

**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 :** October 17, 2022                      **(BOT) Date:** October 20, 2022  
**SUBJECT:** PC 22-20: 4-44 Yorktown Center (Yorktown Commons Parcel 4) – D.R.  
Horton - Midwest Townhomes Summit at Yorktown **FINAL PLAT OF  
SUBDIVISION**

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

Attached is a Final Plat of Subdivision for D.R. Horton – Midwest's Summit at Yorktown Subdivision located at 4-44 Yorktown Center.

Staff recommends that concurrent with the companion zoning entitlements for the subject property on Second Reading (Item 220236), the Village Board approve a motion to approve the Summit at Yorktown Final Plat of Subdivision.

**Fiscal Impact/Funding Source:**

Review (as necessary):


Finance Director \_\_\_\_\_ Date \_\_\_\_\_

Village Manager  \_\_\_\_\_ Date 10/17/22



## MEMORANDUM

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

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** October 20, 2022

**SUBJECT:** **PC 22-20: 4-44 Yorktown Center (Yorktown Commons Parcel 4) –  
D.R. Horton - Midwest Townhomes Summit at Yorktown  
FINAL PLAT OF SUBDIVISION**

Attached is a Final Plat of Subdivision for D.R. Horton – Midwest’s Summit at Yorktown Subdivision located at 4-44 Yorktown Center.

On August 3, 2022, the Plan Commission held a public hearing and recommended approval of PC 22-20, consisting of the following:

- Grant a major change to a portion of a planned development;
- Site plan approval for a 90-unit townhome development; and
- Approval of a preliminary plat for the subject property

Since the original public hearing date, Horton has completed the Final Plat and is finalizing the companion final engineering plan activities associated with the project, consistent with the Plan Commission document submittal process. Staff finds that the Final Plat is consistent with the previously submitted Preliminary Plat and would meet the provisions of Chapter 154 of Village Code (the Subdivision & Development Ordinance). As such, it is ready for Village Board consideration and will be recorded upon the closing on the property which is anticipated by the end of October, 2022.

### **ACTION REQUESTED**

Staff recommends that concurrent with the companion zoning entitlements for the subject property on Second Reading (Item 220236), the Village Board approve a motion to approve the Summit at Yorktown Final Plat of Subdivision.

# FINAL PLAT OF THE SUMMIT AT YORKTOWN

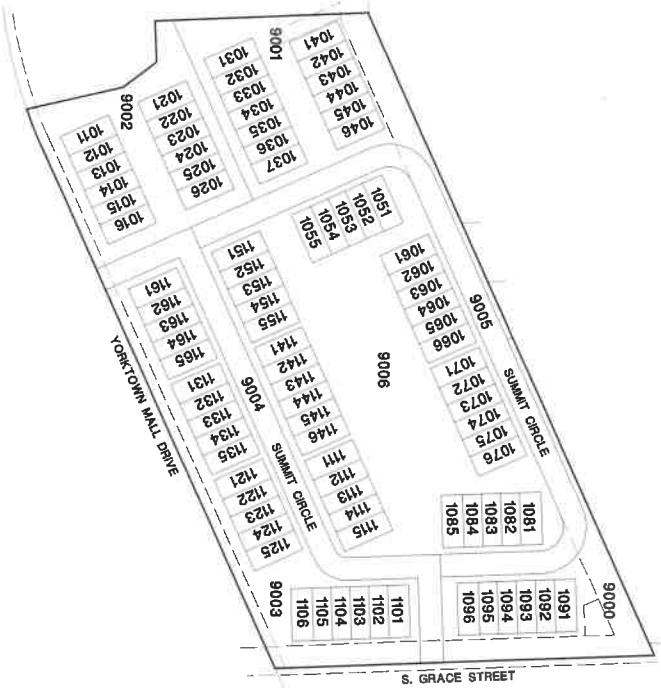
BEING A RESUBDIVISION OF LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SUBDIVISION PLAT # 2018 AS DOCUMENT # 109110 IN DEKALB COUNTY, ILLINOIS.



