



# 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

November 5, 2020

LS# 20-0730

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

From: Dan Goewey **DG**  
Civil Eng. I

Re: Acceptance of Public Improvements  
Mitchell Rd. Industrial Park – Pizzuti Property  
Proj. No. 18.180

Developer:  
The Pizzuti Companies  
John Kenney  
FAX: N/A

Engineer:  
Watermark Engineering  
Bill Perry, P.E.  
FAX: N/A

In accordance with Section 43-55(a)(3) of the Municipal Code, the Developer of the project, posted securities to ensure completion of the proposed public improvements for Lot 1; Lots 2 & 3; and Lot 4. 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 securities down to not less than 20% of the original securities 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

**PREVIOUSLY REDUCED SUBDIVISION BOND AMOUNTS**  
Lot 1 -\$177,548.00; Lots 2 & 3 - \$26,037.00; Lot 4 -\$593,430.00

**20% TOTAL MAINTENANCE SECURITY AMOUNT: \$448,620.00**  
(Lot 1 - \$160,082.00; Lots 2 & 3 - \$16,974.00; Lot 4 - \$271,564.00)

If you have any questions, let me know.