



July 23, 2012

TO: Public Works Committee
FROM: Carl Goldsmith, Director of Public Works *CG*
SUBJECT: Charlotte/Martha Alley

Background

In December 2010, the Village Board adopted a revised Alley Maintenance Policy. The purpose of the policy was to provide greater direction and guidance to Village staff on the level of maintenance afforded to alleys in Lombard. In addition to the revised policy, the Village Board took action to vacate a number of alleys that were deemed to serve no public benefit. This work was completed with the assistance of the Community Development Department.

Following the adoption of the policy, the Village received a formal request from residents adjacent to the alley located at Lombard Street and Elm Avenue. The request sought improvements to the alley to address drainage issues. As the request deviated from the adopted Village Board Policy, the matter was taken before the Public Works Committee for review and consideration. As you recall, the Committee concurred with the staff recommendation to connect the alley to the existing sewers on Elm Street and Lombard Avenue, as well as pave the alley. This recommendation was sent to the Village Board, which concurred and subsequently awarded contracts to effectuate the work. The work was completed in summer 2010.

The Village received a similar request for maintenance above and beyond the level of maintenance provided in the policy from a resident at 159 S. Charlotte. The resident has requested that the Village take actions to remediate drainage concerns, as well as address ancillary issues related to the condition of the alley returns and sidewalks. Both of these issues will be addressed through the Village's maintenance programs.

The Village was originally contacted by the property owner at 159 S. Charlotte through the Village's On-Line Work Order system seeking the Village to address the drainage issue. The Village staff conducted a site visit on March 7, 2012 to review the condition of the alley. Following the inspection, staff committed to perform the following items:

- Filling potholes
- Resurfacing the alley approaches off of Charlotte & Martha

- Removing and replacing sidewalks determined to meet the Village's trip hazard standard (an elevation difference of more than 1¼ inch)
- Identifying long term drainage and surface improvements.

The surface, sidewalk and apron work will be performed in conjunction with the FY 2012B maintenance projects and the staff committed to continue to explore ways to address the drainage issues.

Since that time, the Village has surveyed the alley and determined that the alley is depressed adjacent to the property at 159 S. Charlotte property, which causes water to flow to the northwest across the property. Given the shallow depth of the sewers along Charlotte and Martha and the elevation of the alley, it is not be feasible to tie into the existing sewers at the end of the block. Additionally, the area is served by a combined sewer system, which Village Code restricts connections of this sort.

Through the staff analysis, it has been determined that the most feasible option to address the drainage concern(s) is to alter the grade of the alley from the ComEd power pole east of the driveway at 156 S. Charlotte and pave the alley and construct a rolled curb on the north side of the alley (from the midpoint) to channelize the water to Charlotte. This would also require a modification to the driveway apron to prevent water from sheeting from the alley to the yard. This type of modification was completed along W. Crystal Avenue and S. Lewis Avenue.

As this proposed improvement does not comply with Village Board Policy 6.F. nor have funds been provided for this project in the Village's Capital Improvement Plan, the matter is being brought before the Public Works Committee for consideration. The Village has developed a preliminary estimate of costs for the construction of the improvements. The estimates are based upon assumptions of the condition of the base and are subject to change based upon the Village conducting borings to determine the condition and composition of the alley base. The composition of the base can greatly affect the cost of the project.

In response to the request by the resident, staff developed a concept plan for the improvements. A copy of the concept plan can be found as an attachment to this document. Staff developed estimate(s) for the alley improvements with both concrete and asphalt road surfaces. Copies of the estimates have been attached for your consideration. The engineers' estimate for the project is summarized below and includes all facets of the project, including repair/replace sidewalks and alley return:

- Asphalt Surface - \$83,844.00
- Concrete Surface - \$125,703.00

Recommendation

Staff recommends that the Village prepare plans and specifications for the project and include the cost of the improvement in a future CIP. Given the change in the Village's

fiscal year and the fact the Village Board adopted the FY 2013 CIP (January 1, 2013-December 31, 2013), staff recommends considering the inclusion of this project in the FY 2014 CIP, pending sufficient financial resources.

