

**Item #5:**  
**Resolution Releasing LOC For Long Grove Commons**

**VILLAGE OF LONG GROVE  
RESOLUTION NO. 2012-R-\_\_\_**

**A RESOLUTION AUTHORIZING THE FURTHER (THIRD) REDUCTION  
& RELEASE OF A PARKING LOT EXPANSION LETTER OF CREDIT FOR  
NORTHWEST PARTNERS FOR THE LONG GROVE COMMONS SHOPPING CENTER**

**WHEREAS**, pursuant to Section 6-5-6 of the Village Code, the Village of Long Grove requires an irrevocable letter of credit to secure required improvements prior to the approval of a final plat of subdivision; and

**WHEREAS**, Northwest Partners, LLC ("*Developer*") provided to the Village "Letter of Credit No. 570001711-202," in the amount of \$132,088.17, to secure certain public improvements required pursuant to that Ordinance approving the amendment for expanded parking to the planned unit development for the Long Grove Commons PUD, ("*Letter of Credit*"); and

**WHEREAS**, based on the recommendation of the Village Engineer, various elements of the improvements for which the Letter of Credit were required had been satisfactorily completed and approved by the Village, thereby warranting a partial reduction in the Letters of Credit from the principal amount of \$132,088.17 to \$21,264.62 on December 9, 2008 (Resolution 2008-R-38);

**WHEREAS**, based on the recommendation of the Village Engineer, various elements of the improvements for which the Letter of Credit were required had been satisfactorily completed and approved by the Village, thereby warranting a further (second) partial reduction in the Letter of Credit from the principal amount of \$21,264.62 to \$12,008.02 on September 22, 2009 (Resolution 2009-R-34);

**WHEREAS**, the Developer is requesting that the Letters of Credit be further reduced a third time and released to more accurately reflect the work that has been completed and performed; and

**WHEREAS**, based on the recommendation of the Village Engineer, all of the remaining elements of the improvements for which the Letters of Credit were required have been satisfactorily completed and approved by the Village, thereby warranting a third full reduction and release in the Letters of Credit from the principal amount of \$12,008.02 to \$0 (Zero);

**WHEREAS**, the President and Board of Trustees have determined that the reduction and release of the Letter of Credit is appropriate and in the best interests of the Village;

**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 and release of Letter of Credit.** The Letter of Credit with a face amount of \$12,008.02 shall be and is hereby reduced to the face amount of \$0 (Zero) and released. 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 11th day of September, 2012.

AYES:

NAYS:

ABSENT:

APPROVED this 11th day of September, 2012.

\_\_\_\_\_  
Village President, Maria Rodriguez

ATTEST:

\_\_\_\_\_  
Village Clerk, Karen Schultheis

## Village Engineer Recommendation



September 4, 2012

David Lothspeich  
Village Manager  
Village of Long Grove  
3110 RFD  
Long Grove, Illinois 60047

**Re: Long Grove Commons Additional Parking Lot Improvements  
Letter of Credit Reduction  
ESI # 04-026-018-01-01-00 BG #2  
Letter of Credit Reduction #4 FINAL**

Dear Mr. Lothspeich:

Northwest Corner Limited Partnership (Cloverleaf) has requested a reduction to the Letter of Credit for Long Grove Commons additional Parking Lot Improvements via e-mail on 8/27/12. We have reviewed the project and related material for the existing Letter of Credit in the amount of \$12,008.02.

Attached, please find a letter dated August 24, 2012 in which The Cloverleaf Group, Inc. has requested the letter of credit be reduced to \$0.00.

Based on a site visit on August 29th, 2012, we recommend that the total amount of the Letter of Credit be reduced from \$12,008.02 to \$0.00 (a reduction in the amount of \$12,008.02). Our inspection found that the items on the punchlist are complete to our satisfaction.

At this point all items on the Long Grove Commons Letter of Credit for the additional parking spaces are considered to be reduced to \$0.00 with no remaining maintenance.

Please contact me at (630)420-1700 if you have any questions or would like additional information.

Sincerely,

ESI Consultants, Ltd

Brian Witkowski P.E.  
Enforcement Officer, *Village of Long Grove*

CC Joseph Chiczewski P.E., *President ESI Consultants, Ltd, Village Engineer*

M:\Projects\Long Grove\BG 2 Long Grove Commons\Correspondence - Review\Parking Space Review\Correspondence\LOC Reduction\LG Commons Addition P Plot Improvements Letter of Credit reduction# 49-1-12 draft.docx



THE CLOVERLEAF GROUP, INC.



