

RESOLUTION NO. 22-R-78

**A RESOLUTION ACCEPTING CERTAIN PUBLIC IMPROVEMENTS AND AUTHORIZING
A SUBDIVISION BOND REDUCTION
(MEADOW SQUARE TOWNHOMES)**

WHEREAS, the City Council previously approved the Meadow Square Townhomes Planned Unit Development “Meadow Square Subdivision”; and

WHEREAS, the City Council’s approval required the owner/developer (presently M/I Homes of Chicago, LLC, “Developer”) to install water and sanitary sewer systems, and certain roadway improvements extending approximately 215 south from the south line of Kirchoff Road right-of-way as part of the Development, (hereinafter “Public Improvements”), and illustrated in Exhibit 1; and

WHEREAS, the developer has installed the Public Improvements; and

WHEREAS, the City is in receipt of a letter dated August 15, 2022, attached hereto as Exhibit 2, from Todd B. Gawronski, of M/I Homes of Chicago, requesting acceptance and conveyance of the Public Improvements; and

WHEREAS, the City has inspected and approves of the Public Improvements, and has received a Bill of Sale attached hereto as Exhibit 3 accepting the water and sanitary sewer systems and the right-of-way, including all improvements therein, identified in Exhibit 1; and

WHEREAS, Developer presently maintains Subdivision Bond No. SUR0060715 in the amount of \$1,078,388.70, and has requested the bond be reduced to, or a new bond be issued in an amount equal to \$457,188.74 (15%) of the original engineer’s estimate of \$3,047,924.93 for all public and private site work in the Meadow Square Subdivision. The City agrees that the bond may be reduced/replaced upon Developer’s satisfactory installation of final landscaping, to be approved in writing by the Director of Public Works,

and continue for a period of 12 months from the date thereof, pursuant to Section 92-230 of the City of Rolling Meadows, Illinois Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rolling Meadows, Illinois, as follows:

1. The City of Rolling Meadows hereby accepts the Meadow Square Townhomes Planned Unit Development Public Improvements identified in Exhibit 1, and accepts the receipt of the bill of sale for Public Improvements attached hereto as Exhibit 3.

2. The Director of Public Works is hereby authorized to approve either a reduction in Subdivision Bond No. SUR0060715 being held by the City, or a new replacement bond, in an amount equal to \$457,188.74 (15%) of the original engineer's estimate of \$3,047,924.93 for all public and private site work in the Meadow Square Subdivision, after final landscaping has been installed and approved in writing by the Director of Public Works, and provided the bond remains in effect for a period of 12 months after his approval.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 13th day of September, 2022.

AYES: O'Brien, Bisesi, Sanoica, McHale, Budmats

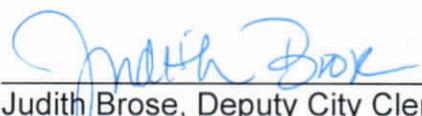
NAYS: 0

ABSENT: Vinezeano, Reyez



Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

UTILITY PLAN
MEADOW SQUARE

5.0



NO.	DESCRIPTION	DATE
1	MEADOW SQUARE UTILITY PLAN	11/15/11
2	REVISION	12/15/11
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394	REVISION	8/15/44



Chicago Division
400 E Diehl Road, Suite 230
Naperville, IL 60563
(630) 577.5200 OFFICE
(630) 577.5220 FAX

August 15, 2022

Sent Via E-Mail : CharltonJ@cityrm.org

City of Rolling Meadows
Assistant Director of Public Works
Jo Ellen Charlton
3600 Kirchoff Road
Rolling Meadows, IL 60008

Re: Conveyance of Meadows Square Subdivision to the City of Rolling Meadows

Ms. Charlton,

Please consider this letter as formal request by M/I Homes of Chicago, LLC, for the City of Rolling Meadows to Accept the conveyance and transfer of the Subdivision Improvements known as Meadow Square.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd B. Gawronski", with a long horizontal flourish extending to the right.

Todd B. Gawronski
Land Development Manager
M/I Homes of Chicago, LLC

Exhibit 3

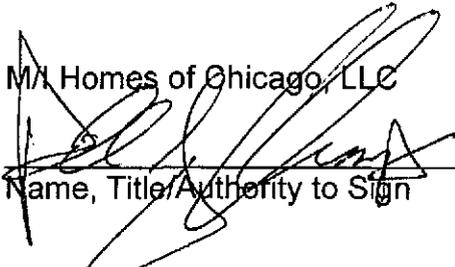
BILL OF SALE

M/I Homes of Chicago, LLC, as "Sellers", in consideration of Ten Dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged do hereby grant, sell, transfer and convey unto the City of Rolling Meadows, Illinois 60008 the following public improvements, all collectively identified as "Property":

1. The "Water lines to be accepted" identified in Exhibit 1; and
2. The Sanitary lines to be accepted" identified in Exhibit 1; and
3. Right-of-way to be accepted (including all improvements therein), identified in Exhibit 1.

Sellers warrant that they are the owners of the Property and have full right power and authority to execute this Bill of Sale, and convey the Property free and clear of all liens, charges and encumbrances. Sellers agrees to defend the City against any claims and demands of all persons.

In witness, whereof the Sellers have hereunto set their hands, this 7th day of September, 2022.

M/I Homes of Chicago, LLC

 Name, Title/Authority to Sign

Richard J Champine / Area President

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Richard J Champine personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed and delivered said instrument as their free and voluntary act and deed for the use and purposes therein set forth.

Give under my hand and official seal this 7th day of September, 2022.


 NOTARY PUBLIC

My commission expires: 10/17/24