**EXISTING PIN**  
06-23-10-047

**SUBMITTED BY / RETURN TO:**  
THE OFFICE OF LOMBARD  
LOMBARD VILLAGE BUILDING  
47TH, 255 E WILSON AVE  
LOMBARD, ILLINOIS 60146

**SURVEY PREPARED FOR**  
D.R. HARTMAN, INC.-JUNIOR  
1720 E COLF ROAD, SUITE 900  
SCHMIDGARDEN, ILLINOIS 60173



### AREA SUMMARY

TOWNSHIP LOTS = 104,327 SQUARE FEET (2.386 ACRES)  
COMMON AREA (OUTLOT) = 159,933 SQUARE FEET (3.668 ACRES)  
TOTAL = 264,260 SQUARE FEET (6.054 ACRES)

### SHEET INDEX

- SHEET 1 LEGAL DESCRIPTION, ZONING, AND NOTES
- SHEET 2 EXISTING BOUNDARY AND LOT DETAILS
- SHEET 3-4 LOT AND BASEMENT DETAILS
- SHEET 5-8 BASEMENT PROVISIONS, ACCESS NOTES AND CENTRICATES



### BASIS OF BEARINGS

COMMENTS AND BEARINGS ARE BASED UPON THE LATEST STATE PLAT AS ESTABLISHED BY A SURVEYING ENGINEER. BEARINGS AND DISTANCES ARE GIVEN IN DECIMAL DEGREES (DD) WITHIN THE TRIANGLE AND IN DEGREES, MINUTES AND SECONDS (DMS) WITHIN THE TRIANGLE AND IN DEGREES, MINUTES AND SECONDS (DMS) WITHIN THE TRIANGLE AND IN DEGREES, MINUTES AND SECONDS (DMS) WITHIN THE TRIANGLE.

### LEGEND

- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- XXX'XXX' --- EXISTING DIMENSION
- MEASURED DISTANCE

### ABBREVIATIONS

FILE = FEDERAL UTILITY AND DEMARCATION FILE - PUBLIC UTILITY EXEMPT

### LOT LEGEND

TOWNSHIP LOTS  
101-110  
COMMON AREA LOTS

### BASEMENT NOTES

1. A TOWNSHIP ACCESS EASEMENT SHALL BE GRANTED OVER ALL OF COMMON AREA LOTS 1000-1006 (SEE EXISTING PROVISIONS FOR DETAILS).
2. ALL PRIVATE STREETS AND DRIVES SHALL BE GRANTED UNDER ALL OF OUTLOTS 1000 AND 1005. (SEE EXISTING PROVISIONS FOR DETAILS).

