

Memorandum

To: Development Services Committee

From: Bob Sullivan, Planning Director

CC: Paul Grimes, Village Manager
Ellen Baer, Assistant Village Manager
Karie Friling, Development Services Director

Date: October 23, 2008

Subject: Conservation Easement and Open Space Inspections



In the past, the Village has enforced conservation easement and open space violations on a case-by-case basis. For example, a few years ago a Marley Creek resident installed an elaborate play structure on Village property near a detention pond. Village staff met with the resident, explained the liability issues, and the resident removed the structure.

In early 2007, the Development Services Department began drafting a plan to conduct inspections of conservation easements and properties adjacent to open space. Due to the different ownership issues and types of encroachment, the types of inspections required for each are very different.

Open Space

Over 1,000 single-family home properties are adjacent to Village owned open space. This open space may be in the form of parks or detention ponds or natural areas. The open space does not include land owned by utility companies or the Cook County Forest Preserves. Any encroachment onto Village owned and maintained property is technically trespassing and may pose liability issues. Because property lines can be estimated using fences and other built structures and because Village open space can be inspected without walking on private property, it is easier to notice an open space encroachment than a conservation easement alteration.

Conservation Easements

Conservation easements exist on over 200 single-family home properties in the Village. These easements can range from a large portion of a backyard near a streambed or a narrow band along the rear property line intended to protect mature vegetation. Conservation easements are portions of property owned by residents with shared access and maintenance rights with the Village. In essence, the conservation easements are to be maintained as natural spaces with site improvements allowed only if they improve the ecological state of the area.

Because a conservation easement is to be a natural area, more knowledge of plant life is required for inspection. Additionally, determining the boundary of the conservation easement requires knowledge of property dimensions and/or surveys. Conservation easement inspections require a working knowledge of native plant material, ecosystems, and the ability to evaluate different levels of encroachment. It is important for the inspector to know why the easement is in place because the intent can vary from subdivision to subdivision.

The Village used the GIS system to create a list of all properties adjacent to Village open space and with conservation easements. These residents received letters in September of 2007, that are attached, giving information about the inspections. The letters included copies of blank inspection forms so that the resident would understand the parameters of analysis. The inspection forms were created by researching inspection procedures used by other communities and customizing a set of standards to best meet the needs of Orland Park.

Staff availability and the winter forced inspections to begin in the spring of 2008. Staff decided to start with the open space inspections due to the challenges presented by, and additional knowledge required for, conservation easement inspections.

After working through a number of internal meetings, the following inspection procedures were established:

- No fines to be levied at this time. Staff would encourage removal of major encroachments.
- Violators would be notified and asked to remove the structures within a specific time period; after which the Village would remove the structure.
- Violations were to be geared towards properties with permanent structures – small gardens, non-permanent site furniture and other landscape improvements were not to be considered violations.
- Because the Village did not have each piece of open space staked and surveyed, violating properties would need to clearly demonstrate significant encroachment into the open space areas.

The Administration Intern, Chris McDonell and the Planning Intern, Jeff Gardner, completed approximately 350 inspections over the course of the summer. Both used the GIS system and knowledge of common property markers, like fences, to help complete the inspections. Violations noted included gardens, bird baths, decorative landscaping, pathways, retaining walls, playground structures, and fishing piers. Of the first 104 inspections, only three were determined to be major failures. The Village sent the letters to the three major failure properties requesting removal of the open space encroachment. To date, nothing has been removed.

Breakdown of Inspections

Total Properties Adjacent to Open Space – 1036

Completed Inspections – 359 (35%)

Major Failures – 18 (5%)

Minor Failures – 44 (12%)

Questionable (hard to discern an encroachment) – 5 (1%)

No Encroachment – 292 (81%)

Total Failures – 17% of completed inspections

Due to the wide range of encroachments, it is helpful to group them into specific categories. Category A represents a major encroachment of significant concern and Category C represents a minor encroachment. The attached photos illustrate what types of encroachments fall into the below categories.

