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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** RESOLUTION: AUTHORIZING RELEASE OF PUBLIC IMPROVEMENT  
GUARANTEES FOR PIRHL SENIOR APARTMENT BUILDING  
**AGENDA:** OCTOBER 3, 2017 VILLAGE BOARD MEETING  
**DATE:** SEPTEMBER 29, 2017

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**ISSUE**

Shall the Village Board authorize reduction of the public improvement guarantees being held for PIRHL's senior apartment building.

**DISCUSSION**

The Village demanded and received security from PIRHL for the mass grading and stormwater management facilities on the site, as well as public improvements constructed to serve the senior apartment building on Galena Boulevard.

Village staff and EEI have reviewed the constructed public improvements and determined they are complete and in accordance with the approved plans and recommend (1) releasing the mass grading guarantee in its entirety (\$158,880.00), and (2) releasing the public improvement guarantee in its entirety (\$223,664.09), subject to satisfaction of the following items:

- Replacement of cracked sidewalk identified on Village Engineer's report
- Replacement of dead parkway tree identified on Village Engineer's report
- Repair of the "Grasspave" fire lane identified on Village Engineer's report
- Receipt of waivers of lien from all contractors and suppliers associated with the work and materials covered by the guarantee.

**ATTACHMENTS**

- EEI recommendation
- Resolution Authorizing the Release of Public Improvement Guarantees (PIRHL Senior Apartment Building), subject to certain conditions

**RECOMMENDATION**

That the Village Board accept the Village Engineer's recommendation and approve a Resolution Authorizing the Release of Public Improvement Guarantees (PIRHL Senior Apartment Building), subject to certain conditions.

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**Resolution # 2017-1003\_**

**RESOLUTION AUTHORIZING  
THE REDUCTION OF PUBLIC IMPROVEMENT GUARANTEES  
(PIRHL SENIOR APARTMENT BUILDING)**

**WHEREAS**, PIRHL provided surety to ensure the completion of the public improvements associated with the subdivision and development of their senior apartment building located at 119 W. Galena Boulevard; and

**WHEREAS**, PIRHL has requested a reduction of the surety in conjunction with the acceptance of the public improvements; and

**WHEREAS**, the required public improvements have been completed to the satisfaction of the Village Engineer; and

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board as follows: (1) that the Village of Sugar Grove hereby releases surety bond No. 45BCSGU8856 in its entirety (\$158,880.00); and, (2) that the Village of Sugar Grove hereby releases surety bond No. 45BCSGW5771 in its entirety (\$223,664.09) subject to satisfaction of the following for PIRHL’s senior apartment building located 119 W. Galena Boulevard:

1. Replacement of cracked sidewalk identified on Village Engineer’s report
2. Replacement of dead parkway tree identified on Village Engineer’s report
3. Repair of the “Grasspave” fire lane identified on Village Engineer’s report
4. Receipt of waivers of lien from all contractors and suppliers associated with the work and materials covered by surety bond No. 45BCSGW5771.

Passed by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, at a regular meeting thereof held on the 3rd day of October, 2017.

\_\_\_\_\_  
P. Sean Michels, President  
Village of Sugar Grove

ATTEST: \_\_\_\_\_  
Cynthia Galbreath, Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Sean Herron	_____	_____	_____	_____
Trustee Mari Johnson	_____	_____	_____	_____
Trustee Ted Koch	_____	_____	_____	_____
Trustee Rick Montalto	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____



September 28, 2017

Mr. Walter Magdziarz  
Community Development Director  
Village of Sugar Grove  
601 Heartland Drive  
Sugar Grove, IL 60554

**Re: Senior Living Center – Surety Reduction Recommendation  
Sugar Grove, Illinois  
Surety Reduction Recommendation**

Dear Mr. Magdziarz:

We have received a request for the reduction of the following attached bonds:

1. **Surety bond # 45BCSGU8856 in the amount of \$158,880.00 for the mass grading of the above referenced project.** This work is completed and the record drawings have been submitted and approved. There is no need to retain a maintenance bond for the mass grading and we would recommend release of this bond in the full amount of \$158,880.00 subject to receipt of final waivers of lien from all engineers, surveyors, major contractors and material suppliers associated with this work.
2. **Surety bond #45BCSGW5771 in the amount of \$223,664.09 for the additional public improvements for the above referenced project.** This work is completed and the record drawings have been submitted and approved. There is no need to retain a maintenance bond for the mass grading and we would recommend release of this bond in the full amount of \$223,664.09 subject to the following:
  - a. Receipt of final waivers of lien from all engineers, surveyors, major contractors and material suppliers associated with this work;
  - b. Replacement of a few areas of sidewalk that is cracked (per the attached exhibit);
  - c. Repair of areas of the "Grasspave" fire lane (plastic pavers are popping up out of the ground);
  - d. Replacement of parkway tree.

