

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: November 17, 2025

BOT Date: December 18, 2025

TITLE: **Resolution Accepting the Public Improvements at Summit Townhomes (300 – 398 Summit Circle)**

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

BACKGROUND/POLICY IMPLICATIONS:

The Community Development Department transmits for your consideration a proposed resolution to accept the water main and sanitary sewer systems constructed by DR Horton to serve the Summit Townhomes development. All public improvements were designed, constructed and tested in conformance with Village requirements. (DISTRICT #3)

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 -RJ.

**DATE:** November 17, 2025

**SUBJECT:** Motion to Accept the Public Improvements at Summit Townhomes (300 – 398 Summit Circle)

The Community Development Department recommends that the Board of Trustees accept the water main and sanitary sewer systems constructed by DR Horton to serve the Summit Townhomes development. The valve vault is located in the public right-of-way. The storm sewer, street lights, road, and sidewalks shall remain privately owned and maintained.

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)\Yorktown\4 - 42 Yorktown (Horton Summit Townhomes)\6 BOT\Public Utility Acceptance

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



**CERTIFICATE OF COMPLETION OF WATER MAIN AND SANITARY  
SEWER SYSTEMS AT THE SUMMIT TOWNHOMES (300 – 398 SUMMIT  
CIRCLE)**

We, as representatives of the Village of Lombard, certify that the water main and sanitary sewer systems at the Summit Townhome development have been constructed substantially per plan and have passed all required tests. The storm sewer, street lights, road, and sidewalks 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:

Jeff Tomasek, P.E.  
Private Development Engineer

Keith Steiskal  
Director of Building

Carl Goldsmith  
Director of Public Works







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

**RESOLUTION ACCEPTING PUBLIC WATER MAIN AND SANITARY SEWER  
SYSTEMS AT THE SUMMIT TOWNHOME DEVELOPMENT, IN LOMBARD,  
ILLINOIS**

WHEREAS, the Private Engineering Services Division of the Village of Lombard has certified the completion of the public water main and sanitary sewer systems at the Summit Townhome development (300 – 398 Summit Circle), 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 sewer, street lights, road, and sidewalks are 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