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April 27, 2026

TO: Public Works and Environmental Concerns Committee

FROM: Carl Goldsmith, Director of Public Works 

SUBJECT: Village Board Policy 6.A. - **Driveway Apron Replacement Standards**

Background

The current Village Policy related to the replacement of driveway aprons was reviewed by the Public Works Committee in October 2018. The policy sets forth the responsibility that the Village has for repairs/restoration of aprons disturbed during Village projects/repairs. As part of the Public Works Department's periodic review of policies and programs, additional changes are being brought forth relative to the apron restoration for the Committee's review and consideration. The current policy provides that in any case where the apron is disturbed, a full replacement of the apron is made. When the Village performs work on sidewalks or curbs, it is typical that 3" of an asphalt apron is impacted. Under our current policy, the Village replaces the full apron; however, if the private side of the driveway is disturbed for a sidewalk repair/removal, the Village will sawcut and place a patch on the private side of the driveway. The typical dimension of the patch is 12" by the full width of the driveway.

Under the proposed revision to the policy, staff is recommending that the Village replace the full apron, in like material, in the event that the impacted area of the apron meets or exceeds 12" from the back of curb. This would be consistent with the approach taken to the private side of the driveway.

The reason for the proposed change is both an operational issue and a cost issue. The HMA aprons are typically repaired by the Streets/Electric Division personnel. The concrete aprons are repaired by the Village's contractor. In 2025 the Village repaired 15 asphalt aprons, which took 198 labor hours and cost \$20,538. Since 2017, coinciding with the Village's adoption of the asset management system, the Village has repaired 133 asphalt aprons using 1,491.46 hours at a cost of \$144,547.97. The concrete apron restoration tasks since 2017 include the replacement of 139 aprons at a cost of \$99,814.32. Concrete apron repairs are performed by contractors and subject to pricing received as part of the Village's annual concrete contract. It is not expected that the Village will eliminate the costs entirely, but it is anticipated that the Village could see a substantial reduction in the cost, as well as labor hours necessary for the apron restorations.

Staff has surveyed communities in the DuPage region to determine whether they have formal policies for driveway restorations, as well as their procedures for apron repair/restoration. The table below provides the results of the survey.

Community	Formal Policy	Restoration Procedure
Darien	No	Full replacement of apron using concrete
Woodridge	No	Partial replacement unless driveway apron was recently replaced under Village permit. Under those conditions, full apron replacement is done.
Hanover Park	No	The Village has a practice of replacing only the section that is disturbed. It becomes somewhat fluid if the apron is in such terrible shape that there is nowhere to meaningfully stop. We will often do half the apron to an expansion joint.
Roselle	No	<ul style="list-style-type: none"> • Remove enough asphalt to match into new improvement so there are not large changes in angles creating drastic hinge points. • Remove enough for compaction. Want to be able to fit a plate compactor in there minimum or if a roller is required then more needs to come out. • Depends on the condition of the existing asphalt and if it will unravel when worked on. • Overall aesthetics once completed. • We usually at a minimum do 2' at the sidewalk and 3' at the curb
Wood Dale	No	The Village typically we do minimum 2' for HMA and concrete we go to the nearest joints.
Burr Ridge	No	Our practice, not a policy, for residential and commercial driveways has been to replace minimum ½ (transversely or longitudinally to the road) but this usually defaults to the entire apron. Homeowners often ask for more or say it “won’t look the same”, and we’ve made some happy customers by allowing them to get 3 quotes from contractors licensed with the Village for their entire driveway replacement, and after which the Village reimburses them for a percentage of the work based on what we/Village would have replaced.
Schaumburg	Yes	A driveway apron is scheduled to be repaired not replaced when only a portion of the apron needs removal and replacement in order to maintain positive drainage. In this case, the property owner will be given the opportunity to have the complete apron replaced on a pro rata cost basis, using the village's contractor and the village's contracted price. In such an instance, the village will pay the cost of the driveway apron patch, and the cost of the remainder of the driveway apron replacement will be borne by the property owner.
Bloomington	No	We only have concrete aprons (other than a few grandfathered

		asphalt, or brick paver) and used to do partial replacements in the past. In the vast majority of cases these days, we elect to replace the entire apron. Given that we're patching using in-house resources, we are talking about a couple hundred dollars of concrete materials which is peanuts compared to the cost of an angry resident at a board meeting.
Glen Ellyn	No	<p>Reconstruction: Aprons are typically replaced and with concrete unless there's a unique situation such as exposed aggregate, etc. then we will try to save them. Disturbed driveways (between sidewalk and home) will get a 2' deep patch if asphalt. However, if there's an existing nearby joint (say around 1.5' to 3'), we would go to that existing joint to avoid a duplicative joint. We may also go back further to address a drainage issue.</p> <p>Resurfacing/Utility Repairs: Aprons are often replaced if more than half of the apron is disturbed. If it's more of an apron or driveway restoration associated with roadway/curb/sidewalk repairs, we'll do a 2' patch if asphalt. However, if there's an existing nearby joint (say around 1.5' to 3'), we would go to that existing joint (reiterating the above logical flexibility based on conditions). If concrete and either disturbed and/or we need to change elevation, we'll go back to the nearest joint.</p>

