

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

July 16, 2025

R25-0583

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

BW

From: Cassandra Armin
Civil Eng. I

CA

Re: Security Reduction No. 1
Fourteen Forty Nine Senior Estates Subdivision — 1449 Jericho Circle
Proj. No. 22.230

Developer:
Northern Lights Development
Corporation
Richard Murphy
FAX: N/A

Engineer:
CEMCON, LTD.
Chris Lindley
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. Subsection “d” allows City Council to reduce this security as work progresses’ in the development. The Developer has requested such a reduction in the security and has provided a certified estimate of costs that has been reviewed and confirmed by the COA Engineering Department and site inspection. Therefore, I recommend that Reduction No. 1 for this security be approved by City Council.

Please start procedures for Subdivision Bond Reduction No. 1 for the above referenced project. The certified cost estimate is on file with the COA Engineering Department and is available upon request.

The following is the amount of the new, reduced, Subdivision Bond.

ORIGINAL SUBDIVISION BOND AMOUNT: \$ 2,196,562.50

REDUCED SECURITY AMOUNT: \$ 439,312.50

If you have any questions, let me know.