

**Village of Lombard
Proposed Alley
Maintenance Program**



August 19, 2010 Workshop



Background

- There are 1.74 miles of alleys in Lombard
- The Village has discussed a comprehensive alley maintenance policy in the past, but the Village Board has not adopted a formal policy.
- In response to concerns regarding standing water in alleys, Public Works staff developed a *DRAFT* Alley Maintenance Policy. The majority of issues affecting unimproved and underimproved alleys are related to storm water management
- The proposed policy is a statement of current practice and will assist staff and elected officials in explaining maintenance responsibilities in a consistent manner
- The *DRAFT* Alley Maintenance Policy was recommended for adoption by the Public Works Committee in May 2010.

●● | Draft Alley Maintenance Policy

- Purpose
 - To establish the alley maintenance program for the Village of Lombard.



Draft Alley Maintenance Policy cont.

- Concrete Alleys
 - Concrete alleys are maintained on an as-needed basis, based on priority and available funding.
 - The Village shall perform snow and ice removal.
 - The Village shall remove overgrown vegetation in the public right-of-way on an annual basis.
 - 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.
 - The Village shall inspect on an annual basis the condition of the concrete surface.

Draft Alley Maintenance Policy cont.

- Asphalt Alleys
 - Asphalt alleys are maintained on an as-needed basis, based on priority and available funding.
 - The Village shall perform snow and ice removal.
 - The Village shall remove overgrown vegetation in the public right-of-way on an annual basis.
 - 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.
 - The Village shall inspect on an annual basis the condition of the asphalt surface.
 - Potholes will be filled by Village crews.

Draft Alley Maintenance Policy cont.

- Gravel Alleys
 - Gravel alleys are maintained on an as-needed basis, based on priority and available funding. The Village does not reconstruct alleys.
 - The Village shall perform snow and ice removal.
 - The Village shall remove overgrown vegetation in the public right-of-way on an annual basis.
 - 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.
 - The Village shall inspect on an annual basis the condition of the gravel surface.
 - Gravel alleys are re-graded on a bi-annual basis. Should additional maintenance be required, Village crews will inspect the site and make a determination on maintenance required.



Draft Alley Maintenance Policy cont.

- Grass Alleys
 - Grass alleys are maintained on an as-needed basis, based on priority and available funding.
 - 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.
- Private Alleys
 - 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).
 - Maintenance of alleys that have not been dedicated to the Village of Lombard shall be the responsibility of the adjoining property owners(s).

● ● | Draft Alley Maintenance Policy cont.

- Alley Flooding
 - Complaints on flooding and standing water in the alley should be directed to the Department of Public Works.
 - 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.
 - Flooding in structures (i.e. homes and garages) should be directed to the Private Engineering Services Division in the Community Development Department.
- Alley Garbage & Weeds
 - Refuse collection in alleys shall be performed in accordance with the Village of Lombard Refuse, Recycling and Yardwaste contract.
- Vacation of Alleys
 - The Village of Lombard shall vacate alleys in accordance with Administrative Policy No. 7.1.



