

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

☐ 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 : January 29, 2026 **(BOT) DATE:** February 5, 2026
SUBJECT: PC 25-14 - Summit Phase 2 - Final Plat of Subdivision

SUBMITTED BY: Anna Papke, AICP, Planning and Zoning Manager *AP*

BACKGROUND/POLICY IMPLICATIONS:

At the Village Board meeting on December 18, 2025, the Village Board approved PC 25-14, a request for zoning entitlements for Phase 2 of the Summit townhome development at Yorktown Center. The approval of PC 25-14 included approval of a preliminary and final plat of subdivision. The petitioner has since made minor revisions of an administrative nature to the final plat, necessitating reapproval of the final plat.

Please place this request on the February 5, 2026, Village Board of Trustees agenda for authorization of signatures from the Village President and Village Clerk.

Fiscal Impact/Funding Source:
Review (as necessary)

Finance Director _____ Date _____

Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: Anna Papke, AICP, Planning and Zoning Manager *AP*

MEETING DATE: February 5, 2026

SUBJECT: **PC 25-14: Summit Phase 2 – Final Plat of Subdivision**

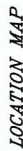
Please find the following items for Village Board consideration as part of the February 5, 2026, Village Board meeting:

1. Final Plat of the Summit at Yorktown – Phase 2

At the Village Board meeting on December 18, 2025, the Village Board approved PC 25-14, a request for zoning entitlements for Phase 2 of the Summit townhome development at Yorktown Center. The approval of PC 25-14 included approval of a preliminary and final plat of subdivision. The petitioner has since made minor revisions of an administrative nature to the final plat, necessitating reapproval of the final plat.

Please place this request on the February 5, 2026, Village Board of Trustees agenda for authorization of signatures from the Village President and Village Clerk.

BEGING PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



ALL OF 06-29-101-046
PART OF 06-29-101-134
PART OF 06-29-101-148

THE VILLAGE OF LOMBARD
LOMBARD VILLAGE HALL
ATTN: COMMUNITY DEVELOPMENT
255 E. WILSON AVE.
LOMBARD, ILLINOIS 60148

D.R. HORTON, INC.-MIDWEST
1750 E GOLF ROAD, SUITE 925
SCHMIDGALL, ILLINOIS 60173



TOWNHOME LOTS = 97,402 SQUARE FEET (2.236 ACRES)
COMMON AREA/OUTLOT = 125,558 SQUARE FEET (2.885 ACRES)
TOTAL = 223,060 SQUARE FEET (5.21 ACRES)

T 1	LOCATION MAP, SURVIVOR'S INTERESTS GENERAL PLAT NOTES
T 2	EXISTING BOUNDARY, LOTS AND EASEMENTS
3-4	PROPOSED LOTS AND EASEMENTS
5	SURVIVOR'S SIGNATURE, CERTIFICATE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

BOUNDARY LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
SECTION LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE

E	EAST
N	NORTH
P.N.	PARCEL NUMBER
S	SOUTH
W	WEST

TOWNHOME LOTS:
1011-1014, 1021-1024, 1031-1036, 1041-1044,
1051-1055, 1061-1064, 1071-1076, 1081-1086,
1091-1096, 1101-1107, 1111-1117
COMMON AREA LOTS: 9007-9015

1. A TOWNHOME ACCESS EASEMENT SHALL BE GRANTED OVER ALL OF COMMON AREA LOTS 9009-9015 (SEE EASEMENT PROVISIONS FOR DETAILS)
2. AN ACCESS EASEMENT SHALL BE GRANTED OVER ALL OF OUTLOTS 9014 AND 9015 (SEE EASEMENT PROVISIONS FOR DETAILS)

1. COMMON AREA LOTS 9007-9015 SHALL BE GRANTED TO THE HOMEOWNERS ASSOCIATION, LLC BY SEPARATE DECLARATION.
2. ALL PRIVATE STREETS AND DRIVES SHALL BE FURTHER DEFINED BY DECLARATION RECORDED AS SEPARATE DOCUMENT.
3. THIS PART OF SUBDIVISION SHALL BE FURTHER SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).
4. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT. HEIGHT, DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR FIELD VALUES.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD. MAY NOT BE SHOWN.
6. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 160635556, EXPIRES APRIL 30, 2021.
7. COMPLETE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
8. IN ANY CASE WHERE CHANGES TO THIS SECTION 9007-9015 OF LONG POND ROAD WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGES UNLESS OTHERWISE NOTED.

1	LOCATION MAP, SURVEYOR'S NOTES AND GENERAL PLAT NOTES
2	EXISTING BOUNDARY, LOTS AND EASEMENTS
3-4	PROPOSED LOTS AND EASEMENTS
5	SURVEYOR'S SIGNATURE, CERTIFICATES

1	LOCATION MAP, SURVEYOR'S NOTES AND GENERAL PLAT NOTES
2	EXISTING BOUNDARY, LOTS AND EASEMENTS
3-4	PROPOSED LOTS AND EASEMENTS
5	SURVEYOR'S SIGNATURE, CERTIFICATES

7. COMPARE ALL PONTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES
8. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8"x 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS OTHERWISE NOTED.

SEE SHEET 3

