



VILLAGE OF MOUNT PROSPECT STREET RESURFACING PROGRAM

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Why was my street selected to be resurfaced?

The Village maintains roughly 137 miles of roadway and conducts an annual resurfacing program to maintain the roadway network in a state of good repair. One objective of the program is to achieve a 20-year design life for pavement surfaces, so we aim to improve at least 5% of the Village's pavement area per year, approximately 6.85 miles of roadway. In general, streets that are in poor condition are prioritized for improvement. However, other factors are also considered such as planned water main improvements, anticipated utility repairs, traffic load, developments, efficient construction operations, and residential disruptions.

There are two (2) projects associated with the annual street resurfacing program, Group 1 streets and Group 2 streets. The Group 2 project is coordinated and performed in conjunction with the Village's water main improvement program that is a separate bid project. The street resurfacing work on the Group 2 project will begin once the water main improvements are complete.

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What type of work will be completed?

The project's scope of work includes street resurfacing, but also removal and replacement of deteriorated concrete curbs, sidewalk squares, and sidewalk ramps. Portions of driveway aprons may also require replacement due to improvements to adjoining curbs and sidewalks that may impact the existing driveway apron. After completion of concrete work, storm inlets and manholes are adjusted as necessary. Then, the existing pavement is milled to a depth of 3 inches and resurfaced with new asphalt pavement. The final step is replacing pavement markings and restoring parkways disturbed by construction activities with topsoil and seed.

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How will I be notified that major street repairs will occur on my block?

The Village will hand deliver a Resident Information Bulletin (RIB) brochure to each resident on a street scheduled for resurfacing approximately one month prior to the start of construction. This RIB outlines the type of work associated with the Street Resurfacing Program and includes contact information for the Public Works Department. A copy of this brochure is available as a PDF file on the Village website.

Approximately one week prior to construction, the Village will hand deliver a door tag notice to your front door. If we anticipate that your driveway access will be interrupted due to curb and/or sidewalk repairs, you will then receive another door tag notice the day before construction is scheduled to begin, which will instruct you to move your vehicle(s) to adjacent streets by a specific time. Lastly, the contractor will knock at your door the day of construction as a final notice prior to impacting driveway access. Sample door tags are available as a PDF file on the Village website.

Public Works will post construction updates on the social media platform X (Twitter). Please follow us for periodic updates.

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Why can't you tell me the exact date or time that construction will occur on my block?

This program involves multiple contractors and crews to complete removals, excavation, new concrete, drainage structure adjustments, asphalt paving, pavement striping, and parkway restoration work. Due to the volume of work, tight schedules, potential for inclement weather, and the cost of moving equipment, contractors maintain flexible schedules that may require adjustment. They also need to secure enough work in a centralized area to be cost-effective and efficient with their crews. For example, although your street may be ready for asphalt paving, the contractor may postpone the work until other nearby streets are also ready for paving. Please be aware that allowing this flexibility enables the Village to use our yearly budget in the most cost-effective manner possible.

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What is the general timeline for this project?

The Group 1 portion of the 2026 Street Resurfacing Program is set for construction to begin in early April with final completion expected by mid-August. The streets included in the Group 1 Project were not planned in a specific order, but the contractor will likely complete the work from north to south. The Group 2 portion of the 2026 Street Resurfacing Program is set for construction to begin in early May with final completion by the end of October. Most of the streets included in the Group 2 Project will first receive watermain improvements as part of the Water Main Replacement Program prior to the resurfacing contractor initiating their efforts. In general, the goal is for improvements on a street segment to be complete about 4 to 5 weeks from commencement of construction activities. However, unforeseen conditions may impact this duration.

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Why isn't the contractor working today?

Street resurfacing projects are completed in phases, and it is normal for there to be days when active work is not visible. Several factors can affect daily construction activity, including crew scheduling, material availability, required curing time, and weather conditions.

The Street Resurfacing Program follows a phased construction process. Concrete work is completed prior to the roadway being resurfaced. In general, the process is as follows:

- A demolition crew begins with removal of select sidewalk, curb, and driveway.
- A second crew frames the areas for replacement.
- A drainage contractor will then adjust or reconstruct inlets and manholes within curbs, as necessary, to provide for proper drainage.
- A third crew pours and finishes the new concrete. Once poured, the concrete must cure for several days to gain sufficient strength before it can support vehicular loads.
- A fourth crew completes landscape restoration around the newly constructed concrete.

After concrete work is finished, asphalt operations can begin. This includes milling the existing pavement, sweeping debris, completing any required full-depth asphalt patches (such as over water main replacement), and cleaning the roadway. Then, a tack coat is applied to the existing pavement as a bonding agent immediately before placement of the first layer of asphalt (binder course) and the subsequent final layer of asphalt (surface course).

