

**VILLAGE OF LIBERTYVILLE  
BOARD OF TRUSTEES  
STREETS COMMITTEE**

September 24, 2019

7:00 PM

Village Hall

Agenda

- 1) Call to Order
- 2) Minutes of June 25, 2019 Meeting
- 3) Roadway Project Updates (verbal)
- 4) Municipal Code Revision Regarding Public Sidewalk Construction Requirement
- 5) Other
- 6) Adjournment

Any individual who would like to attend this meeting but because of a disability needs some accommodation to participate should contact the ADA Coordinator at 118 W. Cook Avenue, Libertyville, IL 60048, 847-362-2430. Assistive listening devices are available.

**VILLAGE OF LIBERTYVILLE  
BOARD OF TRUSTEES  
STREETS COMMITTEE**

June 25, 2019

7:30 PM

Village Hall

Minutes

Attendance

Committee: Trustee Donna Johnson, Trustee Scott Adams, Trustee Pete Garrity

Village Board: Mayor Terry Wepler, Trustee Pat Carey

Village Staff: Director of Public Works Paul Kendzior, Deputy Village Administrator Ashley Engelmann, Public Works Assistant Director Laura Ditanto

Absent: Village Administrator Kelly Amidei

Agenda

1) CALL TO ORDER

The meeting was called to order at 7:30 p.m.

2) MINUTES OF FEBRUARY 26, 2019 MEETING

The minutes were approved as written and will be placed on file.

3) ROADWAY PROJECT UPDATES

A. 2019 Road Rehabilitation Project

The Village partnered with the Villages of Mundelein and Vernon Hills and Libertyville Township for the 2019 Road Rehabilitation project. The Village's share of the project is \$569,104. The Village is resurfacing Liberty Bell Court, Liberty Lane, Fifth Avenue, USG Drive, Wexford Court and Warwick Lane. Currently, the contractor is priming all the roads and will lay the binder course.

Libertyville, Mundelein, Vernon Hills and Libertyville Township have agreed to partner in 2020 for a Road Rehabilitation project joint bid.

B. Rockland Road (Milwaukee to Riverside) STP Project

The initial phase of construction is anticipated to commence this summer. This work will include mainly utility work related to the replacement of an existing watermain and the installation of a large diameter storm sewer that was identified as part of the Village's ongoing Stormwater Management Master Plan. The current plans propose a storm sewer that will increase in size to travel east which will be 84" in diameter by the time it reaches the Des Plaines River. This storm sewer

design is being coordinated between Civiltech Engineering and CBBEL. The contract was awarded to Copenhaver Construction in the amount of \$6,139,353.90.

C. Rockland Road Bridge Deck Replacement

The Village has an Intergovernmental Agreement with the Libertyville Township Road District for the engineering design and construction for the replacement of the deteriorating bridge deck. The bridge is equally owned and maintained by both the Village and Township. Construction is anticipated to occur in 2023 and cost approximately \$2,900,000. The Village and Township have secured the use Federal STP-Br Funds, which will cover 80% of the project (engineering & construction) costs. The Public Works Department and the Township completed a qualifications-based selection process for design consultants and chose Civiltech for the design of the new bridge. The Village has received Phase I engineering approval for Civiltech.

D. East Community Parking Lot Resurfacing

The parking lot will be closed entirely for access during the week of June 24th, but staff will continue to coordinate the schedule accordingly. The plan is to have the parking lot reopened on July 1<sup>st</sup>.

4) ADJOURNMENT

The meeting adjourned at 7:48 p.m.

Respectfully Submitted:  
Laura Ditanto,  
Public Works Assistant Director



## ROADWAY PROJECTS UPDATES

September 24, 2019 Streets Committee Meeting

The Director of Public Works will provide verbal updates on the following projects:

- Rockland Road (Milwaukee Ave. to Riverside Dr.) FAU Reconstruction Project
- Rockland Road Bridge Deck Replacement
- East Community Parking Lot Resurfacing
- Village-Wide Street Assessment

### **Public Works Department**

Administration and Engineering Division 847-918-2100 847-918-9439 fax  
Streets and Utilities Division/Fleet Services Division (847) 362-3434 (847) 918-2122 fax  
Waste Water Treatment Plant (847) 918-2007 (847) 362-4256 fax  
Parks Maintenance (847) 918-2074 (847) 918-9429 fax  
200 East Cook Avenue Libertyville, Illinois 60048  
[www.libertyville.com](http://www.libertyville.com)



