

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: William T. Lichter, Village Manager

DATE: February 8, 2005 (B of T) Date: February 17, 2005

TITLE: Lancaster Square Subdivision (Hartz Construction) (Resolution)

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

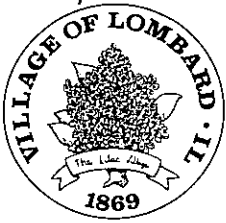
Please find attached a resolution accepting public improvements for the Lancaster Square Subdivision development project by Hartz Construction located on Kufrin Way. (DISTRICT #6)

Please place this item on the February 17, 2005 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):
Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *W. T. Lichter* _____ Date *2/9/05*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: Matthew Fisette, Civil Engineer I *MSF*

DATE: February 7, 2005

SUBJECT: **ACCEPTANCE OF PUBLIC IMPROVEMENTS CONSTRUCTED FOR THE LANCASTER SQUARE SUBDIVISION (HARTZ CONSTRUCTION) DEVELOPMENT PROJECT, LOCATED ON KUFRIN WAY., LOMBARD, ILLINOIS**

The "Lancaster Square Subdivision" development project consisted of an 8-lot subdivision for new townhouse construction. A total of 29 units were created. Associated with the development new watermain, sanitary sewer, storm sewer, street improvements, streetlights, sidewalks, and parkway trees were installed to serve the development project. (See attached location and utility map.)

The public improvements were installed substantially to plan and have passed the required testing and are acceptable. The stormwater detention facility (detention pond/retention pond) and the rear yard storm sewer system are to remain the responsibility of the home-owners association. The home-owners association has also provided the Village of Lombard with a letter accepting responsibility for the irrigation system which was installed within the public right-of-way.

The project record drawings have been reviewed by the Private Engineering Services Division of the Department of Community Development and have been filed within the Department.

At the time of this writing, The Department of Community Development has received a maintenance letter of credit to guarantee maintenance of the public improvement for a two (2) year period. The maintenance letter of credit has been filed with the Finance Department.

cc: David A. Hulseberg, AICP, Director of Community Development
Wes Anderson, Director of Public Works
Angela Podesta, Utilities Superintendent

RESOLUTION

R _____05

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR THE LANCASTER SQUARE SUBDIVISION DEVELOPMENT PROJECT BY HARTZ CONSTRUCTION LOCATED ON KUFRIN WAY, LOMBARD, ILLINOIS

WHEREAS, the Private Engineering Services Division of the Village of Lombard has certified the completion of the public improvements installed for the Lancaster Square Subdivision development project, and has recommended 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 the public improvements, as certified by the Private Engineering Services Division, and as set forth on the approved engineering plans for the watermain system, sanitary sewer, storm sewer, street improvements, streetlights, sidewalk, and parkway trees in the Lancaster Square Subdivision development project, be and hereby is accepted and made part of the Village of Lombard's public utility system.

SECTION 2: That the stormwater detention facility (detention/retention ponds) and the rear yard storm sewer systems are to remain the responsibility of the home-owner(s) association.

SECTION 3: That the domestic water service lines from the b-box to the building are to remain the responsibility of the property owner(s) and the sanitary sewer service lines from the clean-out to the building are to remain the responsibility of the property owner(s).

SECTION 4: That the irrigation system installed within the public right-of-way is to remain the responsibility of the home-owner(s) association. Furthermore, the Village of Lombard will be held harmless for any damage which may occur to the irrigation system during the Village's normal operation and maintenance of the public improvements identified in Section 1 above.

Adopted this _____ day of _____, 2005.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2005.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

**ACCEPTANCE OF PUBLIC IMPROVEMENTS,
CERTIFICATE OF COMPLETION
LANCASTER SQUARE SUBDIVISION – (HARTZ CONSTRUCTION)
DEVELOPMENT PROJECT
Kufrin Way, Lombard, Illinois**

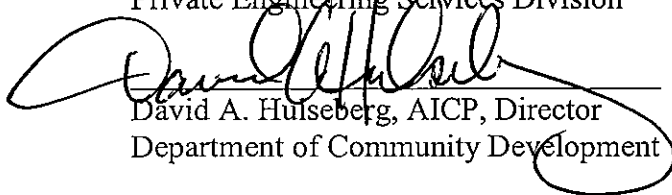
We, as representatives of the Village of Lombard, certify that the public improvements (watermain, sanitary sewer, storm sewer, street improvements, streetlights, parkway trees, and sidewalk) installed for the “Lancaster Square Subdivision” development project have been constructed substantially per plan and have passed all required testing.

