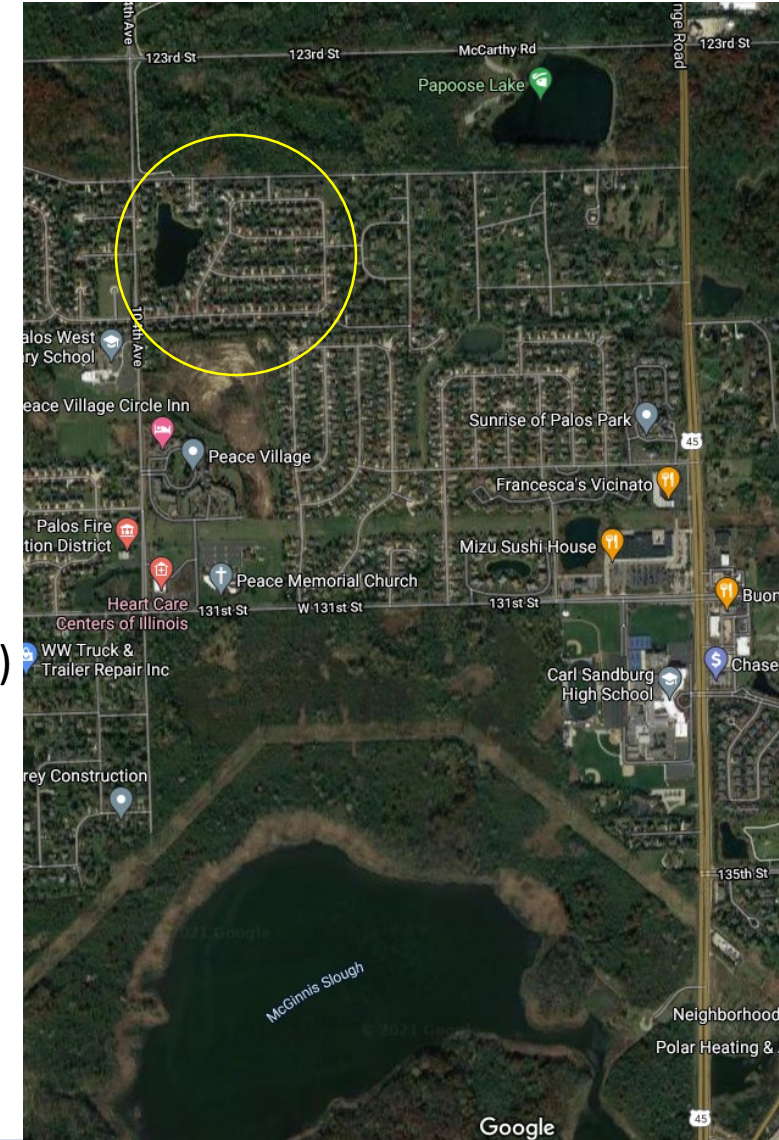




WOODLAND SHORE/LAKE LUCILLE

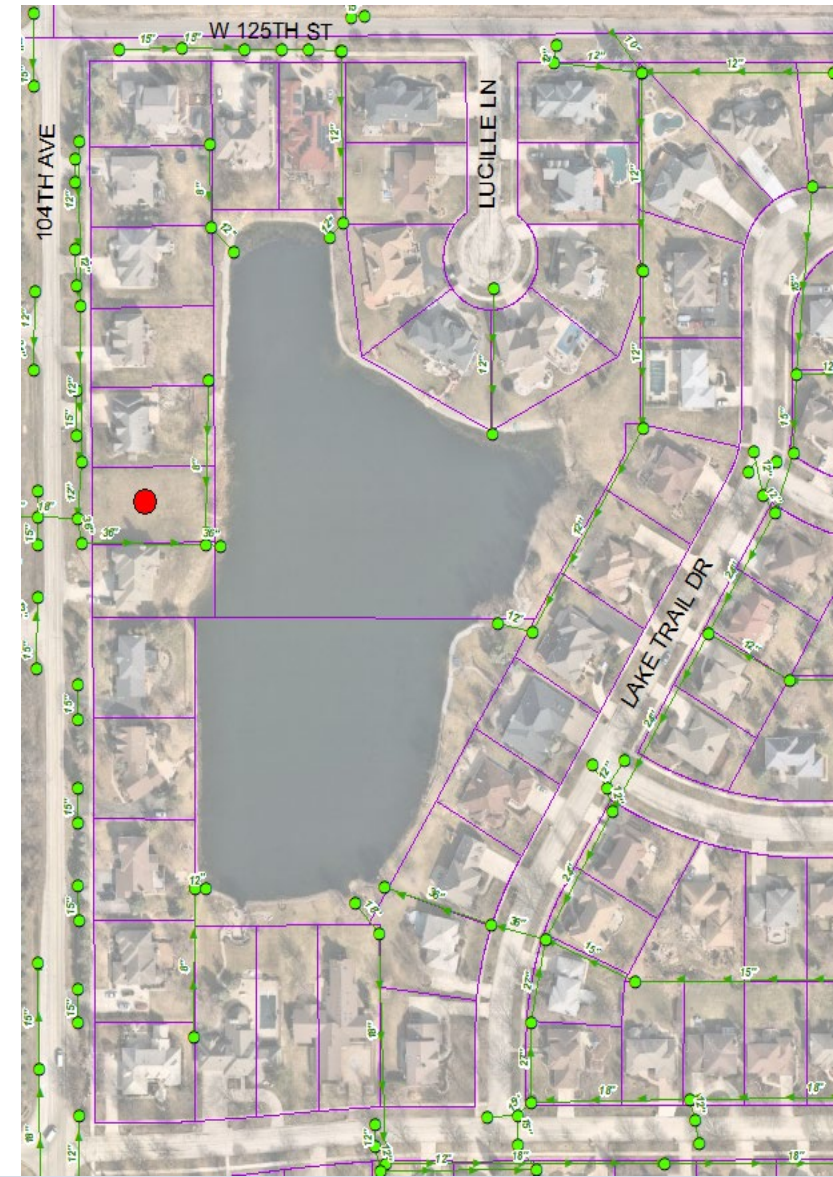
Site Orientation/Background

- Palos Township developed:
 - In 1987, Woodland Shore Subdivision
 - In 1988, Lake Lucille Subdivision
- In order to meet the MWRD permit requirements to maintain storm water detention, Palos Township made an agreement with the Village of Orland Park for water, sewer, and storm services.
- This is outside Village's utility service boundaries and includes infrastructure of two (2) sanitary lift stations, two (2) wet ponds, and one (1) dry pond. The Village received \$7,500 for maintenance for each pond within three years of construction (1987).
- These properties pay the same bi-monthly billing service charge (\$11.43) and non-resident utility fees.



