



## Legislation Text

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File #: 23-0707, Version: 1

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**TO:** Mayor Richard C. Irvin

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

**DATE:** September 12, 2023

**SUBJECT:**

A Resolution to accept the public improvements and maintenance security for the completed Sullivan Road Industrial, 2021.284, 2200 W Sullivan Rd in Aurora, Illinois Ward 5

**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 commercial development that constructed a warehouse 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, roadway improvements, light pole relocation, sidewalk, storm sewer systems and water main systems 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:**

I recommend the acceptance of the improvements and maintenance security for Sullivan Road

Industrial. I



CITY OF AURORA, ILLINOIS

RESOLUTION NO. \_\_\_\_\_  
DATE OF PASSAGE \_\_\_\_\_

A Resolution accepting the improvements and maintenance security for Sullivan Road Industrial, 2200 W. Sullivan Rd.

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, Panattoni Development Company 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 \$ 345,795.00

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 \$ 345,795.00