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

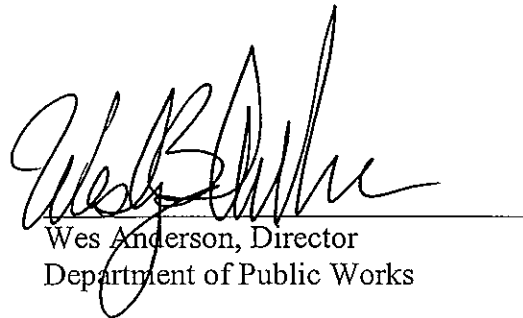
Recommended for acceptance:



Matthew Fisetto, Civil Engineer I
Private Engineering Services Division



David A. Hulseberg, AICP, Director
Department of Community Development



Wes Anderson, Director
Department of Public Works

Lancaster Square Condominium Association
P.O. Box 6448
Villa Park, IL 60181-6448.

Lancaster Square Condominium Association

From,
Board Members
Lancaster Square Condominium Association
Kufrin Way
Lombard, IL 60148

To,
Dave Gorman, P.E.
Development Engineer
Village of Lombard
255 E. Wilson Ave
Lombard, IL 60148-3969.

January 26, 2005

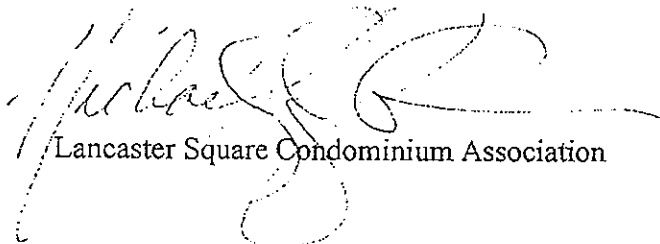
Re: Lancaster Square Condominium Association on Kufrin Way

Dear Dave,

Lancaster Square Condominium Association is aware of and agrees with the Village claim regarding the potential necessity of removing, repairing, and replacing the sprinkler system in the event the Village, or a duly authorized contractor is required to perform repair or replacement or gain access to the area.

As a result, Lancaster Square Association, in conjunction with Carefree Lawn Sprinklers, Inc., hereby warrants it will remove, repair, and replace the sprinkler system in the affected areas. This will be done at no cost to the Village of Lombard.

Sincerely,



Lancaster Square Condominium Association

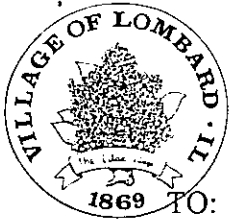
Page 1 of 2

To: Eric Hoogerwerf, Com. Dev. Inspector
From: Tom Czajka, Underground Utilities Supervisor
Date: December 4, 2004
Subject: Final walk through, Lancaster Square

The Underground Utilities Division has completed it Final walk through of the Sewer and Water installation on this project. We have found that all work meets with our specifications and requirements.

Thank you for your assistance

cc. Wes Anderson
Angela Podesta



REQUEST FOR INFORMATION

- TO: Jerry Howell, Fire Marshal Date: 09/27/04
 Tom Czajka, Underground Utilities Supervisor
 Steve Kremske, Forestry, Street/Electrical Supervisor
 Keith Surges, Operations Superintendent

PROJECT: LANDCASTER SQUARE (KUFNIN WAY)

PLEASE HAVE THE FOLLOWING INSPECTED AND REPORT DEFICIENCIES.

- FIRE HYDRANTS
 WATER MAIN
 SANITARY SEWER
 STORM SEWER
 PARKWAY TREES
 STREET LIGHTS
 B-BOX
 ROADWAY PAVEMENT

ATTACHED:

- AS-BUILTS
 OTHER

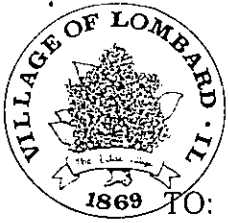
COMMENTS: PLEASE INSPECT THE PROJECT AND REPORT ANY DEFICIENCIES BY OCTOBER 11, 2004

REPLY TO Eric R. Hooper
PRIVATE ENGINEERING SERVICES

- APPROVED
 DENIED (PLEASE ATTACH DEFICIENCY COMMENTS)

SIGNED: [Signature]

DATE: 10/5/04



REQUEST FOR INFORMATION

___ Jerry Howell, Fire Marshal Date: 09/27/04

___ Tom Czajka, Underground Utilities Supervisor

X Steve Kremske, Forestry, Street/Electrical Supervisor

___ Keith Surges, Operations Superintendent

PROJECT: LANDCASTER SQUARE (KUFRIN WAY)

PLEASE HAVE THE FOLLOWING INSPECTED AND REPORT DEFICIENCIES.

