set up tents at Seascape.
- Pressure washed and prepped pool for repainting blue lane lines. Installed new chlorinator pumps.
- Deep cleaned bath house and repaired leaking valves.
- All areas of the pool where concrete had failed were sealed with hydraulic cement.
- Re-cemented all pipe penetrations in the surge tank.
- Cleaned and repaired broken deck chairs.
- All splash pads have been started up and tested.

## **PARKS**

### ***Vogelei:***

- Removed construction fence from around the new playground and conducted safety checks.
- Cut PVC cleanout pipe next to playground and leveled the ground.
- Installed flag tape around playground and dirt for new sod. All sod has been installed, all bare soil tilled, seeded and blanketed.
- Landscaping crew has continued work at Vogelei. Tree rings cut on all trees; all tree rings and beds were mulched.
- Annual and pollinator gardens were installed. All dead/damaged shrubs and trees were replaced; five new trees were added to the garden.
- Water feature in the sensory garden was completed and plants installed/mulched. Concrete bases were dug out for wooden benches in the sensory garden, then three benches were installed. ‘Park Rules’ sign was added at sensory garden and ‘Bioswale’ sign was removed and reinstalled.
- Completed prep work for the pond feature. Filled in and compacted gravel under the pond base, then poured concrete and installed pond base.
- Ran electrical from the marquee sign to the new fountain. Installed electrical for pond fountain.
- Added rip rap around the bridge and along the pond.
- Logs were delivered and installed for outdoor classroom, which is now complete.
- Turned on water to new drinking fountain. Built new 1”RPZ.
- Installed A-frame at missing section of asphalt.
- Removed rusted table by Vogelei Barn and added a new bench in front of the barn.
- Poured new bench pad by bank shot sports and backfilled dirt around it, then installed new bench.
- Installed new bike racks and bike repair stations.
- Built and installed new ‘Park I.D.’ sign at the North entrance and replaced the broken ‘Park Rules’ sign.
- Replaced the ‘No Swimming’ sign on the East side of the pond.
- Missing/broken slats were replaced in the privacy wall of the women’s bathroom.
- Installed new threaded rod for hanging pots in the green house.
- Cleaned out old Safety Town storage in the barn.
- Removed dirt to extend width of North path entrance. Gravel added and prep work was done for new asphalt at North entrance, behind tee box #6. Cut out pathways and did clean-up for new asphalt.
- Installed new sign at the first tee of disc golf.
- Worked with Kings III to fix phone in Vogelei House elevator.

### ***Parks & Forestry:***

- Fixed sewer grates in both sides of the dog park at Freedom Run that were displaced from the storm water.
- Removed dead beaver from storm grate at South Twin Park.
- Rebuilt Canterbury Fields water meter unions and missing copper pipe.
- Fabbrini bathrooms were not flushing due to high water/flooding. They were tested when conditions were dry enough and new ejector pump will be needed & replaced by HT Strenger.
- Turned on all drinking fountains.
- Fixed washed-out mulch at South Ridge.
- Installed menu board on Cannon concession building.
- Installed Park ID sign at Cannon and repaired basketball hoop.
- Mow crews have started mowing and are catching up after the flooding. All parks are getting mowed and cleaned up from winter.

### ***Playgrounds & Athletic Fields:***

- Removed and transported dirt from the baseball trench at Fabbrini to golf course maintenance building. Raked out the grass to fix areas that were run over with the skid loader.
- Repaired a broken swing at Fairview Elementary playground.
- Cleaned up washed-out mulch at Birch, Fabbrini and additional playgrounds.
- Fence repairs were done at Cannon on Field 2, first base side.
- Removed and installed a new volleyball net at South Ridge.
- Removed tree branches at Victoria playground.
- Conducted routine playground checks and inspections.
- Installed home run fence at Fabbrini and installed warning track on Steve field.
- Added new mound and repaired infield at Johnson field.