

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

June 16, 2026

R26-0382

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

From: Cassandra Armin **CA**
Civil Eng. I

Re: Acceptance of Public Improvements
Fox Valley Mall- Phase 2 Residential — 195 Fox Valley Center Dr.
Proj. No. 22.227

Developer:	Engineer:
Fox Valley Venture Partners, II LLC	Kimley-Horn and Associates
Adiran Rivera	Kayla O'Sullivan, P.E.
FAX: N/A	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: \$ 995,222.53

20% MAINTENANCE SECURITY AMOUNT: \$ 199,044.51

If you have any questions, let me know.