

## COUNCIL POLICY STATEMENT

Policy No. 3  
General Subject: Public Works  
Specific Subject: Alley Maintenance and Construction  
Date Approved: May 6, 1974  
Date Revised: May 7, 1990  
February 18, 1991  
November 3, 1997  
March 2, 1998

### PURPOSE

To provide an established, acceptable method of improving, constructing or reconstructing alleys.

### RATIONALE

The poor condition of the City's 12.2 miles of unimproved alleys will not be corrected by mere maintenance operations. A definitive statement of the City's responsibilities and those of its citizens is most important. Since alleys are primarily of local benefit, improvement costs should be partially borne by the properties receiving the benefit and not entirely by the citizens at-large via general revenues. The City's participation in a program to pave alleys would act as an incentive to achieve the most desirable outcome, the paving of our alleys, and would be justified by the elimination of the City's cost of maintenance for the alleys thus improved. In addition, the City would benefit from the additional storm water storage provided with the new, improved alleys.

### POLICY STATEMENT

The City maintains and constructs alleys according to one of three practices:

1. Unimproved alleys will be constructed of Portland cement, concrete pavement, upon petition of the majority of all residents abutting the subject alley. The special taxing district method based on assessed valuations will be used. The City will provide all engineering services and 75% of construction costs. Property owners will pay 25% of construction costs. Construction costs are all costs, including sewer and paving, necessary to complete the alley project. After the initial petition, and after plans and estimates are prepared, a hearing will be held to give property owners detailed information, including their specific estimated cost. A majority of both property owners and registered voters in the special taxing district can veto the project under the terms set forth in the Illinois State Statutes. Property owners will have an option to pay for the improvement prior to the formation of the special taxing district. This payment would be a lump sum, one time payment. If this option is exercised, the property owner will not be included in the taxing district. In addition, if the actual construction cost proportion is less than the lump sum paid, the property owner would be rebated the difference.
2. If the residents do not petition the City, the City will maintain the existing public way by periodically grading to reduce potholes and eliminate minor drainage problems where such maintenance activities will not require excavation and/or changes.
3. The Board of Local Improvements may initiate alley paving and improvement projects in accordance with the provisions of 65 ILCS 5/9-2-1 et seq., "Local Improvement Procedures"  
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