



Village of Villa Park

20 South Ardmore Avenue, Villa Park, Illinois 60181

DEPARTMENT OF PUBLIC WORKS
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Village of Villa Park Sidewalk Replacement Program Frequently Asked Questions

How long will it take for the work to be completed?

Based on current demand, work typically will take place 1 to 2 years after it is requested.

What are my expected costs?

While the price varies from year to year, at this time property owners can expect to pay \$4 to \$5 per square foot for replacement, or typically \$80 to \$100 per square/tile of sidewalk. More accurate estimates will be available the closer it is work taking place.

What am I paying for? Why do I have to pay?

Per the Village Municipal Code (Sec. 21-233), property owners are ultimately responsible for any and all public sidewalk across their property frontage. With the Sidewalk Replacement Program property owners are expected to contribute up to 50% of the costs for the construction work taking place. This includes the removal and replacement of the concrete.

Any damage that the Village deems as caused by Village trees in the public right-of-way or other Village activities, or any areas needing replacement that fall within specific ADA requirements for crossing ramps, will be replaced at no cost to the property owner. You will be contributing 50% of the costs for the removal and replacement of public sidewalk that does not fall into any of these areas.

Why are you replacing more than I asked for?

The Village must replace any and all areas it deems a hazard across the property frontage. This includes areas that present trip hazards, hold water, ice over during the winter, or any other area deemed a hazard.

Replacing small sections and leaving gaps generally results in a poor quality product that fails earlier than expected. The Village Engineer may replace extra area to ensure that the work holds up for a reasonable period of time.

My sidewalk holds water or floods when it rains, can this be fixed?

Yes, though it is important that you relay these issues in detail as soon as possible to Village staff, so that they may take appropriate action. Solving flooding issues takes surveying and design. If these issues are brought up too late in the planning process, it may result in the property being moved to the next year's program due to time constraints.

Can I replace my driveway, apron, or private walk/carriage walk with this program?

No, these are not eligible for the Sidewalk Replacement Program, and will not be done as part of the Village Project.

Can I use my own contractor for the work?

No, all work will be scheduled by the Village through an approved contractor to be included in the 50/50 Program. You may utilize a private contractor if you wish, but you would be required to pay 100% of the cost. A permit will also be required.

Can I be reimbursed if I arrange and do the work myself?

Unfortunately, reimbursement cannot be made for work done yourself. Any work within the right-of-way will also require that ADA standards are met and that a permit is obtained.

I am thinking of replacing my driveway/private walk and would like some public sidewalk replaced as well with this work. Can you assist with this?

It is recommended that any public sidewalk that intersects the driveway or private walk be replaced either before or at the same time as these areas. The Village cannot schedule the sidewalk work to coincide with any other work. If you would like public sidewalk replaced on your schedule, it is recommended that you include this on your permit application and do the work yourself through your contractor, rather than use the Sidewalk Replacement Program. The Village cannot assist or reimburse you for these costs when done at your own initiative.

Am I restricted to work across my own property frontage?

No, you may request and contribute to work anywhere in the Village of Villa Park, as long as the 50% payment requirements are met.

Tree roots are causing damage to the sidewalk, will they be trimmed to reduce the likelihood of this happening again?

Yes, when sidewalk is replaced, any problematic roots from trees are trimmed. If these are from parkway trees, these areas will be replaced 100% cost to the Village as well.

My sidewalk is old, but is in otherwise good shape. Can I still replace it with the 50/50 Program?

Due to high demand and limited budget, requests for areas to be replaced purely for cosmetic reasons will typically be denied.

I am selling my property and/or moving soon. Can I still apply for the program?

Yes, properties are added to the waiting list and tracked by their address. However, it is important that the new owner is aware of the program and potential costs, and provides a new mailing address if needed. It is recommended that you have them contact Public Works to have this information updated.

If my turn comes up and I am not ready, can I delay a year?

No, if you opt out of participating you must re-apply and your property will be added at the end of the waiting list.

What happens if I don't pay?

Failure to pay will result in the property being removed from the program. If you would like to participate at a later date, you must re-apply, and the property will be added to the end of the waiting list based on the new date of application.

Please also note that, per the Village Municipal Code (Sec. 21-233), the Village reserves the right to repair or replace any sidewalk it deems a hazard and bill the property owner for the costs, regardless of their willingness to participate.

If you have any other questions or require more information, please to not hesitate to contact us by email at engineering@invillapark.com, over the phone at (630) 834-8505, or by visiting our front office located at 11 W Home Ave. Office hours are 7:30 to 4:00, Monday to Friday.