Following the discussion at the March 10, 2026 Public Works and Environmental Concerns Committee, staff has amended the proposed policy modifications to address the Committee's concerns. The changes to the draft policy include the following:

- A provision that would allow the resident(s) to have a full apron replacement when the policy only provides for a partial replacement. The cost of the additional portions of the apron would be funded by the property owner. (*this is consistent with the Village policy of sidewalk replacements*)
- Includes language for concrete aprons where the Village's repair would be made up to an existing joint in the apron.
- Provide that the Village would crack seal joints created by the partial replacement of an asphalt apron. The crack sealing would be done in the year following the apron repair.

Recommendation

Staff recommends that the Public Works and Environmental Concerns Committee approve the amendments to the Driveway Apron Replacement Standards and forward a recommendation to amend Village Board Policy.



VILLAGE OF LOMBARD

VILLAGE BOARD POLICY MEMORANDUM

Subject: Driveway Apron
Replacement Standards

Section: 6.A.
Dept.: PW
Updated: November 18, 2010
March ##, 2026

I. Purpose

The purpose of this Board of Trustees policy is to clarify how the Village will perform driveway apron replacements located within the Village's right-of-way and construction project limits. The Village desires that a high quality uniform apron material be used to reduce maintenance and improve the appearance of village roadways. Therefore, unpaved aprons are prohibited.

When it is in the Village's best interest to replace a driveway apron, it will do so within the guidelines of this policy. It is the intent of this policy that apron replacements will be considered as part of an adjacent construction project, not as a program offered to the general public.

II. Procedures/Guidelines

A. Driveway reconstruction to asphalt or concrete standards shall only apply to future projects after the date that this policy is established.

B. The driveway apron shall conform to Village Code. The reconstructed apron shall match the width of the existing apron at the right-of-way line, and shall extend from the public sidewalk or property line to the curb.

C. If the driveway apron was not in compliance with Village Code, and was not granted a variance for the non-compliance, the reconstructed apron will be constructed to meet all current Village Codes.

D. On maintenance projects, such as ~~a grindgrind~~ and overlay projects, the ~~reconstruction-repair of an HMA apron~~ will be performed only if the driveway was disturbed by construction activity. The apron repair will be conducted as follows:

- The Village will replace the full HMA apron if the Village project impacts more than twelve inches (12") from back of curb. If the impacted area is less than twelve inches (12") from back of curb, the Village will sawcut the apron parallel to the curb at 12" and patch the disturbed area.
- For a concrete apron, the Village will replace the disturbed portion of the concrete apron up to the nearest existing expansion joint.
- HMA aprons with partial replacement will be added to the Village's work order system for crack sealing of the joint in the year following the apron repair.

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D. In cases where a driveway apron is constructed of brick pavers or stamped concrete surfaces the Village will provide the homeowner the option to have the apron replaced in HMA or have the owner restore the decorative surface at their own cost with the Village contributing a cost share equivalent to the cost of an HMA apron.

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E. On street reconstruction projects, all aprons will be replaced within the project limits.

F. On streets with mountable curb in good condition, the mountable curb will remain in place.

~~G.F.~~ The Village will fund 100% of this work on improved street projects. On unimproved street projects subject to a special assessment, the cost will be added to the property owner's assessment.

~~H.G.~~ Replacement aprons will be with a like surface. Existing asphalt aprons will be replaced with asphalt. Existing concrete aprons will be replaced with concrete. ~~Apron material shall be concrete for concrete streets unless the property owner requests otherwise. Concrete will be placed at no additional charge to owner during a concrete street project.~~ Unpaved aprons are prohibited; so for an existing gravel apron, an asphalt apron will be placed at no charge to the adjacent owner.

~~I.H.~~ Property owners will be allowed to upgrade their driveway aprons (i.e. change to concrete, widen the apron (within Village Code standards and with appropriate Village permits), replace mountable curb, etc.) if they pay the additional cost as determined by unit prices prior to the work being done.

III. Legislation/Documentation

A. Minutes of Public Works Committee meeting of January 13, 1998.

B. Minutes of Committee of the Whole meeting of February 12, 1998.

~~C.~~ Minutes of Board of Trustees meeting of March 5, 1998.

~~C-D.~~ Minutes of Public Works and Environmental Concerns Committee of March 10, 2026

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Section: 6.A.

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