



Village of Poplar Grove – Board Meeting Memo

March 20, 2026

****Subject:****

Bel-Air North Performance Bond

1. Background:

According to ordinance 9-3-5 Completion and maintenance of improvements under the Village's Subdivision requirements code section A outlines that "all of the necessary improvements as described in the final plat shall be completed within two years.." It goes on in number 1 to specify, "Deposit with the Village Clerk cash in the amount equal to 125 percent of the final estimate of the cost of construction of all said improvements, as certified by the Village Engineer"....

2. Current Status:

Mr. Thomas of Bel-Air North is asking the board for their interpretation of ordinance 9-3-5, based on 9-3-4-2 Plats and Data for Final Improvement Section A number 13, the ordinance is intended only to cover public improvements, such as streets and utilities. Any private improvement, regardless of it being recorded on the plat, such as a taxiway, should not be included in the outstanding final estimate of the cost of construction that is used to determine the performance bond.

3. Fiscal Impact:

Fiscal impact considerations include professional services time to address this matter and the financial impacts such that the performance bond provided not cover any improvements the Village would be held liable to remedy at a later date.

4. Legal Review (if applicable):

Legal has been involved in this matter and will be present to provide their insight.

5. Recommendation:

Recommendation is to review the ordinance for ambiguity of language.

6. Supporting Documents (if applicable):

X Attached - Ordinance 9-3-5 Completion and Maintenance of Improvements

X Attached Ordinance 9-3-4-2 Plats and Data for Final Improvements

Not Applicable

Kristi Richardson
Village President