

Item #10:
Resolution Reducing & Releasing LOC For The Arlington

**VILLAGE OF LONG GROVE
RESOLUTION NO. 2013-R-__**

**A RESOLUTION AUTHORIZING THE REDUCTION (SECOND) & RELEASE OF
A LETTER OF CREDIT FOR THE ARLINGTON REHABILITATION AND LIVING CENTER**
(1666 Checker Road)

WHEREAS, pursuant to Ordinance No. 78-O-6, the Village of Long Grove granted final planned unit development approval for the Savanne of Long Grove Planned Unit Development (“**Original PUD**”); and

WHEREAS, the Original PUD approved, among other things, the development of Lot 44 of the Savanne of Long Grove Planned Unit Development with office uses (“**Property**”); and

WHEREAS, the Original PUD was subsequently amended by Ordinance No. 93-O-23 to permit the development of a nursing home on the Property (Ordinance No. 78-O-6 and 93-O-23 shall be collectively referred to as the “**Planned Unit Development**”); and

WHEREAS, the Owner filed a request to amend the Planned Unit Development to expand the Nursing Home on the Property, including the construction of two additions to the Nursing Home, the first located generally to the southwest of the existing Nursing Home building and consisting of one story of approximately 4,566 square feet in area and the second located generally to the southeast of the existing Nursing Home building and consisting of two stories of approximately 3,478 square feet in area, as well as the installation of additional parking and a new access drive to connect the existing access driveway to the west side parking area on the Property (“**Project**”); and

WHEREAS, on February 28, 2006 the Village Board approved Ordinance No. 2006-O-02 approving of an amendment to the Planned Unit Development to permit the construction of the Project on the Property,

WHEREAS, the Owner provided to the Village “Letter of Credit No. 880, Lake Forest Bank & Trust” in the amount of \$132,000.00, to secure certain public improvements required pursuant to Ordinance No. 2006-O-02, (“**Letter of Credit**”); and

WHEREAS, on January 8, 2013 the Village Board approved Resolution No. 2013-R-01 approving of the (first) reduction of the Letter of Credit from \$132,000.00 to \$8,800.00

WHEREAS, the Owner is now requesting that the Letter of Credit be further reduced (second) and released to accurately reflect that all work has been completed and performed; and

WHEREAS, based on the recommendation of the Village Engineer as set forth in Exhibit A attached hereto, various elements of the improvements for which the Letter of Credit was required have been satisfactorily completed and approved by the Village, thereby warranting a full reduction and release of the Letter of Credit from \$8,000.00 to the principal amount of \$00.00 (zero);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS, THAT:

Section 1: Recitals. The recitals set forth above are incorporated as a part of this Resolution by this reference.

Section 2: Reduction of Letter of Credit. The Letter of Credit in the Amount of \$8,000.00 shall be and is hereby reduced and released to the amount of \$00.00 (zero). The Village Manager and Village Treasurer are hereby authorized and directed to take such action as may be necessary consistent with this Resolution.

Section 3: Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 10TH DAY OF DECEMBER 2013.

AYES: () Trustees

NAYS: ()

ABSENT: ()

APPROVED THIS 10TH DAY OF DECEMBER 2013.

Village President, Angela Underwood

ATTEST:

Village Clerk, Heidi Locker-Scheer

EXHIBIT A

VILLAGE ENGINEER RECOMMENDATION

DRAFT



November 8, 2013

Sheldon Rosenberg
Arlington Rehab and Living Center
910 Skokie Blvd, Suite 225
Northbrook, IL 60062
(847) 815-7031

**RE: Arlington Rehab and Living Center
Proposed Stormwater Detention Plan Review
ESI Project No.: 04-026-018-01 BG#19**

Dear Mr. Rosenberg,

ESI Consultants, Ltd. (ESI) has received the Bono Consulting, Inc. September 4, 2012 submittal package for the Arlington Rehab and Living Center in response to our December 17, 2010 Proposed Stormwater Detention Plan review letter. The Arlington Rehab and Living Center is located northwest of the intersection between Arlington Heights Road and Checker Road. Our review was based on the following submittal package and approved engineering plans:

- Response letter provided by Bono Consulting, Inc., dated November 10, 2010, which includes: Sheet C-1 titled "Proposed Stormwater Detention Plan", prepared by Bono Consulting, Inc., dated November 11, 2010;
- Response letter provided by Bono Consulting, Inc., dated November 18, 2008, which includes: Sheet C-1 titled "Proposed Detention vs. As-Built Topography", prepared by Bono Consulting, Inc., dated November 18, 2008, received by ESI December 19, 2008;
- Response letter provided by Bono Consulting, Inc., dated July 24, 2008, which includes: As-Built plans titled "As-Built Topography, prepared by Bono Consulting, Inc., dated July 16, 2008 and a CD-ROM titled "Soil Erosion Control Device Installation";
- Plan set titled "Addition to Long Grove Manor" dated September 6, 2006, prepared by Bono Consulting, Inc.
- Transmittal letter dated 8/29/12 describing the enclosed documents
- Agreement between Hope Lutheran Church and The Arlington Rehab and Living Center regarding the detention provided on Hope Church's property
- Three page plan set prepared by Bono Consulting Inc, dated 8-27-12, and received by ESI 9-5-12
- Letter from Bono Consulting inc dated November 12, 2012 requesting reduction of the LOC due to final work being complete on the project
- One page plan set entitled As-built detention basin prepared by Schroeder and Associates dated November 8, 2012
- E-mails from Sheldon Rosenberg containing photographic evidence, picture evidence, dated 11/1/13

ESI Original Comment 1. Topsoil must be respread, with a minimum of 4-inches in depth, over all disturbed areas, including the detention facilities.

BCI Response: The owner has reseeded the bare areas.

ESI Response: Not Accepted. Detention Area #1 and the earthen shoulder along the drive immediately north of Detention Area #1 still needs topsoil, seed and blanket, as shown on the Site Grading & Utilities plan sheet Sheet C-2 and C-6.

BCI 11/18/09 Response: A note has been added to the drawing stating that the detention areas and earthen shoulder requires topsoil, seed and blanket.

ESI Response: Acceptance of this comment will be based on final inspection when all improvements are complete and all disturbed areas are stabilized.

BCI 11/10/10 Response: We agree that the earthen shoulders, berm, and the remainder of Detention Area #1 must be re-spread with 4" topsoil and "prairie planting" seed. The shoulder and slopes of the detention area up to the HWL will require erosion control blanket.

ESI Response: All proposed disturbed areas will require seed and erosion control blanket. Acceptance of this comment will be based on final inspection when all improvements are complete and all disturbed areas are stabilized and have the necessary 70% vegetative coverage.

ESI Response: This will be inspected after proposed work is completed and the Village is notified that these areas have reached 70% ground cover.

ESI Response: while seed and blanket are present there is little to no vegetative coverage therefore this comment is still outstanding and will need to be addressed before full release is possible.

ESI Response: Comment Addressed

End of Comments

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| |
| X |

Not Approved, Resubmittal Required

Approved with Conditions

Approved

Note that any approvals are limited to Village of Long Grove Storm Water Ordinance (Ord. 2013-O-11) issues and the accuracy of the information provided.