

**MINUTES**  
**BUILDINGS & GROUNDS COMMITTEE MEETING**  
**May 19, 2026**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on May 19, 2026, at 7:07 p.m. at Triphahn Center in Hoffman Estates, IL.

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

Absent:

Also Present: Executive Director Talsma, Director of Parks & Planning Huguen, Deputy Director Bechtold, Director of Recreation Sweeney, Executive Assistant Flynn

Audience: President Friedman, Commissioners Dressler, Kaplan, McGinn, and MacGregor; Maggie Dowling, Patricio Aguilar, Marla Truitt, Comm Reps Aguilar and Henderson

**2. Approval of Agenda:**

Comm Rep 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:**

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to approve the minutes of the April 21, 2026 meeting as presented. The motion carried by voice vote.

**4. Comments from the Audience:**

None

**5. Old Business:**

None

6. **New Business:**

A. Tall Oaks Playground / M26-047

Commissioner Evans made a motion, seconded by Comm Rep Poeschel 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.

Director Hugen noted that the playground at Tall Oaks Park was due to be replaced last year, but it was moved to 2026 due to the extent of the work to be done at Vogeley Park. Game Time had the most original design with a lot of movement and climbing features included. The fall surface will be expensive, as we need to use poured-in-place rubber. A synthetic turf surface will not work because of the number of trees surrounding the park.

Commissioner MacGregor asked if the footprint of the playground would remain the same. Director Hugen said yes. He added that the drainage pattern will stay the same, but the drainage tile will be replaced.

Commissioner Evans asked if it had a ninja wall. Director Hugen said it does not, but it has an 8-foot deck.

The motion carried by voice vote.

B. Triphahn Center Windows Replacement / M26-046

Comm Rep Sernett made motion, seconded by Comm Rep Pilafas 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.

Director Hugen explained that we had Williams Architects draw up the plans, as they did the original windows, and they assisted us in putting this out to bid. We received two bids; both were below budget. The window frames will remain, but all windows, caulking and sealant will be replaced. We will also enclose all gaps between offices. The references for Bee Liner came back great, and Williams Architects signed off on this firm as well. This project will begin in September or October.

Comm Rep Aguilar asked what is wrong with the current windows. Director Hugen said they are 22 years old and they are very inefficient; you can feel all of the weather coming through them.

The motion carried by voice vote.

C. Parks, Planning & Maintenance Board Report / M26-045

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

Director Hugen said we had a great turnout for the Kids to Parks Day and Ribbon Cutting event at Vogelei Park.

Commissioner McGinn asked if the injector pump at Fabbrini Park had been replaced. Director Hugen said it is in process now.

Commissioner Dressler noted that the turnout for the Cannon Crossings public meeting seemed low. Director Hugen replied that we did send out 600 postcards and had a billboard at the park. We had about 6 attendees. For a neighborhood park, we hold the meeting at the actual park, but for a larger community park and OSLAD project, we like to hold it here to present plans. The project/park is more athletic-based, so it may not have attracted as much attention as a playground-focused project. We will seek more input as we move forward.

The motion carried by voice vote.

7. **Committee Member Comments:**

Comm Rep Sernett said it was good to see Commissioner Chhatwani at the Village the other day.

Comm Rep Poeschel said she has heard wonderful feedback regarding Vogelei Park.

Comm Rep Kratochvil asked if the stumps at Cannon Crossing would be removed this year. Director Hugen said we have about 100 across the district in various parks and we do plan to get to all of them.

Comm Rep Kratochvil asked what our cut of the Garibaldi's concessions at Cannon Crossing is. Executive Director Talsma explained that they pay us a fixed fee for Seascape and Cannon Crossing. We look at it as more of a service than as a revenue stream for us. It adds an incentive for rentals to use our facilities.

Commissioner Evans said he went to Kids to Parks Day at Vogelei. It looks fantastic and is a jewel in the community.

8. **Adjournment:**

Comm Rep Sernett made a motion, seconded by Comm Rep Pilafas, to adjourn the meeting at 7:19 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma

Secretary

Cindy Flynn  
Executive Assistant