



Legislation Text

File #: 24-0457, Version: 1

TO: Mayor Richard C. Irvin

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

DATE: June 25, 2024

SUBJECT:

A Resolution for reduction No. 01 for Chelsea Manor, 2021.345, Schmidgall Blvd. in Aurora, Illinois Ward 8.

PURPOSE:

To approve reduction No. 01 for Chelsea Manor.

BACKGROUND:

Pursuant to Section 43-55(a)(3)(d) of Aurora's Municipal Code, the Developer of the Project posted a security to ensure completion of these proposed public improvements including, water main system, sanitary system, storm sewer system, street lights, sidewalk, bike path, drive approaches and roadways and is now seeking council approval for reduction per subsection (d).

DISCUSSION:

This development has completed some portion and inspections of these required public improvements and is requesting a reduction to the original Subdivision Bond, in conformance with said subsection (d). The completed values of these improvements have been certified and submitted by the developer's Engineer. These values have been verified by COA engineering and our consultants as correct and are eligible to be recommended for this reduction.

IMPACT STATEMENT:

This action has no current impact to existing or new public infrastructure as it relates to various divisions for maintenance, including the Division of Water and Sewer Maintenance; the Water production Division; the Street Maintenance Division; the Electrical Division.

RECOMMENDATIONS:

Approve the request for reduction No.01 for Chelsea Manor.



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution approving reduction No. 01 for Chelsea Manor, Schmidgall Blvd.

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 certain 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 completed values of these improvements have been certified and submitted by the developer's Engineer and have been verified by City of Aurora Engineering staff and our consultants as correct and therefore eligible to be recommended for this reduction; and:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Aurora, Illinois, as follows: that reduction No. 01 for Chelsea Manor be accepted and approved to a new reduced value of \$ 1,768,276.00.