If you have any questions or require additional information, please call our office.

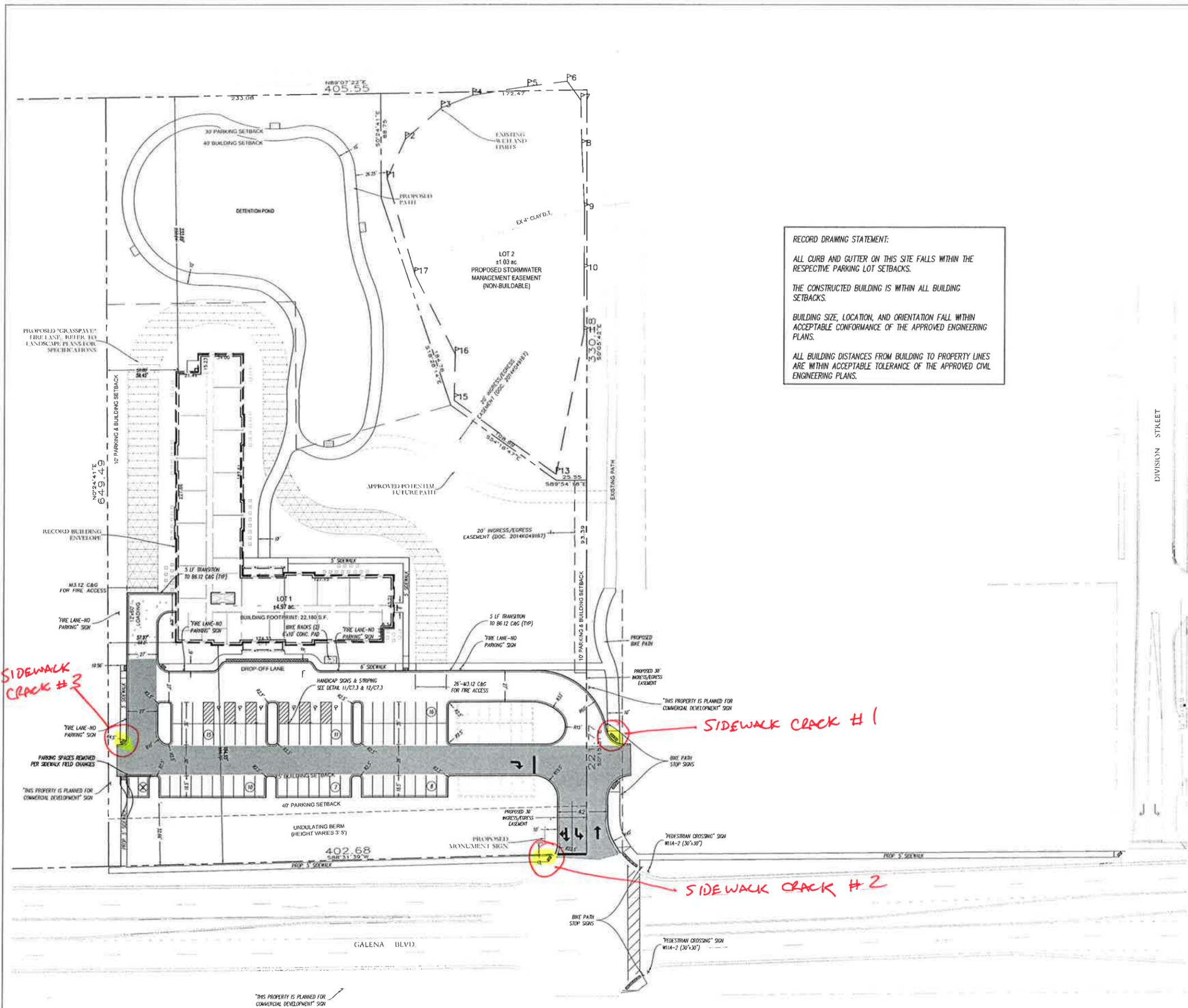
Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in blue ink that reads "Michele L. Piotrowski".

