

# 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)

August 5, 2024

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

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

Re: Acceptance of Public Improvements  
Proposed Improvements for Fox Valley Mall Redevelopment -Residential –  
4374 Fox Center Dr.  
Proj. No. 20.218

Developer:  
Fox Valley Venture Partners LLC  
Jon Meshel  
FAX: N/A

Engineer:  
Kimley-Horn and Associates  
Kayla O'Sullivan  
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 projects. The following is the amount for the

ORIGINAL SUBDIVISION BOND AMOUNT: \$ 847,339.35

20% MAINTENANCE SECURITY AMOUNT: \$ 169,467.87

If you have any questions, let me know.

R24-0477