

**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