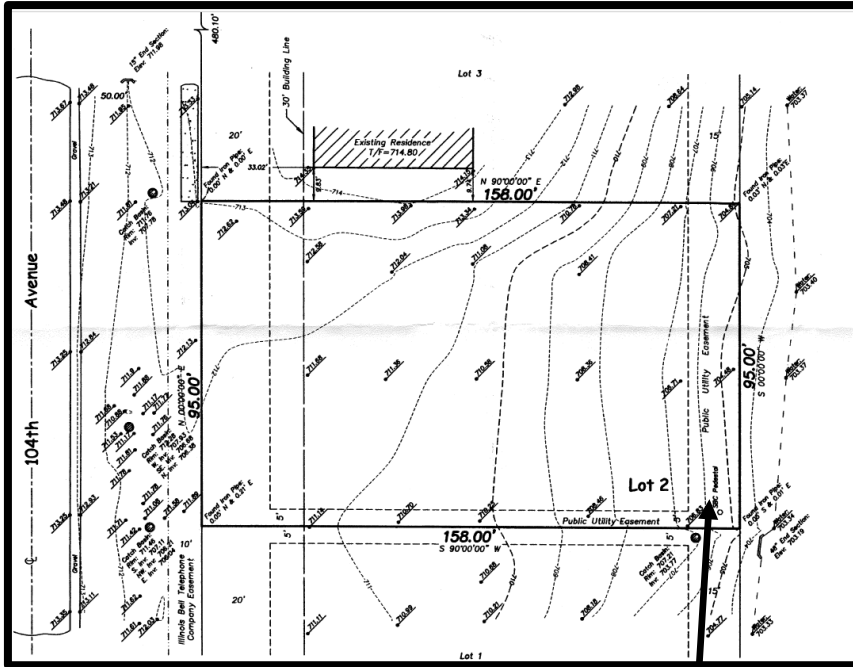
Current Status

- Village **does not** maintain roadways, right-of-ways, street lights, sidewalks, and parkway trees. Nor do we provide garbage service.
- May 11, 2021: the Village was notified by Palos Township that the final lot (Lot 2) in Lake Lucille subdivision was purchased and a single family residence was going to be built in near future. (RED DOT)
- The lot was used as the access point for pond maintenance activities (other easement locations were not used).
- Village performs the maintenance on the detention inlets/outlet and clears debris to maintain storm water flow.



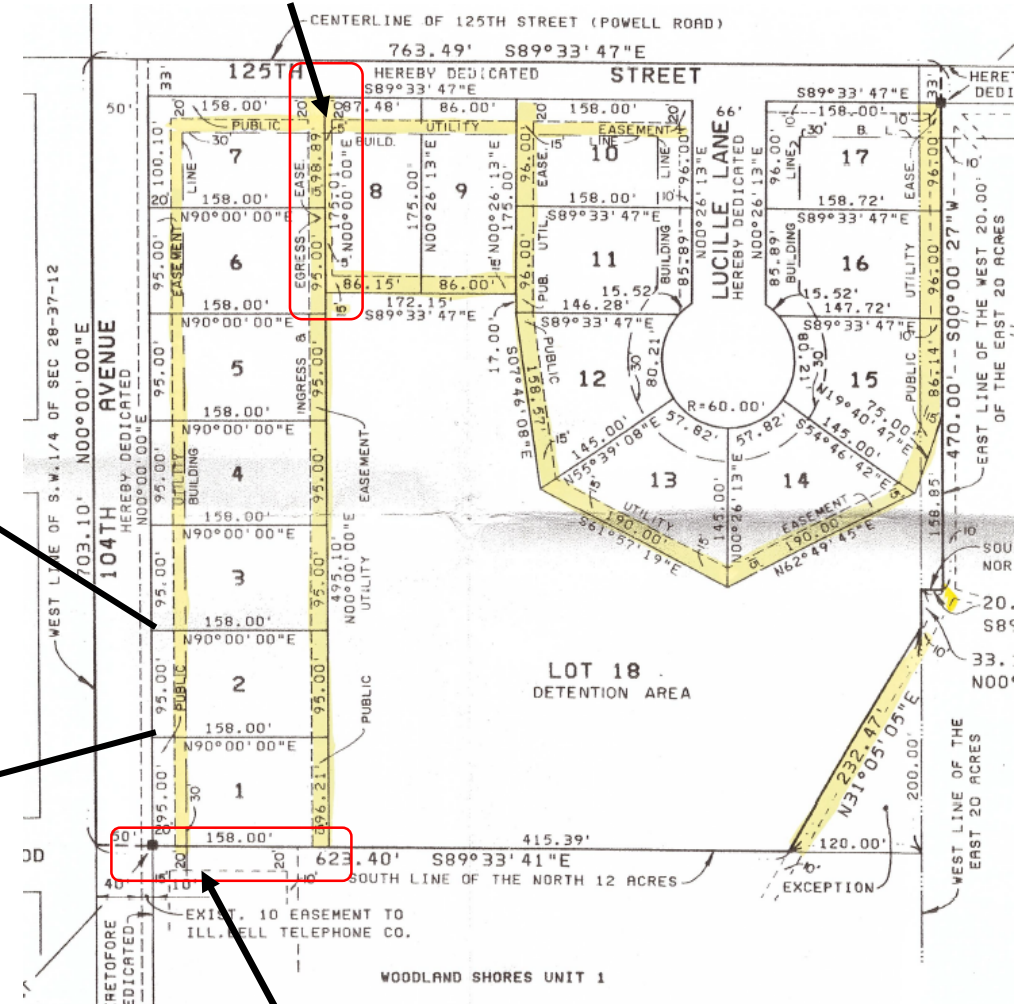
Easement Access

- Village's access will be limited to easements on private properties now for water, sewer, and storm.
- 20' ingress/egress easement lots 6,7,8



- Typical Lot Description Lake Lucille
 - 5' side easement
 - 15' detention basin easement

