
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RESOLUTION: AUTHORIZING RELEASE OF PUBLIC IMPROVEMENT GUARANTEE (CHELSEA SENIOR COMMONS)
AGENDA: SEPTEMBER 6, 2022 VILLAGE BOARD MEETING
DATE: AUGUST 31, 2022

ISSUE

Shall the Village Board authorize release of the public improvement guarantee being held for the public improvements related to the construction of the Chelsea Senior Commons apartment building at 55 Chelsea Avenue.

DISCUSSION

Bear Real Estate Group, the builder, is requesting release of the public improvement bond they provided the Village when the senior apartment building was constructed. The public improvement guarantee was reduced when the building was completed. This request will release the warranty period guarantee, effectively releasing the public improvement guarantee in its entirety.

Village staff and the Village Engineer are of the opinion the warranty period for the public improvements has been satisfied and the entire guarantee amount can be released.

The Village Code requires Village Board approval to release the entirety of a public improvement guarantee.

ATTACHMENTS

- Village Engineer recommendation
- Resolution Authorizing the Release of Public Improvement Guarantee (Chelsea Senior Commons)

RECOMMENDATION

That the Village Board approve a Resolution Authorizing the Release of Public Improvement Guarantee (Chelsea Senior Commons).



Engineering Enterprises, Inc.

August 31, 2022

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

**Re: Chelsea Commons – Surety Reduction Recommendation
Sugar Grove, Illinois**

Dear Mr. Magdziarz:

We have received the e-mail request for the reduction of the Maintenance Guarantee in the amount of \$30,047.14 for the warranty period for the public improvements at Chelsea Commons. All work is complete, and the record drawings have been submitted. Therefore, we recommend release of this bond in the full amount of \$30,047.14 to \$0.

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, PE, LEED AP
Senior Project Manager / Principal

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



Resolution 2022-0906C

**AUTHORIZING THE RELEASE OF PUBLIC IMPROVEMENT GUARANTEE
(CHELSEA SENIOR COMMONS)**

WHEREAS, Bear Real Estate Group provided surety in the amount of \$30,047.14 in the form of a completion bond from Hartford Fire Insurance Company (Bond No. 83BCSHW4582) to warranty required public improvements constructed in connection with the construction and improvement of Chelsea Senior Commons apartment building located at 55 Chelsea Avenue; and

WHEREAS, construction of the public improvements have been completed and the mandatory warranty period for said improvements has elapsed; and

WHEREAS, Bear Real Estate Group. has requested release of the surety in its entirety in conjunction with the acceptance of said public improvements and the satisfaction of the mandatory warranty period for said improvements; and

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

NOW, THEREFORE, BE IT RESOLVED the Village Board hereby releases the surety (\$30,047.14) provided by Bear Real Estate Group for the construction of certain public improvements associated with the Chelsea Senior Commons apartment building located at 55 Chelsea Avenue, and the required warranty period for said public improvements in its entirety.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 6th day of September 2022.

ATTEST:

Jennifer Konen,
President of the Board of Trustees

Alison Murphy,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee Ryan Walter	___	___	___	___
Trustee James White	___	___	___	___