



# City of Aurora

Department of Public Works • 44 East Downer Place • Aurora, Illinois 60507-2067  
Engineering Division • Office 630-256-3200 • Fax 630-256-3229

**Kenneth Schroth, P.E.**  
Director of Public Works  
City Engineer

July 13, 2020

To: Mark Phipps P.E. CFM *MP*  
New Development Coordinator

From: Dan Goewey *DG*  
Civil Eng. I

Re: Acceptance of Public Improvements  
Orchard Road Industrial  
Proj. No. 18.167

Developer:  
PDC Chicago IPIV, LLC  
John Pagliari  
FAX: N/A

Engineer:  
Spaceco, Inc.  
Daniel Stevens  
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 AMOUNT: \$2,054,800.00

20% MAINTENANCE SECURITY AMOUNT: \$410,960.00

If you have any questions, let me know.