



# Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.com>

**BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE AGENDA  
TUESDAY, APRIL 19, 2022  
MAPLE PARK CIVIC CENTER  
302 WILLOW STREET, MAPLE PARK  
7:00 P.M.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL/QUORUM ESTABLISHED**

**4. PUBLIC COMMENTS** – *Any resident wishing to address the Board may do so according to the guidelines set forth in the “Rules for Public Comments at Public Meetings” handout. Please complete a speaker request form and submit it to the Village Clerk. You may also send an e-mail to [villageclerk@villageofmaplepark.com](mailto:villageclerk@villageofmaplepark.com) in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting.*

**5. OTHER BUSINESS**

A. Discussion of Remote Control Race Track Proposal

**6. INFRASTRUCTURE ITEMS**

**7. PERSONNEL ITEMS**

**8. FINANCE ITEMS**

**9. VILLAGE ADMINISTRATOR REPORT**

**10. VILLAGE PRESIDENT REPORT**

**11. ADJOURNMENT**



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## MEMORANDUM

**TO:** Village President and Board of Trustees

**FROM:** Village Administrator Dawn Wucki-Rossbach 

**DATE:** April 11, 2022

**SUBJECT:** A PROPOSAL TO CONSIDER THE CONSTRUCTION OF A REMOTE CONTROL (RC) RACE CAR TRACK IN MEMORIAL PARK

### BACKGROUND

On March 3, 2022, the Village received a request that the Village Board review and consider approving the installation of an RC race track in the northern portion of the western half of Memorial Park, which is located at the northeast corner of West Fulton Drive and South Kincaid Street. By constructing the proposed track in the northern portion of park property, it leaves the front portion of this parcel open for green space or it can remain open space or be utilized for other park activities such as a playground or shelter.

The proposal contains two (2) phases. Phase One is the track, which is 150 feet by 90 feet that will contain multiple paths through the course. The proposer has also stated that there is a possibility of holding tournaments at the track. The track will require the clearing of the grass and installation of flexible PVC pipe that will serve as the walls of the track. The proposal also states that they wish to install drain tile to remove excess water to the retention pond. The estimated cost of the track and drainage is approximately \$800 to \$1,200.

Phase Two is the construction of a wooden viewing stand. The viewing stand would be six (6) to ten (10) feet above ground and would be constructed of wood decking and steel beams. The final size of the stand would be determined by the funds raised. The estimated cost of construction is \$2,000 to \$7,000.

The proposed race track and viewing stand would be financed, built and maintained by volunteer labor. There is an advantage in having a non-for-profit organization responsible for the construction and maintenance of this amenity, the advantage is that the Village would not be responsible for the construction or maintenance of the track or viewing stand. The Village would continue to be responsible for mowing the remainder of the park and for any refuse collection in the park. Having an outdoor off-road RC track would be of benefit to the Village, this would be in the only outdoor off-road track in the area. The four indoor and outdoor tracks that used to be in the area closed in 2018 and 2019. The closest indoor track is located in St. Charles.

There is an understanding that Memorial Park is a passive park, a park that is meant for peaceful reflection; however, Village Boards have acknowledged that there are few activities for the youth of this community, having a race track that can be used by the community and the surrounding area would be of benefit to Maple Park. It may also attract non-resident track users that will remain in Maple Park to enjoy a meal at one of our restaurants or purchase gas, beverages, etc. at Casey's.

Staff has looked at the proposal and is offering the following items for Village Board discussion:

