



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: *4g

Title: Recommendation to Approve and Execute an Acceptance Resolution for roadway improvements for Anthem Heights Subdivision

Presenter: Russell Colby

Meeting: Planning & Development Committee

Date: November 14, 2022

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary (if not budgeted please explain):

The Anthem Heights Subdivision, located with the Corporate Reserve of St. Charles PUD, north of Woodward Drive, is fully built out. All utilities were previously accepted by the City in 2017-2018. The roadway improvements are now complete.

Roadway improvements include Sidewalks, Curb and Gutter, Final Pavement Surface Course, and Parkway Trees, constructed by the developer/builder, Lennar (formerly Cal Atlantic Homes).

The roadway improvements have been inspected. Reinspection of recent parkway tree replacements is pending.

During inspections, staff noted that the slope of the Final Pavement Surface Course on the roadways was less than City standard for certain areas, which may inhibit effective drainage and lead to earlier failure of the road surface. The developer’s engineer provided an analysis and opinion that the roadways, as constructed, were adequate for drainage purposes.

To resolve the issue, staff and the roadway contractor have agreed to a 5-year extended warranty period and application of a pavement rejuvenation product (Reclamite) that will enhance the pavement durability. At the end of the 5-year period, staff will reinspect the condition and determine if any further maintenance or surface replacement is necessary.

The 5-year maintenance guarantee will be provided by the paving contractor, Orange Crush. The regular 1-year maintenance guarantee for the other improvements will be provided by the developer/builder, Lennar.

Approval is recommended contingent upon completion of any outstanding punchlist items prior to final City Council action.

Attachments (please list):

- Acceptance Resolution
- Bill of Sale
- Exhibit

Recommendation/Suggested Action (briefly explain):

Recommendation to Approve and Execute an Acceptance Resolution for roadway improvements for Anthem Heights Subdivision, contingent upon completion of the punchlist items prior to final City Council action.

(Roadway, Sidewalks, Parkway Trees)

**City of St. Charles
Kane and DuPage Counties**

ACCEPTANCE RESOLUTION

Subdivision Name: Anthem Heights

Whereas Lennar, the Developer of Anthem Heights, constructed Public Sidewalks, Curb and Gutter, Final Pavement Surface Course, and Parkway Trees in right-of-way as described in the attached exhibits in the aforesaid Subdivision; and

Whereas, the Developer has constructed Sidewalks, Curb and Gutter, Final Pavement Surface Course, and Parkway Trees in accord with the plans and specifications, heretofore approved by the City of St. Charles; and

Whereas, the constructed Sidewalks, Curb and Gutter, Final Pavement Surface Course, and Parkway Trees and appurtenances have been inspected by the Engineer for the sub divider and by a representative for the City of St. Charles and are found to be satisfactory;

Now, Therefore, Be It Resolved by the City Council of St. Charles, that said Council hereby approves and accepts the constructed including Sidewalks, Curb and Gutter, Final Pavement Surface Course, and Parkway Trees. It being understood that this acceptance and/or approval in no way relieves the Developer of his Surety of any obligation for maintenance for a period of one (1) year as provided for in said Contract for Sidewalks, Curb and Gutter, and Parkway Trees, and an extended period of five (5) years for Final Pavement Surface Course, per letter of agreement with the Pavement Contractor, Orange Crush LLC.

Passed by the City Council of the City of St. Charles, this ___ day of November, 2022, and APPROVED by the Mayor of said City of St. Charles, this ___ day of November, 2022.

MAYOR

ATTEST:

CITY CLERK

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that _____, _____, an Illinois _____ ("Seller"), in consideration of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant, sell, transfer and deliver unto the CITY OF ST. CHARLES, an Illinois municipal corporation in Kane County, Illinois, ("City") the following goods, chattels or other items of personal property, to wit:

ONE: Each and every part of Anthem Heights Subdivision- Public Sidewalks, Curb and Gutter, Final Pavement Surface Course, Parkway Trees, as fully described in a certain set of plans and specifications attached hereto and incorporated herein as Exhibit "A", as Final Engineering Plans for Anthem Heights Subdivision prepared by Mackie Engineering and dated April 5, 2017.

TWO: The object of this Bill of Sale is to grant, sell, transfer and deliver to the CITY, with the exceptions noted, the ownership in all items of personalty, which comprise Anthem Heights Subdivision- Public Sidewalks, Curb and Gutter, Final Pavement Surface Course, Parkway Trees by SELLER to date within the CITY.

SELLER does hereby covenant and warrant to the CITY that SELLER is the lawful owner of the aforescribed goods, chattels and personalty; that such items are free and clear from all encumbrances; that SELLER has the absolute right to sell the same as aforesaid; and that SELLER warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said SELLER.

IN WITNESS WHEREOF, SELLER has signed and sealed this Bill of Sale at _____, this _____ day of _____, 2022.