### SURVEYOR'S NOTES

1. COMMON AREA LOT 1000-1006 SHALL BE GRANTED TO THE HOMEOWNERS ASSOCIATION, LLC BY SEPARATE DOCUMENT.
2. ALL PRIVATE STREETS AND DRIVES SHALL BE GRANTED UNDER ALL OF COMMON AREA LOTS 1000-1006 BY SEPARATE DOCUMENT.
3. THE PLAT OF SUBDIVISION SHALL BE RECORDED IN DEKALB COUNTY RECORDS AS GRANTED DOCUMENT(S).
4. DISTANCES ARE GIVEN IN FEET AND DECIMAL FRACCTIONS THEREOF. NO DIMENSION SHALL BE GIVEN IN FEET AND DECIMAL FRACCTIONS THEREOF. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL FRACCTIONS THEREOF. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL FRACCTIONS THEREOF. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL FRACCTIONS THEREOF.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE WHICH MAY BE RESOLVED BY A SURVEYING ENGINEER. BEARINGS AND DISTANCES ARE GIVEN IN DECIMAL DEGREES (DD) WITHIN THE TRIANGLE AND IN DEGREES, MINUTES AND SECONDS (DMS) WITHIN THE TRIANGLE AND IN DEGREES, MINUTES AND SECONDS (DMS) WITHIN THE TRIANGLE.
6. THIS SUBDIVISION IS SUBJECT TO THE SURVEYING ENGINEER'S RECORD DOCUMENTS AND RECORDS OF THE SURVEYING ENGINEER. BEARINGS AND DISTANCES ARE GIVEN IN DECIMAL DEGREES (DD) WITHIN THE TRIANGLE AND IN DEGREES, MINUTES AND SECONDS (DMS) WITHIN THE TRIANGLE.
7. ALL POINTS BEING BENCHMARKED BY STATE AND NAD83/NAVD83. ANY BENCHMARKING SHALL BE DONE IN ACCORDANCE WITH THE SURVEYING ENGINEER'S RECORD DOCUMENTS AND RECORDS OF THE SURVEYING ENGINEER. BEARINGS AND DISTANCES ARE GIVEN IN DECIMAL DEGREES (DD) WITHIN THE TRIANGLE AND IN DEGREES, MINUTES AND SECONDS (DMS) WITHIN THE TRIANGLE.
8. IN ACCORDANCE WITH CHAPTER 15.05 (ARTICLE 15) OF THE ILLINOIS SURVEYING ACT, THIS SET OF ALL LOT DIMENSIONS AND POINTS OF CENTERLINE CORNERS WERE DETERMINED BY THE SURVEYING ENGINEER.

**Manhard CONSULTING**  
780 Springer Drive, Lombard, IL 60148 ph: 630.891.8600 fa: 630.891.8689 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners

THE SUMMIT AT YORKTOWN  
LOMBARD, ILLINOIS  
FINAL PLAT OF SUBDIVISION

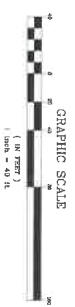
1 of 5  
SHEET

DATE	REVISION	CLIENT

# FINAL PLAT

## OF THE SUMMIT AT YORKTOWN

BEING A RESUBDIVISION OF LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PLAT OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT OF RECORD DATED FEBRUARY 1, 2016 AS DOCUMENT REF: 033311 IN DEPT'S OFFICE OF LAND SURVEY



**THE SUMMIT AT YORKTOWN**  
**LOMBARD, ILLINOIS**  
**FINAL PLAT OF SUBDIVISION**



200 Springs Drive, Lombard, IL 60146 ph 630.881.8500 fx 630.881.8585 manhard.com  
 Civil Engineer | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISION	DRAWN BY
10/27/22	REVISED FOR CLIENT REVIEW	
9/28/22	REVISED FOR VILLAGE SCHEM	

DATE: 10/27/22  
 SHEET: 2 OF 5  
 PROJECT: THE SUMMIT AT YORKTOWN

GRAPHIC SCALE  
1" = 20' F.  
(IN FEET)