August 24, 2012

**Via Federal Express**

David Lothspeich, Village Manager  
Village of Long Grove  
3110 RFD  
Long Grove, IL 60047

**Re: Long Grove Commons Additional Parking Lot Improvements  
Letter of Credit Reduction – Letter of Credit No. 670023329-202**

Dear Mr. Lothspeich:

Northwest Corner Limited Partnership (Cloverleaf) had requested a reduction to the Letter of Credit for Long Gove Commons additional Parking Lot Improvements via e-mail on May 26, 2011. ESI reviewed the project and related material for the existing Letter of Credit in the amount of \$12,008.02.

In ESI's letter dated June 7, 2011, a copy of which is attached, ESI indicated that all items on the Long Grove Commons Letter of Credit for the Additional Parking Lot Improvements are considered to be reduced following the completion of the punch list and will require no further inspections for reduction.

Please be advised that all punch list items have been completed and we respectfully request that the Letter of Credit be fully reduced.

Very truly yours,

THE CLOVERLEAF GROUP, INC.

Cindy M. Freese  
Senior Vice President  
[cmf@cleafgroup.com](mailto:cmf@cleafgroup.com)  
CMF:lav

Enclosures

cc: Brian Witkowski, without enclosures  
Brian Ratajczak, without enclosures



June 7, 2011

David Lothspeich  
Village Manager  
Village of Long Grove  
3110 RFD  
Long Grove, Illinois 60047

**Re: Long Grove Commons Additional Parking Lot Improvements  
Letter of Credit Reduction  
ESI # 04-026-018-01-01-00 BG #2  
Letter or Credit Reduction #3**

Dear Mr. Lothspeich:

Northwest Corner Limited Partnership (Cloverleaf) has requested a reduction to the Letter of Credit for Long Grove Commons additional Parking Lot Improvements via e-mail on 5/26/11. We have reviewed the project and related material for the existing Letter of Credit in the amount of \$12,008.02.

Attached, please find a letter dated August 19, 2009 in which SPACECO, Inc (for Northwest Corner Limited Partnership (Cloverleaf)) has requested the letter of credit be reduced to \$0.00.

Based on a site visit on June 7th, 2010, we recommend that the total amount of the Letter of Credit be reduced from \$12,008.02 to \$0.00 (a reduction in the amount of \$12,008.02) following the completion of the punchlist attached. The one year waiting period for Long Grove items expired 9/15/2010 (\$4,242.92), and the remaining landscaping and erosion control items will expire 9/15/2011 (\$7,765.10). Per the strict interpretation we would be required to do an inspection and create a punchlist for both reductions but we are recommending that after the completion of the current punchlist the letter of credit be fully reduced.

At this point all items on the Long Grove Commons Letter of Credit for the additional parking spaces are considered to be reduced following the completion of the punchlist and will require no further inspections for reduction.

Please contact me at (630)420-1700 if you have any questions or would like additional information.