The time required for each phase depends on the extent of concrete improvements and pavement area of the roadways. Contractors and subcontractors often work on multiple projects at once and have a limited number of crews. When one phase of the project is completed, the next crew may not be immediately available. However, it is cost effective to complete improvements in a timely manner so the contractor moves as quickly as possible.

Weather conditions can also impact construction activity. Certain temperatures or weather conditions may prevent materials from setting properly. In these cases, contractors may pause work until conditions improve to ensure the quality and longevity of the finished roadway.

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My street has been under construction for weeks. Why can't everything be constructed in less time?

Under the Street Resurfacing Program, your street must go through the following steps:

- Remove damaged sidewalk squares.
- Replace damaged sidewalk squares.
- Remove damaged curb and gutter.
- Replace damaged curb and gutter.
- Remove and replace driveway aprons as necessary
- Repair damaged drainage structures located in the curb line or sidewalk.
- Let the new curb and gutter cure for about 3 days. (No other construction can occur during this time).
- Grind existing asphalt from the street. This task involves large, specialized equipment that can only be brought into the Village when there are enough streets prepared for grinding.
- Install the first layer of asphalt, called the binder course.
- Repair damaged drainage structures located in the pavement and set elevations to match the final surface elevation.
- Install the final layer of asphalt, called the surface course.
- Repair portions of driveway aprons that were damaged by construction activities.
- Repair parkway areas that were disturbed by construction activities.

This program involves multiple contractors and crews to complete removals and excavation, new concrete, drainage structure adjustments, asphalt paving, pavement striping, and parkway restoration work. Due to the volume of work, tight schedules, potential for inclement weather, and the cost of moving equipment, contractors maintain flexible schedules that may require adjustment. They also need to secure enough work in a centralized area to be cost-effective and efficient with their crews. For example, although your street may be ready for asphalt paving, the contractor may postpone the work until other nearby streets are also ready for paving. Please be aware that allowing this flexibility enables the Village to use our yearly budget in the most cost-effective manner possible.

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Who should I contact if I have more questions?

Please contact the Project Engineer, Eric Grzeskowiak, P.E., PTOE at:

Phone: 847-870-5640

Email: publicworksdept@mountprospect.org

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What are potential impacts that residents may experience?

Residents may experience increased construction vehicle activity, moving daily lane closures, and temporary sidewalk or driveway closures. Depending on the condition of the existing asphalt, the extent of concrete work required, and the amount of work occurring near a resident's property, the level and duration of these impacts may vary. As a result, construction-related disruptions will affect each resident differently.

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Will the road be closed off?

No, the roads will not be closed off. Construction is usually completed in phases with moving lane closures to allow access for residents, emergency services, and deliveries. Temporary full closures may occur for short periods if required for specific work activities, and advance notice will be provided to impacted residents.

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Will services to my home be affected by construction activities?

Your regular services (i.e. garbage pick-up, mail delivery, or emergency services from the Police and Fire Departments) will not be affected by this project. However, there may be times during construction when vehicle access to your street may be interrupted. We will try to make these interruptions as short as possible.

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Will I have access to my driveway?

If the curb or sidewalk through your driveway needs to be replaced, you may lose access to your driveway for several days. Typically, you can drive over the new concrete 3 days after it has been placed. The Contractor will make the driveway accessible when it is safe to drive on the new concrete.

If pavement patching is required in the roadway, you may lose access to your driveway for a few hours. Pavement patching is required over the new water main installed as part of the water main improvement program for Group 2 streets. Patching may also be required in areas of pavement that exhibit excessive deterioration or settlement.

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Will the Police Department let me park on the street if I don't have access to my driveway?

Yes, the Police Department has been notified of the project and will permit overnight parking on the street if you have lost access to your driveway. Residents losing driveway access will receive an additional notice prior to loss of access. All vehicles must be removed by 7:00 am on weekdays to accommodate construction traffic.

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Is work suspended during a week that includes graduation, prom, village-wide garage sale, etc.?

No, street construction is allowed on these days. According to contract specifications, construction is only prohibited on Sundays and National Holidays.

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What if I have a sprinkler system, decorative landscaping, or brick pavers in my parkway or on my property close to the sidewalk? What happens if they get damaged by the contractor?

If you have a sprinkler system, decorative landscaping, brick pavers, invisible dog fence, etc., please notify the Public Works Department. The contractor will make every effort possible to limit disturbances to adjoining facilities. Per Village ordinance, and if necessary, it is your responsibility to temporarily relocate, reinstall or repair any of these items damaged during construction operations. Brick pavers disturbed by construction will be removed by the contractor however residents are responsible for their replacement. To minimize the potential for damage, the location of sprinkler heads should be identified.

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The contractor is paving my street right now. My car is in the garage, and I must get to work. What should I do?