Category A – Major Encroachments

- Public health, safety and welfare concerns
- Negative impact on surrounding residents and the public
- Negative affect on adjacent property values
- Prohibits overland flow – flooding implications
- Poses significant safety and/or liability concerns
- Limits Village access and/or maintenance of the open space
- Represents a significant investment

Examples include:

Fishing pier in Village detention pond
Platform and wall that obstructs overland flow
Permanent play structure near pond or village access area
Large berm that diverts stormwater into neighbors yard

Category B – Intermediate Encroachments

- Limited impact on others
- No impact on adjacent property values
- Does not impeded overland flow
- May pose a small liability concern

Examples include:

Small or nonpermanent play structures
Garden structure with walls or fences
Outdoor landscape furniture like benches

Category C – Minor Encroachments

- Minimal to no impact on others
- Removable or temporary structures
- Little to no Liability
- Minimal investment
- Minimal partial encroachment

Examples Include:

Decorative landscaping and gardens without structures
Non-permanent garden decoration
Horseshoe pits, potted plants, birdbaths

Due to the numerous issues involved with such a comprehensive inspection process, staff is requesting policy direction from the Development Services and Planning Committee. Policy alternatives for the open space inspection program are provided below.

General issues to consider when evaluating each policy scenario:

- Liability
- Legality
- Logistics & Village Resources Required
- Financial (fines and enforcement)
- How to handle existing inspections
- Consistency

Preferred Alternative

Alternative 1: Complete inspections this year. Return to a complaint driven inspection process. Cite properties in order of priority based on category.

The Development Services Department would complete inspections for the remaining 677 properties. After this year, all open space encroachment will be handled on a complaint driven basis. Using the categories above, the Village will prioritize enforcement of the open space encroachments, starting with Category A, using the following protocol:

1. Letter to resident instructing removal of the encroachment within 30 days.
2. Site visit in 30 days to check on status of encroachment.
3. Second letter sent to resident, followed up with a phone call giving a 15 day extension for removal.
4. Site visit in 15 days to check on status of encroachment.
5. The Village will fine the resident per a structure and ordinance to be approved by the Village Board.

Enforcement would be handled through the property maintenance division of the Development Services Department. In cases where property owners do not remove encroachments despite repeated citations, the Village will remove a structure ONLY if it is a threat to public health, safety and welfare.

Category A encroachments will be handled first, as staff time allows. After this year, inspections will be handled on a case-by-case, complaint driven basis. Preventative measures like articles in the Orland Park Public and updates on the website will but utilized yearly to keep residents informed.

Other Policy Alternatives for Consideration

Alternative 2 – Continue inspections and cite all encroachments into Village property.

Details: The Village would continue a comprehensive inspection program of all properties adjacent to open space and would consider all encroachments, large or small, as trespassing onto Village property. Unlike the preferred alternative, all encroachments, larger or small, would be immediately cited by the Village.

Pros:

A comprehensive approach in terms of legality and property rights.
A fair and clean approach.

Cons:

Enforcing all encroachments could be time consuming, not only in inspections but also in follow up and potential court time.
Extensive staff resources required.
Because many residents mow past their property line and into open space, the Village would need to ensure that all open spaces are being appropriately and comprehensively maintained.
Could result in resistance from the general public and media?

Decisions:

Need to establish clear standards of review and enforcement. What is the time period given for a resident to remove the encroachment? Does the Village remove it or is the resident fined after a period of time. What is the fine amount?
Need to decide how strongly to follow up with violators. This could have a major impact on Village resources required.
How often would re-inspections occur? Would the same people do the inspections every year for consistency?

Alternative 3 – Continue Inspections and cite only permanent structural encroachments.

Details: The Village would continue a comprehensive inspection program of all properties adjacent to open space, but would cite only those who have installed permanent structures on Village Property. This is the approach the Village has pursued over the past six months.

Pros:

Potential for less resistance from residents.
Less Village resources required than for full enforcement.

Cons:

Sets dangerous precedent that certain encroachments are allowed.
Might be difficult to deal with encroachments that would inevitably be in 'gray areas' between permanent and nonpermanent.

Decisions:

Need a crystal clear set of standards to determine what is an encroachment and what is not.

Would existing gardens and non-permanent structures be 'grandfathered' in with all new encroachments considered violations?

Alternative 4 - Continue Inspections – provide rental option for all encroachments.

Details: The Village would continue to inspect all properties. All violations would be 'cited' and the property owner would have the choice of removing the encroachment or paying the Village 'rent' for the space. Rent amounts would vary depending on the level of encroachment and the property owner would be responsible for indemnifying the Village. No new 'customers' would be permitted and open space properties would be inspected yearly to ensure no future encroachment.

Pros:

Provides an alternative to residents other than removal of encroachment.

