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MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
September 15, 2026

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on September 15, 2026, at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

Present:	Chairman Chhatwani, Commissioner Evans, Comm Reps Kratohvil, Pilafas, Poeschel, and Sernett
Absent:	
Also Present:	Executive Director Talsma, Deputy Director Bechtold, Director of Parks & Planning Hugen, Director of Recreation Sweeney, Director of Administrative Services Rivas, Executive Assistant Flynn
Audience:	President Friedman, Commissioner McGinn, Comm Rep Winner; Maggie Dowling

2. Approval of Agenda:

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

3. Approval of the Minutes:

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

4. Comments from the Audience:

Maggie Dowling asked for clarification regarding references made during the July committee meeting identifying Cannon Crossings as a community park versus a neighborhood park. Director Hugen explained that community parks are generally larger, include parking lots, and are designed to serve visitors beyond the immediate neighborhood.

5. Old Business:

None

6. New Business:

A. 2026 Virtual Park Tour

Director Hugen provided a virtual tour highlighting recently completed projects, current improvements, and parks scheduled for future renovation. He reviewed the following parks in detail:

Tall Oaks Park

- Located in a wooded setting.
- The previous playground was removed by Kids Around the World.
- Park District staff removed old concrete footings.
- A significant drop-off behind the playground was filled utilizing excess mulch that would otherwise have been distributed to residents.
- The grading was modified to create a more gradual slope.
- New poured-in-place rubber surfacing will be installed.
- All playground elements will be renovated except for the shelter.
- Existing mulch walking paths will remain unchanged.

Field Park

- Scheduled for renovation in 2027.
- Functions primarily as a passive-use neighborhood park with open space.
- Existing horseshoe pits receive little use; one pit will be converted to a concrete baggo game area.
- Uneven and deteriorating brick pavers will be removed.
- Landscaping improvements are planned at the park entrance.
- The number of pathways leading into the center of the park will be reduced.
- Existing amenities, including benches, shelter, picnic tables, and drinking fountain, will remain.
- Renovation efforts will focus on creating a more functional and easier-to-maintain site.

Vogelei Park

- Construction is complete and the park has experienced heavy use throughout the year.
- Amenities include the multi-golf course and playground.
- Several evergreen trees have struggled due to poor soil quality and salt exposure from nearby Golf and Higgins roads.
- Staff plans to remove the affected trees, amend the soil, and install more salt-tolerant species during the fall season.

Tropicana Park

- Located on the eastern side of the district near Schaumburg.
- Originally developed around a former swimming pool site that was retained as a water feature.
- Includes a splash pad, bocce courts, open green space, landscaping features, and seating areas.
- Community input previously favored adding a playground.

- A public meeting will be held prior to the 2027 renovation to confirm neighborhood priorities.
- Staff will evaluate updates to both the splash pad and the overall park layout.
- Space limitations may require modification of the central lawn area if a playground is added.

Colony Park

- The district's northernmost park.
- Playground equipment is scheduled for replacement in 2027.
- Existing open green space and shelter are expected to remain.
- New playground equipment and synthetic turf surfacing are planned.
- Staff intends to maximize the effectiveness and usability of the available space.
- The curved pathway serves ADA accessibility needs by maintaining acceptable grades.
- The nearby detention basin generally remains dry enough for maintenance due to village stormwater infrastructure.

Director Hugen noted the presentation included parks completed last year, projects finished this year, and improvements planned for next year. He also pointed out that Tropicana Park includes two ADA-accessible benches.

Commissioner Evans suggested displaying a map before each park segment to better orient viewers to the park's location within the district.

Maggie Dowling asked about the design process for renovations. Director Hugen explained that staff develops concepts and desired amenities, then works with the district's design team to develop layout options and recommendations.

Ms. Dowling also asked about the decision to remove the brick sidewalk at Field Park. Director Hugen stated the recommendation was made by staff because the existing brick walkways are deteriorating and failing.

B. Parks, Planning & Maintenance Board Report / M26-074

Comm Rep Kratohvil made a motion, seconded by Comm Rep Pilafas to recommend to the full board to include the September Parks, Planning & Maintenance Report in the September Executive Director's Report.

Director Hugen announced the hiring of Jay Jensen as the district's new Asset & GIS Administrator. Mr. Jensen recently completed graduate-level GIS work, including a tree inventory project for another park district.

President Friedman asked for an update regarding the pool leak. Director Hugen reported that staff determined the pipes were not leaking. Instead, deterioration was found in the packing material around the surge pit where pipes exit the facility. Staff believes the repair may be completed in-house.

The motion carried by voice vote.

7. Committee Member Comments:

Comm Rep Sernett said she was glad to see the upcoming improvements and felt they would benefit the community.

Comm Rep Pilafas commented that it was nice to see the parks featured in the presentation and felt the virtual tour provided a helpful orientation.

Comm Rep Poeschel said the video was insightful and demonstrated the significant amount of work being completed throughout the district.

Comm Rep Kratohvil complimented staff on the presentation and the work being completed.

Commissioner Evans noted that while he had enjoyed the previous in-person park tours, the virtual format was a more efficient use of everyone's time. He added that he is proud of the district's parks and appreciates the staff responsible for maintaining them.

Comm Rep Kratohvil asked about the small pond in Yorkshire Woods. Director Hugen explained that staff updated the district's land management plan last year and that most initiatives have performed well except for the pond. The pond does not receive adequate water and requires several additional inches before reaching its outlet elevation. Staff is evaluating naturalizing the area with vegetation while maintaining its stormwater function. Director Hugen noted that the Village would not permit the pond to be filled because it serves an important drainage purpose, and staff hopes to address the issue before winter.

8. Adjournment:

Comm Rep Kratohvil made a motion, seconded by Comm Rep Poeschel, to adjourn the meeting at 7:27 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant