

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

  X   Resolution or Ordinance (Blue) \_\_\_\_\_ Waiver of First Requested  
\_\_\_\_\_ Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: June 10, 2025 BOT Date: June 19, 2025

TITLE: **Resolution Approving the Plat of Easement and Accepting the Public Improvements at 448 W North Avenue (Lombard Cold Storage)**

SUBMITTED BY: Keith Steiskal, Director of Building *-KS*

BACKGROUND/POLICY IMPLICATIONS:

The Community Development Department transmits for your consideration a proposed resolution to approve the Plat of Easement and to accept the water main and fire hydrant in the dedicated water main easement at 448 W North Avenue (Lombard Cold Storage). All public improvements were designed, constructed and tested in conformance with Village requirements. (DISTRICT #4)

FISCAL IMPACT/FUNDING SOURCE:

The public improvements were constructed by the project owner at no cost to the Village.

REVIEW (AS NECESSARY):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X \_\_\_\_\_ Date \_\_\_\_\_



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** Keith Steiskal, Director of Building 

**DATE:** June 10, 2025

**SUBJECT:** **Motion to Approve Plat of Easement (Public Utilities and Detention) and Acceptance of Public Improvements (Water Main) at 448 W North Avenue (Lombard Cold Storage)**

The Community Development Department recommends that the Board of Trustees approve the Plat of Easement for Lombard Cold Storage (448 W North Avenue). The easements granted provide the Village with access to inspect the stormwater detention basins, and to access and operate the water main and fire hydrant constructed to serve the building.

The Community Development Department also recommends that the Board of Trustees accept the water main and fire hydrant in the dedicated water main easement at 448 W North Avenue. The valve vault is located in the public right-of-way. The sanitary sewer and storm sewer installed on the property will remain under private ownership.

The stated improvements are acceptable since they were installed substantially to plan and passed all required tests. The Private Engineering Services Division has approved the project record drawings. Please contact me with any questions.

JT:jt

H:\CD\NEW FOLDER STRUCTURE\04\_ENGINEERING\Address & Residential Devmt (SFR-duplex only)\North Av\448 W North Av\Supreme Lobster\6 BOT

**cc:** Carl Goldsmith, Director of Public Works  
David Gorman, PE, Assistant Director of Public Works  
Brian Jack, Utilities Superintendent

**RESOLUTION**  
**R \_\_\_\_\_25**

**RESOLUTION ACCEPTING PUBLIC WATER MAIN AND FIRE HYDRANT IN THE DEDICATED WATER MAIN EASEMENT AT 448 W NORTH AVENUE (LOMBARD COLD STORAGE), IN LOMBARD, ILLINOIS**

WHEREAS, the Private Engineering Services Division of the Village of Lombard has certified the completion of the public water main and fire hydrant in the dedicated water main easements at 448 W North Avenue (Lombard Cold Storage), and has recommended that said improvements be accepted; and

WHEREAS, the Corporate Authorities concur with said recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: That said public improvements, as certified by the Private Engineering Services Division and as set forth on the approved engineering plans, be and hereby are accepted for ownership by the Village of Lombard.

SECTION 2: That the storm and sanitary sewer is to remain owned and maintained by the property owners.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Anthony Puccio  
Village President

ATTEST:

\_\_\_\_\_  
Ranya Elkhatab, Village Clerk



**CERTIFICATE OF COMPLETION OF WATER MAIN AND ONE FIRE  
HYDRANT AT 448 W NORTH AVENUE (LOMBARD COLD STORAGE), IN  
LOMBARD, ILLINOIS**

We, as representatives of the Village of Lombard, certify that the water main and fire hydrant in the water main easement of the 448 W North Avenue (Lombard Cold Storage) building have been constructed substantially per plan and have passed all required tests. The storm and sanitary sewer shall remain privately owned and maintained.

We recommend acceptance by the Village President and the Board of Trustees of the Village of Lombard.

Recommended for acceptance:

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Jeff Tomasek, P.E.  
Private Development Engineer

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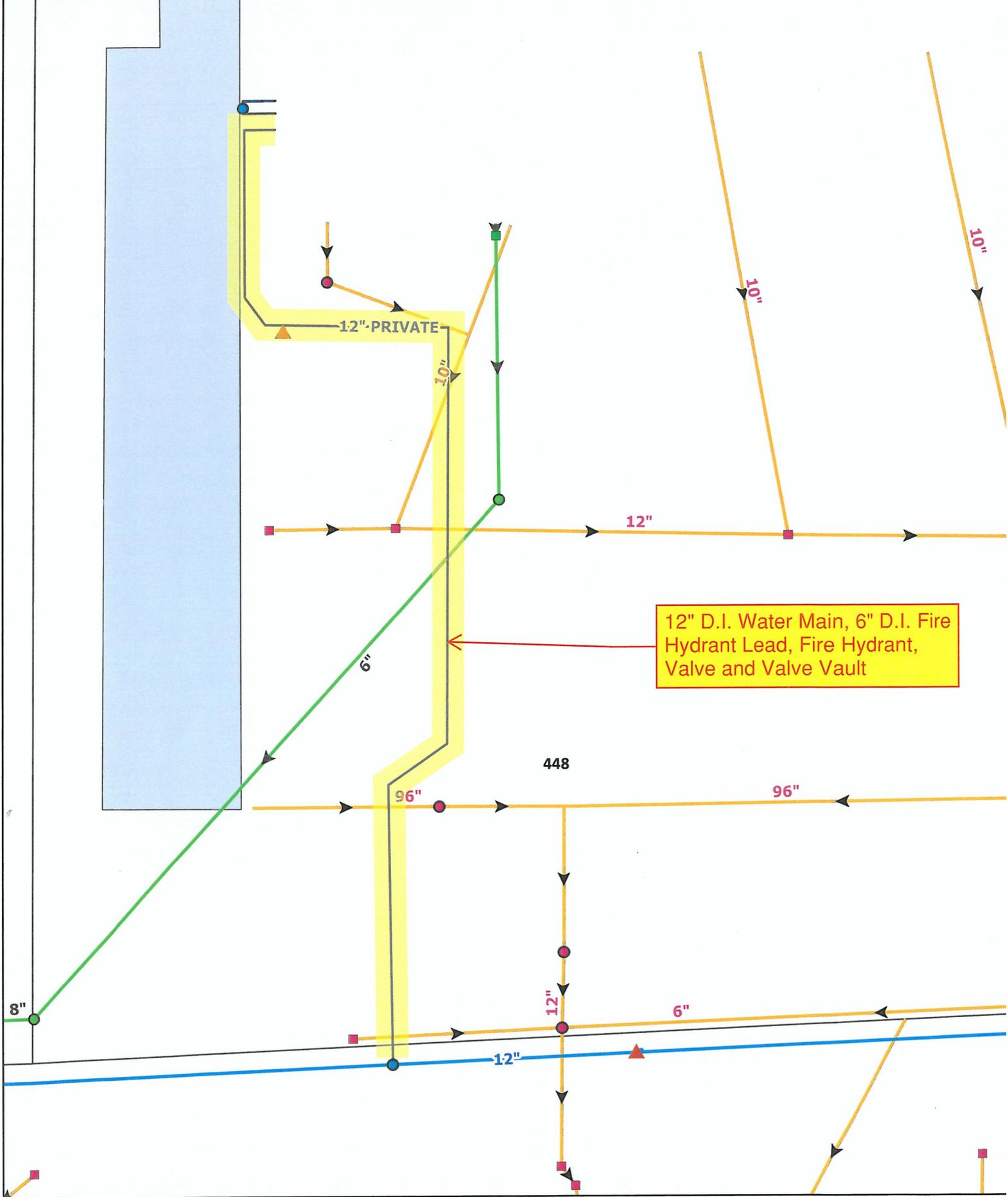
Keith Steiskal  
Director of Building

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Carl Goldsmith  
Director of Public Works

# Lombard Cold Storage - 448 W North Ave

- |               |  |                |  |
|---------------|--|----------------|--|
| Lombard Storm |  | Private Water  |  |
| Private Storm |  | Sanitary Sewer |  |
| Lombard Water |  | Combined Sewer |  |
- N  
1"=28'



12" D.I. Water Main, 6" D.I. Fire Hydrant Lead, Fire Hydrant, Valve and Valve Vault