

Sidewalk and Curb Repairs

The Village of Bloomingdale offers assistance for residents wishing to repair or replace the sidewalk or curb adjacent to their homes. The type of assistance will vary depending on the severity of the defect being repaired.

Sidewalks

The Village maintains all sidewalks on public property. There are some sidewalks alongside private roads which the Village does not maintain, but which are owned and maintained by the property owner, usually a Homeowner's Association. Maintenance of the Village sidewalks consists of repair of sidewalk defects.

There are a variety of defects which are necessary for the Village to repair. These defects include minor shrinkage cracks or surface scaling to broken and missing concrete, low hanging tree branches over sidewalks or poorly draining sidewalk sections. Minor or cosmetic sidewalk repairs are not routinely done by the Village, but can be done if the homeowner so desires; the Village will participate in ½ the cost of these repairs. Minor defects consist of some surface scaling, cracked but not loose concrete material and/or offsets less than ½ inch. Severe defects are repaired by the Village at the Village's expense. Severe defects consist of puddling water, low lying tree limbs, offset sections greater than ½ inch and concrete sections with loose or missing material.

There are several alternatives available for residents to choose from for having sidewalk repairs completed.

In some instances, the homeowner may retain a contractor to repair sections of the sidewalk while driveways are being redone. The Village can reimburse the resident for the cost of the sidewalk repairs based on the defects, if any, with the sidewalk. The rate of reimbursement is 50% for minor or cosmetic sidewalk defects and 100% for severe sidewalk defects. Residents are responsible for obtaining a permit from the Building Department and hiring the contractor to complete the work.

If sidewalks are located in areas which the Village is performing street repairs, sections can be completed by the Village's contractor. In these situations, the homeowner can reimburse the Village for sidewalk repair requested to be performed which the Village would pay 100% of the cost for severe defects and the homeowner would pay 50% of the costs of minor or cosmetic repairs.

In some instances, the Village may repair the defects by concrete surface grinding or mud jacking to eliminate offsets. The value of the repair is based on the typical costs contractors charge the Village for other similar work each year.

If you wish to have your sidewalk evaluated for future repairs and possible cost sharing by the Village, please contact the Village Services Department – Engineering Division at 630-671-5676. A Village inspector can meet with you to discuss your improvement plans, evaluate the sidewalk and determine what level of participation the Village will have in the sidewalk repairs.

Curbs

The Village maintains all concrete curb and gutter on public property. There are some curb and gutter alongside private roads which the Village does not maintain, but which are owned and maintained by the property owner, usually a Homeowner's Association.

Curb repairs are necessary when defective sections of the curb result in drainage problems onto the street pavement. Usually the water in the gutter section of the curb would be about 1" in depth. In these instances the Village will repair the curbs at 100% of the cost of the work. Curb defects such as cracks, missing sections, surface scaling or other cosmetic defects which do not result in blocked drainage onto the roadway pavement are not repaired. Repairs to curb and gutter consist of removal and replacement of the concrete; horizontal saw cut removal of the curb is not permitted. Often homeowners replacing their driveways wish to replace the curb with a depressed section at the same time the driveway is done to eliminate the bump where the driveway meets the street.

If a homeowner wishes to replace concrete curb and gutter on the street adjacent to their property, usually when other improvements are conducted such as driveway repair, the homeowner may do so. The Village will participate in the replacement of the curb based on several factors.

In the case that the Village is completing street replacement (removal of the entire road pavement and adjoining curbs), the Village will pay 100% of the cost of the curb and gutter replacement. A depressed curb is usually provided so that the bump to the driveway is eliminated. In the event that the Village is completing street overlay repairs (pavement resurfacing with existing curbs to remain), the Village will pay 100% of the cost of curb and gutter replacement which must be repaired to relieve blocked drainage, and 50% of the cost of other cosmetic repair, including those repairs related to elimination of the driveway bump.

For all other repairs, the Village would participate in ½ of the cost of the replacement of the curb and gutter.

The value of the repair is based on the typical costs contractors charge the Village for other similar work each year.

If you wish to have your curb and gutter evaluated for future repairs and possible cost sharing by the Village, please contact the Village Services Department – Engineering Division at 630-671-5676. A Village inspector can meet with you to discuss your improvement plans, evaluate the curb and gutter and determine what level of participation the Village will have in the curb repairs.