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June 29, 2021

Honorable Keith Pekau
Village President
The Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Re: Woodland Shores – Lake Access

Honorable Keith Pekau,

Please be advised that Tressler, LLP represents the Palos Township Road District and Highway Commissioner Gene Adams. Recently the Palos Township Road District received an email from Tony Martinez, the Assistant Public Works Director for Village of Orland Park regarding Woodland Shores and the residents which surround the Woodland Shores Pond which states as follows:

The Village of Orland Park maintains the pond pictured below. We provide water, sanitary, and storm to parts of Palos Township. There is a currently a vacant property west of the pond that is privately owned. It doesn't appear that there is a dedicated access way but that is not uncommon around town, but typically in those instances there is an adjacent park. The outlet for the pond is in the SE corner and there are 7 inlets. The north parcel over the pond is owned by the Village. The south portion does not have any documents on file with Cook County.

That said, the red dot marked on the map below is where the service provider was going in to service this pond, but this lot is now being built on. The residents are wondering how the pond will be serviced moving forward.

Can Palos Township reach out to the residents to come up with an easement(s) in order to continue service?

If not, I'm afraid we will not be able to service as soon as the builder is done on this lot.

The Palos Township Road District was never part of any agreement between the County or the Village and in fact the Village receives monies as a portion of the residents' water bill, a specific line item. Additionally, the attached Plat of Subdivision for Woodland Shores makes a specific provision for the Village to maintain all drainage facilities and states as follows:

A perpetual easement is hereby granted to the Village of Orland Park, a municipal corporation of Illinois, its successors and assigns, for the full and free right and authority to install, construct and otherwise establish, relocate, remove, renew, replace, operate, inspect, repair and maintain drainage facilities, including swales, ditches and overflows, water mains, fire hydrants, valves and water service facilities, sanitary sewer pipes, manholes, inlets and storm sewer service connections, electric transmission and distribution wires and cables and such other appurtenances and facilities as may be necessary or convenient related to said water mains, sanitary sewer pipes, storm sewer pipes, electric transmission and distribution wires and cables, in, on, upon, over, through, across and under all of that real estate hereon described and designated as within Public Utility Easements, said easements being designated by the dashed lines and designation of width.

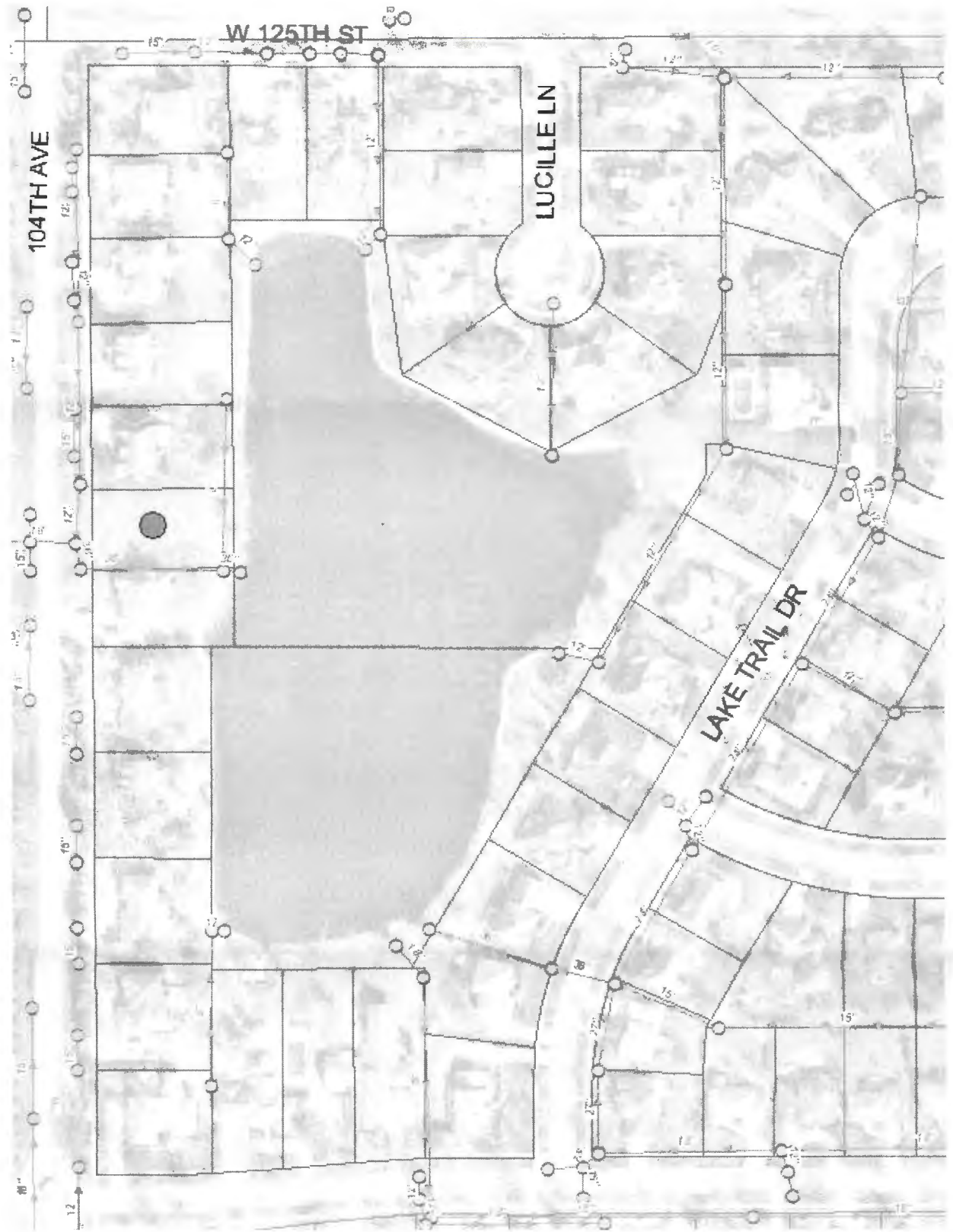
As such the Road District is unclear as to how this is now an issue for the Road District. Did the Village and Cook County come to an agreement regarding the maintenance of the pond and storm sewers? It seems that the easement provision above given specifically to the Village obligates the Village to continue maintaining the water mains, sanitary sewer pipes, storm sewer pipes. Furthermore, the County records indicate that the Woodland Shores Pond is titled to the Village of Orland Park. Would you kindly have your staff review the Village records and provide any documentation regarding approval of the subdivision, any agreement with the County as well as documentation as to how the Village is able to collect monies on the properties in the Woodland Shores Subdivision. With the documentation perhaps we can come to an agreement as to how to best approach this matter amicably rather than just placing the burden on the Palos Township Road District.