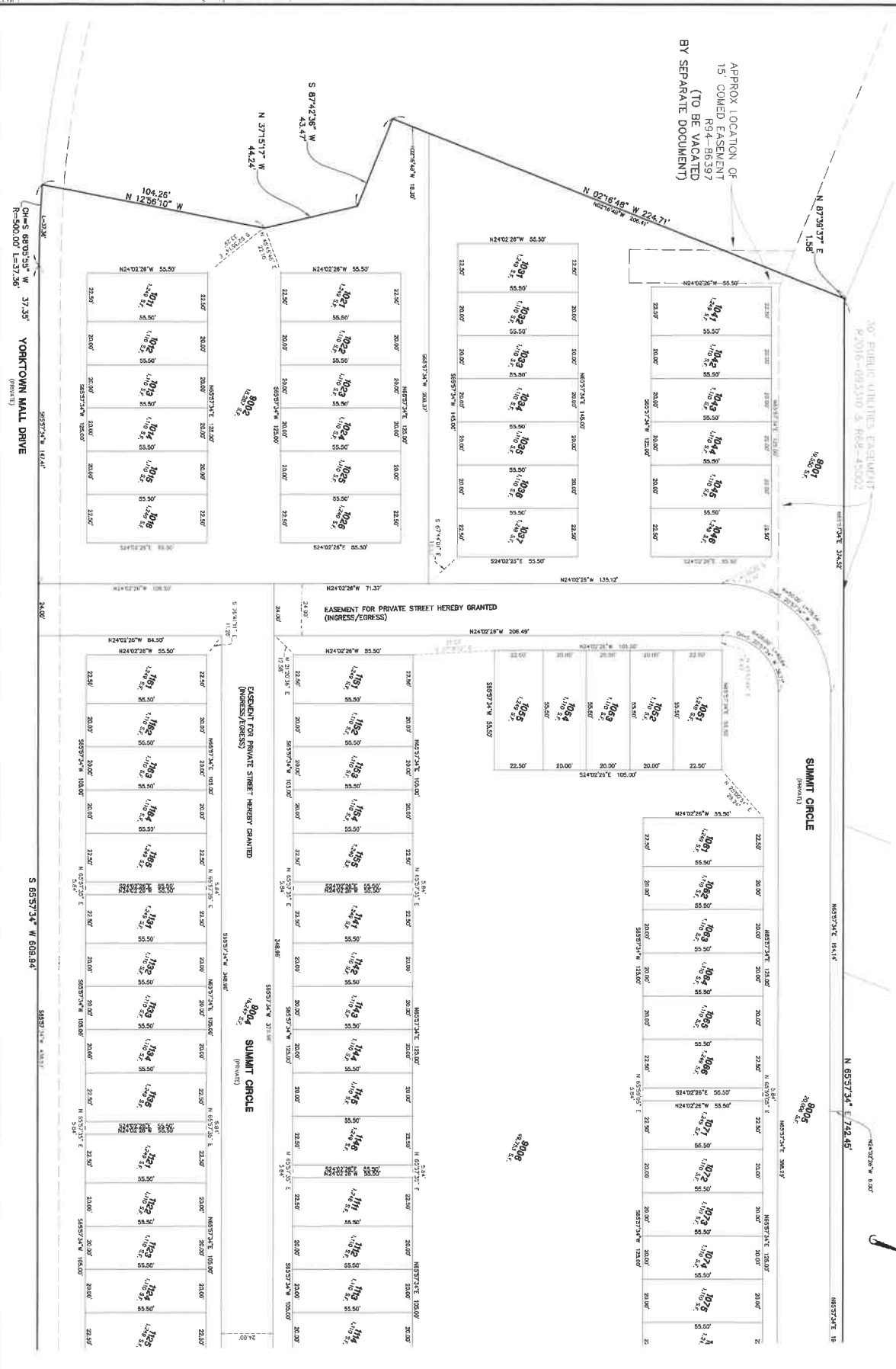


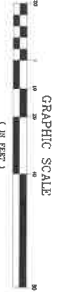
BEING A RESUBDIVISION OF LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 20, TOWNSHIP 33 N, RANGE 11 E, OF THE THIRD PRINCIPAL MERIDIAN, ADJACENT TO PUBLIC UTILITIES EASEMENT R-2016-053310 & REG-45002

# THE SUMMIT AT YORKTOWN

FINAL PLAT

APPROX LOCATION OF  
15 COMED EASEMENT  
R9-4-86397  
(TO BE VACATED  
BY SEPARATE DOCUMENT)