Michele L. Piotrowski, P.E., LEED AP  
Senior Project Manager

pc: Mr. Brent Eichelberger, Village Administrator  
Mr. Anthony Speciale, Director of Public Works  
File - EEI



**RECORD DRAWING STATEMENT:**

ALL CURB AND GUTTER ON THIS SITE FALLS WITHIN THE RESPECTIVE PARKING LOT SETBACKS.

THE CONSTRUCTED BUILDING IS WITHIN ALL BUILDING SETBACKS.

BUILDING SIZE, LOCATION, AND ORIENTATION FALL WITHIN ACCEPTABLE CONFORMANCE OF THE APPROVED ENGINEERING PLANS.

ALL BUILDING DISTANCES FROM BUILDING TO PROPERTY LINES ARE WITHIN ACCEPTABLE TOLERANCE OF THE APPROVED CIVIL ENGINEERING PLANS.

**SITE ANALYSIS**

SITE	
TOTAL DEVELOPMENT SITE AREA:	261,463 SF ±6.00 ACRES
LOT 1	216,496 SF ±4.97 ACRES
LOT 2	44,967 SF ±1.03 ACRES

BUILDING	
SENIOR LIVING - 60 UNITS	22,180 SF BLDG. COVERAGE - 10.24%

PARKING	
REQUIRED PARKING (60 ROOMS)	90 SPACES 1.50 SPACES PER UNIT
SENIOR LIVING	67 - 69 SPACES 1.15 SPACES PER UNIT
LANDBANK PARKING	21 SPACES
H.C. SPACES (W/ AISLE) REQUIRED:	4 (18' WIDE X 18' DEPTH)
H.C. SPACES PROVIDED:	6 (18' WIDE X 18' DEPTH)
TYPICAL PARKING STALL REQUIRED:	9' WIDE X 18' DEPTH
PROPOSED PWMT/SIDEWALK AREA	59,916 SF PWMT. COVERAGE - 27.68%

LANDSCAPE	
PROPOSED PERVIOUS AREA	140,263 SF PERVIOUS COVERAGE - 64.79%

SITE REGULATIONS	
FRONT YARD BLDG:	75'
SIDE YARD BLDG:	10'
REAR YARD BLDG:	40'
FRONT YARD PARKING:	45'
SIDE YARD PARKING:	10'
REAR YARD PARKING:	30'

HEAVY DUTY HBT, PAVEMENT	
P.C.C. PAVEMENT	

**NOTES**

- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE STATED ON PLANS.
- CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
- SEE DETAIL FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
- CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.W. IN ACCORDANCE W/ ILLINOIS D.O.T. REQUIREMENTS.
- ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVES OR ROADWAYS.
- CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
- ALL CURB AND GUTTER SHALL BE 66:12 UNLESS OTHERWISE NOTED ON PLANS.
- ALL DOWNSPOUTS LOCATED NEAR SIDEWALKS SHALL TIE INTO THE PROPOSED STORM SEWER SYSTEM.

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
6	5/12/14	PER VILLAGE COMMENTS	12	12/16/15	RECORD COMMENTS FROM VILLAGE
4	7/10/14	BID SET	10	11/06/14	CONSTRUCTION SET
3	5/28/14	PER VILLAGE COMMENTS	8	10/20/14	PER VILLAGE COMMENTS
2	5/12/14	PER VILLAGE COMMENTS			
1	4/30/14	PER VILLAGE COMMENTS			

**RECORD SITE PLAN**

**SENIOR LIVING CENTER**  
GALENA BLVD.  
SUGAR GROVE, ILLINOIS

**Craig R. Knoche & Associates** • Civil Engineers  
Civil Engineers, P.C. • Land Planners

24 N. Bennett Street • Geneva, IL 60134 • Phone (815) 845-1270 • Fax (815) 845-1275

DATE: 1/22/14  
FILE: 13-007 BASE  
JOB NO: 13-007  
SHEET NO: C1.1



SUGAR GROVE, IL  
SENIOR LIVING CENTER