The contractor usually paves only one side of the street at a time, so that the other side can remain open for traffic. Pull out of your driveway and drive down the side that is not being paved or compacted with the heavy roller machines. Drive slowly and watch for other construction vehicles and workers.

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The contractor is paving my street right now. I'm on my way home, and the street is barricaded off. What should I do?

The contractor may barricade the street while paving (for a short duration) to discourage unnecessary traffic and to provide a safe construction zone for the workers. Also, asphalt is hot and soft when it is first installed. About 15 minutes after being laid, the contractor will compact the new asphalt with heavy rollers. This process will go on for about 30 to 60 minutes. After the rollers have left the area, the barricades will be removed, and the street will be fully open to traffic.

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I see the contractors' crews standing around and not getting anything done. Isn't this a waste of the taxpayers' money?

No, the contracts that the Village secures are not based on time spent. Rather, we only pay for the items that are installed. There are occasions when crews are waiting for the delivery of materials or additional equipment. General street traffic during the construction season can delay contractors, too. When this happens contractors will often work overtime to get back on schedule. Again, the Village does not pay for this time – we only pay for items that are installed. These contracts also include penalties if the contractor does not finish work according to established schedules.

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My street is being repaired. Why do I not see any activity for several days after a rainfall?

The contractor cannot construct new asphalt on wet surfaces. Therefore, it is sometimes necessary to allow underlying areas to dry after a rainfall. This process can take up to several days of warm, dry weather for all the water to evaporate, and may postpone scheduled construction activities. Some streets may be more affected by rainfall than others, and some may need special attention (i.e. pumping, drying, cleaning, etc.). Basically, rainfall is the contractor's worse nightmare due to the lost time that can result from it.

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My street is being repaired. Why do I not see activity on my street for several days during good weather?

We repair between 40 to 60 street segments per year. Our contractors work from April to mid-November. While you may not see any activity on your street, the contractor is usually working on some other street within the Village.

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My street is being repaired. Why are the manhole covers "sticking up" higher than the road surface? Isn't that dangerous?

Asphalt on local streets is typically replaced in a two-step process. The first layer, called the binder course, is installed first. After that, the manhole covers are set about 1.5 inches above the binder course to match the elevation of the final layer of asphalt, called the surface course. The manhole covers are about 2-feet in diameter. Until the surface course is installed, vehicles should be able to clear and straddle these structures. Also, the maximum speed on local Village streets is 25 miles per hour. At this speed, it should be easy to avoid hitting these covers with your tires.

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What is the difference between driveways and driveway aprons?

These terms are sometimes used interchangeably. The driveway is the full paved surface that extends from the street to a resident's garage or parking area. The driveway apron is the portion of the driveway within the public right-of-way that typically extends from the curb or edge of roadway to the sidewalk or property line.

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My driveway apron is in bad shape. Will the Village replace it?

The driveway apron is considered a private amenity so is not improved by the Village as part of the Street Resurfacing Program. However, if the driveway apron is impacted due to improvements to adjoining curb and gutter or sidewalk, repair work to the existing apron may be required. In this case, the Village will only replace the portion of the driveway apron that was affected by construction activities. Improvement to the balance of the driveway apron may be possible although residents are responsible for this cost. Please contact the Public Works Department at 847.870.5640 to schedule an appointment for an estimate.

Driveway aprons not impacted by construction activities may also be removed and replaced in conjunction with the Street Resurfacing Program, however residents are responsible for the entire cost. Please contact the Public Works Department at 847.870.5640 to schedule an appointment for an estimate.

Driveway replacement on private property (i.e. from the sidewalk to the garage), cannot be performed through the Street Resurfacing Program. Residents must contract this work directly with a contractor and obtain a permit from the Village Building Department. Please contact the Building Department at 847.818.5328 for more information.

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The Village is replacing a portion of my driveway apron. Can I get the rest of my apron replaced?

Improvement to the balance of the driveway apron may be possible although residents are responsible for this cost. Please contact the Public Works Department at 847.870.5640 to schedule an appointment for an estimate.

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My entire driveway apron is being replaced by the Village. Can I have my apron widened?

In general, driveway aprons requiring complete replacement will be replaced in kind, it will be installed to match its original size and type (asphalt or concrete). If you want to widen your driveway apron (i.e. from the curb to the sidewalk) beyond the original limits, the Village can perform this work through the Street Resurfacing Program, but the widened portion must meet Village code and be paid for by the resident. Please contact the Public Works Department at 847.870.5640 to schedule an appointment for a review and estimate.

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I want to redo my driveway, when should it be done? Can the Contractor do this work?