Twenty (20) foot ingress and egress easement

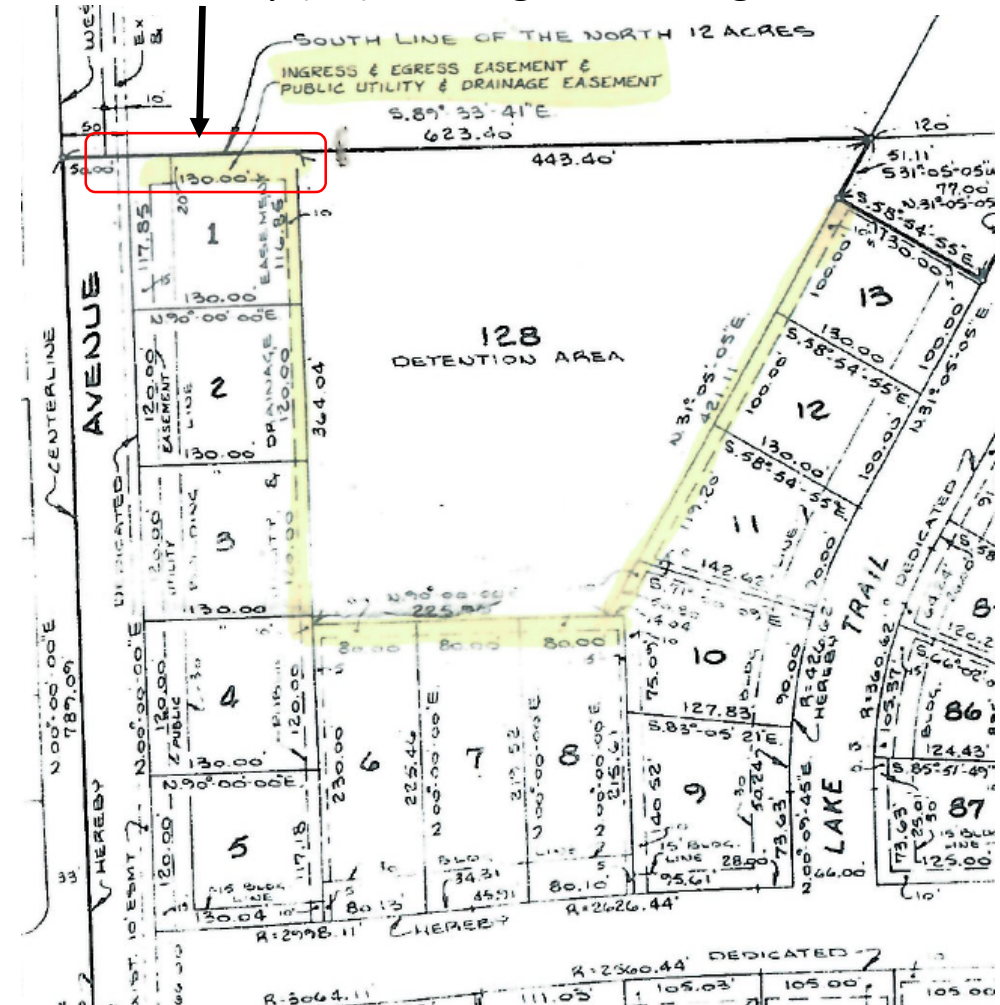


Twenty (20) foot ingress and egress easement

Easement Access Cont.

- Woodland Shore:
 - 5' side easement
 - 10' detention basin easement
- 20' ingress/egress lot 1-north side

Twenty (20) feet ingress and egress easement



ORLAND PARK

Future Maintenance

- Easement Access
 - The Village will need to utilize the recorded easements for all future pond maintenance.
 - In order to utilize these easements they must all be cleared of obstructions, including:
 - Landscaping
 - Hardscaping (walkways, patios)
 - Above Ground Improvements (decks, sheds)
- Annual Operating Costs
 - Woodland Shore/Lake Lucille residents currently pay only 75% of Village resident storm water fees.
 - This fee will be increased to be in line with other non-resident utility fees.
- Maintenance Cost
 - Effective in 2022, the Village will be reinstating capital maintenance assessments, with inflationary adjustments, to be collected on each property's utility bills.