



VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: RESOLUTION: AUTHORIZING RELEASE OF PUBLIC IMPROVEMENT
GUARANTEE (550 HEARTLAND)

AGENDA: AUGUST 19, 2025

DATE: JULY 10, 2025

ISSUE

Shall the Village Board authorize release of the public improvement guarantee being held for the construction of public improvements at 550 Heartland Drive.

DISCUSSION

Terramac, the business occupying 550 Heartland Drive is requesting release of the public improvement bond provided to the Village for the stormwater management facilities and other public improvements constructed on the property.

The release of the public improvement guarantee is a two-step process; first, the cost of the public improvements, second, the release of the maintenance guarantee following the eighteen month warranty period. The first step was not completed once the improvements were done and now the eighteen month warrant period has also been completed. A subsequent inspection detected no flaws in the improvements. Village staff and the Village Engineer are of the opinion the warrant 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 (550 Heartland)

RECOMMENDATION

That the Village Board approve a Resolution Authorizing the Release of Public Improvement Guarantee (550 Heartland).

VILLAGE PRESIDENT

Sue Stillwell

VILLAGE ADMINISTRATOR

Scott Koeppel

VILLAGE CLERK

Tracey R. Conti



VILLAGE TRUSTEES

Heidi Lendi

Matthew Bonnie

Sean Michels

Anthony Speciale

Nora London

Michael Roskopf

July 9, 2025

Ms. Danni Marion
Community Development Director
Village of Sugar Grove
601 Heartland Drive
Sugar Grove, IL 60554

RE: "TerraMac"
550 Heartland Drive
Acceptance & Bond Release – Storm Sewer

Ms. Marion,
I conducted a site review today with a representative from "TerraMac" to confirm the storm sewer in the new parking area is acceptable to the Village. The storm sewer is complete, satisfactory, and in general conformance with the Village ordinances and standards. Since these improvements have been completed for more than 12 months, I recommend that the surety covering the storm sewer be reduced by the Village to \$0 and returned to the developer.

If you have any questions, please contact me.

Sincerely,

Brian L. Schiber, P.E.
Village Engineer



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

RESOLUTION NO. 2025-0819CD1

**A RESOLUTION AUTHORIZING THE RELEASE OF PUBLIC IMPROVEMENT
GUARANTEE (550 HEARTLAND)**

WHEREAS, Western Diesel Services, Inc. provided surety in the amount of \$31,932.00 in the form of a surety bond to warranty required public improvements constructed in connection with the construction and improvement of stormwater management facilities and other public improvements on the premises located at 550 Heartland Drive.; and

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

WHEREAS, Western Diesel Services, Inc. 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 (\$31,932.00) provided by Western Diesel Services, Inc. for the construction of stormwater management facilities and other public improvements on the premises located at 550 Heartland Drive, and the required warranty period for said public improvements, in its entirety.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 19th , day of August 2025.

Sue Stillwell, Village President

Tracey R. Conti, Village Clerk

BOARD VOTE:

	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael Roskopf	_____	_____	_____	_____	_____