1. Unique – Having an RC race track is a unique activity for the youth of the community to participate in and would be a positive venue for the Village. If the proposal were approved, Memorial Park would not only have the flying pig library, it would also have the proposed track. The track and the library could be used to promote Maple Park.
2. Track Construction – The Village Engineer recommends that an impervious type barrier for the track be installed as shown in the photo in the proposal. Drainage for the track would need to be reviewed and approved by the Village Engineer before construction would be permitted.
3. Viewing Stand Construction – That the stand be permitted like a deck and require the proper inspections for the footings and general construction.
4. Maintenance Plan and Maintenance Bond – If the Board were to approve the construction of the track, the Village should require an Annual Maintenance Plan and a Maintenance Bond. If the track were not maintained:
  - a. The Village would have the ability to find the organization in default and call the maintenance bond.
  - b. The bond should be in an amount to cover the cost of reconstruction/removal of the track.
  - c. The funds from the bond could then be used to repair the track as needed or to remove the track and restore the park to its previous state.
5. Certificate of Insurance (COI) with Endorsements and Indemnification – The Village should require the organization to provide a COI naming the Village as an additional insured and agree to indemnify the Village.
6. Noise - The sound of remote-control vehicle may/would disturb the peace at Memorial Park. The estimated decibel level of a Nitro RC car is between 50 – 60 decibels. The Police Department would monitor decibel levels in the park when RC cars were on the track. The track would have to comply with the days and hours specified in the Municipal Code.
7. Parking – The park has no on-site park parking; however, there is on-street parking, but no designated parking spaces.
  - a. Parking along West Fulton Drive would provide approximately 33 spaces and approximately 21 spaces on South Kincaid Street. Parallel parking spaces are between 22 and 26 feet in length, and eight (8) feet in width.
  - b. To calculate the number of parking spaces, 24 feet was used.
  - c. On each street there would be two (2) 10' wide “no parking” paths. The paths would be painted yellow, these would allow pedestrians to access the park even though vehicles would be parked on the street.
  - d. The Village would ensure that Fire Department vehicles could make the corner turn radius when vehicles are parked on one (1) side of West Fulton and on one (1) side of South Kincaid.
  - e. The Village could temporarily make the south side of the street no parking if a tournament were held.
8. Restroom Facilities and Refuse – There are no restrooms at this park, should a tournament be held, there would be no place for attendees to address their personal comfort, the organization would be required to bring in portable toilets and sinks for such an event. Currently, there are no garbage cans located in the park. Garbage cans would need to be installed and Staff would need to add refuse pick up to the existing park clean up schedule.
9. Sidewalks – Would the Village require the installation of a gravel path or sidewalk from West Fulton and then from South Kincaid to the track.
10. Tournaments – Would be considered a Special Event and will require the completion of a Special Events Application and Facilities Rental Application for park use.

The Police Department evaluated the proposal and provided the following concerns:

1. Loitering and Vandalism – This may become a place where juveniles, even adults may “hang out” when the track is not in use, especially in the evening hours, where drinking, smoking or disruptive behavior may occur. The track and the viewing stand may experience vandalism such as physical damage and graffiti because there is no lighting in the park to deter criminal activity.
2. Motorized Vehicles – The track may appeal to individuals with dirt bikes, all-terrain vehicles, MBX type bikes and golf carts who may take advantage of the moguls on the track.
  - a. The Village currently has no regulations on banning use of motorized vehicles on the proposed track, not does it have a ban on golf carts using the gravel path in Memorial Park, a majority of municipalities ban motorized vehicles on gravel paths due to the damage they cause to the surface of the path.
  - b. The Village should consider banning large motorized vehicles on the proposed track.
  - c. Signs regarding the ban should be posted.
3. Theft – If equipment or tools are left at the track for maintenance purposes, they may be stolen because there is no lighting in the park to deter criminal activity.

The Village Board should consider the proposal, the park and render a decision on the proposal. At a later date, the Village should consider developing a Master Plan for all Village parks, including Memorial Park.

### **RECOMMENDATION**

That the Village Board review the race track and viewing stand proposal and determine if this unique outdoor activity would be an appropriate use of the park. If so, the Board should consider:

1. Requiring the race track proceed through an engineering review for drainage.
2. Requiring the organization to:
  - a. Provide contact information for the heads of the RC race track organization.
  - b. Provide a COI, with endorsements, that names the Village as an additional insured.
  - c. Provide an Annual Maintenance Plan and Maintenance Bond.
  - d. Complete a Building Permit Application prior to construction of the viewing stand.
  - e. Complete a Special Events Application when a tournament is being proposed.
  - f. Post signs stating the use of the track is at their own risk and the track closes at dusk.

Attachments

RC Track Proposal

# Village of Maple Park

## RC Track Proposal



# Purpose

The goal of this proposal is to get board approval of the plan to start fundraising to build the RC park Spring of 2022. This plan will show a potential park location, track layout, materials as well as the estimated costs and fundraising plans. We would like boards approval to raise the money and build the park in Spring of 2022. This will require board approval to start raising money and finalize plans prior to start building approximately May 1<sup>st</sup> depending on weather.

# Community Development

Maple Park has regularly discussed topics like activities for teens and young adults as well as how to draw consumers to Maple Park businesses. There are many existing Maple Park Residents that are RC enthusiasts and many more in the surrounding areas. Every year there is a major RC event at Lions Park showing demand in the area for RC dirt track. Also, this year there was a really good turn out for the NEW RC event during the Fun Fest Weekend. In the RC community it is common for people to drive 2 hours or more to get to a track. The addition of an RC track would draw people to Maple Park, bring awareness of our great town, bring business to our local businesses increasing tax revenue.

The RC track would be open to the public but could also reserved for special events as with any other park facilities. The RC track would be open to all land-based RC vehicles of all scales.

We believe a successful RC park would be the result of a partnership between residents and the Village. RC Parks can help build and sustain healthy communities. As a gathering place for, youth, the RC park provides the forum for visitors young and old, beginners and competitive, to meet and share experiences.

