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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: RELEASING PUBLIC IMPROVEMENT GUARANTEE FOR DUNKIN DONUTS SUBDIVISION  
**AGENDA:** JANUARY 9, 2017 VILLAGE BOARD MEETING  
**DATE:** JANUARY 4, 2018

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**ISSUE**

Shall the Village Board release a public improvement guarantee for the completion of certain public improvements in the Dunkin Donuts Subdivision.

**DISCUSSION**

On November 7, 2017 the Village Board declared the subdivider in default on his obligations associated with the public improvements associated with the Dunkin Donuts Subdivision. Since that meeting, the subdivider, Hari Development Sugar Grove, LLC, met with Village staff to establish a schedule for completing the punch list items. Hari expects to remove the construction debris as soon as temperatures permit, and complete the remaining items in late spring when landscape restoration can occur.

Village staff also obtained from Hari Development a cash escrow in the amount of \$25,000 to function as the required warranty security and security for the completion of the punch list items in the Village Engineer's September 13, 2017 correspondence. Since it is normal practice to release the original security upon receipt of the warranty guarantee Village staff is recommending release of the original letter of credit from Standard Bank & Trust Company in the amount of \$244,834.00. The warranty period is one year following release of the original guarantee.

**ATTACHMENTS**

- Resolution Authorizing Release of the Public Improvement Guarantee
- Village Engineer's September 13, 2017 correspondence

**COSTS**

There is no cost associated with the requested action.

**RECOMMENDATION**

That the Village Board approve a Resolution Authorizing Release of the Public Improvement Guarantee for Dunkin Donuts Subdivision.



**RESOLUTION 2018-0109B**

**RELEASE OF PUBLIC IMPROVEMENT GUARANTEE  
DUNKIN DONUTS SUBDIVISION**

**WHEREAS**, Hari Development Sugar Grove, LLC, provided a public improvement guarantee in the form of an irrevocable letter of credit from Standard Bank & Trust Company (document number 12441) in the amount of \$244,834 for the completion of certain public improvements in Dunkin Donuts Subdivision; and

**WHEREAS**, all of the required public improvements have been constructed in accordance with the plans and specifications, as revised, and heretofore approved by the Village of Sugar Grove; and

**WHEREAS**, the public improvements have been inspected by the Village Engineer and with the exception of various punch list items in a letter dated September 13, 2017 are found to be satisfactory; and

**WHEREAS**, Hari Development Sugar Grove, LLC has provided the Village with a cash escrow to guarantee completion of said punch list items as well as warranty the public improvements in Dunkin Donuts Subdivision heretofore provided.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Sugar Grove hereby releases irrevocable letter of credit from Standard Bank & Trust Company (document number 12441) in the amount of \$244,834 for the completion of certain public improvements in Dunkin Donuts Subdivision.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 9th day of January 2018.

\_\_\_\_\_  
P. Sean Michels  
President of the Board of Trustees

ATTEST: \_\_\_\_\_  
Cynthia L. Galbreath  
Village Clerk

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Trustee Sean Herron	___	___	___	___
Trustee Mari Johnson	___	___	___	___
Trustee Ted Koch	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee David Paluch	___	___	___	___
Trustee Rick Montalto	___	___	___	___

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September 13, 2017

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

**Re: Dunkin Donuts Lot 1**

Dear Mr. Magdziarz:

Mike Schweisthal from Engineering Enterprises, Inc. performed an on-site punch list inspection of the public improvements on August 8, 2017 for the above referenced project. A summary of the punch list items is listed below:

1. There are several storm sewer curb structures that require the fillets to be mortared.
2. The rip rap at FES 1 shall be installed.
3. The lid for CB 2 shall be replaced with a Village of Sugar Grove Storm Sewer Lid.
4. The debris in SAN MH 3 shall be removed.
5. The clean out for the grease trap appears to be buried. It shall be raised to grade.
6. The silt fence shall be removed.
7. There are two areas on the east and west sides of the entrance behind the curb that shall be backfilled.
8. Mandrel testing on the sanitary sewer shall be performed. The contractor shall coordinate with Engineering Enterprises, Inc. a minimum of 48 hours in advance of the work so that they may witness it.

Mr. Walter Magdziarz  
September 13, 2017  
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The Village shall be contacted a minimum of 48 hours prior to any of the repairs being completed. If you have any questions or require additional information please call our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



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

MLP/mws

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