Please contact the Public Works Department at 847.870.5640 to discuss your specific situation. It is generally recommended that driveways be redone after the completion of improvements associated with the Street Resurfacing Program. Curb and gutter and/or sidewalk improvements could affect a newly constructed driveway requiring re-work. The Village can perform the replacement of a resident's concrete or asphalt driveway apron (i.e. from the curb to the sidewalk) but cannot replace a resident's driveway on private property (i.e. from the sidewalk to the garage).

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How does the Village decide what curb or sidewalk will be replaced?

The Street Resurfacing Program includes the removal and replacement of damaged and deteriorated curb and sidewalk. The main reasons for curb replacement include:

1. The curb has sunken or heaved to the point where storm water flow is obstructed resulting in ponding along the curb line.
2. The curb has deteriorated to the point where it is no longer structurally sound, indicated by the presence of large cracks in the curb.
3. Hairline cracks in the curb may not warrant removal and replacement if no differential settlement is observed, the curb is otherwise structurally sound, and positive roadway drainage is maintained.

The main reasons for sidewalk replacement include:

1. The sidewalk shows excessive wear or has deteriorated to the point where it is no longer structurally sound.
2. The sidewalk has been previously ground down to eliminate a tripping hazard.
3. The cross slope of the sidewalk exceeds ADA criteria.
4. There is a tripping hazard between squares with a vertical change greater than ¼ inch without a beveled edge.
5. The sidewalk has heaved due to tree roots and is back pitched with water draining away from the roadway.
6. The sidewalk has settled and is holding water causing ponding in warmer temperatures and increasing the potential for ice to form in the winter due to lack of drainage.

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The Village is replacing sidewalk squares on my street. How can I get more squares replaced?

The Village will mark and document squares within the project limits that must be replaced. Additional unmarked squares can be replaced under a shared-cost option. Please contact the Public Works Department at 847.870.5640 to schedule an appointment for an estimate. Please do not submit the Village Shared-Cost Sidewalk Program form; that form is for sidewalk outside of the Street Resurfacing Program.

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What is tack coat, what is its purpose, and am I able to drive on it?

Tack coat is used in the process of resurfacing asphalt pavement. It is a special type of asphalt layer sprayed between pavement layers to bond the layers together. The Village of Mount Prospect uses trackless tack coat due to its ability to dry quickly and resist pickup. You can drive on a pavement surface that has been sprayed with tack coat about 15 to 30 minutes after it has been laid.

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When can I drive on new asphalt pavement?

Asphalt pavement can be driven on immediately after rollers have completed their work. It is advised to keep large, heavy loads off new asphalt pavement to allow the asphalt proper time to cool and stiffen.

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Why did the Village only put an asphalt patch on my driveway apron instead of replacing it all?

Removal and replacement of defective curb and sidewalk adjacent to asphalt driveways is difficult to complete without disturbing the existing asphalt driveway pavement. Asphalt patches are provided to correct localized damages and restore access and driveway continuity. In general, full apron replacement is only provided when resurfacing activities cause extensive damage that affects more than 50% of a resident's HMA driveway apron.

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The contractor has finished (or is about to finish) the landscape restoration on my street. Why did they fill in the areas of my lawn that were disturbed by construction with only dirt?

Grassed areas disturbed by construction activities as part of the Street Resurfacing Program are restored with topsoil (black dirt) and seed. Initially, these areas may appear to be only dirt until the new grass begins to germinate. For successful growth, the seeded areas grow in well when receiving regular watering and adequate time to establish strong roots prior to the first mowing. With proper care, the grass will eventually fill in and blend with the surrounding lawn.

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New grass seeding has been placed in my parkway. Should I water it?

Residents are not obligated to water new grass seeds. However, watering will help promote grass root growth and ensure that proper vegetative cover is established. Watering is especially critical during the hot weather months of the summer in June, July, and August.

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The Village replaced my driveway apron. Are there any steps I should take to ensure it remains in good condition?

Yes, proper maintenance during the first few years will help extend the life of your driveway apron.

For **concrete aprons**, avoid using de-icing salts and chemicals during the first winter, as they can damage the surface while the concrete fully cures. Keep the apron clear of standing water and promptly clean up oil or chemical spills to prevent staining or surface deterioration. Sealing your concrete driveway, after about 6 months to a year, is one of the best ways to protect the concrete. A high-quality concrete sealer forms a protective barrier against moisture, stains, and chemicals, preventing cracks and surface wear.

For **asphalt aprons**, periodic sealing is recommended after the asphalt has fully cured, typically within one to two years. Sealing helps protect the surface from water penetration, oxidation, and weather-related wear. Avoid parking heavy vehicles in the same location for extended periods of time (especially during summer as asphalt is malleable and can deform at high temperatures) and clean up spills promptly.

For both materials, avoid placing heavy equipment, dumpsters, or sharp objects on the apron, and monitor the surface for cracks or settling so minor issues can be addressed early.

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