**Alley Charlotte St to Martha St
Concrete - Estimate**

No.	Item	Units	Quantity	Unit Price	Total Cost
20201200	REM & DISP UNS MATL	CY	50	\$35.00	\$1,750.00
20200100	EARTH EXCAVATION	CY	400	\$33.00	\$13,200.00
21001000	GEOTECH FAB F/GR STAB	SY	950	\$1.50	\$1,425.00
21101615	TOPSOIL F & P 4	SY	350	\$3.50	\$1,225.00
25200200	SUPPLE WATERING	UN	1	\$1.00	\$1.00
25200700	SODDING SPL	SY	400	\$7.00	\$2,800.00
31101120	SUB GRAN MAT B 4	SY	950	\$6.00	\$5,700.00
42300710	PCC DRIVEWAY PAVT 6 SP	SY	50	\$40.00	\$2,000.00
Z0004600	BIT DRIVEWAY PAVT (Res)	SY	125	\$40.00	\$5,000.00
42400500	PCC SIDEWALK	SF	900	\$5.25	\$4,725.00
44000200	DRIVE PAVEMENT REM	SY	175	\$9.00	\$1,575.00
4400500	COMB CC&G REM	LF	300	\$5.50	\$1,650.00
44000600	SIDEWALK REMOVAL	SF	900	\$1.50	\$1,350.00
44200944	CL B PATCH T4 8	SY	950	\$62.00	\$58,900.00
60603800	COMB CC&G TB6.12	LF	541	\$22.00	\$11,902.00
66900200	NON-SPL WASTE DISPOSAL	CY	50	\$100.00	\$5,000.00
70101700	TRAF CONT & PROT	LS	1	\$7,500.00	\$7,500.00

