

# City of Aurora



## Public Works | Engineering

44 East Downer Place | Aurora, IL 60507

Phone: (630) 256-3200 | Fax: (630) 256-3229 | Web: [www.aurora-il.org](http://www.aurora-il.org)

December 4, 2024

R24-0931

To: Brian Witkowski P.E. CFM  
New Development Coordinator

BW

From: Cassandra Armin  
Civil Eng. I

CA

Re: Acceptance of Public Improvements  
Deerbrook Place – Canyon Creek Ct  
Proj. No. 21.172

Developer:  
Phelan Development, LLC  
Jess Knigge  
FAX: N/A

Engineer:  
Pinnacle Engineering Group  
Brian Johnson, P.E.  
FAX: N/A

In accordance with Section 43-55(a)(3) of the Municipal Code, the Developer of the Project posted a security to ensure completion of the proposed public improvements. As required by Section 43-103(c) of the Municipal Code, the Engineering Division has reviewed, approved and filed as-built plans of the constructed public improvements and has completed a final site inspection of those improvements. Based on this review and site inspection, I recommend City Council acceptance of the public improvements, as well as:

- A reduction in the Developer's security down to not less than 20% of the original security value, which is the value associated with the required one year maintenance period.

Please start procedures for acceptance of the public improvements for the above referenced project. The following is the amount for the

ORIGINAL SUBDIVISION BOND AMOUNT: \$ 971,997.57

20% MAINTENANCE SECURITY AMOUNT: \$ 194,399.51

If you have any questions, let me know.