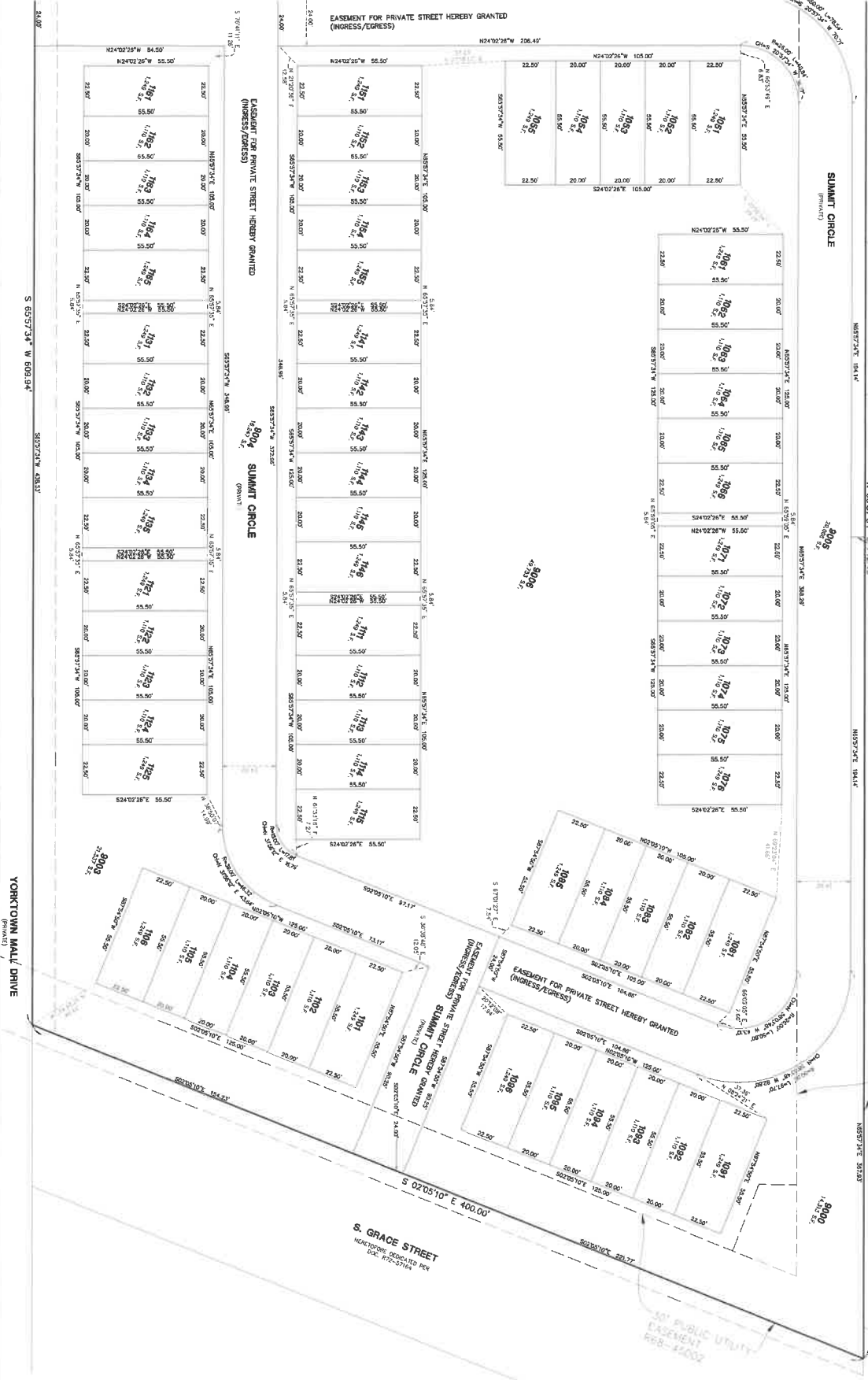


# FINAL PLAT

## THE SUMMIT AT YORKTOWN

Being a representation of Part 1.14 of the Final Plat of the Subdivision of Part of Section 28, Township 33 North, Range 9 East, and Subdivision Meridian, According to the Plat Thereof Recorded September 1, 2016 AS DOCUMENT 18818 093310 IN SURVEY COUNTY, ILLINOIS.