Cons:

Might encounter resident resistance if Mr. Jones is allowed to keep a play structure and pay rent just because his is up now but Mr. Smith can't put a bird feeder out in the open space.

Would require extensive Village resources, including involvement across May need to involve legal consultation to draft rental agreements.

Could set precedent that the Village is willing to 'rent' open space.

The most intensive in terms of logistics and staff resources.

Decisions:

Would need to establish a sound procedure including all participating departments prior to beginning program.

Would need to establish fair rent scales.

What would the lease length be? One year? Two years? Six Months?



Using open space as outdoor storage?

Category C



Challenge of slight encroachments.

Category B



Partial encroachment onto open space.

Category B



To what extent is landscaping an encroachment?

Category C



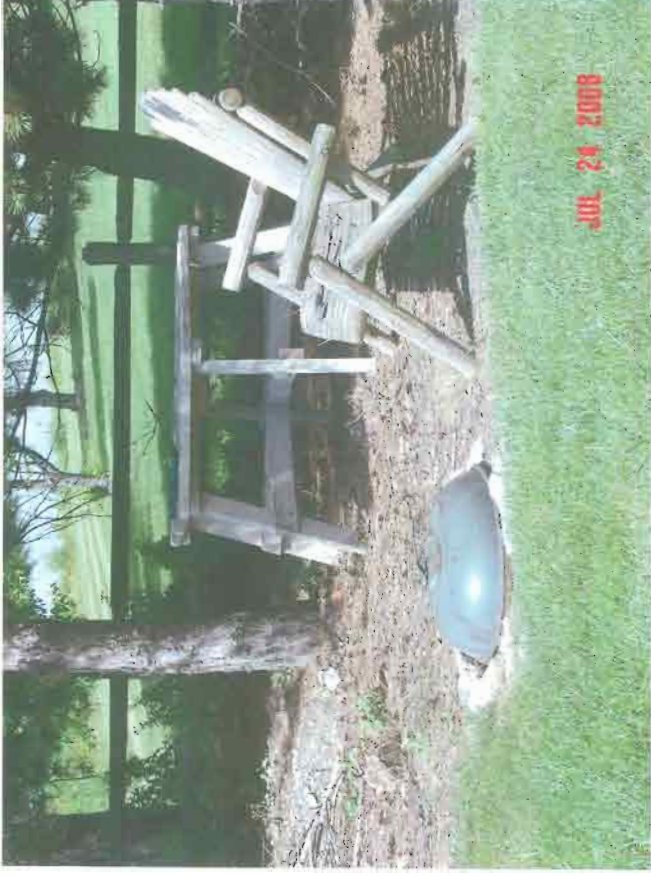
Minimal site furniture and garden decoration.

Category B



Extensive site furniture and garden decoration.

Category B



Temporary
Category B



Permanent
Category A

Seating areas and fire pits – Example 1



Seating area and fire pit – Example 2

Category A



Retaining wall on the property line – does it impede overland flow?

Pass



Retaining wall and use of open space.

Category A



Vegetable Garden Example 1.

Category C



Vegetable Garden Example 2.

Category B



Vegetable Garden Example 3.

Category B



Vegetable Garden Example 4.

Category B



Playground Structure – Example 1.

Category B



Play Structure – Example 2.

Category B



Play Structure – Example 3.

Category A



Play Structure – Example 4.

Category A



Fishing Pier – Example 1.

Category A



Garden behind pier



Fishing Pier Example 2.

Category A



Adjacent Open Space Inspection

General Information

Address 15612 PLUM TREE DR

PIN Number 2731206011

Resident / Subdivision MR & MRS LUKIN

Location of Open Space (front yard, rear yard, side yard) rear yard

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	NO
Has the landowner performed any unauthorized alteration of the easement area?	YES
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	YES
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	NO

Note: Any question answered 'yes' may indicate a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: Jeff Gardner

Inspectors Signature:

Orland Park will mail a copy of this form to the landowner and will retain the original form in the property file.