## STREETS COMMITTEE AGENDA SUPPLEMENT

**Meeting Date:** September 24, 2019

**Subject:** Discussion on Municipal Code Section 22.110(d) Pertaining to the Installation Requirement for Public Sidewalks for Private Developments

**Staff Recommendation:** Revision to the Current Code Requirement to Only Require Sidewalks for New Developments

**Staff Contacts:** Paul Kendzior, P.E., C.F.M., Director of Public Works and Jeff Cooper, Village Engineer, P.E.

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**Background:** The Village of Libertyville's Municipal Code Section 22.110.d currently requires the installation of public sidewalk across the entire lot frontage for any lots that currently do not have a sidewalk fronting the property and are performing a redevelopment of the property for: a) a new residence (*including both vacant lots and 'teardowns'*), b) an addition consisting of more than four hundred (400) square feet to an existing residence, or c) the construction or remodeling of any commercial, industrial, institutional or public facility.

The Code also stipulates that an applicant may be permitted to provide a "fee in-lieu of" cash payment in place of installing the sidewalk if the site is abutted by properties that currently do not have sidewalks and less than fifty (50) percent of properties on the same block do not have sidewalks as well. The cash payment is calculated by Village staff based on the estimated square footage of sidewalk that would be required and the Village's current unit price for concrete sidewalk that was competitively bid as part of the contractual annual Sidewalk Replacement Program (*currently \$6.75 per square foot (standard) and \$6.90 per square foot through driveways*). The Village deposits these cash payments into an 'impact fee' account that can be utilized at a future date for sidewalk installations wherever they may be needed within the Village.

Staff has encountered two separate projects over the course of the past year where this Code requirement was triggered for homeowners who were pursuing additions to their existing residences. In both instances, the residences were located on streets that do not have any fronting sidewalks, and in one of those instances (The Oaks Subdivision), it would be extremely difficult to physically construct the sidewalk should the homeowner have chosen to pursue that option due to the rural cross-section (*i.e. no curbs, ditches and culverts only*) of the right-of-way. Both homeowners voiced their displeasure over the requirement and stressed the financial impact, and both also stated their intentions for seeking a variance from the Village Board to waive the requirement.

The requirement often results in voiced displeasure from applicants, especially in those instances where it is an existing homeowner looking to construct an addition to their own home.

It is Staff's recommendation to revise Municipal Code Section 22.110(d) to only require public sidewalks along those frontages absent of sidewalks for new (including teardowns) residential, commercial, industrial, institutional and public facilities. We believe that this would relieve some of financial burden of property owners who are trying to improve their homes and businesses with additions



## **STREETS COMMITTEE AGENDA SUPPLEMENT**

still require sidewalks where it is more appropriate with new structures. The current language concerning the “fee in-lieu of” cash payment would remain as is.

Exhibit A has been attached to this Agenda Supplement, which includes the current full language for Code Section 22.110.d. and Staff will review the recommended change with the Committee.

## **EXHIBIT "A" – Current Code Requirement**

### **Municipal Code Section 22.110(d) – CURRENT LANGUAGE**

*Agreement by applicant for building permit to construct sidewalk.* Every application for a permit to construct a new residence, an addition consisting of more than four hundred (400) square feet to an existing residence or a teardown of an existing residence or to erect, construct, alter or remodel any commercial, industrial, institutional or public building, structure or facility, shall contain an agreement by the applicant by which the applicant shall agree to construct the sidewalk, ramped sidewalk, parkway, service walk, carriage walk, and driveway abutting the property where the work is to be done (hereinafter collectively referred to as the "sidewalk improvements"). The construction shall be shown in the submitted plans or drawings, and shall conform to the village specifications, codes, ordinances and rules and regulations. The design and materials of the sidewalk improvements shall conform to any sidewalk plan specified by the village for the area in which the property is located or as otherwise directed by the village. The applicant may deposit with the village a cash payment, to be held in escrow by the village, in lieu of constructing a sidewalk, but only if one if at least one of the following conditions exist.

- (1) All properties immediately adjacent to either side of the subject property that front the same street as the subject property do not have public sidewalks as of the date of the application and less than fifty (50) percent of the properties on the same block as the subject property which front the same street as the subject property do not have public sidewalks.
- (2) The sidewalk abutting the subject property is part of a larger sidewalk plan that must be implemented on a block-by-block basis by the village.

The amount paid into escrow shall be based upon the village's then current estimated cost of sidewalk construction. In areas with a special sidewalk design and plan, the amount deposited in escrow with the village shall be based upon the village's cost estimate for implementing the improvements. The cost estimates referenced above shall be available to the applicant at the time of application.