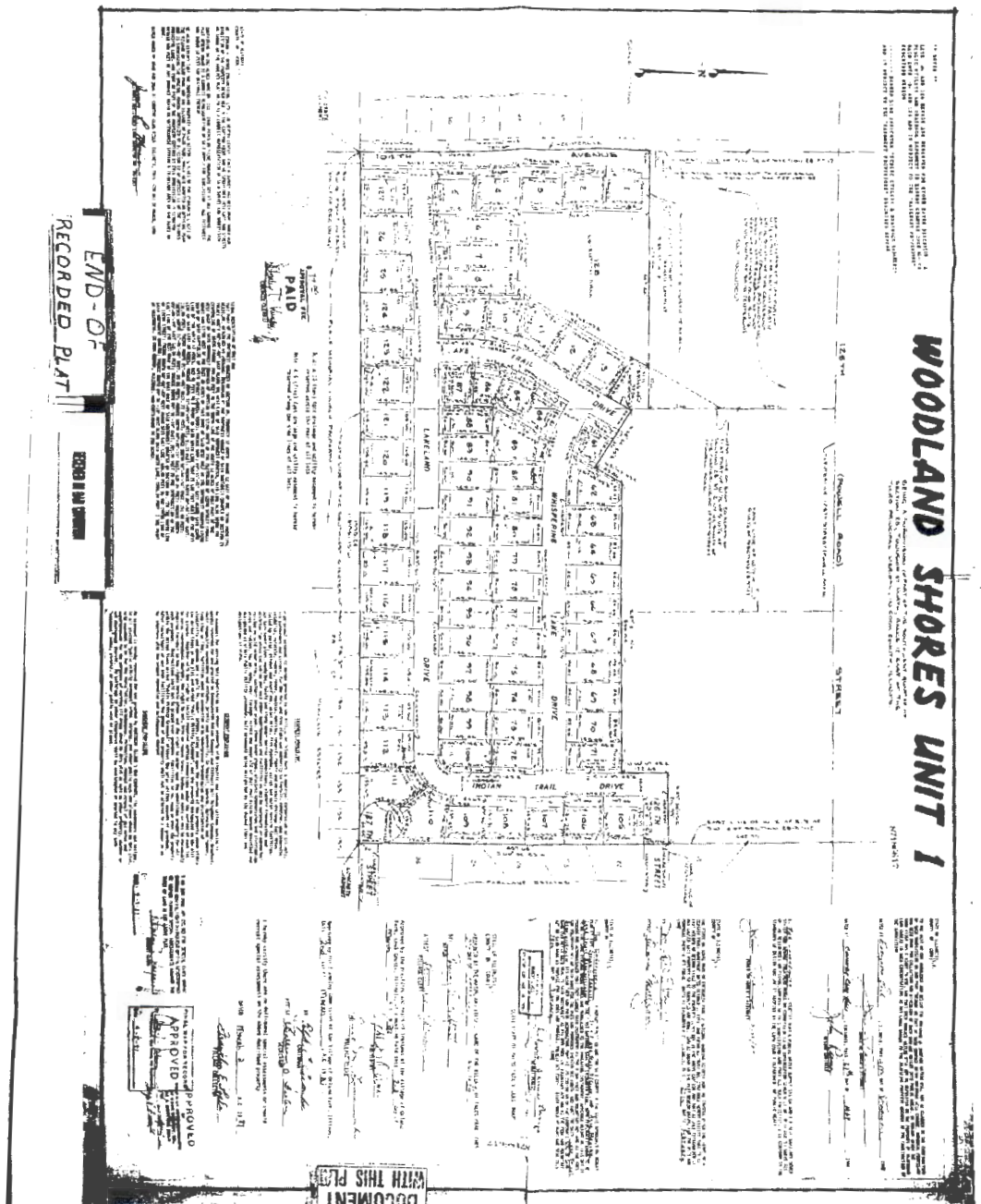
Sincerely,



Erik Peck, Attorney for the
Palos Township Highway Department

Cc: Honorable Gene Adams, Palos Township Highway Commissioner
Tony Martinez, the Assistant Public Works Director for Village of Orland Park
Dennis Walsh of Klein Thorpe and Jenkins, General Counsel for Orland Park





This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Non-Order Search
Doc: 87136611 MAP PLAT

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Requested By: Nicole Krueger Printed: 8/19/2011 3:25 PM