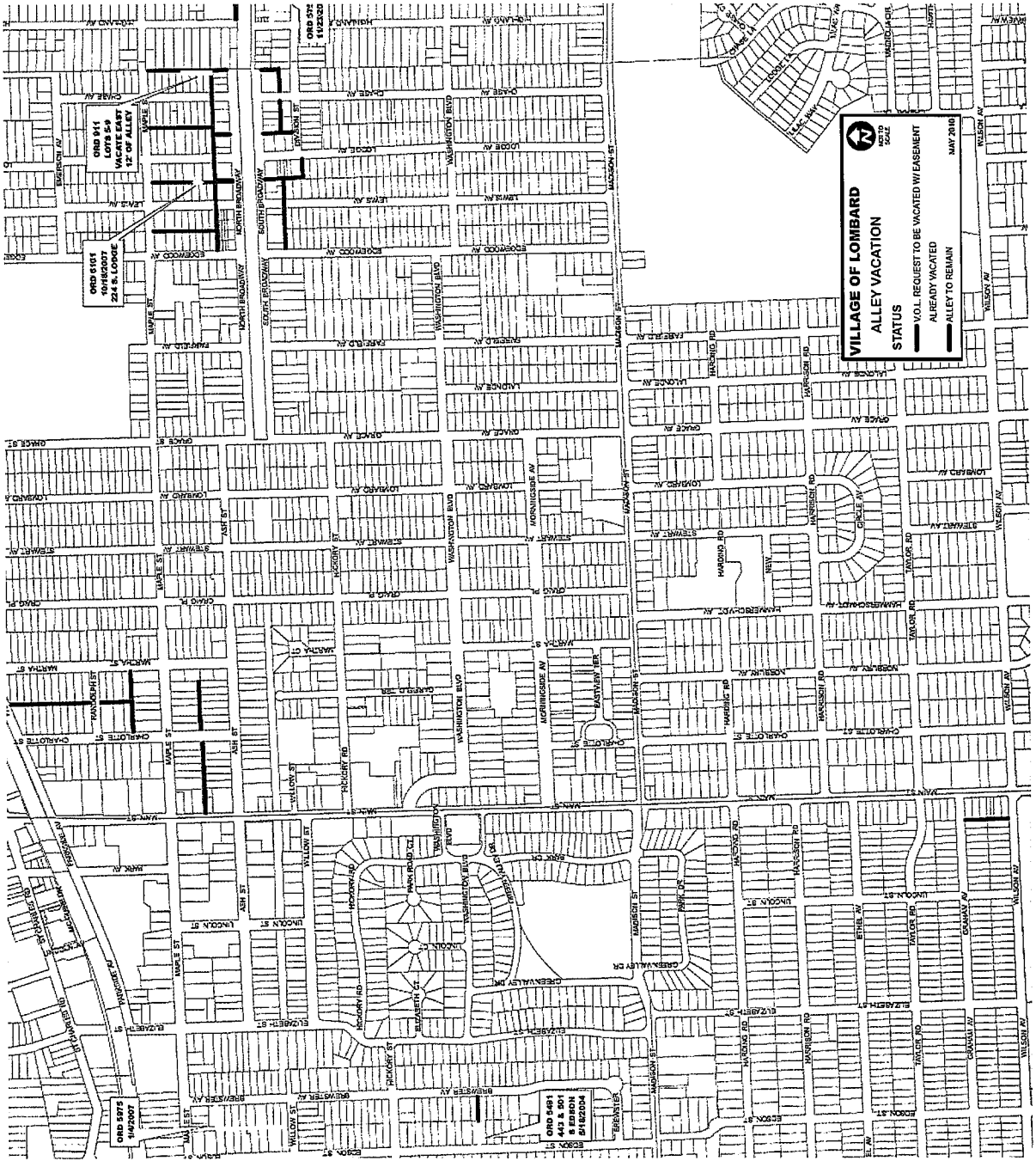
Proposed Vacations

- o Alleys that are no longer used for access to garages or homes
- o Public Works will coordinate with Community Development
- o Appropriate hearings and ordinance will be prepared for Village Board review
- o Reduce the long-term responsibility of the Village; thereby reducing the obligation of the taxpayers

Proposed Vacations cont.

- o Alley between Parkside Avenue to Randolph Street between Charlotte Street and Martha Street
- o Alley between Randolph Street to alley located north of Maple Street between Charlotte Street and Martha Street
- o Alley between Maple Street and Ash Street east of Charlotte Street with the exception of the westernmost lot(s)
- o Alley between Edgewood Avenue and Lewis Avenue south of Maple Street
- o Alley between Lewis Avenue and Lodge Avenue south of Maple Street
- o Alley between Lodge Avenue and Chase Avenue south of Maple Street
- o Alley between Chase Avenue and Highland Avenue from Maple Street to North Broadway
- o Alley between Graham Avenue and Wilson Avenue west of Main Street
- o Alley west of Brewster located between 442 & 500 S. Brewster

Proposed Vacations cont.



Public Works Committee Recommendations

1. Adopt the Village Board Policy Memorandum – Alley Maintenance Policy
2. Pursue the vacation of the alleys determined to be surplus property by staff.
3. Evaluate all alleys and determine what short-term steps can be taken by staff to alleviate existing conditions and prepare a report identifying future capital improvements for public alleys in Lombard.



Evaluation of Existing Alleys

- o Staff ranked the existing alleys based upon worst-first basis.
- o Alleys with drainage issues received highest priority.
- o The alley between Lombard/Elm was determined to be the highest priority, based upon continual standing water.

Proposed Improvements to the alley between Lombard/Elm

- o Construction of 12" storm sewer
- o Install an inlet just west of garage for 68 S Lombard Avenue
- o Install a catch basin or manhole with open lid at the north west corner of 68 S Lombard Avenue
- o Install a catch basin at low point behind 78 S Lombard Avenue
- o Install a manhole over the existing 24" storm sewer in south parkway of Elm Street
- o Patch alley apron and trench across Elm Street
- o Bituminous concrete for traveled portion of the alley
- o Restore landscaping with topsoil and seed
- o Estimated Total Cost \$75,000
- o **It is not advisable to resurface the alleyways until storm water management issues are addressed**

●● | Funding of Alley Improvements

- Allocate funds from the Capital Projects Fund *
- Allocate funds from the Water/Sewer Capital Reserve Fund *
- Allocate Motor Fuel Tax (MFT) funds in future fiscal years *
- Seek grant funds/CDBG if applicable *
- Establish Special Service Area or Special Assessment

** Effectively reduces available funds for Roadway, Water/Sewer and Facility Improvements*

Questions & Comments

