



Legistar: 130064

January 30, 2013

TO: Public Works Committee
FROM: Carl S. Goldsmith, Director of Public Works *CSG*
SUBJECT: Alley Maintenance Program

Background

You may recall that in 2010, the Committee and staff began a review of the policies relative to the maintenance of alleys in Lombard. As a result of the discussions, a revised Village Board Policy Memo was developed and subsequently approved by the Village Board in December 2010. Since 2010, the Village has received several requests for maintenance/improvements that exceed the levels of service articulated by the Village Board Policy. In two cases, the Lombard/Elm/Stewart Alley and the Charlotte/Martha Alley, the Village has or will take steps to improve the alley beyond the maintenance prescribed by policy. As such, staff has conducted an evaluation of each alley and determined the cost for improvements.

Staff has revised the alley policy to reflect a desire to improve alleys that are deemed to be substandard. Attached to this memo are the following items:

- Alley Maintenance Policy 6.F. amended
- Alley map identifying the location and vacation of alleys
- Alley rating and cost estimate worksheet

Staff has reviewed the cost estimates and determined that all alleys, with the exception of the Ann Street alley between Main Street and Lincoln, can be improved or reconstructed to meet current standards at a cost of less than \$50,000 per alley in 2013 dollars. Based upon the Village's continued investment in the asphalt roadways, staff believes that the Village could reduce the funding to the asphalt patching and paving program (\$1,330,000.00 in 2012B) and allocate \$50,000 towards an Alley Maintenance & Improvement Program.

Should the Committee and Village Board approve the amended policy; staff will develop each alley improvement as a CIP item and include funding in the 2014-2023 program. Each alley will be assessed in accordance with the pavement rating program. The alley improvements would be included in the bid process for the Asphalt Patching and Paving contract or the Concrete Rehabilitation program depending on the surface material.

Recommendation

The Department of Public Works respectfully requests that the Public Works Committee recommend the following actions to the Village Board of Trustees:

1. Adoption of the amended Alley Maintenance Policy
2. Include the Alley Improvements in the 2014 CIP for consideration.



VILLAGE OF LOMBARD

VILLAGE BOARD POLICY MEMORANDUM

Subject: Alley Maintenance Policy

Section: 6.F.

Dept.: PW

Date: September 2, 2010

Updated: December 2, 2010

Updated:

I. Purpose

To establish the alley maintenance and replacement programs in the Village of Lombard. This policy replaces all previous versions. The Village currently maintains over 1.74 miles alleys. A map of all Public Alleys is attached as Exhibit "A".

II. Procedures/Guidelines

A. Concrete Alleys

1. Concrete alleys are maintained on an as-needed basis, based on priority and available funding within the Capital Improvement Plan. Concrete alleys will be reconstructed/improved using like surface materials and shall be constructed in accordance with the Village's Specifications for Commercial Driveways. ~~The Village does not reconstruct alleys.~~
2. The Village shall perform snow and ice removal.
3. The Village shall remove overgrown vegetation in the public right-of-way on an annual basis.
4. Removal and/or trimming of vegetation that extends onto the public right-of-way from private property shall be the responsibility of the property owner. The Village reserves the right to remedy the situation if, after notice, the owner does not act. The Village shall place a lien against the property to recoup all costs related to the removal.
5. The Village shall inspect, on an annual basis, the condition of the concrete surface.

B. Asphalt Alleys

1. Asphalt alleys are maintained on an as-needed basis, based on priority and available funding within the Capital Improvement Plan. Asphalt alleys will be

reconstructed/improved using like surface materials and shall be constructed in accordance with the Village's Specifications for Commercial Driveways. ~~The Village does not reconstruct alleys.~~

2. The Village shall perform snow and ice removal.

3. The Village shall remove overgrown vegetation in the public right-of-way on an annual basis.
4. Removal and/or trimming of vegetation that extends onto the public right-of-way from private property shall be the responsibility of the property owner. The Village reserves the right to remedy the situation if, after notice, the owner does not act. The Village shall place a lien against the property to recoup all costs related to the removal.
5. The Village shall inspect, on an annual basis, the condition of the asphalt surface.
6. Potholes will be filled with Village crews.

C. Gravel Alleys

1. Gravel alleys are maintained on an as-needed basis, based on priority and available funding within the Capital Improvement Plan. In the event that the Village determines that the gravel alley shall be reconstructed, the Village shall determine the surface material for the alley on a case-by-case basis. The alley shall be constructed in accordance with the Village's Specifications for Commercial Driveways. ~~The Village does not reconstruct alleys.~~
2. The Village shall perform snow and ice removal.
3. The Village shall remove overgrown vegetation in the public right-of-way on an annual basis.
4. Removal and/or trimming of vegetation that extends onto the public right-of-way from private property shall be the responsibility of the property owner. The Village reserves the right to remedy the situation if, after notice, the owner does not act. The Village shall place a lien against the property to recoup all costs related to the removal.
5. The Village shall inspect, on an annual basis, the condition of the gravel surface.
6. Gravel alleys are re-graded on bi-annual basis. Should additional maintenance be required, Village crews will attend the site to add gravel or re-grade as necessary.