___ FIRE HYDRANTS

___ WATER MAIN

___ SANITARY SEWER

___ STORM SEWER

___ PARKWAY TREES

___ STREET LIGHTS

___ B-BOX

X ROADWAY PAVEMENT

COMMUNITY DEVELOPMENT
RECEIVED OCT - 1 2004

ATTACHED:

X AS-BUILTS

___ OTHER

COMMENTS: PLEASE INSPECT THE PROJECT AND REPORT ANY DEFICIENCIES BY OCTOBER 11, 2004

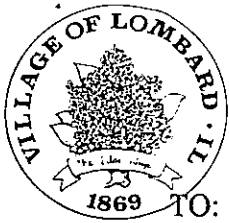
REPLY TO Eric Z. Hoogerwerf
PRIVATE ENGINEERING SERVICES

X APPROVED

___ DENIED (PLEASE ATTACH DEFICIENCY COMMENTS)

SIGNED: Steven Kremske

DATE: 10-4-04



REQUEST FOR INFORMATION

TO:

- Jerry Howell, Fire Marshal
- Tom Czajka, Underground Utilities Supervisor
- Steve Kremse, Forestry, Street/Electrical Supervisor
- Keith Surges, Operations Superintendent

Date: 08/31/04

PROJECT: LANDCASTER SQUARE (KUFRIN WAY)

PLEASE HAVE THE FOLLOWING INSPECTED AND REPORT DEFICIENCIES.

- FIRE HYDRANTS
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- PARKWAY TREES
- STREET LIGHTS
- B-BOX
- ROADWAY PAVEMENT

ATTACHED:

- AS-BUILTS
- OTHER

COMMENTS: PLEASE INSPECT THE PROJECT AND REPORT ANY DEFICIENCIES BY SEPTEMBER 14, 2004

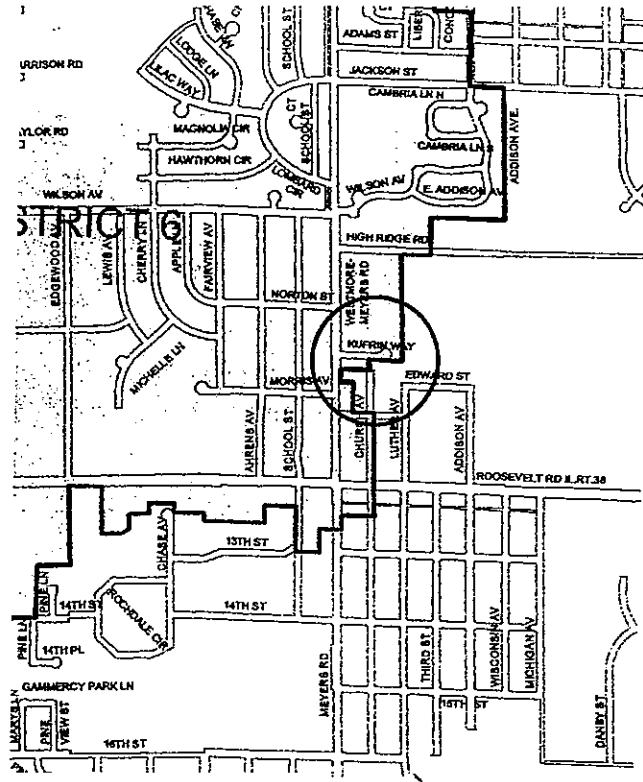
REPLY TO Eric R. Hogermyer
PRIVATE ENGINEERING SERVICES

- APPROVED
- DENIED (PLEASE ATTACH DEFICIENCY COMMENTS)

