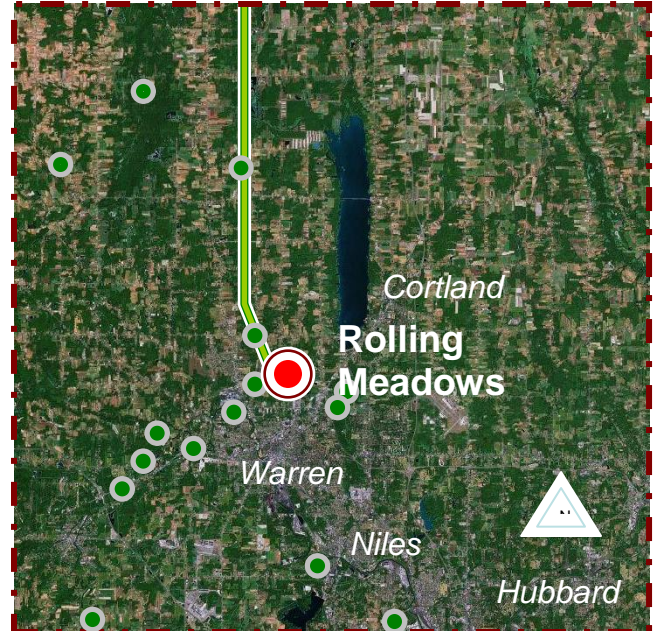


# ROLLING MEADOWS PROPERTY

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## Rolling Meadows Property

The Rolling Meadows Property comprises two separate sections of what was once the common open space of the Rolling Meadows residential subdivision in Champion Township. Collectively, the parcels' acquire measure 1.64 acres and consist of wooded areas and landscaped grounds. The property is accessible from Jonathan Lane, located off Champion Avenue East in Champion Township. In 1995, MetroParks accepted the land as a donation from the subdivision's real estate developer and several homeowners, making it the fourth property owned by the park. The donation came about when residents petitioned MetroParks to attain the open space and relieve them of their tax liability associated with the land. Prior to the donation, the space was held in common by all of the homeowners of the Rolling Meadows Subdivision in Champion Township off Champion East Avenue. Existing deed restrictions prohibit development of any kind, and residents of Rolling Meadows have been charged with maintaining the existing landscaping to the best of their ability.



## About Conservation Subdivisions

As with many conservation subdivisions, Rolling Meadows had portions of open space that was commonly owned by all of the homeowners. The reason behind keeping the open space common rather than giving it to the nearest homeowner is to prevent it from being developed in any way. As its name suggests, the conservation subdivision is specifically designed to preserve a set amount of land within what is usually a residential subdivision. Zoning laws typically require a set amount of acreage per home built; however, a portion of that acreage can be held in common, allowing for smaller physical lots, saving money in infrastructure improvements while preserving space for wildlife. The homeowners of such a subdivision are still legally responsible for the open space in terms of rectifying unsafe situations and taxes. It is common for county park districts to accept donations of open space from residential subdivisions to construct parks or install trails, although most donations generally consist of several acres.



## Future Considerations

The warranty deed for the Rolling Meadows property explains that the land is to remain as open space and that dumping of refuse or lawn materials is prohibited. Additionally, the deed states that “Residents of Rolling Meadows will maintain the open spaces to the best of their ability.” In the future should any encroachments or dumping be discovered, the issues would need to be addressed immediately by the park district. At one time MetroParks declined an adjoining homeowner’s request to plant trees on the property; otherwise there have been no reports or communications with residents regarding any issues with the land.

