

MAYOR

Keith Pekau

VILLAGE CLERK

Patrick R. O'Sullivan

14700 S. Ravinia Avenue
Orland Park, IL 60462
708.403.6100
orlandpark.org



**ORLAND
PARK**

VILLAGE MANAGER'S OFFICE

TRUSTEES

William R. Healy

Cynthia Nelson Katsenes

Michael R. Milani

Sean Kampas

Brian J. Riordan

Joni J. Radaszewski

July 26, 2021

Dear Lake Lucille Subdivision/Woodland Shores Subdivision residents:

As you may be aware, the Lake Lucille Subdivision and the Woodland Shores Subdivision receive water, sanitary sewer, and storm sewer services through the Village of Orland Park. These services are provided despite these subdivisions not being within the corporate boundaries of the Village of Orland Park.

In 1987, the Woodland Shores Subdivision, and in 1988, the Lake Lucille Subdivision, were developed in Palos Township. In order to meet Metropolitan Water Reclamation District (MWRD) requirements, an agreement was entered whereby the Village of Orland Park agreed to provide water, sanitary sewer, and storm sewer services to these unincorporated areas. The Village of Orland Park has provided services to these subdivisions, without interruption, since that time.

On May 11, 2021, the Orland Park Public Works Department was notified by officials from Palos Township that the final lot (lot 2) of the Lake Lucille Subdivision has been purchased and a single family home will be built in the near future. Over the last several decades, Lot 2 has been the access point utilized by the Village of Orland Park for maintenance purposes; therefore, with this lot being developed, the Village of Orland Park's access to the detention pond is being limited. As such, this letter is to advise you of the need for the Village to utilize easements on each of your properties for proper servicing of the water, sanitary sewer, and storm sewer infrastructure.

Many residents when purchasing homes are unfamiliar with easements on their property. As noted in the respective subdivision plats for the Woodland Shores and Lake Lucille Subdivisions, easements were established for electrical, telephone, natural gas, cable television, water, sanitary sewer and storm sewer utilities. These easements are required to access, install, operate, and remove utilities in underground transmission and distribution systems.

In order to work in the easements and to respond to emergencies to repair systems, the respective utilities have the right to cut, trim or remove trees, bushes and roots as required and to require the removal of obstructions like fences, playgrounds, piers, walkways, landscaping, hardscaping, buildings, or other structures within the utility easements.

In order to continue to provide essential utility maintenance and repairs, please let this letter serve as notice that any easement obstructions must be removed from your property within the next 90 days of this notice.

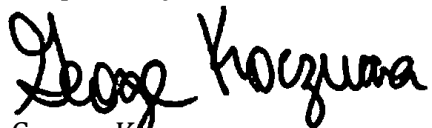
Relative to the Lake Lucille Subdivision, the subdivision plat reserves a ten (10) foot drainage and utility easement across the rear of all lots. An additional five (5) foot drainage and utility easement is reserved along the side lines of all lots. As noted on the attached exhibit, there is a fifteen (15) foot easement along the detention pond. For lots 6, 7, and 8, there is an easement of twenty (20) feet for ingress and egress to the detention pond.

Relative to the Woodland Shores Subdivision, the subdivision plat reserves a ten (10) foot drainage and utility easement across the rear of all lots. An additional five (5) foot drainage and utility easement is reserved along the side lines of all lots. As noted on the attached exhibit, there is a ten (10) foot easement along the detention pond. For lot 1, there is easement of twenty (20) feet for ingress and egress to the detention pond.

Finally, in 1989, an assessment of \$7,500 was split among Lake Lucille lots and \$15,000 was split among the Woodland Shores lots. Since that time, no assessment has been collected. Effective in 2022, the Village will be reinstating maintenance assessments with an inflationary adjustment for each year thereafter. These assessments will be reflected on each property's utility bill beginning in 2022.

Understandably, you may have questions relative to this letter. The Village of Orland Park will be hosting a public informational meeting regarding this matter on Monday, August 9, 2021 at 6:00 p.m. at the Orland Park Civic Center, 14750 S Ravinia Ave, Orland Park, IL 60462. Palos Township officials will also be invited to the meeting. We thank you in advance for your patience and cooperation.

Respectfully,



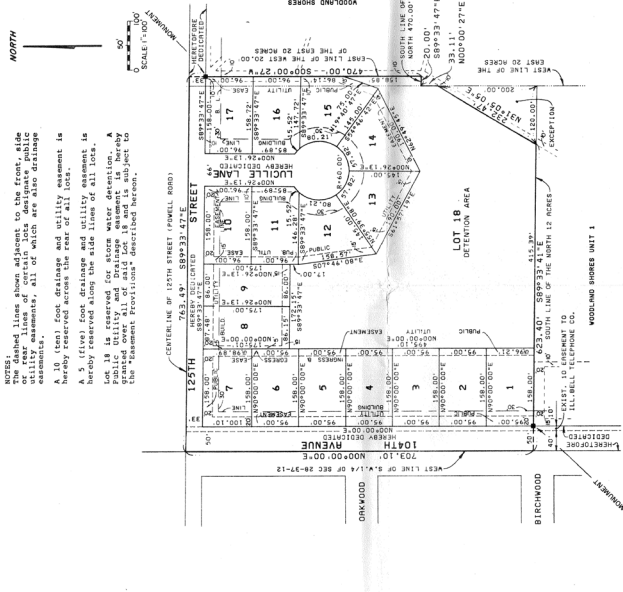
George Koczvara
Village Manager

CC: Orland Park Village Board
Joel Van Essen, Orland Park Director of Public Works
Colleen Grant Schumann, Palos Township Supervisor
Gene Adams, Palos Township Highway Commissioner
Erik Peck, Attorney for the Palos Township Highway Department
Dennis Walsh, Attorney for the Village of Orland Park

LAKE LUCILLE

A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA IN THIS SUBDIVISION - 11.9600 ACRES



NOTES:
The dashed lines shown adjacent to the front, side and rear of lots 1 through 17, inclusive, are utility easements, all of which are also drainage easements.
A 10' (ten) foot drainage and utility easement is hereby reserved across the rear of all lots.
A 5' (five) foot drainage and utility easement is hereby reserved along the side lines of all lots.
Public utility and drainage easements are hereby reserved for the use of the utility companies and the treatment facilities described hereon.

SCALE 1" = 100'
NORTH

State of Illinois, s.s.
County of Cook,
this 15th day of JUNE, A.D. 1989.

BY: _____ MAYOR
ATTEST: _____ VILLAGE CLERK

State of Illinois, s.s.
County of Cook,
this 15th day of JUNE, A.D. 1989.

State of Illinois, s.s.
County of Cook,
this 15th day of December, A.D. 1989.

State of Illinois, s.s.
County of Cook,
this 15th day of December, A.D. 1989.

State of Illinois, s.s.
County of Cook,
this 15th day of December, A.D. 1989.

ILLINOIS REGISTERED LAND SURVEYOR NO. 2117

State of Illinois, s.s.
County of Cook,
this 15th day of December, A.D. 1989.

State of Illinois, s.s.
County of Cook,
this 15th day of December, A.D. 1989.

State of Illinois, s.s.
County of Cook,
this 15th day of December, A.D. 1989.

State of Illinois, s.s.
County of Cook,
this 15th day of December, A.D. 1989.

PREPARED BY:
EDWARD R. BUCK ENGINEERING, LTD.
COUNTRY CLUB HILLS, ILLINOIS 60477
PHONE (312) 795-3000

