



April 12, 2010
David Lothspeich
Village Manager
3110 RFD Old McHenry Road
Long Grove, IL 60047

Subject: LOC approval
Sunset Grove Development, Village of Long Grove
Lake County, Illinois
ESI Project: 04-026-018-01 BG #72

Dear Mr. Lothspeich,

ESI Consultants, Ltd (ESI) has received an Engineers Opinion of Probable Cost for the above referenced subject. The plans outline the new development including six new buildings, a detention pond and all associated grading. Our review for the Village of Long Grove for approval of a Letter of Credit amount was based on the following submittals:

- Proposed Improvements for Sunset Grove Development Plans with latest revision date 9/26/08, prepared by Manhard Consulting, Ltd, 33 sheets, received by ESI, 11/24/08;
- Engineer's Opinion of Probable Cost for Sunset Grove Development, prepared by Manhard Consulting, Ltd, dated 10/20/09, received by ESI 10/20/09 via e-mail
- ESI Payout Recommendation Letter dated December 22nd, 2009, with a total payout of \$529,675.83, leaving \$4,401,184.94 in the performance guarantee account
- ESI Payout Recommendation Letter 2 dated January 25th, 2010, with a total payout of \$467,451.61, leaving \$3,933,733.33 in the performance guarantee account
- ESI Payout Recommendation Letter 3 dated February 24th, 2010, with a total payout of \$25,250.40, leaving \$3,908,482.93 in the performance guarantee account

The Final Engineers Opinion of Probable Construction Cost appears to reasonably reflect the remaining work to be done except for the landscaping work which was to be covered under the landscaping bond. This money (\$76,000) was used to stabilize the site in order to achieve compliance with the IEPA regulations. With the replacement of this landscaping bond plus the 10% contingency the village of Long Grove will have sufficient assurance to complete the public improvements should the developer abandon the project. Therefore in accordance with Village Ordinance (6-5-6(B, D, E)) the developer must provide a letter of credit or cash bond to the Village clerk, in the amount of \$3,992,082.93 which is 110% of the estimated construction cost of the project in its current state. Note that due to the Village Attorney's review of the letter of credit required by Lake County Division of Transportation, the village will not require this letter of credit to cover the Aptikisic Road improvements portion of this project.

Note that any approvals are limited to the accuracy of the information provided. Please call (630) 420-1700 if you have any questions regarding this letter.

Sincerely,

ESI Consultants, Ltd.

Brian Witkowski, P.E.

Enforcement Officer, *Village of Long Grove*

CC. Bob Block, *Village of Long Grove*
Joseph Chiczewski, *President ESI Consultants, Ltd, Village Engineer*

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