



Legistar: 130064

February 25, 2013

TO: Public Works Committee

FROM: Carl S. Goldsmith, Director of Public Works *CJ*

SUBJECT: Alley Maintenance Program

At the February 12, 2013 Public Works Committee, staff presented a revised Alley Maintenance Policy (Village Board Policy 6.F.) for consideration and review by the Committee. Based upon comments from the Committee, staff revised the policy (attached) to incorporate the requested changes. The substantive change(s) were to Section G with respect to the collection of refuse, recycling and yardwaste. The revised policy provides that the collection of material from single family dwelling units will be conducted curbside and the collection of material from multi-family and commercial properties will occur via the alley.

Additionally, staff has reviewed the status of alleys 13 and 16, to determine whether these alleys are appropriate candidates for vacation by the Village of Lombard. Alley 13 provides access to two (2) parcels off of North Broadway, east of Highland Avenue. The westernmost parcel is owned by Commonwealth Edison and is the site of a substation. The parcel to the east is owned by a private owner and access would be cut-off in the event the Village vacated the portion of the alley adjacent to the ComEd parcel. The Village cannot, under Illinois Statutes, land lock a property through such an action as vacation. As such, staff recommends that Alley 13 remain a public alley and shall be subject to the Village Board Policy 6.F.

Alley 16 has been reviewed per the direction of the Committee to determine if a vacation would be in the best interest of the Village of Lombard. Under Illinois Statutes, the Village can vacate surplus property to adjacent property owners for what the Corporate Authorities deem the fair market value of the property. In this case, the property owner to the north is DuPage County and the property to the south is a private property owner. The property owner to the south has enjoyed use of the property, as parking for the primary business being operated at 300 S. Westmore. It is unlikely that the County would have any interest in obtaining ½ of the vacated property, as it anticipated that an 8' x 127' parcel cannot support any typical function associated with the Illinois Prairie Path. The Statute does allow for the Village to vacate the property to a single property owner, where the property owner is willing to compensate the Village for the vacated property.

Alley 16 contains a 6" watermain running the entire length of the alley. As such, an easement would be maintained by the Village to provide access to the watermain. Additionally, there is a 16" sanitary sewer that terminates at the western edge of the alley and does not currently continue through to Westmore/Meyers. There is also a 12" storm sewer that terminates both east and west of the alley. The Village would like to reserve its right to extend these utilities through

the alley. As such, staff would proposed vacating the alley, but maintaining a permanent utility easement over the entire alley. This would allow for the maintenance/replacement of existing utilities, as well as the expansion, construction and maintenance of future utilities.

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 2014-2023 CIP for consideration.
3. Proceed with the vacation of Alley 16 in accordance with Village policies and Illinois Statutes.