Sincerely,

ESI Consultants, Ltd

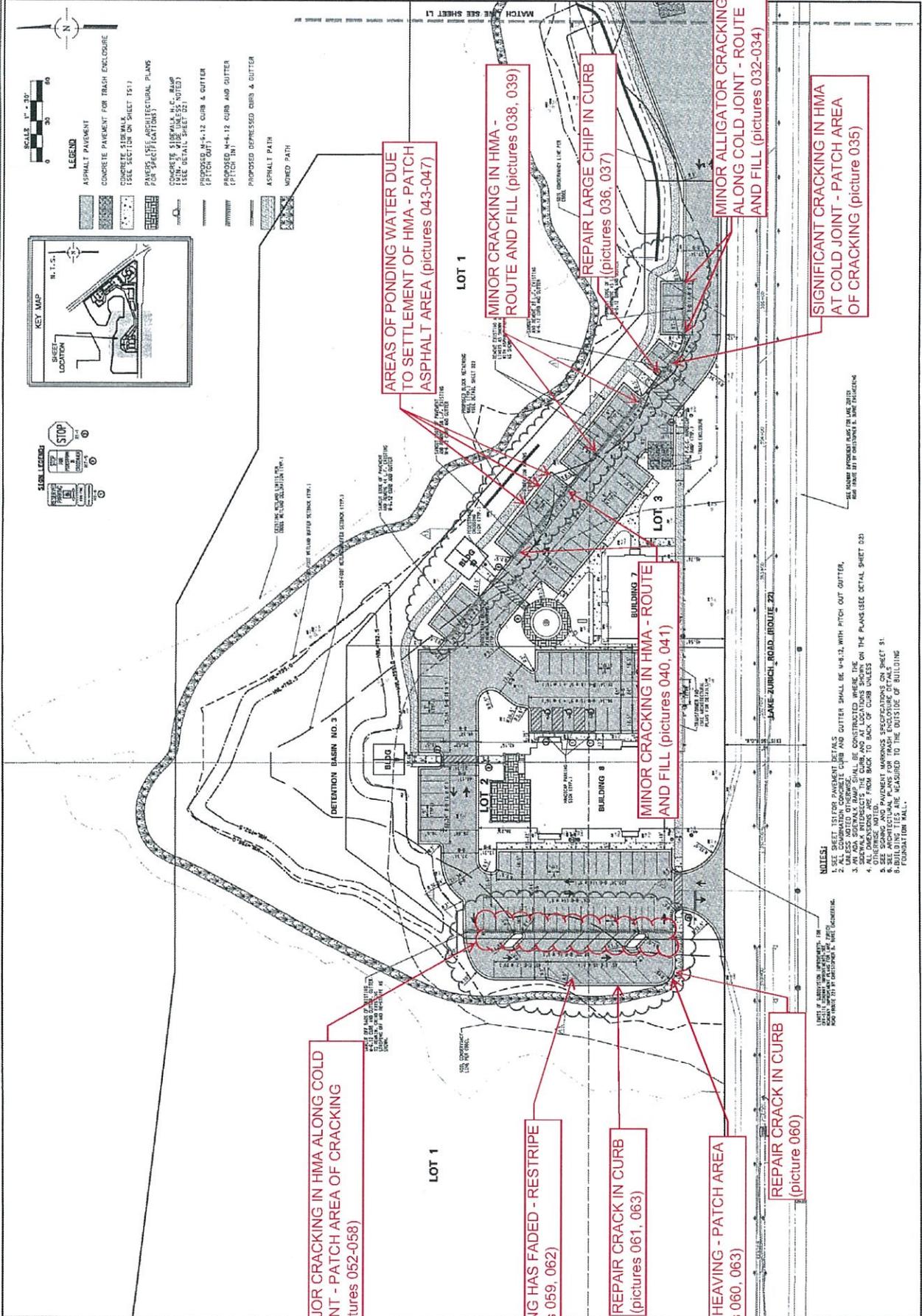
Brian Witkowski P.E.  
Enforcement Officer, *Village of Long Grove*

Cc Joseph Chiczewski P.E., *President ESI Consultants, Ltd, Village Engineer*

M:\Projects\Long Grove\BG 2 Long Grove Commons\Correspondence - Review\Parking Space Review\Correspondence\LOC Reduction\LG Commons Addition P-Plot Improvements Letter of Credit reduction# 3 6-7-11 draft.docx

1979 N. Mill Street, Suite 100, Naperville, Illinois 60563 • phone 630.420.1700 • fax 630.420.1733 •

www.esiconsultantsltd.com



**LEGEND**  
 ASPHALT PAVEMENT  
 CONCRETE PAVEMENT FOR TRASH ENCLOSURE  
 CONCRETE SIDEWALKS, CURBS, RAMP  
 PAVEMENT (SEE SECTION ON SHEET 151)  
 PAVEMENT RECONSTRUCTION PLANS  
 PROPOSED M-16, 12 CURB & GUTTER (PATCH MAT)  
 PROPOSED M-4, 12 CURB AND GUTTER (PATCH MAT)  
 PROPOSED DEPRESSED CURB & GUTTER  
 ASPHALT PATH  
 MOVED PATH

**KEY MAP**  
 N. T. S.  
 SHEET LOCATION

**SCALE** 1" = 20'  
 0 20 40

**NOTES**  
 1. SEE SHEET FOR PAVEMENT DETAILS  
 2. ALL COMBINATION CONCRETE CURB AND GUTTER SHALL BE 4'-11/2" WITH FITCH OUT GUTTER.  
 3. ALL ADA ADAWALK RAMP SHALL BE CONSTRUCTED WHERE THE ON THE PLANS (SEE DETAIL SHEET 22)  
 4. ALL DIMENSIONS ARE FROM BACK TO BACK OF CURB UNLESS OTHERWISE NOTED  
 5. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS  
 6. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS  
 7. DIMENSIONS ARE MEASURED TO THE OUTSIDE OF BUILDING FOUNDATION WALL.