More than anyone, young people need to feel like they are recognized and appreciated by their communities. In too many places RC enthusiast get the wrong message from local community because they are driving RC on the public roadway or in other parks or the ballfields while kids are at play. An RC Park is the solution. The RC Park would support many kids and families, creating positive family fun.

RC tracks are relatively inexpensive to build and maintain while providing a lot of family fun. You will see in the RC Park plan that the park will be completely paid for and built by donation and volunteer project. Brining the community together.

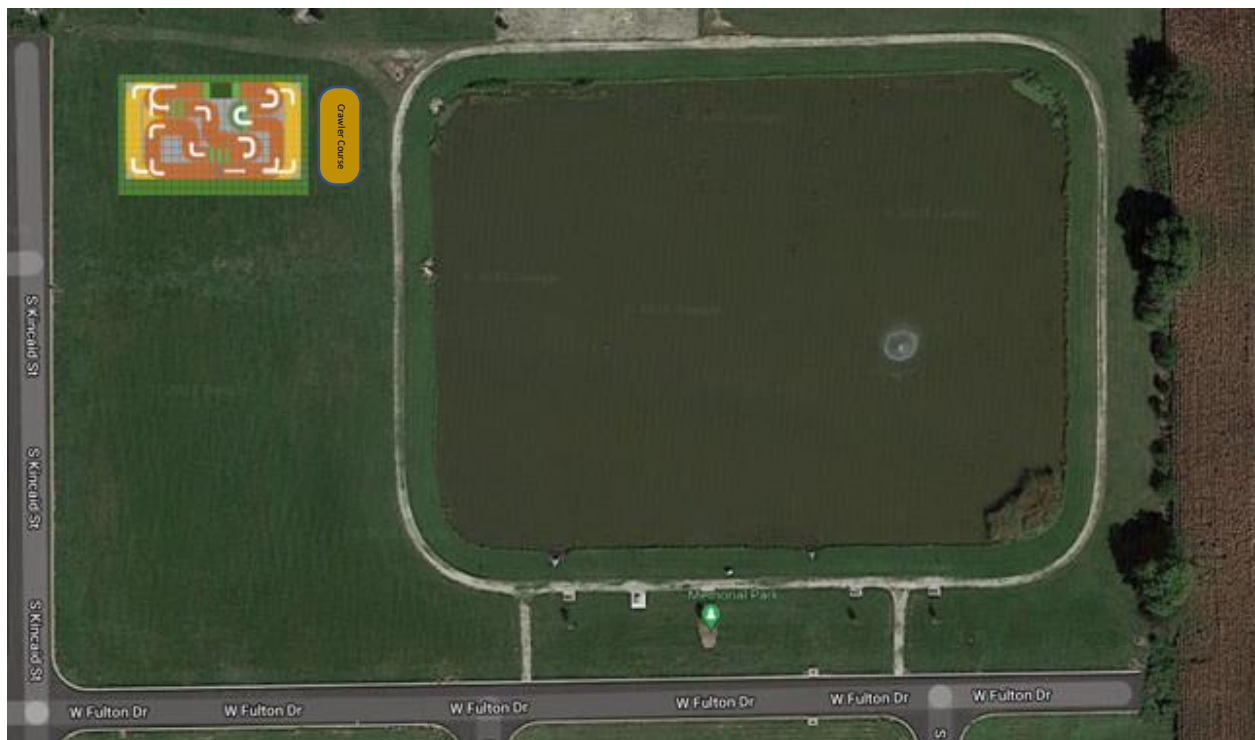


# Plan

## Location

The proposed RC Park location would be at the north end of the open space next to the pond in Heritage Hills Memorial Park. The RC track will be approximately 150 Ft by 90 ft. By putting the track at the North end of the field will leave plenty of room at the south end of the field for a future playground or other community events.