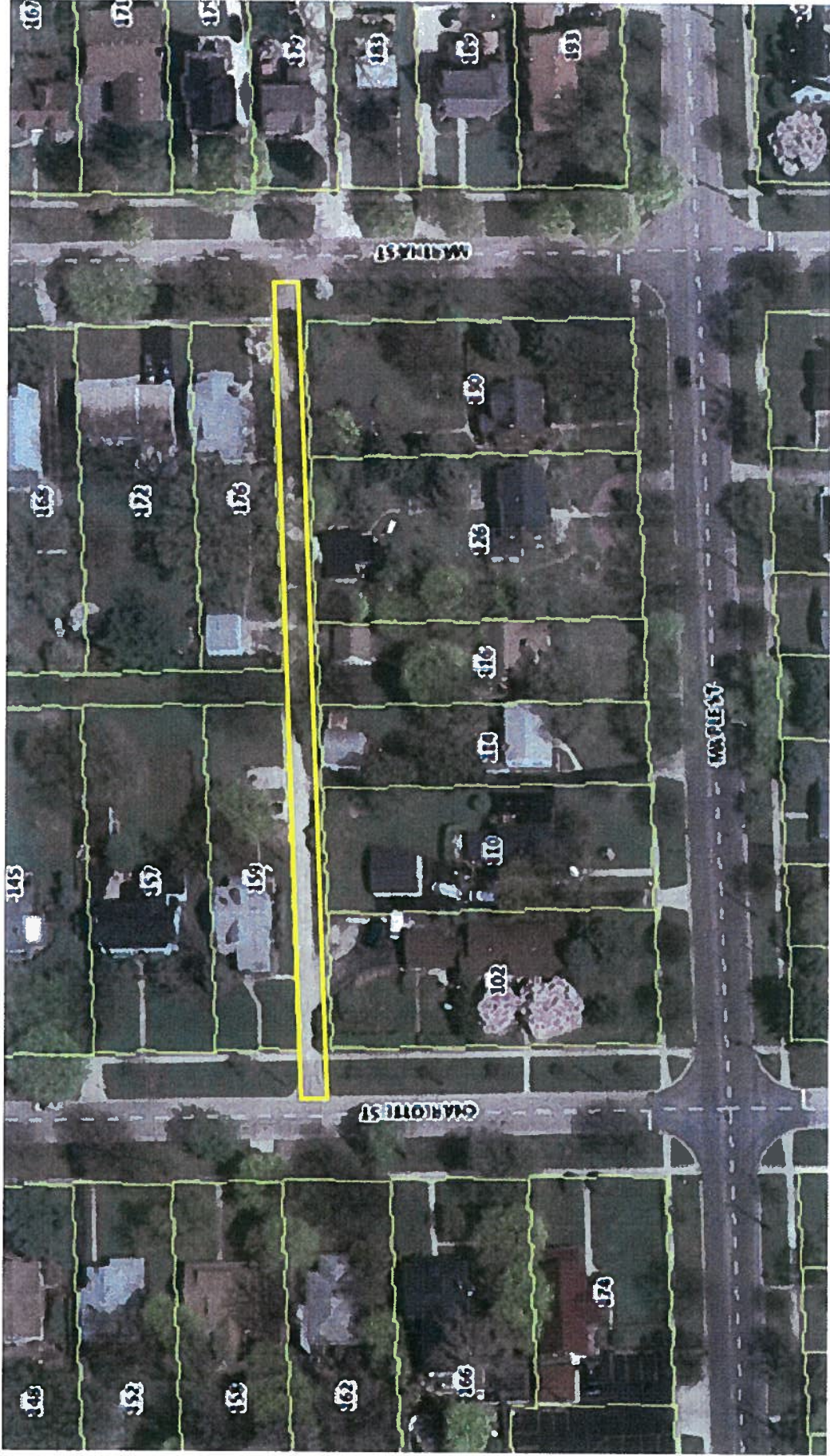
\$125,703.00

**Alley Charlotte St to Martha St
Asphalt - Estimate**

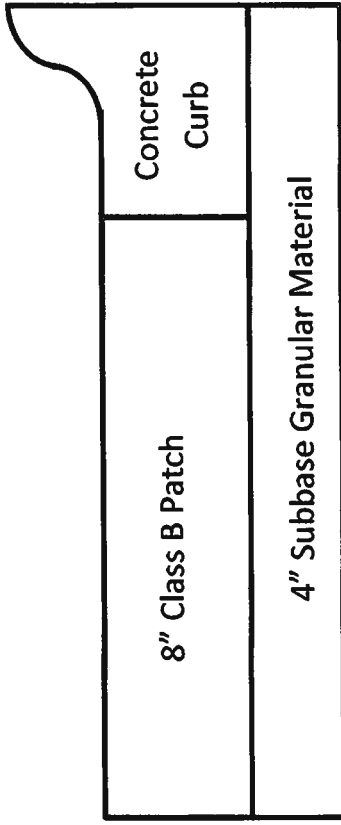
No.	Item	Quantity	Units	Unit Price	Total Cost
20201200	REM & DISP UNS MATL	50	CY	\$35.00	\$1,750.00
20200100	EARTH EXCAVATION	290	CY	\$33.00	\$9,570.00
21001000	GEOTECH FAB F/GR STAB	950	SY	\$1.50	\$1,425.00
21101615	TOPSOIL F & P 4	350	SY	\$3.50	\$1,225.00
25200200	SUPPLE WATERING	1	UN	\$1.00	\$1.00
25200700	SODDING SPL	400	SY	\$7.00	\$2,800.00
31101120	SUB GRAN MAT B 4	950	SY	\$6.00	\$5,700.00
40600100	BITUMINUS MATERIALS (PRIME COAT)	95	GAL	\$3.00	\$285.00
40603080	HMA BC IL-19 N50 2-1/4"	950	SY	\$13.00	\$12,350.00
40603310	HMA SC 'C' N50 1-1/2"	950	SY	\$9.00	\$8,550.00
42300710	PCC DRIVEWAY PAVT 6 SP	50	SY	\$40.00	\$2,000.00
Z0004600	BIT DRIVEWAY PAVT (Res)	125	SY	\$40.00	\$5,000.00
42400500	PCC SIDEWALK	900	SF	\$5.25	\$4,725.00
44000200	DRIVE PAVEMENT REM	175	SY	\$9.00	\$1,575.00
4400500	COMB CC&G REM	300	LF	\$5.50	\$1,650.00
44000600	SIDEWALK REMOVAL	900	SF	\$2.00	\$1,800.00
60603800	COMB CC&G TB6.12	300	LF	\$22.00	\$6,600.00
	ASPHALT CURB	241	LF	\$18.00	\$4,338.00
66900200	NON-SPL WASTE DISPOSAL	50	CY	\$100.00	\$5,000.00
70101700	TRAF CONT & PROT	1	LS	\$7,500.00	\$7,500.00

\$83,844.00

**Concept Plan
Charlotte/Martha Alley**

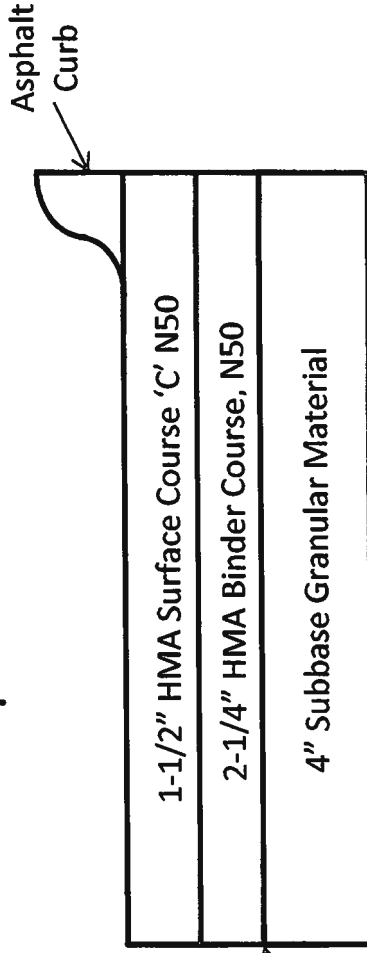


Concrete Cross Section



Geotech Fabric

Asphalt Cross Section



Bituminous Materials
(Prime Coat)

Geotech Fabric



VILLAGE OF LOMBARD

VILLAGE BOARD POLICY MEMORANDUM

Subject: Alley Maintenance Policy **Section:** 6.F.
Dept.: PW
Date: September 2, 2010
Updated: December 2, 2010

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. 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. 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. 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. 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 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