

COUNCIL POLICY STATEMENT

Policy No. 26
General Subject: Public Works
Specific Subject: Sidewalk Maintenance
Date Approved: March 19, 1990
Date Revised: February 1, 1993
July 5, 2016

PURPOSE

To provide payment options to the property owner in the event of mandatory sidewalk replacement.

RATIONALE

The City shares the cost of mandatory sidewalk squares because of the need and public benefit if the property owner cooperates by participating. Uncooperative property owners will bear the entire cost of the replacements under the terms of Chapter 65 Illinois Compiled Statutes, Act 5, Article 11, Division 84. Because of limited public funds voluntary replacements beyond a designated minimum number should be limited to squares in physical need of replacement.

POLICY STATEMENT

MANDATORY PROGRAM:

In the public interest and general welfare, sidewalks that are determined in need of mandatory replacement shall be removed and replaced. The criteria used in defining sidewalk conditions are:

Priority E	1	No cracks or vertical offsets between squares.
	2	No scaling or pitting.

Priority D	3	Some hairline cracks or cracks less than 1/8" wide, and less than 1/8" vertical differential between squares or cracks within the same square.
	4	Some scaling or pitted surface conditions may exist.

Priority C	5	Some cracks 1/8" to 3/8" wide and between 1/8" and 3/8" vertical separation between squares or cracks within the same square.
	6	Some scaling or pitted surface conditions may exist.

Priority B	7	Cracks greater than 3/8" wide and greater than 3/8" vertical separation between squares or cracks within the same square.
	8	Significant scaling or pitting of surface. Broken sections of walk. Cross-slope of 5/8%. May be placed on mandatory replacement program if sufficient funds are available.

Priority A 9 Cracks greater than 1 1/8" in width or 1 1/8" vertical separation between squares or cracks within the same square. Excessive scaling or pitting. Sections of broken walk may be lifted out. Cross-slope exceeding 8%. Sidewalks in this condition are placed on the mandatory replacement program. Large vertical offsets may be patched with asphalt immediately.

The City for many years has encouraged voluntary participation in a share-the-cost sidewalk program. However, participation by some of the most needed sidewalk replacement areas has not occurred. Therefore, under this policy, sidewalk in need of mandatory replacement as determined by the Public Works Department and approved by the Council will be removed and replaced. Prior to any work, the property owner will be provided with a letter describing the program and payment options.

Option 1 The property owner pays approximately 50% of the cost in the replacement year. The City will contribute the remainder.

Option 2 The property owner pays 100% of the cost plus 6% annual interest, which may be spread over a five (5) year period beginning in the replacement year.

In no case shall the property owner be responsible for cost in excess of 10 squares of mandatory sidewalk replacement. (A square is considered one 5' by 5' section.) This represents an average 50' lot width.

VOLUNTARY PROGRAM

As an incentive to city sidewalk replacement, the City annually offers a 100% resident cost replacement program using the city's contractor and municipal pricing. Applications for this program are accepted each spring until the program is fully subscribed