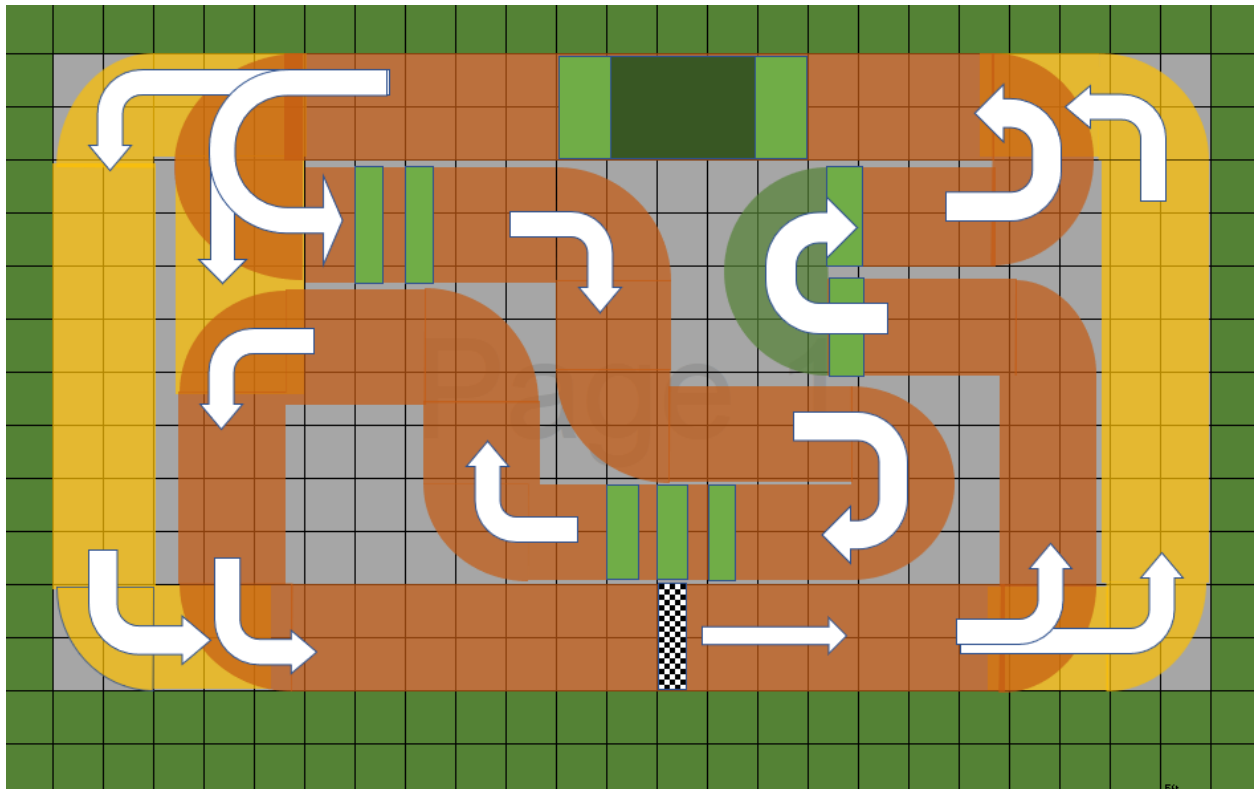
The RC park will be completed in stages due to fundraising and volunteer construction. Phase 1 will include the construction of the track. Phase 2 will include a drivers stand.



## Construction

Below is an image of the initial proposed track plan. The plan allows for multiple paths through the course to accommodate multiple scales and types of vehicles as well as keep the course ingesting and fun for a longer period of time. The track can easily be altered over time to both keep it fresh as well as deal with any layout issues that may happen over time due to use.

The potential future drivers stand would be on the south side of the track to eliminate sun glare in the drivers eyes. The drivers stand consists of a raised platform to give the drivers a better view of the track and their cars. Prior to construction of a drivers stand plans will be submitted to the building department to ensure it meets codes as well is safe for the community.



The track will completely be built from volunteer labor. Since it only requires basic tools including shovels, plate compactor, tiller, and trencher there are no special knowledge or skills to complete the project.





## Phase 1 – Track Construction

RC track construction is relatively simple. It will include clearing the grass in the defined area, using Flexible PVC pipe as track land dividers, compacting the lanes and jumps and possibly bringing in some fill for jumps, and contouring track. The picture above is a sample of another track so you can see what the finished track would look like.

Under the track will be installed a drain tile to move excess water to the retention pond.

Estimated Materials costs including PVC pipe, fittings, stakes, equipment rental is approximately \$800-1200.

## Phase 2 Drivers Stand

Drivers stand consists of a raised platform from 6 – 10 ft above grade including handrail and possible a shade covering. And would include stairs and a handrail. There are many commonly used materials to build the stand from at RC tracks including prefabricated stands, wood decking, steal beam structures etc. Platform costs are estimated at \$2,000 - \$7,000 depending on size and materials. Final size and materials will be decided based on the amount of funds raised and the level of interest after the first

year. Platform would be approximately 6ft wide and 20 feet long and potentially storage built below platform to maintain track.

Prior to building the drivers platform the group will provide plans to the building department for approval of construction.



Possible future enhancements could be the addition of a RC crawlers' course or an Oval Dirt track, if interest and demand.



## Funding

As mentioned earlier this project will be completely funded by private donations in a public private partnership. The Village will have no costs related to the construction of this project. The plan is to solicit donations from \$50 to \$100 from local RC enthusiasts in the area to build the track. We already

have verbal commitments from enough local enthusiast to fund 50% of the phase one of the project assuming we find a location to build the track.

## Maintenance

Upon approval we will create a “Friends of the track” group that will organize construction and any required maintenance of the track. Maintenance will include annual spring reconstruction to repair the track from any winter freeze thaw, as well as regular maintenance including compacting lanes, sweeping debris from track, and weed control.