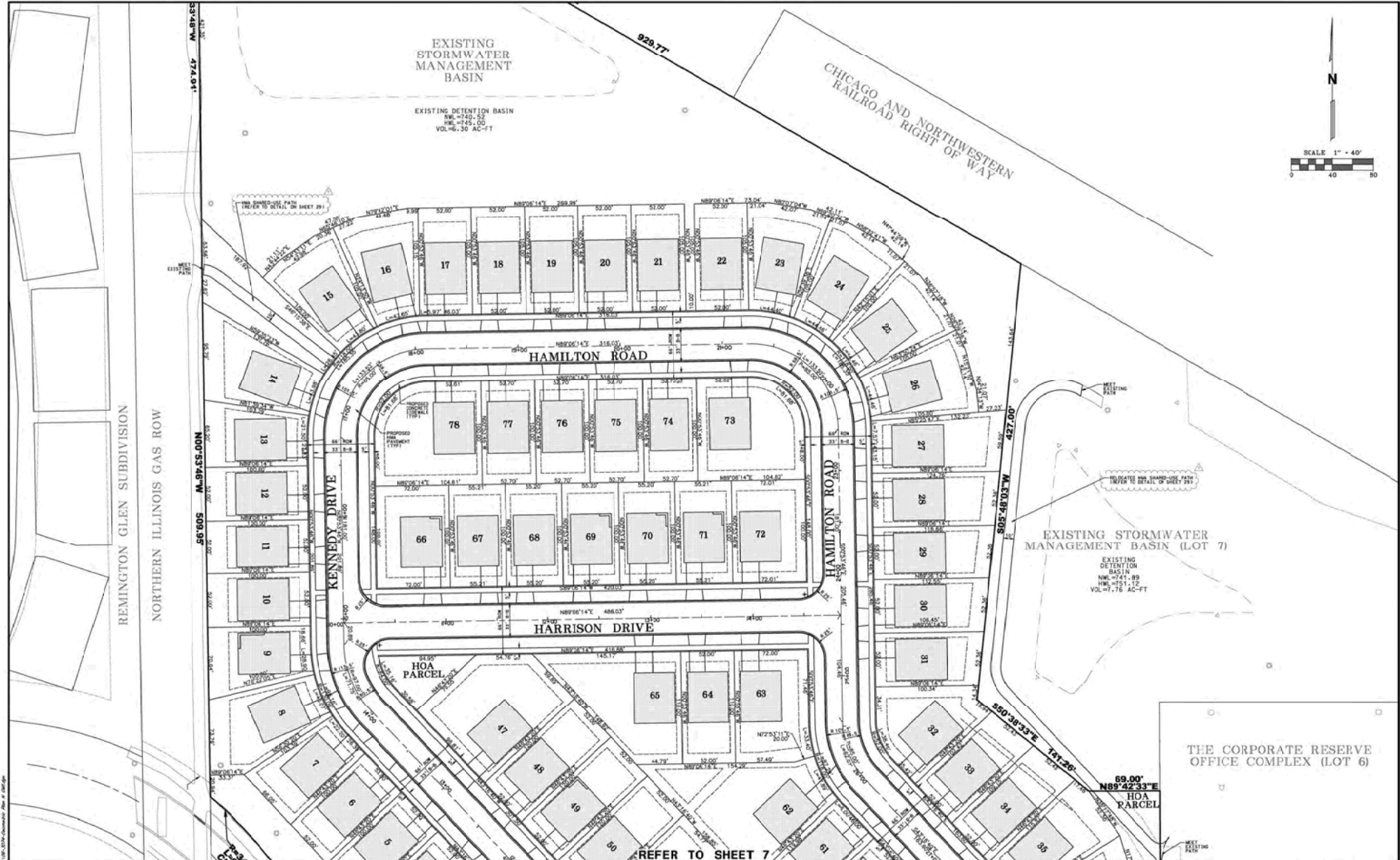
(SELLER)

_____, _____,
an Illinois _____

BY: _____

ITS:

ATTEST:



REMINGTON GLEN SUBDIVISION
NORTHERN ILLINOIS GAS ROW

EXISTING STORMWATER MANAGEMENT BASIN
EXISTING DETENTION BASIN
HWL=743.52
HWL=745.00
VOL=6.30 AC-FT

CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY

EXISTING STORMWATER MANAGEMENT BASIN (LOT 7)
EXISTING DETENTION BASIN
HWL=741.89
HWL=741.12
VOL=7.76 AC-FT

THE CORPORATE RESERVE OFFICE COMPLEX (LOT 6)

HOA PARCEL
69.00'
N89°42'33"E

REFER TO SHEET 7

Mackie Consultants, LLC
8575 W Higgins Road, Suite 500
Rosemont, IL 60018
(847)695-1400
www.mackieconsultants.com

CALATLANTIC HOMES
CalAtlantic Homes
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East Dundee, IL 60118
Phone: 224-293-3100 Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	RNN	BY	SCALE
02/04/17	REVISIONS PER PUBLIC WORKS DEPARTMENT COMMENT	RNN	AJM	1" = 40'
03/23/17	REVISIONS PER CITY COMMENT	RNN	AJM	1" = 40'
03/16/17	REVISIONS PER CITY COMMENT	RNN	AJM	1" = 40'

GEOMETRIC PLAN
ANTHEM HEIGHTS SUBDIVISION OF LOT 8
(FORMERLY CORPORATE RESERVE)
ST. CHARLES, ILLINOIS

SHEET
6 of 33
PROJECT NUMBER: 3074
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