SIGNED: Keith J. Surges

DATE: 9-13-04

SITE LOCATION MAP

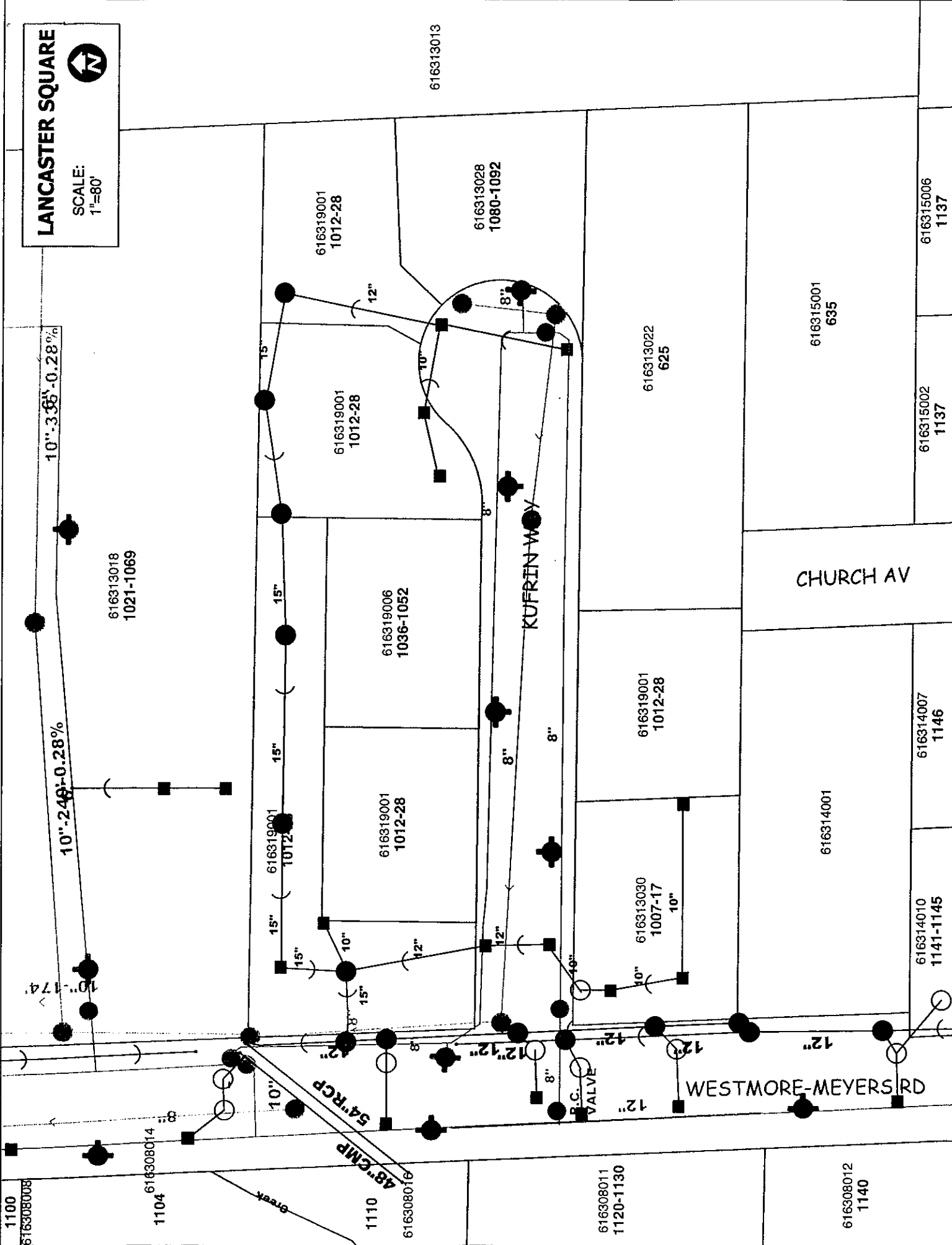


LANCASTER SQUARE SUBDIVISION
KUFIRIN WAY - LOMBARD, ILLINOIS

LANCASTER SQUARE



SCALE:
1"=80'



10" - 3.56% - 0.28%

10" - 2.49% - 0.28%

10" - 1.74%

616313018
1021-1069

616319001
1012-28

616319001
1012-28

616319006
1036-1052

616319001
1012-28

616313022
625

616315001
635

616315006
1137

616315002
1137

CHURCH AV

616319001
1012-28

616314001

616314007
1146

616314010
1141-1145

WESTMORE-MEYERS RD

616308011
1120-1130

616308012
1140

1100
616308008

1104
616308014

1110
616308016

616313013

616313028
1080-1092

54" RCP
48" CMP

P.C. VALVE

616313030
1007-17

616308013
1140