Property Photographs









Adjacent Open Space Inspection

General Information

Address ---- 8220 Bob O'Link Rd

PIN Number ----

Resident / Subdivision ---- Daniel E Marsan

Location of Open Space (front yard, rear yard, side yard) _____

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	Y N
Has the landowner performed any unauthorized alteration of the easement area?	Y N
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Y N Swing set
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	Y N

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: _____ Loy Lee _____

Inspectors Signature: _____

Property Photographs



appls codes of PLANNING DIVISION, PROPERTIES, CONSERVATION, AND OPEN SPACE
INSPECTION AND OPEN SPACE Inspection - 06/26/2009 06/26/2009 06/26/2009

Adjacent Open Space Inspection



General Information

Address ----- 8226 Bob O'Link Rd

PIN Number -----

Resident / Subdivision ----- James E Koehn

Location of Open Space (front yard, rear yard, side yard) _____

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	Y	N
Has the landowner performed any unauthorized alteration of the easement area?	Y	N
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Y	N
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	Y	N

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: _____ Loy Lee _____

Inspectors Signature: _____

Property Photographs



Yorgia Gonzalez PLANNING DIVISION PROJECTS CONSERVATION AND OPEN SPACE
INSPECTION/OPEN SPACE Inspections • Complete 1/20/8226/Boh O Link Release

Adjacent Open Space Inspection



General Information

Address 9023 RUTHERFORD LN

PIN Number 2731102011

Resident / Subdivision FRANK WARD

Location of Open Space (front yard, rear yard, side yard) side yard

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	NO
Has the landowner performed any unauthorized alteration of the easement area?	YES
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	YES
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	YES

Note: Any question answered 'yes' may indicate a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: Jeff Gardner

Inspectors Signature:

Orland Park will mail a copy of this form to the landowner and will retain the original form in the property file.

Property Photographs
9023 RUTHERFORD LN





9023 RUTHERFORD LN



Adjacent Open Space Inspection

General Information

Address ---- 10551 Stone Hill Dr
PIN Number ----
Resident / Subdivision ---- Henry P Coyle
Location of Open Space (front yard, rear yard, side yard) _____

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	Y	N
Has the landowner performed any unauthorized alteration of the easement area?	Y	N
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Y	N
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	Y	N

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.
Inspectors Name: J. Jolivette / Loy Lee
Inspectors Signature: _____

Swing Set

Property Photographs



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INSPECTIONS\OPEN SPACE Inspections - Complete\Earl 10351 Stone Hill Dr.doc



Adjacent Open Space Inspection

General Information

Address ----- 10641 Churchill Dr

PIN Number -----

Resident / Subdivision ----- Terrance Cunningham

Location of Open Space (front yard, rear yard, side yard) -----

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	Y	N
Has the landowner performed any unauthorized alteration of the easement area?	Y	N
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Y	N
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	Y	N

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: ----- John Altman /Ed Larke___/ Loy Lee-----

Inspectors Signature: -----

Wall outside property line as well as landscaping

Property Photographs



opgis.complex (PLANNING DIVISION PROJECTS CONSERVATION AND OPEN SPACE)
INSPECTIONS OPEN SPACE Inspections -Complete File#10641 Churchhill Dr.doc

Adjacent Open Space Inspection



General Information

Address 11414 AUTUMN RIDGE DR

PIN Number 2705312001

Resident / Subdivision ALBERT ZLOZA

Location of Open Space (front yard, rear yard, side yard) rear yard

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	No
Has the landowner performed any unauthorized alteration of the easement area?	No
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	No
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	No

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: Chris McDonell

Inspectors Signature:

Orland Park will mail a copy of this form to the landowner and will retain the original form in the property file.

Property Photographs



Adjacent Open Space Inspection



General Information

Address ----- 14150 Greenvally Dr

PIN Number -----

Resident / Subdivision ----- Dale P Sayset

Location of Open Space (front yard, rear yard, side yard) _____

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	Y	N
Has the landowner performed any unauthorized alteration of the easement area?	Y	N
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Y	N
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	Y	N

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: _____ John Altman/Ed Larke _____

Inspectors Signature: _____

Property Photographs



Vopgis.comdev PLANNING DIVISION PROJECTS CONSERVATION AND OPEN SPACE
INSPECTIONS OPEN SPACE Inspections - Complete Fall 14150 Greenvalley Dr.aloc

Adjacent Open Space Inspection



General Information

Address 17115 ASHWOOD LN
PIN Number 2706407025
Resident / Subdivision C MATTEW CHELICH
Location of Open Space (front yard, rear yard, side yard) rear yard

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	No
Has the landowner performed any unauthorized alteration of the easement area?	Yes
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Yes
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	No

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: Chris McDonell

Inspectors Signature:

Orland Park will mail a copy of this form to the landowner and will retain the original form in the property file.