30' PUBLIC UTILITIES EASEMENT  
R2016-093310 & R88-45002



**Manhard CONSULTING LTD**  
 400 North Park Road, Suite 200, Lombard, IL 60148 | Phone: 630.252.0000 | Fax: 630.252.0005  
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscaping Architects • Planners

THE SUMMIT AT YORKTOWN  
 LOMBARD, ILLINOIS  
 FINAL PLAT OF SUBDIVISION

NO.	DATE	BY	REVISION
1	11/17/17	JL	REVISED PER CLIENT REVIEW
2	12/22/17	JL	REVISED PER VILLAGE REVIEW 9/12/17

SHEET 4 OF 5  
 DRAFT

FINAL PLAT

THE SUMMIT AT YORKTOWN

BEING A RESUBDIVISION OF LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, RECORD MAP NO. 003310, IN DUPAGE COUNTY, ILLINOIS.

VALUING BOARD OF JUSTICES CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS
APPROVED BY THE VALUING BOARD OF JUSTICES OF THE VALUING OF LANDS, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS
DIRECTOR OF COMMUNITY DEVELOPMENT OF THE VALUING OF LANDS, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

FINANCIAL DIRECTOR CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS
DIRECTOR OF FINANCIAL SERVICES OF THE VALUING OF LANDS, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

EXEMPT PROVISIONS PROPERTY AND RECORDS

AM ILLUSTRATED BY THE PROPERTY AND RECORDS DIVISION OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

EXEMPT PROVISIONS SURVEYING AND ENGINEERING

AM ILLUSTRATED BY THE SURVEYING AND ENGINEERING DIVISION OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

EXEMPT PROVISIONS PLANNING AND ARCHITECTURE

AM ILLUSTRATED BY THE PLANNING AND ARCHITECTURE DIVISION OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

EXEMPT PROVISIONS LAND ACQUISITION

AM ILLUSTRATED BY THE LAND ACQUISITION DIVISION OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

EXEMPT PROVISIONS PUBLIC UTILITIES

AM ILLUSTRATED BY THE PUBLIC UTILITIES DIVISION OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

EXEMPT PROVISIONS TRANSPORTATION

AM ILLUSTRATED BY THE TRANSPORTATION DIVISION OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

EXEMPT PROVISIONS ENVIRONMENTAL

AM ILLUSTRATED BY THE ENVIRONMENTAL DIVISION OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED IN THE FOREGOING, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SECURED PARTIES

ALL SECURED PARTIES HAVE BEEN ADVISED OF THE CONTENTS OF THIS CERTIFICATE AND HAVE AGREED TO THE SAME.

PRINTED NAME AND TITLE

NAME AND TITLE OF THE PERSONS WHOSE SIGNATURES ARE SET FORTH IN THE FOREGOING.

SUBJECT MATTER STATEMENT

A STATEMENT OF THE SUBJECT MATTER OF THE FOREGOING, INCLUDING A DESCRIPTION OF THE PROPERTY AND THE NATURE OF THE INTERESTS INVOLVED.

OWNERS BY OWNERS' ATTORNEY

A STATEMENT OF THE NAMES AND ADDRESSES OF THE OWNERS AND THEIR ATTORNEYS.

UNITED EASEMENT PROVISIONS

A STATEMENT OF THE TERMS AND CONDITIONS OF ANY EASEMENTS GRANTED OR RECEIVED BY THE PROPERTY.

COMMON-AREA LOT/S 3000-3000 ADDRESS EASEMENT PROVISIONS

A STATEMENT OF THE TERMS AND CONDITIONS OF ANY EASEMENTS GRANTED OR RECEIVED BY COMMON-AREA LOT/S 3000-3000.

COUNTY CLERK CERTIFICATE

A STATEMENT OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, REGARDING THE RECORDING OF THIS PLAT.

EXEMPTION TO RECORD

A STATEMENT OF THE REASONS FOR THE EXEMPTION OF THIS PLAT FROM RECORDING.

EXEMPTION TO RECORD

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THE SUMMIT AT YORKTOWN
LOMBARD, ILLINOIS
FINAL PLAT OF SUBDIVISION

5 of 5
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