



**AGENDA ITEM # 9B**

**AGENDA ITEM EXECUTIVE SUMMARY**

**Village Board Meeting**

**April 12, 2021**

**Item Title: Sunset Estates Warranty Bond Release**

**Staff Contact: Caron Bricks, AICP, Village Planner**

**VILLAGE BOARD ACTION**

**Approve and authorize the release of the 2-year warranty bond for the Sunset Estates Subdivision in the amount of \$89,641.20.**

**Executive Summary:**

On March 25, 2019, the Village Board approved the release of the subdivision bond for Sunset Estates on Hale Lane. The Subdivision Ordinance requires the developer to post a bond for a warranty period, in this case 2 years, in order to ensure the quality of the public improvements. The Village is holding a \$89,641.20 performance bond.

As the 2-year warranty period has concluded with no further issues, the developer has released the request of this remaining amount. As detailed in the attached memo from Civil Engineer Jorge Jorda, Public Works is satisfied with the public improvements and recommends release of the bond.

**Implications:**

**Is this item budgeted? N/A**

**Any other implications to be considered? N/A**

**Attachments:**

Memo from Public Works

Letter from Developer



## MEMORANDUM

**To:** Caron Bricks, Planner / Brian Joanis, Management Analyst

**From:** Jorge Jorda, Civil Engineer

**Date:** 03-25-2021

**Re:** Sunset Estates Maintenance (Performance) Bond Release Request

**Status:** APPROVED

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The public improvements for the Sunset Estates Subdivision was completed in 2019 and staff completed the inspection in substantial compliance with the approved plans and specifications. On March 25, 2019, the Board approved the release portion of the construction bond and the holder has posted \$89,641.20 performance bond for the remaining warranty period (2-years).

Prior to the expiration of the performance bond, staff conducted an inspection of the public improvements and determined that the improvements are free of defects in construction. Staff recommend that the full amount of the warranty bond be release as requested in the attached letter.

VILLAGE SQUARE ROSELLE  
120 MONACO DR.  
ROSELLE IL 60172

March 4, 2021

Mr. Jorge Jorda  
Engineering Department  
Village of Roselle

Re: Sunset Estates Bond

Dear Jorge:

This letter is our request for the release of the Bond for Sunset Estates. All work has been completed.

Can you please process this request for the Village Board's approval.

Thank you very much

*Warren McElwain*