Property Photographs





Adjacent Open Space Inspection

General Information

Address ----- 17624 Greenfield Dr

PIN Number -----

Resident / Subdivision ----- Robert Porcallino

Location of Open Space (front yard, rear yard, side yard) _____

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	Y	N
Has the landowner performed any unauthorized alteration of the easement area?	Y	N
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Y	N
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	Y	N

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

- 1. Swing Set
- 2. Landscape

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: _____ Nick Klimenko _____

Inspectors Signature: _____

Property Photographs



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INSPECTIONS\OPEN SPACE Inspection - Complete\17624 Greenfield Dr.doc



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INSPECTIONS/OPEN SPACE Inspections - Complete/Fail/7624 Greenfield Dr.doc



Adjacent Open Space Inspection

General Information

Address ----- 17633 Mayher Dr

PIN Number -----

Resident / Subdivision ----- Moussa Salameh

Location of Open Space (front yard, rear yard, side yard) -----

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	Y	N
Has the landowner performed any unauthorized alteration of the easement area?	Y	N
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Y	N
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	Y	N

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: Nick Klimenko / Loy Lee

Inspectors Signature:

Shed is in easement

Property Photographs



Adjacent Open Space Inspection



General Information

Address 17649
Westbrook

PIN Number 2715212014

Resident / Subdivision RICHARD & A CZAJKOWSKI

Location of Open Space (front yard, rear yard, side yard) rear yard

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	No
Has the landowner performed any unauthorized alteration of the easement area?	Yes
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Yes
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	No

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or **was not** present during the inspection.

Inspectors Name: Chris McDonell

Inspectors Signature: _____

Orland Park will mail a copy of this form to the landowner and will retain the original form in the property file.

Property Photographs



Adjacent Open Space Inspection



General Information

Address 17715 Westbrook

PIN Number 2714203020

Resident / Subdivision MARTY J MATIN

Location of Open Space (front yard, rear yard, side yard) rear yard

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	No
Has the landowner performed any unauthorized alteration of the easement area?	Yes
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Yes
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	Yes

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The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: Chris McDonell

Inspectors Signature:

Orland Park will mail a copy of this form to the landowner and will retain the original form in the property file.

Property Photographs



Adjacent Open Space Inspection



General Information

Address 18164 Imperial Ln

PIN Number 2706406013

Resident / Subdivision Gennaro Giuntoli

Location of Open Space (front yard, rear yard, side yard) rear yard

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	No
Has the landowner performed any unauthorized alteration of the easement area?	No
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	No
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	No

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: Chris McDonell

Inspectors Signature: _____

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Property Photographs





Adjacent Open Space Inspection

General Information

Address ----- 18220 Clear Creek Crossing

PIN Number -----

Resident / Subdivision ----- Geoffrey & K Horvath

Location of Open Space (front yard, rear yard, side yard) _____

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	Y N
Has the landowner performed any unauthorized alteration of the easement area?	Y N
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Y N Fence
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	Y N

Note: Any question answered 'yes' may indicated a potential violation of the conservation easement. An explanation and photographs should be given below for each question answered 'yes'. The Village will investigate each potential violation identified.

The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: _____ Loy Lee _____

Inspectors Signature: _____



Property Photographs



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INSPECTIONS OPEN SPACE Inspections -Complete File/08220 Clear Creek Crossing.doc



Adjacent Open Space Inspection

General Information

Address ----- 18228 Clear Creek Crossing

PIN Number -----

Resident / Subdivision ----- William Yanahan

Location of Open Space (front yard, rear yard, side yard) _____

Inspection

Has the landowner failed to allow the Village or its agents access to the easement area?	Y	N
Has the landowner performed any unauthorized alteration of the easement area?	Y	N
Has the landowner placed any unauthorized materials, substances, or object, or constructed any unauthorized structures within the easement area?	Y	N Pier
Has the landowner appropriated, drained, or diverted water from any wetland within the open space area?	Y	N

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The landowner(s) or an agent of the landowner(s) (select one): was or was not present during the inspection.

Inspectors Name: _____ Loy Lee _____

Inspectors Signature: _____

Property Photographs



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INSPECTIONS/OPEN SPACE/inspections/Complete/Fail 18228 Clear Creek Crossing/alec