



# City of Aurora

44 E. Downer Place  
Aurora, IL 60505  
[www.aurora.il.us](http://www.aurora.il.us)

## Legislation Text

---

**File #:** 23-0875, **Version:** 1

---

**TO:** Mayor Richard C. Irvin

**FROM:** Jason Bauer, P.E. - Assist. Dir. Of Public Works - Assist. City Engineer

**DATE:** November 14, 2023

**SUBJECT:**

A Resolution to accept the public improvements and maintenance security for the completed Gramercy Square Unit 3, 2018.038, Gramercy Ave and South Commons Dr. in Aurora, Illinois Ward 8

**PURPOSE:**

To accept the public improvements installed by the Developer of this project and to approve the establishment of the required, one year, 20% maintenance security for these improvements.

**BACKGROUND:**

This is a subdivision development that constructed single family homes and townhomes in Aurora which included public improvements. In accordance with Section 43-55(a)(3) of Aurora's Municipal Code, the Developer of the Project posted a security to ensure completion of these proposed public improvements including, streets, water, storm, sanitary and electrical for the site.

**DISCUSSION:**

This development has now completed all installations, inspections and submissions that make it eligible to be recommended by the Engineering Division for final acceptance of these improvements and for the Developer to establish the required one year maintenance security. As required by Section 43-103(c) of the Municipal Code, the Engineering Division has reviewed, approved and filed as-constructed record plans of the development which depict these public improvements and has completed and approved a final site inspection of said improvements via our onsite consultant. Based on our review and approved site inspection, it is recommended by the Engineering Division, that City Council accept the public improvements, as well as; require as a condition of this acceptance that the developer submit the required one year maintenance security at a value of 20% of the original developments security.

**IMPACT STATEMENT:**

This action adds or replaces public infrastructure - utilities to various divisions for maintenance, including the Division of Water and Sewer Maintenance; the Water Production Division; the Street Maintenance Division; the Electrical Division; all of which have been apprised of these new or replaced utilities.

**RECOMMENDATIONS:**

Approve the acceptance of improvements and maintenance security for Gramercy Square Unit 3



**CITY OF AURORA, ILLINOIS**

RESOLUTION NO. \_\_\_\_\_

DATE OF PASSAGE \_\_\_\_\_

A Resolution accepting the improvements and maintenance security for Gramercy Square Unit 3, Gramercy Ave and South Commons Dr.

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, M/I Homes of Chicago, LLC has completed the public improvements for said project; and

WHEREAS, these said improvements have been inspected during construction by the Engineering Division, or their authorized representative, and were found to be in substantial conformance with the approved plans; and

WHEREAS, the City Engineer has recommended acceptance of the improvements upon posting of the required Maintenance Security in the amount of \$ 192,554.60

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Aurora, Illinois, as follows: that the acceptance of these public improvements be approved upon the receipt of the required maintenance security in the amount of \$ 192,554.60