D. Grass Alleys

1. Grass alleys are maintained on an as-needed basis, based on priority and available funding within the Capital

Improvement Plan. In the event that the Village determines that the grass alley shall be reconstructed, the Village shall determine the surface material for the alley on a case-by-case basis. The alley shall be constructed in accordance with the Village's Specifications for Commercial Driveways.
~~The Village does not reconstruct alleys.~~

2. Removal and/or trimming of vegetation that extends onto the public right-of-way from private property shall be the responsibility of the property owner. The Village reserves the right to remedy the situation if, after notice, the owner does not act. The Village shall place a lien against the property to recoup all costs related to the removal.

E. Private Alleys

1. Maintenance of alleys that have been vacated by the Corporate Authorities of the Village of Lombard shall be the responsibility of the adjoining property owner(s).
2. Maintenance of alleys that have not been dedicated to the Village of Lombard shall be the responsibility of the adjoining property owner(s).

F. Alley Flooding

1. Complaints on flooding and standing water in the alley should be directed to the Department of Public Works.
2. Areas prone to standing water shall be included in the Village of Lombard's Mosquito Abatement Contract for treatment to reduce the threat of mosquito borne illnesses.
3. Flooding in structures (i.e. homes and garages) should be directed to the Private Engineering Services Division in the Community Development Department.

G. Alley Garbage & Weeds

1. Refuse collection for areas served by alleys shall not be provided via the alley. The collection of garbage, recycling and yardwaste materials shall be collected street side. ~~in alleys shall be performed in accordance with the Village of Lombard Refuse, Recycling and Yardwaste contract.~~

H. Vacation of Alleys

1. The Village of Lombard shall vacate alleys in accordance with Administrative Policy No. 7.1.

III. Legislation/Documentation

A. Public Works Committee – May 11, 2010

B. Public Works Committee – February 12, 2013

Alley Program 2013 Cost Estimates

Name	From	To	Length (Ft)	Width (Ft)	Area (Ft ²)	Existing Surface	Pave/Repave	Cost for PCC	Cost for BCP
ALLEY 1	Lincoln Av	Main St	658	20	13,160	BCP	Repave	\$ 126,157.50	\$ 81,465.50
ALLEY 2	Main St	Charlotte St	624	15	9,360	BCP/Gravel	Pave	\$ 92,106.00	\$ 60,311.00
ALLEY 3	Charlotte St	Martha St	442	12	5,304	Gravel	Pave	\$ 50,931.00	\$ 33,734.00
ALLEY 4	Craig Pl	Stewart Av	332	14	4,648	Gravel	Pave	\$ 51,863.50	\$ 35,772.50
ALLEY 5	Elm St	Lombard Av	198	19	3,762	BCP	Repave	\$ 42,013.00	\$ 29,258.00
ALLEY 6	Chase	Highland Av	290	21	6,090	Grass	Pave	\$ 63,874.50	\$ 42,168.50
ALLEY 7	Edgewood	N. Broadway	1106	12	13,380	PCC	Repave	\$ 128,089.50	\$ 82,608.50
ALLEY 8	Edgewood	S. Broadway	953	14	12,030	PCC	Repave	\$ 116,014.50	\$ 75,147.50
ALLEY 9	Maple St	N. Broadway	118	12	1,416	PCC	Repave	\$ 21,105.00	\$ 16,274.00
ALLEY 10	S. Broadway	Lodge Av	401	12	4,812	PCC	Repave	\$ 51,431.50	\$ 35,088.50
ALLEY 11	Maple St	N. Broadway	118	12	1,416	PCC	Repave	\$ 21,002.50	\$ 16,233.50
ALLEY 12	S. Broadway	Division St	216	12	2,592	PCC	Repave	\$ 31,559.00	\$ 22,766.00
ALLEY 13	Highland Av	End of Street	290	18	5,220	Gravel	Pave	\$ 55,087.00	\$ 37,385.00
ALLEY 14	Highland Av	School Av	78	14	1,092	Grass/Gravel	Pave	\$ 18,207.00	\$ 14,477.00
ALLEY 15	S. Broadway	Division St	120	12	1,440	BCP	Repave	\$ 21,277.00	\$ 16,388.00
ALLEY 16	School Av	Westmore-Meyers Rd	124	14	1,736	Grass/PCC	Repave	\$ 23,933.50	\$ 18,033.50
Totals:								\$ 914,652.00	\$ 617,111.00