USE EXISTING EXISTING MARKS FOR LANE 2012  
 MARK MADE BY THE CONTRACTOR & MARK PAINTING

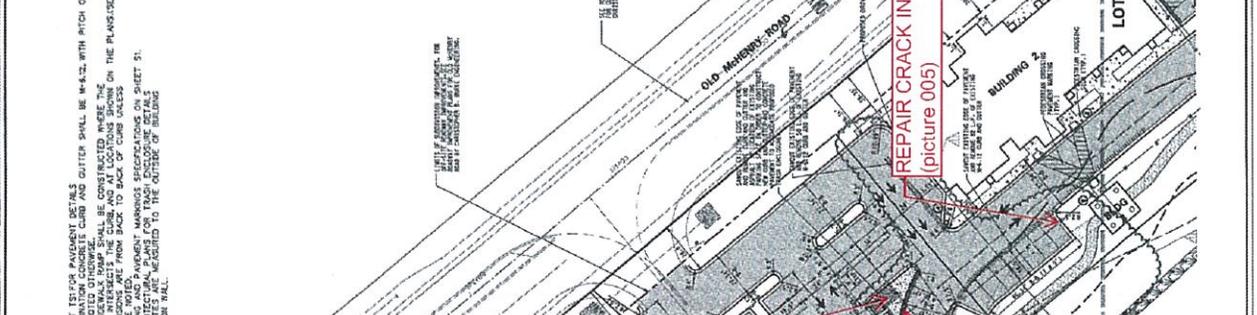
NO.	DATE	REVISIONS
1	02/24/05	PER LSCM
2	03/08/05	PER YLLAGE
3	03/18/05	PER LSCM AND ARCHITECT
4	03/29/05	PER YLLAGE AND ARCHITECT
5	09/04/05	PER LSCM, YLLAGE AND ARCHITECT

NO.	DATE	REVISIONS
1	02/24/05	PER LSCM
2	03/08/05	PER YLLAGE
3	03/18/05	PER LSCM AND ARCHITECT
4	03/29/05	PER YLLAGE AND ARCHITECT
5	09/04/05	PER LSCM, YLLAGE AND ARCHITECT



- LEGEND**
- ASPHALT PAVEMENT
  - CONCRETE PAVEMENT FOR TRASH ENCLOSURE
  - CONCRETE SIGNALS (SEE SECTION ON SHEET T51)
  - PAVERS (SEE ARCHITECTURAL PLANS FOR SPECIFICATIONS)
  - CONCRETE SIDEWALK, RAMP (SEE DETAIL, SHEET D05)
  - PROPPOSED 12" CURB & GUTTER
  - PROPPOSED 18"-12" CURB & GUTTER
  - PROPPOSED 24"-12" CURB & GUTTER
  - PROPPOSED DEPRESSED CURB & GUTTER
  - ASPHALT PATH
  - WORKED PATH



- NOTES:**
- SEE SHEET T51 FOR PAVEMENT DETAILS
  - SEE SHEET T51 FOR TRASH ENCLOSURE CURB AND GUTTER SHALL BE 4'-0" WITH RATCH OUT GUTTER.
  - AN ADA COMPLIANT RAMP SHALL BE CONSTRUCTED WHERE THE UNLESS NOTED OTHERWISE
  - ALL DIMENSIONS ARE FROM BACK TO BACK OF CURB UNLESS NOTED OTHERWISE
  - SEE SIGNING AND PAVEMENT MARKING SPECIFICATIONS ON SHEET S1.
  - SEE SIGNING AND PAVEMENT MARKING SPECIFICATIONS ON SHEET S1.
  - SEE SIGNING AND PAVEMENT MARKING SPECIFICATIONS ON SHEET S1.
  - SEE SIGNING AND PAVEMENT MARKING SPECIFICATIONS ON SHEET S1.
  - SEE SIGNING AND PAVEMENT MARKING SPECIFICATIONS ON SHEET S1.
  - SEE SIGNING AND PAVEMENT MARKING SPECIFICATIONS ON SHEET S1.

